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

CASE NUMBER: SPC-2011-0280C **ZAP DATE:** October 23, 2012

PROJECT NAME: Del Curto Park

ADDRESS: 3000 Del Curto Rd.

**NEIGHBORHOOD
PLAN:** South Lamar Combined NP

APPLICANT: City of Austin, Parks and Recreation Department (Ricardo Soliz)
(512) 974-9452

AGENT: City of Austin, Parks and Recreation Department (D'Anne Williams)
(512) 974-9456

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a Conditional Use Permit in order to construct a park on P (Public) zoning over 1 acre.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA:	2.1 acres	
BUILDING AREA	0 sq. ft.	
SITE'S ZONING	P	
WATERSHED	West Bouldin Creek (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Del Curto Rd.	
	Allowed	Proposed
FLOOR-AREA RATIO	*	0
BUILDING COVERAGE	*	0
IMPERVIOUS COVERAGE	*	19.1%
PARKING	11 req'd	11

*Land Development Code 25-2-625-D, the site development regulations are established by the approval of a conditional use site plan.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the Del Curto Park. The proposed park improvements will include new pedestrian access, fencing, concrete sidewalk, granite gravel trail, playscape, drinking fountain, picnic areas, benches, grills, a half basketball court, and a 20'x 20' pavilion.

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Environmental: This site is located in the West Bouldin Creek Watershed and subject to Urban Watershed regulations. The existing impervious cover on this site is 15.9%, and the total proposed impervious cover is 19.1%. All Environmental comments are cleared.

Transportation: A traffic impact analysis was not required. A sidewalk is proposed along the park edge near Del Curto Rd.
All transportation comments are cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	SF-6-CO (approved site plan for townhomes)
East:	Del Curto Rd., then SF-3 & SF-5 (single-family)
South:	SF-3 (Single Family)
West:	MF-2, (Single Family)

NEIGHBORHOOD ORGNIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Home Builders Association of Greater Austin
Homeless Neighborhood Assn.
League of Bicycling Voters
Perry Grid 614
Sierra Club, Austin Regional Group
South Central Coalition
South Lamar Neighborhood Assn.
Super Duper Neighborhood Objectors and Appeals Organization
The Real Estate Council of Austin, Inc.
The Village at Kinney Court

CONDITIONAL USE PERMIT

D. 25-5-145. 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.

§ 25-5-146 CONDITIONS OF APPROVAL.

(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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CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. 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 Planning 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:

B.

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 park improvements will comply with the zoning designation for a governmental use.

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 complies with all requirements of the Land Development Code. No buildings are proposed for the facility. The half basketball court and playground are more than 50 feet from single family.

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

Staff Response: The site plan complies with off-street parking and loading facility requirements.

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 and reasonably protects the health, safety, and welfare of persons and property.

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.

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

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

Staff response: The site plan will conform to 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. The park improvements meet the objectives of P-public zoning.

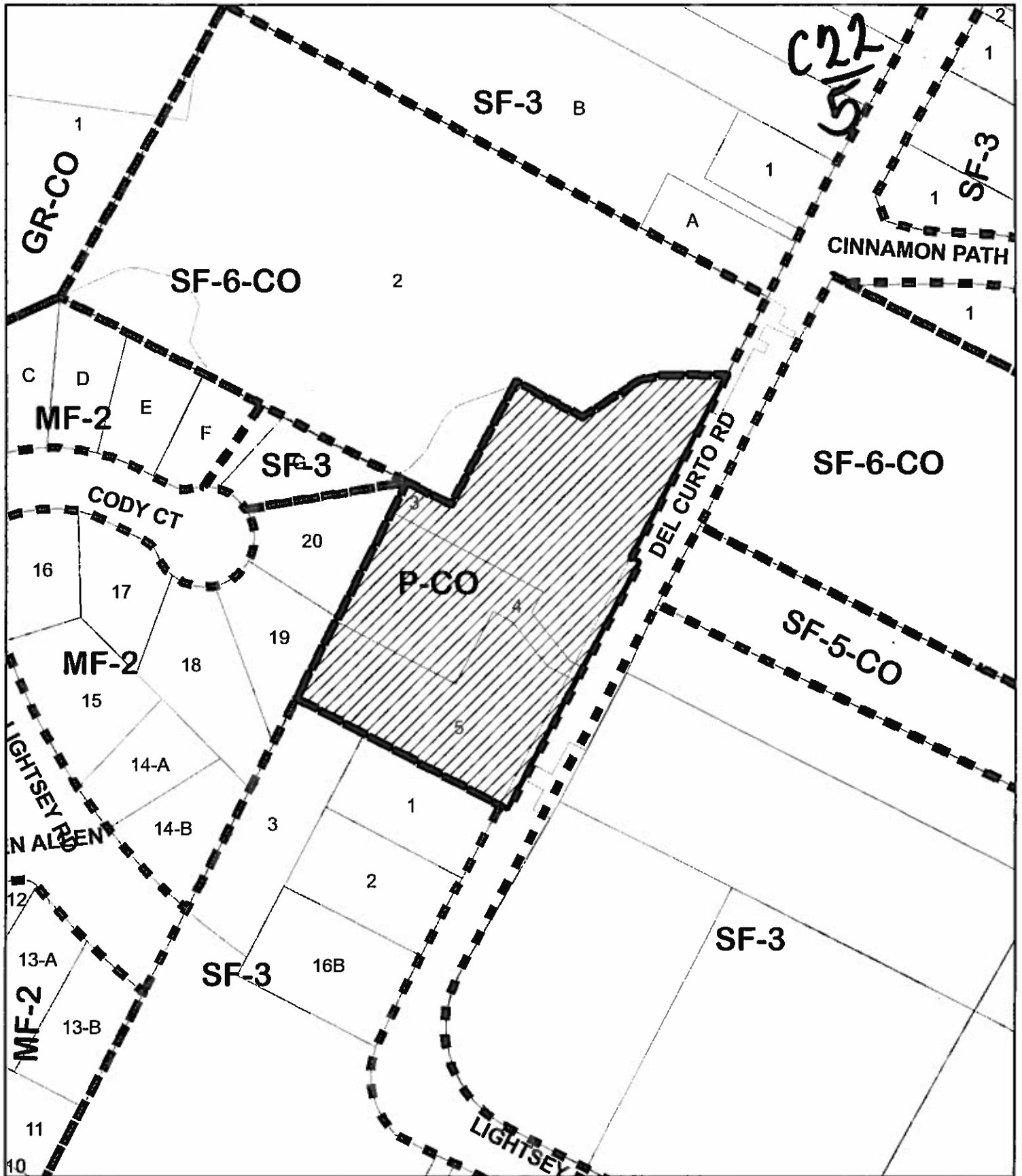
8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan improves the safety and convenience of vehicular and

pedestrian circulation.

9. **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.

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SITE PLAN



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MANAGER: Donna Galati



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 62.5 125 250 Feet

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.

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OPERATOR: Donna Galati

