



**SURROUNDING CONDITIONS:****Zoning (Land Use)**

<b>North:</b>	Rayburn Lane (ROW)
<b>East:</b>	SF-4A-NP (Single Family)
<b>South:</b>	Connally Drive (ROW)
<b>West:</b>	SF-6-NP (Vacant)

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Lost and Found Pets	Neighborhood Empowerment Foundation
Austin Neighborhood Council	Neighbors United for Prayer
Bike Austin	Pecan Spring/Springdale Hills Neigh Assoc.
Del Valle Community Coalition	Preservation Austin
East Austin Conservancy	Reissig Group
East MLK Combined NP Contact Team	SEL Texas
Friends of Austin Neighborhoods	Senate Hills HOA
Friends of Northeast Austin	Sierra Club, Austin Regional Group
Homeless Neighborhood Association	

**CONDITIONAL USE PERMIT**

**D. 25-5-145.** A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

## § 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility

with surrounding uses or the preservation of public health, safety, or welfare.

**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 will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The SF-4A-NP zoning district is intended for moderate-density residential development and is subject to development standards that maintain single family neighborhood characteristics. The proposed civic use is to serve the neighborhood. This site plan complies with all development regulations of the SF-4A-NP zoning district, including height, impervious cover, and building cover.

- 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: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.
  - 4. Provide adequate and convenient off-street parking and loading facilities; and**  
Staff Response: The site plan will comply with off-street parking and loading facility requirements.
  - 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 East Austin Overlay district, 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 in the East Austin Overlay.
- C. In addition, a conditional use site plan may not:**
- 7. More adversely affect an adjoining site than would a permitted use;**  
Staff Response: No
  - 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.
  - 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.



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735  
t 512.439.4700 LJA.com TBPE F-1386

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May 18, 2020

Development Services Department – City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Re: **Senate Hills Park**  
**Plans for Site Development**  
**Engineer's Summary Letter**  
**LJA Project Number A431-0401**

To Whom it May Concern:

Attached is the proposed Site Development Plans for the Senate Hills Park project. The Senate Hills Park is a proposed Type D site plan including the construction of trails, parking, and sidewalk to provide access to proposed park improvements at Lot 18, Block E of the Senate Hills Subdivision Section One (MAPSCO Grid 586D, City of Austin Grid number M24).

The subject tract is located between Connally Lane and Rayburn Lane in the Full Purpose Jurisdiction of Austin. It is bounded by right-of-way to the north and south, private single family lots to the east, and a detached condominium development to the west. The zoning onsite is Single Family with a Neighborhood Plan (SF-4A-NP).

The entire tract lies within the Walnut Creek Watershed. The subject property is not located within any floodplains or floodways, as shown on the Flood Insurance Rate Map of Travis County, Map Number 48453C0470K, effective January 6, 2016. Water quality and detention will be provided by the existing water quality and detention ponds constructed with the Senate Hills Subdivision, Section One construction plans.

The property is in the Austin Water service. The development proposes to connect to the existing water line for irrigation service, but no domestic water or wastewater service is proposed. The property is currently vacant. No known habitable structures exist onsite. No known hazardous materials or waste contamination are suspected onsite.

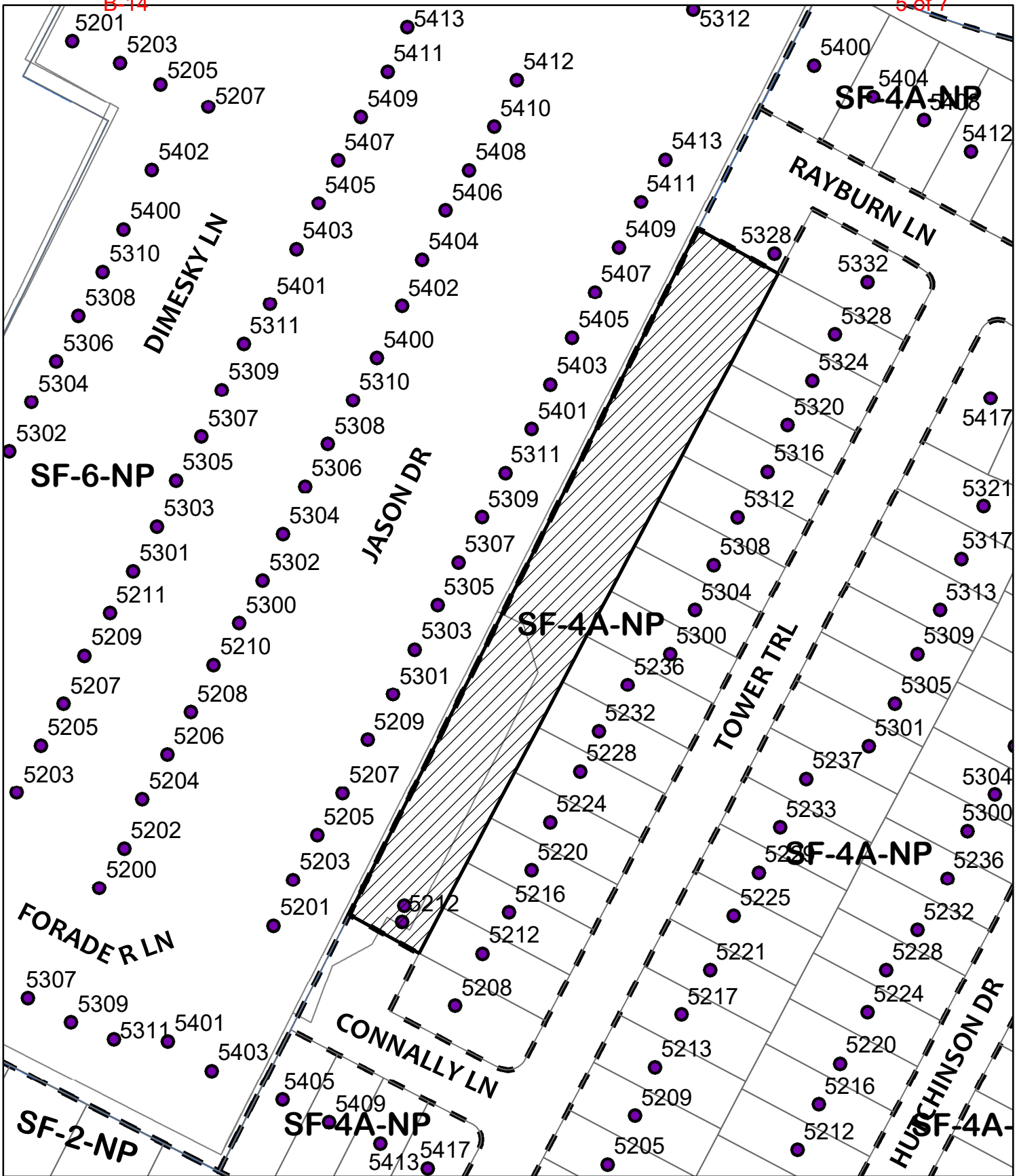
We trust this information will help in your evaluation of the project. If you have any questions, do not hesitate to call or email.

Sincerely,

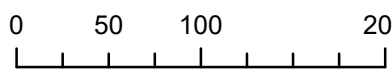
LJA Engineering FRN F-1386

A handwritten signature in black ink, appearing to read 'Hannah Riemer'.

Hannah Riemer, P.E.  
Assistant Project Manager

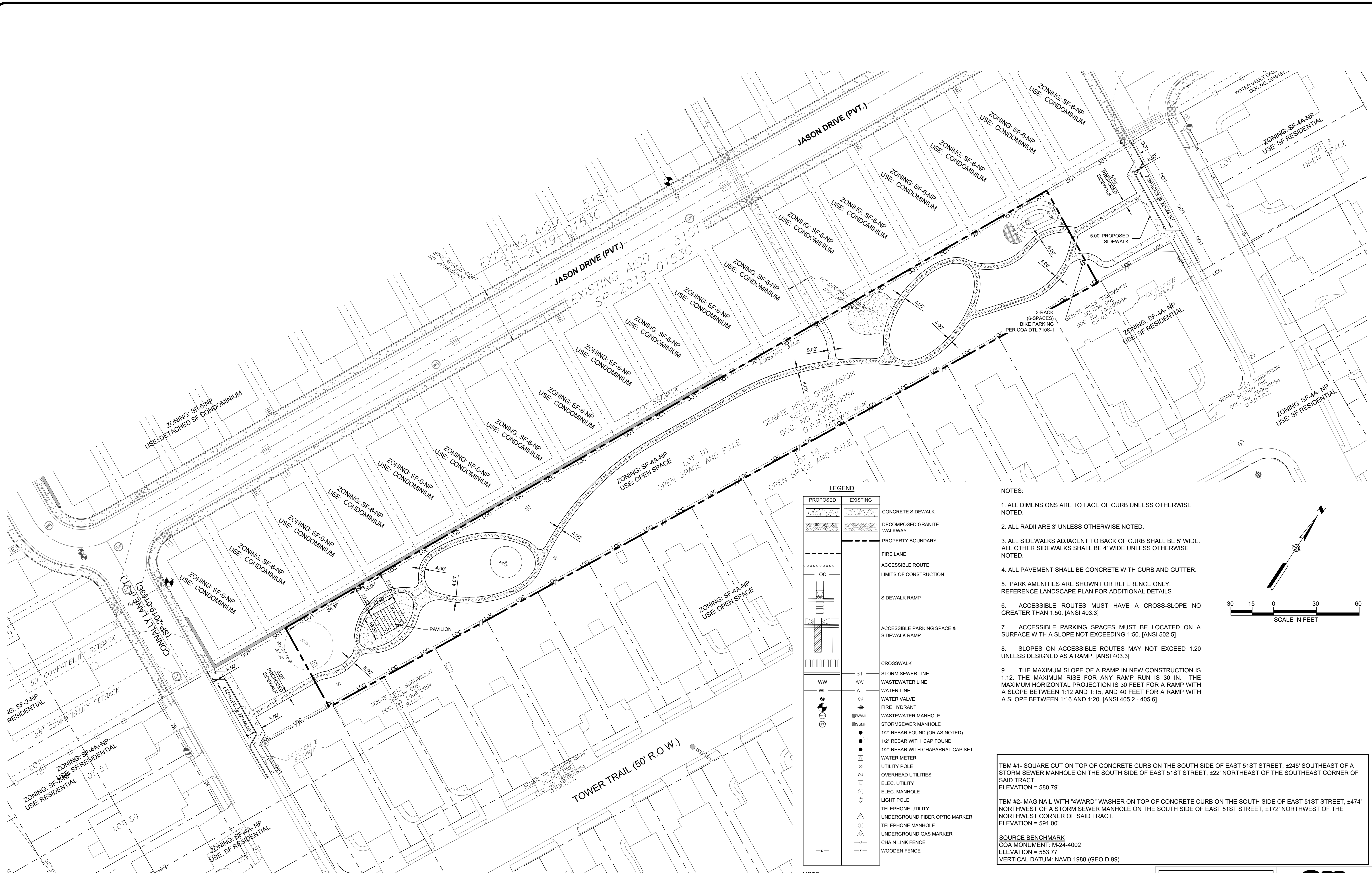


CASE#: SPC-2020-0217C  
 ADDRESS: 5406 Connally Lane  
 CASE NAME: Senate Hills Park  
 MANAGER: Rosemary Avila



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.

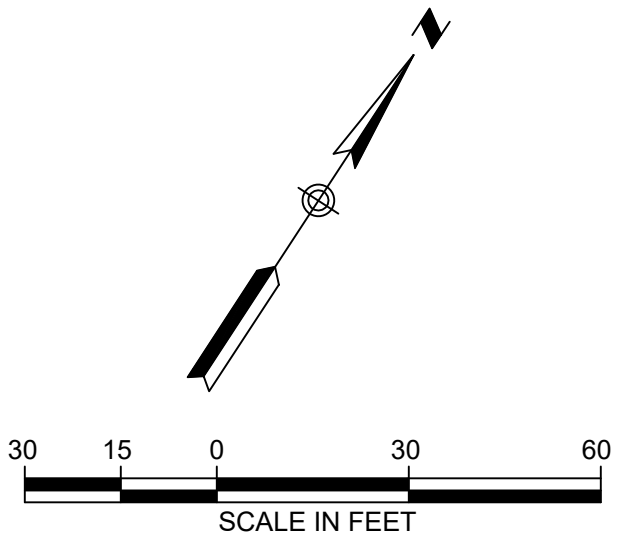
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**LEGEND**

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	DECOMPOSED GRANITE WALKWAY
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	FIRE LANE
[Symbol]	[Symbol]	ACCESSIBLE ROUTE
[Symbol]	[Symbol]	LIMITS OF CONSTRUCTION
[Symbol]	[Symbol]	SIDEWALK RAMP
[Symbol]	[Symbol]	ACCESSIBLE PARKING SPACE & SIDEWALK RAMP
[Symbol]	[Symbol]	CROSSWALK
[Symbol]	[Symbol]	STORM SEWER LINE
[Symbol]	[Symbol]	WASTEWATER LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE VALVE
[Symbol]	[Symbol]	WASTEWATER MANHOLE
[Symbol]	[Symbol]	STORMSEWER MANHOLE
[Symbol]	[Symbol]	1/2" REBAR FOUND (OR AS NOTED)
[Symbol]	[Symbol]	1/2" REBAR WITH CAP FOUND
[Symbol]	[Symbol]	1/2" REBAR WITH CHAPARRAL CAP SET
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	OVERHEAD UTILITIES
[Symbol]	[Symbol]	ELEC. UTILITY
[Symbol]	[Symbol]	ELEC. MANHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	TELEPHONE UTILITY
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC MARKER
[Symbol]	[Symbol]	TELEPHONE MANHOLE
[Symbol]	[Symbol]	UNDERGROUND GAS MARKER
[Symbol]	[Symbol]	CHAIN LINK FENCE
[Symbol]	[Symbol]	WOODEN FENCE

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
  3. ALL SIDEWALKS ADJACENT TO BACK OF CURB SHALL BE 5' WIDE. ALL OTHER SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
  4. ALL PAVEMENT SHALL BE CONCRETE WITH CURB AND GUTTER.
  5. PARK AMENITIES ARE SHOWN FOR REFERENCE ONLY. REFERENCE LANDSCAPE PLAN FOR ADDITIONAL DETAILS.
  6. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
  7. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
  8. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
  9. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]



**NOTE:**

NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN COUNT ON-STREET SPACES AT THEIR OWN RISK. THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE DISPLACED ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET APPLIES FOR AND RECEIVES RESIDENTIAL PERMIT PARKING, THE PARKING FOR THE DEVELOPMENT WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.

TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET, ±245' SOUTHEAST OF A STORM SEWER MANHOLE ON THE SOUTH SIDE OF EAST 51ST STREET, ±22' NORTHEAST OF THE SOUTHEAST CORNER OF SAID TRACT. ELEVATION = 580.79'.

TBM #2- MAG NAIL WITH "4WARD" WASHER ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET, ±474' NORTHWEST OF A STORM SEWER MANHOLE ON THE SOUTH SIDE OF EAST 51ST STREET, ±172' NORTHWEST OF THE NORTHWEST CORNER OF SAID TRACT. ELEVATION = 591.00'.

**SOURCE BENCHMARK**  
COA MONUMENT: M-24-4002  
ELEVATION = 553.77  
VERTICAL DATUM: NAVD 1988 (GEOID 99)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

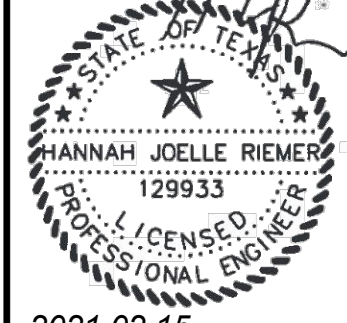


**SENATE HILLS PARK  
PLANS FOR SITE IMPROVEMENTS**

**REVISIONS**

NO.	DATE	DESCRIPTION

**DATE:** 7/12/2019  
**DESIGNED BY:** HJR  
**DRAWN BY:** JJK  
**CHECKED BY:** HJR  
**DRAWING NAME:** AUSTIN.PARKING



2021.02.15  
LJA Engineering, Inc.  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

**LJA Engineering, Inc.**  
7500 Riata Boulevard  
Building II, Suite 100  
Austin, Texas 78735

**JOB NUMBER:** A431-0401  
**SP01**  
**SHEET NO. 14**  
**OF 22 SHEETS**

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: SPC-2020-0217C**  
**Contact: Rosemary Avila, 512-974-2784 or**  
**Elsa Garza, 512-974-2308**  
**Public Hearing: Planning Commission, May 11, 2021**

Judy B. Crisoe  
 Your Name (please print)  I am in favor  
 I object

5236 Tower Trail Austin, TX 78723  
 Your address(es) affected by this application

Judy B. Crisoe 5-3-21  
 Signature Date

Daytime Telephone: 512-657-1596

Comments: Park is an invitation for anyone to go  
in unsupervised-liability  
• Park will bring added noise  
• I don't want to pay extra dues for Installation  
Security, maintenance and legal fees  
• Park is a huge liability for HOA  
• There are plenty of parks in our area;  
• The YMCA - across the street  
• The Thinkery - Behind Mueller HEB  
• Park in front of Mueller HEB

If you use this form to comment, it may be returned to:  
 City of Austin  
 Development Services Department  
 Rosemary Avila  
 P. O. Box 1088  
 Austin, TX 78767-8810

RECEIVED  
 MAY 05 2021  
 By [Signature]