

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

CASE NUMBER: SPC-2023-0051C **PC HEARING DATE:** September 12, 2023

PROJECT NAME: Scenic Brook Pocket Park

ADDRESS OF SITE: 7300 Oak Meadow Drive

COUNCIL DISTRICT: 8

NEIGHBORHOOD PLANNING AREA: West Oak Hill

WATERSHED: Williamson Creek

JURISDICTION: Austin Full Purpose

**APPLICANT/
OWNER:** City of Austin
Parks and Recreation Department
Charles Mabry
919 W 28th Street
Austin, Texas, 78705
(512) 974-9481

AGENT: Meredith Kizewski, P.E.
360 Professional Services, Inc.
512-636-5292

CASE MANAGER: Meg Greenfield
Meg.greenfield@austintexas.gov
(512) 978-4663

PROPOSED DEVELOPMENT:

The Parks Department is proposing a pocket park in the West Oak Hill neighborhood that includes sidewalks, picnic tables, benches, a playground, a pavilion, rain garden, waste and recycling receptacles, and ADA access. The site is currently vacant and zoned SF-1-NP. Community Recreation (Public) is a conditional use in this zone; therefore, a conditional use site plan is required.

The limits of construction are 0.60 acres. Existing impervious cover is zero and proposed impervious cover will also be zero, since the 4,290 square feet of sidewalk/urban trail do not count towards impervious cover calculations.

SUMMARY STAFF RECOMMENDATION:

The park use is compatible with adjacent uses that include single family and daycare. This neighborhood is currently categorized by PARD as park deficient. Staff recommends **approval** of this site plan.

SUMMARY COMPONENTS OF SITE PLAN:

LAND USE: All land use comments have been cleared.

ENVIRONMENTAL: All environmental comments have been cleared except fees.

TRANSPORTATION: Almost all transportation comments have been cleared.

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Scenic Brook Pocket Park

PREVIOUS APPROVALS

Previous site plan: None.

PROJECT INFORMATION

SITE AREA	38,855.52 sq. ft.	0.8920 acres
EXISTING ZONING	SF-1-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	NA	NA
BUILDING COVERAGE	35%	0%
IMPERVIOUS COVERAGE	40%	0%
PARKING	NA	0%

EXISTING ZONING AND LAND USES

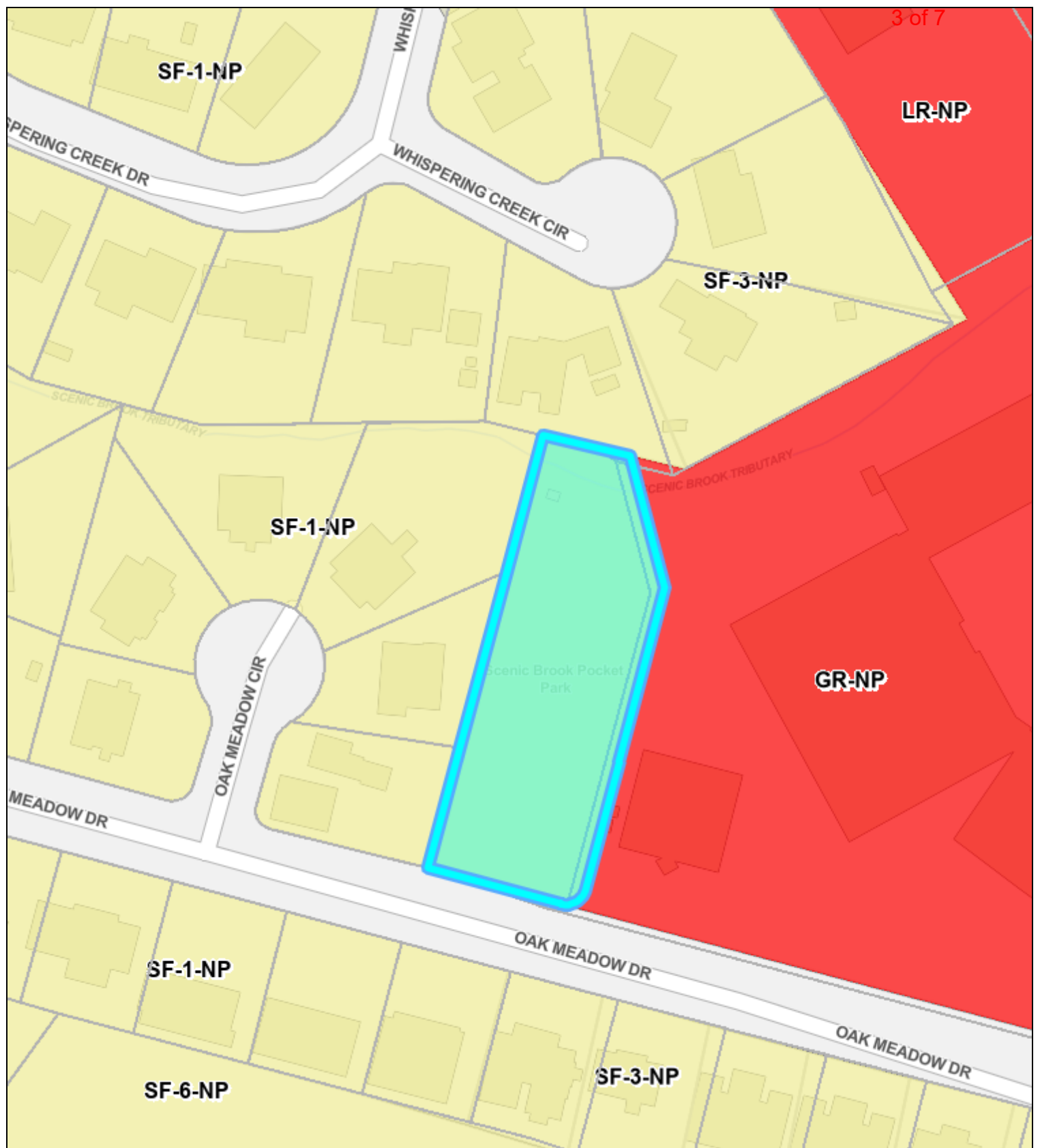
	ZONING	LAND USES
<i>Site</i>	SF-1-NP	Vacant
<i>North</i>	SF-3-NP	Single Family
<i>South</i>	SF-1-NP	Single Family
<i>East</i>	SF-1-NP	Daycare
<i>West</i>	SF-1-NP	Single Family

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Oak Meadow Drive	17 feet (variable)	Approx. 12 feet	Local Mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Covered Bridge Property Owners Association, Inc.
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Oak Hill Association of Neighborhoods (OHAN)
 Oak Hill Neighborhood Plan - COA Liaison
 Oak Hill Neighborhood Plan Contact Team
 Oak Hill Trails Association
 Ridgeview
 SELTexas
 Save Our Springs Alliance
 Scenic Brook Neighborhood Association
 Sierra Club
 Austin Regional Group
 TNR BCP - Travis County Natural Resources




1: 1200

9/6/2023

Property

Jurisdictions (No Fill)

 FULL PURPOSE

Appraisal Districts

TCAD Parcels



Zone 1

Scenic Brook Pocket Park



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



P.O. Box 3639
Cedar Park, Texas 78630

January 31, 2023

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Re: *Engineer's Summary Letter*
 Site Plan Application
 Scenic Brook Pocket Park

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The Scenic Brook Pocket Park project is a proposed public park located at 7300 Oak Meadow Drive within the full purpose limits of the City of Austin in Travis County, Texas. The project will include $\pm 5,145$ SF of concrete sidewalks, 360 SF pavilion, picnic table/benches, playground equipment, and a rain garden. The site is owned and being developed by the City of Austin Parks and Recreation Department and all amenities will be public.

The legal description of the project site is Lot 1, Block A S.B.N.A. Subdivision, a subdivision recorded in Volume 70, Page 22 of the Plat Records of Travis County, Texas. The project is located within the Williamson Creek Watershed in the Barton Springs Zone. A portion of this site lies within the 100-Year Floodplain, as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0560J, dated January 22, 2022, for Travis County, Texas and incorporated areas. This site is located in the Edwards Aquifer Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ). However due to the size of the site and improvements, a Contributing Zone Application is not required.

The project site is a ± 0.9 -acre lot and zoned SF-1-NP (Oak Hill Neighborhood Plan). The site is owned by the City of Austin and is currently used for public park land. It is bound by Oak Meadow Drive to the south and single family to the west and north, and a day care to the east. Tributary 5 of Williamson Creek, an intermediate waterway, runs along the north property line. Due to its proximity and the site's Barton Springs Zone classification, the lot is completely encumbered by Critical Water Quality and Water Quality Transition Zones.

Previous public park improvements which consisted of a pool, pool house, basketball court, and other structures have been partially removed and concrete material/subgrade is left over. The current impervious cover is approximately 38%. All existing improvements will be removed. The proposed improvements, which consist of concrete sidewalks, pavilion, and playground will be approximately 13% impervious cover. However pursuant to LDC 25-8-63, public trails and sidewalks are not counted towards the impervious cover calculations and therefore the "effective IC" is 1% for the pavilion building coverage. Additionally, all proposed development is allowed by code within the Critical Water Quality and Water Quality Transition Zones.

Pursuant to the drainage calculations and decrease in impervious cover, detention is not required. A rain garden is proposed to treat the impervious cover and is sized for 15% impervious cover (total, proposed impervious cover is 13%). Additional information on the site's drainage can be found within the construction plans and associated Engineer's Report.



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Water will be provided by Austin Water and no wastewater service is required/requested. Two 5/8" meters are proposed for a water fountain and irrigation use. Only one 4" tree and invasive species trees will be removed and temporary erosion and sedimentation controls during construction will be located as shown on the plans.

I hereby certify that the proposed site improvements are in compliance with Section 25-7-61 of the City of Austin Land Development Code:

- 1) The proposed development application demonstrates sufficient capacity for the design flood, as determined under the Drainage Criteria Manual;
- 2) Each proposed improvement is sufficiently strong to resist:
 - a) external pressure caused by earth or building; and
 - b) internal pressure or abrasion caused by water or debris;
- 3) The proposed grades will not permit water to gather in a pool that may become stagnant, excluding variable pools in creek beds as a result of natural channel design;
- 4) Temporary and permanent measures to control erosion are sufficient to minimize siltation of the waterway, as determined under the Environmental Criteria Manual; and
- 5) The proposed development:
 - a) will not result in additional adverse flooding impact on other property;
 - b) to the greatest extent feasible, preserves the natural and traditional character of the land and the waterway located within the 100-year floodplain;
 - c) except as provided by Subsection (B), includes on-site control of the two-year peak flow, as determined under the Drainage Criteria Manual and the Environmental Criteria Manual;
 - d) will not result in additional erosion impacts on other property; and
 - e) locates all proposed improvements outside the erosion hazard zone, unless protective works are provided as prescribed in the Drainage Criteria Manual.

If you have any questions or comments regarding this request, please contact me at (512) 900-7662.

Yours very truly,

360 PROFESSIONAL SERVICES, INC.
Texas Firm Registration F4932

A handwritten signature in blue ink, appearing to read "M. Kizewski", is written over the printed name and title.

Meredith L. Kizewski, P.E.
Principal

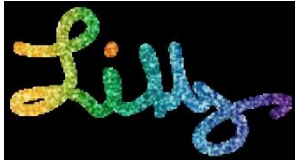


1/31/23

*** External Email - Exercise Caution ***

I look forward to hearing from yall about park plans and naming of the park. This neighborhood now has so many young couples now with children....the park would be a welcomed addition! We do have a homeless population in and around our neighborhood. I pray this park will be safe for all who enter and will be inviting to people whether or not they have homes. Would love for it have community involvement....garden/artwork/place for family gatherings and entertainment, etc.....a living park.....I have been searching for unique qualities with small neighborhood parks and i feel this is a great opportunity to make this park one of the "cool and inviting parks" in Austin. Not sure if a park footprint has already been decided..... So excited for this area to finally get back to what it was.....a great meeting place for families and friends...

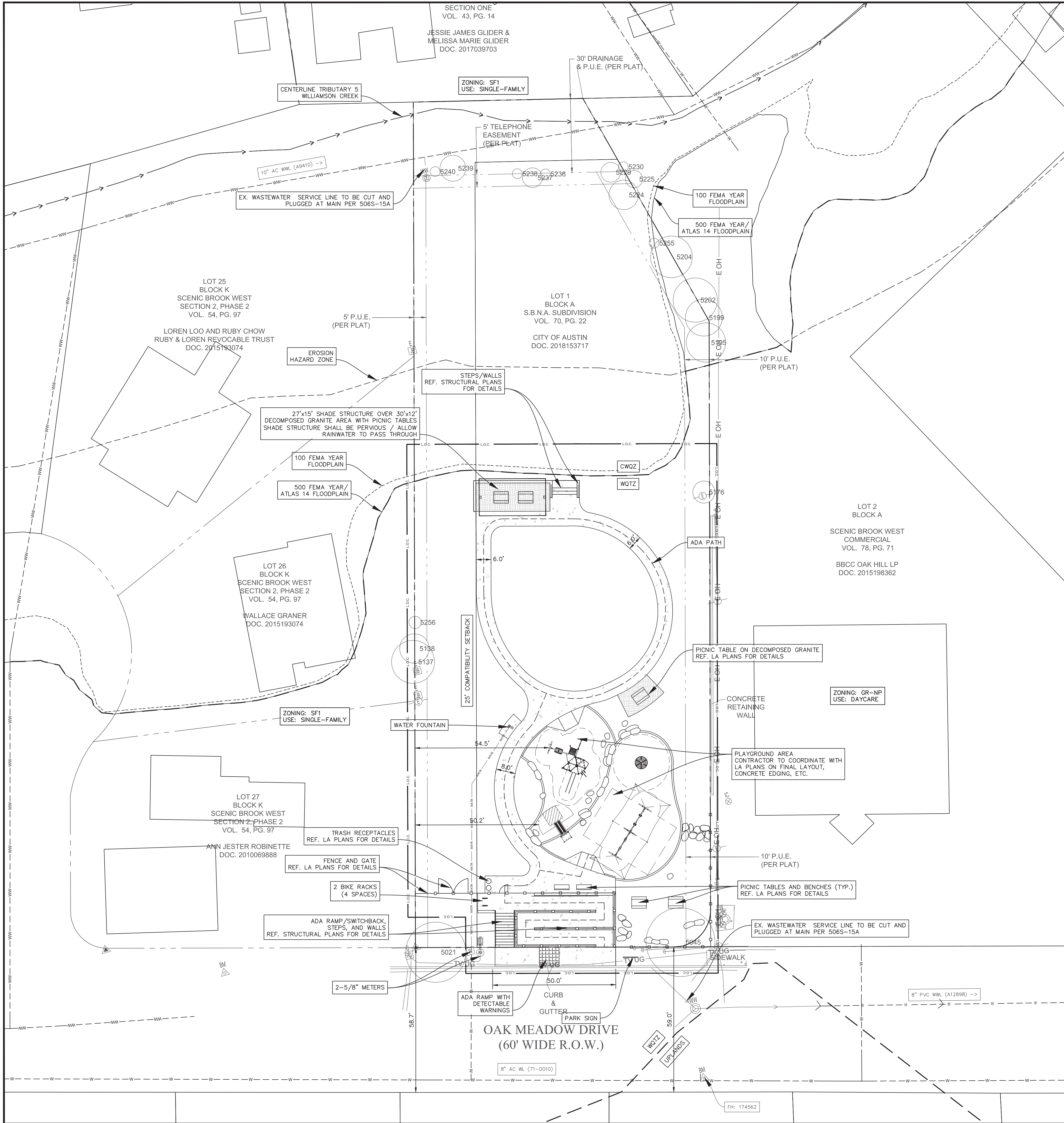
thanks,



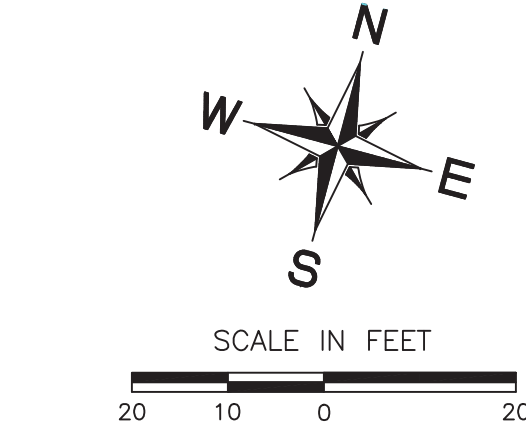
Do Things for People, Not Because of Who They are or What They do in Return, But because of Who You Are.



KIW Pharmacy Consultants, PLLC
Libby Gibbs, R.Ph. Owner
ekgibbs@gmail.com cell: 512-413-9818



SITE DATA SUMMARY TABLE	
ZONING	SF-1-NP
USE	COMMUNITY RECREATION (PUBLIC)
GROSS SITE AREA (GSA)	38,907 SF
NET SITE AREA (NSA)	0.89 AC
LIMITS OF CONSTRUCTION	0.60 AC
WATERSHED	WILLIAMSON
WATERSHED TYPE	BARTON SPRINGS ZONE
IMPERVIOUS COVER	
CONCRETE SIDEWALK/TRAIL	4,290 SF
TOTAL IMPERVIOUS COVER	- SF*
TOTAL PERCENTAGE IC	0%
*Per LDC 25-8-63, Public Sidewalk/Trail not counted in IC Cals	
PARKING	N/A SPOTS
BICYCLE SPOTS PROVIDED	4 SPOTS



LEGEND	
	PROPERTY LINE
	CONCRETE SIDEWALK/HARDSCAPE
	DECOMPOSED GRANITE
	ON-SITE WATER LINE
	LIMITS OF CONSTRUCTION

- GENERAL NOTES:**
1. THIS PROJECT IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF AUSTIN.
 2. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
 3. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 5. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR ADDITIONAL GROUND SURFACES IN AMENITY AREAS (ALL TO BE PERVIOUS) AND ASSOCIATED STEEL EDGING
 6. ALL EXTERIOR LIGHTING WILL BE FULLY 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:**
1. 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.
 2. 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.
 3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
 4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
 5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 6. A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
 7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN - OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN.
 8. 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.
 9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- COMPATIBILITY NOTES:**
- a. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-1064)
 - b. 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)
 - c. 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)
 - d. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE. (SECTION 25-2-1067)

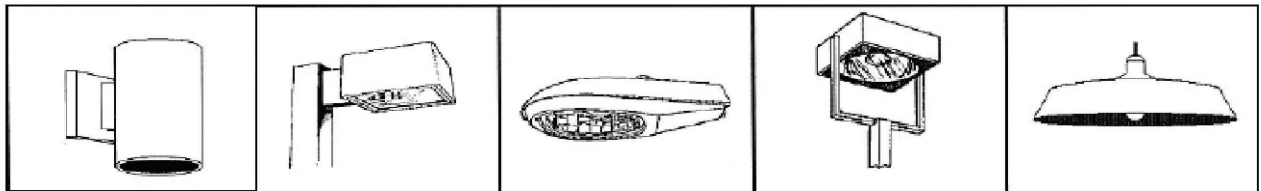


Figure 42: Examples of fully-shielded light fixtures

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 07 OF 14
FILE NUMBER SPC-2023-0051C APPLICATION DATE 02/13/2023
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 TBD
PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING SF-1-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

TEXAS FIRM REGISTRATION #4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
FAX (512) 900-7882

PROFESSIONAL
SERVICES, INC.

SCENIC BROOK
POCKET PARK
7300 OAK MEADOW DRIVE
AUSTIN, TEXAS 78736

SITE PLAN

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: JULY 2023
Project No.

SHEET
07
OF 14

SPC-2023-0051C