

**PLANNING COMMISSION
CONDITIONAL USE PERMIT
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2009-0044C(R2) **PC DATE:** October 25, 2016

PROJECT NAME: Animal Services Center

ADDRESS: 7201 Levander Loop

WATERSHED: Colorado River and Boggy Creek

AREA: 44.45 acres

EXISTING ZONING: P-NP, Public, Neighborhood Plan

APPLICANT: City of Austin
Public Works Department (Kalpana Sutaria)
505 Barton Springs Road, Suite 900
Austin, TX 78704

AGENT: Davcar Engineering (Thomas Duval)
1010 Land Creek Cove, Suite 200
Austin, TX 78746

CASE MANAGER: Nikki Hoelter **PHONE:** (512)974-2863
Nikki.hoelter@ci.austin.tx.us

PROPOSED DEVELOPMENT:

The applicant is proposing a revision to an approved conditional use permit site plan. The revision is zoned P, public and over 1 acre in size, which is the reason Planning Commission approval is required. The revision includes one 8450 square foot kennel building, two new parking areas, drainage improvements, rain gardens and resurfacing of the existing loop drive.

The existing facility consists of a pet services facility, which is a 28,260 square foot main building, and six kennels, and administrative/business offices used primarily by the Health and Human Services Department. Additional existing improvements include a pedestrian plaza, drainage improvements and water quality pond and storage buildings on 44.45 acres.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the revision. The changes and improvements are in association to the existing animal center and offices on site and will not increase the intensity of the site, nor include additional land uses.

The site will comply with all requirements of the Land Development Code prior to its release.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a revision to an approved conditional use permit for the animal services center. Emancipet is also on this site and will benefit from the new parking areas. Currently parking is not paved in northeastern corner of the campus. When conditional use permits are approved by the land use commission, the commission is approving the improvements as they are shown on the site plan, if changes are made which require a revision, the plan is required to request the commission's approval for the change.

The land use is not being changed. An additional kennel and parking areas will be constructed to serve the existing animal center. Both are necessary to accommodate the site. The existing buildings currently used as offices will remain.

Because it is zoned "P", Public and the site improvements are greater than one acre in size, a Conditional Use Permit is required, to establish the site development regulations for the site, according to the Land Development Code Section 25-2-625.

Transportation: The internal drive will be completely resurfaced, and widened; it's currently in poor condition, causing issues within the fire lane with significant pot holes. Eighty-nine new parking spaces will be provided within 2 new parking lots, both having direct access from the internal drive.

All access will continue to be taken from Levander Loop. Additional pedestrian connections, via sidewalks will be provided to comply with Subchapter E, along one of the parking areas, and to also connect the other parking area to the existing building and internal drive. The site plan has met all Transportation requirements.

Environmental: Several rain gardens are proposed to address water quality requirements as well as the increase in impervious cover, and for localized drainage control. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Colorado River and Boggy Creek watershed, which is classified as a suburban watershed. There are no environmental features or critical water quality zones affected by this project.

Previous Planning Commission Action: October 13, 2009

Neighborhood Planning Area : Johnston Terrace Neighborhood Plan

TIA: Not Required

Applicable Watershed Ordinance: Comprehensive Watershed Ordinance

PROJECT INFORMATION: 44.45 acres

ZONING: P-NP

Existing BLDG. COVERAGE: 99,119 s.f.

Existing IMPERV. CVRG.: 301,061 s.f.

Existing F.A.R.: .04:1

HEIGHT: 1 story

REQUIRED PARKING: **

Special Parking Determination

Total Gross Floor Area: 86,720 s.f.

PROP. BUILDING CVR: 108,050 s.f.(5.56%)

PROP. IMP. CVRG.: 318,675 s.f. (16.46%)

PROPOSED F.A.R.: .05:1

PROP. HEIGHT: 1 story

PROVIDED PARKING: 206 spaces

PROP. PARKING: 296 spaces

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-2, SF-3, CS-MU-CO-NP

South: ROW, then LI

West: CS-MU-CO-NP

East: LI-CO-NP

(Undeveloped, single family, industrial)

(highway, concrete plant)

(Industrial Plant)

(Industrial)

Street

Levander Loop

aka Airport Blvd./State Loop 111

R.O.W.

varies

Surfacing

Classification

Arterial

NEIGHBORHOOD ORGANIZATIONS:

972-PODER

497-M.E.T.S.A. Neighborhood Assn.

1225-Cristo Rey Neighborhood Association

1224-Austin Monorail Project

1188-Austin Street Futbol Collaborative

1200-Super Duper Neighborhood Objectors and Appealers Organization

511- Austin Neighborhoods Council

786 – Home Builders Association of Greater Austin

1037 – Homeless Neighborhood Association

1075 – League of Bicycling Voters

1113 – Austin Parks Foundation

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 is compatible with the use of an abutting site;** Staff response: This application is compatible with the adjoining sites. The proposed project will not change the existing drainage patterns, however by installing several rain gardens and resurfacing the internal drive, drainage will actually be improved. The project will comply with compatibility standards. Dense existing landscape is located between the site and the single family properties.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Additional parking is being provided to assist with off street parking for the entire site.
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. The revision doesn't increase the intensity of the land use and will only slightly increase impervious cover.

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.
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 of 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.

KEY NOTES

- 1

PROPOSED ADOPTION KENNEL BUILDING
- 2

PROPOSED ANIMAL CENTER VISITOR PARKING (31 SPACES)
- 3

PROPOSED CAMPUS GATES (REFER TO ARCHITECTURAL PLANS)
- 4

EXISTING ANIMAL CENTER/BUILDING "C" VISITOR PARKING LOT (36 SPACES TO BE RE-STRIPED TO 37 SPACES)
- 5

PROPOSED REINFORCED TURF FIRE LANE
- 6

PROPOSED ELEVATED CROSSWALK & TRAFFIC CALMING DEVICE (TYP)
- 7

PROPOSED ANIMAL CENTER/BUILDING "C" VISITOR PARKING (8 SPACES)
- 8

PROPOSED 7-FT WIDE PERVIOUS CONCRETE SIDEWALK
- 9

PROPOSED BUILDING "B" RESERVED PARKING (4 SPACES)
- 10

PROPOSED RAIN GARDEN "E" (SEE **SHEET 55**)
- 11

PROPOSED BUILDING "E" PARKING (13 SPACES)
(REPLACES A 9 SPACE PARKING AREA)
- 12

PROPOSED DUMPSTER ENCLOSURE
- 13

PROPOSED PERVIOUS CONCRETE SIDEWALK (WIDTH PER PLAN)
- 14

EXISTING BUILDING "H" PARKING AREA TO BE RECONSTRUCTED (9 SPACES)
- 15

PROPOSED ACCESSIBLE PARKING FOR BUILDING "H" AND EMANCIPEY (3 SPACES)
(REPLACES 2 SPACES)
- 16

PROPOSED SWALE "B" (SEE **SHEET 56**)
- 17

PROPOSED SWALE "C" (SEE **SHEET 57**)
- 18

PROPOSED SWALE "D" (SEE **SHEET 57**)
- 19

PROPOSED RAIN GARDEN "A" (SEE **SHEET 57**)
- 20

PROPOSED BUILDING "H" PARKING (27 SPACES)
(REPLACES A 12 SPACE PARKING AREA)
- 21

EXISTING FLEET PARKING LOT (47 SPACES)
- 22

EXISTING GRANITE GRAVEL TRAIL
- 23

PROPOSED CONNECTION TO EXISTING GRANITE GRAVEL TRAILS
- 24

EXISTING EMANCIPEY PARKING TO BE RECONSTRUCTED (11 SPACES)
- 25

PROPOSED RAIN GARDEN "F" (SEE **SHEET 58**)
- 26

PROPOSED 72 SPACE PARKING LOT
(FOR ANIMAL CENTER STAFF & VOLUNTEERS)
- 27

EXISTING ANIMAL CENTER STAFF PARKING (19 SPACES)
- 28

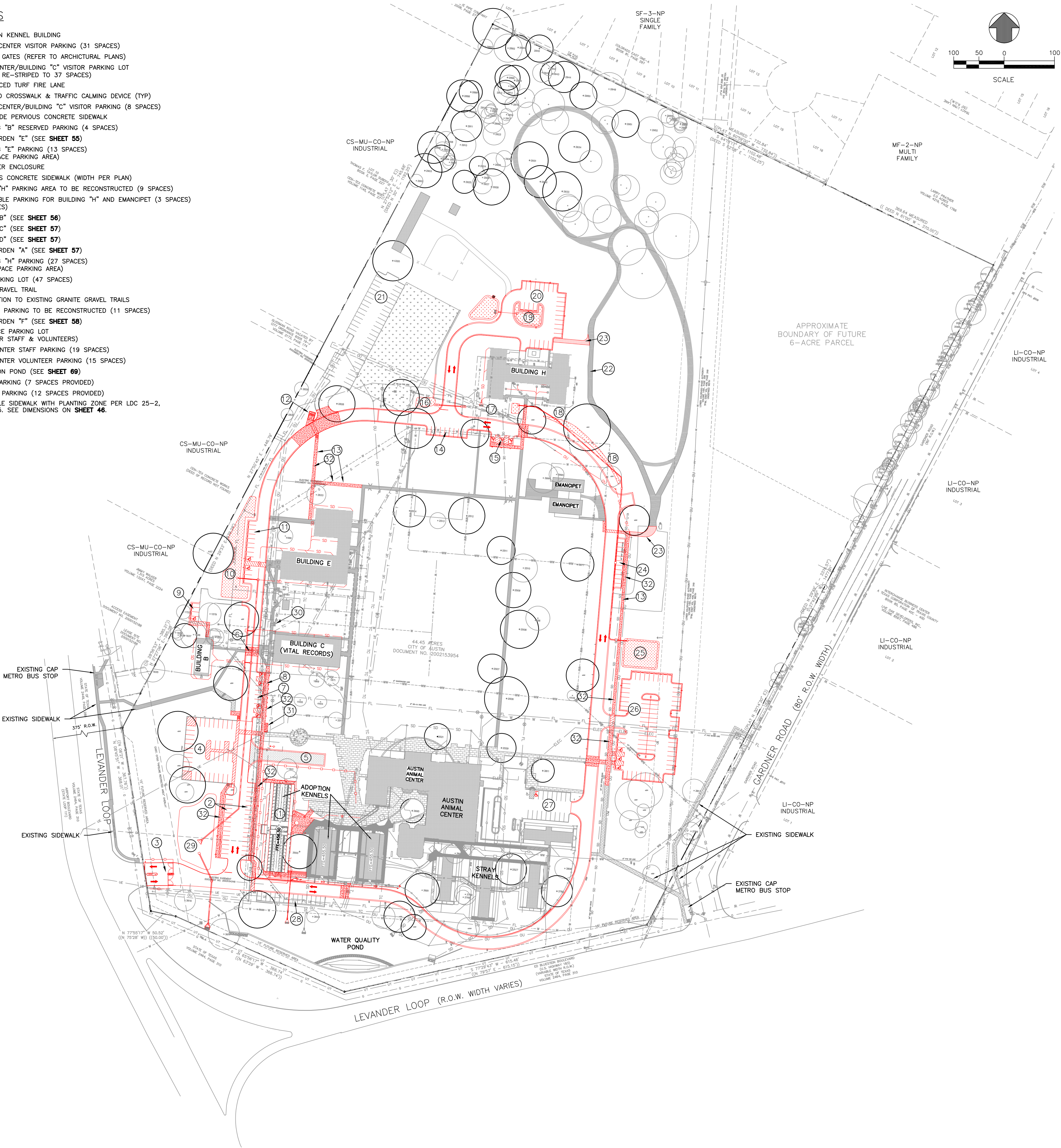
EXISTING ANIMAL CENTER VOLUNTEER PARKING (15 SPACES)
- 29

PROPOSED DETENTION POND (SEE **SHEET 69**)
- 30

EXISTING BICYCLE PARKING (7 SPACES PROVIDED)
- 31

PROPOSED BICYCLE PARKING (12 SPACES PROVIDED)
- 32

PUBLICLY ACCESSIBLE SIDEWALK WITH PLANTING ZONE PER LDC 25-2,
SUBCHAPTER E.2.2.5. SEE DIMENSIONS ON **SHEET 46**.



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|-----------|----------|---------------------------|
| --- | | PROPERTY LINE |
| —O— | | CHAIN LINK FENCE |
| —OE— | | OVERHEAD ELECTRIC LINE |
| —OU— | —OU— | OVERHEAD UTILITY LINE |
| —E—E—E— | | UNDERGROUND ELECTRIC LINE |
| —T—T—T— | | TELEPHONE LINE |
| —CTV—CTV— | | CABLE TV LINE |
| —G—G—G— | | GAS LINE |
| —SD—SD— | —SD—SD— | STORM DRAIN LINE |
| —WW— | —WW— | WASTEWATER LINE |
| —FL— | —FL— | FIRE LINE |
| —W—W—W— | | WATER LINE |
| ○ | | TREE (TO REMAIN) |

DAVCAR
ENGINEERING

1010 Land Creek Cove, Ste 200
Austin, Texas 78746
p: (512) 328-4428
f: (512) 306-8330

| | |
|--------------|-----------------|
| Date Issued: | |
| 07/27/2016 | Formal Update 0 |
| 09/16/2016 | Formal Update 1 |
| 10/17/2016 | Informal Update |
| - | - |

Animal Center Kennel Addition and
Campus Infrastructure Improvements
Design-Build
CLMA017
CIP #7526.009
7201 Levander Loop
Austin, Texas 78702

JACKSON & RYAN ARCHITECTS
2370 RICE BOULEVARD, HOUSTON, TEXAS 77005

- QAQC CONSULTANT

Carter Design Associates
817 West Eleventh Street
Austin, TX 78701
- CIVIL ENGINEER

DAVCAR Engineering
1010 Land Creek Cove Suite 200
Austin, TX 78746
- LANDSCAPE ARCHITECT

Garcia Design
11500 Metric Blvd. Building 1, Suite 150
Austin, TX 78758
- STRUCTURAL ENGINEER

JQ-TSEN
1608 West 6th Street Suite 200
Austin, TX 78703
- MEP ENGINEER

Encotech
850 Bluffstone Cove
Building B, Suite 103
Austin, TX 78759
- SUSTAINABILITY CONSULTANT

OLA
103 East 5th Street No. 205
Austin, TX 78701
- GRAPHICS CONSULTANT

Sign Resource Management
3613 Williams Drive Suite 802
Georgetown, TX 78626-1374

Project Number: 15022

DESIGN BUILDER
SpawGlass
1111 Smith Road
Austin, TX 78721
512-719-5251

ALL RESPONSIBILITY FOR THE ADEQUACY OF
THESE PLANS REMAINS WITH THE ENGINEER
WHO PREPARED THEM. IN APPROVING THESE
PLANS, THE CITY OF AUSTIN, TEXAS MUST
RELY UPON THE ADEQUACY OF THE WORK
OF THE DESIGN ENGINEER.

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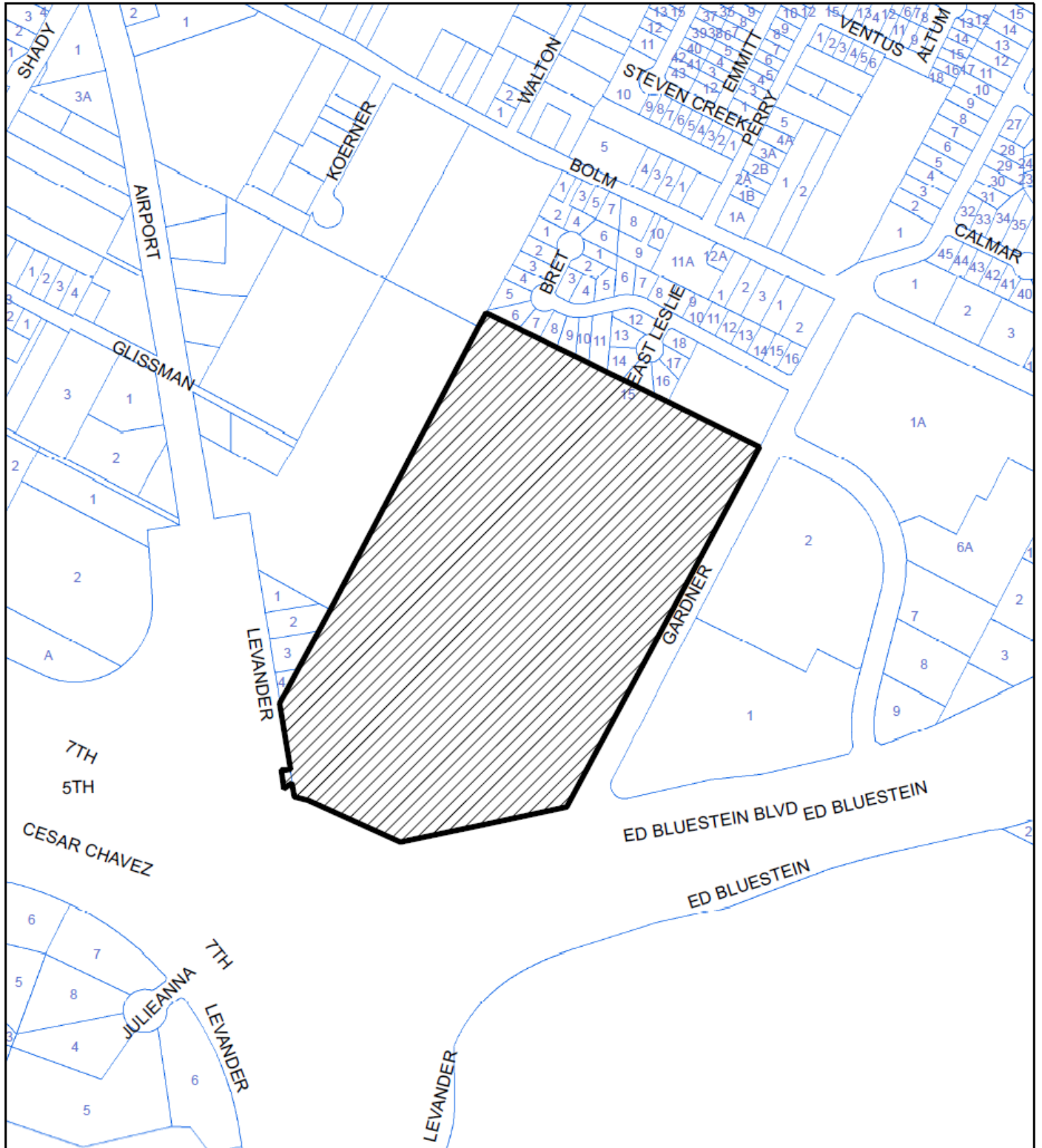
OVERALL
SITE PLAN EXHIBIT



SCALE: As Noted

JACKSON & RYAN, ARCHITECTS
Contractor is responsible for confirming and correlating dimensions
at job site; the Architect will not be responsible for construction
means, methods, techniques, sequences or procedures; or for safety
precautions and programs in connection with the project.

File Name:
Drawn By: MS
Checked By: TD
Plot Date: Oct 17, 2016

EXHIBIT
New



 Subject Tract
 Base Map

CASE#: SPC-2009-0044C(R2)
ADDRESS: 7201 LEVANDER LOOP

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