

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

CASE NUMBER: SP-2021-0463C **PLANNING COMMISSION DATE:** 10/18/2022

PROJECT NAME: Colony Park District Park Aquatic Facility

PROPOSED USE: Recreational facilities expansion

ADDRESS OF APPLICATION: 7400 Loyola Lane

AREA: 67.33 acres

COUNCIL DISTRICT: 1

APPLICANT: Scott Sinn, PLA
City of Austin Parks and Recreation Dept
919 W 28th ½ St
Austin, TX 78705

AGENT: Glenn Frey, P.E.
Jose I Guerra, Inc
1701 Directors Blvd, Ste. 400
Austin, TX 78744

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: P

PROPOSED DEVELOPMENT: The City of Austin proposes to construct a new aquatic outdoor recreation facility, with two pools and two buildings, within an existing park, with all associated improvements. The site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

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.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION: Postponed from October 4, 2022 for noticing error

WATERSHED: Walnut Creek – Suburban watershed

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** P**MAX. BLDG. COVERAGE:** ***MAX. IMPERV. CVRG.:** ***MAX HEIGHT:** ***REQUIRED PARKING:** NA**EXIST. USE:** Outdoor recreation**LIMITS OF CONSTRUCTION:** 4.77 acres**PROPOSED BLDG. CVRG:** 7,489 sf (3.6%)**PROPOSED IMP. CVRG:** 1.346 ac(28.2%)**PROPOSED HEIGHT:** 15' (1 story)**PROVIDED PARKING:** 50**PROPOSED USE:** Outdoor recreation/aquatic facility

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes construct an outdoor recreation facility with two pools and two buildings, within a larger site that has an existing elementary school and park. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is in the Walnut Creek watershed, which is a Suburban Watershed Zone. There are no known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from Loyola Lane.

SURROUNDING CONDITIONS: Zoning/ Land use**North:** PUD (Undeveloped)**East:** P and PUD (Undeveloped)**South:** SF-3, GR-CO, and SF-2 (undeveloped and single-family residential)**West:** P and SF-2 (undeveloped and single-family residential)

Street	R.O.W.	Surfacing	Classification
Loyola Lane	125'	72'	Minor arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

Friends of Northeast Austin

Austin Neighborhoods Council

Austin Independent School District

Homeless Neighborhood Association

Coloney Park Neighborhood Association

Colony Park/Lakeside Community Development Corp.

Sierra Club, Austin Regional Group

Neighbors United for Progress

Friends of Austin Neighborhoods

Del Valle Community Coalition

Neighborhood Empowerment Foundation

SELTexas

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

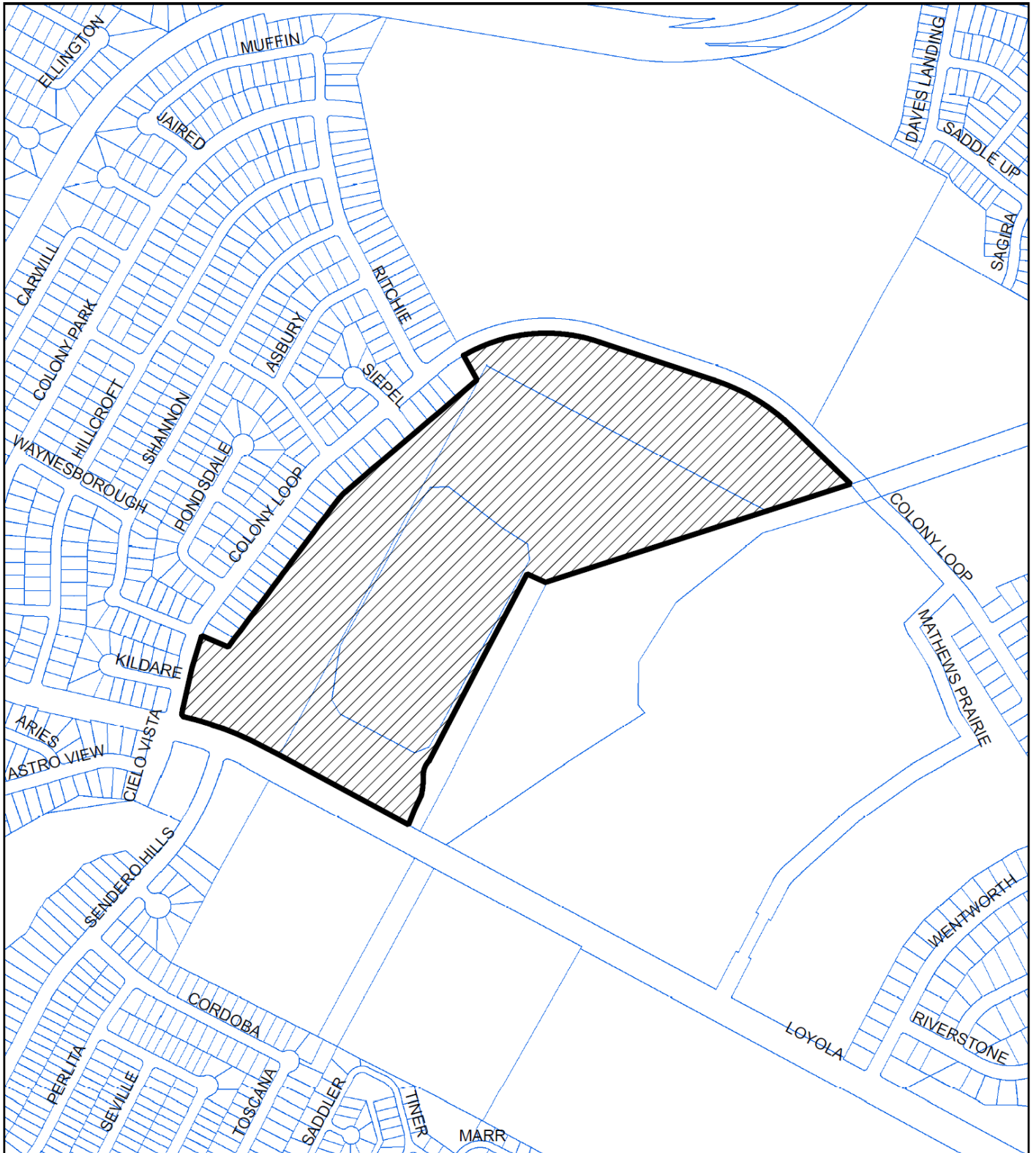
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 districts and overlays.
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 in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
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.
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 district.

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. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects 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: SP-2021-0463C
ADDRESS: 7400 LOYOLA LANE



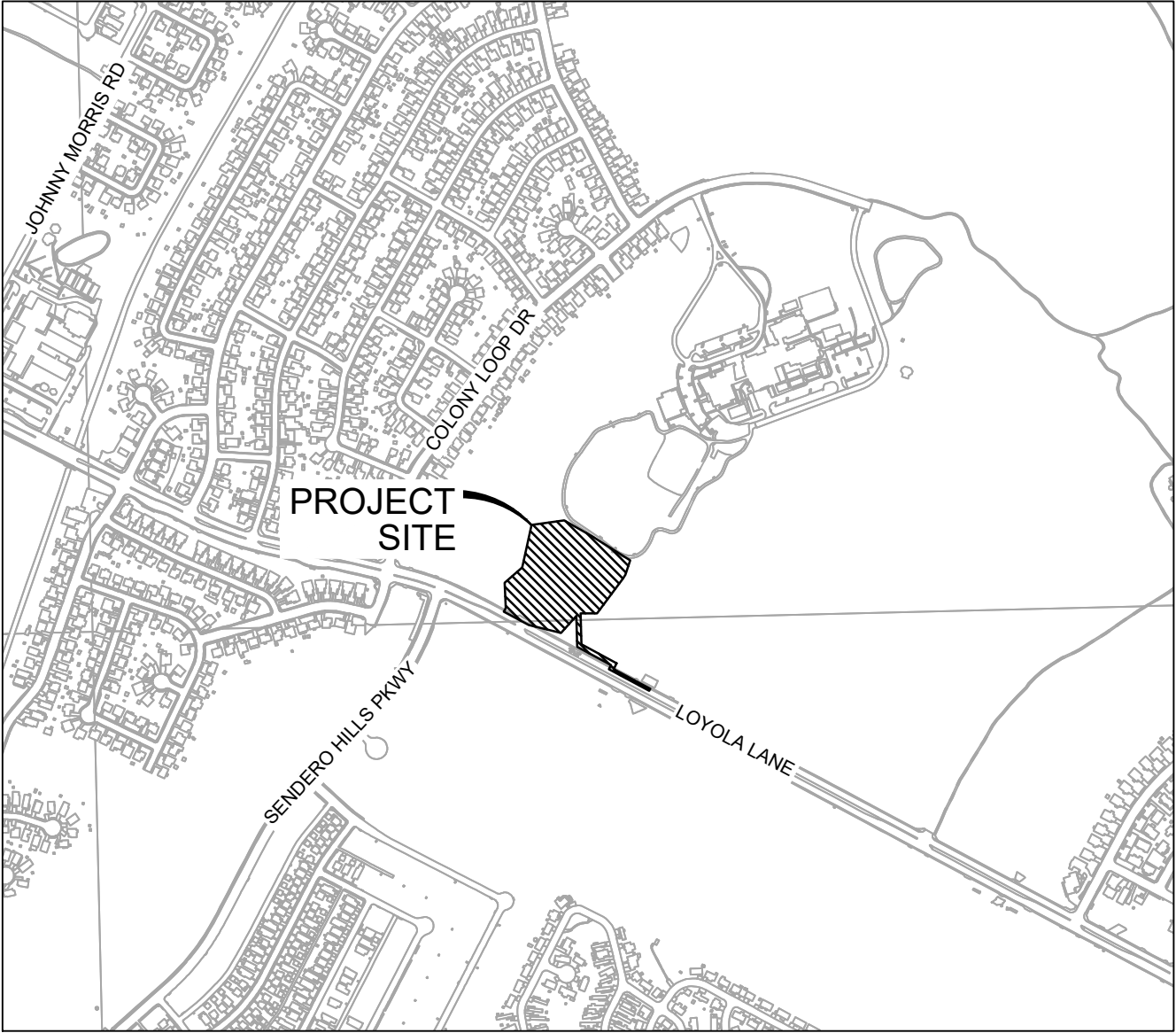
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

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2	C001	AW GENERAL NOTES AND PROJECT INFORMATION
3	C100	CIVIL GENERAL NOTES
4	C101	OVERALL REFERENCE PLAN
5	C200	EROSION & SEDIMENT CONTROL PLAN
6	C201	EROSION & SEDIMENT CONTROL DETAILS
7	C300	CIVIL DEMOLITION PLAN
8	C400	SITE PLAN
9	C500	GRADING AND DRAINAGE REFERENCE PLAN
10	C501	GRADING AND DRAINAGE PLAN - POOL DECK NORTH
11	C502	GRADING AND DRAINAGE PLAN - POOL DECK SOUTH
12	C503	GRADING AND DRAINAGE PLAN - SITE NORTHEAST
13	C504	GRADING AND DRAINAGE PLAN - SITE SOUTHEAST
14	C505	GRADING AND DRAINAGE PLAN - SITE SOUTH
15	C510	STRIPING, SIGNAGE, AND PAVING PLAN
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17	C601	POST-DEVELOPMENT DRAINAGE MAP
18	C602	OVERALL STORMWATER MANAGEMENT PLAN
19	C603	STORMWATER QUALITY AND DETENTION POND DETAIL
20	C604	STORMWATER QUALITY AND DETENTION POND DETAIL
21	C700	OVERALL UTILITY PLAN
22	C701	WASTEWATER PLAN AND PROFILE
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27	C810	CITY OF AUSTIN STANDARD DETAILS
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31	C814	CITY OF AUSTIN STANDARD DETAILS
32	C815	CITY OF AUSTIN STANDARD DETAILS
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CONSOLIDATED SITE DEVELOPMENT PLAN FOR NEW AQUATICS FACILITY COLONY PARK DISTRICT PARK

7400 COLONY LOOP DR.
AUSTIN, TEXAS 78724



SITE LOCATION MAP

N.T.S.



NTS

OWNER: CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT
919 WEST 28 1/2 ST.
AUSTIN, TEXAS 78705
CONTACT: SCOTT SINN, PLA
512-974-9474

LANDSCAPE ARCHITECT: COLEMAN & ASSOCIATES
9890 SILVER MOUNTAIN DRIVE
AUSTIN, TEXAS 78737
REGISTRATION NO. 974
CONTACT: JOSE PEREZ
512-660-6266

ARCHITECT: MARMON MOK
1020 NE LOOP 410, SUITE 201
SAN ANTONIO, TEXAS 78209
CONTACT: SHAWN BACON, AIA
210-270-2280

CIVIL ENGINEER: JOSE I. GUERRA, INC.
1701 DIRECTORS BLVD, SUITE 400
AUSTIN, TEXAS 78744
TEXAS P.E. FIRM NO. F-3
CONTACT: GLENN FREY, P.E.
512-445-2090

AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODES	2021 IFC WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	1,750
INTENDED USE	MULTI-PURPOSE ROOM/BLDG - ASSEMBLY OCCUPANCY
CONSTRUCTION CLASSIFICATION	II-B
BUILDING FIRE AREA (SF)	6,900
AUTOMATIC FIRE SPRINKLER TYPE	N/A
75% REDUCED FOR FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	N/A
AFD FIRE HYDRANT FLOW TEST DATE	7/17/2021
AFD FIRE HYDRANT FLOW TEST LOCATION	7400 LOYOLA LN FIRE HYDRANT # 531600
HIGH-RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE-AMOC	NOT APPLICABLE

VARIANCE/WAIVERS:

1. AN ADMINISTRATIVE ENVIRONMETAL VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(6), TO ALLOW A CUT OR FILL OF NOT MORE THAN EIGHT FEET.

SUBMITTED BY: GLENN FREY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123856
JOSE I. GUERRA, INC.
1701 DIRECTORS BLVD., SUITE 400
AUSTIN, TEXAS 78744
TX P.E. FIRM NO. F-3
(512) 445-2090 (OFFICE)

08/01/2022
DATE

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 OF AUSTIN APPROVAL.

REVIEWED BY:

DEVELOPMENT SERVICES DEPARTMENT DATE

INDUSTRIAL WASTE DATE

AUSTIN FIRE DEPARTMENT DATE

AUSTIN WATER DATE

ORIGINAL SUBMITTAL DATE: December 13, 2021

ZONING:
THIS PROPERTY IS ZONED P (PUBLIC)

WATERSHED STATUS:
THIS PROJECT IS WITHIN THE WALNUT CREEK WATERSHED WHICH IS CLASSIFIED AS SUBURBAN.

FLOODPLAIN STATUS:
PORTIONS OF THIS TRACT(S) ARE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0470K DATED: JANUARY 06, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

EDWARDS AQUIFER RECHARGE ZONE:
THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.

SUBCHAPTER E:
THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE.

INTEGRATED PEST MANAGEMENT:
THIS SITE IS TO FOLLOW THE ADOPTED PARD IPM PROGRAM, DATED 02/15/2017.

TRAFFIC CONTROL PLAN NOTE:
THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. FURTHERMORE, A TCP SHALL BE SUBMITTED TO TCPREVIEW@AUSTINTEXAS.GOV FOR REVIEW **A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION**. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

NOTES:
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.

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 CITY ENGINEERS.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

UNDERGROUND STORAGE TANK (UST) NOTE:

IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]

LEGAL DESCRIPTION(S):

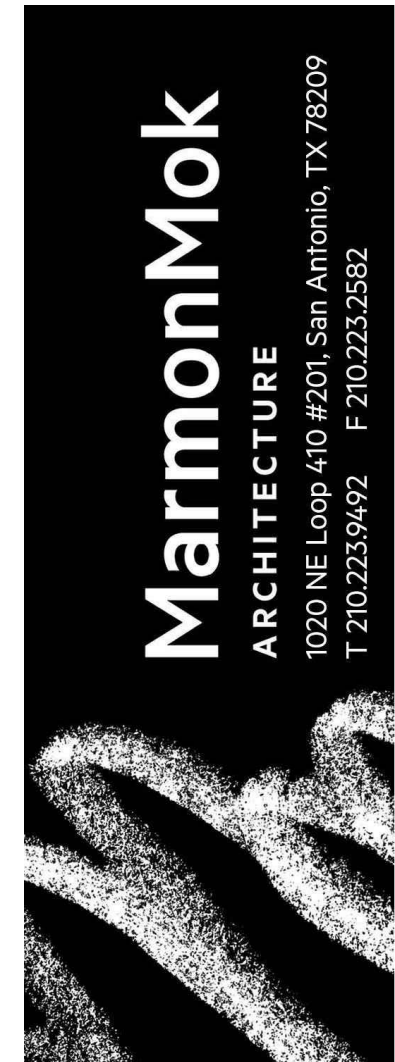
PROPERTY ID: 218310501
LEGAL DESCRIPTION: ABS 4 SUR 19 BURLESON J ACR 67.3340

RELATED CASES: SPC-2017-0334C; SPC-06-0046CX

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET <u>1</u> OF <u>42</u>	
FILE NUMBER: SP-2021-0463C	APPLICATION DATE: <u>12/13/2021</u>
APPROVED BY COMMISSION ON _____ UNDER SECTION <u>112</u> (OR 142) OF CHAPTER <u>25-5</u> OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81, LDC) _____	CASE MANAGER CARLOS HUIZAR
PROJECT EXPIRATION DATE (ORD.#970905-A) _____	DWPZ _____ DDZ _____
Director, DEVELOPMENT SERVICES DEPARTMENT	
RELEASED FOR GENERAL COMPLIANCE: _____	
ZONING: <u>P-PH</u>	
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.	

SP-2021-0463C



NOT FOR CONSTRUCTION PENDING
CITY PERMITTING AND
REGULATORY APPROVAL.

COLONY PARK
DISTRICT PARK AQUATIC FACILITY
7400 LOYOLA LANE, AUSTIN, TX 78724


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Drawn	GF
Checked	GF
Date	05/09/2022
Project No.	20031
Revisions	

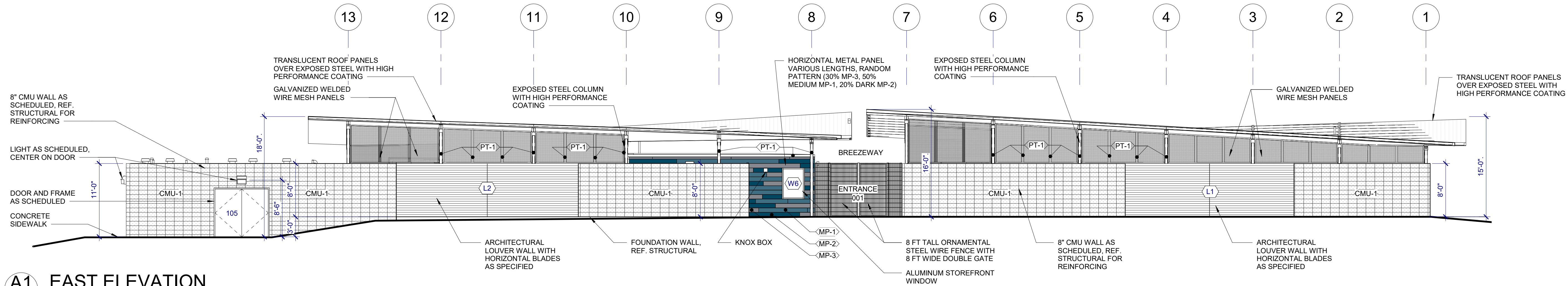
SHEET TITLE
SITE PLAN

SHEET NO. _____

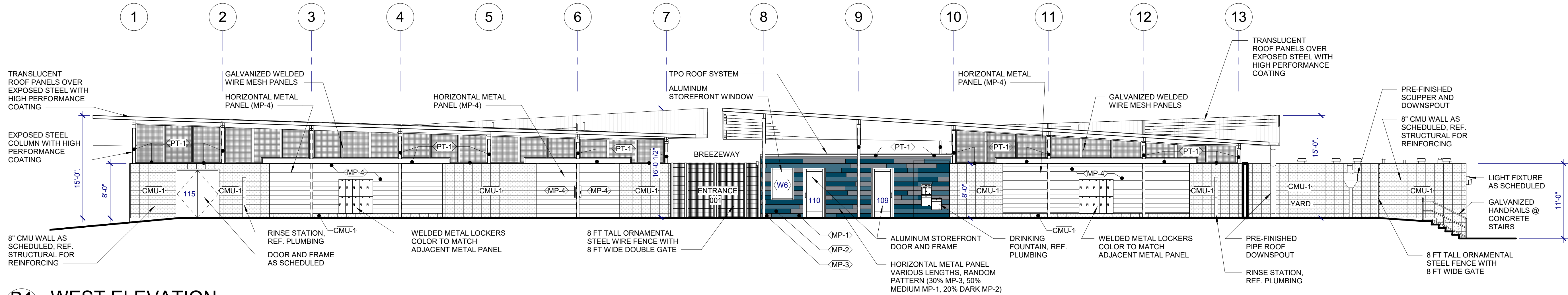
C400
SHEET 08 OF 42

 **Jose I. Guerra, Inc.**
Consulting Engineers
1701 Directors Blvd. Suite 400
Austin, Texas 78744
(512) 445-2090
Civil • Structural • Mechanical • Electrical
TBPELS FIRM F-3

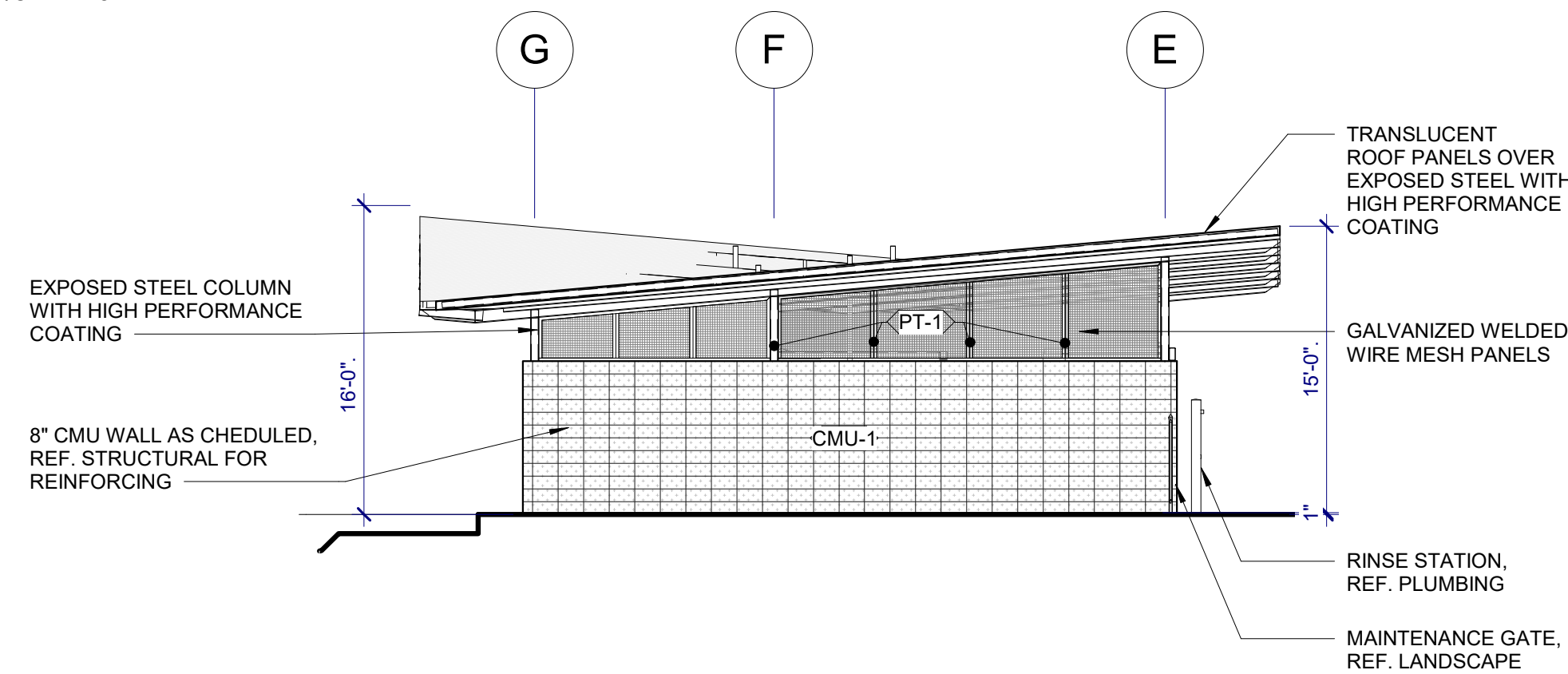
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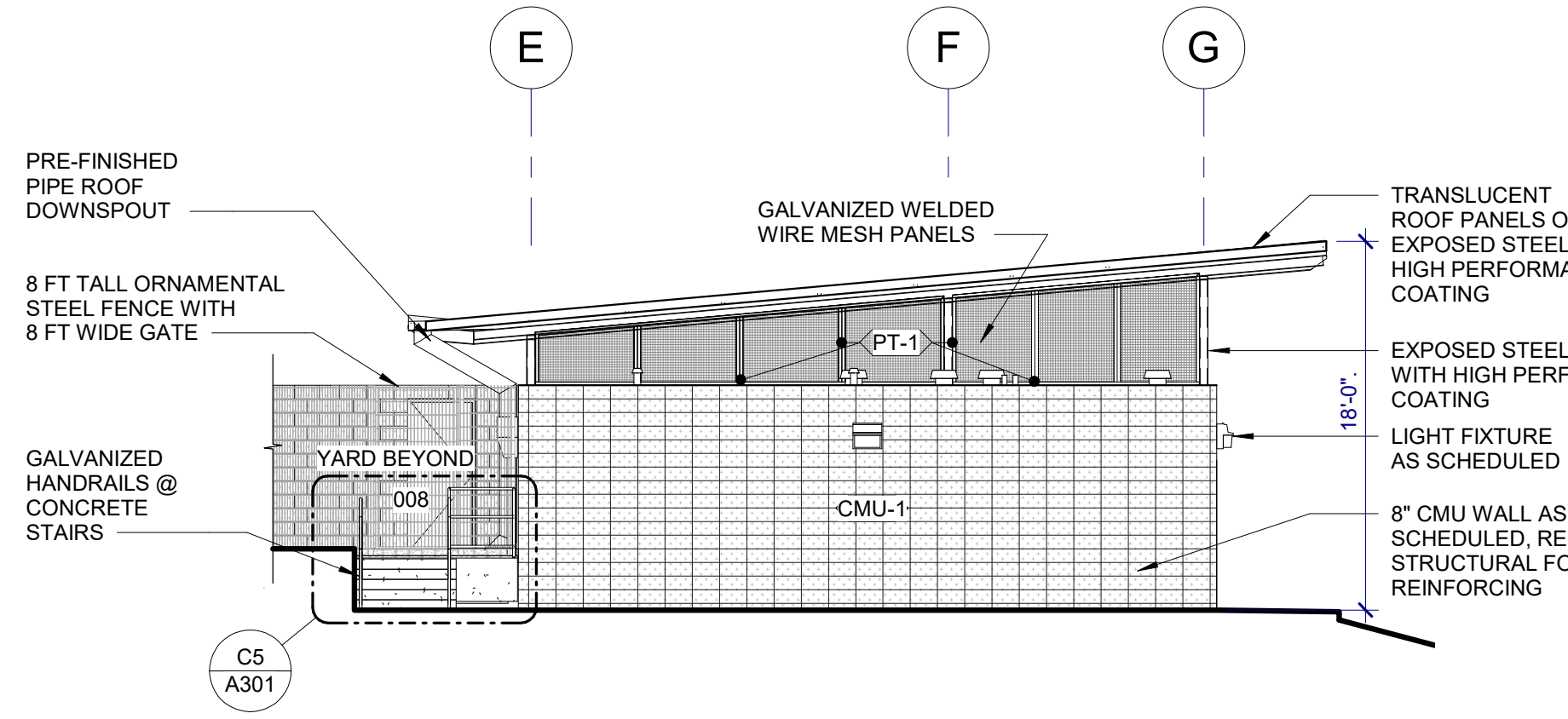
A1 EAST ELEVATION
A301 1/8" = 1'-0"



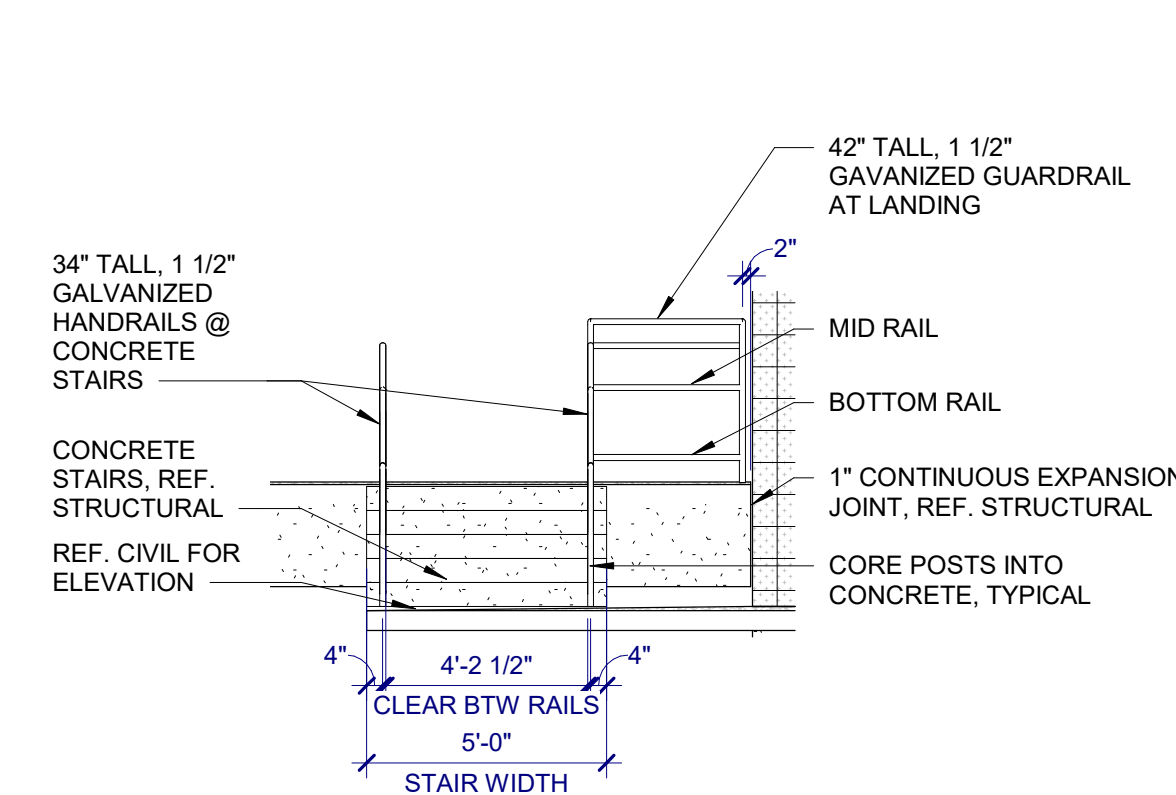
B1 WEST ELEVATION
A301 1/8" = 1'-0"



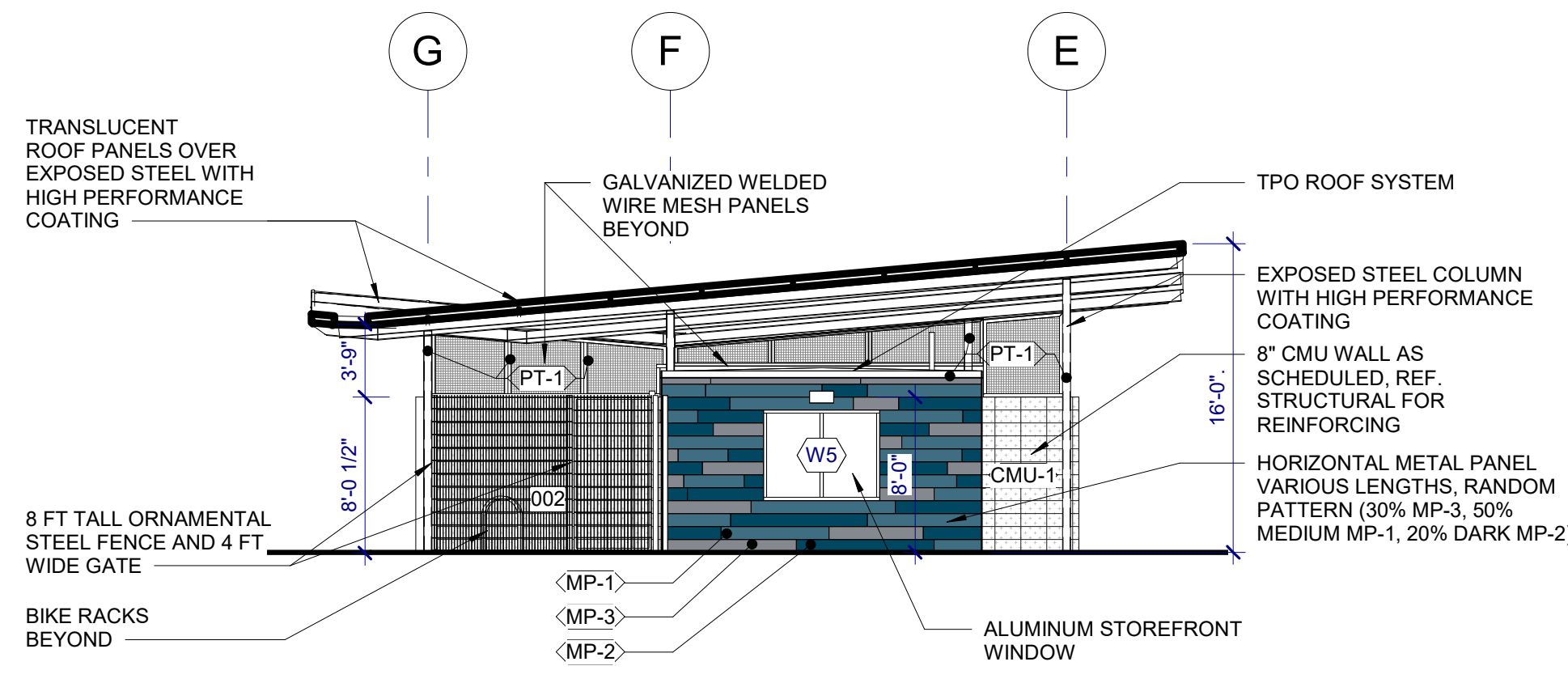
C2 NORTH ELEVATION
A301 1/8" = 1'-0"



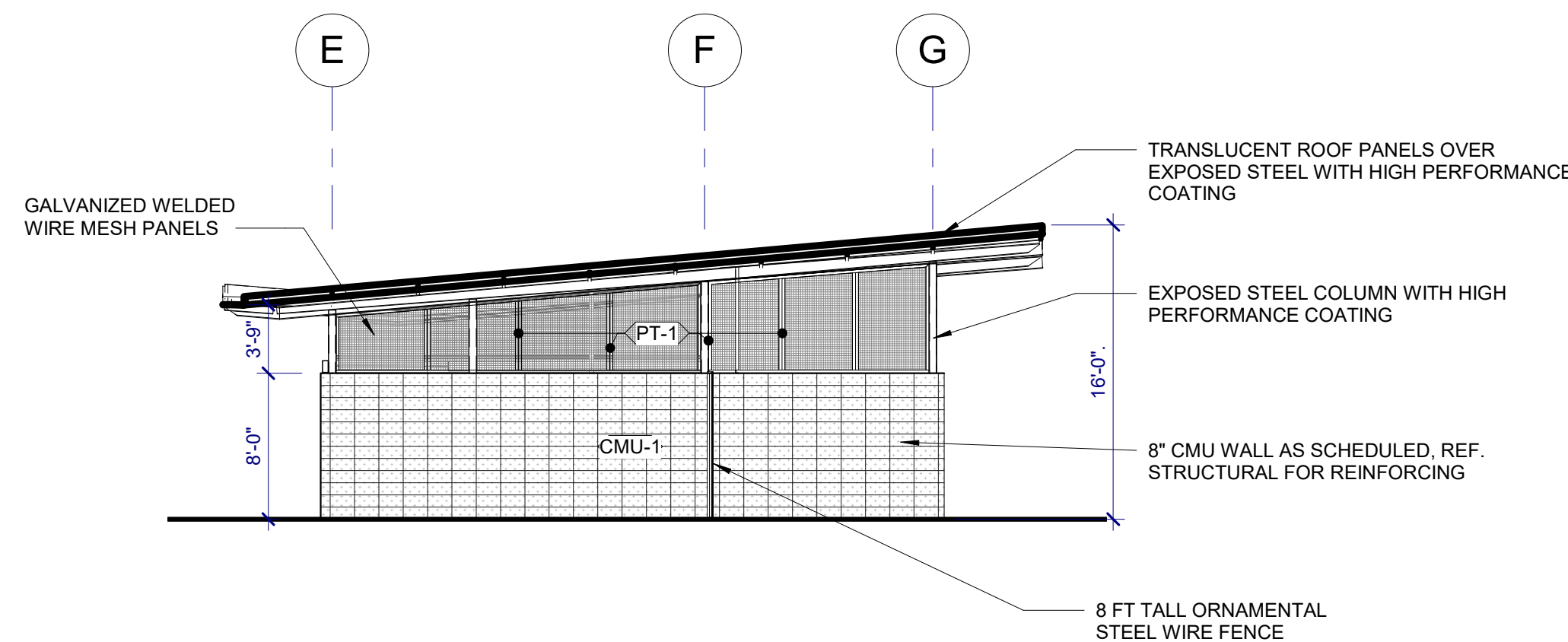
C3 SOUTH ELEVATION
A301 1/8" = 1'-0"



C5 SOUTH STAIR ELEVATION
A301 1/4" = 1'-0"



D2 NORTH ELEVATION @ BREEZEWAY
A301 1/8" = 1'-0"



D3 SOUTH ELEVATION @ BREEZEWAY
A301 1/8" = 1'-0"



JULY 28, 2022

**COLONY PARK
DISTRICT PARK AQUATIC FACILITY**
7400 LOYOLA LANE, AUSTIN, TX 78724

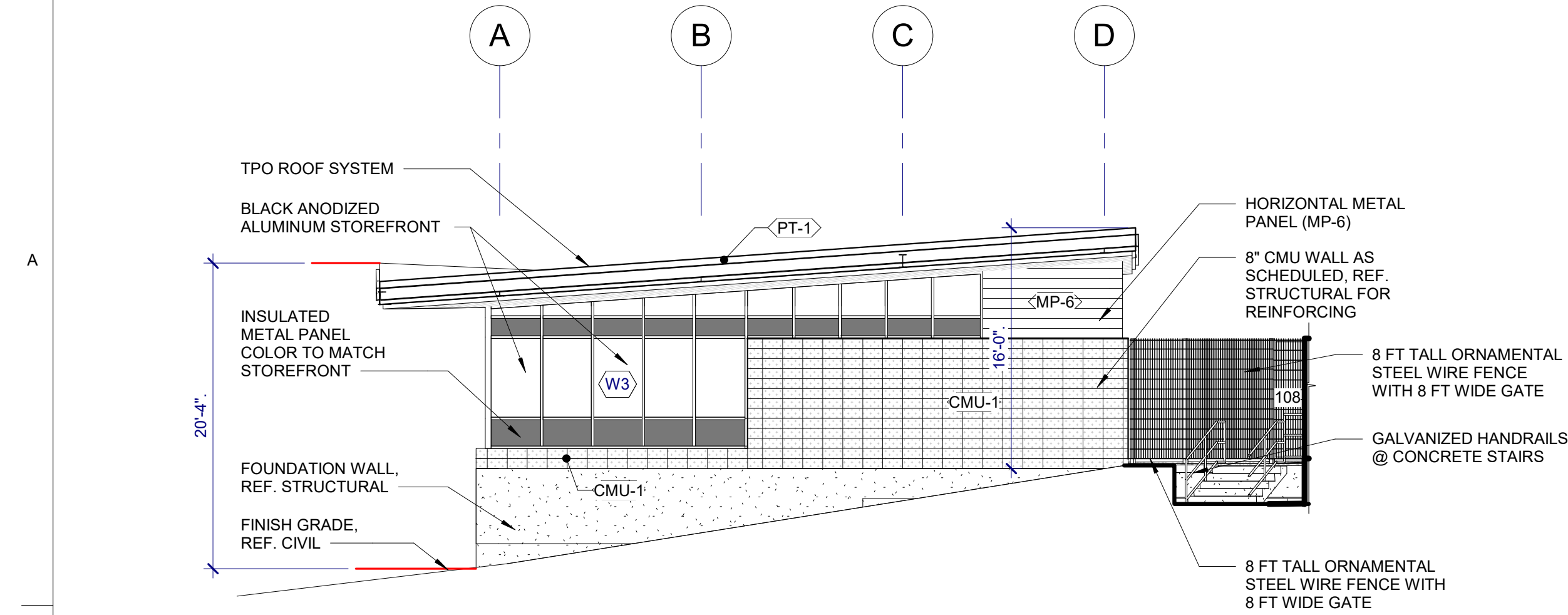
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Checked SB, HM
Date 05/09/2022
Project No. 20031
Revisions

SHEET TITLE
**EXTERIOR
ELEVATIONS**

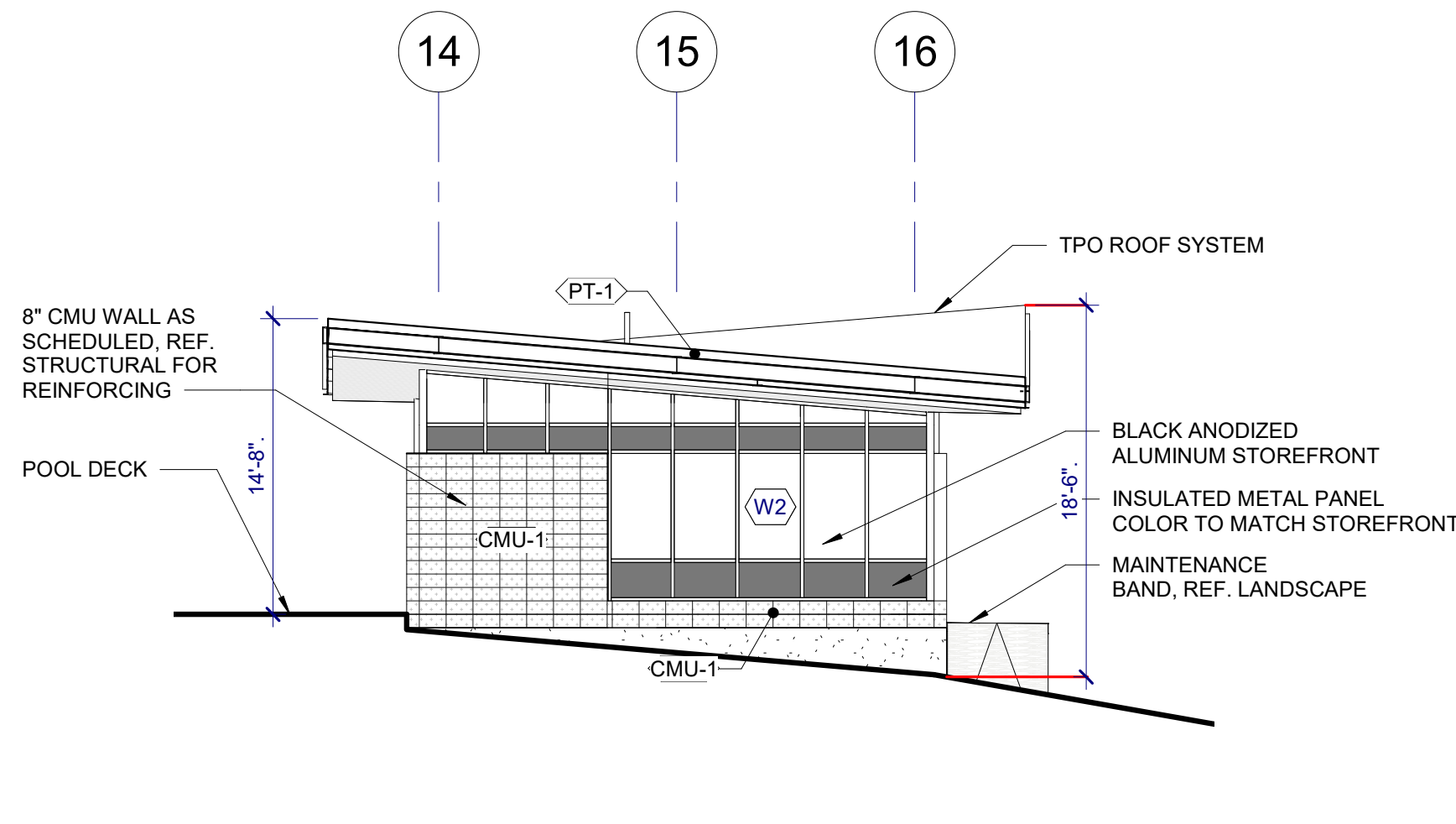
SHEET NO.

A301

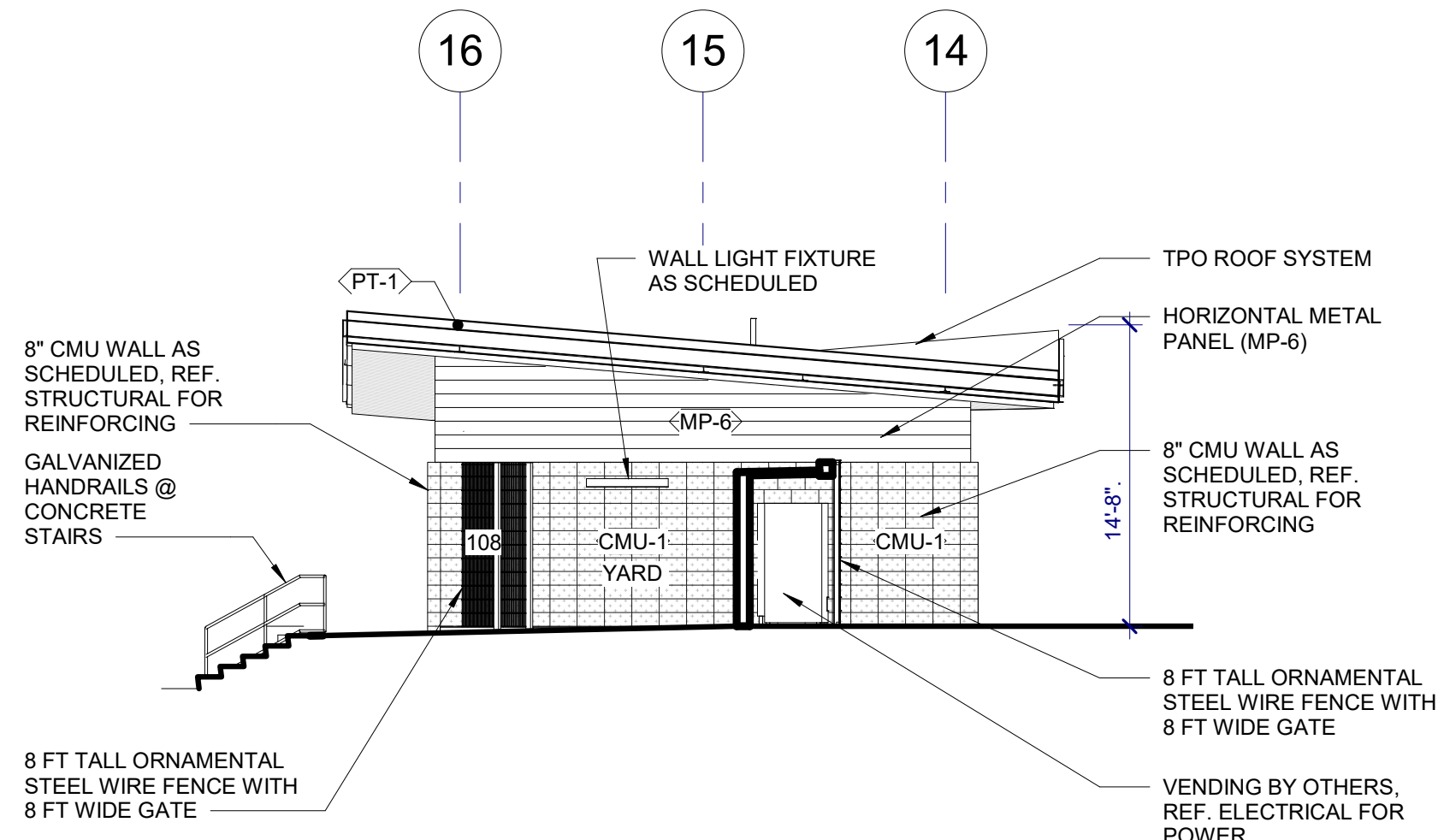
SPC-2021-0463C



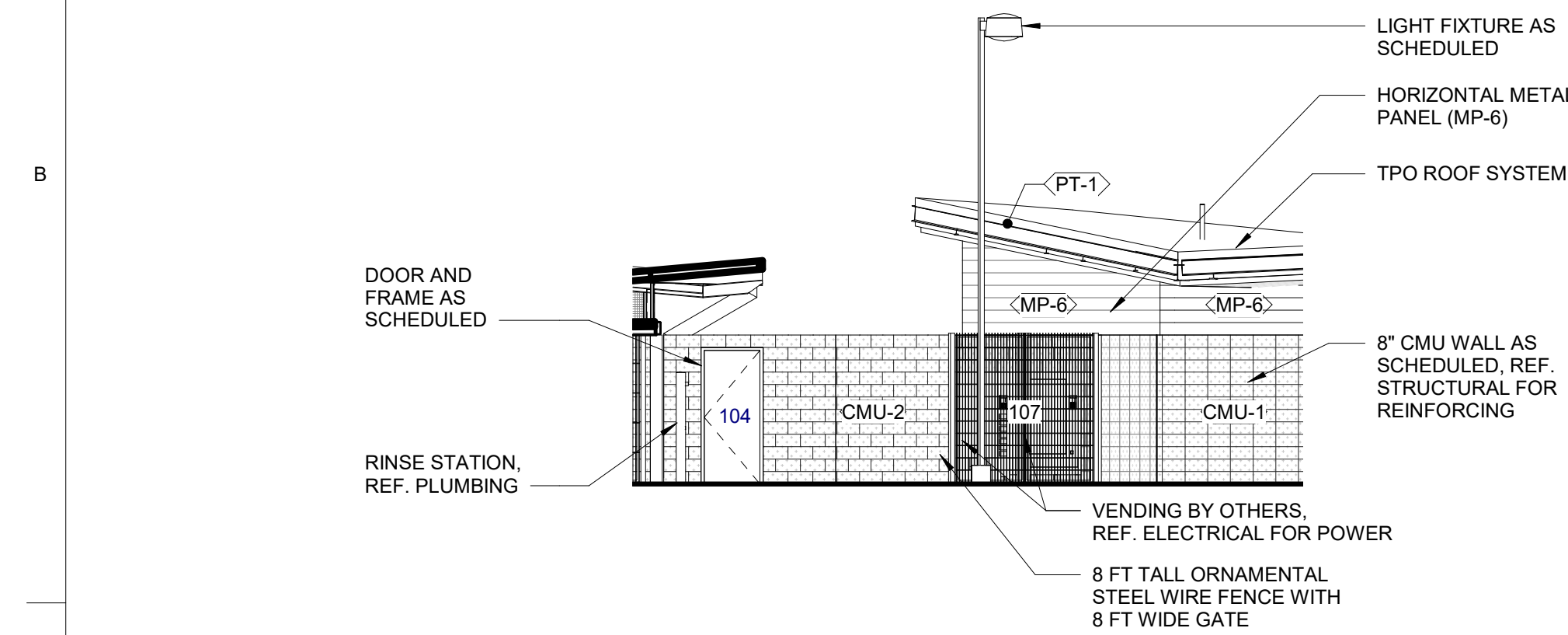
B1 SOUTHEAST ELEVATION
A302 1/8" = 1'-0"



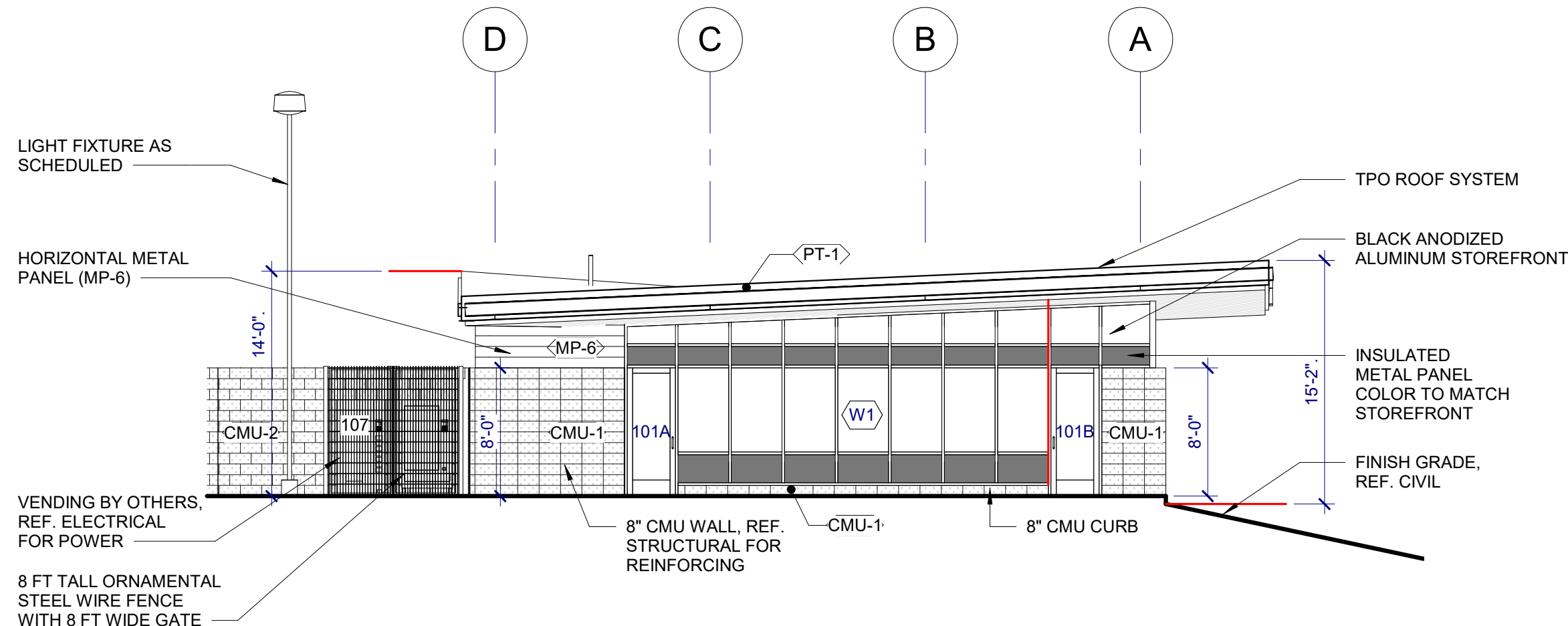
B3 SOUTHWEST ELEVATION
A302 1/8" = 1'-0"



B4 NORTHEAST ELEVATION
A302 1/8" = 1'-0"



C1 NORTH ELEVATION
A302 1/8" = 1'-0"



C3 NORTHWEST ELEVATION
A302 1/8" = 1'-0"



JULY 28, 2022

**COLONY PARK
DISTRICT PARK AQUATIC FACILITY**
7400 LOYOLA LANE, AUSTIN, TX 78724

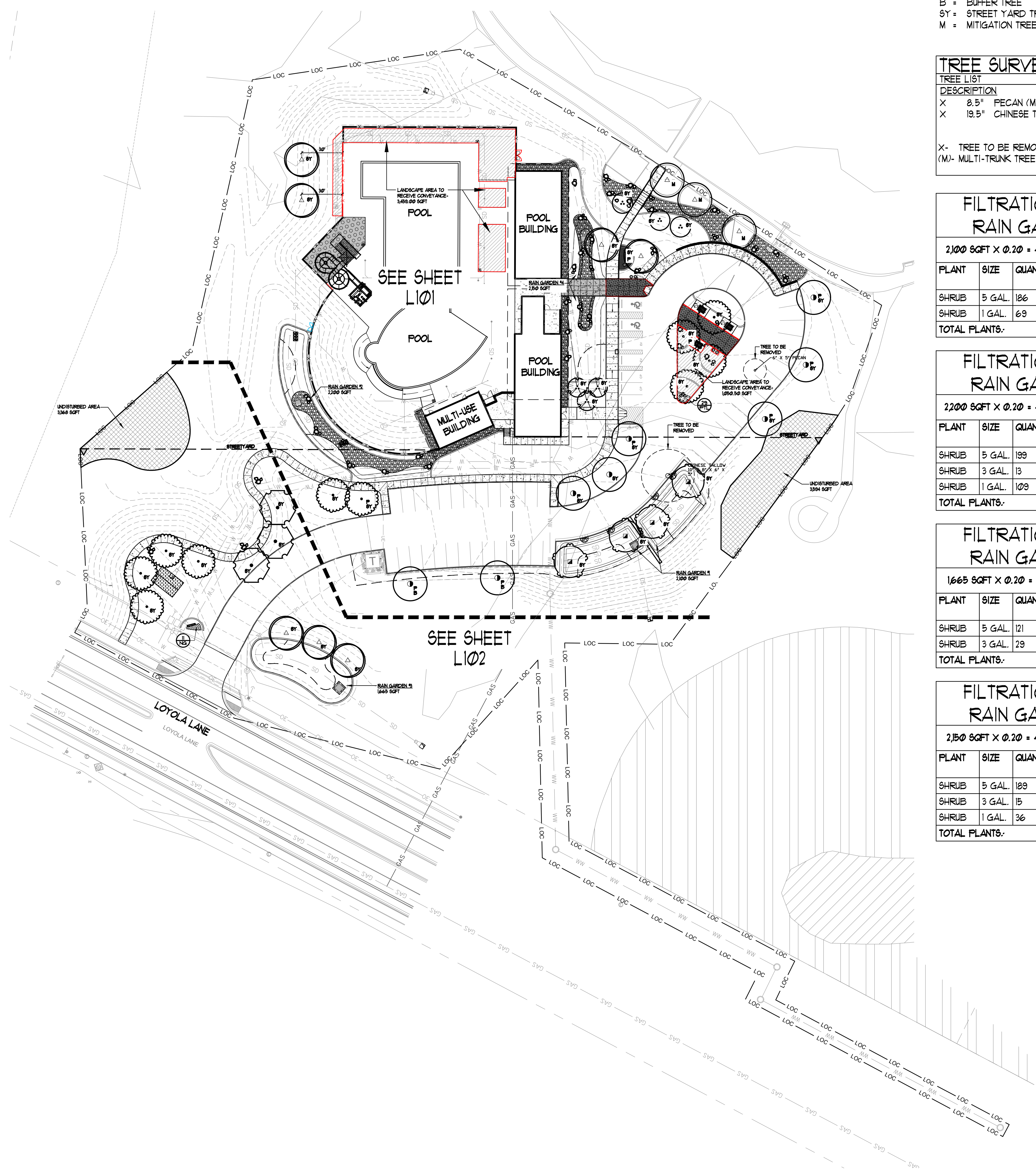
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SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.

A302

SPC-2021-0463C



TREE SYMBOL LEGEND

P = PARKING TREE
B = BUFFER TREE
SY = STREET YARD TREE
M = MITIGATION TREE

TREE SURVEY

TREE LIST	
DESCRIPTION	
X	8.5" PECAN (M)
X	13.5" CHINESE TALLOW (M)
X- TREE TO BE REMOVED	
(M)- MULTI-TRUNK TREE	

FILTRATION BASIN RAIN GARDEN #1

2,100 SQFT X 0.20 = 420 PLANTS REQUIRED

PLANT	SIZE	QUANTITY	1 GALLON EQUIVALENT
SHRUB	5 GAL.	186	144
SHRUB	1 GAL.	69	69
TOTAL PLANTS:		255	

FILTRATION BASIN RAIN GARDEN #2

2,200 SQFT X 0.20 = 440 PLANTS REQUIRED

PLANT	SIZE	QUANTITY	1 GALLON EQUIVALENT
SHRUB	5 GAL.	199	156
SHRUB	3 GAL.	13	26
SHRUB	1 GAL.	109	109
TOTAL PLANTS:		321	

FILTRATION BASIN RAIN GARDEN #3

1,665 SQFT X 0.20 = 333 PLANTS REQUIRED

PLANT	SIZE	QUANTITY	1 GALLON EQUIVALENT
SHRUB	5 GAL.	121	484
SHRUB	3 GAL.	29	58
TOTAL PLANTS:		150	

FILTRATION BASIN RAIN GARDEN #4

2,150 SQFT X 0.20 = 430 PLANTS REQUIRED

PLANT	SIZE	QUANTITY	1 GALLON EQUIVALENT
SHRUB	5 GAL.	189	156
SHRUB	3 GAL.	15	30
SHRUB	1 GAL.	36	36
TOTAL PLANTS:		240	

STREET YARD

	REQUIRED	PROVIDED
TOTAL LIMITS OF CONSTRUCTION AREA		211,401 S.F.
TOTAL STREET YARD AREA		99,116 S.F.
STREET YARD LANDSCAPE	(20%) 19,824 S.F.	11,838 S.F.
TREES (STREET YARD)	46 TREES	
46 TREES @ 1.5" CALIPER =	69" CALIPER	
PROPOSED TREES		
8 SHADE TREES @ 1.5" CALIPER =	12.00"	
22 SHADE TREES @ 3" CALIPER =	66.00"	
6 ORNAMENTAL @ 2.5" CALIPER =	15.00"	
		93.00" CALIPER

PARKING LOT LANDSCAPE AREA

30 PARKING SPOTS IN THE STREET YARD
LANDSCAPE AREA REQ. 30 SPACES / 12 = 2.5 2.5 x 90 = 225.00 S.F.
20 PARKING SPOTS IN NON-STREET YARD
LANDSCAPE AREA REQ. 20 / 12 = 1.66 1.66 x 60 = 99.60 S.F.

INNOVATIVE WATER MANAGEMENT

TOTAL REQUIRED LANDSCAPE AREA	20,148.60 S.F.
50% OF TOTAL REQUIRED LANDSCAPE AREA	10,074.30 S.F.
UNDISTURBED NATURAL AREA PROVIDED	6,362.00 S.F.
LANDSCAPE AREA TO RECEIVE CONVEYANCE	4,509.50 S.F.
IMPERVIOUS AREA TO PROVIDE CONVEYANCE	0 S.F.

BUFFERING POINTS

	SIZE	QTY	PREFERRED	PROVIDED
EXISTING TREES	6" CALIPER MIN.	9	9 POINTS	0 POINTS
LARGER TREES	3" CALIPER	2	9 POINTS	18 POINTS
SMALL TREES	1.5" CALIPER	0	3 POINTS	0 POINTS
LARGE SHRUBS	5 GALLON	56	3 POINTS	168 POINTS
			156 POINTS	186 POINTS

REPLACEMENT TREES FOR SITE

TREES REMOVED		
TREES 24" OR GREATER REMOVED (IN APP. F)	0.00	INCHES
TREES 19" OR GREATER REMOVED (IN APP. F)	19.50	INCHES
TREES 8"-18.9" REMOVED (IN APP. F)	8.50	INCHES
TOTAL:	28.00	INCHES
REPLACEMENT INCHES REQUIRED		
TREES 24" OR GREATER (IN APP. F) (300%)	0.00	INCHES
TREES 19" OR GREATER (IN APP. F) (100%)	0.00	INCHES
TREES 8"-18.9" REMOVED (IN APP. F) (50%)	8.50	INCHES
TOTAL:	8.50	INCHES

REPLACEMENT INCHES PROVIDED		
3 SHADE TREES (3" APPLYING 3")	9.00	INCHES
MITIGATION DEFICIT (REPLACE @ 1200/INCH)	0.00	INCHES
NOTE: CHINABERRY AND LIGUSTRUM REQUIRE NO MITIGATION.		

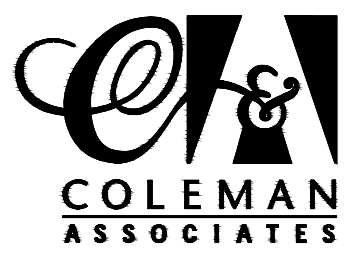
URBAN FORESTRY INFORMATION

1. TOTAL TREE INCHES SURVEYED	28.00
2. TOTAL APPENDIX F TREE INCHES REMOVED	8.50
3. TOTAL NON-APPENDIX F TREE INCHES REMOVED	0.00
4. TOTAL INVASIVE TREE INCHES REMOVED	19.50
5. TOTAL INCHES OF DEAD TREES	0.00
6. TOTAL MITIGATION INCHES PLANTED ON SITE	9.00"
7. AMOUNT TO BE PAID INTO THE URBAN TREE FUND	10.00

LANDSCAPE CERTIFICATION

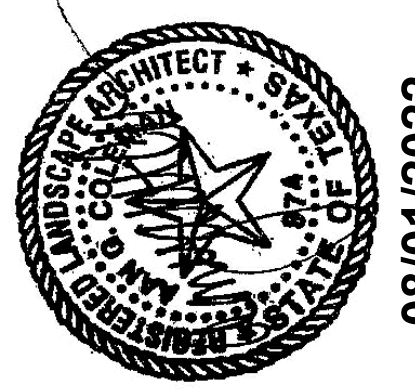
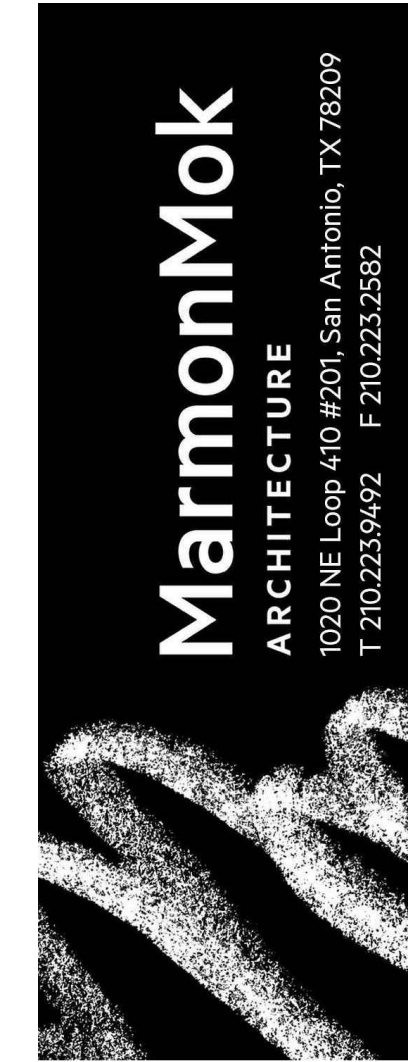
I, AAN G. COLEMAN, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED ALONG LOTOLA LANE, SATISFY THE REQUIREMENTS OF THE LDC-25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND ALL AMENDMENTS.

Aan G. Coleman
AAN G. COLEMAN
COLEMAN & ASSOCIATES
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.
11/30/2021
DATE



Austin Office
Ph: 512-476-2090
San Antonio
Ph: 210-492-4550

SPC-2021-0463C



NEW AQUATIC FACILITY COLONY PARK DISTRICT PARK 7201 COLONY LOOP DR., AUSTIN, TX 78724

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Drawn JAP
Checked MAM
Date 08/01/2022
Project No. 20031
Revisions

SHEET TITLE
OVERALL PLAN

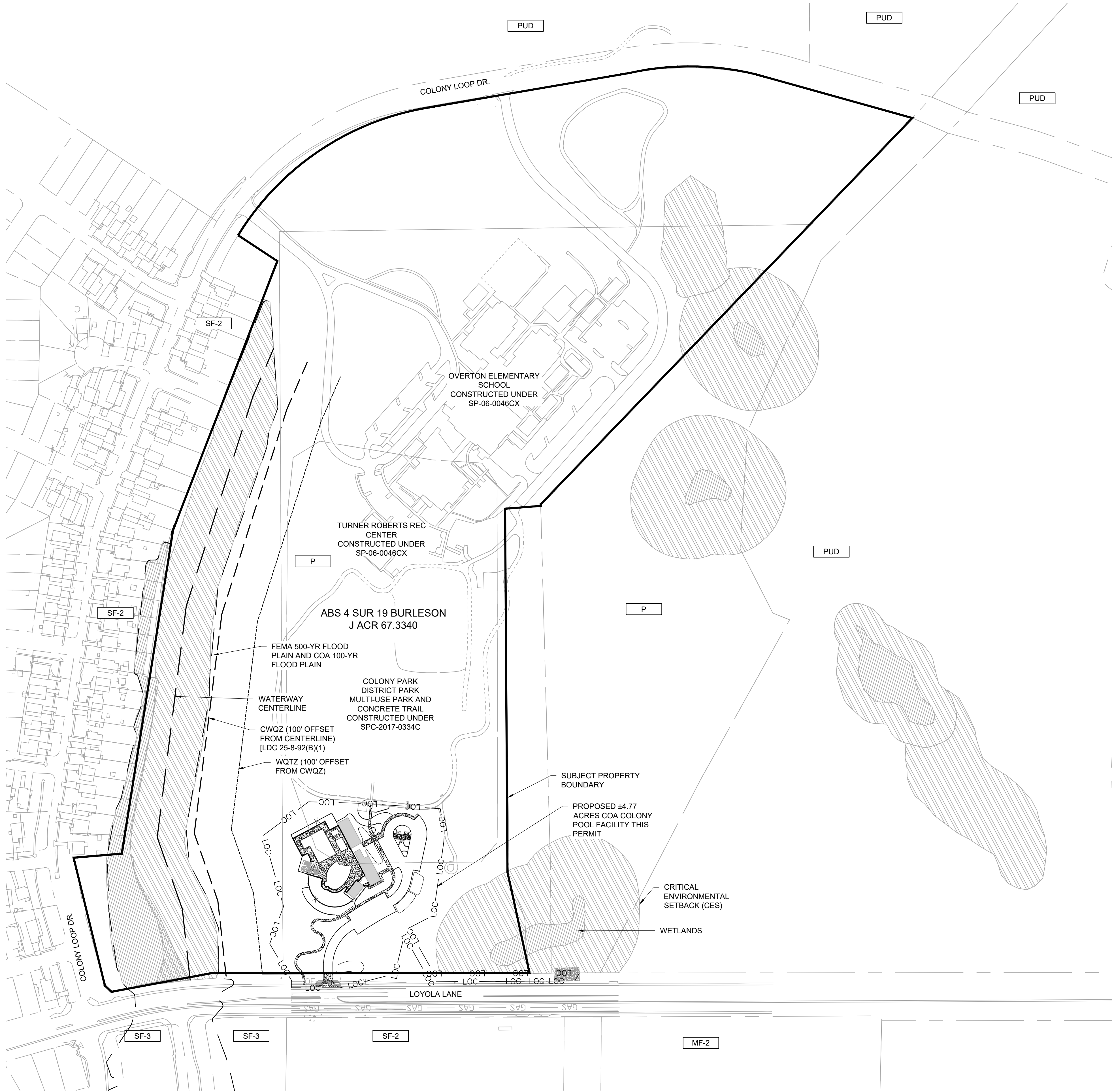
SHEET NO.
L100
SHEET 37 OF 42

A

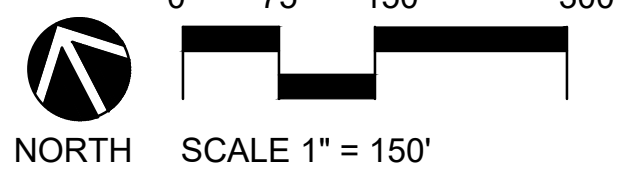
B

C

D



1 OVERALL REFERENCE PLAN
SCALE: 1" = 150'



LEGEND:

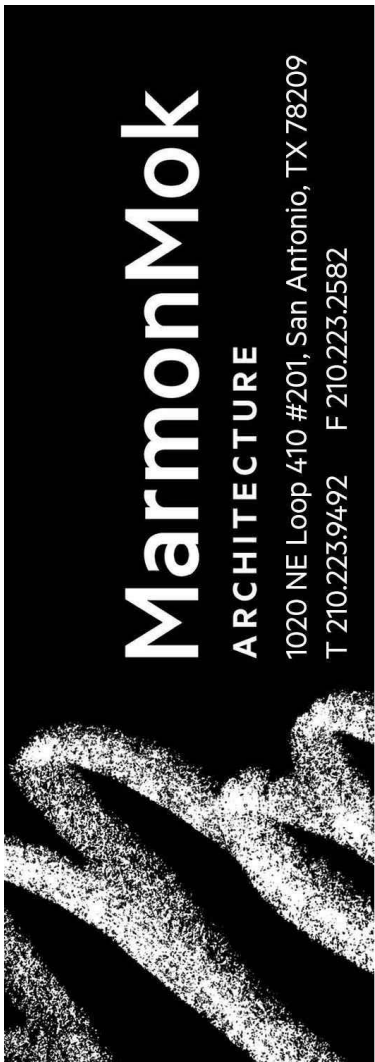
- SUBJECT PROPERTY BOUNDARY
- LOC LOC LIMITS OF CONSTRUCTION THIS PERMIT
- PUD ZONING

GENERAL NOTES

- ZONING SHOWN THIS SHEET IS FROM THE CITY OF AUSTIN PROPERTY PROFILE
- SUBJECT PROPERTY BOUNDARY THIS SHEET IS APPROXIMATE FROM COA GIS RECORDS AND IS NOT A REPRESENTATIVE OF A SURVEYED LEGAL PROPERTY BOUNDARY.
- LOT LINES AND OTHER BACKGROUND INFORMATION SHOWN THIS SHEET IS FROM COA GIS RECORDS AND NOT REPRESENTATIVE OF SURVEY INFORMATION.
- THE FLOOD PLAIN SHOWN REPRESENTS THE FEMA 500-YR FLOOD PLAIN AND 100-YR (ATLAS 14) FLOOD PLAIN AS SHOWN ON COA FLOODPRO GIS MAPS.

GENERAL SITE INFORMATION

LOCATION: 7400 COLONY LOOP DR
PARCEL ID: 0218310501
GRID: MP25
ZONING : P
ZONING CASES: C14-03-0010
ZONING OVERLAYS: ADU APPROXIMATE AREA OF REDUCED PARKING/HAZARDOUS
PIPELINES OVERLAY: KOCH/ WILDLAND URBAN INTERFACE: PRXIMITY CLASS - WITHIN 150 FT OF A WILDLAND AREA
NEIGHBORHOOD RESTRICTED PARKING AREAS: COLONY PARK NEIGHBORHOOD ASSN.
WATERSHED: WALNUT CREEK
CLASSIFICATION: SUBURBAN
CREEK BUFFER: CWQZ
EROSION HAZARD REVIEW BUFFER: YES



NOT FOR CONSTRUCTION PENDING
CITY PERMITTING AND
REGULATORY APPROVAL.

COLONY PARK
DISTRICT PARK AQUATIC FACILITY
7400 LOYOLA LANE, AUSTIN, TX 78724

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Date 05/09/2022
Project No. 20031
Revisions

SHEET TITLE
OVERALL REFERENCE
PLAN

SHEET NO.

C101
SHEET 04 OF 42

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TBPELS FIRM F-3

SP-2021-0463C