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

CASE NUMBER: SPC-2010-0234D **ZAP COMMISSION DATE:** March 15, 2011

PROJECT NAME: Mary Moore Searight Metro Park - S. 1st Street Parking Lot

ADDRESS: 9500½ S. 1st Street

AREA: 1.12 acres (limits of construction)

APPLICANT: Othon, Inc. Consulting Engineers (Kenneth League)
12710 Research Blvd.
Austin, TX 78759
(512) 327-7795

AGENT: City of Austin, Public Works (Marty Stump/D'Anne Williams))
P.O. Box 1088
Austin, TX 78767
(512) 974-9460

CASE MANAGER: Sue Welch Phone: 974-3294
sue.welch@ci.austin.tx.us

PROPOSED DEVELOPMENT: The applicant is proposing to construct a parking lot with 22 parking spaces with associated improvements.

EXISTING ZONING: P (Public) Because it is zoned "P"-Public, and is greater than one acre in size, 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.

ZONING AND PLATTING COMMISSION ACTION:

PROJECT INFORMATION: proposed 22 space parking lot with associated improvements

SITE: 1.12 acres (LOC)	Existing Park/Civic	Use:	Proposed Use: Park/Civic
EXISTING ZONING	P- Public		
WATERSHED	Slaughter (Suburban) Watershed		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Suburban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	S. 1 st Street		
	Allowed	Existing	Proposed
IMPERVIOUS COVERAGE		0% (LOC)	19% (LOC)
PARKING		0	22

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SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the Mary Moore Searight Park – S. 1st Parking Lot. The proposed parking lot will provide 22 parking spaces for visitors to the existing park/trail. The project also includes signs, bollards for vehicles access restrictions, bicycle parking, fencing, landscaping, sidewalk improvements and the installation of a 1" water line for irrigation and future water fountains. This is a Capital Improvements Program (CIP) project. Because the entire park is over 340 acres, and there is only a slight increase of impervious coverage (approximately 19% for the limits of construction, .08% overall for the park), a waiver to detention was approved. The parking will be screened with vegetation for compatibility reasons. Stormwater runoff from the impervious coverage will flow across vegetative filter strips. Because this parking lot is supporting an existing park use, the review by the Parks and Recreation Board was not required.

Environmental: This site is located in the Slaughter (Suburban) Watershed and is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. A Stormwater Pollution Prevention Plan has been provided.

Transportation: A traffic impact analysis was not required. Driveway access will be from an existing driveway entrance stub on S. 1st Street.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
Site	P-Public	Existing Park
North	P, MF-2 & DR	Parkland, then Residential
South	P, SF-2	Parkland, Residential
East	S. 1 st , SF-4A	ROW, Residential
West	P	Parkland

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
S. 1st	Varies (appx 105)	2x30 ft	Major Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Monorail Project
 Austin Parks Foundation
 Far South Austin Neighborhood Association
 Homeless Neighborhood Association
 Home Builders Association of Greater Austin
 League of Bicycling Voters
 Real Estate Council of Austin
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 Onion Creek Neighborhood Association

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:

A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. 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 district.
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: This application will provide additional parking for the trail head.
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: N/A

C. A Conditional Use Site Plan May Not:

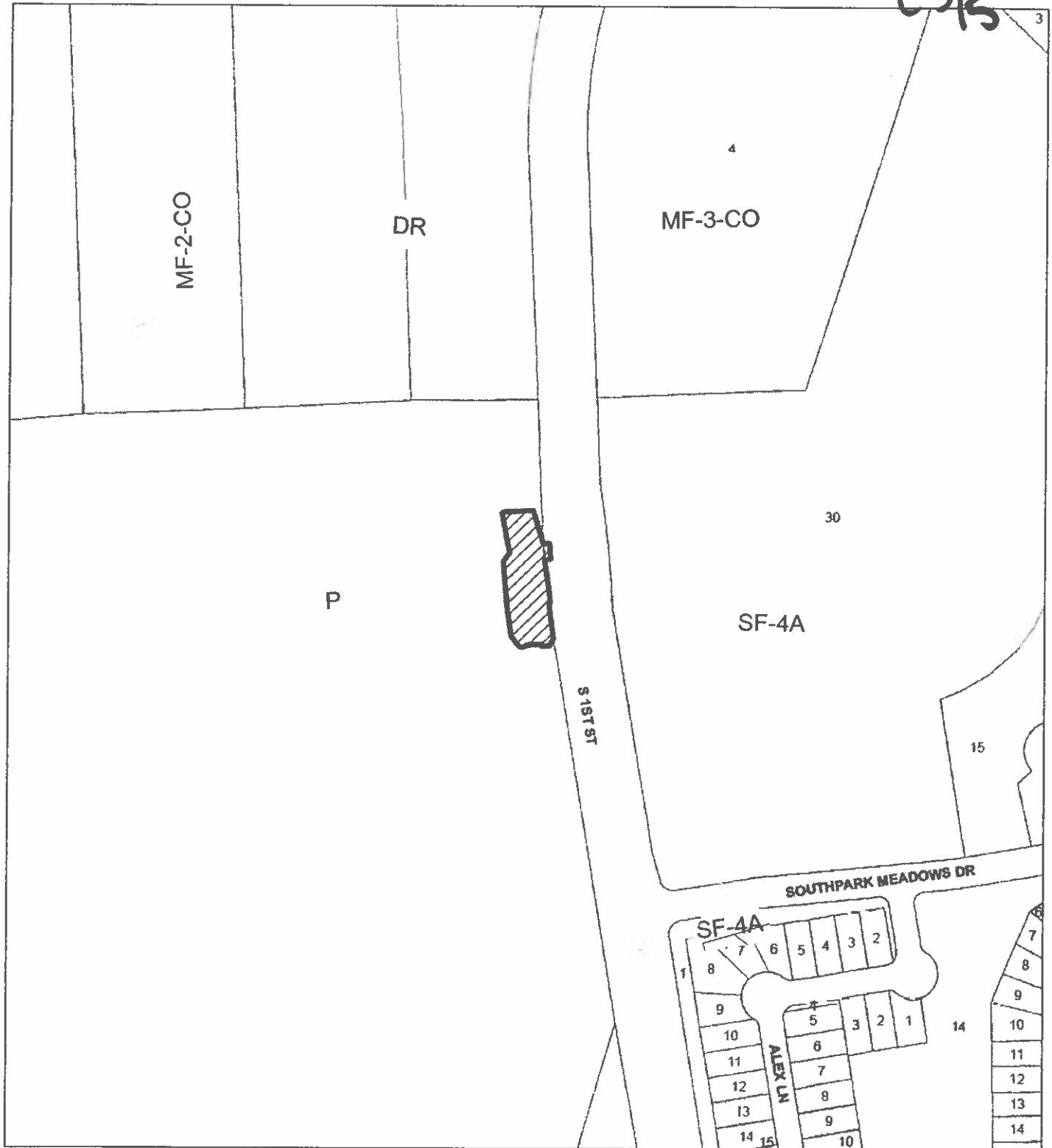
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of safety or convenience. The site plan does not adversely affect the safety and convenience or vehicular and pedestrian circulation.
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. Compatibility notes are required on the plans to regulate lighting to shield the adjacent property from adverse effects.



- D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

Section 25-5-146 (Conditions of Approval) states:

- (A) To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:
- (1) a special yard, open space, buffer, fence, wall, or screen;
 - (2) landscaping or erosion;
 - (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
 - (4) signs;
 - (5) characteristics of operation, including hours;
 - (6) a development schedule; or
 - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

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-  Subject Tract
-  Base Map

Mary Morre Searight
Metropolitan Park

CASE#: SPC-2010-0234D
ADDRESS: 9500 1/2 S. 1st Street
MANAGER: Sue Welch

1" = 400'

OPERATOR: D. SUSTAITA

This map has been produced by Notification Services for the sole purpose of geographic reference.
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