# PLANNING COMMISSION CONDITIONAL USE SITE PLAN REVIEW SHEET

**CASE NUMBER:** SPC-2023-0247C **PC HEARING DATE:** November 14, 2023

**PROJECT NAME:** Little Walnut Creek Greenbelt Park

**ADDRESS OF SITE:** 5401 Springdale Rd

Austin, Texas, 78723 **COUNCIL DISTRICT:** 1

NEIGHBORHOOD PLANNING AREA: Pecan Springs-Springdale: Oriens Park

**WATERSHED:** Fort Branch and Little Walnut Creek **JURISDICTION:** Austin Full Purpose

**APPLICANT**/ City of Austin Parks & Recreation Department

**OWNER:** Charles Mabry

919 W 28 ½ 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 Little Walnut Creek Greenbelt Park project is a proposed park located at 5401 Springdale Road within the full purpose limits of the City of Austin in Travis County, Texas. The project will include ±3,800 SF of mulch trails, ±8,150 SF of permeable concrete trails, picnic table, benches, playground and fitness areas. The site is owned and being developed by the City of Austin Parks and Recreation Department and all amenities will be public.

This 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 this site plan.

# **SUMMARY COMPONENTS OF SITE PLAN:**

**LAND USE:** All land use comments have been cleared.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** Almost all transportation comments have been cleared.

# PREVIOUS APPROVALS

Previous site plan: None.

## PROJECT INFORMATION

| SITE AREA           | 111,278 sq. ft. 2.56 acres |                  |  |
|---------------------|----------------------------|------------------|--|
| EXISTING ZONING     | P-NP                       |                  |  |
|                     | Allowed                    | Proposed         |  |
| FLOOR-AREA RATIO    | NA                         | NA               |  |
| BUILDING COVERAGE   | NA                         | NA               |  |
| IMPERVIOUS COVERAGE | NA                         | 1%               |  |
| PARKING             | NA                         | 8 bicycle spaces |  |

## **EXISTING ZONING AND LAND USES**

|       | ZONING      | LAND USES     |  |
|-------|-------------|---------------|--|
| Site  | P-NP        | Open Space    |  |
| North | GR-MU-NP    | Multi Family  |  |
| South | GR-MU-CO-NP | Condominiums  |  |
| East  | SF-2-NP     | Single Family |  |
| West  | P-NP        | Open Space    |  |

## **ABUTTING STREETS**

| Street        | Right-of-Way<br>Width | Pavement Width  | Classification    |
|---------------|-----------------------|-----------------|-------------------|
| Springdale Rd | 91 feet (variable)    | Approx. 44 feet | Corridor Mobility |

## **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Del Valle Community Coalition

East Austin Conservancy

East MLK Combined Neighborhood Plan Contact Team

Friends of Austin Neighborhoods

Friends of Northeast Austin

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Neighbors United for Progress

Pecan Springs/Springdale Hills Neighborhood Assoc.

Preservation Austin

Reissig Group

**SELTexas** 

Senate Hills Homeowners' Association

Sierra Club

Austin Regional Group

Windsor Park-Pecan Springs Heritage NA



P.O. Box 3639 Cedar Park, Texas 78630

June 23, 2023

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

Re: Engineer's Summary Letter
Site Plan Application
Little Walnut Creek Greenbelt Park

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The Little Walnut Creek Greenbelt Park project is a proposed park located at 5401 Springdale Road within the full purpose limits of the City of Austin in Travis County, Texas. The project will include  $\pm 3,800$  SF of mulch trails,  $\pm 8,150$  SF of permeable concrete trails, picnic table, benches, playground and fitness areas. 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 3, Block A Oriens Park Section 10 Subdivision, a subdivision recorded in Volume 87, Page 31 of the Plat Records of Travis County, Texas. The project is located within the Fort Branch, Little Walnut Creek Watershed which is classified as Urban. No 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. 48453C0470K, dated January 16, 2016, for Travis County, Texas and incorporated areas. This site is not located in the Edwards Aquifer Contributing or Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ).

The project site is a ±2.6-acre lot and zoned P-NP (Public – Pecan Springs Springdale, East MLK Neighborhood Plan). The site is owned by the City of Austin and is currently used for public park land. The proposed use is Community Recreation (Public) which is classified as civic. Pursuant to the City of Austin Land Development Code 25-5-625, for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan. It is bound by Springdale Road to the west, multi-family development to the north, additional parkland / green space to the west, and vacant/unimproved right-of-way (Norwood Hill Road) to the south.

There is currently a small trail head with kiosk that will remain, and any existing mulch/dirt trails will be removed. All proposed improvements are considered permeable and therefore no impervious cover is proposed with this project and thus no water quality or detention controls are required.

Water will be provided by Austin Water and no wastewater service is required/requested. A water service extension per SER 5767 with two 5/8" meters for a water fountain and irrigation use will be installed. Only minimal trees under 8" and invasive species trees will be removed. Temporary erosion and sedimentation controls during construction will be located as shown on the plans.

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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.

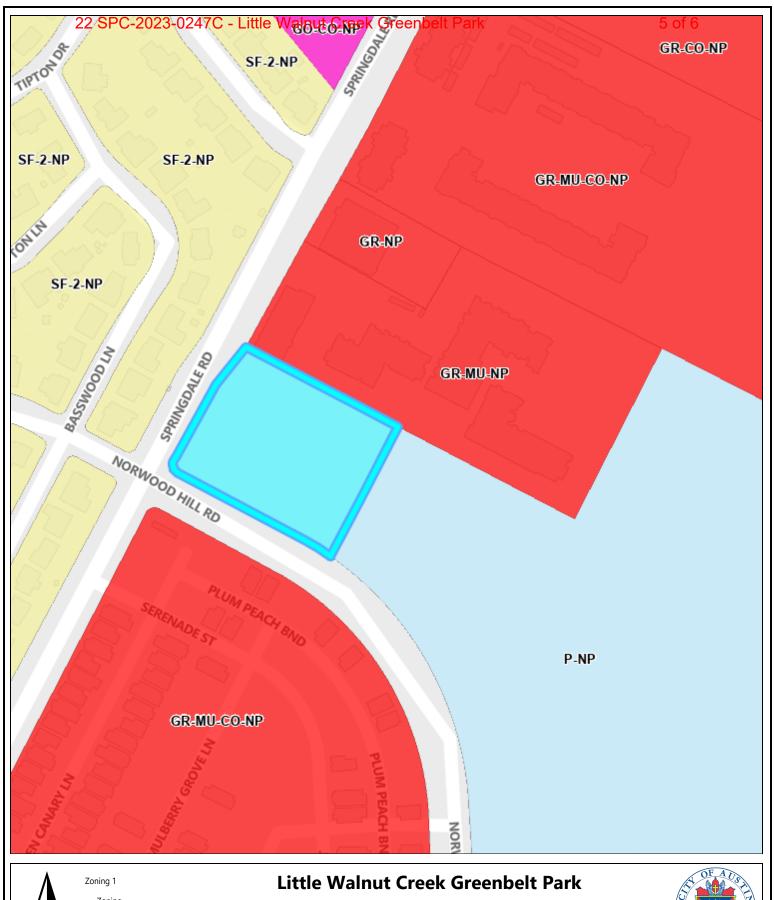
Yours very truly,

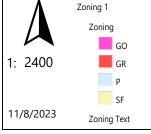
360 PROFESSIONAL SERVICES, INC.

Texas Firm Registration F4932

Meredith L. Kizewski, P.E.

Principal







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.

22 SPC-2023-0247C - Little Walnut Creek Greenbelt Park 6 of 6 SITE DATA SUMMARY TABLE ZONING PARK & RECREATION SERVICES (GENERAL) GROSS SITE AREA (GSA) 111,278 SF 2.56 AC SCALE IN FEET WATERSHED FORT BRANCH, LITTLE WALNUT CREEK DEDICATED R.O.W. PG. 30; P.R.T.C.T.) WATERSHED TYPE URBAN 15 0 IMPERVIOUS COVER THE 1/2 CRITICAL ROOT ZONE OF TREES 3094 AND MULCH TRAILS (PERVIOUS) 3,550 SF 3016 TO BE PROTECTED OTHER THAN THE COA SIDEWALK ADDITION AND THE CAREFUL PLACEMENT FALL SURFACE (PERVIOUS) 8,025 SF OF FENCE POSTS. NO FENCE POSTS TO BE <u>LEGEND</u> 275 SF EX. CONCRETE TRAIL LOCATED WITHIN 1/4 CRITICAL ROOT ZONE. NO CUT  $\cdot -$ M- - - - M- -OR FILL TO OCCUR WITHIN 1/4 CRITICAL ROOT 6,795 SF CONCRETE TRAIL ZONE. FENCE POSTS TO AVOID TREE ROOTS LARGER 1,615 SF CONCRETE PADS THAN 1.5". REF. DETAIL 12 ON SHEET 14 1,615 SF\* TOTAL IMPERVIOUS COVER CONCRETE TOTAL PERCENTAGE IC CRP/MAPLE SPRINGDALE OWNER, L.P. \*Public Trail IC not counted in total per LDC 25-8-63(C) PERVIOUS FALL SURFACE CONCRETE CALLED 5.999 ACRES  $R.\phi.W.$  LINE SIDEWALK PARKING N/A SPOTS DOC. NO. 2019081964 0.P.R.T.C.T. 8 SPOTS **BICYCLE SPOTS PROVIDED** MULCH TRAIL ZONING: GR-MU-NP LAND USE: MULTI FAMILY CONCRETE SIDEWALK (BY OTHERS) — WATR — WATR — ON—SITE WATER LINE FENCE (TYP.) LIMITS OF CONSTRUCTION PROPOSED SIDEWALK AND R.O.W. THIS PROJECT IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF AUSTIN. NEW CURB AND GUTTER BY WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL COA PUBLIC WORKS (CIP #13236.001) PERSONNEL AWARE OF THE ELECTRIC HAZARD. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. 106339 ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR ADDITIONAL GROUND SURFACES IN AMENITY BENCHMARK #2\_ ELEV. = CONNECT TO BENCH ON CONCRETE AREAS (ALL TO BE PERVIOUS) AND ASSOCIATED STEEL EDGING PAD (TYP.) 6. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 EX. SIDEWALK 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 42 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. 15" STORM LINE CREJ ARK ERD 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. 25' BSL & PUE 3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE. VOL. 87, PG. 31A ZONING: SF-2-NP P.R.T.C.T 4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES. LAND USE: SINGLE FAMILY CITY OF AUSTIN 5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE. CALLED 197.59 ACRES 6. A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR CONCRETE TRAIL DOC. NO. 2002178092 PICNIC TABLES ON NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS. 0.P.R.T.C.T. CONCRETE PAD (TYP.) 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. ZONING: P-NP LAND USE: PARKS AND 8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. RECREATION SERVICES (GENERAL) PLAYGROUND AND FITNESS AREAS CONTRACTOR TO COORDINATE WITH OWNER AND LA PLANS ON FINAL LAYOUT, ADA PATH SPECIFICATIONS, EDGING, ETC. OF FINEST (TYP.) CONSTRUCTION (TYP.) CITY OF AUSTIN LOT 3, BLOCK A Figure 42: Examples of fully-shielded light fixtures BENCHES ON PARK SUBDIVISION, SECTION TEN REF. LA PLANS CONCRETE PAD (TYP.) VOL. 87, PG. 31A CONCRETE SIDEWALK -LAWN AREA (SOLID SOD) BENCHMARK #1\_ EX. TRAIL HEAD SIGNAGE AND KIOSK ON CONCRETE TRAIL TO REMAIN REPLACE 10 LF WITH 3" MOUNTABLE CURB AND RECONSTRUCT THE SPRINGDALE SIDEWALK AND PARD TRAIL PER SHEET 09 —— 78.97' — SPEED LIMIT -NATURAL GAS — (8 SPACES) " METAL GUARD POST (REMOVABLE) #134061 ACCESSIBLE EX. SIDEWALK SITE RAMP NORWOOD HILL ROAD PED XING-PUBLIC WATER CONNECTION AND METERS (REF. SHEETS 9-10) NORWOOD HILL ROAD 12" CI WL (65-0330A) (90' WIDE R.O.W.) (VOL. 87, PG. 31A; P.R.T.C.T.) (ROAD IS NOT BUILT) LAND USE: SINGLE FAMILY WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION 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. SHEET 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, OF AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY

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