

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

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CASE NUMBER: SPC-2010-0371C **PLANNING COMMISSION**
HEARING DATE: October 9, 2012

PROJECT NAME: West Enfield Municipal Pool

ADDRESS: 2008 Enfield Road

APPLICANT: City of Austin, PARD (Reynaldo Hernandez)
919 W. 29 ½ Street
Austin, TX 78705

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

CASE MANAGER: Nikki Hoelter Phone: 974-2863
Nikki.hoelter@ci.austin.tx.us

NEIGHBORHOOD PLAN:

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a conditional use permit for the redevelopment of a neighborhood park and pool. 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(D)(2).

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit for the neighborhood park and pool on the 4.94 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

SITE AREA	215,186 sq. ft.	4.94 acres	
EXISTING ZONING	P, Public		
WATERSHED	Johnson Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	TIA waived because City initiated project		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Bridle Path, Enfield Rd., and Winsted (Mopac frontage road)		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	N/A	0	0
BUILDING COVERAGE	N/A	483	2994 S.F./ 1.39%
IMPERVIOUS COVERAGE	100%**	40,690	45,091 S.F./ 20.95%
PARKING	*	0	0

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****Per watershed**

***For civic recreation areas, parking is to be determined per schedule B of appendix A in the Land Development Code Chapter 25-6.**

There is on-street parking on Winsted and Bridle Path that's currently being used; however the LDC does not recognize it as code required.

SUMMARY COMMENTS ON SITE PLAN:

The park is being redeveloped, which includes the reconstruction of the pool, construction of an activity pool, deck, and a 2994 square foot bath house. Additionally trees and landscaping will be planted to comply with Subchapter E, internal circulations routes planting zone. The existing basketball court and tennis courts will remain without improvements. The park is located on City property and zoned P, public. The Parks and Recreation Department will maintain the facility.

COMPATIBILITY

There are single family homes to the north of the park, however a 50 foot setback is provided between the homes and any park playground, trail, court or swimming pool. Adequate screening will be provided to screen the pool and park 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-NP	Parks and recreation services (General)
<i>North</i>	SF-3-NP	Single family residence
<i>South</i>	SF-3-NP	Single family residence
<i>East</i>	ROW	frontage road and Loop 1 (Mopac)
<i>West</i>	MF-3-NP, SF-3-NP	office, single Family residences and condos

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Enfield Rd	Varies	40'	Collector
Loop 1 (Mopac) frontage	Varies	48'	Major arterial
Bridle Path	varies	21'	Residential

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
- 88 - West Austin Neighborhood Group
- 1006 - Central West Austin Neighborhood Planning Association
- 384 - Save Barton Creek Association

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.

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 the existing park use or other permitted uses in the area

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 there is no on-site parking and all pedestrian traffic will remain within the site.

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

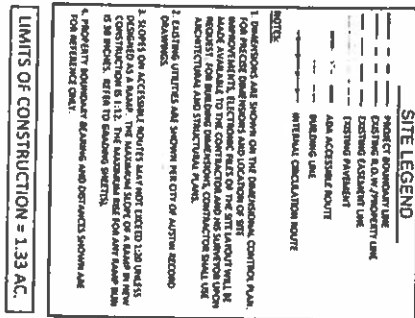
material injury.

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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.

LIMITS OF CONSTRUCTION = 1.33 AC[illegible]

NOTICE

BUILDING USE
 40 FT. MAX. CIRCULATION ROUTE

EXISTING PAVEMENT
ADA ACCESSIBLE ROUTE

3000 FT BOUNDARY LINE
DISTING A.O.W./PROPERTY LINE
DISTING CASUALTY LINE

SITE LEGEND

SEE NEXT SHEET FOR ADDITIONAL SITE PLAN NOTES.

1. This City project is subject to Sub-Chapter E regulations and the City Council Resolution Number 20071129-046, as applicable.
2. Additional measures to improve connectivity for this site development are:
 - a. Provide pedestrian and bicycle connections from adjacent parkland
 - b. Launch curb cuts

Enhance physical fitness opportunities and multi-modal connectivity by providing secure facilities.

Sub-Diagram E of Chapter 25.2 of the Land Development Code Note

... (INSTRUCTIONS OF THE USER AND APPROPRIATE TRAINING, ERGO-TECHNICS AND PLANNING DAY)

IMPLEMENT FOR A USER THAT IS SUBJECT TO THIS SCHEDULE. IN MAKING A DETERMINATION, THE SMALL CONSUMER THE REQUIREMENTS APPLICABLE TO SMALL USERS, THE LOCATION

CONDUCTION SMALL DETAILING THE MECHANISM OFF-STRESS MOTION VISUAL FINISHING RECORD

DEVELOPMENT CODE 0047128 25-6.

2004 REGISTRATION AND RENEWAL NOTICE TO BE SENT TO ALL REGISTRANTS

49,000	57	45,007	54	1.04	AC	30.85	%
215,106	55	715,106	53	4.96	AC	30.03	%

Year	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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443	54	2.794	54	0.07	AC	2.30	%
38,193	54	37.731	54	0.02	AC	17.52	%

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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P [Public] : h9
[Print] :

456 AC

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LIMITS OF CONSTRUCTION = 1.33 AC.

FOR REFERENCE ONLY.

4. PROPERTY BOUNDARY BEARS AND DISTANCE SHOWN ARE AS SHOWN, REF. TO GRADING SHEET.

2. STORIES OR ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP SHALL

2. LISTING UTILITIES AND SHOWING PERMIT OF AUSTIN RECORD COMPANIES

DESIGNS FOR BUILDING ELEMENTS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.

IMPROVEMENTS, ELECTRONIC FILLS OF THE SITE LAOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SUBMITTER UPON REQUEST. 5000

1. DALLASPORT ARE SHOWN ON THE DALLASIDEAL CONTROL PLAN.
FOR FIRST DALLASIDEAL AND 1 OF 2 DALLASIDEAL

INTERNAL CIRCULATION ROUTE

	ADA ACCESSIBLE ROUTE	PARKING LOT
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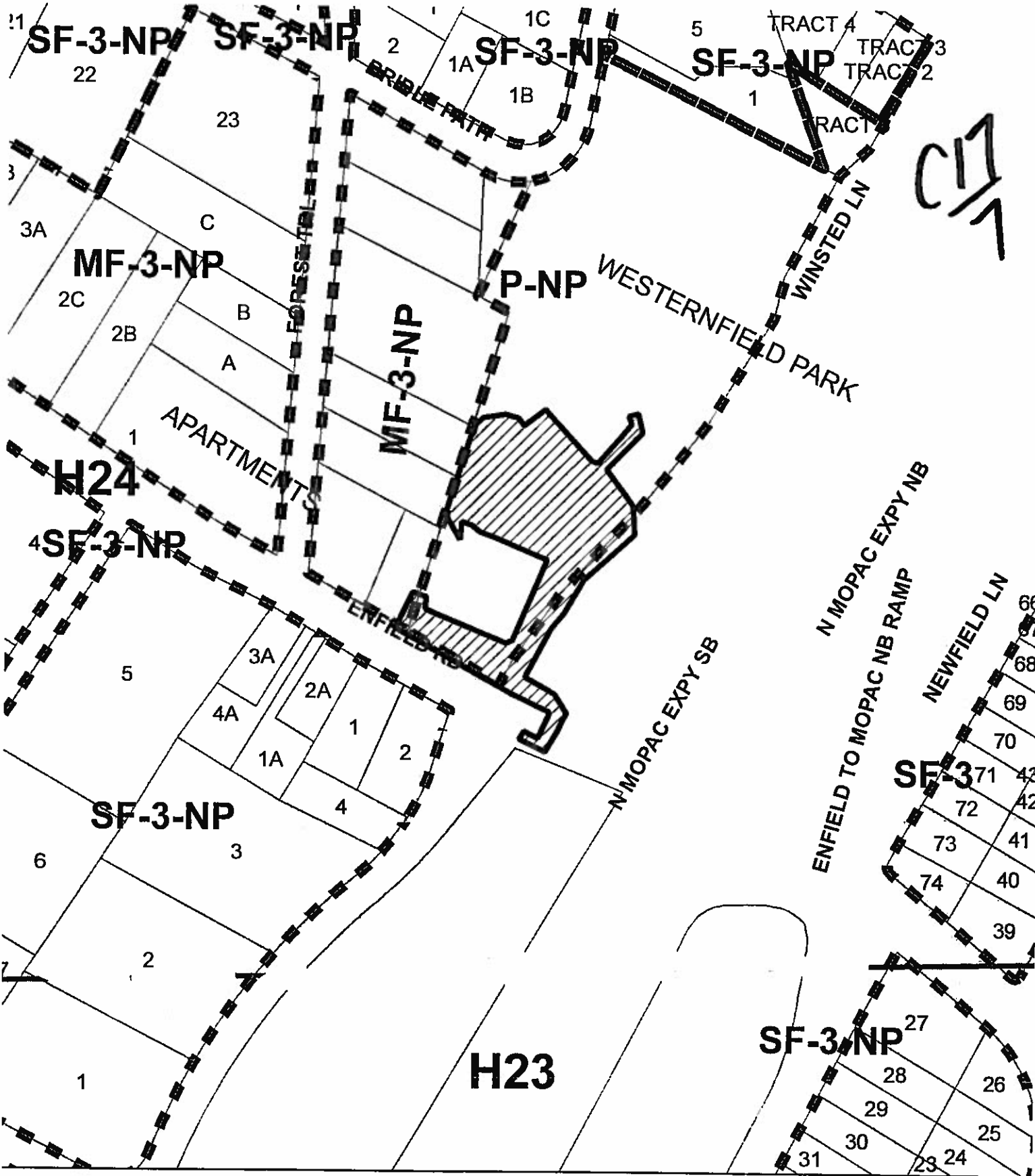
EXISTING CASING/PIPE LINE
EXISTING PAVEMENT

_____ ONE LEGEND _____

_____ - - - - - 3/4" OF CT BOUNDARY LINE

_____ - - - - - EXISTING 8.0 W/ ATHERTONY 1 UNIT

SITE LEGEND



SITE PLAN

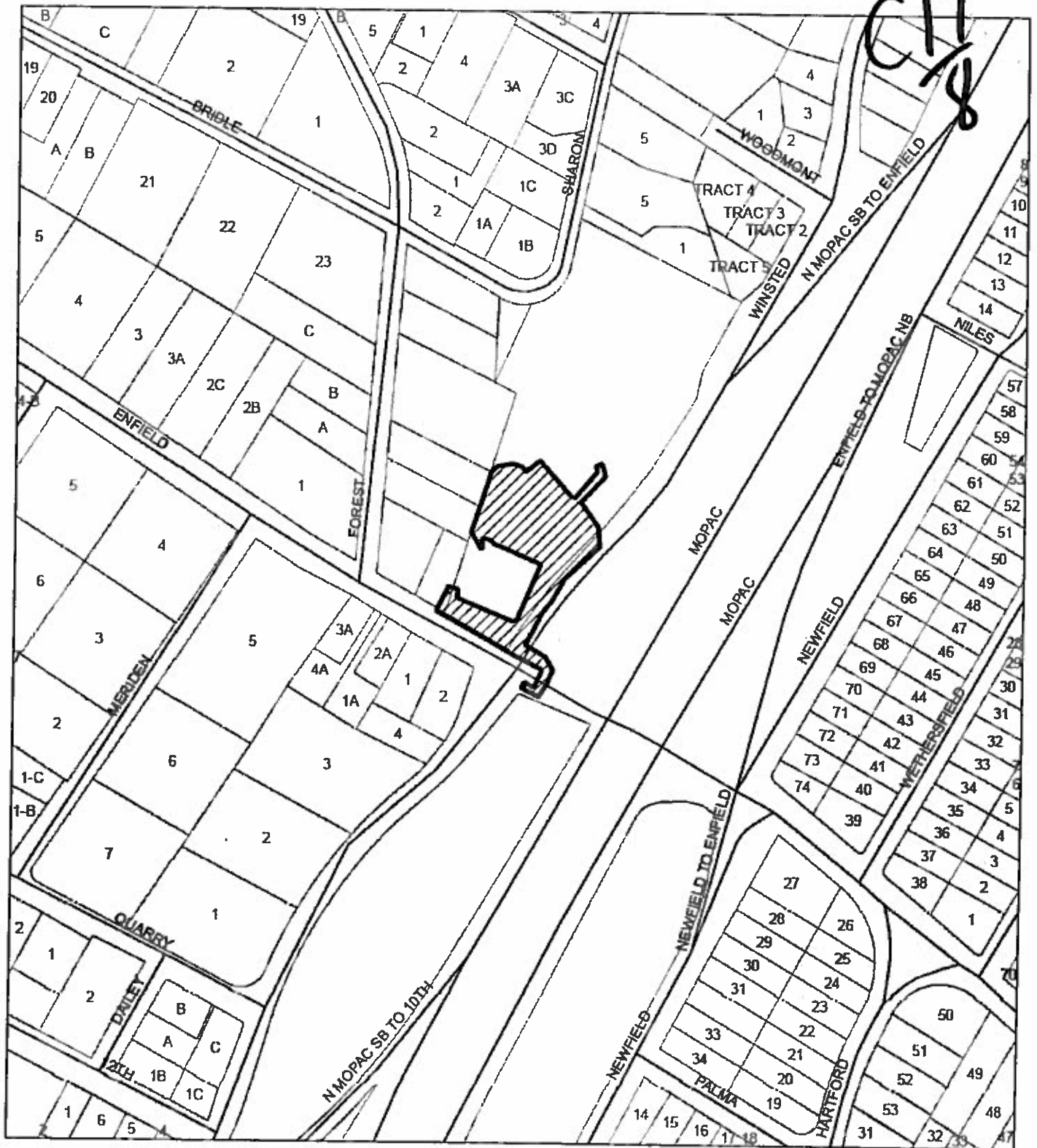
CASE#: SPC-2011-0351C
 ADDRESS: 2008 Enfield
 GRID: H24
 MANAGER: Nikki Hoelter





SUBJECT TRACT
 ZONING BOUNDARY

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.



-  Subject Tract
-  Base Map

CASE#: SP-2011-0351C
ADDRESS: 2008 Enfield Road



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