

**ZONING AND PLATTING COMMISSION SITE PLAN  
VARIANCE AND COMMISSION APPROVAL REVIEW SHEET**

**CASE NUMBER:** SPC-03-0005C(R2) **ZAP DATE:** 12/15/2020

**PROJECT NAME:** Albert H. Ullrich Water Treatment Plant

**ADDRESS:** 3602-1/2 Redbud Trail Unit C

**APPLICANT:** City of Austin

**AGENT:** MWM Design (512) 689-3289

**CASE MANAGER:** Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

**WATERSHED:** Bee Creek, Little Bee Creek, Lake Austin (Suburban)

**APPLICATION REQUEST:** The applicant is requesting 7 environmental variances for proposed improvements including critical upgrades to replace aging equipment, improve environmental controls and safety. Additionally, sites zoned Public (P) with limits of construction greater than one acre in size are a Conditional Use that require Land Use Commission approval according to LDC section 25-2-625.

**PROJECT DESCRIPTION:** The applicant is proposing installation of Process Drain and Support Services and Low Service Pump Station Electrical Feed Renewal Project.

**SUMMARY STAFF COMMENT:** This is an urgent City project to replace aging critical infrastructure.

**STAFF RECOMMENDATION:**

Staff recommends approval of the variances and conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	141.29 acres or 6,154,546 SF
<b>ZONING</b>	Public (P)
<b>LAND USE</b>	Water Treatment Plant
<b>BUILDING HEIGHT</b>	N/A
<b>F.A.R</b>	N/A
<b>VEHICULAR ACCESS</b>	N/A
<b>PARKING</b>	44 automobile

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets  
Austin Neighborhoods Council  
Bike Austin  
City of Rollingwood  
Friends of Austin Neighborhoods  
Neighborhood Empowerment Foundation

Preservation Austin  
SELTexas  
Save Barton Creek Assn.  
Save Our Springs Alliance  
Sierra Club, Austin Regional Group  
TNR BCP - Travis County Natural Resources

**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

*A conditional use site plan must:*

1. Comply with the requirements of this title; Staff response: This application complies with the requirements of this title.
2. Comply with the objectives and purposes of the zoning district; Staff response: This application complies with the objectives and purposes of the zoning district.
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.
4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.

*A conditional use site plan may not:*

1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

**COMMISSION ACTION:**

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

To make a determination required for approval under [Section 25-5-145](#) (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- 1) A special yard, open space, buffer, fence, wall, or screen;
- 2) Landscaping or erosion;
- 3) A street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- 4) Signs;
- 5) Characteristics of operation, including hours;
- 6) A development schedule; or
- 7) Other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



CADD FILE: \\CAS-DATASEVER\WATER\ACTIVE PROJECTS\COA W & WM LARGE & SMALL SCALE FACILITIES\HULLRICH LSPS SWITCHGEAR PROJECT\3.0 WORK PRODUCTS\3.6 CAD\1126SITE00.PLOTTED: 11/13/2020 1:12:30 PM BY: JANE FU QTB FILE: HULLRICH\STANDARD\OUT



B 10/09/2020 ADDENDUM 3  
A 07/13/2020 ISSUED FOR BIDS

ISSUE DATE DESCRIPTION

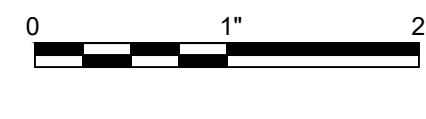
PROJECT MANAGER

DESIGNED BY	TR
DRAWN BY	JC
CHECKED BY	JC
DATE	11/04/2020
PROJECT NUMBER	1126



ULLRICH WTP  
LOW SERVICE PUMP STATION  
ELECTRICAL FEED RENEWAL

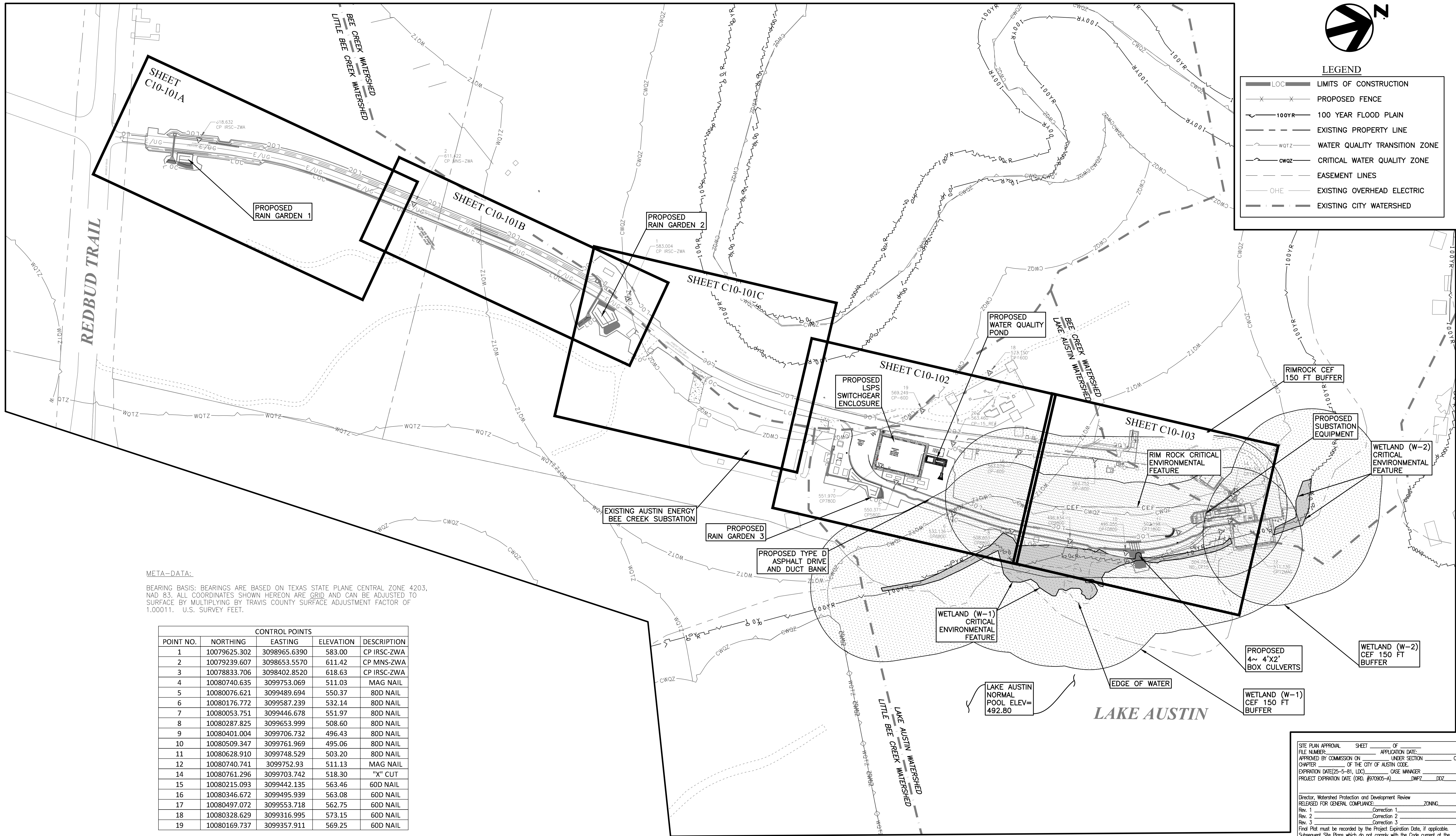
OVERALL SITE PLAN



FILENAME 1126SITE00  
SCALE 1" = 100'

SHEET  
C10-101  
90 OF 174

SPC-03-005C (R2)



META-DATA:

BEARING BASIS: BEARINGS ARE BASED ON TEXAS STATE PLANE CENTRAL ZONE 4203, NAD 83. ALL COORDINATES SHOWN HEREON ARE GRID AND CAN BE ADJUSTED TO SURFACE BY MULTIPLYING BY TRAVIS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.00011. U.S. SURVEY FEET.

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10079625.302	3098965.6390	583.00	CP IRSC-ZWA
2	10079239.607	3098653.5570	611.42	CP MNS-ZWA
3	10078833.706	3098402.8520	618.63	CP IRSC-ZWA
4	10080740.635	3099753.069	511.03	MAG NAIL
5	10080076.621	3099489.694	550.37	80D NAIL
6	10080176.772	3099587.239	532.14	80D NAIL
7	10080053.751	3099446.678	551.97	80D NAIL
8	10080287.825	3099653.999	508.60	80D NAIL
9	10080401.004	3099706.732	496.43	80D NAIL
10	10080509.347	3099761.969	495.06	80D NAIL
11	10080628.910	3099748.529	503.20	80D NAIL
12	10080740.741	3099752.93	511.13	MAG NAIL
14	10080761.296	3099703.742	518.30	"X" CUT
15	10080215.093	3099442.135	563.46	60D NAIL
16	10080346.672	3099495.939	563.08	60D NAIL
17	10080497.072	3099553.718	562.75	60D NAIL
18	10080328.629	3099316.995	573.15	60D NAIL
19	10080169.737	3099357.911	569.25	60D NAIL

SITE PLAN APPROVAL	SHEET	OF
FILE NUMBER	APPLICATION DATE	
APPROVED BY COMMISSION ON	UNDER SECTION	OF
CHAPTER	OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE(25-5-81, LDC)	CASE MANAGER	
PROJECT EXPIRATION DATE (ORD. #970905-A)	DWP2	D02
Director, Watershed Protection and Development Review		
RELEASED FOR GENERAL COMPLIANCE:	ZONING	
Rev. 1	Correction 1	
Rev. 2	Correction 2	
Rev. 3	Correction 3	
Find Plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.		



