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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2012-00352CS **ZAP COMMISSION DATE:** 03/05/2013

PROJECT NAME: Keith Harris Memorial 120' Monopole

PROPOSED USE: Telecommunications Tower

ADDRESS OF APPLICATION: 6000 ½ SH 45

AREA: 1,582 sq. ft. of leased area/149.848 acre parent tract

APPLICANT: Vincent Gerard & Associates, Inc.

AGENT: Vincent G. Huebinger
1715 Capital of Texas Hwy. Suite 207
Austin, TX 78746
(512) 328-2693

CASE MANAGER: Christine Barton-Holmes, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: GR-CO-NP. The applicant is requesting a conditional use permit for a 120-foot telecom tower monopole and related infrastructure and landscaping. Because the site is within 540 feet of an SF-5 or more restrictive district or use, a Conditional Use Permit is required, according to the Land Development Code section 25-2-839.

PROPOSED DEVELOPMENT: The proposed project is for the construction of a 120-foot telecommunication monopole, cabinet, and related landscaping. The proposed development will be on approximately 1,582 square feet of leased area. The total impervious coverage increase will be 1,582 square feet, or .00024% increase within the parent tract.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

PLANNING COMMISSION ACTION:

AREA STUDY: N/A **WATERSHED:** Barton Creek (Barton Springs Zone)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

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PROJECT INFORMATION:

ZONING: GR-MU-CO **LIMITS OF CONSTRUCTION:** 1,582 sq. ft. lease area, 148.848 ac parent tract

MAX. BLDG. COVERAGE: 75%

MAX. IMPERV. CVRG.: 80% total

PROPOSED BLDG. CVRG: 305.5 SF/19%

PROPOSED IMP. CVRG: 1,582 SF/100%/.00024% of parent tract

MAX HEIGHT: TBD by Commission

REQUIRED PARKING: 1

EXIST. USE: Undeveloped

PROPOSED HEIGHT: 120'

PROVIDED PARKING: 1

PROPOSED USE: Telecomm Tower

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit for a telecommunication tower. Because the site within 540 feet of an SF-5 or more restrictive district or use, a Conditional Use Permit (CUP) is required, according to the Land Development Code section 25-2-839. The applicant proposes to install a 120' tall telecommunications tower of a monopole type construction. The 540-foot radius includes GR-MU-CO-zoned land to the north, east, and northwest; SH-45 to the west and immediate south; and SF-2 to the southwest. An I-SF-2 subdivision is located to the north but is outside the 540' radius. All parcels within the radius are undeveloped, and the parcel within the SF-2 district serves as open space for the adjoining subdivision. There are no dwellings or other structures within the radius; there is a power substation adjacent to the site. The lease area will be screened with a 6' masonry wall and landscaping, and will have a total increase of impervious cover of .00024%. The site is within the Circle C development and meets the allocation requirements. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is located over the Edwards Aquifer Recharge Zone, in the Barton Creek watershed, which is classified as the Barton Springs Zone. There is a minimal increase in impervious coverage and no known Critical Environmental Features are located within the limits of construction.

Transportation: A traffic impact analysis was not required. Current vehicular access is available from SH 45 WB. One parking space will be provided onsite for maintenance vehicles.

SURROUNDING CONDITIONS: Zoning/ Land use

North: GR-MU-CO (undeveloped), then I-SF-2 (single-family dwellings)

East: GR-MU-CO (power substation, then undeveloped)

South: SH-45, then SF-2/unzoned (dwellings, undeveloped)

West: GR-MU-CO (undeveloped, then fire station), then SF-2 (open space)

| Street | R.O.W. | Surfacing | Classification |
|----------|--------|---------------------------|----------------|
| SH 45 WB | 440' | 2@35' separated by median | Highway |

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Monorail Project
- Circle C Homeowners' Association
- Circle C Neighborhood Association
- Home Builders Assn. of Greater Austin

Homeless Neighborhood Association
League of Bicycling Voters
LCRA Transmission Services Corporation
Oak Hill Association of Neighborhoods
Oak Hill Trails Association
Save Barton Creek Association
Save Our Springs Alliance
SEL Texas
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization

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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:

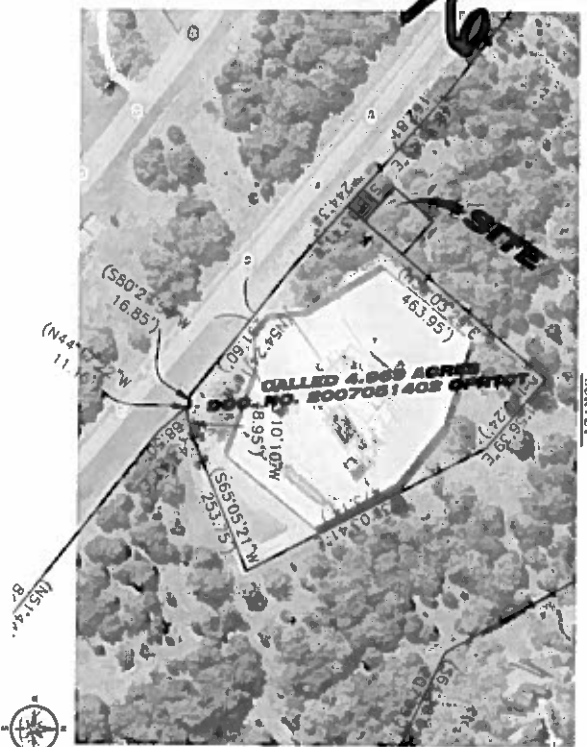
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **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 in all of these cases. This application falls within the regulations of the telecommunications ordinance (LDC 25-2-839 G (2)(c) regarding height of tower based on use as a conditional use.
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.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

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. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.

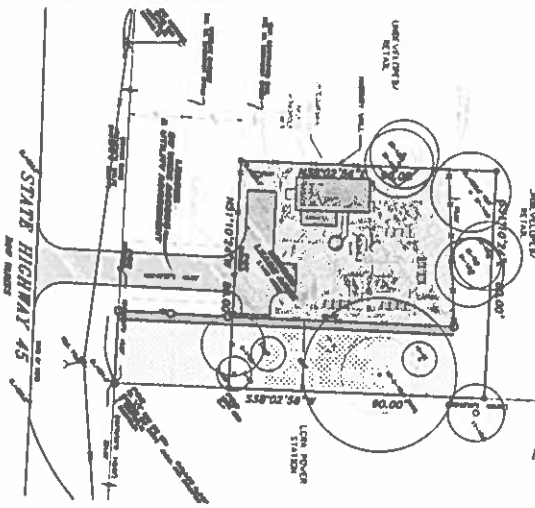
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2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects 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.



01-12-2012

LEASE AREA SITE PLAN



| | |
|---------------------------|---------------|
| (P)DRIVEWAY | 1074.0 |
| (P)MONOPILE | 200 |
| (P)SMELTER | 366.0 |
| (P)2-METER POLES | 0.4 |
| (P)8-meter poles | 1.6 |
| (P)16-outdoor equip. 1200 | |
| | <hr/> |
| | sq.ft. 15620= |
| | acres 0.036 |

LEGENDE

VEGETATIVE PLANT SPECIES

—*—
THE END

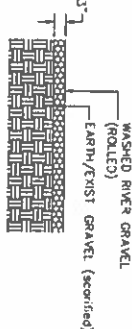
NOTE: REMOVE ALL EXISTING TRAILS FROM MOIST VASCULAR SOIL AREA
NOTE: LOCATION OF EQUIPMENT IS APPROXIMATE.

SCALE: 1" = 20'

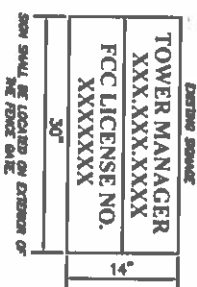
GENERAL NOTES

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EQUIPMENT COMPOUND BASE DETAIL

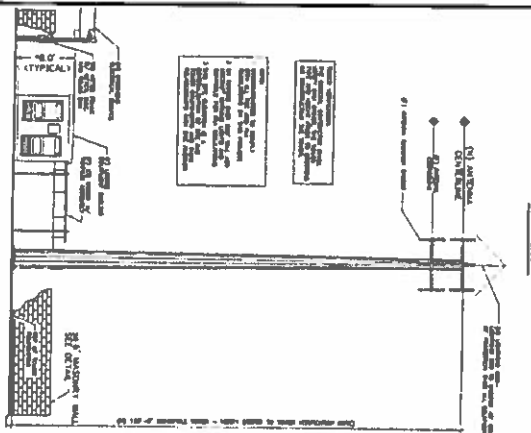


TYPICAL SIGN



SCALE: 100

TOWER



NOTE: REMOTE PROGRAM ACCESS IS REQUIRED. REMOTE ACCESS IS NOT AVAILABLE FOR ALL DEVICES AND NETWORK CONNECTIONS. SEE THE USER GUIDE FOR MORE INFORMATION.

| CLIENT & ASSOCIATES | DATE |
|--|------|
| 1715 CAPITAL CITY BLVD S. SUITE 100 ASTORIA, OR 97103 PH. 312-328-7878 FAX 312-328-7884 FED REGISTRATION NO. F-679 | |
| THE ABOVE SAYS VALID FOR DRUGS CONTROL. WATER QUALITY & BATHING MONITORING (GAL) | |

RECEIVED
JAN 10 1964
U.S. AIR FORCE
HEADQUARTERS
AIR FORCE
WASHINGTON, D.C.

DATE _____

FILE NO. _____ APPRAISAL DATE _____
APPROVED BY (Signature) On _____ at _____ OF
CRAFTON _____ OF THE CITY OF ALBANY, COLO.
A VERIFICATION DATE OF _____ FILE NUMBER _____
PROJECT EVALUATION DATE (month/year) _____ DAY _____

[illegible]

SUBMITTA. DATE: OCTOBER 15, 2002

Page: 7



Bleyl & Associates
Project Engineering & Management
2001 Southway Dr., # 200
Beverly Hills, CA 90212
Tel: 310/274-1111
Fax: 310/274-1112

1718 CAPITAL OF TEXAS HWY 3, SUITE 100
ALBUQUERQUE, TEXAS 78746
512-329-7878 PHONE
512-329-7884 FAX

SITE DETAILS

**KEITH HARRIS MEMORIAL
120' MONOPOLE**

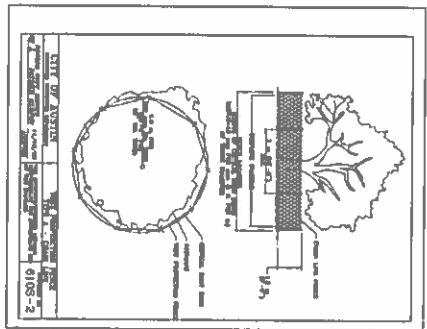
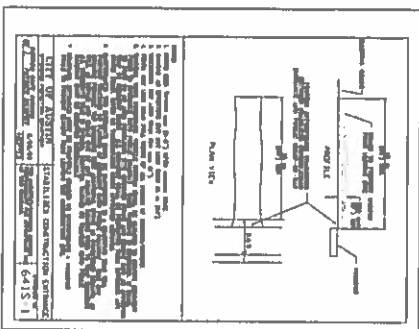
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UNITED STATES TITLES

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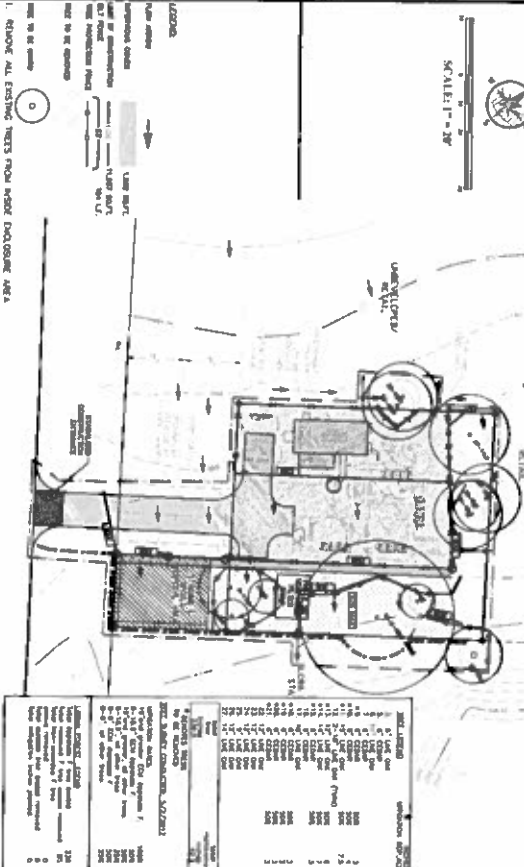
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| PREPARED BY | ROLE |
| | DATE |
| | ISSUED BY |
| | PROJECT NUMBER VERNOI & HUSMANN |

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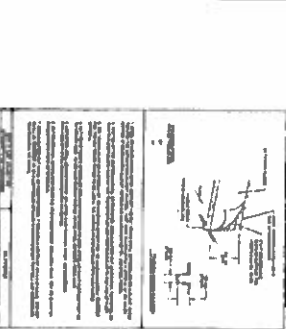
TREE PROTECTION DETAIL



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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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NOTE: IF MAJORITY SHALL BE USED AS SPECIFIED FROM SCHEDULE WITH 25-2-6.09 (E) 5 (b) NO. 6 (OPTIONAL) VARIATION IS ALLOWED IF THE OWNER WILL BE RESPONSIBLE FOR SCHEDULE (SCHEDULE) ITEMS (COSTS) (ITEMS) AND REMAIN AS WITHIN 25-2-6.09 25-2-1000 AND 25-2-1000.

BLITT & ASSOCIATES
1715 CAPITAL OF TX HWY 5, SUITE 100
AUSTIN, TX 78706
PH 512-425-7070
FAX 512-425-7064
TOLL REPRESENTATION EX. 1-870
(THE ABOVE FEE, VALID FOR ENGLISH CONTROL, MATTER
QUALITY & RELEVANT IMPROVEMENTS ONLY.)

[illegible]

 **Bleyl & Associates**
Project Engineering & Management
FIRM REGISTRATION No. F-575
1718 CAPITAL OF TEXAS HWY S. SUITE 108
ALFRED, TEXAS 78748
512-332-7878 PHONE
512-332-7894 FAX

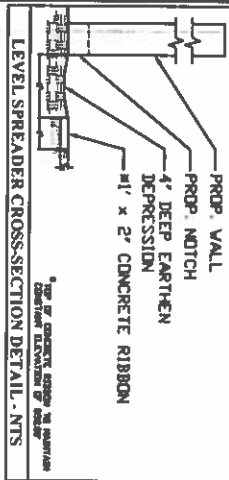
E/S CONTROL PLAN
NOTES & DETAILS

KEITH HARRIS MEMORIAL
120' MONOPOLE

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|-----|------|----|-----|----------|
| REV | DATE | BY | APP | COMMENTS |
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| | | | | |

PREPARED FOR

JOHN D.
 SELL
 FARMER INC
 PROJECT: WINDMILL WINDFARM & EXPANSION

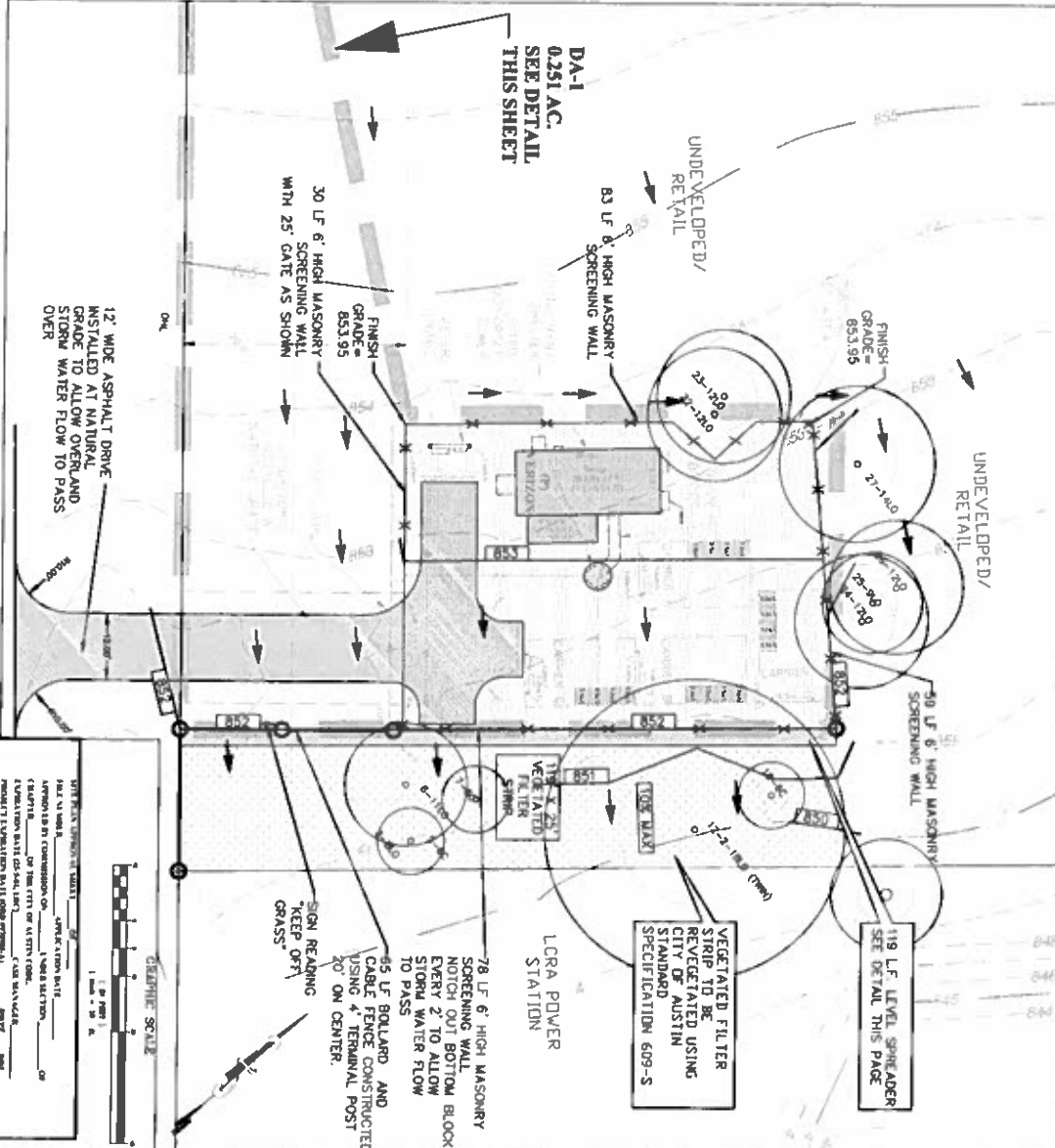


1. WATER ON ALITY: A DETECTION FOR THIS SITE, PLANS HAVE INDICATED PTH RE-
LOCIMENTS AND PLATFORM AREAS OF PTH RE-LOCIMENTS OVERSITE WITHIN THE
DRAINAGE. A WATER ON ALITY IMPROVEMENTS AS SHOWN.
2. CARRIER A, B, C, AND D ARE NOT PROMISED TO BE CONSTRUCTED UNDER THIS PERMIT
AND WILL REQUIRE TO BE FILLED LATER AS NEEDED.

| Keith Harris Memorial | | | | | | |
|---------------------------------------|------|-------------|------|-----------|------|------|
| Rational Method Drainage Calculations | | | | | | |
| DA | Area | Coefficient | Tc | Intensity | Flow | |
| AC | C10 | 0.6 | 12 | 1.0 | 125 | 190 |
| DA-1E | C20 | 0.37 | 0.3 | 0.45 | 1183 | 0.00 |
| DA-1EC | C20 | 0.42 | 0.49 | 0.53 | 500 | 0.43 |
| | | | | | 854 | 954 |
| | | | | | 1183 | 1089 |
| | | | | | 0.6 | 1.29 |
| | | | | | | 1.77 |

| Runoff Coefficient in Rational Method Drainage Calculations | | | | | | |
|--|----------------------|-------------------------|-------------------------|----------------|--|----------------|
| No. | Impermeable Cover | | Permeable Cover | | Weighted Average Runoff Coefficient | |
| | Area Ac | Area ft ² | Area ft ² | C ₁ | C ₂ | C ₃ |
| DA-1-ER | 0.251 | 0.0000 | 0.2510 | 0.37 | 0.43 | 0.46 |
| DA-1-DEV | 0.251 | 0.0003 | 0.2147 | 0.42 | 0.49 | 0.52 |

NOTE: SITE SURFAC
TREATMENT TO BE
NON-COMPACTED WASHED
RIVER GRAVEL
SEE DETAIL, SHEET 2



UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N. ZEEB RD.
ANN ARBOR MI 48106

SH 35 WB

Play away

VERTICAL FLICK STRIP

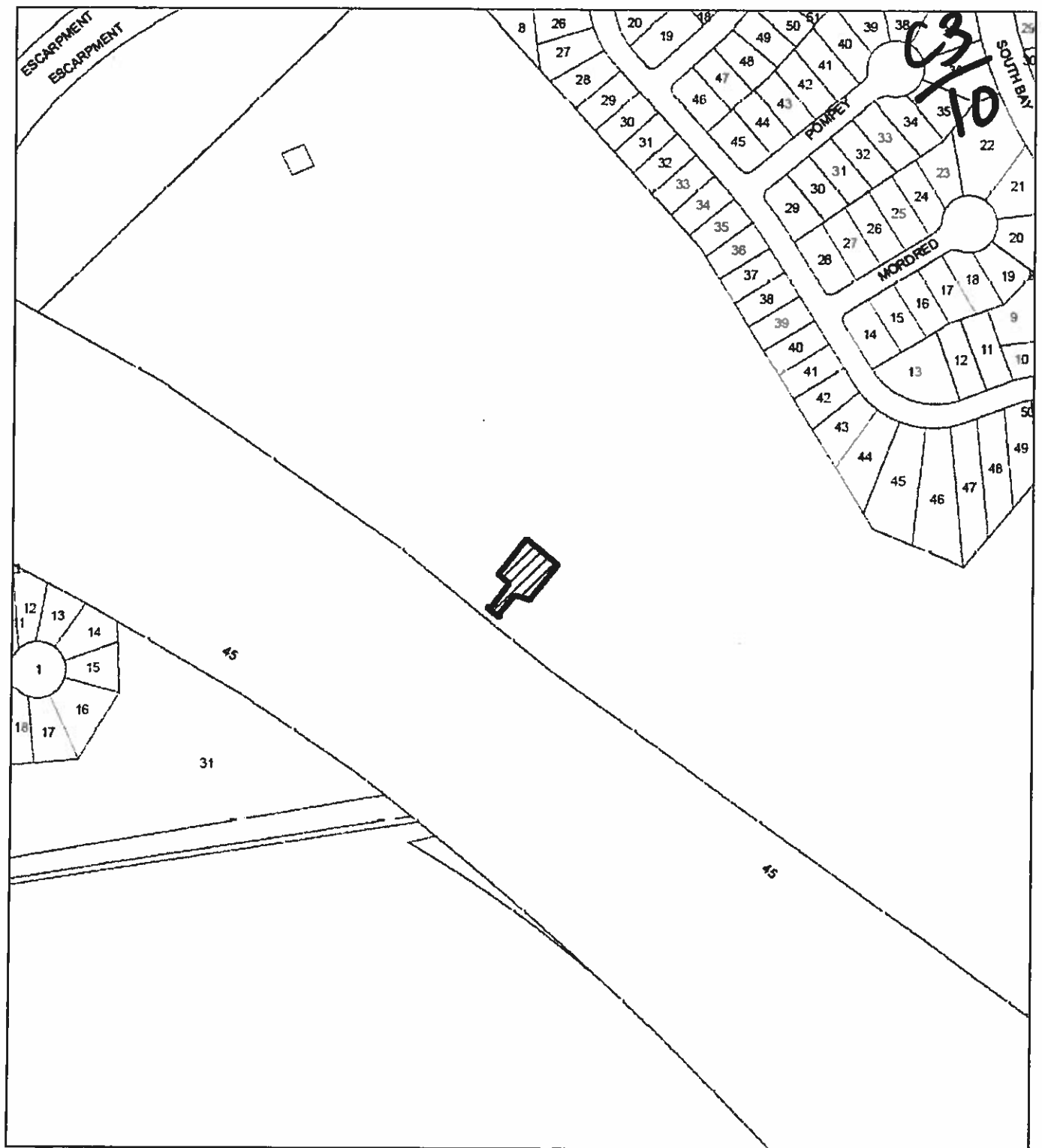
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Page 1
Submitted Date October 15, 2012

B & A
Bleyl & Associates
Project Engineering & Management
PMB REGISTRATION NO. 7-678
1718 CAPITAL OF TEXAS HWY. E. SUITE 100
AUSTIN, TEXAS 78746
512-325-7676 PHONE
512-325-7686 FAX

WATER QUALITY PLAN
KEITH HARRIS MEMORIAL
120' MONOPOLE
0000-1/2 IN 46
ADWIN, TEXAS 76708

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|--------------|------|----|------------------------------------|---------|--|
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| REV | DATE | BY | APP | COMMENT | |
| PREPARED FOR | | | SCALE | | |
| | | | SHEET | | |
| | | | SHEET OF | | |
| | | | PROJECT SWANSON CORP. & ASSOCIATES | | |



63/10



Subject Tract



Base Map

CASE#: SPC-2012-0352CS
ADDRESS: 6000 1/2 SH 45



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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