

**ZONING & PLATTING COMMISSION CONDITIONAL USE SITE PLAN
REVIEW SHEET**

CASE NUMBER: SPC-2023-0432C

ZAP HEARING DATE: 9/17/2024

PROJECT NAME: Northwest Pool Renovations

ADDRESS OF SITE: 7000 Ardath St.

COUNCIL DISTRICT: 7

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

**APPLICANT/
OWNER:** City of Austin (317) 752-5181
Parks and Recreation Department
Austin, TX

AGENT: **Jose Guerra, Inc** (512) 445-2090
Glenn Frey, PE
1701 Directors Blvd., Suite 400
Austin, Texas 78744

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

PROPOSED DEVELOPMENT:

Development of located on a portion of Beverly S. Sheffield Northwest District Park. The property is owned by the City of Austin, entirely located within the Shoal Creek Watershed and full purpose jurisdiction. The renovations include existing pool and deck, parking, utilities and existing buildings. The total site area is 30.75 acres, and the proposed imperious cover is 18.9%.

SUMMARY STAFF RECOMMENDATION:

The park use is compatible with the adjacent residential uses. 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: All transportation comments have been cleared.

PREVIOUS APPROVALS

Previous site plan: SP-94-0398DS

PROJECT INFORMATION

SITE AREA	3.7sq. ft.	7.05 acres
EXISTING ZONING	P	
	Allowed	Proposed
FLOOR-AREA RATIO	N/A	N/A
BUILDING COVERAGE	N/A	N/A
IMPERVIOUS COVERAGE		18.9%
PARKING	NA	N/A

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P	Park
<i>North</i>	SF-2	Residential
<i>South</i>	SF-2	Residential
<i>East</i>	SF-2	Residential
<i>West</i>	SF-2	Residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Ardath Street	approx. 32 feet	approx. 24 feet	Level 1

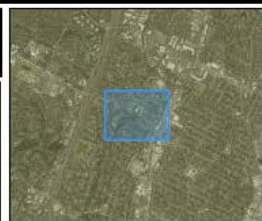
NEIGHBORHOOD ORGANIZATIONS:

- Allandale Neighborhood Association
- Friends of Austin Neighborhoods
- Neighborhood Empowerment Foundation
- North Austin Neighborhood Alliance
- Homeless Neighborhood Association
- Shoal Creek Conservancy
- Austin Neighborhood Council
- NW Austin Neighbors



Property Profile

Staff Zoning Map



Legend

- Property
- Jurisdiction
 - FULL PURPOSE
- Appraisal Districts
- TCAD Parcels
 - FULL PURPOSE
- Jurisdictions Fill
 - FULL PURPOSE
- Zoning 1
 - CS
 - GO
 - GR
 - LO
 - LR
 - MF
 - P
 - SF
- Zoning Text
 - [Symbol]



8/28/2024

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.

Notes

SPC-2023-0432C - Northwest Pool Renovations

Engineer's Summary Letter

May 22, 2024

Proposed Project: Northwest Pool Renovations
Engineer: Jose I. Guerra, Inc. Job No. 22004
Application: Consolidated Site Plan
Case: SP-2023-0432C – Update 1

Dear COA Staff,

The Northwest Pool Renovations project is at a developed public park property located on a 30.75-Acre tract at 7000 Ardath St., Austin, TX, 78757. The legal description for the 30.75-Acre property is provided on the cover sheet of the site construction plans. The subject property is bounded by residential properties off Greenlawn Pkwy to the north, Ellise Ave to the east and Shoal Creek to the west. Surrounding the property is residential, zoned SF-2. The current zoning of the subject property is P - Public and no changes to the zoning or land use are proposed. The project proposes to renovate the existing pool and deck, accessible parking areas, and associated utilities to support the renovated facility are proposed. There are existing tennis courts, baseball fields, parking areas and other park improvements located on the park property, outside the limits of construction. Those improvements were permitted under Case # SP-94-0398DS. No improvements are proposed for these existing facilities, the existing parking lots or other existing improvements unless otherwise specified in the plans with this application. The property is in the Shoal Creek watershed which is classified as an urban watershed.

The existing conditions within the proposed limits of construction is primarily developed land consisting of an existing pool facility, trees, shrubs, and parking areas. In general, stormwater runoff from the site (LOC), which is at a local high point, sheet flows in all directions away from the pool facility, and ultimately drains to Shoal Creek. There are no wetlands or City of Austin identified critical environmental features located onsite.

The property site area is 30.75 acres with an existing impervious cover of 5.839 acres which is 19.0% impervious cover. The proposed development will decrease the total impervious cover by 958 sf, for a total site impervious cover of 5.817 acres, or 18.9% of site area.

Most of the subject property lies within the FEMA 100-Year floodplain as indicated on FEMA FIRM Panel #48453C0455J, dated January 6, 2016. The design of the facility improvements has ensured no modification to the existing floodplain will result because of the pool renovation project. A cut/fill analysis was completed (Refer to Grading Plan Sheet C500) The results indicate that the development is in a cut condition, with a net cut of 95.4 cu yds. This material will be required to be removed and disposed of off-site in an approved location. During construction of the proposed site, measures will be taken to ensure protection of natural areas and trees, minimize site erosion, and capture sediment.

The project proposes a decrease to the total impervious cover from the pre-condition to post-condition. As a result, no detention facilities are proposed with this project. A drainage analysis was performed using the Rational Method to demonstrate no net increase of stormwater runoff for the 2, 10, 25, and 100-yr storm events.

This project proposes to address accessibility issues related to grade changes and steep slopes. These areas include accessible parking spaces, sidewalks and ramps to pool entry, and portions of the pool decking. These areas are to be removed and replaced while still maintaining the criteria as identified in ECM Section 1.9.4 B. Maintenance of Impervious Cover.

There are two areas of impervious cover that do not fall within this category; The new concrete maintenance drive to the proposed mechanical shelter and an extension of concrete sidewalk for accessible continuation of the park trail system. These areas are considered new and/or redeveloped impervious cover. The sum total of these areas is 2,704 sf. Therefore, water quality controls are not required per ECM 1.9.1 – General Requirements.

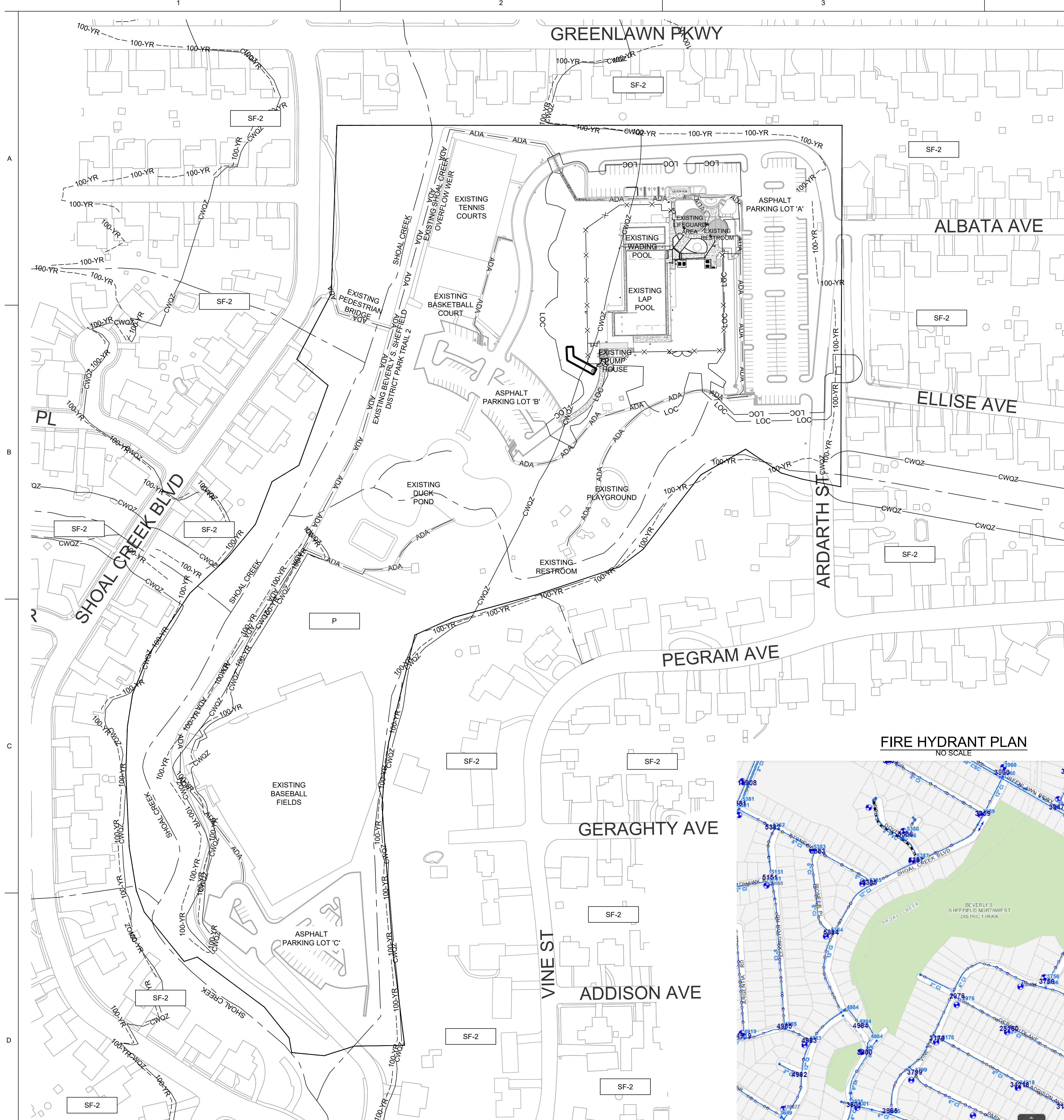
Dam safety and landfill certification requirements are not applicable for this project.

We look forward to working with the city staff on this project.

Sincerely,

A handwritten signature in blue ink that reads "Glenn Frey". The signature is written in a cursive, flowing style.

Glenn Frey, P.E.
Civil Project Engineer
Jose I. Guerra, Inc. TX PE FIRM F-3



LEGEND:

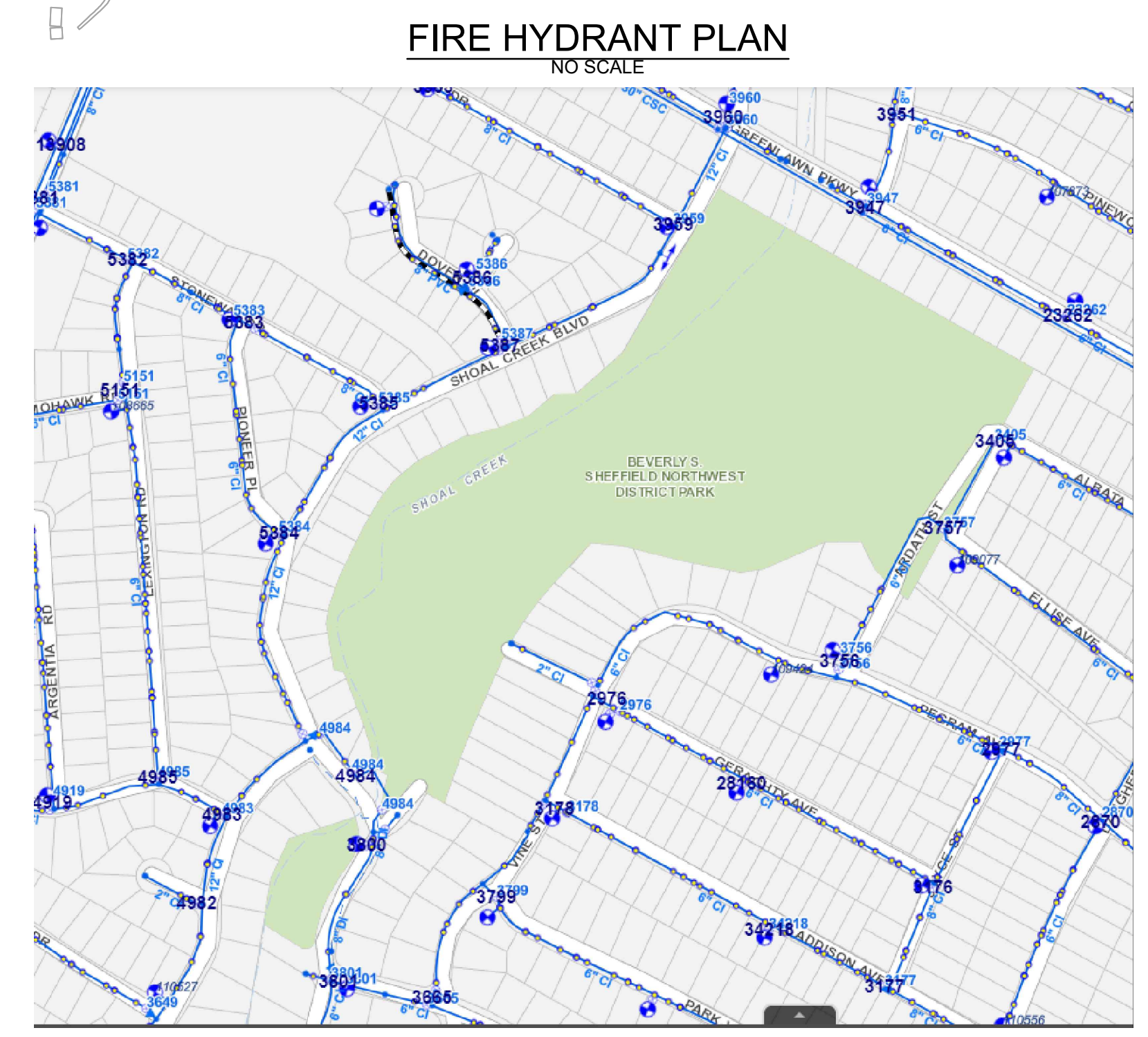
- SUBJECT PROPERTY BOUNDARY
- LOC — LOC — LIMITS OF CONSTRUCTION THIS PERMIT
- - - 100-YR - - - COA 100-YR REGULATORY FLOOD PLAIN
- CWOZ — CRITICAL WATER QUALITY ZONE
- CREEK CENTERLINE
- SF-2 ZONING

GENERAL NOTES

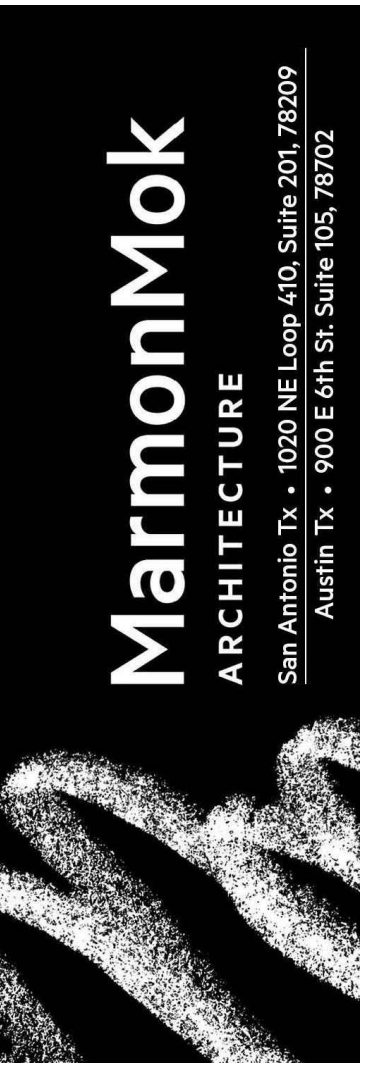
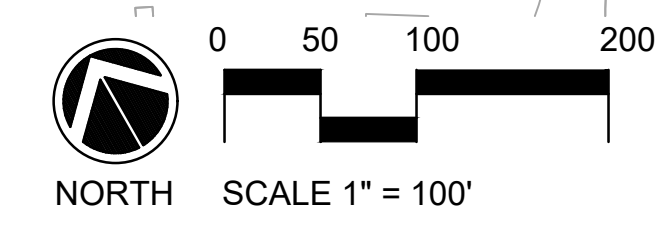
1. ZONING SHOWN THIS SHEET IS FROM THE CITY OF AUSTIN PROPERTY PROFILE
2. SUBJECT PROPERTY BOUNDARY THIS SHEET IS APPROXIMATE FROM COA GIS RECORDS AND IS NOT A REPRESENTATIVE OF A SURVEYED LEGAL PROPERTY BOUNDARY.
3. LOT LINES AND OTHER BACKGROUND INFORMATION SHOWN THIS SHEET IS FROM COA GIS RECORDS AND NOT REPRESENTATIVE OF SURVEY INFORMATION.
4. 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.

SITE INFORMATION		PARKING INFORMATION
BEVERLY S. SHEFFIELD NORTHWEST DISTRICT PARK		
SITE AREA: 30.75 AC TOTAL BUILDING AREA: 3,395 SF TOTAL FLOOR AREA OF BUILDINGS: 3,395 SF FLOOR TO AREA RATIO: 0.002 : 1		Parking Lot A (Refer to Sheet C004) REQUIRED PARKING SPACES: UNK STANDARD SPACES PROVIDED: 187 ACCESSIBLE SPACES PROVIDED: 6 TOTAL PARKING SPACES PROVIDED: 193
BUILDING INFORMATION: PUBLIC PARK RESTROOM BUILDING		
EXISTING BUILDING USE: RESTROOM NUMBER OF STORIES: 1 HEIGHT OF BUILDING: UNK FINISHED FLOOR ELEVATIONS: UNK FOUNDATION TYPE: UNK BUILDING SQUARE FOOTAGE: 160 SF		Parking Lot B (Refer to Sheet C004) REQUIRED PARKING SPACES: UNK STANDARD SPACES PROVIDED: 63 ACCESSIBLE SPACES PROVIDED: 4 TOTAL PARKING SPACES PROVIDED: 67
BUILDING INFORMATION: PUBLIC POOL FACILITY		
EXISTING BUILDING USE: RESTROOMS/LIFEGUARD AREA NUMBER OF STORIES: 1 HEIGHT OF BUILDING: UNK FINISHED FLOOR ELEVATIONS: 682.75' FOUNDATION TYPE: UNK BUILDING SQUARE FOOTAGE: 2,615		Parking Lot C (Refer to Sheet C004) REQUIRED PARKING SPACES: UNK STANDARD SPACES PROVIDED: UNK ACCESSIBLE SPACES PROVIDED: UNK TOTAL PARKING SPACES PROVIDED: 38
EXISTING BUILDING USE: PUMP HOUSE NUMBER OF STORIES: 2 HEIGHT OF BUILDING: UNK FINISHED FLOOR ELEVATIONS: UNK FOUNDATION TYPE: UNK BUILDING SQUARE FOOTAGE: 620 SF		

LAND USE SUMMARY	
TOTAL LEGAL BOUNDARY (AC)	30.75
TOTAL AREA LIMITS OF CONSTRUCTION (AC)	3.703
ZONING	P
EXISTING	
GROSS FLOOR AREA (SF)	3,395
FLOOR AREA RATIO (FAR)	1:400
IMP COVER (SF)	254,353
IMP COVER (AC)	5,839
IMP COVER (%)	19.0%
BUILDING COVERAGE (SF)	3,395
BUILDING COVERAGE (%)	0.25%
PROPOSED	
GROSS FLOOR AREA (SF)	3,395
FLOOR AREA RATIO (FAR)	1:400
IMP COVER (SF)	253,395
IMP COVER (AC)	5,817
IMP COVER (%)	18.9%
BUILDING COVERAGE (SF)	3,395
BUILDING COVERAGE (%)	0.25%



1 OVERALL REFERENCE PLAN
SCALE: 1" = 100'



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 TPEE FIRM P-3

NORTHWEST POOL RENOVATIONS
 7000 ARDARTH ST.
 AUSTIN, TX 78757

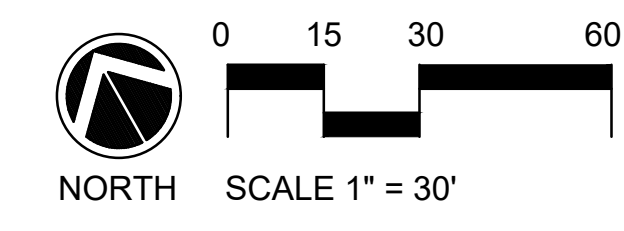
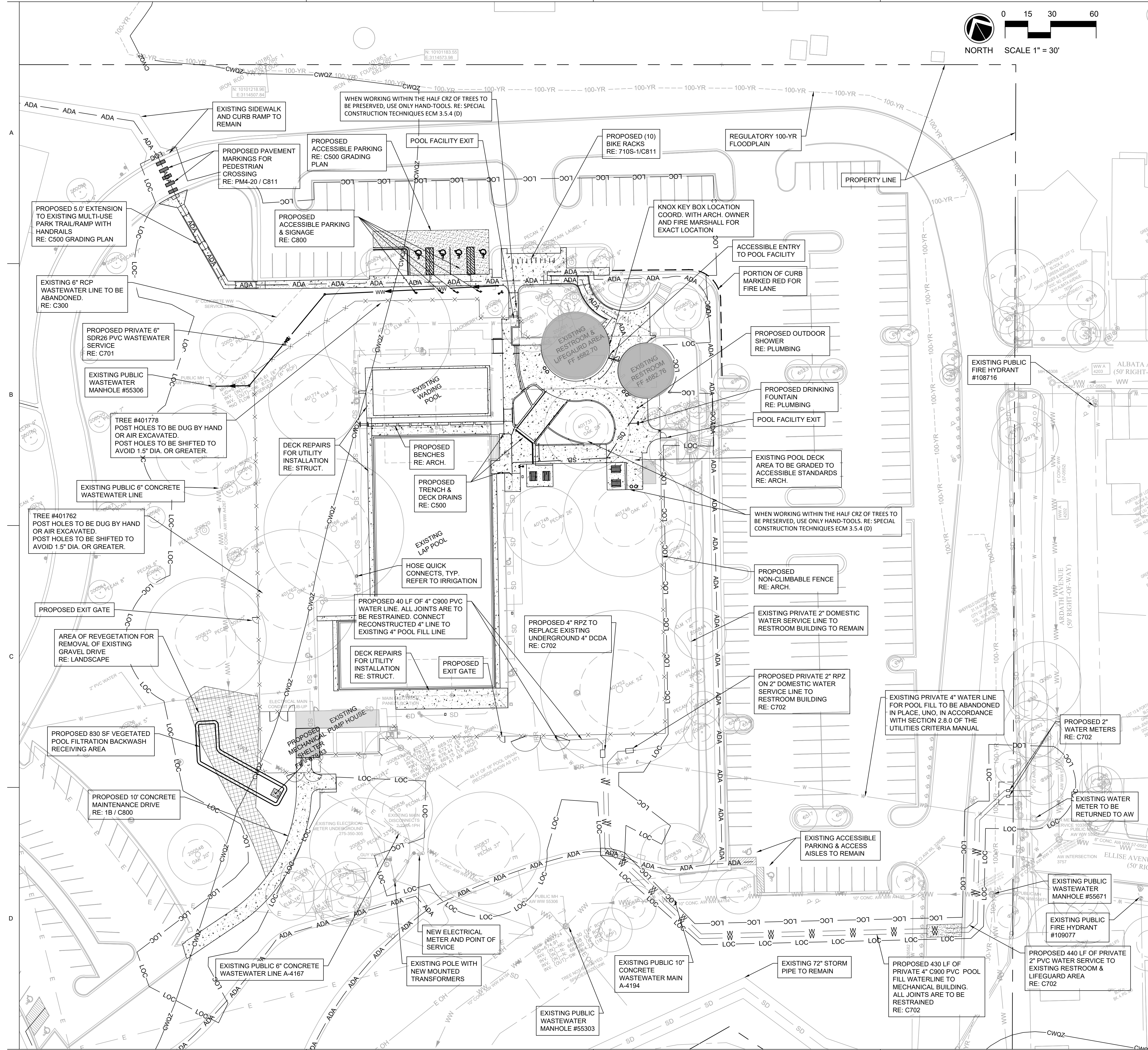
Drawn AV/GF
 Checked GF
 Date 03/22/2024
 Project No. 21037
 Revisions

SHEET TITLE
 EXISTING CONDITIONS

SHEET NO.

C004
 SHEET 05 OF 27

SPC-2023-0432C



LEGEND:

- LOC — LOC — LIMITS OF CONSTRUCTION
- R.O.W. LINE/PROPERTY LINE
- CWQZ — CRITICAL WATER QUALITY ZONE
- ADA — ADA — ACCESSIBLE PATH
- W — W — EXISTING WATER LINE
- WW — WW — EXISTING WASTEWATER LINE
- SD — SD — EXISTING STORM SEWER LINE (48" OR LARGER)
- SD — SD — EXISTING STORM WATER LINE
- UE — UE — EXISTING UNDERGROUND ELECTRICAL
- OE — OE — EXISTING OVERHEAD ELECTRICAL
- X — X — X — PROPOSED FENCING
- W — W — PROPOSED WATERLINE
- WW — WW — PROPOSED WASTEWATER LINE
- — — — EXISTING FIRE LANE
- [Pattern] — PROPOSED CONCRETE PAVEMENT
- [Pattern] — PROPOSED ASPHALT PAVEMENT

ACCESSIBILITY NOTE:

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.

SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3].

ACCESSIBLE ROUTES MUST HAVE CROSS-SLOPE NO GREATER THAN 1:50 [ANSI 403.3].

ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]

THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30". THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET OF RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6].

EXTERIOR LIGHTING NOTE:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE 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.

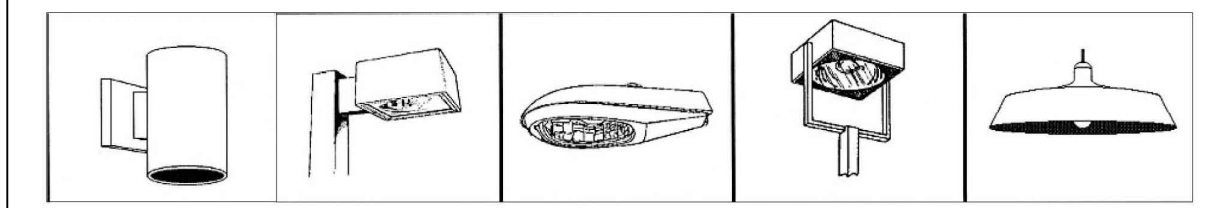


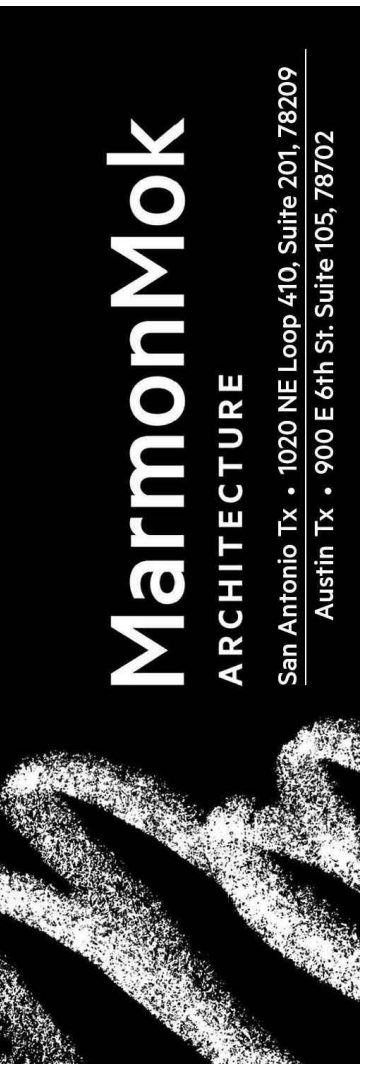
Figure 34:
Examples of fully-shielded light fixtures.
CITY OF AUSTIN LDC 25-2 SUBCHAPTER E - SECTION 2.5 - FIGURE 34

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE DEMOLITION PERMIT FROM THE CITY OF AUSTIN DSD.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAYS: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

POOL CHEMICAL STORAGE REQUIREMENTS:

- 500 LBS OF CALCIUM HYPOCHLORITE
- 45 GALS ONS SULFURIC ACID
- 200 LBS SODIUM BICARBONATE
- 100 LBS CALCIUM CARBONATE
- 50 LBS SODIUM THIOSULFATE



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Drawn AV/GF
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Date 03/22/2024
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SHEET TITLE
CIVIL SITE PLAN

SHEET NO.
C400
SHEET 10 OF 27

SPC-2023-0432C