Item C-16 1 of 8

# PLANNING COMMISISON SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET

**CASE NUMBER:** 

SPC-2017-0165C

PC DATE: August 14, 2018

PROJECT NAME:

Govalle Park Pool Renovations

ADDRESS:

5200 Bolm Road

APPLICANT:

COA = Public Works Dept. (Sergio Altamirano)

505 Barton Springs Road

Austin, TX 78701

AGENT:

MWM Design Group (Glenn Frye) 305 E. Huntland Drive, Suite 200

Austin, TX 78752

CASE MANAGER:

Nikki Hoelter

(512) 974-2863

Nikki.hoelter@austintexas.gov

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined

CITY COUNCIL DISTRICT: Sabino Renteria - 3

AREA:

26.35 acres

**EXISTING ZONING:** 

P-NP, Public, Neighborhood Plan

#### PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit site plan for the renovation of the Govalle Neighborhood Park and Pool. The new improvements include a new recreation pool, activity pool, bath house, parking, rain garden, drainage improvements, trail connection, and associated improvement on 26.35 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 districts 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 for the park. The improvements to the site are within the limits of a neighborhood park. The site plan will comply with all code requirements prior to site plan release.

The existing improvements which will remain are the parking lot, basketball court, baseball field, 696 square foot concession building, restroom, pedestrian bridge, and 620 square foot shelter house and playground area.

The proposed improvements call for demolition of the current pool and construction of a new pool facility. As well as drainage improvements, providing a 7 foot concrete trail connection to the southern Walnut Creek Trail, sidewalk improvements interior to the park and along the right of way of Bolm Road. The parking lot will be reconstructed and a 6 foot shaded trail connection from the right of way at Bolm



Road to the pool entrance will be provided.

The new sidewalk connections will address a portion of the Subchapter E requirements regarding pedestrian connection. Additional shade trees are planned to be planted at an average spacing of 30 foot on center along the proposed 6-foot and 7-foot sidewalks, and along the fire lane to shade potential future sidewalks and park improvements to the north.

It was difficult for the site to strictly comply with Subchapter E code requirements, due to the numerous existing trees and heritage trees within the park and along the right of way and the fact the entire 26.35 wasn't being redeveloped.

The park is an established use and will benefit from the redevelopment and improvements to the site, to serve the surrounding neighborhood and community.

A special parking determination was obtained from the transportation staff to determine the park's required parking. Additional parking reductions were allowed due to the proximity of a Capital Metro bus route. To help with bicycle mobility, 20 bicycle spaces are required which is 10% of the vehicle parking.

PLANNING COMMISSION ACTION: July 24, 2018 – postponed by staff

#### PROJECT INFORMATION

| SITE AREA               | 1 1 47 006   | 1000  |                         |
|-------------------------|--|---|-------------------------|
|                         | 1,147,806 square feet  | 26.35 acres   |                         |
| EXISTING ZONING         | P-NP, Public, Neighborhood Plan  | P-NP, Public, Neighborhood Plan and is dedicated parkland |                         |
| WATERSHED               | Boggy Creek (Urban)  |   |                         |
| WATERSHED ORDINANCE     | Comprehensive Watershed Ordinance  |   |                         |
| TRAFFIC IMPACT ANALYSIS | Not required   |   |                         |
| PROPOSED ACCESS         | Bolm Road  |   |                         |
|                         | Allowed/Required   | Existing  | Proposed                |
| Gross floor area        | N/A  | 1572 sq. ft.  | 3748 sq. ft.            |
| Building Coverage       | N/A  | 1572 sq. ft.  | .33%<br>3748 sf         |
| Impervious Cover        | N/A – no watershed limit, zoning district impervious cover limits apply. | 46,609 sq. ft.<br>1.07 acres<br>4%                        | 64,468 sq. ft.<br>5.62% |
| Parking                 | Special parking determination*   | 57  | 57                      |

## **EXISTING ZONING AND LAND USES**

|       | ZONING                            | LAND USES   |
|-------|-----------------------------------|---|
| Site  | P-NP Public                       | Public park   |
| North | SF-3-NP, GR-MU-NP,<br>CS-MU-CO-NP | Open space, auto repair and mixed use                                   |
| South | SF-3-NP, CS-MU-CO-<br>NP          | Single family residences, right of way, and general commercial services |
| East  | SF-3-NP                           | Single family residence   |
| West  | MH-NP, CS-CO-NP,<br>GR-NP         | Mobile home park, general commercial services, right of way, vacant lot |

East Austin Conservancy

#### **NEIGHBORHOOD ORGNIZATIONS**

Austin Neighborhoods Council
Heritage Hills NPA
Austin Independent School District
Home Builders Association of Greater Austin
Homeless Neighborhood Association
Bike Austin
Friends of Austin Neighborhoods
Heritage Hills/Windsor Hills Combined Neigh. Contact Team
Sierra Club, Austin Regional Group
Austin InnerCity Alliance
Edward Joseph Development LTD (Community Registry)
Austin Neighborhoods Council
Black Improvement Association
Del Valle Community Coalition

Claim Your Destiny Foundation
SEL Texas
Neighbors United for Progress
Preservation Austin
SEL Texas
Springdale-Airport Neighborhood Assoc.

# 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 redevelopment of the park is compatible since the land use isn't changing. But remains a conditional use plan because the zoning is P, public, and over one acre in size. P zoning permits the parks and recreation 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 redevelopment doesn't include any buildings which will require height limits. A drainage easement will be dedicated to contain the 100 year flood plain. All parking and circulation will be on-site, with one access from Bolm Road. The site complies with all compatibility standard requirements. The project will comply with all requirements of the Land Development Code prior to release.

- 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.

- 4
- 6. For conditional use located within the neighborhood plan, 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 is located in the Govalle Neighborhood Plan.
- 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 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.

#### POOL HOUSE AND POOL EQUIPMENT BUILDING SITE PLAN DATA

LAND USE FARKS & RECREATION SERVICES (GENERAL)

|                            | SQ. FT                       | ACRES                      |
|----------------------------|------------------------------|----------------------------|
| LIMITS OF CONSTRUCTION     | 136,879                      | 3.14                       |
| BULDEG                     | [                            | A. L. M. C. M. C. C. M. C. |
|                            | 21014162                     | BUILDING HEIGHT            |
| SHELTER HOUSE              | 1 1                          | 12.0"                      |
| RESTROOM                   | 1                            | 157-01                     |
| BASEBALL FIELD SNACK STAND | 1                            | 10°.0°                     |
| POOL HOUSE BUILDING        | 1                            | 1.E <sup>c</sup> ·2"       |
| POOL EQUIPMENT BUILDING    | 1                            | 16'-2"                     |
|                            | Periodo de Proposicio de Pri |                            |

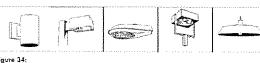
| GROSS FLOOR AREA          | SQ FT | % OF TOTAL SITE<br>AREA |
|---------------------------|-------|-------------------------|
| SHELTER HOUSE             | 620   | 0.05                    |
| RESTROOM                  | 256   | 0.03                    |
| ASEBALL FIELD SNACK STAND | 696   | 0.06                    |
| POOL HOUSE BUILDING       | 1,098 | 0.09                    |
| POOL EQUIPMENT BUILDING   | 1.023 | 0.09                    |
| YOTAL GROSS FLOOR AREA    | 3,743 | 0.33                    |

| FLOOR AREA RATIO (FAR)     |       | .003:1                  |
|----------------------------|-------|-------------------------|
| BUILDING COVERAGE          | SQ FT | % OF TOTAL SITE<br>AREA |
| SHELTER HOUSE              | 620   | 0.05                    |
| RESTROOM                   | 256   | 0.02                    |
| BASEBALL FIELD SNACK STAND | 696   | 0.06                    |
| POOL HOUSE BUILDING        | 1,088 | 0.09                    |
| POOL EQUIPMENT BUILDING    | 1,088 | 0.09                    |
| TOTAL GROSS FLOOR AREA     | 3,748 | 0.33                    |

| MPERVIOUS COVER          | SQ. FT | % OF TOTAL SITE<br>AREA |
|--------------------------|--------|-------------------------|
| SIDEWALKS                | 14,644 | 1.23                    |
| PARKING                  | 25,729 | 2.24                    |
| POOL FACILITY (INCLUDES  |        | ******************      |
| BUILDING ROOF AREA AND   | [      |                         |
| DECKING                  | 16,446 | 1.43                    |
| OTHER BUILDINGS COVERAGE | 876    | 0.08                    |
| BASKETBALL COURT         | 6,773  | 0.59                    |
| TOTAL IMPERVIOUS COVER   | 54.468 | \$ 67                   |

## EXTERIOR LIGHTING NOTE:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 25 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW ANY CHANGE OR SUBSTITUTION OF LAMPALIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR PPROVAL IN ACCORDANCE WITH SECTION 2.5.2 E.



CITY OF AUSTIN LOC 25-2 SUBCHAPTER 6 - SECTION 2.5 - FIGURE 34

## **GENERAL NOTES:**

- 1 SITE PROPERTY & ADJACENT PROPERTY BOUNDARY LINES ILLUSTRATED ARE RECORD INFORMATION NO BOUNDARY SURVEY WAS PERFORMED
- 2 ON-SITE & OFF-SITE UTILITIES ARE NOT SHOWN THIS SHEET FOR CLARITY
- 3 APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY APPLICABLE CITY REGULATIONS ONLY COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED THE DOWNER HAS REGISTERED THIS FACULTY RENOVATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION - ARCHITECTURAL BARRIERS

#### COMPATIBILITY STANDARD NOTES:

- A. EXTERIOR LIGHTING MUST BE HOODED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM ADJACENT
- DRIGHTLY VISIBLE PROPERTY

  (1) IN AN URBAN FAMILY RESIDENCE (SF-5) OR
  MORE RESTRICTIVE ZONING DISTRICT, OR

  (2) ON WHICH A USE PERMITTED IN AN SF-5
  OR MORE RESTRICTIVE ZONING DISTRICT IS
  LOCATED.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT MAY NOT EXCEED 70 DB AT THE PROPERTY
- A PERMANENTLY PLACED REFUSE RECEPTACLE INCLUSING A DUMPSTER MAY NOT BE LOCATED 20 FEET OR LESS FROM PROPERTY (1) IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT, OR (2) ON WHICH A USE PERMITTED IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED
- THE LOCATION OF AND ACCESS TO A PERMANENTLY PLACED REFUSE RECEPTACLE. INCLUDING A DUMPSTER MUST COMPLY WITH GUIDELINES FUBLISHED BY THE CITY. THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT SHALL REVIEW AND MUST APPROVE THE LOCATION OF AND ACCESS TO EACH REFUSE RECEPTACLE ON A REPORTED. PROPERTY
- A HIGHLY REFLECTIVE SURFACE, INCLUDING REFLECTIVE GLASS AND A REFLECTIVE METAL ROOF WITH A PITCH THAT EXCEEDS A RUN OF SEVEN TO A RISE OF 12. MAY NOT BE USED.
  UNLESS THE REFLECTIVE SURFACE IS A
  SOLAR PANEL OR COPPER OR PAINTED METAL
  ROOF
- AN INTENSIVE RECREATIONAL USE, EXCLUDING A MULTI-USE TRAIL AND INCLUDING A SYMMINING POOL, TENNIS COURT BALL COURT OR PLAYGROUND, MAY NOT BE CONSTRUCTED 56 FEET OR LESS FROM ADJOINING PROPERTY

  (1) IN AN SF-5 OR MORE RESTRICTIVE ZONING

(2) ON WHICH A USE PERMITTED IN AN SF-S OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.

PARKING CALCULATIONS:

DETERMINATION) = 57



SPENZO17-01656

## Request for Special Parking Determination Schedule B

Care Number:

RESIDEN DRIVES

NORTH SCALE 1" = 100'-0"

Phone #: 512-445-2000 Date: 4/32/2018 Proposed Uses Post arking (after reductions)

Completed By: Kane Wettick 512/074-3529

#### CITE DI AN DELEACE

VEHICLE PARKING REQUIRED
POOL RECREATION FACILITY (22 520 S F ) @ 1 150 SF = 150
GENERAL RECREATION LAWN & TRAIL (397.970 S F ) @ 5 Acre = 45
BASEBALL FIELD (1) @ 25 Field = 25
BASKETBALL COURT. (1) @ 4 Court = 4
TOTAL (BEFORE REDUCTION) = 225

TOTAL (AFTER REDUCTIONS NOTED IN SPECIAL PARKING

VEHICLE PARKING PROVIDED
VEHICLE PARKING AREA, STAFF & PUBLIC PARKING = 52
ACCESSIBLE PARKING FOR 52 SPACES > 5
TOTAL VEHICLE PARKING SPACES > 57

BICYCLE PARKING PROVIDED

10 BICYCLE RACKS FOR A TOTAL OF 20 BICYCLE SPACES.

BICYCLE PARKING REQUIRED
# OF BICYCLE SPACES = 20 (PER SPECIAL PARKING DETERMINATION)

| FUE RUMBER: SPC-201  | 7-0165C APPLICATION D | 11: MAY 4, 201                          |  |
|--|-----------------------|---|--|
| APPROVED BY COMMISSION CHAPTER 25-5 CF   |                       | ER SECTION                              | 2 of   |
| EXPERATION DATE (25-5-61,  | (DE)C                 | ASE MARAGER NIKI                        | I HOELTE   |
| PROJECT EXPERATION DATE  | (CRD #970965-A)       | DWPZ                                    | DOZ  |
| Creater, DEVELOPMENT SER   |                       | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,  | ****   |
| CHARGE DEVELOPMENT SERVICES FOR CONTRACTOR OF SERVICES FOR CONTRACTOR SERVICES FOR CONTRACTOR OF SERVI | and Kenson            | **************************************  | in an in |
| RELEASED FOR GENERAL CONTROL PURPLE CONTROL PURPLE CONTROL PURPLE CONTROL CONT | MPLIANCE:             |   |  |
| RELEASED FOR CENTRAL CON   | MPCIANCY:             | *************************************** |  |

dhakura. robinSon asakura robinson company LLC

Govalle Neighborhood Park Pool Renovation - Rebid 5200 Bolm Road Austin Texas 78721 C.I.P. No.: 7561.002



City of Austin

Consultants

Civil and M/E/P Engineer: Jose I. Guerra, Inc 2401 South IH-35 Austin, TX 78741 I:512-445-2090 Contact: Caser Colderon TBPE Firm F-3

Structural Engineer: Architectural Engineers Collaborative Jagareti S J800 North Lamar Blvd., Suite 330 Austin, TX 78755 T-512~472~2111 Contact: Chuck Neevs Firm Reg. No. F-1985

Architect: McCann Adoms Studio 515 Congress Avenue, Sulte 1600 Austin, Tx. 78701 1:512-732-0001 Contact: Jana McCann

Taniguchi Architects 1609 West Sixth Street Austin, Texas 76703 T:512-474-7079 Contact: Evan Taniguchi

Aquatics Consultant Aquatics Consultant
Waterscape Consultants, Inc.
10801 Hommerly Slid, Suite 222
Houston, Texas 77043
T: 713-532-2007
Contact: Horry Backwith
Texas Firm Reg. No. F-002771

| 05.27.16 | GOT DEI SET FOR REVIEW |
|----------|------------------------|
| 09.16.16 | BOX DO REVISION SET    |
| 12.23.16 | 90% CD 5£7             |
| 02.24.17 | DOM CO REVISION 1      |
| D5 02.17 | SOP CC SCY             |
| 10.10.17 | 100% CD                |
| 01 08 18 | 100% CD QMD            |
| 04 09 16 | ISSUE FOR REDIO        |

Seal/Registration

×



Checked by: CC Approved by: GF 09 APRIL 2018 Project No.: COA1502 Sheet Description & No.

OVERALL SITE PLAN

C4 00 SHEET 10 OF 60

SPC-2017-0165C Construction life building series is not included; must also be approved prior to the project expressed state

ROOT ZONE (CRZ)

EXISTING TREE TRUNK

TREE TAG# 50% CRITICAL ROOT ZONE (CRZ)

XXXXX

EXISTING TREE

PROPERTY LINE

THE FOLLOWING IS PROVIDED AS ABO.

A 8-FOOT WIDE SIDEWALK IS PROPOSED FROM BOLM ROAD TO THE CUSTOMER ENTRANCE.

A 7-FOOT SIDEWALK IS PROPOSED CONNECTION THE HEAD OF THE SOUTHERN WALNUT CREEK TRAIL TO THE CUSTOMER ENTRANCE.

A ADDITIONAL SHADE TREES ARE PLANTED AT AN AVERAGE SPACING OF 70 FEET ON-CENTER ALDING THE PROPOSED 8-FOOT AND

7-FOOT SIDEWALKS, AND ALONG THE FIRE LANE TO SHADE POTENTIAL FUTURE SIDEWALKS AND PARK IMPROVEMENTS TO THE

AEC APPROVAL FOR SUBCHAPTER E 2.2.2.B, 2.3.1.B.1.a, AND 2.3.1.B.1.a

AEC HAS BEEN APPROVED FOR THE FOLLOWING REQUIREMENTS DUE TO THE LOCATION OF THE EXISTING HERITAGE TREES AND THE

ACC THAS BEEN APPROVED FOR THE POLICYMENTS REGULAREMENTS DUE TO THE LOCATION OF THE EXISTING HERITAGE 1
LIMITS OF CONSTRUCTION FOR THE PROPOSED IMPROVEMENTS

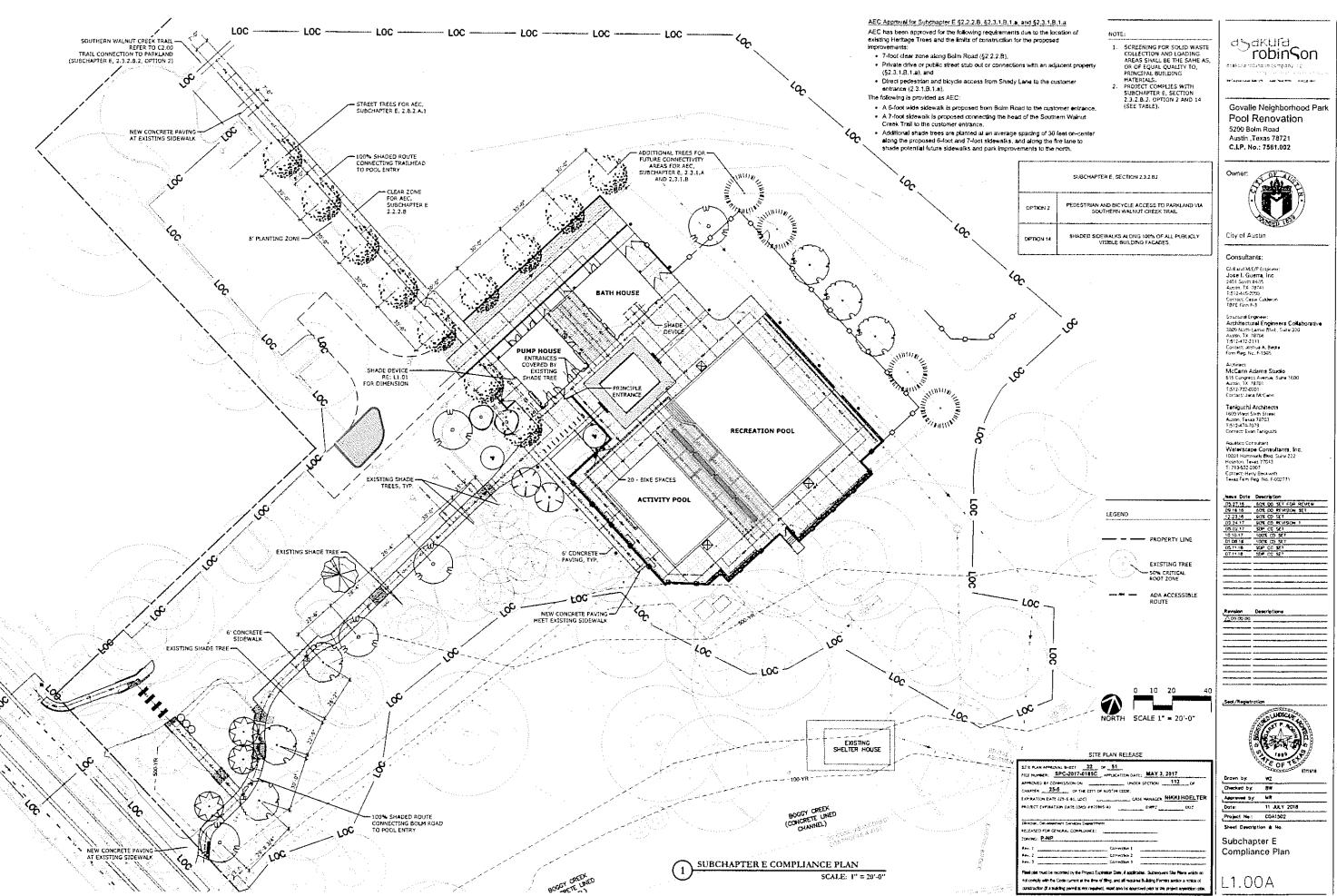
\*\*\*-FOOT CLEAR ZONE ALONG BOLM ROAD (2.2.2.8)

\*\*\*PRIVATE BRIVE OR PUBLIC STREET STUB OUT OR CONNECTIONS WITH AN ADJACENT PROPERTY (2.3.1.8.1.a). AND

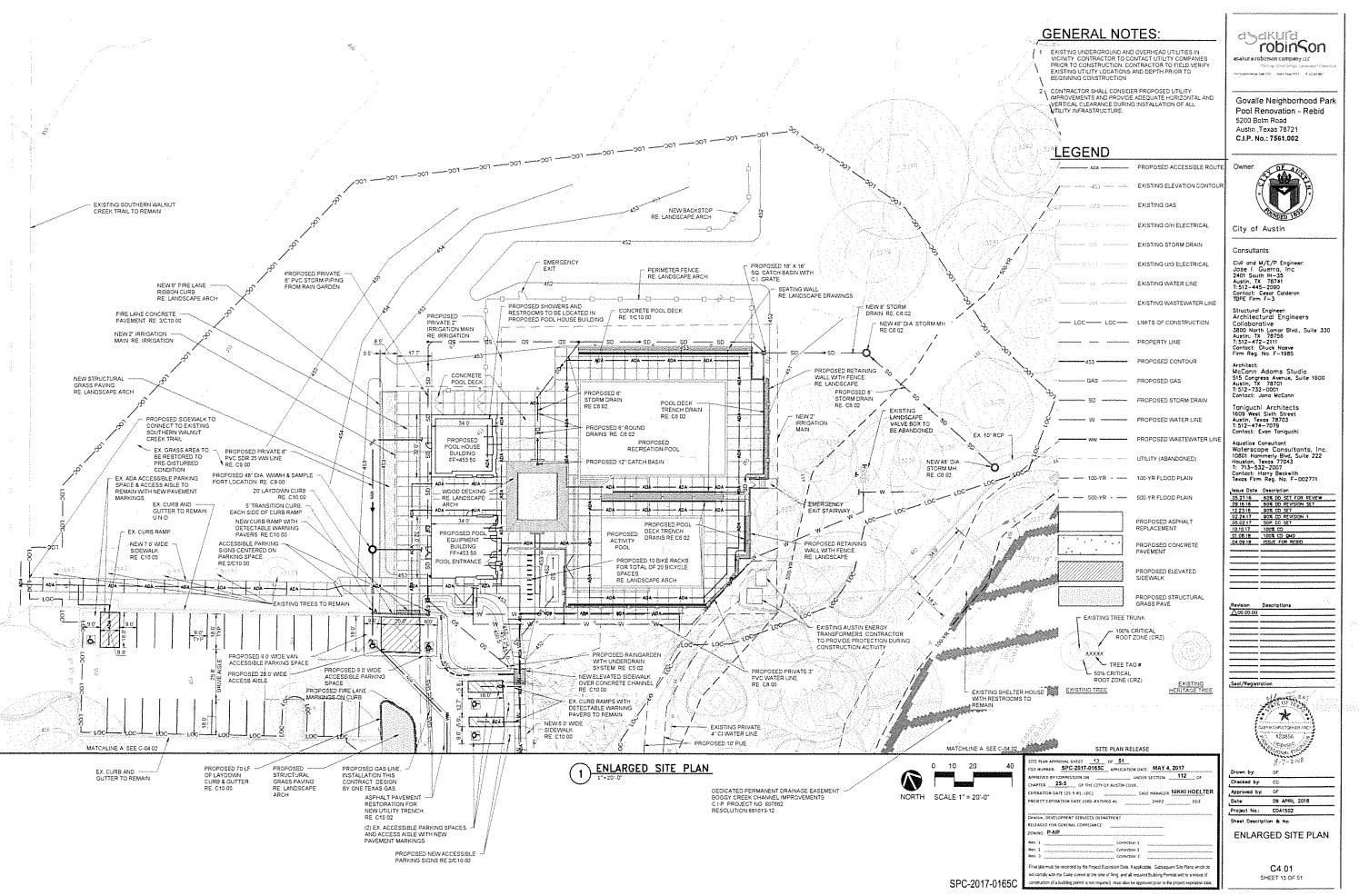
DIRECT PEDESTRIAN AND BICYCLE ACCESS FROM SHADY LANE TO THE CUSTOMER ENTRANCE (2.2.1.8.1.a).

Item C-16

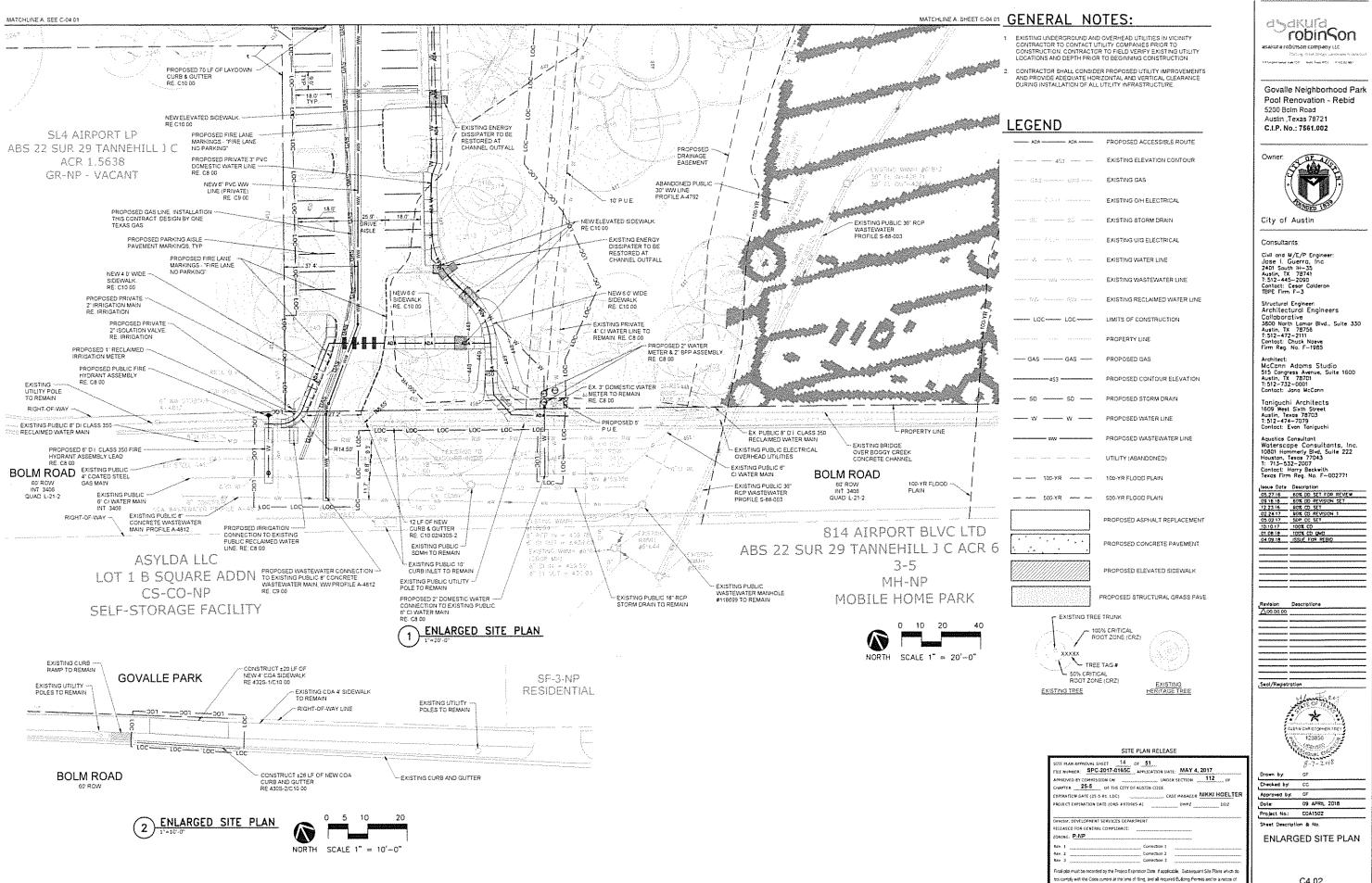
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C4.02

SPC-2017-0165C

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