

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



CASE NUMBER: SP-2015-0165D **ZAP COMMISSION DATE:** 9-15-2015

ADDRESS: 7336 ½ E. William Cannon Drive

PROJECT NAME: Bryant Park

COUNCIL DISTRICT: 2 (Garza)

WATERSHED: Cottonmouth Creek (Suburban)

LEGAL: Lot 1, Block D, Easton Park, Section 1A

AREA: 2.37 Acres

EXISTING ZONING: I-SF4A, Interim Single Family, Small lot zoning district

PROPOSED USE: Private Park

APPLICANT: Carma Easton on behalf of Pilot Knob MUD # 3
11501 Alterra Parkway, Ste. 100
Austin, TX 78758

AGENT: Peloton Land Solutions
7004 Bee Caves Rd., 2-100
Austin, TX 78746

NEIGHBORHOOD ORGANIZATION:
1258-Del Valle Community Coalition
511- Austin Neighborhood Council
627-Onion Creek Homeowners Association
1438-Dove Creek Neighborhood Association

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Comprehensive

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF ANALYSIS: This site plan meets all the zoning and Land Development Code requirements for approval of the conditional use permit.

ZAP COMMISSION ACTION: 9-15-2015

CASE MANAGER: Lynda Courtney Telephone: 512- 974-2810
Lynda.Courtney@austintexas.gov

C5/2

PROJECT INFORMATION:

EXIST. ZONING: I-SF4A, Interim Single Family, Small Lot
PROPOSED USE: Community Recreation (Private)
LIMITS OF CONSTRUCTION: 2.37 Acres **OVERALL SITE:** 2.37 Acres
EXIST. BLDG. COVERAGE: 0 SF **PROP. BLDG. CVR:** 0 SF
PERMITTED IMPERV. CVRG.: 20% **PROPOSED IMP. CVR:** 18.59%
EXISTING PARKING: 0 **PROPOSED PARKING:** 0 (10 bike spaces)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Cardinal Bloom Loop	50', 91'	Varies	Residential

SUMMARY COMMENTS ON SITE PLAN:

Land Use Background: The applicant is requesting approval of a Conditional Use Permit for the construction a private park, Community Recreation (Private) use, in Interim SF-4A zoning, which is a conditionally permitted use. This requires approval of a CUP by the Land Use Commission, as a requirement of Land Development Code section 25-2-491, "Permitted, Conditional, and Prohibited Uses".

The proposed Bryant Park consists of one 2.3 acre lot in the midst of a proposed single family residential development. It is intended to be a neighborhood park with primary access by pedestrian use.

Transportation: Complies with all transportation requirements with regards to the Land Development Code.

Environmental: This site is located in the Cottonmouth Creek watershed, categorized as Suburban in classification.

SURROUNDING CONDITIONS:

Zoning/ Land use: I-SF-4A, Interim Single Family, Small Lot, Community recreation (Private)

North: Cardinal Bloom Loop, single family residential
East: Cardinal Bloom Loop, single family residential
South: Cardinal Bloom Loop, single family residential
West: Cardinal Bloom Loop, single family residential

5/3

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 district, as a pedestrian neighborhood private park.
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 requirements of the zoning district.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: No on-site parking. This is intended as a pedestrian park with ¼ miles maximum walking distance from surrounding homes. Ten bicycle spaces are provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute additionally to any of these adverse effects. This application has been reviewed for erosion and drainage controls, fire access, and meets or exceeds all code requirements.

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 regularly permitted use in a SF-4A zoning district. The addition of this private community recreation use will not increase any adverse affects.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Development of this site will not adversely affect the safety or convenience of vehicular or pedestrian circulation.
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The proposed project does not affect adjacent properties or traffic control through its location, lighting or type of signs.

March 23, 2015



City of Austin
Land Use Review – Intake Section
505 Barton Springs Road
Austin, TX 78704

RE: ENGINEER'S SUMMARY LETTER FOR BRYANT PARK SITE PLAN

To Whom It May Concern:

We are submitting the attached application, Site Plan, and supplemental information on behalf of Brookfield Residential. The project, Bryant Park, is located in Lot 1 Block D of the Easton Park Section 1A Subdivision [C8J-2013-0222] and consists of approximately 2.37 acres. The development will ultimately consist of a shade structure and mailbox cluster, playscape, and restrooms.

The project is located in the Cottonmouth Creek watershed, classified as a suburban watershed, and is located within the Desired Development Zone. The project is located in the City of Austin's 2-mile ETJ, and will follow the requirements of the Land Development Code, Title 30 Austin/Travis County Subdivision Regulations.

The Easton Park Section 1A Preliminary Plan has been approved by the City of Austin and Travis County. The Easton Park Section 1A Final Plat is pending approval by the City of Austin and Travis County, and approval is expected within the next few weeks.

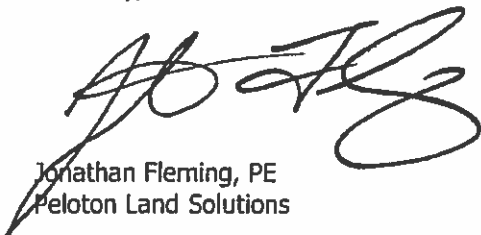
Storm water and detention for Bryant Park is provided with the Easton Park Section 1A Construction Plans (C8J-2013-0222.1B), currently under construction. A drainage report has been provided detailing the drainage design.

Water and wastewater service for the property will be provided through Austin Water Utility. Service Extension Requests have been approved and services constructed with Easton Park Section 1A will be used for connecting service to the property.

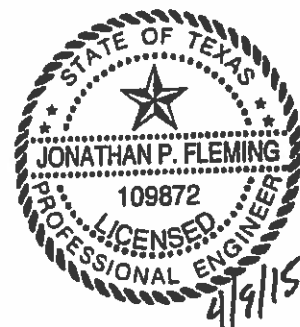
Bryant Park requests no variances at this time.

Please let me know if you have any questions or concerns or if you need any additional information. You may contact me at (512) 831-7700 or by e-mail at jonathan.fleming@pelotonland.com.

Sincerely,



Jonathan Fleming, PE
Peloton Land Solutions





AUSTIN WATER UTILITY
525 East 11th Street, Suite 700
Austin, Texas 78701



PROJECT: WATER UTILITY
SUBJECT: WATER UTILITY
DATE: APRIL 10, 2015

DESIGN AND CONSTRUCTION OF WATER UTILITY
FOR BRYANT PARK
PROJECT NO. 15000000000000000000

DATE: APRIL 10, 2015

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INFRASTRUCTURE
SITE PLAN
FOR
BRYANT PARK

6975 MCKINNEY FALLS PARKWAY
TRAVIS COUNTY AND THE CITY OF AUSTIN ET AL, TEXAS
SUBMITTAL DATE: APRIL 10, 2015



MAPSHEET PAGE #7141, 8737 - MAPSHEET GRID #413

LEGAL DESCRIPTION

LOT 1, BLOCK D, EASTON PARK SECTION 16, SUBDIVISION DOCUMENT NUMBER 160478713 (PART)

Table with 3 columns: NO., LEGAL DESCRIPTION, REVISIONS BY, DATE

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN...
SUBMITTED BY: [Signature]
DATE: 06/23/15

SHEET INDEX table listing sheet numbers and titles: SHEET NO., SHEET TITLE, COVER SHEET, GENERAL NOTES, etc.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN...
SUBMITTED BY: [Signature]
DATE: 06/23/15

REVISIONS BY: [Table with 3 columns: NO., LEGAL DESCRIPTION, REVISIONS BY, DATE]
DATE: 06/23/15

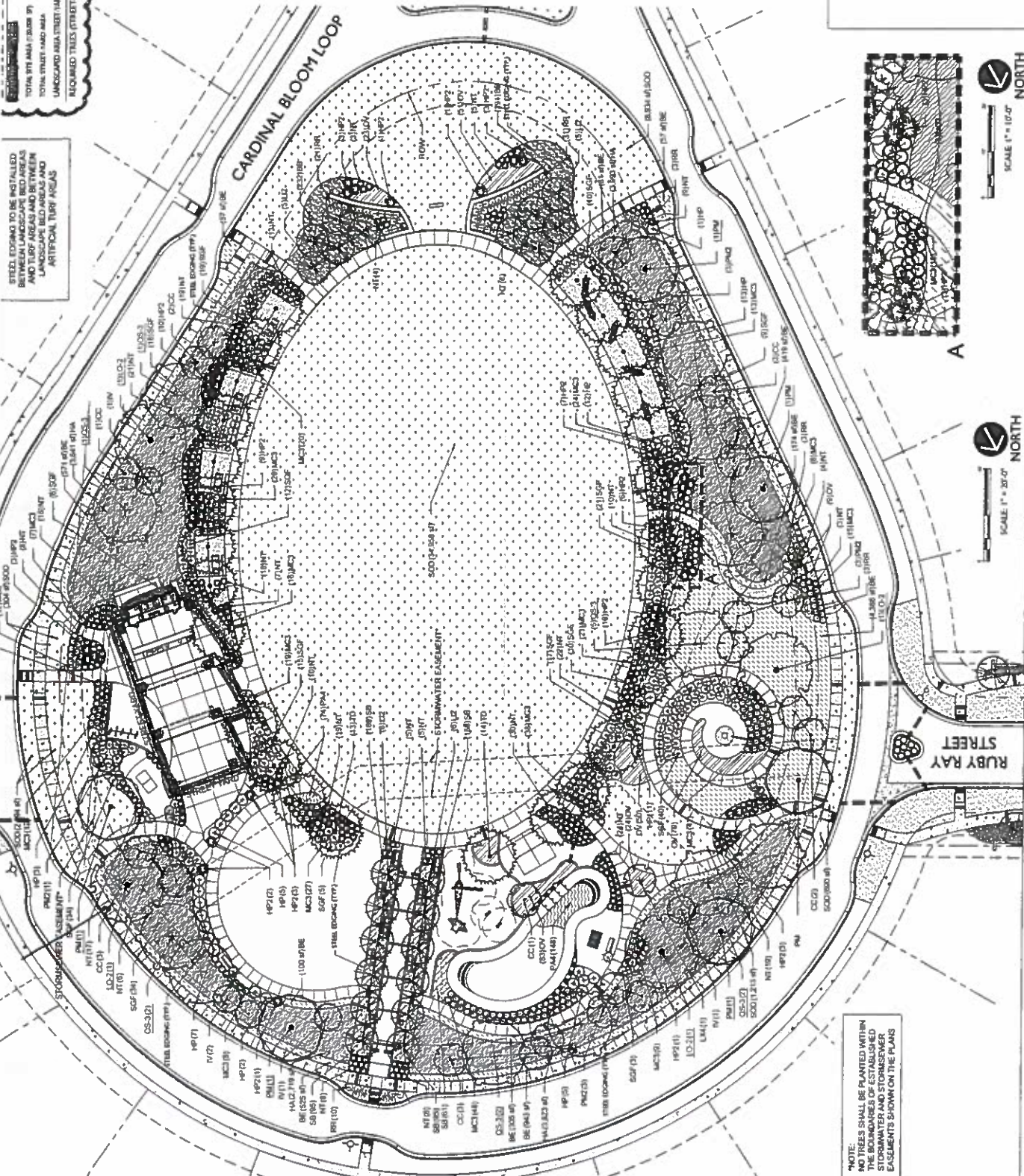
Handwritten initials or signature.

7/25/05

STREET EDGING TO BE INSTALLED BETWEEN LANDSCAPE BED AREAS AND TURF AREAS AND BETWEEN LANDSCAPE BED AREAS AND ARTIFICIAL TURF AREAS

TOTAL SITE AREA (ACRES) 171.46
 TOTAL STREET LANE AREA (ACRES) 14.50
 UNDEVELOPED AREA (STREET) (ACRES) 15.00
 UNDEVELOPED AREA (TURF) (ACRES) 15.00

PLANT	SCHEDULE	BRYANT PARK	COMMON NAME
DC	1	10000000	Common Name
DC	2	10000000	Common Name
DC	3	10000000	Common Name
DC	4	10000000	Common Name
DC	5	10000000	Common Name
DC	6	10000000	Common Name
DC	7	10000000	Common Name
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DC	49	10000000	Common Name
DC	50	10000000	Common Name



SCALE 1" = 100'

SCALE 1" = 300'

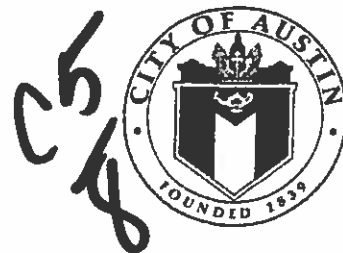


NOTE:
 NO TREES SHALL BE PLANTED WITHIN THE BOUNDARIES OF ESTABLISHED STORMWATER AND STORMWATER FACILITIES SHOWN ON THE PLANS

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SP-2015-0165D
REVISION #: 00
CASE MANAGER: Lynda Courtney

UPDATE: U2
PHONE #: 512-974-2810



PROJECT NAME: Bryant Park
LOCATION: 7336 1/2 E WILLIAM CANNON DR

SUBMITTAL DATE: August 6, 2015
REPORT DUE DATE: August 20, 2015
FINAL REPORT DATE: August 18, 2015

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is October 9, 2015.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 1 copies of the plans and 1 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Planner 1 : Thomas Sievers
Environmental : James Dymkowski

CS/a

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

UPDATE 1: 7-6-15

UPDATE 2: 8-14-15

Variance Comments

EV 6 **UPDATE 2: Comment cleared.**

Landscape and Tree Mitigation

EV 8 Please provide additional information on the bathroom and shade structure for review of possible streetyard and landscape requirements. Additional comments may be generated.

UPDATE 1: Please provide the LS plan with this information on it also please include the following on the LS plan;

UPDATE 2: Comment cleared.

➤ **Please demonstrate compliance with the Innovative Water Management (IWM) requirement [LDC 25-2-1008, ECM 2.4.9].**

Include the following information on drainage, grading, and landscape plans:

- **Hatch and show the square footage* of**
 - **the impervious drainage area (stormwater runoff source) and**
 - **the pervious landscape area receiving stormwater runoff.**
 - ***Note: minimum ratio is 1 sq. ft. drainage / 2 sq. ft. landscape**
- **Provide calculations demonstrating that flow to the receiving area is non-erosive.**
- **If the receiving area is not a green infrastructure water quality control [ECM 1.6.7], and/or is not adequately sized to infiltrate the design storm, then receiving area must drain to a stormwater facility.**

UPDATE 2: The drainage areas needed to be shown to satisfy this requirement are the drainage areas coming off the impervious cover surfaces in the park flowing to the new greens space within the park. You may not have enough impervious to pervious surfaces required to meet this requirement. Please contact staff to clear this comment informally so an additional update will not be needed. Comment pending.

➤ **UPDATE 2: Comment cleared.**

➤ **UPDATE 2: Comments cleared.**

➤ **UPDATE 2 Comment cleared.**

➤ **UPDATE 2: Comment cleared.**

➤ **UPDATE 2: Comment cleared.**

- Provide landscape calculations according to the format found in ECM Appendix C. If Alternative Compliance is being proposed, provide alternative compliance calculations on the landscape sheet as per Appendix C. Demonstrate why the site cannot meet strict compliance in accordance with ECM Section 2 and Appendix C. [ECM 2.4.1 through 2.4.4]
UPDATE 2: Please include these calculations in the plan set. Comment pending.

➤ UPDATE 2: Comment cleared.

EV 9 UPDATE 2: Comment cleared.

CS/10

DSD Transportation Review - Natalia Rodriguez - 512-974-3099

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Update 2: 8/10/2015

Transportation Review is Approved

No Update is required.

TR1. Provide a table including the specific uses and square footage (for each use) for all amenities being proposed onsite. Parking may be required upon further review of the proposed uses.

Update 1: Comment outstanding. If the restroom and shaded structure are being constructed by a separate permit, call out the permit number. If there is no permit In Review, then remove the structures from this site plan. Only show proposed amenities that are being constructed with this permit.

Update 2: Comment cleared. 10 bicycle parking spaces have been required in lieu of parking per the parking determination. The bicycle parking has been called out.

Water Quality Review - Danielle Guevara - 512-974-3011

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/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1 Cleared.

Fire For Site Plan Review - Sonny Pelayo @ AFD - 512-974-0194

Update 2- Approved
8/17/2015

CS/KI

Drainage Construction Review - Danielle Guevara - 512-974-3011

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/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DC4 – DC6 Cleared.

End of Report.