

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

CASE NUMBER: SPC-2018-0021D **PC DATE:** 3/26/2019

PROJECT NAME: Green Infrastructure Retrofit of City Facilities Battle Bend Neighborhood Park

ADDRESS: 121 Sheraton Avenue

APPLICANT: City of Austin Watershed Protection Department
505 Barton Springs Road
Austin, TX 78704
(512) 512-9792

AGENT: Clayton Ernst, Watershed Protection Department
505 Barton Springs Road
Austin, TX 78704
(512) 512-9792

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

AREA: 1.81 acres (Limits of Construction)

EXISTING ZONING: P-CO-NP

WATERSHED: Williamson Creek (Suburban)

NEIGHBORHOOD PLAN: East Congress

T.I.A: N/A

COUNCIL DISTRICT: 2

PROJECT DESCRIPTION:

The applicant proposes a multifunctional stormwater biofiltration pond that doubles as a recreation field in dry weather. In addition, the project will daylight a section of creek in the center of the park, restore the riparian zone with native plantings, and build a concrete hike-bike loop trail encircling the pond and crossing the creek via a pedestrian bridge.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit because the Public (P) zoning district allows civic land uses. The proposed improvements would fall under the use of Parks and Recreation (General), which is in the civic land use category. The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes improvements to the existing Battle Bend Neighborhood Park at Suburban Drive and Sheraton Avenue. Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

PROJECT INFORMATION:

SITE AREA	215,700 SF, 4.95 acres
ZONING	P-NP (Public)
PROPOSED USE	Parks and Recreation Services (General)
PROPOSED IMPERVIOUS COVER	19,207, 8.9%
PROPOSED BUILDING COVERAGE	0, 0%
PROPOSED BUILDING HEIGHT	0 feet
PROPOSED F.A.R	0.0:1
PROPOSED ACCESS	No vehicular access
PROPOSED PARKING	No parking

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Battle Bend Springs Homeowners Association
 Bike Austin
 Friends of Austin Neighborhoods
 GO Austin/VAMOS Austin (GAVA) - 78745
 Greenwood Hills-Colonial Park Neigh. Assn.
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Onion Creek Homeowners Assoc.

Perry Grid 644
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 South Austin Neighborhood Alliance
 South Congress Combined Neighborhood Plan
 Contact Team
 South Park Neighbors
 Southeast Corner Alliance of Neigh (SCAN)

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

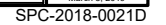
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements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

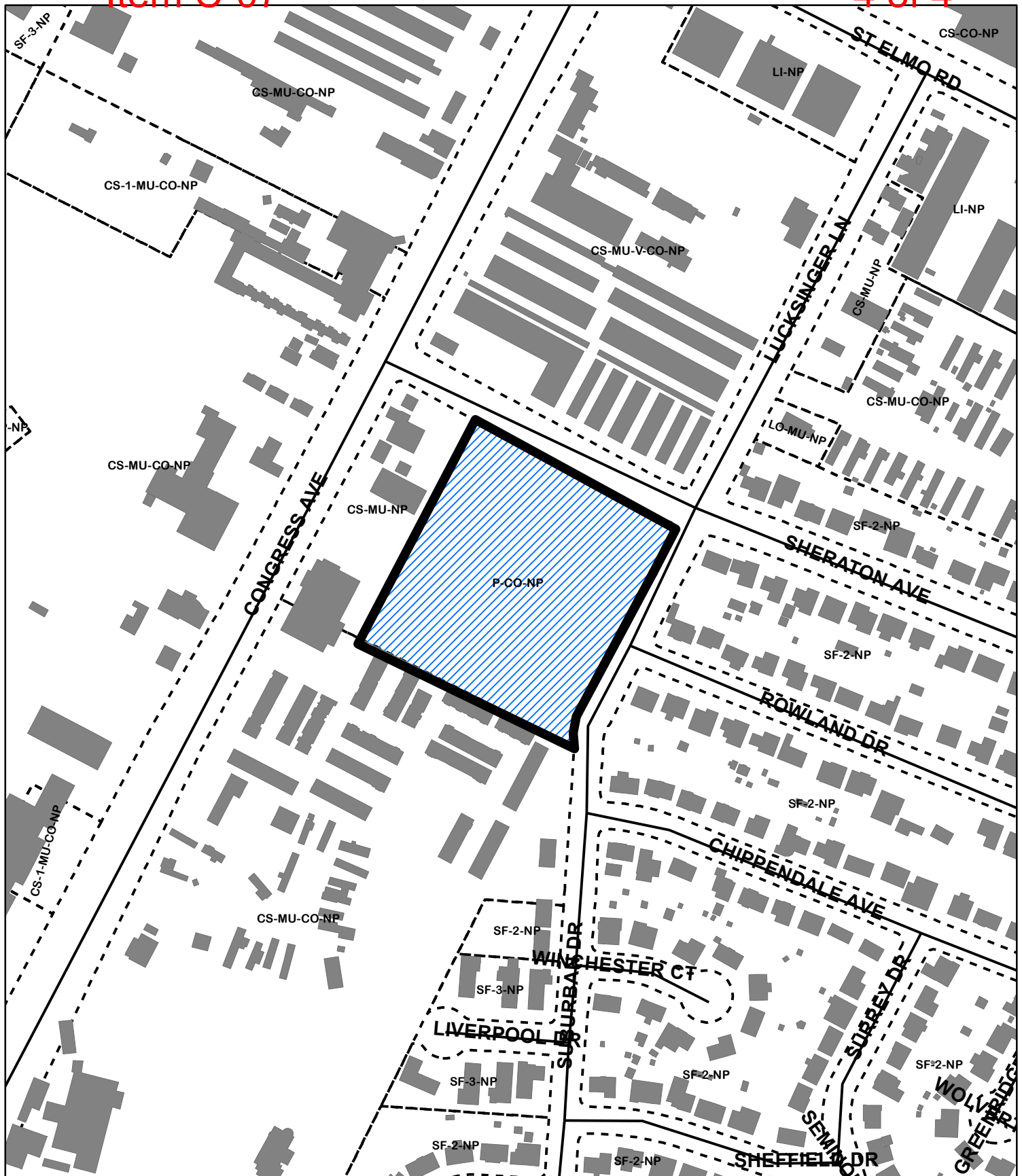
A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.





SITE PLAN

CASE#: SPC-2018-0021D

ADDRESS: 121 Sheraton Avenue

CASE NAME: Green Infra. Retrofit of City Facilities

MANAGER: Robert Anderson



 SUBJECT TRACT
 ZONING BOUNDARY

0 125 250 500 Feet

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. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Robert Anderson