

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

CASE NUMBER: SPC-2018-0068D

PC DATE: 7/23/2019

PROJECT NAME: Reznicek Field Water Quality Retrofit

ADDRESS: 7100 Northcrest Blvd.

APPLICANT: City of Austin Watershed Protection Department
505 Barton Springs Road
Austin, TX 78704
(512) 974-1882

AGENT: Tom Franke, Watershed Protection Department
505 Barton Springs Road
Austin, TX 78704
(512) 974-1882

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

AREA: 7.464 acres
EXISTING ZONING: P-NP
WATERSHED: Waller Creek (Urban)
NEIGHBORHOOD PLAN: Highland
T.I.A: N/A
COUNCIL DISTRICT: 4

PROJECT DESCRIPTION:

The applicant proposes to remove a portion of a parking lot and to replace with a water quality facility (approximately 0.5 acres in size) designed to receive flow from both an existing 48- and 21-inch storm drain. The proposed water quality facility is a partial sedimentation and biofiltration pond.

Multiple waivers and administrative variances were granted:

- LDC 25-8-261 – Critical Water Quality Zone Development
 - B.3 – a hard surfaced trail (access road) is planned to provide Austin Energy with maintenance access to existing assets
- DCM 1.2.4 – Drainage System
 - E.3(a) – 12-foot maintenance access strip
 - E.3(b) – 50-foot setback

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 Highland Neighborhood Park and Reznicek Fields at W St. John's Avenue and Northcrest Blvd. 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	7.464 acres, approximately 325,131.8 sq. ft.
ZONING	P-NP (Public)

PROPOSED USE	Parks and Recreation Services (General)
PROPOSED IMPERVIOUS COVER	1.19 acres, approximately 17%
PROPOSED BUILDING COVERAGE	2,115 sq. ft.
PROPOSED BUILDING HEIGHT	2 stories, approximately 20 ft. (pavilion)
PROPOSED F.A.R	0.0065:1
PROPOSED ACCESS	Existing access from W St. John's Avenue
PROPOSED PARKING	147 spaces, reduced from 219 (50 required)

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Highland Neighborhood Association
 Highland/Skyview Neigh. Plan Contact Team
 Hill Country Conservancy

Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 SELTexas
 Sierra Club, Austin Regional Group
 The Midtown Alliance

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

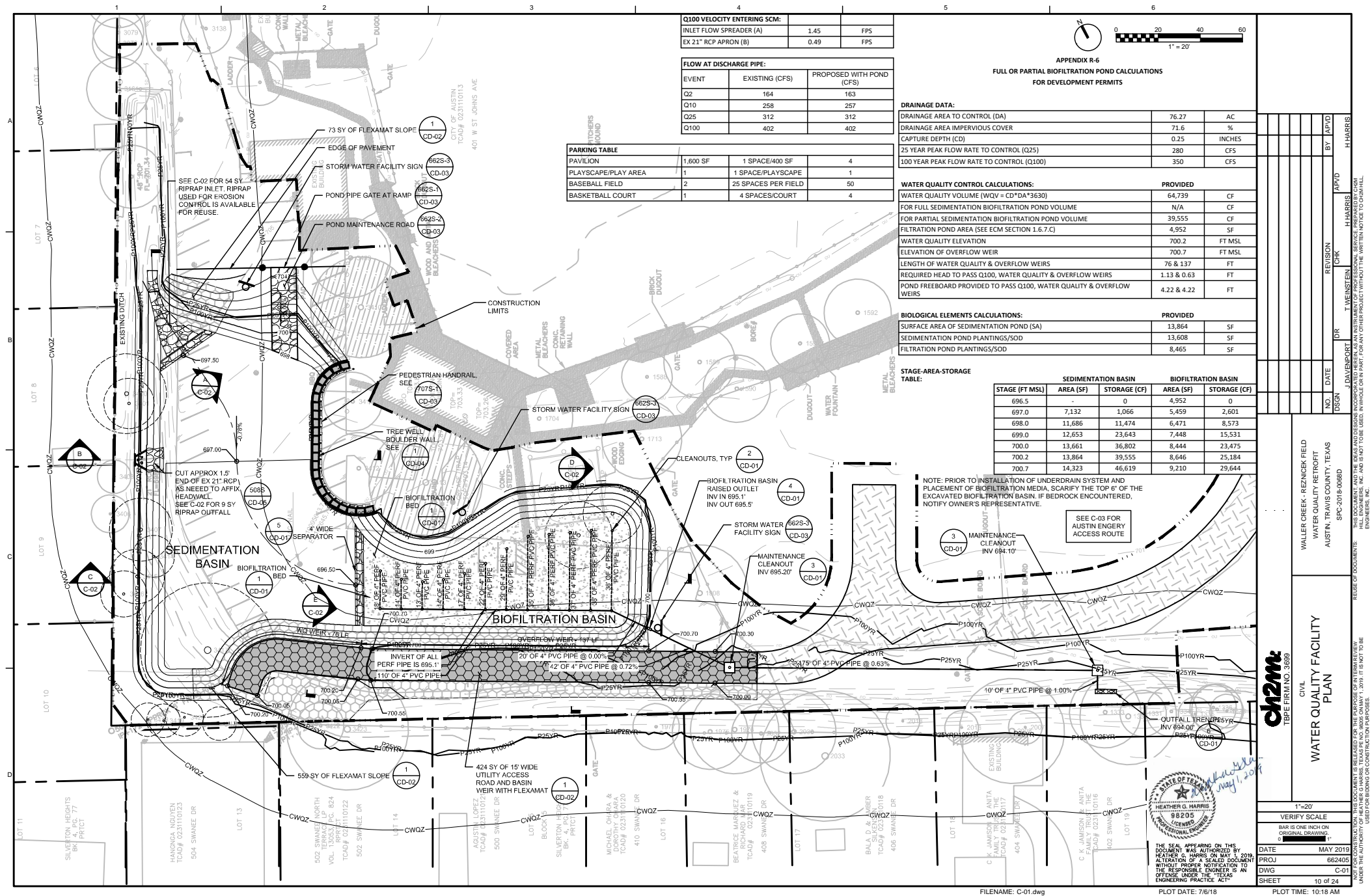
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements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

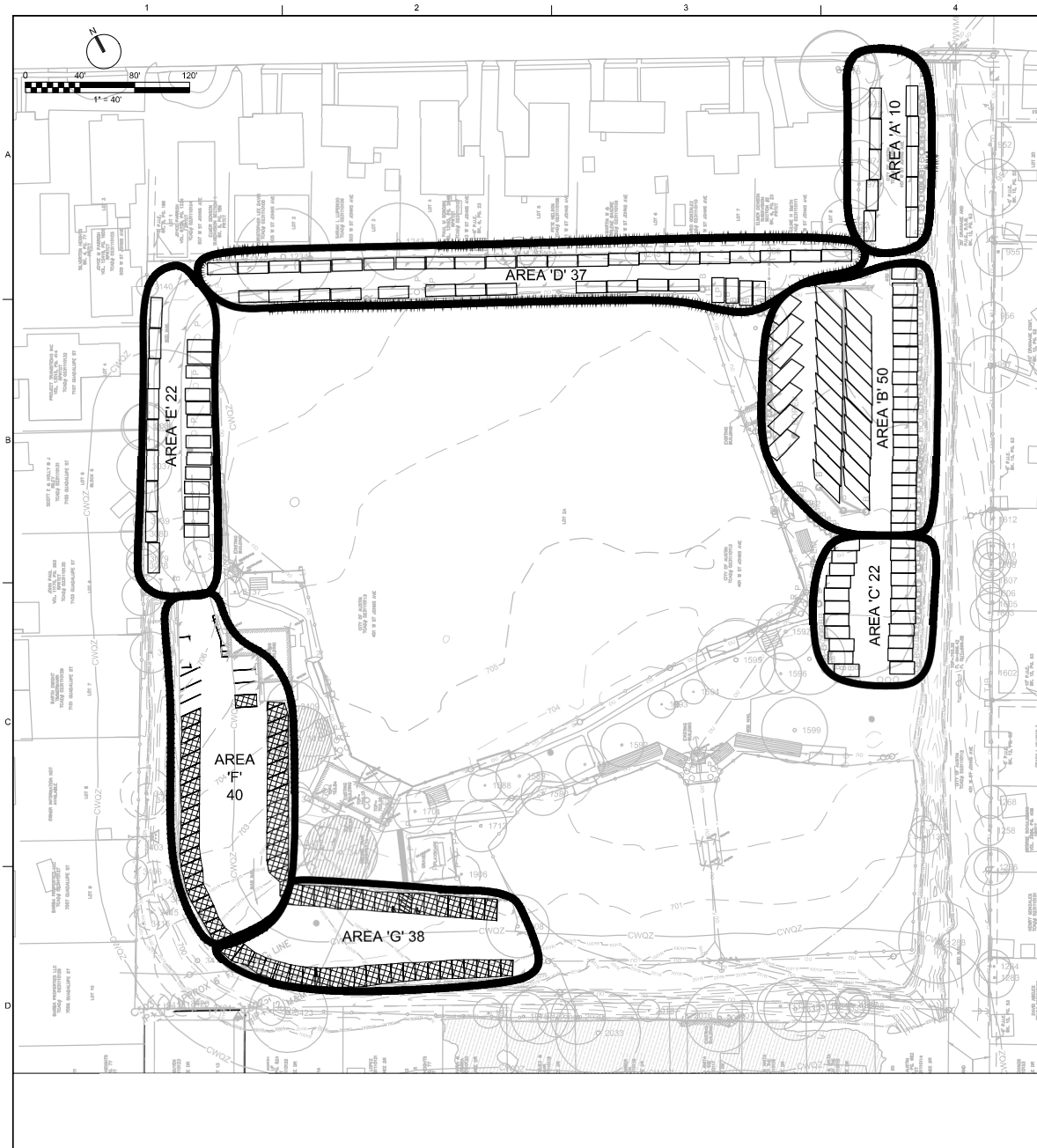
A conditional use site plan must:

- 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.





PARKING TABLE EXISTING CONDITIONS

AREA	QUANTITY
A	10
B	50
C	22
D	37
E	22
F	40
G	38
TOTAL	219

PROVIDED PROPOSED CONDITIONS

AREA	QUANTITY
A	10
B	50
C	22
D	37
E	22
F	6
G	0
TOTAL	147

REQUIRED PARKING

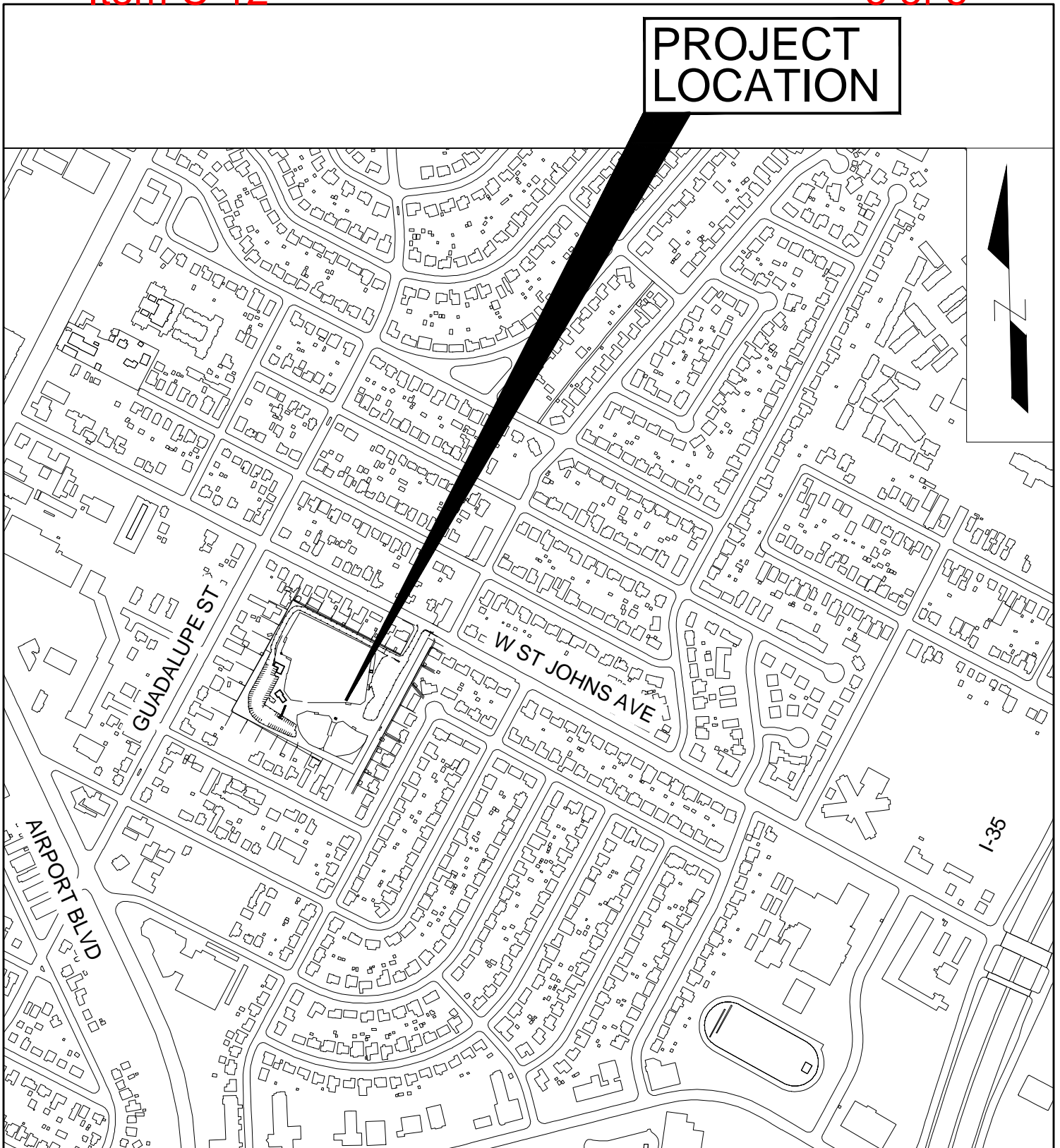
USE	#	REQUIRED SPOTS	TOTAL REQ.
KICKBALL / BASEBALL DIAMOND	2	25	50
TOTAL			50

LEGEND

- PARKING SPACE TO REMAIN
- PARKING SPACE TO REMOVE



ch2m TYPE FIRM NO. 3899 CIVIL	WALLER CREEK - REZNICK FIELD WATER QUALITY IMPROVEMENT AUSTIN, TRAVIS COUNTY, TEXAS SPC-2018-0088D	NO. _____	DATE _____	DR _____	REVISION _____	BY _____
		DESIGN _____	DATE _____	DR _____	REVISION _____	BY _____
PARKING EXHIBIT AND CALCULATIONS		1" = 40' VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING				
DATE _____	MAY 2019					
PROJ _____	662405					
DWG _____	PK-01					
SHEET _____	24 of 24					



LOCATION MAP

N.T.S.

WALLER CREEK - REZNICEK FIELD
WATER QUALITY RETROFIT
AUSTIN, TEXAS