

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

CASE NUMBER: SP-2018-0189C

ZONING & PLATTING COMMISSION DATE: 07/02/2019

PROJECT NAME: South Austin Regional WWTP Electrical Substation

PROPOSED USE: Electrical substation replacement and associated improvements

ADDRESS OF APPLICATION: 1017 Fallwell Lane

AREA: 18.66 acres, limits of construction. 140.48 acres total

COUNCIL DISTRICT: 2

APPLICANT: Steven Parks
City of Austin
505 Barton Springs Rd, Suite 900
Austin, Texas 78704
512-974-3576

AGENT: Andrew Rooke, P.E.
CAS Consulting & Services, Inc.
7908 Cameron Rd
Austin, Texas 78754
512-836-2388

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

EXISTING ZONING: P

PROPOSED DEVELOPMENT: Replacement of an electrical substation and other improvements at the South Austin Regional Wastewater Treatment Plant.

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.

The applicant is proposing to replace an electrical substation with associated improvements. This site is zoned P (Public), and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION: NA

WATERSHED: Onion Creek

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance
T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** P**MAX. BLDG. COVERAGE:** ***MAX. IMPERV. CVRG.:** ***MAX HEIGHT:** ***REQUIRED PARKING:** NA**EXIST. USE:** Wastewater Treatment

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

LIMITS OF CONSTRUCTION: 18.66 acres**PROPOSED BLDG. CVRG:** NA**PROPOSED IMP. CVRG:** 19.08%**PROPOSED HEIGHT:** NA**PROVIDED PARKING:** NA**PROPOSED USE:** Wastewater Treatment**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The applicant proposes to replace Electrical Substation No. 1 and construct related underground electrical duct banks. 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 in the Onion Creek watershed, which is within the Desired Development Zone. There are no known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from Fallwell Lane

SURROUNDING CONDITIONS: **Zoning/ Land use****North:** ETJ (Undeveloped)**East:** PUD & LI-PDA (Undeveloped)**South:** P, LI-PDA, & Hwy 71(SAR WWTP, undeveloped, and highway)**West:** LI-PDA & Hwy 130 (Undeveloped and highway)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Fallwell Lane	65'	24'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
 Del Valle Community Coalition
 Del Valle Independent School District
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 SEL Texas
 Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

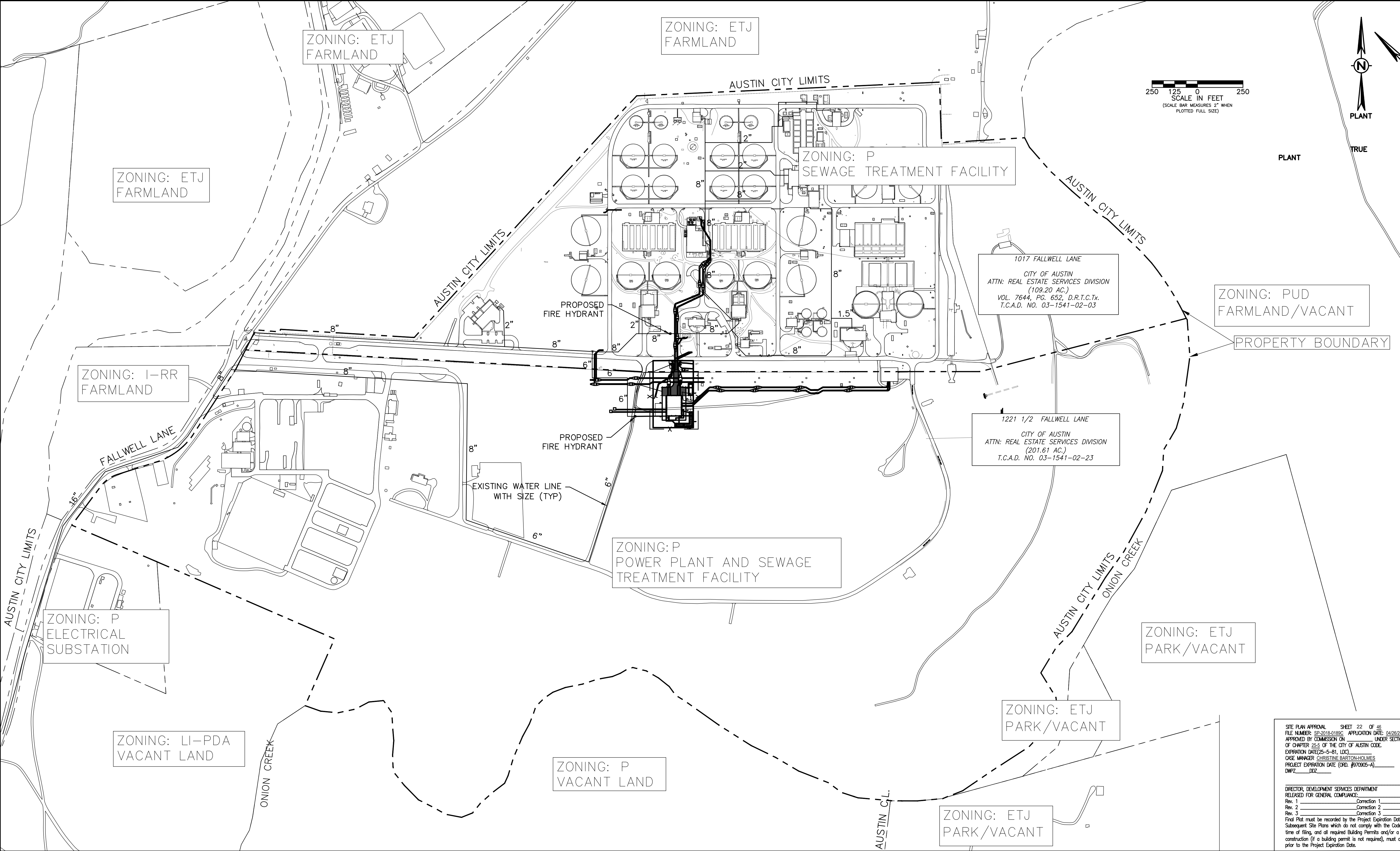
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 districts and overlays.
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.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the 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.
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.
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.



BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH, ADJUST SCALE ACCORDINGLY.

CAS CONSULTING & SERVICES, INC.
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Main: 512.836.2388 | Fax: 512.836.4515

5/28/2019

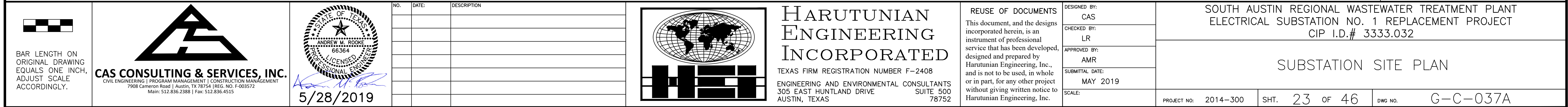
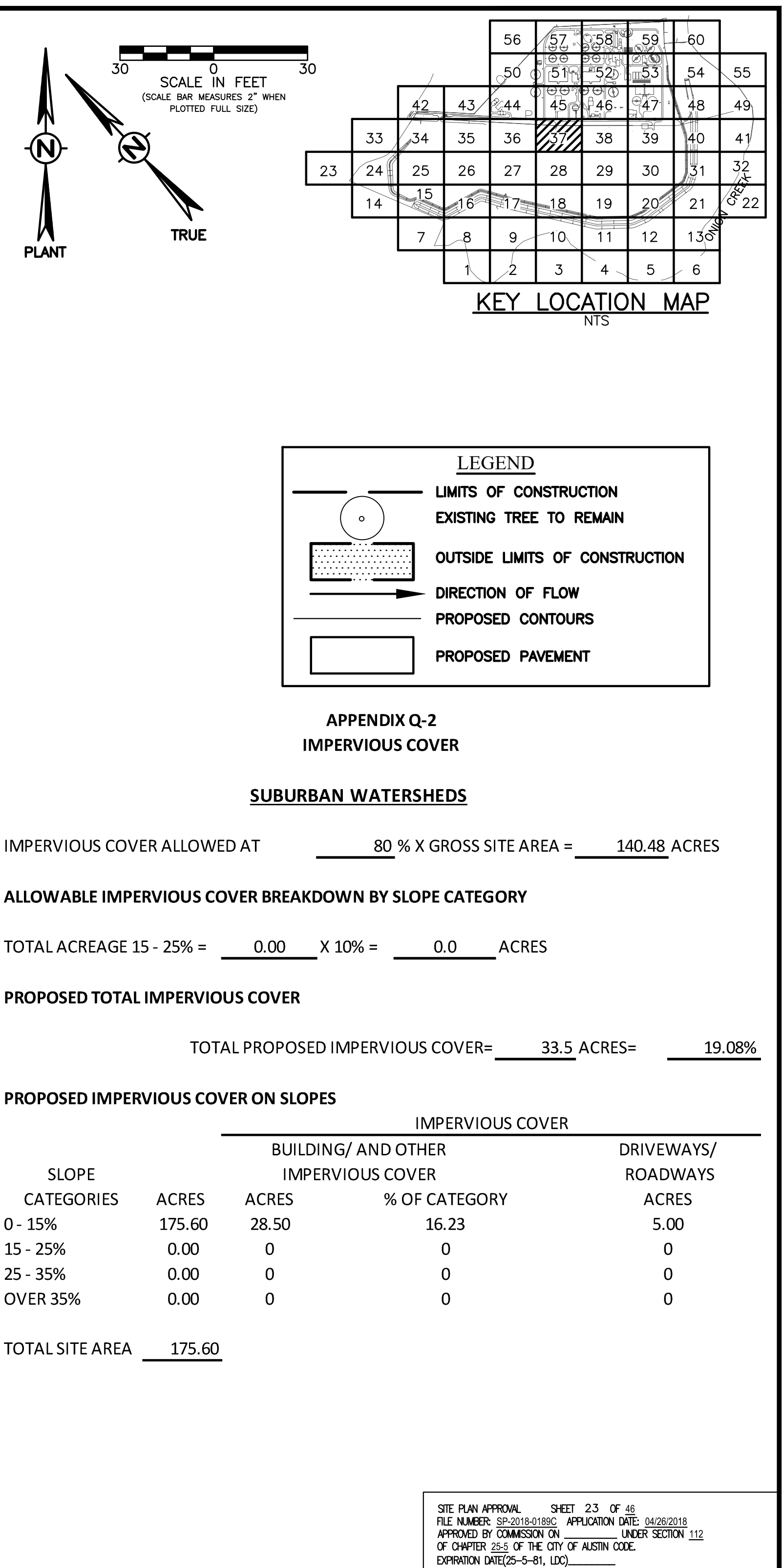
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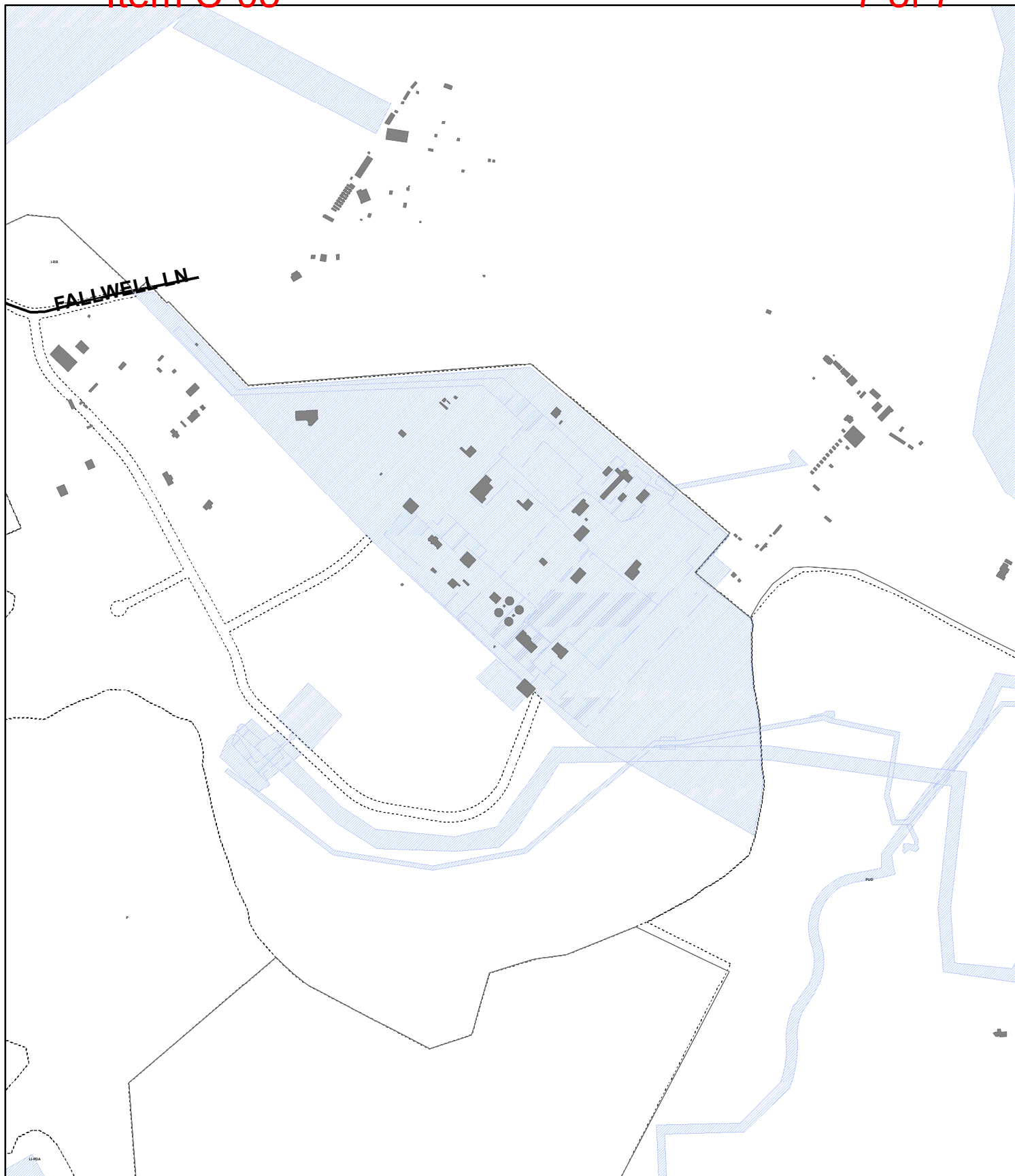
HARUTUNIAN ENGINEERING INCORPORATED
TEXAS FIRM REGISTRATION NUMBER F-2408
ENGINEERING AND ENVIRONMENTAL CONSULTANTS
305 EAST HUNTLAND DRIVE SUITE 500
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REUSE OF DOCUMENTS
This document, and the designs incorporated herein, is an instrument of professional service that has been developed, designed and prepared by Harutunian Engineering, Inc., and is not to be used, in whole or in part, for any other project without giving written notice to Harutunian Engineering, Inc.

DESIGNED BY: CAS
CHECKED BY: LR
APPROVED BY: AMR
SUBMITTAL DATE: MAY 2019
SCALE: 1"=250'

SOUTH AUSTIN REGIONAL WASTEWATER TREATMENT PLANT ELECTRICAL SUBSTATION NO. 1 REPLACEMENT PROJECT CIP I.D.# 3333.032		
PROPERTY BOUNDARY		
PROJECT NO: 2014-300	SHT. 22 OF 46	DWG NO. G-C-001A





SITE PLAN

CASE#: SP-2018-0189C

ADDRESS: 1017 Fallwell Lane

CASE NAME: South Austin Regional WWTP Substation

MANAGER: Christine Barton-Holmes

 SUBJECT TRACT ZONING BOUNDARY

0 387.5 775 1,550 Feet

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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OPERATOR: Christine Barton-Holmes