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

**CASE NUMBER:** SPC-2011-0320C      **PC DATE:** July 24, 2012

**PROJECT NAME:** Facilities Improvements for Bartholomew Municipal Pool

**ADDRESS:** 1800 E. 51<sup>st</sup> Street

**WATERSHED:** Tannehill Branch

**AREA:** 29.08 acres

**EXISTING ZONING:** P-NP, Public, Neighborhood Plan

**APPLICANT:** City of Austin  
Parks and Recreation Department (Reynaldo Hernandez)  
919 W. 28th ½ St., Austin. TX 78705

**AGENT:** Chan & Partners Engineering LLC. (Tom Curran P.E.)  
4319 James Casey St., Suite 300, Austin, TX 78745

**CASE MANAGER:** Nikki Hoelter      **PHONE:** 974-2863  
Nikki.hoelter@austintexas.gov

**PROPOSED DEVELOPMENT:** The applicant is proposing to redevelop the existing Bartholomew public pool and associated amenities. In doing so, the existing pool, bath house, and amenities will be demolished. The new improvements will consist of a lap pool, activity pool, recreation pool, water slides, bath houses, sidewalks, parking, detention and water quality pond and other associated improvements.

**NEIGHBORHOOD PLANNING AREA :** Windsor Neighborhood Plan

**TIA:** Not Required

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**NEIGHBORHOOD ORGANIZATIONS:**

972-PODER

1224-Austin Monorail Project

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

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1113 – Austin Parks Foundation  
1258 – Del Valle Community Coalition  
981 - Anberly Airport Association  
174 – Windsor Park Neighborhood  
1097 – Windsor Park-Pecan Springs Heritage Neighborhood Association  
1019 – Responsible Growth for Windsor Park

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the conditional use permit. The site will comply with all requirements of the Land Development Code prior to its release.

**RELATED CASES:** CD-2011-0003 – Development Assessment

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting approval of a Conditional Use Permit for the redevelopment of an existing municipal pool site. The existing site was constructed around 1960. The pool has been closed since 2009 because of public safety hazards. The pool area and improvements are about 1.46 acres of the overall 29.08 acres for the park site.

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.

The redevelopment will comply with Subchapter E, and Art in Public Places.

**Transportation:** A traffic impact analysis was not required for this redevelopment. All access will be taken from East 51<sup>st</sup> Street. Adequate parking is available for the pool and park. As part of this project, a portion of the parking area will be regraded. The site plan has met all Transportation requirements.

**Environmental:** 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 Tannehill Branch watershed, which is classified as an urban watershed. There are no environmental features on the site. Tannehill Branch cuts through Bartholomew Park and the 100 year flood plain elevation varies from the upper end of the park to the lower end, however no improvements will be built within the creek or floodplain.

**PROJECT INFORMATION:** 29.08 acres

**ZONING:** P-NP

**MAX. BLDG. COVERAGE:** N/A

**PROP. BUILDING CVR:** 17,134 sq. ft. (1.4%)

**MAX. IMPERV. CVRG.:** N/A

**PROP. IMP. CVRG.:** 155,006 sq. ft. (12.2%)

**ALLOWED F.A.R.:** N/A

**PROPOSED F.A.R.:** .014:1

**HEIGHT:** N/A

**PROP. HEIGHT:** varies from 1 story

**REQUIRED PARKING:** special determination

**PROVIDED PARKING:** 179 spaces

**Total Building Coverage:** 116,881 s.f. (6.04%)

**Total Impervious Cover:** 306,342 s.f. (15.82%)

**EXIST. USE:** Parks and Recreation Services (General)  
**PROPOSED USE:** Parks and Recreation Services (General)

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**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

North: P-NP, ROW, SF-2-NP (park, greenbelt, right of way, single family residences)

South: ROW, then PUD (right of way, office)

West: GR-MU-V-CO-NP, RR-NP, MF-2-NP, SF2-NP (commercial, undeveloped, single family residences)

East: P-NP (Park/Greenbelt)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
E. 51 <sup>st</sup> Street	varies	45 ft	Arterial

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4CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

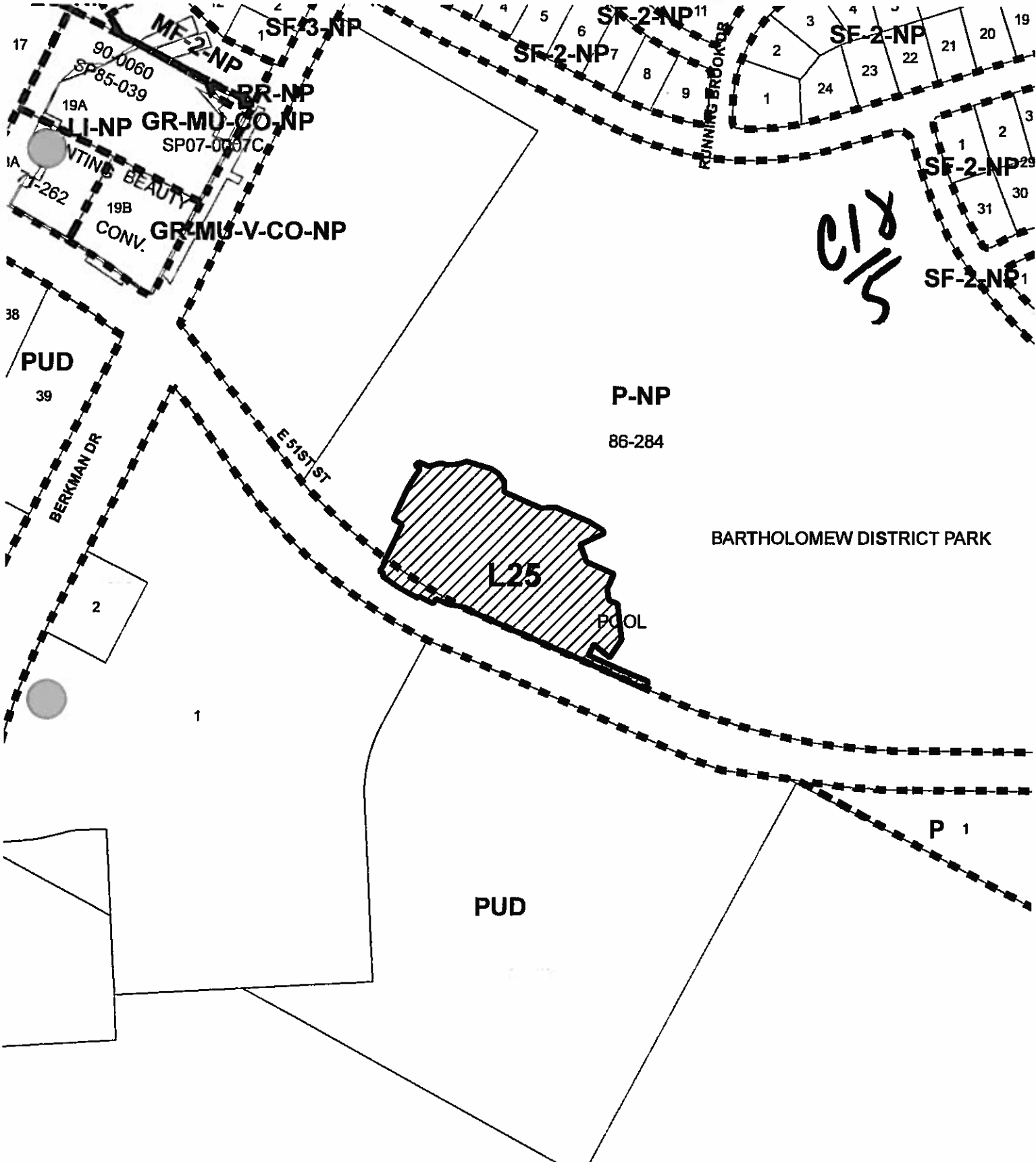
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 abutting sites. The proposed project will not change the existing drainage patterns. The project will comply with compatibility standards. .
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: The proposed parking is adequate.
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 project complies with the compatibility standards. All exterior lighting will be hooded and shielded from views of adjacent residential property.

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 to the pool site is only by way of E. 51<sup>st</sup> Street.
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.



# SITE PLAN

CASE#: SPC-2011-0320C  
 ADDRESS: 1800 E. 51st. St.  
 GRID: L25  
 MANAGER: Nikki Hoelter

OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



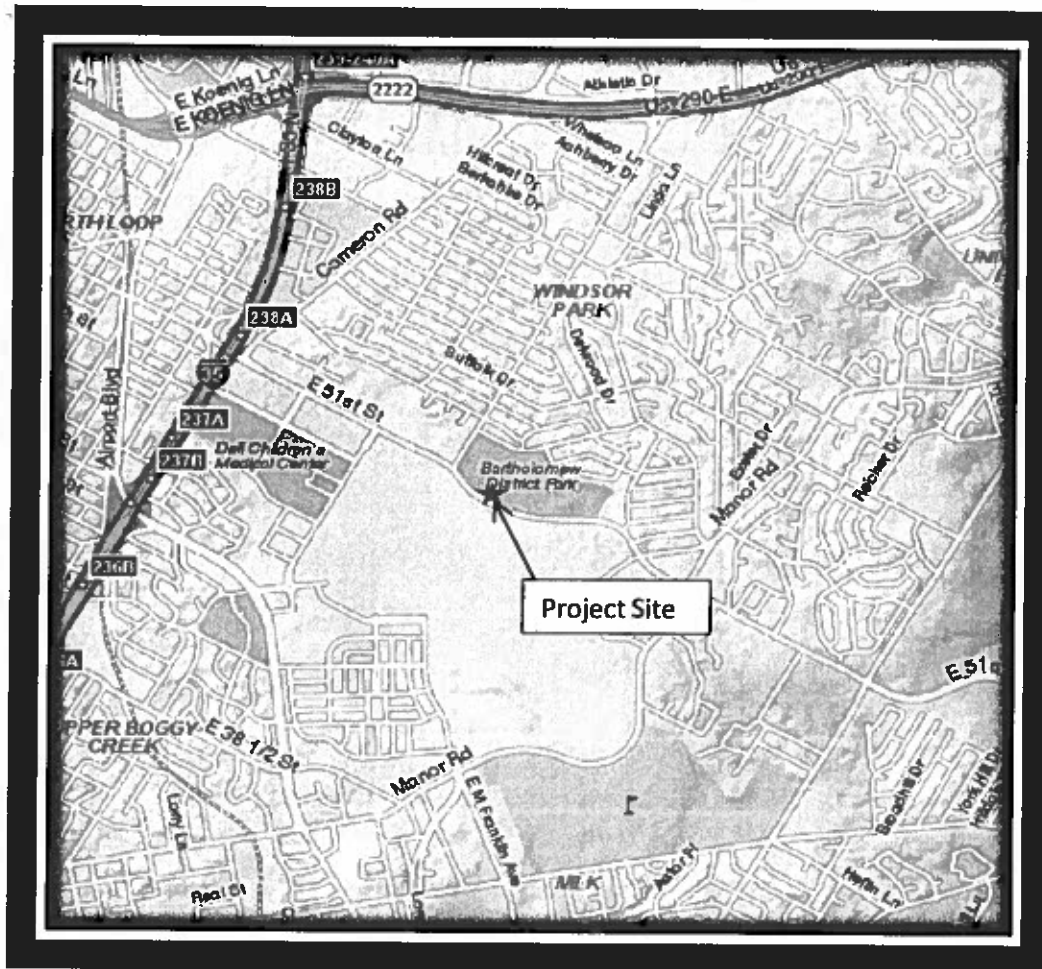
Location Map

Facilities Improvements Bartholomew Municipal Pool

1800 East 51st Street

Austin, Texas 78723

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SCANNED



Austin  
Municipal Pool

**CARTER • DESIGN ASSOCIATES**  
817 WEST ELEVENTH STREET  
AUSTIN TEXAS 78701 (512) 476-1812  
ARCHITECTURE PLANNING RESERVATION



**CHAN & PARTNERS  
ENGINEERING, LLC**  
4310 JAMES CASEY STREET, SUITE  
ALUSTIN, TEXAS 78145  
817-480-8155 (PH) • 817-480-8811 (FAX)  
E-mail: [info@chanpartners.com](mailto:info@chanpartners.com)  
[WWW.CHANPARTNERS.COM](http://WWW.CHANPARTNERS.COM)  
TXSAS REGISTRATION NO. P-13013

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ISSUE DATE:	30 FEB 2012
PROJECT NUMBER:	100003
DRAWN BY:	
CHECKED BY:	
C/P NUMBER:	7571.003
CASE NO.	SFC-2011-0329C

SPC-2011-0320C

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PARKING		PROPOSED	PAVING (M2)
REQUIRED SPACES	EXISTING SPACES	CONVERTIBLE	EXPANDED (BY LOT 11297)
BUS/SHORT TRUCK SPACES FOR CIVIC MEDIAN TRAIL			
BASKETBALL COURT SPACES	6		(4 SPACES PER BASKETBALL COURT)
POOL SPACES	4		(1 SPACE PER 300 M <sup>2</sup> OF POOL AREA)
TOTAL REQUIRED SPACES	73		
TOTAL REQUIRED ADA SPACES	3		
PROPOSED SPACES			
STANDARD SPACES	175		
HANDICAP SPACES	6		
BICYCLE SPACES	10		

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