

**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/
OWNER:** City of Austin Parks & Recreation Department
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
<i>Site</i>	P-NP	Open Space
<i>North</i>	GR-MU-NP	Multi Family
<i>South</i>	GR-MU-CO-NP	Condominiums
<i>East</i>	SF-2-NP	Single Family
<i>West</i>	P-NP	Open Space

ABUTTING STREETS

Street	Right-of-Way 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.



City of Austin, June 23, 2023, page 2

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

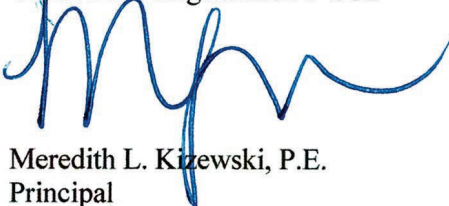
- 1) The proposed development application demonstrates sufficient capacity for the design flood, as determined under the Drainage Criteria Manual;
- 2) Each proposed improvement is sufficiently strong to resist:
 - a) external pressure caused by earth or building; and
 - b) internal pressure or abrasion 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.

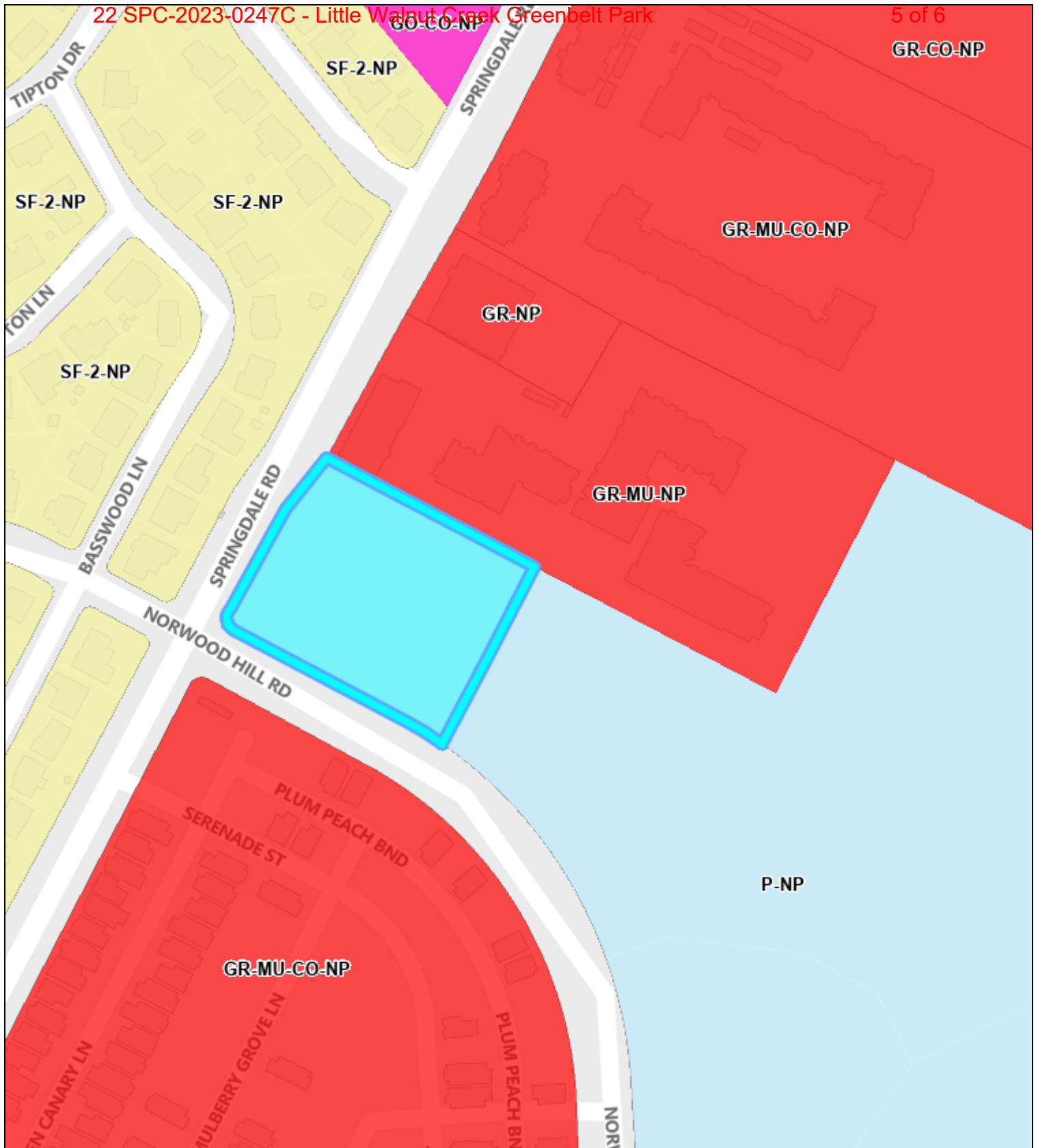
Texas Firm Registration F4932



Meredith L. Kizewski, P.E.
Principal



6/23/23



1: 2400

11/8/2023

Zoning 1

Zoning

GO

GR

P

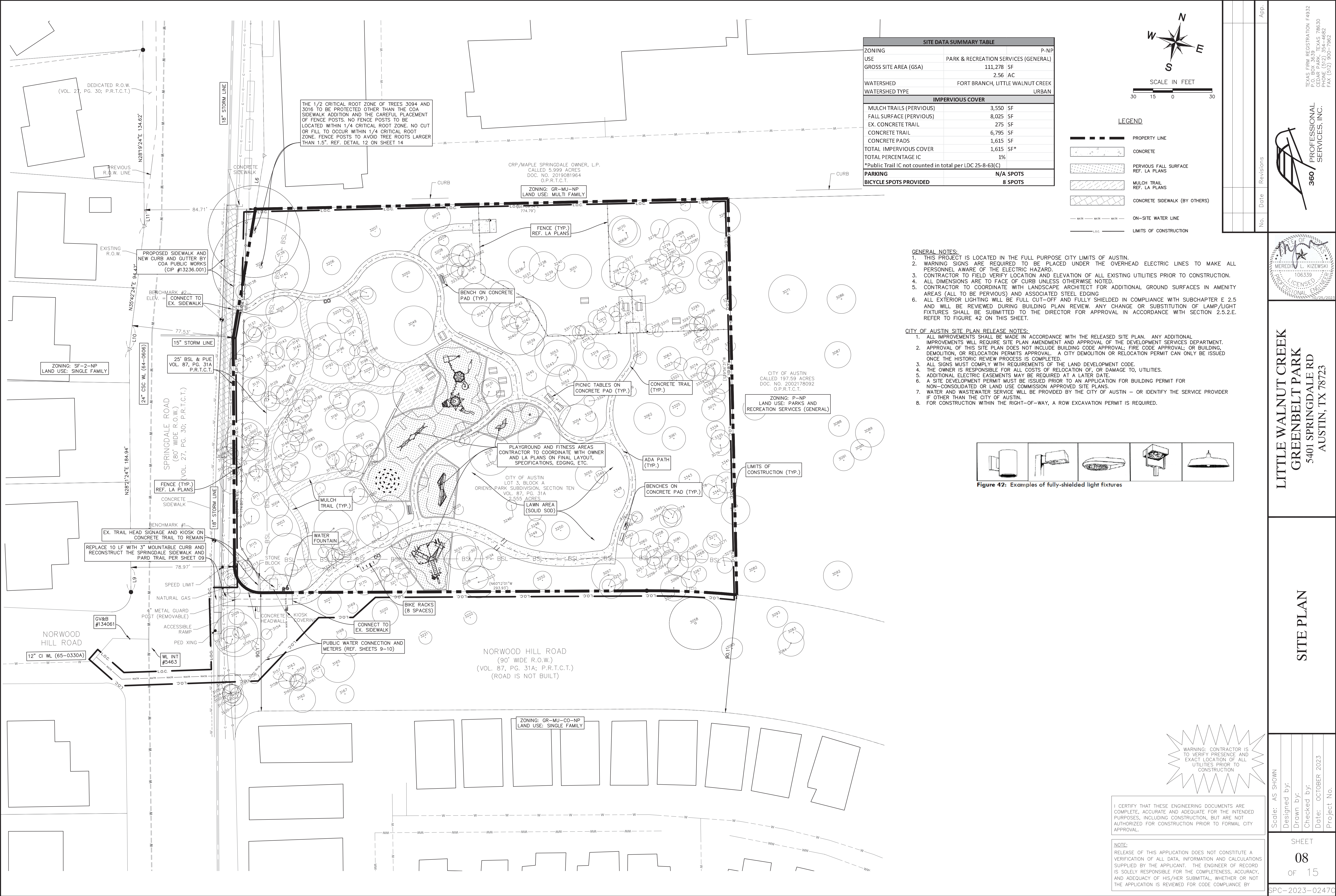
SF

Zoning Text

Little Walnut Creek Greenbelt Park



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App.

Revisions

No.

Date

TEXAS FIRM REGISTRATION #4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78613
TEL: (512) 800-7882
FAX: (512) 800-7882

360 PROFESSIONAL SERVICES, INC.

**LITTLE WALNUT CREEK
GREENBELT PARK**
5401 SPRINGDALE RD
AUSTIN, TX 78723

SITE PLAN

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

SHEET
08
OF 15

SPC-2023-0247C

DESIGNED BY: MEREDITH L. KIZEWSKI
DRAWN BY: MEREDITH L. KIZEWSKI
CHECKED BY: MEREDITH L. KIZEWSKI
DATE: 10/25/2023
PROJECT: LITTLE WALNUT CREEK GREENBELT PARK
SHEET: 08 OF 15

NOTED BY: MEREDITH L. KIZEWSKI
DATE: 10/25/2023
PROJECT: LITTLE WALNUT CREEK GREENBELT PARK
SHEET: 08 OF 15