

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

**CASE NUMBER:** SPC-2016-0419C **PC DATE:** June 13, 2017

**PROJECT NAME:** Dove Springs Recreation Center Expansion

**ADDRESS:** 5801 Ainez Drive

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

**AGENT:** Doucet + Chan (John King P.E.)  
4319 James Casey Street, #300  
Austin, Tx 78757

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

**NEIGHBORHOOD PLAN:** McKinney – Southeast Combined Neighborhood Plan

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

**AREA:** 45.4 acres

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

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit site plan for the expansion of the Dove Springs Recreation center. The improvements include a 1384 square foot expansion to the building, sidewalk improvements and other related 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.”

**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 a Parks and Recreation Services (General) 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 improvements to the building are within the limits of a recreation center use. The site plan will comply with all code requirements prior to site plan release.

The recreation center was previously approved under SPC-94-0444C. A new site plan is required because the original site plan was built and closed out and is no longer active. This site plan will approve the expansion and other improvements associated with the expansion along with updated site development information.

The existing recreation center and park consist of a 17,975 square foot building, pavilion, 1748 square foot changing building, 414 square foot utility building, pool, baseball fields, tennis courts, volleyball courts, playscape areas, parking, trails, and associated improvements.

The proposed improvements call for a 1384 square foot expansion to the recreation center, a plaza area

and sidewalks which will extend from the building to Ainez Street. The new sidewalk connection will address Subchapter E requirements for a shaded pedestrian access to the right of way, whereby making pedestrian access to the park and recreation center easily accessible from the surrounding neighborhood.

The park and recreation center are established and utilized on a consistent basis by the neighborhood, therefore the expansion is very much needed. This center serves the surrounding neighborhood of Dove Springs and McKinney. There is an existing trail system interior to the park.

Detention has been accomplished through participation in the RSMP, regional storm water maintenance program. Water quality is handled by an existing sedimentation/filtration pond.

#### PROJECT INFORMATION

<b>SITE AREA</b>	1,977,624 square feet	45.4 acres
<b>EXISTING ZONING</b>	P-NP, Public, Neighborhood Plan	
<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>	Ainez Drive	
	<b>Allowed/Required</b>	<b>Existing</b>
<b>FLOOR-AREA RATIO</b>	N/A	20,577 sf .011:1
<b>BUILDING COVERAGE</b>	N/A	1.1% 21,354 sf
<b>IMPERVIOUS COVERAGE</b>	80% per watershed	9.1% 179,261 sf
<b>PARKING</b>	166	175

#### EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	P-NP Public	Recreation Center
<i>North</i>	P-NP	Elementary School
<i>South</i>	DR, SF-3	Williamson Creek Wastewater Treatment Plant, Jimmy Clay Golf Course
<i>East</i>	P-NP, SF-3	Park/greenbelt
<i>West</i>	P-NP, DR	Williamson Creek Wastewater Treatment Plant

#### NEIGHBORHOOD ORGNIZATIONS

Austin Neighborhoods Council  
 Austin Independent School District  
 Home Builders Association of Greater Austin  
 Homeless Neighborhood Association  
 League of Bicycling Voters  
 Austin Parks Foundation  
 Super Duper Neighborhood Objectors and Appealers Organization  
 Austin Monorail Project  
 Onion Creek Homeowners Association  
 Southeast Corner Alliance of Neighborhoods  
 Southeast Combined Neighborhood Plan

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Dove Springs Proud

Bike Austin

Dove Springs Neighborhood Association

Go! Austin Vamos!

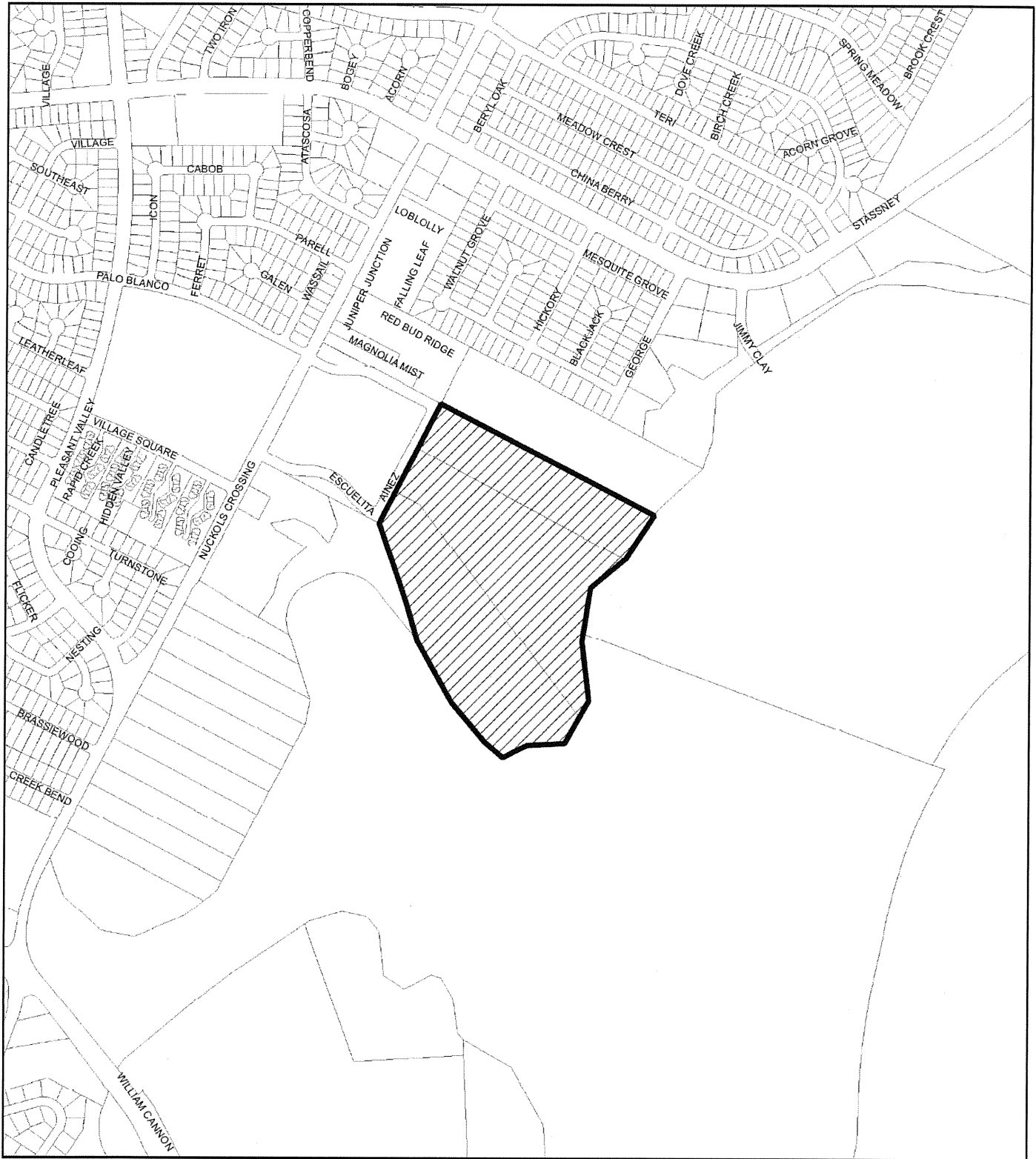
Del Valle Community Coalition


South Park Neighbors


**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 is not requesting any variances.
  2. **Comply with the objectives and purposes of the zoning district;**  
Staff Response: The proposed expansion to the recreation center is compatible with the existing use of park and recreation center (general), but remains a conditional use because the zoning is P, public, and over one acre in size, 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 expansion will be the same height as the existing building, 1 story, 37 feet. Detention will be accomplished through participation of the RSMP, regional storm water maintenance program. The proposed expansion is compatible with surrounding land uses. 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: All parking and loading areas will be provided on site.
  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 located in the East Austin Overlay, however the site is located within the McKinney – Southeast Combined 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 continue to 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. Pedestrian and vehicular circulation will remain onsite.
  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.



 Subject Tract

 Base Map

CASE#: SPC-2016-0419C  
LOCATION: 5801 Ainez Drive

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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

## SITE LEGEND

	PROJECT BOUNDARY LINE
	EXISTING R.O.W./PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING PAVEMENT
	PROPOSED CURB & GUTTER
	TAS ACCESSIBLE ROUTE
	BUILDING LINE

	DETAIL CALLOUT REFERENCE
	DETAIL CALLOUT REFERENCE

	DETAIL CALLOUT REFERENCE
	DETAIL CALLOUT REFERENCE

	INTERNAL CIRCULATION ROUTE
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	EXISTING FIRE ZONE MARKINGS (TO REMAIN)
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	FIRE ZONE MARKINGS: FIRE LANES TO BE MARKED BY PAINTING THE CURB RED WITH WHITE STENCILING READING "FIRE ZONE/TOW-AWAY ZONE" WITH LETTERING AT LEAST 3" IN HEIGHT. SUCH STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE.
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NOTES:

- DIMENSIONS ARE SHOWN ON THE DIMENSIONAL CONTROL PLAN. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE PLAN WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SURVEYOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
- EXISTING UTILITIES ARE SHOWN PER SURVEY DRAWINGS AND CITY OF AUSTIN RECORD DRAWINGS.
- TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1.50 (2%) OR EXCEED A RUNNING SLOPE OF 1.20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET[S].

TRASH DUMPSITE ENCLOSURE NOTE  
TRASH DUMPSITE ENCLOSURE SHALL BE MADE OF THE SAME  
MATERIAL AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED  
FOR THE EXISTING MAIN BUILDING.

ACCESSIBILITY NOTE  
APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES  
COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY.  
COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010  
STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS  
ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS  
RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE  
ACCESSIBILITY STANDARDS.

**LEED NOTE**  
ALL BUILDINGS WILL REQUIRE SILVER LEED CERTIFICATION.

**COMPATIBILITY STANDARD NOTES:**  
A. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

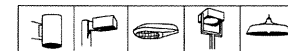


Figure 34 : Example of fully-shielded light fixture

- B. ALL DUMPSTER AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
- C. THE USE OF A HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO RISE OF TWELVE (12), WILL BE PROHIBITED.
- D. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

**PARKING SPACE DIMENSION NOTE:**

1. ALL ACCESSIBLE PARKING SPACES MUST BE AT LEAST 8FT. WIDE AND HAVE AN ADJACENT ACCESS AISLE AT LEAST 5FT. WIDE. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. VAN-ACCESSIBLE SPACES MUST BE AT LEAST 8FT. WIDE WITH AN 8FT. ACCESS AISLE.
2. ALL 90 DEGREE REGULAR PARKING SPACES MUST BE AT LEAST 9 FT. WIDE AND 17.5 FT. DEEP. ALL 90 DEGREE COMPACT PARKING SPACES MUST BE AT LEAST 7.5 FT. WIDE AND 15 FT. DEEP. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".

**SIDEWALK AND CURB RAMP NOTES**

PREPARE SUBGRADE PER COA ITEM 2015. UPON DEMOLITION OF EXISTING CONCRETE AND EXCAVATION TO GRADE, EXISTING SUBGRADE MOISTURE CONDITIONS SHALL BE MAINTAINED AS IS FOR SUBGRADE COMPACTION. NEW SIDEWALK AND CURB RAMP SHALL BE PREPARED, FORMED AND PLACED AS SOON AS POSSIBLE AFTER THE SUBGRADE IS EXPOSED. EXPOSURE OF SUBGRADE AND PLACEMENT OF OVERLYING CONCRETE SHALL OCCUR ON THE SAME WORKING DAY.

DOUCET+CHAN

**-A Division of Doucet & Associates, Inc.**

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**LIMBACHER & GODFREY**  
ARCHITECTS  
124 East 6th Street, Suite 102 Austin, Texas 78702

AND RECREATION DEPARTMENT  
DOVE SPRINGS RECREATION CENTER  
EXPANSION

5801 AINEZ DRIVE     AUSTIN, TEXAS 78744

Designed by: JRK  
 Drawn by: ZD/RT  
 Date: APR 11, 2017  
 Revisions

SITE PLAN SHEET 1

C20: