

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

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**CASE NUMBER:** SPC-2010-0371C      **ZAP COMMISSION**  
**HEARING DATE:** December 7, 2010

**PROJECT NAME:** Copperfield Neighborhood Park

**ADDRESS:** 1425 E. Yager Lane

**APPLICANT:** City of Austin, PARD (Gary Gregson)  
919 W. 29 1/2 Street  
Austin, TX 78705

**AGENT:** MWM Design Group (Anthony Goode P.E.)  
305 E. Huntland Drive, Suite 200  
Austin, TX 78752

**CASE MANAGER:** Nikki Hoelter      Phone: 974-2863  
[Nikki.hoelter@ci.austin.tx.us](mailto:Nikki.hoelter@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

The applicant is requesting approval of a conditional use permit for the development of a neighborhood park on an undeveloped tract of land. Because the site 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.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit for the neighborhood park on the 4.62 acres of land. The park will serve the surrounding neighborhood and provide trail connections the adjacent neighborhood. The site plan complies with all requirements of the Land Development Code including Compatibility Standards.

**PROJECT INFORMATION**

<b>SITE AREA</b>	201,247 sq. ft.	4.62 acres	
<b>EXISTING ZONING</b>	P, Public		
<b>WATERSHED</b>	Walnut Creek		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance (Urban)		
<b>TRAFFIC IMPACT ANALYSIS</b>	TIA waived because City initiated project		
<b>CAPITOL VIEW CORRIDOR</b>	None		
<b>PROPOSED ACCESS</b>	East Yager Lane		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	N/A	0	0
<b>BUILDING COVERAGE</b>	N/A	0	0 no buildings proposed
<b>IMPERVIOUS COVERAGE</b>	77.9%**	0%	12.2%
<b>PARKING</b>	7	0	7

\*\*Per watershed

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**SUMMARY COMMENTS ON SITE PLAN:**

The park will be located on a currently undeveloped tract of land. The proposed improvements include parking, a picnic shelter, granite trail, and playscape. This park will be located on a portion of approximately 21.3 acres of City of Austin property. The park will be maintained by the City's Parks and Recreation Department.

**COMPATIBILITY**

There are single family homes to the west of the development, however a 50 foot setback is provided between the homes and the park. Adequate screening will be provided to screen parking and playscape facilities from the homes. The neighborhood park complies with all compatibility standards as required by the Land Development Code.

**EXISTING ZONING AND LAND USES**

	ZONING	LAND USES
<i>Site</i>	P	Parks and recreation services (park)
<i>North</i>	GR-CO	Undeveloped
<i>South</i>	P and DR	Undeveloped
<i>East</i>	LO-CO	Religious Assembly (church)
<i>West</i>	SF-2	Single Family residences

**ABUTTING STREETS**

Street	Right-of-Way Width	Pavement Width	Classification
E. Yager Lane	80'	28'	Arterial

**NEIGHBORHOOD ORGNIZATIONS:**

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc
- 1135 - Friends of Copperfield Nature Trails
- 1154 - Tech Ridge Neighbors
- 1228 - Pflugerville Independent School District

## CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

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The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (EVALUATION OF CONDITIONAL USE SITE PLAN) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**B. A conditional use site plan must:**

**1. Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed neighborhood park is a permitted use within the P, Public zoning district. It's intended to be utilized as a public park and will be maintained by the City of Austin.

**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: The site plan will comply with all requirements of the Land Development Code. The site plan complies with setback, height, and compatibility requirements.

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: This particular use will typically not require the need for loading, but will provide adequate off-site parking.

**5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code including Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

**C. In addition, a conditional use site plan may not:**

**6. More adversely affect an adjoining site than would a permitted use;**

A park use will have no more impact on adjoining properties than other permitted uses in the area which could operate with similar hours, because the parking is to serve the adjacent business.

**7. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation, since the parking is to serve the adjacent building.

**8. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

**D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or**

**material injury.**

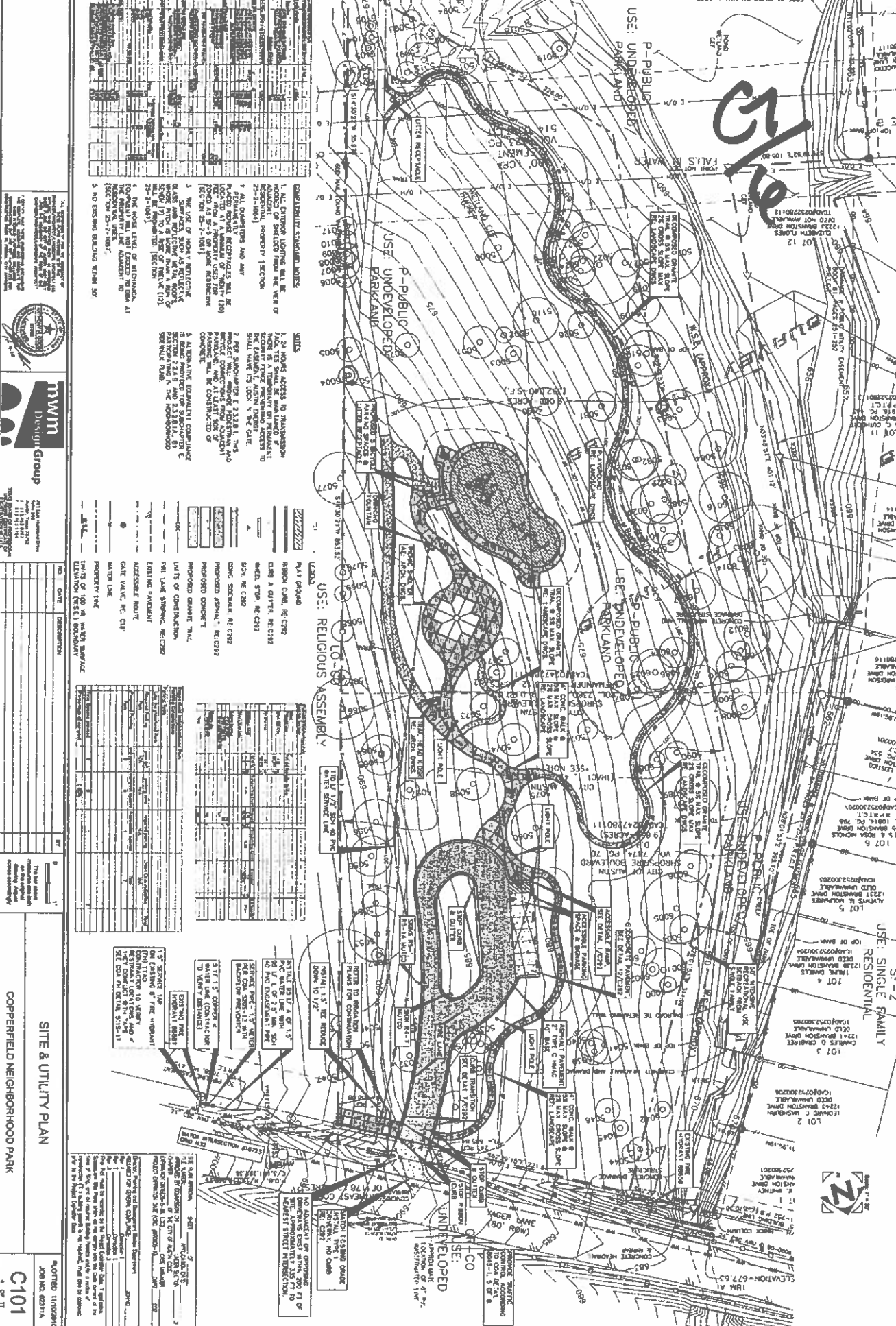
In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

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**COMPARATIVE STANDARD NOTES:**

1. ALL UTILITIES SHOWN SHALL BE LOCATED AS SHOWN FROM THE VIEW OF THE SURVEYOR'S RECORDS.
2. ALL UTILITIES AND ANY OTHER UTILITIES NOT SHOWN SHALL BE LOCATED AT A MINIMUM OF 10' FROM THE PROPERTY LINE.
3. THE USE OF HOODS IS REQUIRED FOR ALL STRUCTURES TO BE LOCATED WITHIN 10' OF THE PROPERTY LINE.
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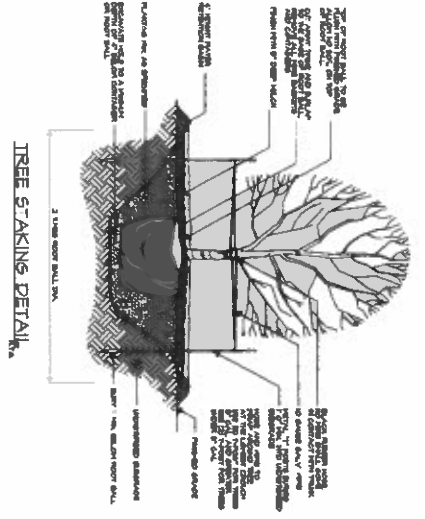
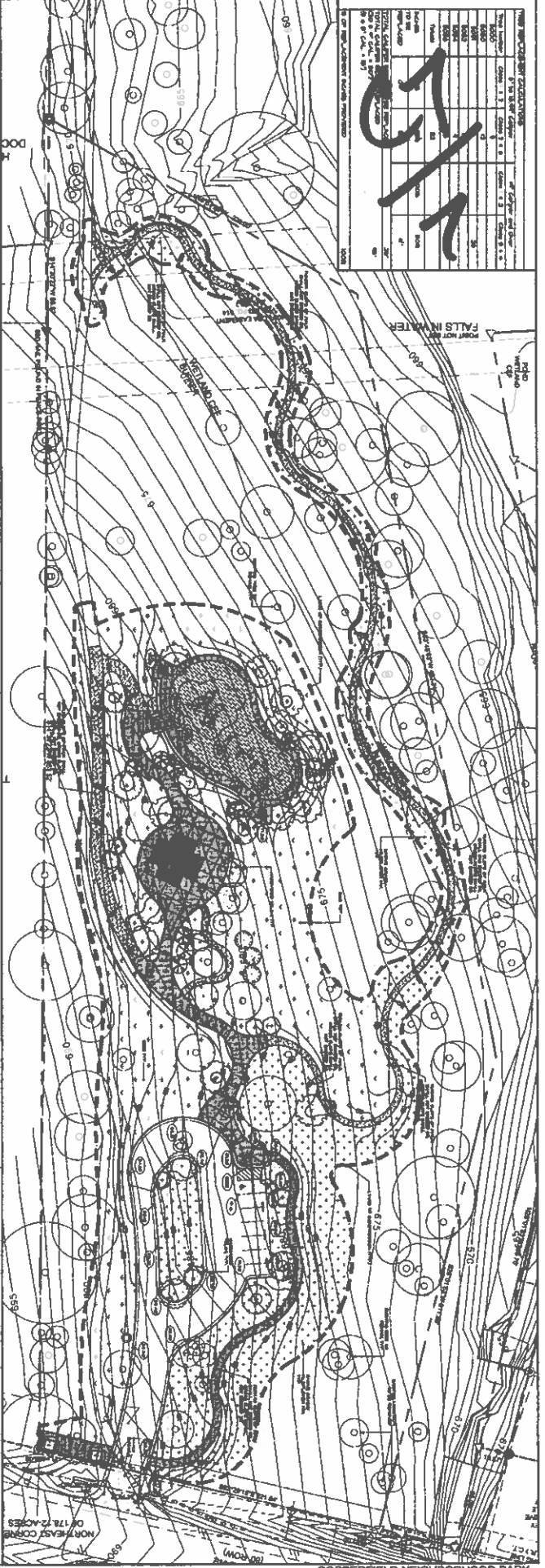
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- GENERAL NOTES:**
1. The Engineer, Assistant Grader, is responsible for the grading design and the placement of all trees, shrubs, and plants. The contractor is responsible for the installation of all trees, shrubs, and plants.
  2. The contractor shall provide all necessary permits and approvals for the installation of all trees, shrubs, and plants.
  3. The contractor shall provide all necessary equipment and materials for the installation of all trees, shrubs, and plants.
  4. The contractor shall provide all necessary labor for the installation of all trees, shrubs, and plants.
  5. The contractor shall provide all necessary safety measures for the installation of all trees, shrubs, and plants.
  6. The contractor shall provide all necessary site cleanup for the installation of all trees, shrubs, and plants.
  7. The contractor shall provide all necessary site protection for the installation of all trees, shrubs, and plants.
  8. The contractor shall provide all necessary site restoration for the installation of all trees, shrubs, and plants.
  9. The contractor shall provide all necessary site monitoring for the installation of all trees, shrubs, and plants.
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QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
4	(Symbol)	Live Oak	Quercus agrifolia	4' diameter, 12' height
3	(Symbol)	Live Oak	Quercus agrifolia	4' diameter, 12' height
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**LANDSCAPE CITY SUBMITTAL & GRADING PLAN**

**COPPERFIELD NEIGHBORHOOD PARK**

PLOTTED 08/20/10  
JOB NO. 08211A  
L10  
11 of 12  
SPC-2008-0371C

C/A

SITE

E. PARMER LN.

E. YAGER LN.

LOCATION MAP

D # N32

