

**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	1,147,806 square feet	26.35 acres	
EXISTING ZONING	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% 3748 sf
Impervious Cover	N/A – no watershed limit, zoning district impervious cover limits apply.	46,609 sq. ft. 1.07 acres 4%	64,468 sq. ft. 5.62%
Parking	Special parking determination*	57	57

EXISTING ZONING AND LAND USES

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

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

East Austin Conservancy

Claim Your Destiny Foundation

SEL Texas

Neighbors United for Progress

Preservation Austin

SEL Texas

Springdale-Airport Neighborhood Assoc.

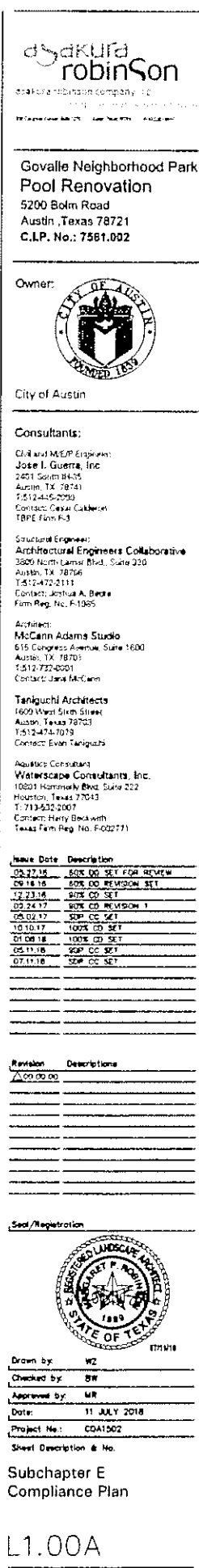
CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

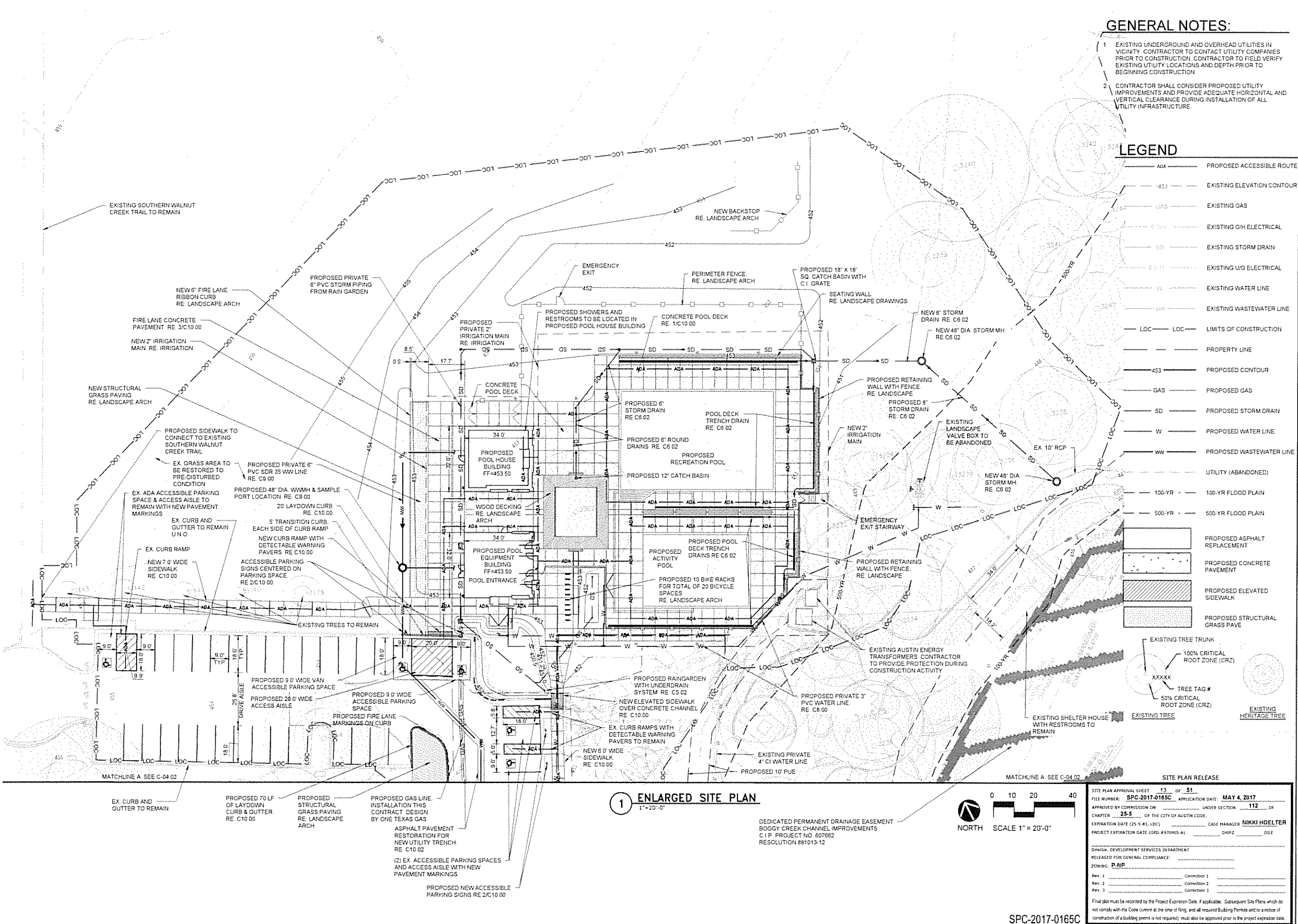
- A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with 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.

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 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.





GENERAL NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND DEPTH PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

LEGEND

ADA	PROPOSED ACCESSIBLE ROUTE
453	EXISTING ELEVATION CONTOUR
GAS	EXISTING GAS
W	EXISTING OH ELECTRICAL
SD	EXISTING STORM DRAIN
W	EXISTING W/G ELECTRICAL
W	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
LOC	LIMITS OF CONSTRUCTION
453	PROPOSED CONTOUR
GAS	PROPOSED GAS
SD	PROPOSED STORM DRAIN
W	PROPOSED WATER LINE
WW	PROPOSED WASTEWATER LINE
---	UTILITY (ABANDONED)
100-YR	100-YR FLOOD PLAIN
500-YR	500-YR FLOOD PLAIN
[Pattern]	PROPOSED ASPHALT REPLACEMENT
[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED ELEVATED SIDEWALK
[Pattern]	PROPOSED STRUCTURAL GRASS PAVE
[Symbol]	EXISTING TREE TRUNK
[Symbol]	100% CRITICAL ROOT ZONE (CRZ)
[Symbol]	TREE TAG #
[Symbol]	50% CRITICAL ROOT ZONE (CRZ)
[Symbol]	EXISTING TREE
[Symbol]	EXISTING HERITAGE TREE

sakura robinson
a robinson company LLC
Planning • Design • Construction • Construction Management

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

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City of Austin

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Issue Date	Description
03.27.16	30% DD SET FOR REVIEW
09.16.16	30% DD REVISION SET
12.23.16	30% DD SET
02.24.17	30% DD REVISION 1
05.02.17	30% DD SET
10.16.17	100% DD SET
01.16.18	100% DD SET
04.09.18	ISSUE FOR REBID

Revision	Description
A-00.00.00	

Seal/Registration

Drawn by: GP
Checked by: CC
Approved by: GP
Date: 09 APRIL 2018
Project No.: COA1502
Sheet Description & No.
ENLARGED SITE PLAN
C4.01
SHEET 13 OF 51

