

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

CASE NUMBER: SP-2017-0483D(R1) **PLANNING COMMISSION DATE:** 01/05/2021

PROJECT NAME: West Travis County Public Utility Agency storage tank revision

PROPOSED USE: Water Utility (existing)

ADDRESS OF APPLICATION: 10710-1/2 W SH 71

AREA: 2.02 acres, limits of construction

COUNCIL DISTRICT: 8

APPLICANT: Jennifer Riechers
West Travis County Public Utility Agency
13215 Bee Caves Parkway, Bldg B, Ste. 110
Bee Cave, Texas 78738
512-263-0100

AGENT: Murfee Engineering Company, Inc.
1101 Capitol of Texas Highway South
Bldg D, Ste. 110
Austin, Texas 78746
512-327-9204

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

EXISTING ZONING: P

PROPOSED DEVELOPMENT: The applicant is requesting to revise a previously approved permit to add a second ground storage tank, with associated improvements, on a site zoned P that is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

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.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION: NA

WATERSHED: Barton Creek Watershed – Barton Springs Zone

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:** Water Utility**LIMITS OF CONSTRUCTION:** 2.02 acres**PROPOSED BLDG. CVRG:** NA**PROPOSED IMP. CVRG:** 24.6%**PROPOSED HEIGHT:** NA**PROVIDED PARKING:** NA**PROPOSED USE:** Wastewater Treatment

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

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes to add one additional 950,000-gallon ground storage tank to the facility, bringing the total number of tanks to two. 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 Barton Creek watershed, which is within the Barton Springs Zone. There are no known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from SH 71

SURROUNDING CONDITIONS: Zoning/ Land use**North:** SF-6 (Undeveloped)**East:** P, SF-4A (Undeveloped)**South:** MF-1, Southwest Parkway (Undeveloped and highway)**West:** ETJ & SH-71 (Undeveloped, single-family, and highway)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
SH 71	200'	85'	Highway

NEIGHBORHOOD ORGANIZATIONS:

N/A

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.

WTC PUBLIC UTILITY AGENCY

SITE DEVELOPMENT PERMIT PLANS FOR

SOUTHWEST PARKWAY GROUND STORAGE TANK #2

WTC PUBLIC UTILITY AGENCY
SITE DEVELOPMENT PERMIT PLANS FOR
SOUTHWEST PARKWAY GROUND STORAGE TANK #2

NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN LIMITED PURPOSE.
- THIS PROJECT IS LOCATED IN THE BARTON CREEK WATERSHED, CLASSIFIED AS BARTON SPRINGS ZONE AND IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED FLOOD HAZARD ZONE BASED ON FLOOD INSURANCE RATE MAP, PANEL #48453C0420H, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 26, 2008.
- 2.02 ACRES OUT OF THE MRS L MADDEN SURVEY 206, ABSTRACT 2283, AS RECORDED IN DOCUMENT NO. 2012106240 OPRTCT.
- PROJECT IS SUBJECT TO WATERWAY DEVELOPMENT PERMIT NO. 7280, APPROVED ON NOV. 4, 1983 AND NOT SUBJECT TO WATERSHED PROTECTION REGULATIONS.
- BENCHMARK: TBM WL-10, COTTON GIN SPINDLE SET IN POWER POLE NO. 351622, APPROXIMATELY 17' SOUTHEAST OF ANGLE POINT IN THE SOUTH FENCE. ELEVATION = 983.06', F.B. 1804/P. 38.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCY BY CITY ENGINEERS.
- ENGINEER CERTIFIES THAT THE PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 25 OF THE LAND DEVELOPMENT CODE.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.


SUBMITTED FOR APPROVAL BY:
MURFEE ENGINEERING COMPANY, INC.


REGISTERED PROFESSIONAL ENGINEER

04/15/2020
DATE



APPROVED BY:


WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

4-15-20
DATE

DEVELOPMENT SERVICES DEPARTMENT

DATE

SP-2017-0483D(R1)
SITE PLAN PERMIT NUMBER

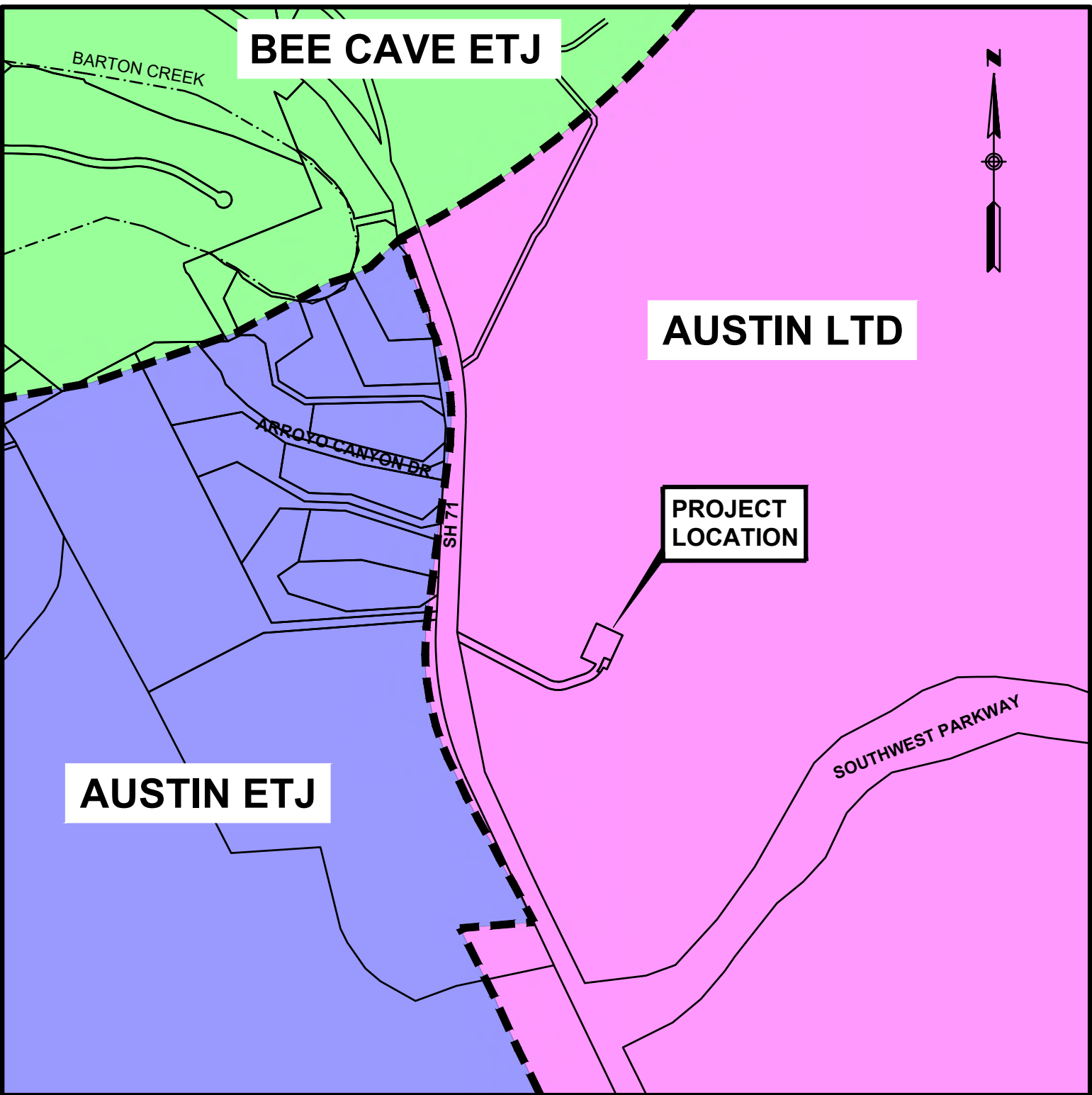
DATE

REVIEWED BY:

20-28749
TRAVIS COUNTY BASIC DEVELOPMENT PERMIT

10/30/2020
DATE

10710 1/2 W. SH 71, AUSTIN, TX 78736



LOCATION MAP
SCALE: N.T.S.
MAPSCO PAGE 581J, GRID "A-23"

OWNER

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
13215 BEE CAVES PARKWAY
BUILDING B, SUITE 110
BEE CAVE, TEXAS 78738
PH: (512) 263-0100

ENGINEER

MURFEE ENGINEERING COMPANY, INC.
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746
PH: (512) 327-9204
FAX: (512) 327-2947

PROPERTY DESCRIPTION

2.02 ACRES OUR OF THE MRS L MADDEN SURVEY 206
ABSTRACT 2283
AS RECORDED IN DOCUMENT NO. 2012106240 OPRTCT

PROPERTY ADDRESS

10710 1/2 W. SH 71 AUSTIN, TEXAS 78735

SUBMITTAL DATE
MAY 7, 2020

SHEET NO.

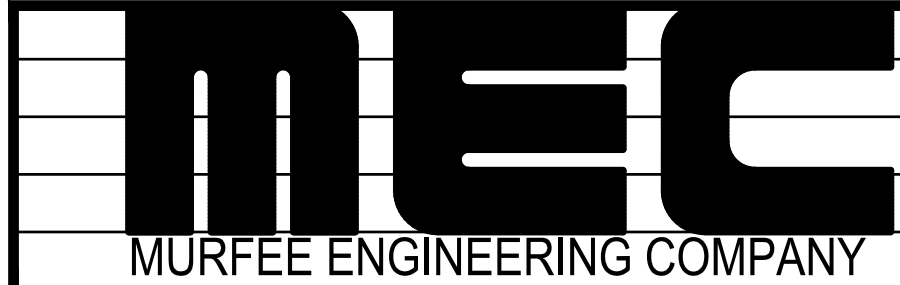
- COVER SHEET
- GENERAL NOTES 1
- GENERAL NOTES 2
- OVERALL SITE PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- SITE PLAN
- EROSION CONTROL PLAN
- STANDARD DETAILS GST #2
- RENDERING MAP

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL NOT BE REQUIRED.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR ZONING & PLATTING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

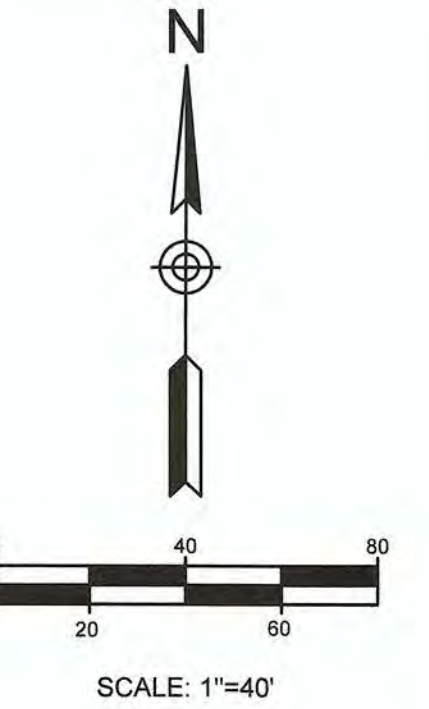
SP-2017-0483D(R1)
10710 1/2 W SH 71














REVISIONS / CORRECTIONS									
Number	Description	Revise (R) Add (A) Void (V) Sheet No. 3	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)	City Austin Approval Date	of Imaged	Date Imaged	T.N.R.



MURFEE ENGINEERING COMPANY


1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746
(512) 327-9204

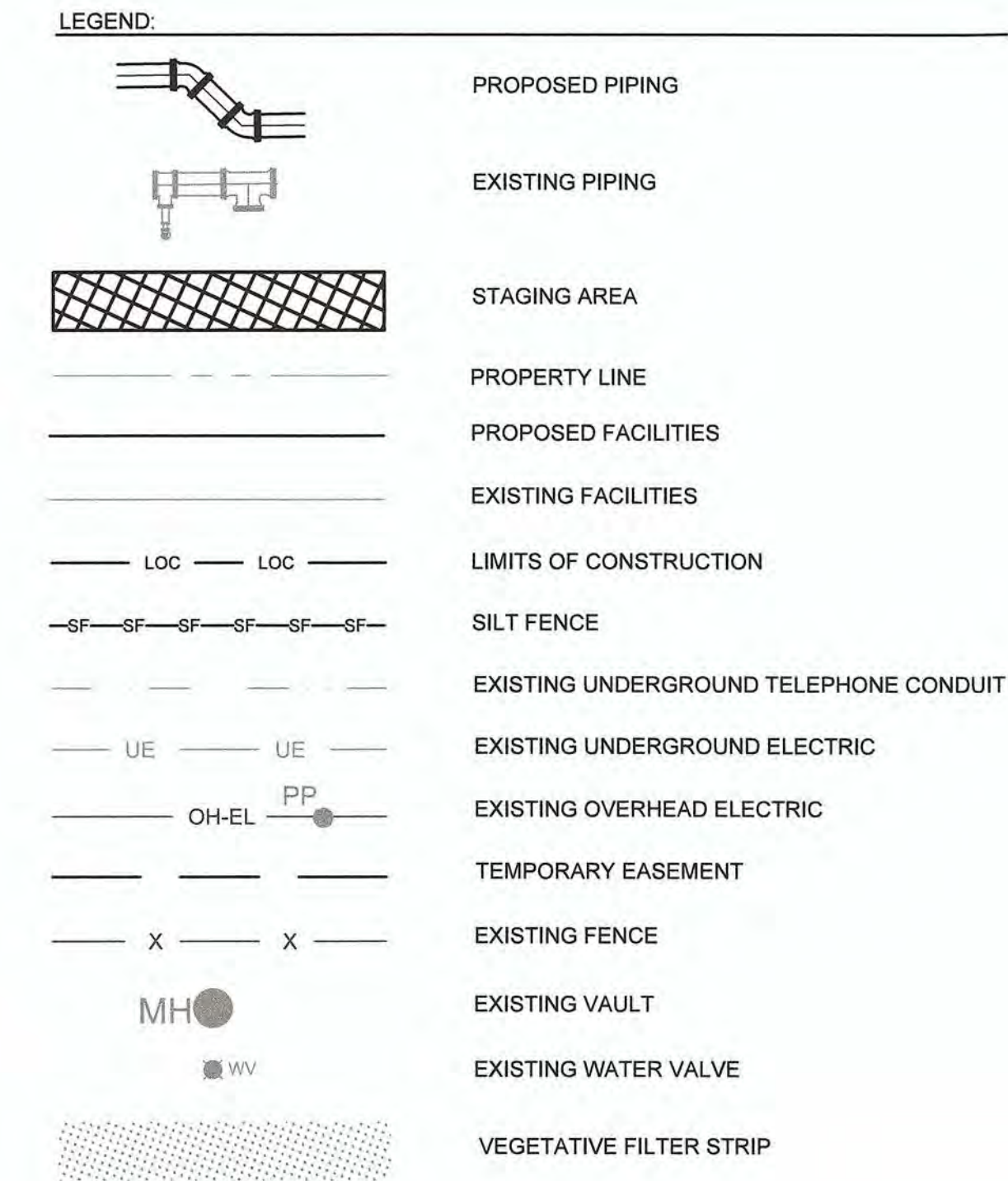
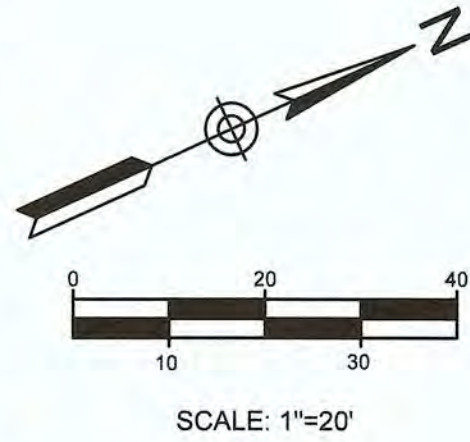
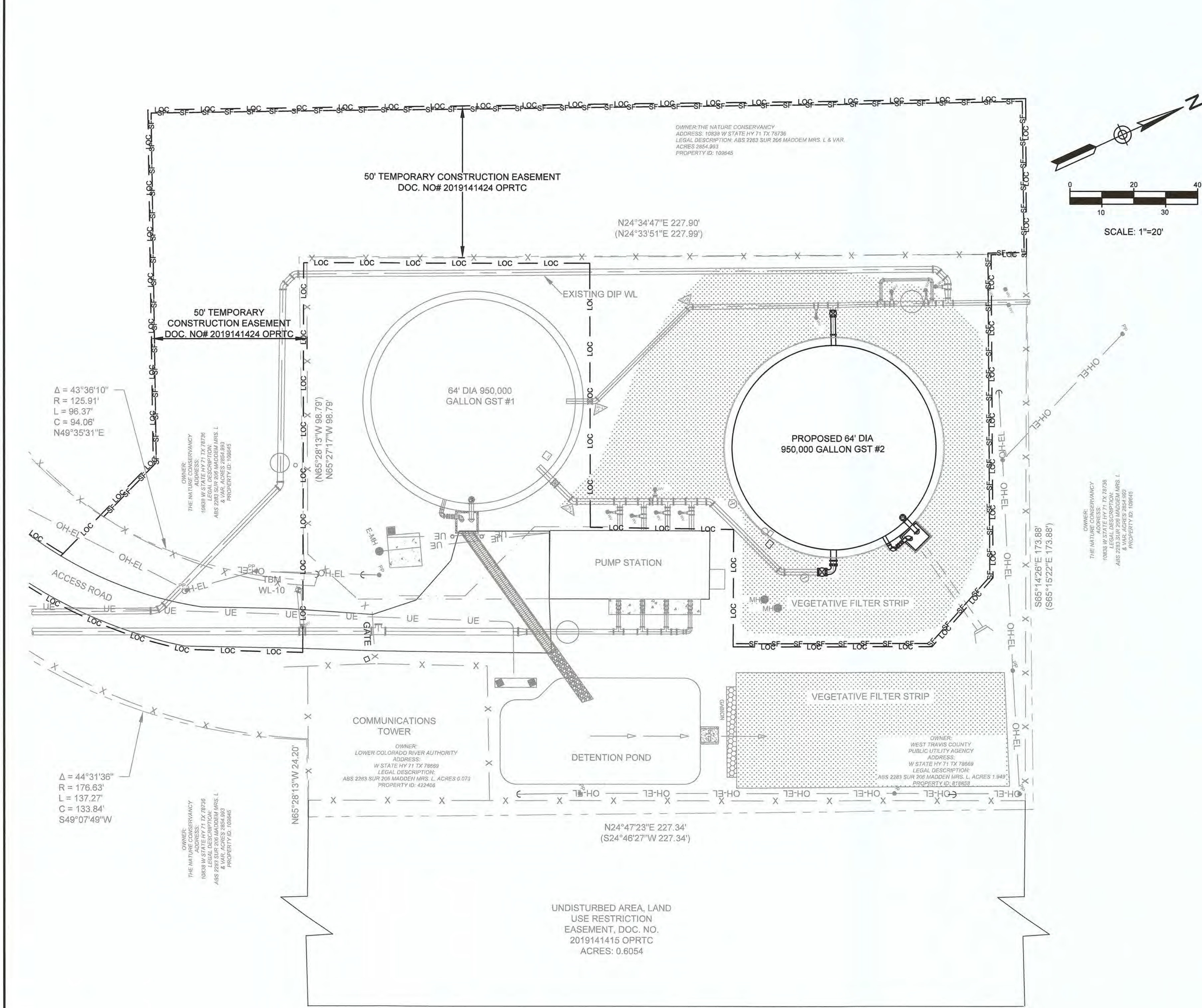


LEGEND:	
	LIMITS OF CONSTRUCTION (47,195.43SF)
	SILT FENCE (655.00LF)
	PROPERTY LINE
	PROPOSED FACILITIES
	EXISTING FACILITIES
	EXISTING UNDERGROUND TELEPHONE CONDUIT
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING VAULT
	EXISTING WATER VALVE
	VEGETATIVE FILTER STRIP
	IMPERVIOUS COVER

- BENCHMARK:

TBM WL-10
COTTON GIN SPINDLE SET IN POWER POLE
No. 351622, APPROXIMATELY 17' SOUTHEAST
OF ANGLE POINT IN THE SOUTH FENCE AS
SHOWN HEREON.
ELEV. = 983.06' F.B. 1804/P. 38

		Texas Registered Engineering Firm F-353	
Murfee Engineering Company			
<h1 style="text-align: center;">WTC PUBLIC UTILITY AGENCY</h1> <h2 style="text-align: center;">SOUTHWEST PARKWAY GROUND STORAGE TANK</h2> <h3 style="text-align: center;">OVERALL SITE PLAN</h3>			
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204			
JOB NO. 11051.146	SCALE: AS NOTED	SHEET: 4 OF 10	
DESIGNED BY: EEM	DATE: 10/22/2020		DATE: 10/23/2020
DRAWN BY: MJS	DATE: 10/23/2020		
FILE(LAYOUT): C:\11051110\Construction\PERMIT_PLANS\Civil 3D Base\10.dwg(SITE PLAN)			



- NOTES:
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
 - ALL WATERLINE SHALL BE CLASS 250 DIP, UNLESS OTHERWISE SPECIFIED.
 - ALL FITTINGS SHALL BE SERIES 1100 MEGALUG RESTRAINT MECHANICAL JOINTS. WHERE JOINT RESTRAINT IS REQUIRED, ALL PIPE JOINTS SHALL UTILIZE SERIES 1700 MEGALUG RESTRAINT HARNESS OR AN APPROVED EQUAL.
 - HORIZONTAL BENDS MAY BE ROTATED TO ACHIEVE VERTICAL DEFLECTIONS.
 - ALL DEFLECTION ANGLES NOT TO EXCEED 80% OF MANUFACTURER'S RECOMMENDATIONS.
 - ALL DISTURBED EXISTING UTILITIES, FENCING, PAVEMENT, CURB, GUTTER, SIDEWALKS AND CONCRETE STRUCTURES, SHALL BE REPLACED IN KIND AT CONTRACTORS EXPENSE.
 - ALL GATE VALVES SHALL BE RESILIENT WEDGE.
 - ALL GATE VALVES SHALL HAVE VALVE STEM RISERS INSTALLED TO A LENGTH AS TO PLACE THE TOP OF THE RAISED VALVE NUT TO BE 18-24" BELOW FINISHED GRADE.
 - "USE CAUTION" EXISTING OVERHEAD & UNDERGROUND ELECTRIC LINES EXIST ON SITE.
 - COORDINATE TIE-INS / VALVE CLOSINGS w/ WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
 - EXISTING FENCE TO BE RELOCATED IF NEEDED. ENCLOSED SECURITY OF FACILITY TO BE MAINTAINED AT ALL TIMES.
 - MINIMUM DEPTH OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR ALL WATER LINES SHALL BE FOUR (4) FEET, UNLESS SHOWN OTHERWISE. INSTALL LINES TO AVOID HIGH POINTS.
 - REFERENCE POINTS, BENCHMARKS, & ELEVATIONS BASED ON CAPITAL SURVEYING CO, INC. 2017 SURVEY. CONTRACTOR TO FILED VERIFY PRIOR TO CONSTRUCTION.
 - SILT FENCE SPACING FROM LIMITS OF CONSTRUCTION SHALL BE 1.5FT.
 - SEE SHEET 9 FOR DETAILS.


SP-2017-0483D(R1)
10710 1/2 W SH 71

REVISIONS / CORRECTIONS							
Number	Description	Revised (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) %	City of Austin Approval Date	Date Imaged

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES WAS OBTAINED FROM LIMITED INFORMATION AND ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

BENCHMARK:
TBM WL-10
COTTON GIN SPINDLE SET IN POWER POLE
No. 351622, APPROXIMATELY 17' SOUTHEAST
OF ANGLE POINT IN THE SOUTH FENCE AS
SHOWN HEREON.
ELEV. = 983.06' F.B. 1804/P. 38





Murfree Engineering Company

Texas Registered Engineering Firm F-353

WTC PUBLIC UTILITY AGENCY
SOUTHWEST PARKWAY GROUND STORAGE TANK #2
SITE PLAN

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

JOB NO. 11051.146	SCALE: AS NOTED	SHEET: 7 OF 10
DESIGNED BY: EEM	DATE: 10/22/2020	
DRAWN BY: MJS	DATE: 10/23/2020	

FILE(LAYOUT): O:\11051110\Construction\PERMIT_PLANS\SITE PLAN.dwg(SITE PLAN)

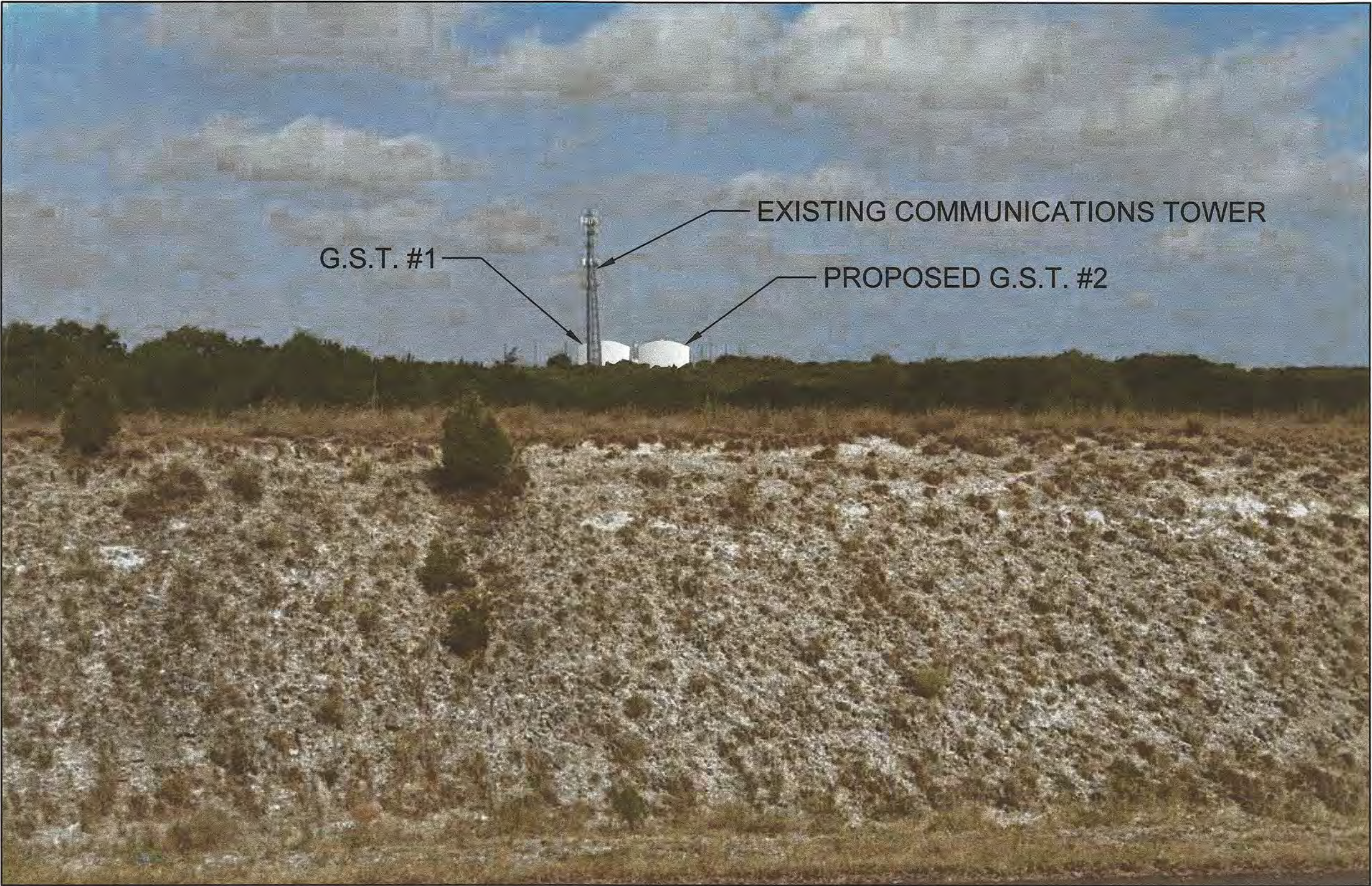


PHOTO-1 PERSPECTIVE
SCALE: NTS



ELEVATION DETAIL
SCALE: NTS

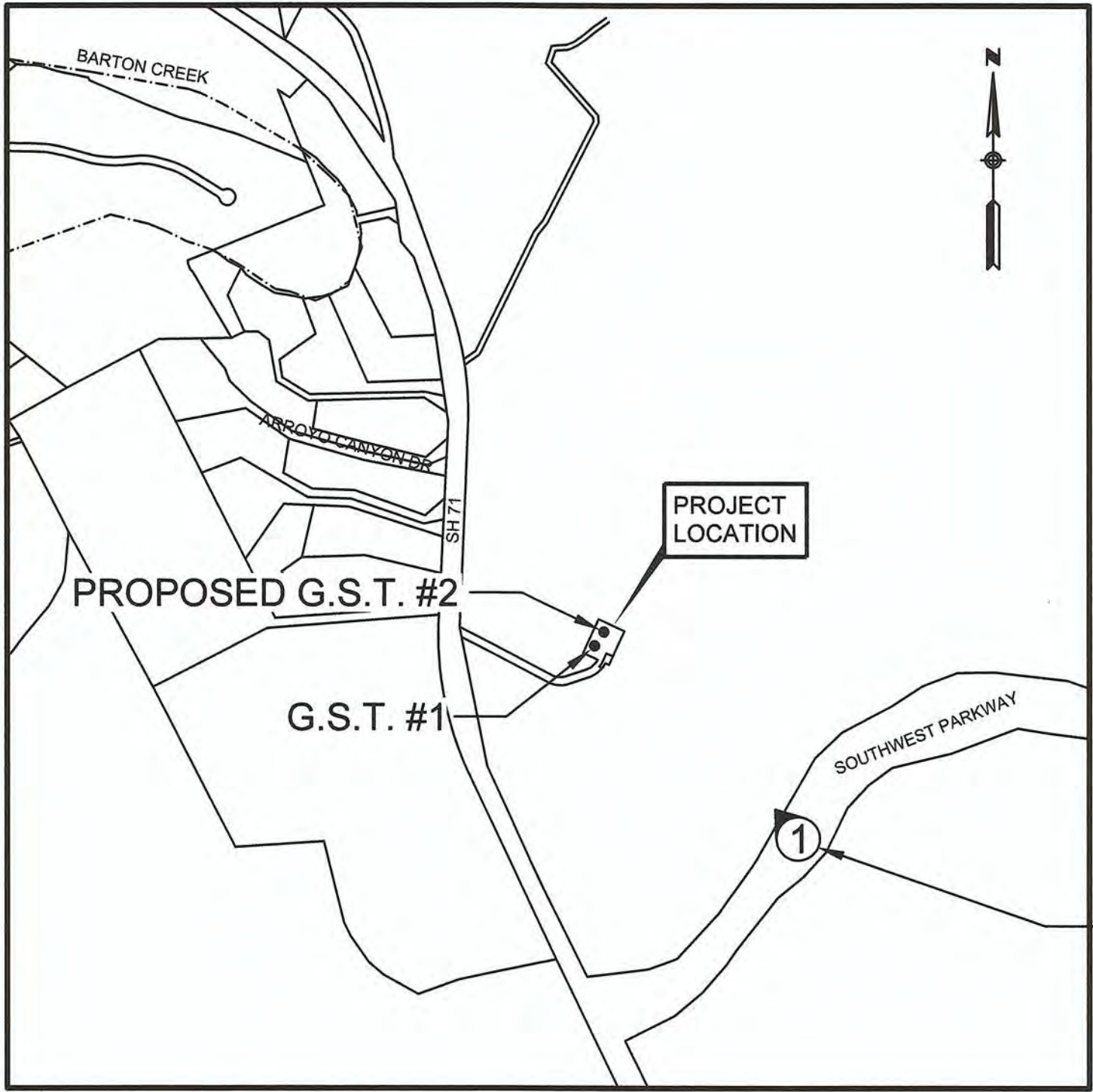


PHOTO LOCATION MAP
SCALE: NTS

PHOTO LOCATION
& DIRECTION

SP-2017-0483D(R1)
10710 1/2 W SH 71

REVISIONS / CORRECTIONS							
Description	Revised (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Austin Approval Date	Date Imaged	T.N.R.



MEC
Murfee Engineering Company

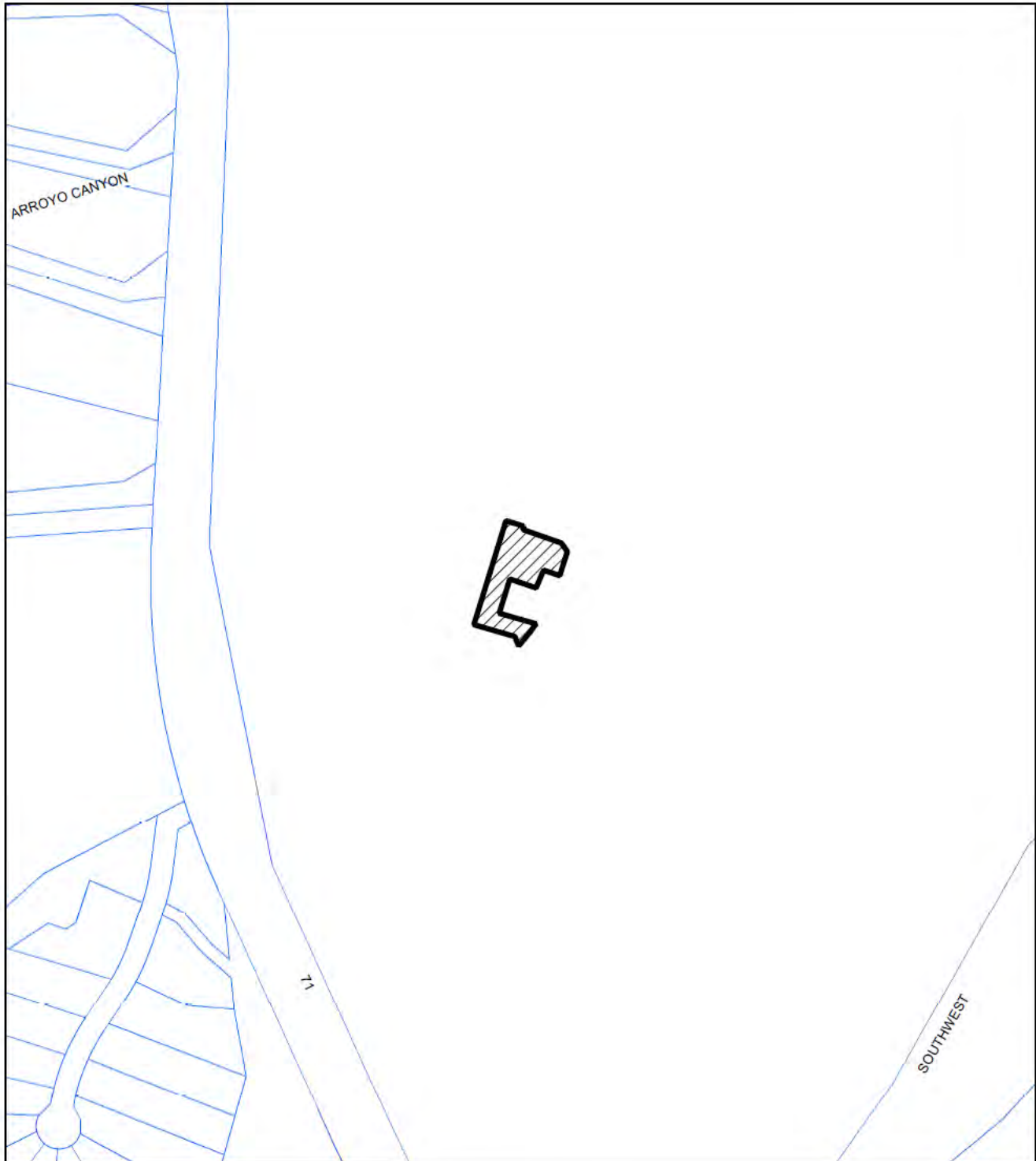
Texas Registered Engineering Firm F-353

WTC PUBLIC UTILITY AGENCY
SOUTHWEST PARKWAY GROUND STORAGE TANK #2
RENDERING MAP

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-9204

JOB NO. 11051.146	SCALE: AS NOTED	SHEET: 10 OF 10
DESIGNED BY: EEM	DATE: 4/3/2020	
DRAWN BY: MJS	DATE: 4/3/2020	

FILE(LAYOUT): O:\11051\110\Construction\PERMIT_PLANS\Mechanical.dwg(Layout1)



Subject Tract



Base Map

CASE#: SP-2017-0483D(R1)
LOCATION: 10710 1/2 W SH 71



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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.