

**PLANNING COMMISSION SITE PLAN
COMMISSION APPROVAL REVIEW SHEET**

CASE NUMBER: SPC-2020-0285D **PC DATE:** 5/25/2021

PROJECT NAME: Pharr Tennis Center Renovation

ADDRESS: 4201 Brookview Road

APPLICANT: City of Austin Parks and Recreation Department

AGENT: Jose I. Guerra, Inc. (Glenn Frey, PE) 512-445-2090

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Boggy Creek

APPLICATION REQUEST:

Sites zoned Public (P) with limits of construction 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 DESCRIPTION:

The applicant proposes renovations to existing tennis courts with associated improvements.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

PROJECT INFORMATION:

SITE AREA	8.4 acres
ZONING	Public (P)
LAND USE	Parks and Recreation Services (General)
IMPERVIOUS COVER	1.7 AC or 20%
BUILDING HEIGHT	15 FT, 1 story
VEHICULAR ACCESS	Brookview Road

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Cherrywood Neighborhood Assn.
Del Valle Community Coalition
Friends of Austin Neighborhoods
Friends of Patterson Park
Homeless Neighborhood Association

Neighborhood Empowerment Foundation
Neighbors United for Progress
Preservation Austin
SELTexas
Schieffer/Willowbrook
Sierra Club, Austin Regional Group
Upper Boggy Creek Neighborhood Planning Team

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:

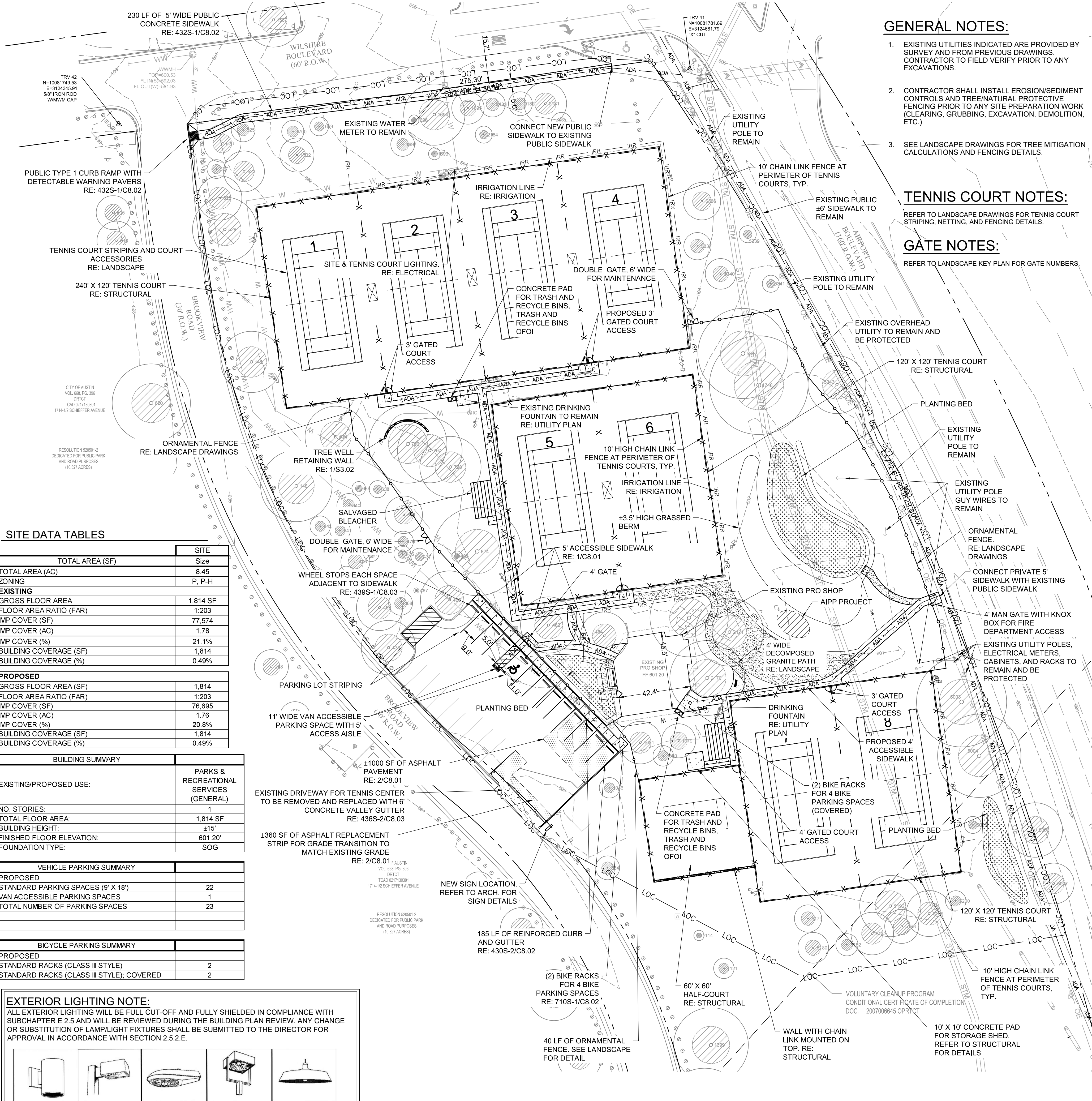
1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including 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.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.



SITE DATA TABLES

TOTAL AREA (SF)	SITE Size
TOTAL AREA (AC)	8.45
ZONING	P, P-H
EXISTING	
GROSS FLOOR AREA	1,814 SF
FLOOR AREA RATIO (FAR)	1.203
IMP COVER (SF)	77,574
IMP COVER (AC)	1.78
IMP COVER (%)	21.1%
BUILDING COVERAGE (SF)	1,814
BUILDING COVERAGE (%)	0.49%
PROPOSED	
GROSS FLOOR AREA (SF)	1,814
FLOOR AREA RATIO (FAR)	1.203
IMP COVER (SF)	76,695
IMP COVER (AC)	1.76
IMP COVER (%)	20.8%
BUILDING COVERAGE (SF)	1,814
BUILDING COVERAGE (%)	0.49%

BUILDING SUMMARY	
EXISTING/PROPOSED USE:	PARKS & RECREATIONAL SERVICES (GENERAL)
NO. STORIES:	1
TOTAL FLOOR AREA:	1,814 SF
BUILDING HEIGHT:	±15'
FINISHED FLOOR ELEVATION:	601.20'
FOUNDATION TYPE:	SOG

VEHICLE PARKING SUMMARY	
PROPOSED	
STANDARD PARKING SPACES (9' X 18')	22
VAN ACCESSIBLE PARKING SPACES	1
TOTAL NUMBER OF PARKING SPACES	23

BICYCLE PARKING SUMMARY	
PROPOSED	
STANDARD RACKS (CLASS III STYLE)	2
STANDARD RACKS (CLASS III STYLE); COVERED	2

EXTERIOR LIGHTING NOTE:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

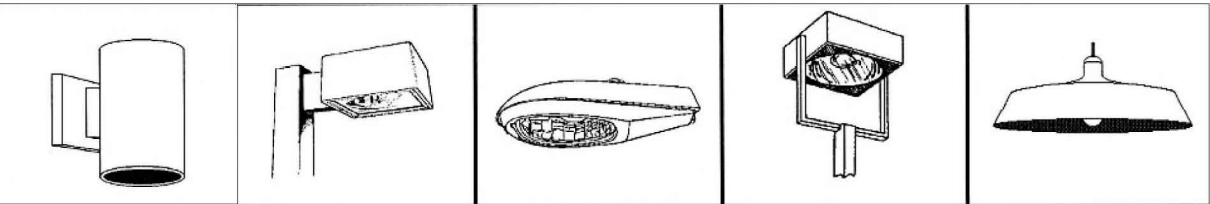
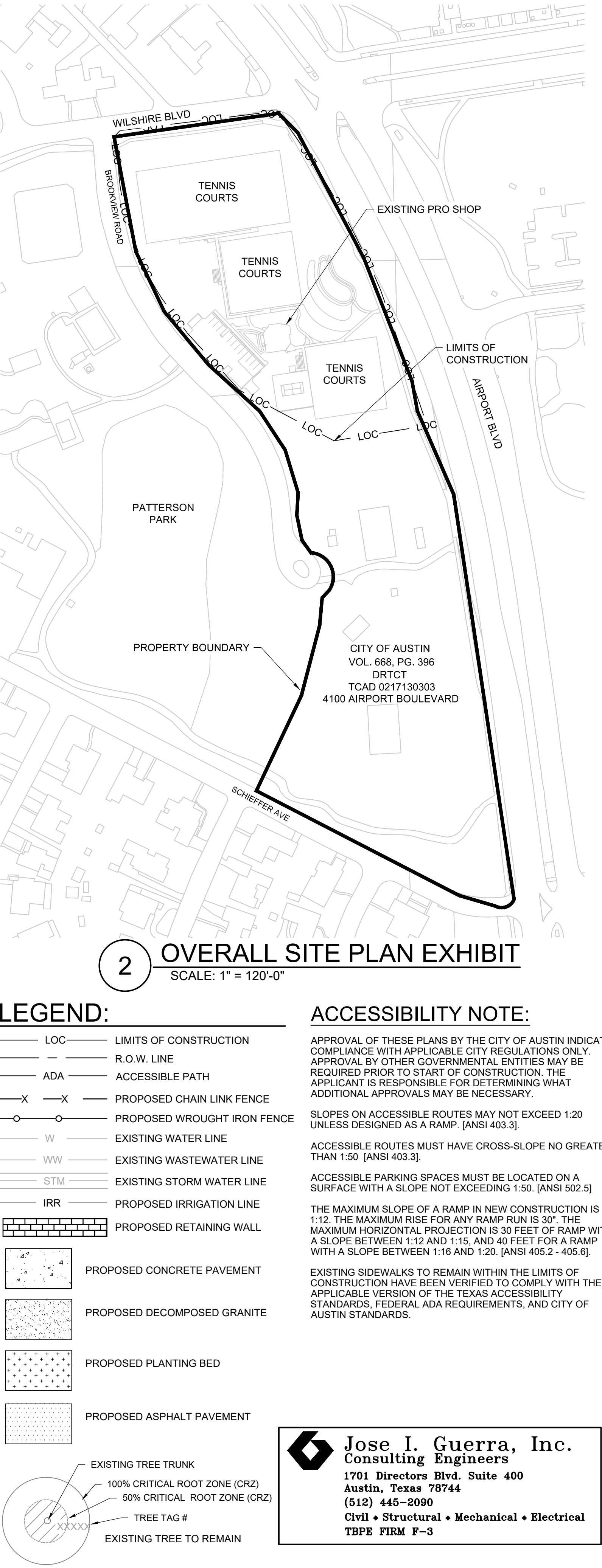
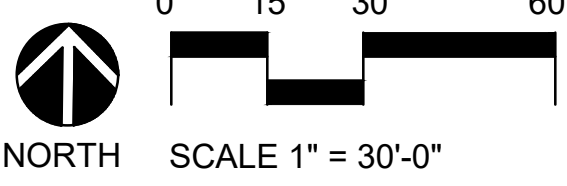


Figure 34: Examples of fully-shielded light fixtures.

1 SITE PLAN
SCALE: 1" = 30'-0"



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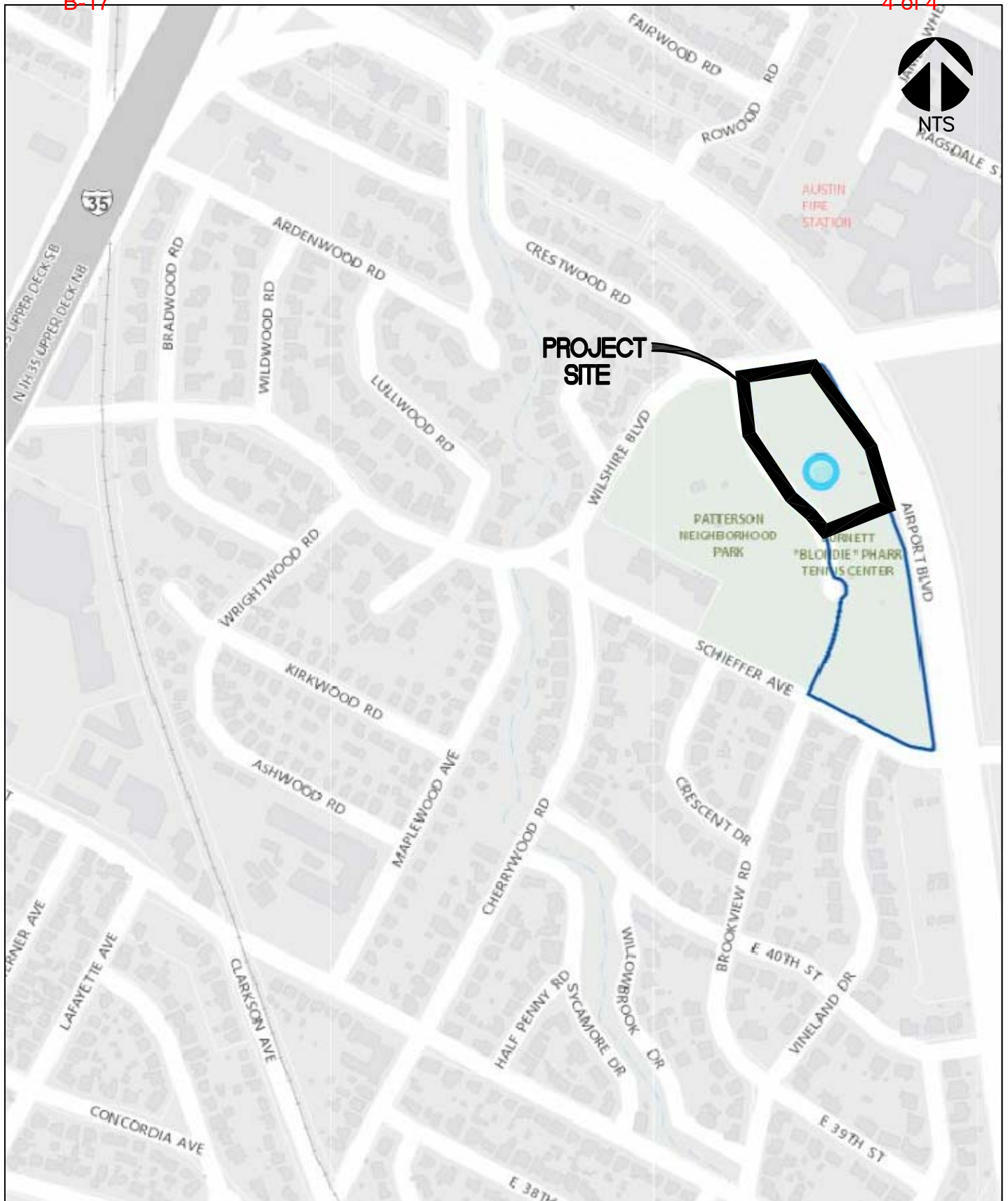
These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Glenn Frey, PE
Texas Registration #123856

05/20/2020

DATE	ISSUE
02/16/2021	ISSUE FOR PERMIT & CONSTRUCTION



PHARR TENNIS CENTER
RENOVATION
4201 BROOKVIEW RD
AUSTIN, TEXAS 78722

LOCATION
MAP