

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

CASE NUMBER: SPC-2018-0575CS **PC DATE:** 12/10/2019

PROJECT NAME: Vertical Bridge 5288

ADDRESS: 363 Shady Lane

APPLICANT: Powell Lane Plaza Partnership
5114 Balcones Woods Drive, Ste. 307
Austin, TX 78759
(512) 836-1414

AGENT: Allpro Consulting Group, Inc. (Chiyu Zhang)
9221 Lyndon B. Johnson Freeway, Ste. 204
Dallas, TX 75243
(972) 231-8893

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

WATERSHED: Little Walnut Creek (Urban)

NEIGHBORHOOD PLAN: North Lamar Combined (Georgian Acres / North Lamar)

PROJECT DESCRIPTION:

The applicant proposes a 75 ft. monopole telecommunications tower.

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.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a 75 ft. monopole telecommunications tower on a 0.745 acre site. According to Section 25-2-839 (F-G), a conditional use permit is required because the tower is within 200 ft. of the SF-3-NP district to the east, across Georgian Drive.

PROJECT INFORMATION:

SITE AREA	32,457 SF, 0.745 acres
ZONING	LR-NP
PROPOSED USE	Telecommunication Tower
PROPOSED IMPERVIOUS COVER	21,375 SF, 65.86%
PROPOSED BUILDING COVERAGE	N/A
PROPOSED BUILDING HEIGHT	75 ft. monopole tower
PROPOSED F.A.R	N/A
PROPOSED ACCESS	Georgian Drive
PROPOSED PARKING	8 existing automobile, 1 service vehicle space proposed – 8 total

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Innercity Alliance
 Austin Lost and Found Pets
 Austin Mayan Collective
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Georgian Acres Neigh. Assn.
 Go Austin Vamos Austin - North

Homeless Neighborhood Association
 Housing Authority of Austin
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 North Lamar / Georgian Acres Combined Neighborhood
 Plan Contact Team
 SELTexas
 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 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.

SHEET NUMBER:
06 OF 19



December 2, 2019

The Honorable Members of The Planning Commission
The City of Austin

RE: Letter of Intent
Conditional Use Permit, Telecommunications Tower- VERTICAL BRIDGE 5288
SPC-2018-0575CS – 8226 ½ Georgian Drive, Austin, TX 78753

Dear Members of the Planning Commission:

Vertical Bridge is pleased to submit this request for Site Plan Approval, for a Telecommunications Site at 8226 ½ Georgian Drive. This site will include a 75 FT Monopole Tower with unmanned ground support equipment inside a 50 FT by 35 FT fenced lease area. The proposed site is part of an active commercial development on the eastern edge of the North Lamar Business Corridor.

The area to be served by this facility includes the residential neighborhood East of Georgian Drive as well as the commercial district in which the facility is located. Recently, there has been a significant increase in wireless service demand for the very limited capacity in the Georgian Acres / North Lamar Neighborhood Planning Area. However, Vertical Bridge and primary tenant, T-Mobile, wish to note that this proposal is aimed at addressing the concern for better wireless coverage well before there is a critical problem for general and emergency calls.

A significant portion of the approved Neighborhood Plan for this area points out the general concern for safety in the area. According to the approved plan:

“ The North Lamar Combined Neighborhood Planning Area (NLCNPA) should become a safe neighborhood.

The NLCNPA has steadfastly become a less desirable neighborhood due, in part, to the high volume of recent criminal activity. Rather than attracting quality, long-term residents and businesses, the NLCNPA has become an attractive area to an array of criminals (and to businesses that harbor them), making this once safe neighborhood into a high-crime area.”

Reducing the distance from E-911 callers to receiving antennas decreases response times and increases the location accuracy of first responses to incidents in the community.

At the same time, Vertical Bridge agrees with the Plan's Recommendation 119:

"Recommendation 119 Non-residential uses should not encroach into the established neighborhoods of the NLCNPA."

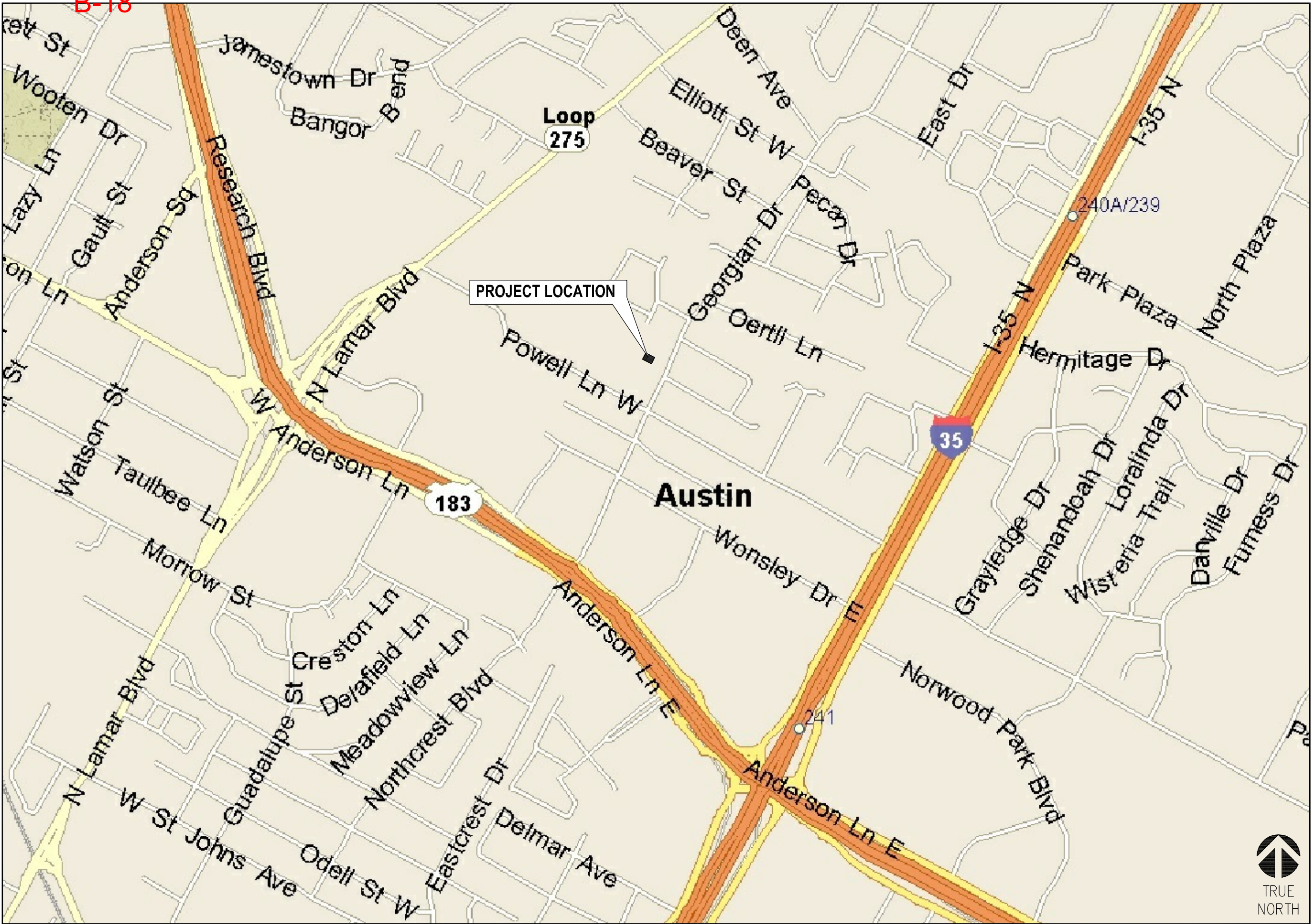
This reasonably short structure was designed to serve the residential neighborhood without encroaching the neighborhood. The Land Development Code 25-2-839 (F) sets a standard of 200 feet of separation between a 75 ft tower and the nearest Single-Family property. Unable to find a tower location meeting this standard, we found a location which we believe meets the spirit of the code. This location is more than 180 feet from the nearest residential property. Moreover, the existing tree coverage running generally along both sides of Georgian Drive and, specifically, a very stately 22 inch Live Oak standing immediately east of the tower help to soften the appearance of the tower when viewed from the east.

There were no viable opportunities for collocating on existing structures but with approval of this site, the City will be encouraging other telecom carriers to collocate on the Vertical Bridge facility.

Vertical Bridge is proud to be of service to the people who call Austin home. This unmanned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.
Thank you for your thoughtful consideration.

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Suite 200
Boca Raton, FL



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2 GREENWAY PLAZA
HOUSTON, TX 77046

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ACGI NO: 18-7498
DRAWN BY: RM
CHECKED BY: CZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	11/25/19	SITE PLAN	RM



VICINITY MAP

VERTICAL BRIDGE 5288
75'-0" MONOPOLE TOWER
8226 1/2 GEORGIAN DRIVE
AUSTIN, TX 78753

SHEET NUMBER:

SP-1