

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

CASE NUMBER: SPC-2017-0186C **PC DATE:** August 14, 2018

PROJECT NAME: Shipe Neighborhood Pool Facility

ADDRESS: 4400 Avenue G

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: Hyde Park
CITY COUNCIL DISTRICT: Kathy Tovo - 9
AREA: 2.45 acres
EXISTING ZONING: P-HD-NCCD-NP, Public, Historic District, Neighborhood Conservation
Combing District, Neighborhood Plan

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit site plan for the reconstruction of the pools located at the Shipe Neighborhood Park. The new improvements include a new lap pool, activity pool, lifeguard and restroom building, a family restroom building, equipment building, sidewalk improvements interior to the site, a new landscape area and drainage improvements on 2.45 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 and will allow the construction of the new pool facility. 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 proposed improvements call for the existing pools to be demolished along with the sidewalks and its associated improvements. An existing basketball court and tennis court will remain. In addition a pedestrian bridge and several playground areas. Proposed construction to the park includes an activity pool, lap pool, bath houses, restrooms, equipment building, landscape area, and drainage improvements.

New sidewalks will be constructed along Avenue G, 44th Street and Avenue F. The improvements will be completed with a General Permit but will be completed by the time all other pool improvements are done. The sidewalks address the majority of the sidewalk requirement for Subchapter E and ADA requirements, although it was very difficult due to the limited right of way and property frontage. There are also several heritage trees and protected trees, which have been utilized for shade along the sidewalks. A significant amount of trees will remain which will add to the shading of the overall park.

This is a unique property because portions of the existing park improvements were within the right of way along Avenue G, 44th Street and Avenue F. The applicant has proceeded through the vacation process to remove the right of way and convert the areas to real property. This allows the redeveloped park to fully comply with codes and ordinances.

A portion of the site is within the 100 year flood plain, which will be captured within a drainage easement.

A historic structure is located in the middle of the park, which is a cabin, with restrooms and a covered area. This structure will not be effected by the improvements. The site is identified as being located in a Local Historic District and part of the National Register of Historic Districts, as well as a Neighborhood Conservation Combining District. The structure isn't being touched by the redevelopment, and therefore wasn't required to comply with the "Goals of the Hyde Park Preservation Plan" that outlines how historic structures are to be handled with redevelopment.

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. 98 spaces are required, but parking was reduced with a 75% reduction for pedestrian and bicycle trips, and a reduction for on-street parking. The total provided parking is 10 spaces.

BOARDS AND COMMISSION ACTION:

Historic Landmark Commission:	December 11, 2017;	Approved
Design Commission:	December 19, 2017;	No formal recommendation.

PROJECT INFORMATION

SITE AREA	106,722 square feet	2.45 acres	
EXISTING ZONING	P-HD-NCCD-NP		
WATERSHED	Waller Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
PROPOSED ACCESS	Pedestrian access is along each street frontage, all parking is on-street.		
	Allowed/Required	Existing	Proposed
Gross floor area	N/A	762 sq. ft.	2177 sq. ft.
Building Coverage	N/A	762 sq. ft.	2.04% 2177 sf
Impervious Cover	N/A – no watershed limit, zoning district impervious cover limits apply.	23,130 sq. ft. 21.6%	24,690 sq.ft. 23.1%
Parking	Special parking determination*	0	10

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P-HD-NCCD-NP	Public park
<i>North</i>	MF-3-NCCD-NP; SF-3-NCCD-NP	Apartments
<i>South</i>	SF-3-H-HD-NCCD-NP	Elizabeth Ney Museum
<i>East</i>	SF-3-H-HD-NCCD-NP	Elizabeth Ney Museum
<i>West</i>	SF-3-H-HD-NCCD-NP; MF-4-NCCDNNP	Apartments

NEIGHBORHOOD ORGNIZATIONS

Austin Neighborhoods Council
 Austin Independent School District
 Preservation Austin
 Homeless Neighborhood Association
 Bike Austin
 Friends of Austin Neighborhoods
 Sierra Club, Austin Regional Group
 Austin InnerCity Alliance
 Austin Neighborhoods Council
 SEL Texas
 Claim Your Destiny Foundation
 Home Builders Association of Greater Austin

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. The site complies with all compatibility standard requirements. Due to the size of the site, vehicular access is not feasible, all access will be from the right of ways. 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: The applicant does not for a great need for loading.
 - 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 in the Hyde Park Neighborhood Plan and complies with its goals and 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 because the land use isn’t changing, and will continue to serve the neighborhood and 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 circulation will remain onsite. Vehicular movement will be dedicated to the surrounding streets.
 - 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.

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SHIPE NEIGHBORHOOD
PARK - POOL RENOVATION

4400 AVENUE G - AUSTIN, TEXAS 78751



ISSUE DATE: 07/09/2018

REVISIONS

#	DATE	DESCRIPTION

DRAWN: GF REVIEWED: CC

100%
Construction
Documents

PROJECT NUMBER: 5485

Overall Site Plan

SHEET NUMBER

C-7

SHEET 8 OF 36

LEGEND:

- | | |
|-------|-------------------------------|
| SD | STORM DRAIN |
| W | WATER LINE |
| WW | WASTEWATER LINE |
| GAS | GAS LINE |
| E O/H | O/H UTILITY |
| --- | ABANDONED UTILITY |
| --- | RIGHT-OF-WAY (R.O.W.) |
| --- | FEMA 100-YR FLOOD ZONE |
| --- | FEMA 500-YR FLOOD ZONE |
| --- | PROPOSED ACCESSIBLE ROUTE |
| XXXX | EXISTING TREE TRUNK |
| --- | EXISTING TREE |
| --- | 50% CRITICAL ROOT ZONE (CRZ) |
| --- | 100% CRITICAL ROOT ZONE (CRZ) |

NOTE: HATCHED 100% CRITICAL ROOT ZONE INDICATES TREE IS A HERITAGE TREE.

Line Table		
Line #	Length	Direction
L1	128.6	S40° 49' 26.32"W
L2	181.6	S36° 50' 36.90"W
L4	61.3	N04° 14' 43.95"E
L6	160.0	N18° 42' 08.70"E
L7	323.3	S07° 57' 34.83"E
L8	259.0	S85° 43' 06.26"W

COMPATIBILITY STANDARD NOTES:

- A. EXTERIOR LIGHTING MUST BE HOODED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM ADJACENT 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.
- B. THE NOISE LEVEL OF MECHANICAL EQUIPMENT MAY NOT EXCEED 70 DB AT THE PROPERTY LINE.
- C. A PERMANENTLY PLACED REFUSE RECEPTACLE, INCLUDING 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.
- D. THE LOCATION OF AND ACCESS TO A PERMANENTLY PLACED REFUSE RECEPTACLE, INCLUDING A DUMPSTER, MUST COMPLY WITH GUIDELINES PUBLISHED 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 PROPERTY.
- E. 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.
- F. AN INTENSIVE RECREATIONAL USE, EXCLUDING A MULTI-USE TRAIL AND INCLUDING A SWIMMING POOL, TENNIS COURT, BALL COURT, OR PLAYGROUND, MAY NOT BE CONSTRUCTED 50 FEET OR LESS FROM ADJOINING 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.

PARKING CALCULATIONS:

REQUIRED
POOL RECREATION FACILITY (13,068 S.F.) @ 1:150 SF = 87
BASKETBALL COURT (1 COURT) @ 4:1 = 4
PLAYSCAPE (3 PLAYSCAPES) @ 1:1 = 3
TENNIS COURT (2 COURTS) 1:1 = 2
LAWN AREA (24,448 S.F.) @ 5:1 ACRE = 3
TOTAL = 99

PROVIDED:
TOTAL MOTOR VEHICLE PARKING ON-SITE = 0
TOTAL BICYCLE PARKING PROVIDED = 10
SEE SPECIAL PARKING DETERMINATION SCH. B THIS SHEET

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 8 OF 36
FILE NUMBER: SPC-2017-0186C APPLICATION DATE: MAY 26, 2017
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER NIKKI HOELTER
PROJECT EXPIRATION DATE (ORD.#970905-A) DSD

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: P-HD-NCCD-NP
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

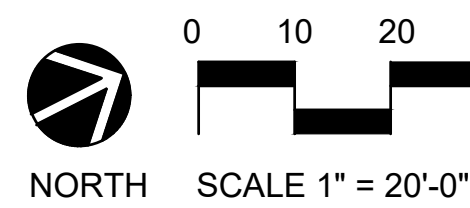
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the project expiration date.

ACCESSIBILITY NOTE:

SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
[ANSI 403.3] ACCESSIBLE ROUTES MUST HAVE CROSS-SLOPE NO GREATER THAN 1:50 [ANSI 403.3]. THE PARKS AND RECREATION DEPARTMENT CONDUCTED A PUBLIC FACILITY ADA SELF-ASSESSMENT SURVEY DATED 11/12/2016. IT IS THE INTENT OF THIS PROJECT TO CORRECT THE NON-COMPLIANT ACCESSIBLE ITEMS NOTED IN THE ADA SELF-ASSESSMENT REPORT.

SPC-2017-0186C

AVENUE F
60' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
TRAVIS COUNTY RECORDS



AVENUE G
80' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 67
TRAVIS COUNTY RECORDS

Request for Special Parking Determination
Schedule B
Case Number: SPC-2017-0186C

Applicant's Name: Glen Frey, PE Location: 4400 Avenue G Phone #: 512-445-2090 Date: 10/12/2017

Type	Size	Office Use Only	Required
Pool	13,068 sf	1:150 SF	87
Basketball Court	4:1 court	4:1 court	4
Playground	3 playscapes	1:1 playscapes	3
Tennis court	2 courts	1:1 court	2
General Recreation Lawn	24,448 sf	5 per acre	3
Total			99
75% Walk bike reduction*		Reduction for on-street parking	0
Total Motor Vehicle		Parking Required on-site	0
Required bicycle parking			10

Other Information:
*Per a memo from DesignWorkShop dated 4/9/2017, a thorough stakeholder engagement process was conducted regarding park design. During this process, it was identified that over 70% of users either walk or bike when using the park. The park is a neighborhood park and designed to draw users from within the nearby neighborhood which is a dense walkable area. A further reduction was given for on-street parking. On-street parking is permitted on three of the streets adjacent to the park (Avenue G, Avenue C, and E 4th Street).

Completed By: [Signature] Kate Wink Development Services Department 512.974.5529 10/12/2017

EXTERIOR LIGHTING NOTE:

ALL EXTERIOR LIGHTINGS WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.5.2.5 AND WILL BE REVIEWED DURING THE 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.

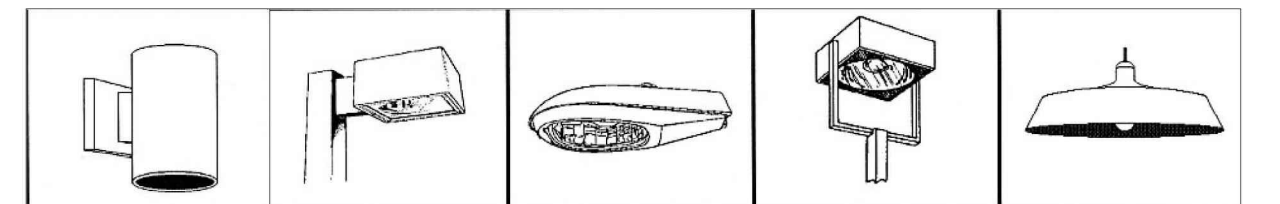


Figure 34: Examples of fully-shielded light fixtures.

CITY OF AUSTIN LDC 25-2 SUBCHAPTER E - SECTION 2.5 - FIGURE 34

	SQ. FT.	%
TOTAL EXISTING IMPERVIOUS COVER	23,130	21.6
TOTAL PROPOSED IMPERVIOUS COVER	24,690	23.1
FLOOR AREA RATIO:	0.02:1	

BUILDING HEIGHTS	STORIES	BUILDING HEIGHT
EXISTING RESTROOM & COVERED AREA	1	12'-0"
BUILDING 1 - SHOWERS	1	10'-10"
BUILDING 2 - FAMILY RESTROOM	1	11'-2"
BUILDING 3 - LIFEGUARD & RESTROOM	1	11'-2"
EXISTING POOL EQUIPMENT BUILDING	1	9'-10"

	SQ. FT.	ACRES
LIMITS OF CONSTRUCTION	59,379	1.46

SHIPE NEIGHBORHOOD POOL SITE PLAN DATA

TOTAL SITE AREA	2.45 ACRES
LAND USE ZONING	PARKS & RECREATION SERVICES (GENERAL) P-HD-NCCD-NP

GROSS FLOOR AREA	SQ. FT.	%	BUILDING COVERAGE	SQ. FT.	%
EXISTING RESTROOM & COVERED AREA	762	0.01	EXISTING RESTROOM & COVERED AREA	762	0.01
BUILDING 1 - SHOWERS	56	0.05	BUILDING 1 - SHOWERS	75	0.07
BUILDING 2 - FAMILY RESTROOM	133	0.12	BUILDING 2 - FAMILY RESTROOM	193	0.18
BUILDING 3 - LIFEGUARD & RESTROOM	604	0.57	BUILDING 3 - LIFEGUARD & RESTROOM	752	0.70
EXISTING POOL EQUIPMENT BUILDING	622	0.58	EXISTING POOL EQUIPMENT BUILDING	622	0.58
TOTAL GROSS FLOOR AREA	2,177	2.04	TOTAL GROSS COVERAGE AREA	2,404	2.25