

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

**CASE NUMBER:** SPC 2021-0247C

**PC DATE:** 3/22/2022

**PROJECT NAME:** Earl J. Pomerleau Pocket Park

**ADDRESS:** 1906 Patton Lane, Austin, TX 78704

**APPLICANT:** City of Austin, Parks and Recreation Department  
919 W 28<sup>th</sup> Half Street  
Austin, TX 78705

**AGENT:** Meredith Kizewski, P.E.  
360 Professional Services, Inc.  
P.O. Box 3639  
Cedar Park, Texas 78630  
(512) 354-4682

**CASE MANAGER:** Randall Rouda, (512) 974-3338 or [Randall.rouda@austintexas.gov](mailto:Randall.rouda@austintexas.gov)

**WATERSHED:** Fort Branch (Urban)

**NEIGHBORHOOD PLAN:** Windsor Park Neighborhood Plan

**PROJECT DESCRIPTION:**

The applicant proposes to develop a 1.93 acre public park (Community Recreation – Public Use) on a vacant site in the MF-3-NP (Multiple Family Residential – Neighborhood Plan) Zone, with associated water quality, utility, sidewalk, playground, and landscape 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 to provide landscaping, a pavilion, picnic tables, playground and fitness equipment, walking trails, water fountains and related amenities to create an approximately 2 acre pocket park on the north side of Patton Lane, west of Mira Loma Lane in the Windsor Park Neighborhood Plan Area. The proposed use meets the Land Development Code definition of Community Recreation – Public Use which is conditionally permitted in the MF-3-NP Zone. All Staff Comments regarding administrative compliance with municipal codes and standards have been met and no objections to the proposal have been received to date.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	84,027 SF, 1.93 acres
<b>ZONING</b>	MF-3-NP (Multifamily Residential)
<b>PROPOSED USE</b>	Community Recreation (Public)
<b>PROPOSED IMPERVIOUS COVER</b>	6,135 sq.ft. 7.3%
<b>PROPOSED BUILDING COVERAGE</b>	1,000 sq.ft., 1.2%
<b>PROPOSED BUILDING HEIGHT</b>	1 story, 15 feet
<b>PROPOSED F.A.R</b>	0.01:1
<b>PROPOSED ACCESS</b>	Patton Lane (Maintenance Only)
<b>PROPOSED PARKING</b>	0 automobile (street parking is available), 6 bicycle

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Del Valle Community Coalition  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress

Preservation Austin  
 SELTexas  
 Sierra Club, Austin Regional Group  
 Windsor Park Neighborhood Association  
 Windsor Park Neighborhood Plan Contact Team

**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

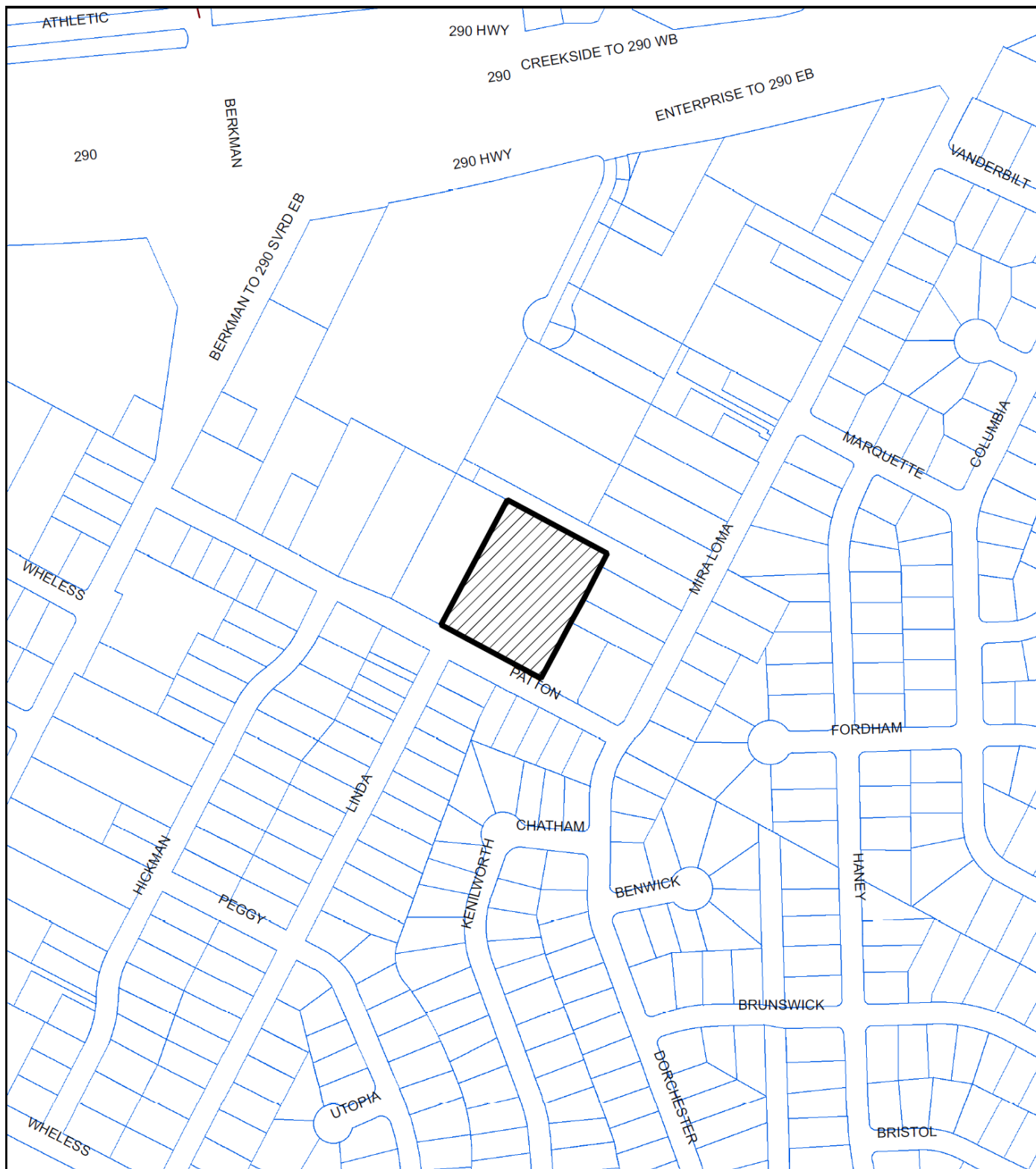
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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. The MF-3 Zone is intended to provide quality housing at moderate densities. Parks and related amenities are vital to the functioning and quality of life available in MF-3 and other nearby residential districts.
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. The modest size of the park fits well within the fabric of the existing residential development surrounding the site on all sides.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: No off-site parking is proposed, however, the site is convenient walking distance from a substantial number of residences and on-street parking is available on Patton Lane and several other nearby streets. The park size and amenities will tend to facilitate individual, family and small group use, with infrequent use by larger groups which might otherwise benefit from off-street parking.
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. The proposed development is consistent with erosion, drainage, water quality and the site compatibility standards of Article 10 of the Land Development Code.

**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. The proposed public recreation use is generally a less intensive use than the multi-family residential development permitted without a Conditional Use Permit in the MF-3 Zone.
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. The site is modestly sized and not anticipated to attract large groups of users. There is convenient pedestrian and bicycle access to the site from a substantial number of residences in the neighborhood.
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.



Subject Tract



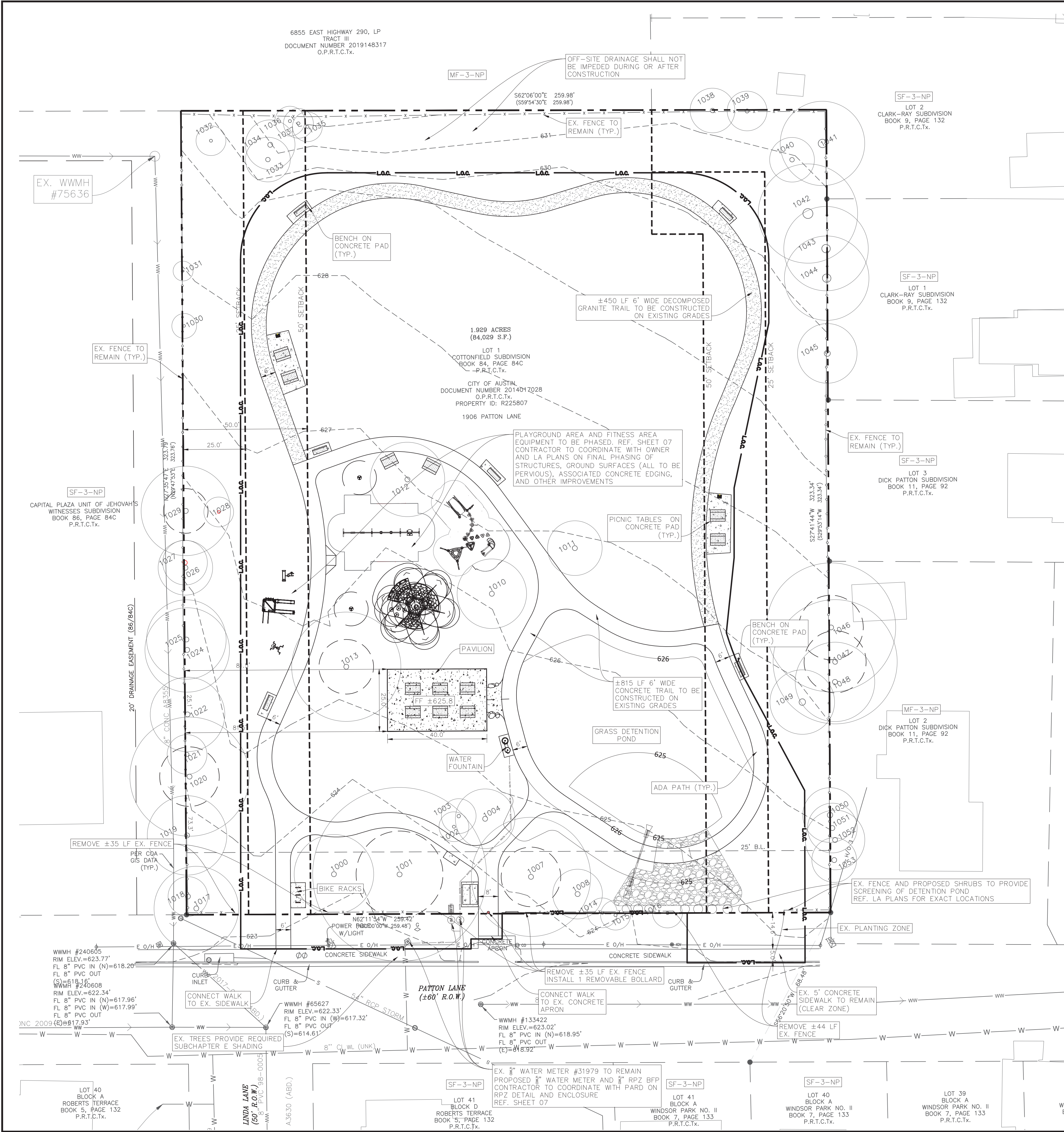
Base Map

CASE NO: SPC-2021-0247C  
ADDRESS: 1906 PATTON LANE



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.



**LEGEND**

- PROPERTY LINE
- ADJ. PROPERTY LINES
- CONCRETE SIDEWALK/HARDSCAPE
- DECOMPOSED GRANITE
- ON-SITE WATER LINE
- LIMITS OF CONSTRUCTION
- TREE TO REMAIN

**SITE DATA SUMMARY TABLE**

ZONING	MF-3-NP
USE	COMMUNITY RECREATION (PUBLIC)
GROSS SITE AREA (GSA)	84,027 SF
	1.93 AC
WATERSHED	FORT BRANCH
WATERSHED TYPE	URBAN
BUILDING COVERAGE (55% MAX)	1,000 SF
	1.2%
BUILDING FAR	.01:1
BUILDING HEIGHT (40' MAX)	15 FT
BUILDING GSF	1,000 SF
NO. OF STORIES	1
FOUNDATION TYPE	SLAB ON GRADE
FINISHED FLOOR ELEVATION	625.4

**IMPERVIOUS COVER**

PAVILLION PAD	1,000 SF
CONCRETE SIDEWALK/TRAIL	5,135 SF
TOTAL IMPERVIOUS COVER	1,000 SF
TOTAL PERCENTAGE IC (65% MAX)	1%

**\*Per LDC 25-8-63, Public Sidewalk/Trail not counted in IC Cals**

**PARKING** N/A SPOTS

**BICYCLE SPOTS PROVIDED** 6 SPOTS

- GENERAL NOTES:**
- THIS PROJECT IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF AUSTIN.
  - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
  - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR ADDITIONAL GROUND SURFACES IN AMENITY AREAS (ALL TO BE PERVIOUS) AND ASSOCIATED STEEL EDGING
  - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. REFER TO FIGURE 34 ON THIS SHEET.

- CITY OF AUSTIN SITE PLAN RELEASE NOTES:**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
  - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
  - THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
  - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN - OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN.
  - NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
  - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

- COMPATIBILITY NOTES:**
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-1064)
  - ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY ZONED SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067)
  - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1067)
  - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE. (SECTION 25-2-1067)

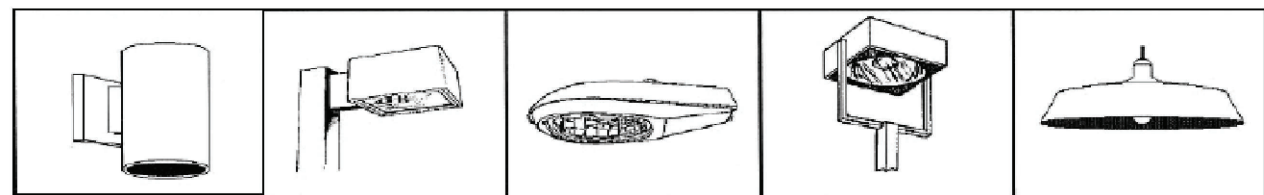


Figure 42: Examples of fully-shielded light fixtures

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

**NOTE:**  
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY

**SITE PLAN APPROVAL SHEET 06 OF 13**  
FILE NUMBER SPC-2021-02470 APPLICATION DATE 07/12/2021  
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81 LDC) CASE MANAGER R. ROUDA  
PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ X

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING MF-3-NP

Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date. (if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

EARL J. POMERLEAU  
POCKET PARK  
1906 PATTON LANE  
AUSTIN, TEXAS 78723

OVERALL  
SITE PLAN

Scale: AS SHOWN  
Designed by:  
Drawn by:  
Checked by:  
Date: JANUARY 2022  
Project No.

SHEET  
06  
OF 13

SPC-2021-02470

TEXAS FIRM REGISTRATION #4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78613  
FAX (512) 900-7882

360 PROFESSIONAL SERVICES, INC.

