

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

**CASE NUMBER:** SPC-2016-0582C                      **PLANNING COMMISSION DATE:** 4/10/18

**PROJECT NAME:** Montopolis Recreation Center

**ADDRESS:** 1200 Montopolis Boulevard

**APPLICANT:** City of Austin, Public Works Dept. (David Smythe-Macaulay)  
505 Barton Springs Road  
Austin, TX 78701

**AGENT:** Urban Design Group (J Segura P.E.)  
3660 Stoneridge, Suite E101  
Austin, TX 46

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

**NEIGHBORHOOD PLAN:** Montopolis  
**CITY COUNCIL DISTRICT:** 3  
**AREA:** 7.59 acres  
**EXISTING ZONING:** P-NP, Public, Neighborhood Plan

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit site plan for the redevelopment and construction of Montopolis Recreation Center. The existing buildings and parking will be demolished, and a two story, 33,092 square foot recreation building, and new surface parking will be built, with sidewalks along both Montopolis Drive and Larch Terrace. Drainage improvements and rain gardens are proposed to address water quality and detention requirements.

The development is on a site that includes an existing playground area, decomposed granite trail, swimming pool and baseball field. The development sits on 7.59 acres, however the limits of construction is approximately 2.55 acres.

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 district allows civic land uses, as this use is an existing 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 re-establish the site development regulations and overall recreation and park use.

The proposed improvements will reconfigure the site, providing a larger building and additional parking. Access will only be from Larch Terrace. The existing access on Montopolis Drive will be removed and sidewalks and planting zone will be constructed along the entire street frontage. Trees are proposed in the

planting zone along both Larch Terrace and Montopolis Drive that will address Subchapter E requirements for a shaded pedestrian walkway from the building to the right of way. This will also allow for pedestrian friendly connections to the adjacent neighborhoods. The site plan will comply with all code requirements prior to site plan release.

The park and recreation center is an established and utilized part of the community. It's used on a consistent basis by the neighborhood, therefore the reconstruction and expansion is very much needed.

#### PROJECT INFORMATION

<b>SITE AREA</b>	330,620 square feet	7.59 acre
<b>EXISTING ZONING</b>	P-NP, Public, Neighborhood Plan	
<b>WATERSHED</b>	Country Club East (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>	Larch Terrace	
	<b>Allowed/Required</b>	<b>Existing</b>
<b>FLOOR-AREA RATIO</b>	N/A	18,275 sf .05:1
<b>BUILDING COVERAGE</b>	N/A	8000sf 2.4%
<b>IMPERVIOUS COVERAGE</b>	N/A	24% 102,492 sf
<b>PARKING</b>	Special parking determination*	84*

#### EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	P-NP	Park and Recreation Center
<i>North</i>	SF-3-NP	Single family residences
<i>South</i>	SF-3-NP	Single family residences
<i>East</i>	SF-3-NP, LO-NP, GR-NP	Single family residence, church, convenience store/gas station
<i>West</i>	SF-3-NP	Single Family residence

#### NEIGHBORHOOD ORGNIZATIONS

Austin Neighborhoods Council  
 Del Valle ISD  
 SEL Texas  
 Austin Independent School District  
 Home Builders Association of Greater Austin  
 Homeless Neighborhood Association  
 Bike Austin

Friends of Austin Neighborhoods

Sierra Club, Austin Regional Group  
Austin InnerCity Alliance  
Austin Neighborhoods Council  
Carson Ridge Neighborhood Association  
Crossing Garden Home Owners Association  
Montopolis Neighborhood Association  
East Austin Conservancy  
Neighborhood Empowerment Foundation  
Preservation Austin  
Larch Terrace Neighborhood Association  
Tejana Bilingual Community  
Montopolis Community Alliance  
El Concilio Mexican American Neighborhoods  
Claim Your Destiny Foundation

### 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 development 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. Parks and Recreation Services is defined as a civic 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 new building complies with height and setback requirements. Detention will be accomplished with drainage improvements. Water quality improvements will be provided with a rain garden on site. 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 Montopolis 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 recreation center and accessory park will have no more impact on adjoining properties since it's the same use, with the configuration of the building and parking changing. The use will primarily serve the surrounding neighborhood.
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.

# SITE PLAN FOR MONTOPOLIS RECREATION CENTER 1200 MONTOPOLIS BOULEVARD

## LEGAL DESCRIPTION

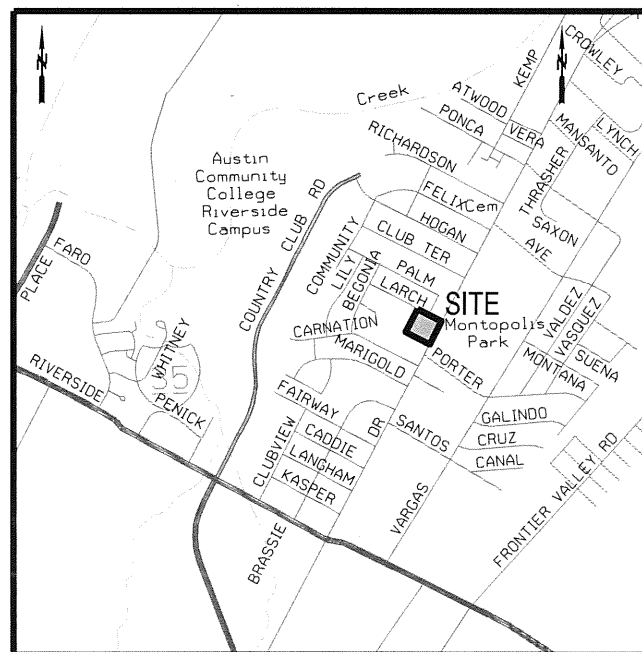
LOT 1, MONTOPOLIS PARK  
VOLUME 76, PAGE 41

MAPSCO GRID #:

L19

616W

## VICINITY MAP (NTS)



COUNTRY CLUB EAST WATERSHED  
SUBURBAN WATERSHED





