

**ZONING & PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2019-0048D

**ZAP DATE:** 05/05/2020

**PROJECT NAME:** Emma Long

**ADDRESS:** 1706 City Park Rd.

**APPLICANT:** City of Austin Parks and Recreation Department (Kevin Johnson)  
200 S Lamar Blvd.  
Austin, TX 78704  
(512) 974-6700

**AGENT:** MWM Design Group (Jason Bass, P.E.)  
305 E Huntland Dr., STE. #200  
Austin, TX 78752  
(512) 453-0767

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

**WATERSHED:** Lake Austin (Water Supply Rural)

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED DEVELOPMENT:**

The applicant proposes utility improvements, shade pavilions, a new playground, volleyball court, maintenance to an existing parking lot/drive, and associated improvements.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit. 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 multiple improvements along City Park Road and Lake Austin. 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.

**Parks and Recreation Board:**

Per 25-2-625 (E)(4) "The Land Use Commission may not consider a site plan until it receives a recommendation from the Parks and Recreation Board." Per determination by Liana Kallivoka, Assistant Director, Parks and Recreation Department, this requirement was fulfilled with passage of the Emma Long Vision Plan. A memorandum will be sent to the Parks and Recreation Board notifying them of the approval of the site plan.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	1,717,135 SF, 39.42 acres	
<b>ZONING</b>	P (Public)	
<b>PROPOSED USE</b>	Park and Recreation Services (General)	
<b>PROPOSED PARKING</b>	542 total spaces; 524 vehicle spaces (10 ADA), 20 RV spaces	
	<b>Existing</b>	<b>Proposed</b>
<b>IMPERVIOUS COVER</b>	233,482 SF / 13.6%	222,592 SF / 13%
<b>BUILDING COVERAGE</b>	N/A	N/A
<b>BUILDING HEIGHT</b>	N/A	N/A
<b>F.A.R</b>	N/A	N/A

**NEIGHBORHOOD ORGANIZATIONS:**

2222 Coalition of Neighborhood Associations  
 Austin City Park Neighborhood Association  
 Austin Independent School District  
 Austin Lost and Found Pets  
 Bike Austin  
 Canyon Creek H.O.A.  
 Friends of Austin Neighborhoods  
 Glenlake Neighborhood Association  
 Lake Austin Collective  
 Lake Austin Ranch

Long Canyon Homeowners Association  
 Long Canyon Phase II & III Homeowners Association  
 Neighborhood Empowerment Foundation  
 River Place H.O.A.  
 Save Our Springs Alliance  
 SelTexas  
 Sierra Club, Austin Regional Group  
 Steiner Ranch Community Association  
 TNR BCP- Travis County Natural Resources  
 Westminster Glen HOA

**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.



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delivery ☐

**to:** Robert Anderson **company:** City of Austin

**fax:**

<b>date:</b>	10 March 2020	<b>mwm reference #.:</b>	023-83b
<b>from:</b>	David Cazares, ASLA	<b>page #</b>	1
<b>re:</b>	Emma Long Metropolitan Park Site Improvements SPC-2019-0048D		

Summarized below are the proposed site improvements included in the site development permit application SPC-201900048D. The proposed improvements draw on the recommendations stated in the 2016 Emma Long Metropolitan Park Visioning Document. The Vision Plan, commissioned by the City of Austin Parks and Recreation Department, identifies improvements that can be implemented with funding from the 2012 GO Bond. The work includes, but is not limited to:

1. Demolition of miscellaneous existing improvements
2. Improvements and renovations in and around the existing bath house
3. Concrete sidewalk and trail improvements
4. Site furnishings
5. Pavilion
6. Sand volleyball court
7. Parking lot improvements
8. Utility campground improvements
9. Post and cable fencing
10. Split rail fencing
11. Drinking fountain
12. Rinse station
13. Lighting
14. Water and wastewater improvements
15. Landscape and temporary irrigation

Please let us know of any comments or questions regarding the project.

Thank you,

A handwritten signature in blue ink, appearing to be 'Dae' or similar, written in a cursive style.





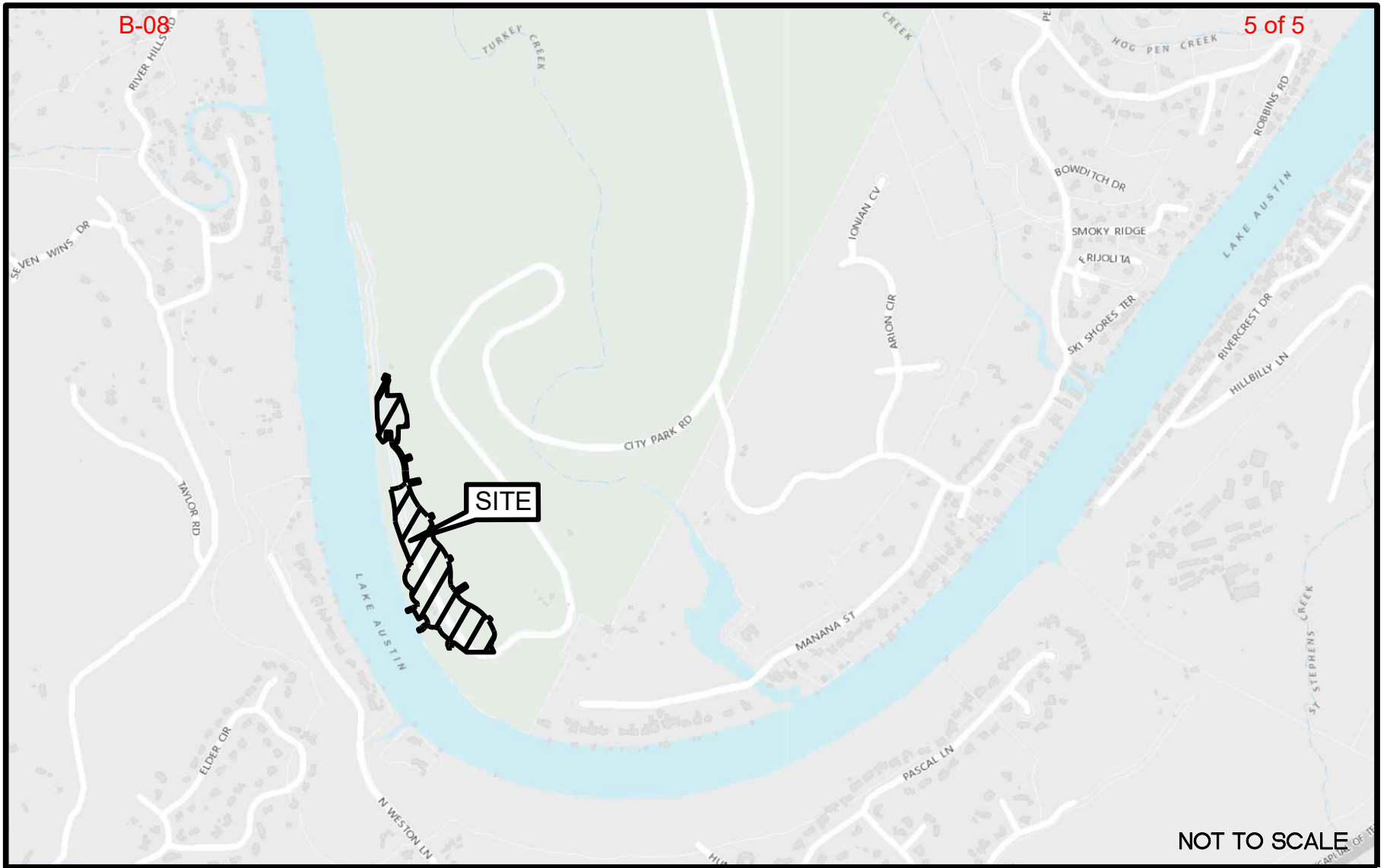
22 BICYCLE PARKING PROVIDED ON SITE

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ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SPC-2019-0048D





LOCATION MAP

IMAGE FROM COA GIS VIEWER