

**PLANNING COMMISISON
SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-03-0337C(R2) **PC DATE:** October 24, 2017

PROJECT NAME: Gus Garcia Recreation Center

ADDRESS: 1201 E. Rundberg Lane

APPLICANT: COA – Public Works Dept. (Raymundo Minjares)
505 Barton Springs Road
Austin, TX 78701

AGENT: MWM Design Group (Shari Pape)
305 E. Huntland Drive, Suite 200
Austin, TX 78752

CASE MANAGER: Nikki Hoelter (512) 974-2863
Nikki.hoelter@austintexas.gov

NEIGHBORHOOD PLAN: Heritage Hills
CITY COUNCIL DISTRICT: Greg Casar - 4
AREA: 47.27 acres
EXISTING ZONING: P-NP, Public, Neighborhood Plan

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit site plan for the expansion of the Gus Garcia Recreation Center. The new improvements include a 100 space parking lot, a rain garden, 956.25 square foot pavilion, and reconstruction of an existing trail, with related improvements.

Planning Commission approval is required because the site is zoned P, public and over one acre, LDC Section 25-2-625(D)(2), which states, “for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.”

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit because the P, public zoning districts allows civic land uses, as this use is an existing Parks and Recreation Services (General) land use, it would fall under the category of civic land uses. The approval of the conditional use permit will re-establish the site development regulations for the park, since the original site was approved in 2003. The improvements to the site are within the limits of a recreation center use. The site plan will comply with all code requirements prior to site plan release.

The existing recreation center and park consist of an existing 1 story, 19,450 square foot recreation center, including existing parking, a multiuse field, plays cape, detention pond and other associate improvements on 42.27 acres.

The proposed improvements call for expansion of surface parking to accommodate the existing needs of the facility, which include improvements to the existing trail, a new pavilion, as well as sidewalks and

improvements to drainage and water quality ponds. The multiuse trail will function as the internal circulation route, which will now provide connections to East Fiskville Cemetery Road and East Rundberg Lane. This proposed improvement will partially address Subchapter E requirements.

The new sidewalk and trail connection will address Subchapter E requirements for a shaded pedestrian access to the right of way, whereby making pedestrian access to the park and recreation center easily accessible from the surrounding neighborhood.

The park and recreation center are established and utilized on a consistent basis by the neighborhood, therefore the expansion is very much needed. This center serves the surrounding neighborhood.

PROJECT INFORMATION

SITE AREA	2,059,164 square feet	47.27 acres
EXISTING ZONING	P-NP, Public, Neighborhood Plan	
WATERSHED	Little Walnut Creek (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	N/A	
PROPOSED ACCESS	E. Rundberg Lane	
	Allowed/Required	Existing
FLOOR-AREA RATIO	N/A	19,450 sf .411:1
BUILDING COVERAGE	N/A	.94% 19,450 sf
IMPERVIOUS COVERAGE	N/A – no watershed limit	5.19% 106,800 sf
PARKING	Special parking determination*	57

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P-NP Public	Recreation Center
<i>North</i>	SF-3-NP	Dobie Jr. High School
<i>South</i>	MF-3-CO-NP, RR-CO-NP, SF-3-NP	Multifamily, cemetery
<i>East</i>	MH-NP	Mobile home park
<i>West</i>	SF-6-NP, MF-3-NP	Multifamily, condos

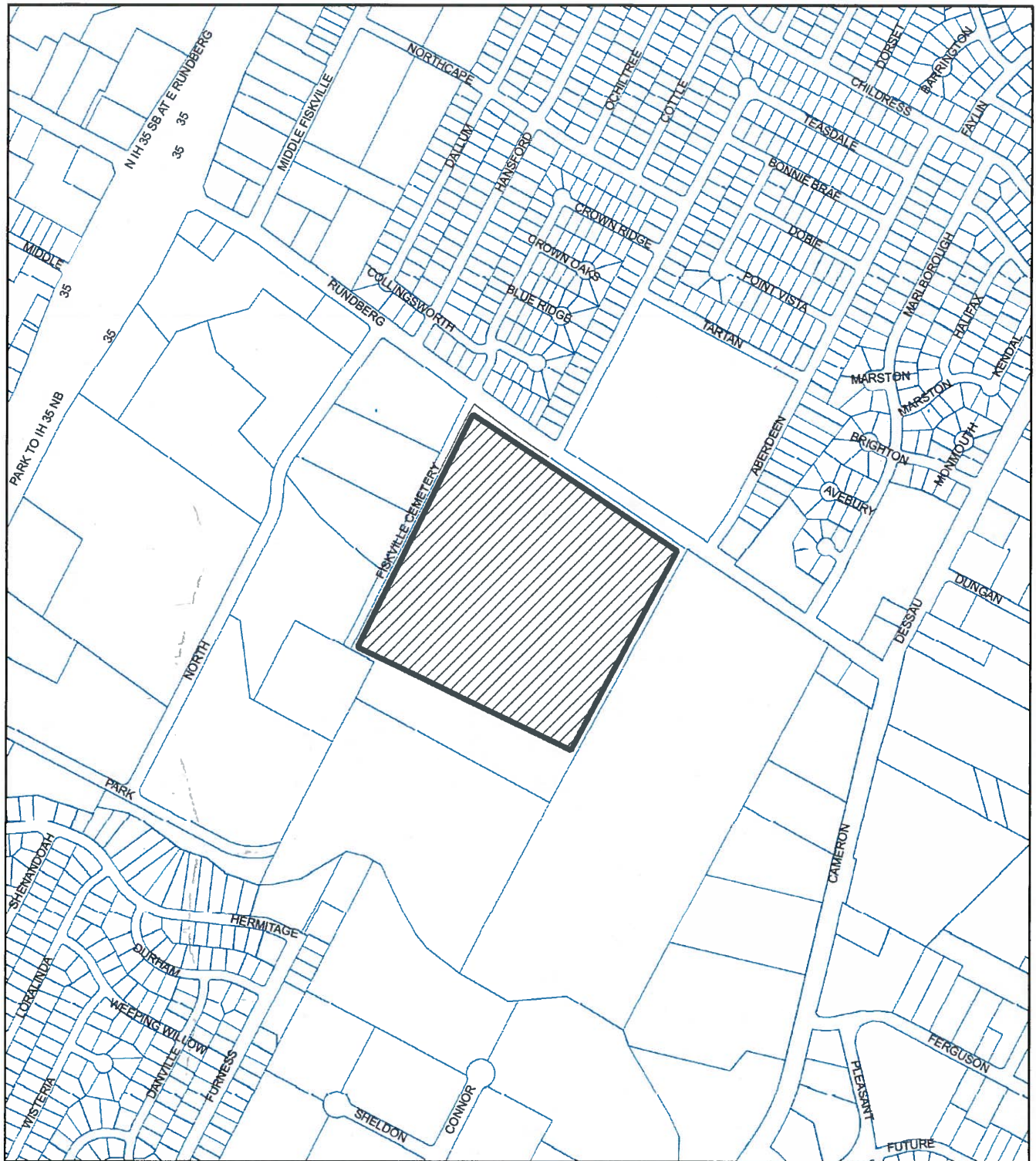
NEIGHBORHOOD ORGNIZATIONS



Austin Neighborhoods Council
 Heritage Hills NPA
 Austin Independent School District
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 Bike Austin
 Friends of Austin Neighborhoods
 Heritage Hills/Windsor Hills Combined Neigh. Contact Team
 Sierra Club, Austin Regional Group
 Austin InnerCity Alliance
 Edward Joseph Development LTD (Community Registry)

Claim Your Destiny Foundation
 SEL Texas

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

- A. 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: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:
- B.
1. **Comply with the requirements of this title;**
Staff Response: This site plan complies with all regulations and requirements of the Land Development Code. The project is not requesting any variances.
 2. **Comply with the objectives and purposes of the zoning district;**
Staff Response: The proposed expansion to the recreation center is compatible with the existing use of park and recreation center (general), but remains a conditional use because the zoning is P, public, and over one acre in size, however the zoning district allows for civic uses.
 3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**
Staff Response: The expansion doesn't include any buildings which will require height limits. Detention will be accomplished with a pond and water quality improvements will be provided with a rain garden. The additional parking meets code requirements. The proposed expansion is compatible with surrounding land uses. The project will comply with all requirements of the Land Development Code.
 4. **Provide adequate and convenient off-street parking and loading facilities; and**
Staff Response: All parking and loading areas will be provided on site.
 5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**
Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.
 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: The proposed project is not located in the East Austin Overlay, however the site is located within the Heritage Hills Neighborhood Plan and complies with its objectives.
- C. **In addition, a conditional use site plan may not:**
7. **More adversely affect an adjoining site than would a permitted use;**
The recreation center and accessory park will have no more impact on adjoining properties and will primarily serve the neighborhood and will continue to be open to the general public.
 8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation. Pedestrian and vehicular circulation will remain onsite.
 9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

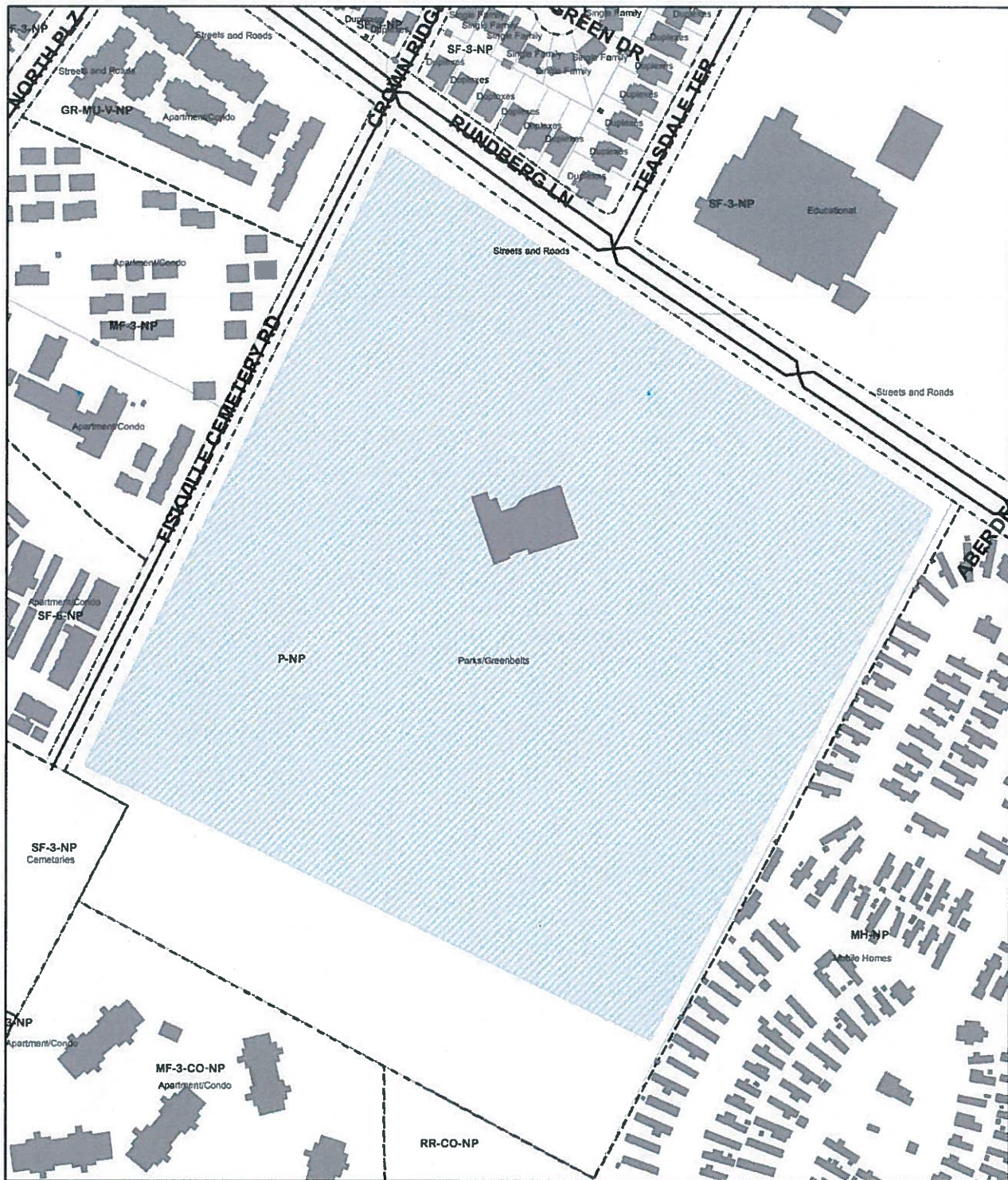


 Subject Tract
 Base Map

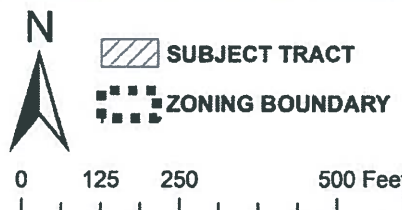
CASE#: SPC-03-0337C(R2)
LOCATION: 1201 E Rundberg Lane

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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



SITE PLAN



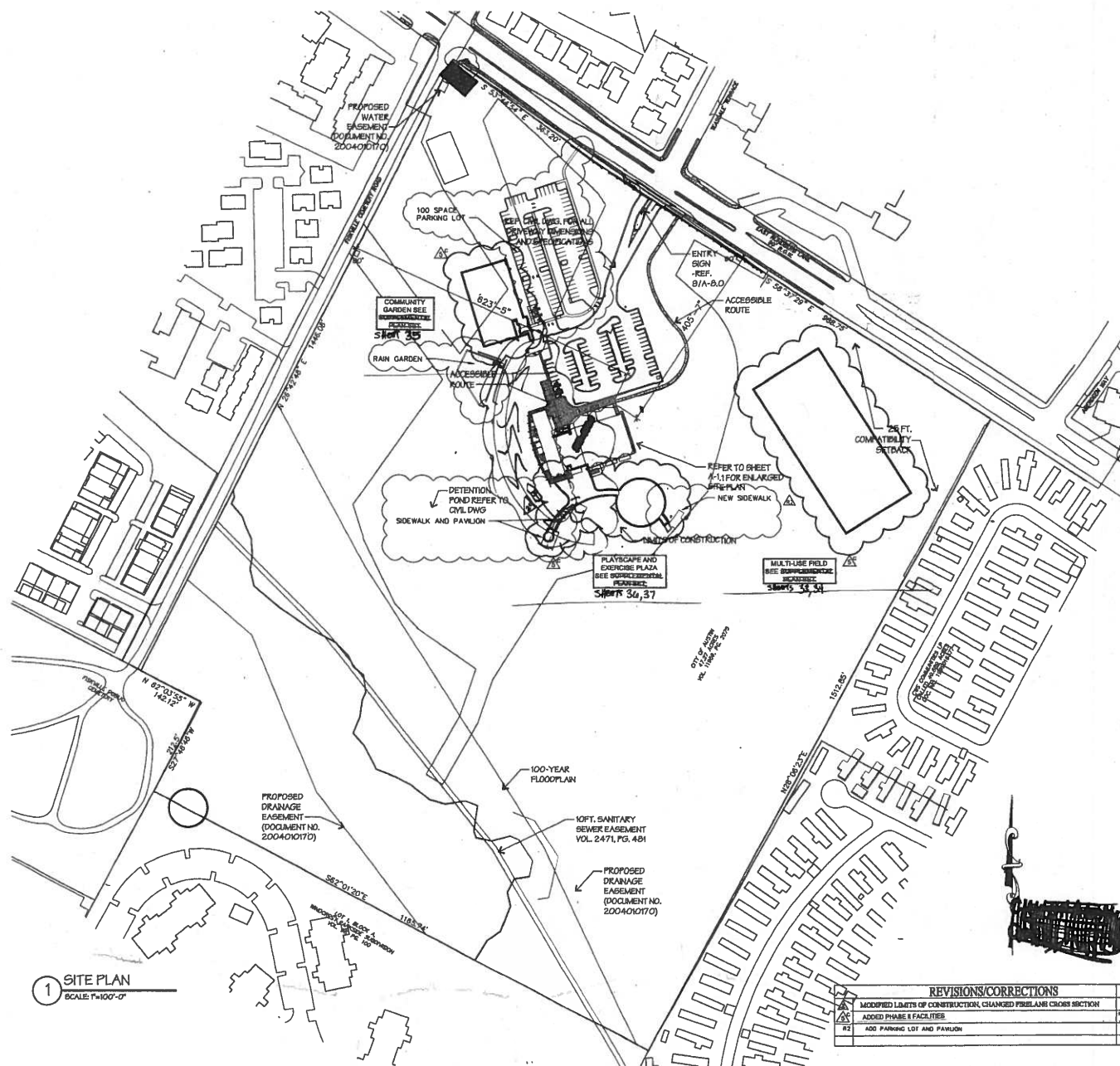
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 ADDRESS: 1201 E. Rundberg Lane
 CASE NAME: Gus Garcia Rec. Cener
 MANAGER: Nikki Hoelter

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OPERATOR: Clarissa Davis



PARKING SUMMARY TABLE	
REQUIRED:	PROVIDED:
USE: PUBLIC	151 STANDARD SPACES (8'x18')
REQUIRED # OF PARKING SPACES:	0 HC SPACES (8'x18')
<u>= TOTAL 57 SPACES</u>	3 STANDARD HC AISLE (5'x18')
PER CITY OF AUSTIN - SPECIAL	16 VAN ACCESSIBLE AISLE (8'x18')
PARKING DETERMINATION, DATED	8 CLASS 2 BICYCLE RACKS (DBL
6/14/2002.	CAPACITY - 2 BIKES PER RACK)

NOTES:
ON EAST SIDE OF MAIN ST. SIDEWALKS
2. ALL DIMENSIONS TO FACE OF CURB.
3. SOLID WASTE DISPOSER UNIT IS LOCATED AS
PROPOSED FOR THIS LOT.
4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE
WITH THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS
FOR CONSTRUCTION. THE CITY OF CHICAGO'S STANDARD
SPECIFICATIONS WILL BE USED AS A GUIDE FOR THE DESIGN
AND CONSTRUCTION OF THE IMPROVEMENTS. REVIEW
AND INSPECTION DEPARTMENT.
5. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE
AN ENDORSEMENT OR A GUARANTEE OF THE PROJECT OR
THE CITY OF CHICAGO'S APPROVAL. NO BUILDING CODE
APPROVAL.
6. ALL FRONT LOT COMPLY WITH REQUIREMENTS OF THE
LAND DEVELOPMENT CODE (CHAPTER 25-10).
7. ALL EXISTING BASEMENTS MAY BE REQUIRED
AT A LATER DATE.
8. WATER & WASTEWATER SERVICE TO BE PROVIDED BY
THE CITY OF AUSTIN.
9. THE OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED
WITH THE PROJECT AND FOR ANY DAMAGE TO UTILITIES.

THE SITE IS ZONED P (PUBLIC USE).

TOTAL SITE AREA: 2,059,164 SF = 47.27 ACRES
FLOOR TO AREA RATION: 0.0411
TOTAL IMPERVIOUS COVER: 108,800 SF = 2.45 ACRES = 5.19% OF SITE
BUILDING COVERAGE: 20,296 SF OR 1.02% OF SITE

BUILDING INFORMATION
USE: PUBLIC 19,450 SF
SINGLE STORY
MAX HEIGHT: 40.25 FT A.F.F.
FINISHED FLOOR ELEVATION: 658.0
FOUNDATION TYPE: SLAB ON GRADE



25-September 2017
FOR COA
REVISION
#2 ONLY

Date: February 5, 2004
 Lastest Revision
 Number/Data
 22707
 Scale: 1"=100'-0"



Elliott & Hamill Architects, Inc.
101 West 6th St., Suite 411
Austin, Texas 78701
512-478-4884

Design Consultants:
Morales & Associates
Architects, Inc.
Structural Engineer:
PE Structural
Consultants
Mechanical Engineer:
Jose L. Guerra Consul-
tants, Inc.
Civil Engineer:
Urban Design Group
Landscape Architect:
Winterrowd Associates
-Landscape Architect

Structural Consultants:
Center for Maximum
Potential Building
Systems

Roofing Consultants:
Amtech Roofing
Consultants, Inc.

Project:	Gus Garcia Recreation Center
Location:	1101 Rundberg Ln. Austin, TX
Client:	City of Austin
A-21	Type of =

Project Number:
E&H 01-16

Sheet Name:
Site
Plan

Sheet Number:
A-1.0

APC-03-0357C

