

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

**CASE NUMBER:** SPC-2015-0163D                      **PC DATE:** February 9, 2016

**PROJECT NAME:** Ponciana Neighborhood Park Development

**ADDRESS:** 5201 Freidrich Lane

**APPLICANT:** COA – Parks and Recreation Department (Charles Mabry)  
919 W. 28 ½ Street  
Austin, TX 78705

**AGENT:** Pape-Dawson Engineers (Carissa Shelley P.E.)  
7800 Shoal Creek Blvd., Suite 220  
Austin, Tx 78757

**CASE MANAGER:** Nikki Hoelter                      (512) 974-2863  
[Nikki.hoelter@austintexas.gov](mailto:Nikki.hoelter@austintexas.gov)

**NEIGHBORHOOD PLAN:** Franklin Park

**CITY COUNCIL DISTRICT:** Delia Garza - 2

**AREA:** 5.18 acres

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit site plan for the development of a neighborhood park. The improvements include a playscape, a five foot decomposed granite trail, a pavilion, open play field and other associated improvements.

Planning Commission approval is required because the site is zoned P, public and over one acre, LDC Section 25-2-625(D)(2), which states, “for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.”

**EXISTING ZONING:** P, Public

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit because the P, public zoning districts allows civic land uses, as this use is community recreation (public) land use, it would fall under the category of civic land uses. The approval of the conditional use permit will establish the site development regulations for the park.

The park is undeveloped open space underutilized by the neighborhood. This 5.1 acre site will now serve the immediate community as a neighborhood park, for the Franklin Park Neighborhood. The proposed park will provide direct connections to the sidewalks along Freidrich Lane and Ponciana Drive, whereby making pedestrian access to the park and surrounding neighborhood easily accessible. The park and its connection to the neighborhood are in line with the City Council’s recent adoption of the Complete Streets policy. The proposed park plans to connect travel networks, by way of sidewalk, and interior decomposed granite pathway. This will allow a connection for biking and walking and facilitates safe and convenient travel routes. The park also reduces dependence on an automobile by being located within a

neighborhood, which is surrounded by single family homes, mobile homes and an elementary school. The park will be owned and maintained by the City of Austin.

Although the park is surrounding by single family uses compatibility standards are not triggered due to the 50 foot distance between the playscape and a single family lot. The park is not proposing any structures. One loading and unloading space will be provided on Freidrich Lane. Parking requirements were determined by LDC Section 25-6-472 Appendix A, Schedule B, whereas a special parking determination was reviewed and approved by the Director to determine the minimum off-street vehicle parking, bicycle parking and off-street loading requirements. One vehicle loading and unloading spot is provided, as well as 6 bicycle spaces are provided on site.

Detention will be accomplished through participation of RSMP, regional storm water maintenance program.

### PROJECT INFORMATION

<b>SITE AREA</b>	225,818 square feet	5.18 acres
<b>EXISTING ZONING</b>	P, Public	
<b>WATERSHED</b>	Williamson Creek (Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	N/A	
<b>PROPOSED ACCESS</b>	Ponciana Drive and Freidrich Lane	
	<b>Allowed/Required</b>	<b>Existing</b>
<b>FLOOR-AREA RATIO</b>	N/A	0
<b>BUILDING COVERAGE</b>	N/A	0
<b>IMPERVIOUS COVERAGE</b>	45%	12,704%
<b>PARKING</b>	N/A	0
		0*
		6 bicycle spaces

\*LDC Section 25-6-472

### EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	P, Public	Undeveloped
<i>North</i>	LI-CO-NP, SF-3-NP	Elementary School, single family residences
<i>South</i>	SF-3-NP, MH-CO-NP	Single family residences and mobile homes
<i>East</i>	SF-3-NP	Single family residence
<i>West</i>	LI-CO-NP	AISD Early childhood center

### 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

**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. The project isn't requesting any variances.
  - 2. Comply with the objectives and purposes of the zoning district;**  
Staff Response: The proposed community park is a conditional use because the zoning is P, public, however the zoning district allows for civic uses.
  - 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 does not propose any structures. Detention will be accomplished through participation of the RSMP, regional storm water maintenance program. The project will comply with all requirements of the Land Development Code.
  - 4. Provide adequate and convenient off-street parking and loading facilities; and**  
Staff Response: The site plan plans to provide one on loading space as permitted by Appendix A, Schedule B of the Land Development Code.
  - 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.
  - 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 located in the East Austin Overlay, however the site is located within the Franklin Park Neighborhood Plan and complies with its objectives.
- C. In addition, a conditional use site plan may not:**
- 7. More adversely affect an adjoining site than would a permitted use;**  
The park will have no more impact on adjoining properties and will primarily serve the neighborhood and will be open to the general public.
  - 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 does not adversely affect 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.



**LEGEND**

- DETECTABLE WARNING PAVERS
- SEE DETAIL SHEET 14
- EXISTING SIDEWALK
- SEE DETAIL SHEET 14
- DECOMPOSED GRANITE
- EXISTING WATER VALVE
- EXISTING ELECTRIC
- EXISTING WATER METER
- EXISTING WATER MAIN
- EXISTING PRE-CAST
- EXISTING POWER POLE
- EXISTING TRAFFIC SIGNAL POLE

**NOTES:**

- LOCATIONS OF TRASH RECEPTACLES, GRILLS, BENCHES, AND PICNIC TABLES ARE NOT DIMENSIONED. LOCATIONS SHOWN ARE APPROXIMATE.
- REFERENCE DETAIL 14 IS ON SHEET 21 FOR DIMENSIONS OF CENTRAL PLAY AREA.
- FINAL LOCATION OF DRAINAGE DOWNSHALLS SHALL BE DETERMINED IN THE FIELD BASED ON FINAL GRADING AND APPROVED BY THE OWNER.

**SCALE: 1" = 40'**

**7.4045 ACRES**  
**AUSTIN INDEPENDENT SCHOOL DISTRICT**  
**DOC. NO. 201048235**

**LI - CO - NP**

**28.72 ACRES**  
**DORIS M. LUMSDEN STOCK TRUST FBO LESLEY K. IRTANI**  
**DOC. NO. 2013002859**

**PONCIANA PARK**  
**5100 PONCIANA DR., AUSTIN, TX 78744**  
**DIMENSION CONTROL PLAN**

**PAPER-DAWSON ENGINEERS**  
**11-A-2017**

**DATE: NOVEMBER 2017**  
**DESIGNER: DAW**  
**CHECKER: DAW**  
**DATE: 07.07.27**

**CASE NUMBER: SPC-2015-01830**  
**SITE PLAN RELEASE**

**DATE: 02.22**  
**APPLICATION DATE: 02.22**  
**APPROVED BY: COMMISSIONER OF THE CITY OF AUSTIN**  
**APPROVED BY: CASE MANAGER**  
**PRODUCT EXPIRATION DATE (S.D. 17998-1): 02.22**

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11-20-17	DAW











