

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

CASE NUMBER: SPC-2017-0334C **ZAP DATE:** September 4, 2018

PROJECT NAME: Colony District Park

ADDRESS: 7201 Colony Loop Drive

APPLICANT: COA – Parks and Recreation Department (Fred Fuller)
919 W. 28th Street
Austin, TX 78705

AGENT: Urban Design Group (Michael Mullone)
3660 Stoneridge Road, Suite E101
Austin, TX 78746

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

NEIGHBORHOOD PLAN: N/A

CITY COUNCIL DISTRICT: Ora Houston - 1

AREA: 70.34 acres

EXISTING ZONING: P, Public

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit site plan to construct amenities to the existing Colony District Park. The proposed improvements include additional parking, a multi-use field, a baseball field, playground, an open play area, pavilions, multi-use trail and pedestrian bridge.

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 existing site also includes Overton Elementary School and the Turner-Roberts Recreation Center. The approval of the conditional use permit will re-establish the site development regulations for the park, school and recreation center. The improvements to the site will expand and improve the existing park facility. The limits of construction are approximately 9.7 acres. All existing and proposed improvements are situated on one tract of land which requires all site development regulation and land uses to be shown on the same site plan. The site plan will comply with all code requirements prior to site plan release.

Existing improvements include a one story 18,644 square foot recreation center, Turner Roberts Recreation Center, a two story, 86,884 square foot elementary school, Overton Elementary School, a 9,849 square foot gymnasium, parking, water quality and detention ponds, drives, wetlands areas and associated improvements on 70.3 acres. In addition the site includes an existing gravel trail, the new multi-use concrete trail intends to connect to it, providing a link to the neighborhood to the north

The existing improvements were previously built under SP-06-0046CX. The entire site is owned by the City of Austin, and has a long term lease with AISD.

Both the elementary and recreation center will benefit from development of a district park. The park is an established use however the improvements planned will greatly enhance the community and surrounding neighborhood.

The new multi-use trail connections will address a portion of the Subchapter E requirements regarding pedestrian connection and internal circulation route.

Access will be taken by two separate drives onto Colony Loop Drive. A special parking determination was obtained from the transportation staff to determine the park's required parking, which would include the recreation center and elementary school. The improved park will require an additional 34 spaces, which would provide an overall total of 208 spaces.

A portion of the site is located within the 100 year floodplain, however all structures and improvements are outside of the floodplain.

PROJECT INFORMATION

| | | | |
|--------------------------------|--|-----------------------------|-------------------------------|
| SITE AREA | 70.34 acres | | |
| EXISTING ZONING | P, Public, | | |
| WATERSHED | Walnut Creek (Suburban) | | |
| WATERSHED ORDINANCE | Comprehensive Watershed Ordinance | | |
| TRAFFIC IMPACT ANALYSIS | Not required | | |
| PROPOSED ACCESS | Colony Loop Drive | | |
| | Allowed/Required | Existing | Proposed |
| Gross floor area | N/A | 115,377 sq. ft. - Total | 0 sq. ft. |
| Building Coverage | N/A | 77,334 sq. ft. 2.5% - Total | 0 sq. ft. |
| Impervious Cover | No limit, the conditional use site plan establishes the impervious cover for the site. | 248,276 sq. ft. 8.1% | 292,979 sq. ft. 9.62% - Total |
| Parking | Special parking determination* | 174 | 34 New 208 Total |

EXISTING ZONING AND LAND USES

| | ZONING | LAND USES |
|--------------|---------------|--|
| <i>Site</i> | P, Public | Public park |
| <i>North</i> | PUD, SF-2 | Undeveloped land, single family residences |
| <i>South</i> | P, Public | Undeveloped land |
| <i>East</i> | PUD | Undeveloped land |
| <i>West</i> | SF-2, SF-3 | Undeveloped land |

NEIGHBORHOOD ORGNIZATIONS

| | |
|---|--|
| Austin Neighborhoods Council | Claim Your Destiny Foundation |
| SEL Texas | |
| Austin Independent School District | Neighbors United for Progress |
| Home Builders Association of Greater Austin | Preservation Austin |
| Homeless Neighborhood Association | SEL Texas |
| Bike Austin | Springdale-Airport Neighborhood Assoc. |
| Friends of Austin Neighborhoods | |
| Heritage Hills/Windsor Hills Combined Neigh. Contact Team | |
| Sierra Club, Austin Regional Group | |
| Austin Inner City Alliance | |
| Edward Joseph Development LTD (Community Registry) | |
| Austin Neighborhoods Council | |
| Black Improvement Association | |
| Del Valle Community Coalition | |
| East Austin Conservancy | |
| Neighborhood Empowerment Foundation | |

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 Zoning and Platting 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 redevelopment of the park is compatible since the land use isn’t changing. But remains a conditional use plan because the zoning is P, public, and over one acre in size. P zoning permits the parks and recreation use.
 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 redevelopment doesn’t include any buildings which will require height limits. All parking and circulation will be on-site, with two access drives on to Colony Loop Drive. The site complies with all compatibility standard requirements. The project will comply with all requirements of the Land Development Code prior to release.
 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 neighborhood plan, 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 a neighborhood plan.

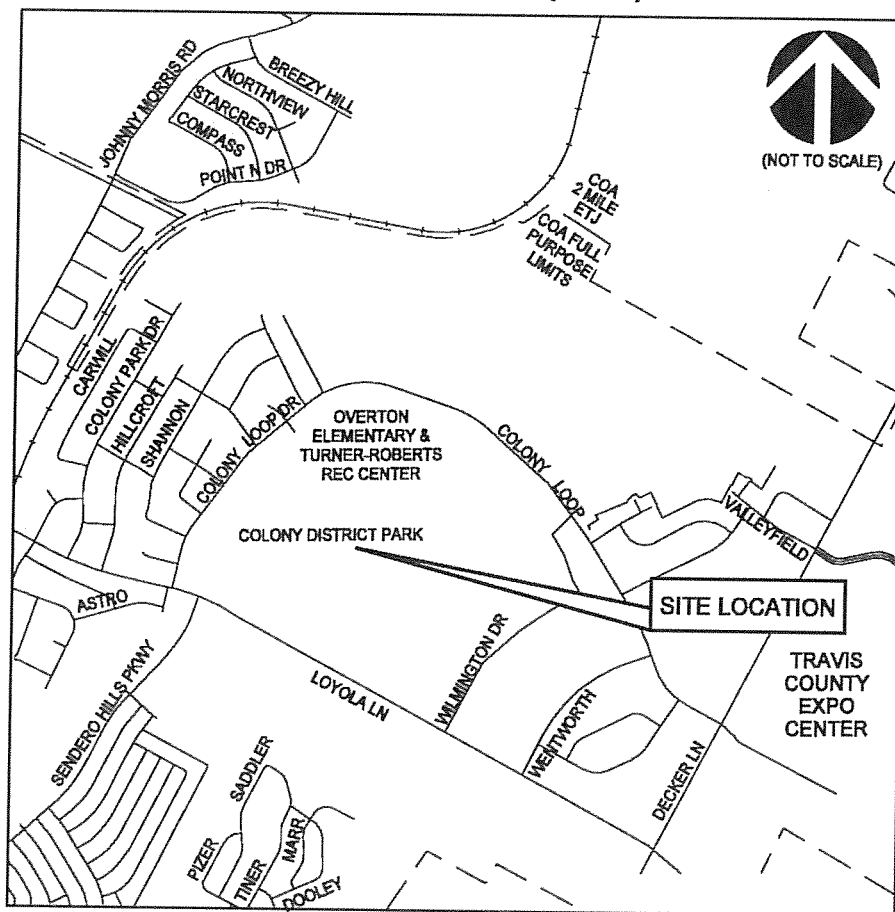
C. In addition, a conditional use site plan may not:

7. **More adversely affect an adjoining site than would a permitted use;**
The park improvements 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.

SITE LOCATION MAP

7201 COLONY LOOP DRIVE
AUSTIN TX, 78724






VICINITY MAP (NTS)



COA GRID #P25, MAPSCO PG #557Y &

Loyola Lane
Austin, Texas

REVISIONS

C0.01

SHEET 2 OF 20
SPC-2017-0334C

COMPATIBILITY STANDARDS NOTES:

A) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].

B) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].

C) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS, HIGHLY REFLECTIVE ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].

D) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

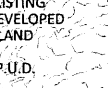
LEGEND
 ACCESSIBLE ROUTE-PROPOSED
 ACCESSIBLE ROUTE-EXISTING

R=967.40
D=25°35'38"
A=432.13
T=219.73
C=428.55
CB=N58°47'23"W

| IMPERVIOUS COVER CALCULATION | | | |
|-------------------------------|----------------|---------------|-------------|
| | Existing | Proposed | Redeveloped |
| Building | 108,890 | n/a | n/a |
| Sidewalk (concrete) s.f. | 48,826 | 28,891 | 800 |
| Trail (d. granite) s.f. | | 2,935 | |
| Parking (asphalt)s.f. | 158,950 | 11,687 | |
| Parking (concrete)s.f. | n/a | 2,487 | |
| Pavilion s.f. | n/a | 1,400 | |
| Total s.f. | 316,666 | 47,400 | |
| Total redeveloped s.f. | | | 800 |

* Ex Trail (unk material)s.f.= 25,429

EXISTING
UNDEVELOPED
LAND
P.U.D.



NORTH

SITE PLAN APPROVAL SHEET 2 OF 20

FILE NUMBER: SFC-2017-0334C APPLICATION DATE: 9/5/2017

APPROVED BY COMMISSION ON: _____ UNDER SECTION 142 OF

CHAPTER 25.5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-41, LDC) CASE MANAGER: NIKKI ROEHLER

PROJECT EXPIRATION DATE (08/79095-A) NEA _____ DWFPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____ P _____

Rev. 1: _____ Correction 1: _____

Rev. 2: _____ Correction 2: _____

Rev. 3: _____ Correction 3: _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

| COLONY PARK DISTRICT PARK | | | | |
|--------------------------------------|--|----------|--------------------|---------|
| P (Ord #030386-2-2) | | | | |
| GROSS SITE AREA: 78.3 AC | | | | |
| Zoning | Existing | Proposed | Ratio | |
| Impervious Cover (sq ft.) | 4,176 | 1,476 | 9.8% | |
| | 248,736 | 44,903 | 262,679 | |
| Gross floor area (sq. ft.) | Overturn: 86,864 Sum: 1,548 Net Center: 18,444 | n/a | 115,377 | |
| Building height | Overturn: 18,444 Net Center: 1.00/36.77 | n/a | Max: 2 stories/47' | |
| Building coverage | Overturn: 58,690 Net Center: 18,644 | n/a | 2.5% | |
| FAR | 0.028 : 1 | n/a | 77,134 | |
| Total Gross Building (sq. ft.) | 115,377 | n/a | 0.028 : 1 | 115,377 |

EXISTING RESIDENTIAL USE
SF-2
KLDARE COVE
A=95.39
F=47.85
C=95.24
CB=518'49"5"

$R=15.46'$
 $D=90^{\circ}17'43''$
 $A=24.36'$
 $T=15.54'$

AGAVE SENDERO
INVESTMENTS LTD
-EXIST UNDEV LAND

EXIST UNDEV LAND

SF-3

EXISTING 6' SIDEWALK



Request for Special Parking Determination

Applicant's Name: Brian Baynton, P.E., Urban Design Group PC (for COA PARL review) Phone #: 512-347-0000 x176

License#: Colony Park District Park 7100 Ball of Colony Lane Dr. Date: 09/26/2015

Proposed Uses:

| Type | Size | Participating Roster | Responsible Partnering |
|---|------------------------------------|----------------------|------------------------|
| (Part & Rec Facility) Pavilion | 2 @ 1,000 sq. ft. | 4 Adult | 6 |
| (Part & Rec Facility) Picnic Shelter | 5 @ 256 sq. ft. | 4 Adult | 5 |
| (Park & Rec Facility) Playground | -14,000 sq. ft. -18,000 sq. ft. | 1 Area | 4 |
| (Part & Rec Facility) Softball Field | -60,000 sq. ft. 1 (Field) | 8 Adult | 6 |
| Playfield (no league play) Multi Purpose Field (Part & Rec Facility) | -60,000 sq. ft. | 8 Adult | 8 |
| Playfield (no league play) Baseball Field | 1 (Field) | 8 Adult | 8 |
| | | Costs Involved | 31 |

Other Information:

Proposed work covered charges for the following: Graphic Elements and Image Release Fee, Consent. Payment for a release form is \$250 and around \$175 upon approval (GFC, 05/04/2016). Proposed insurance coverage will be in addition to existing coverage. This project also included approval of physician consultation in the subject's neighborhood, which will enable and encourage a significant number of peers to enroll and enroll in this study.

Completed by: Alfred Chavis, Anne Mitchell
Development Services Department

511-974-3423 9/24/16
Phone Date



712 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 480-0032



COLONY DISTRICT PARK - PHASE I

Loyola Lane
Austin, Texas

PROJECT NO: 154363

DATE: 09/01/17

DRW: AH

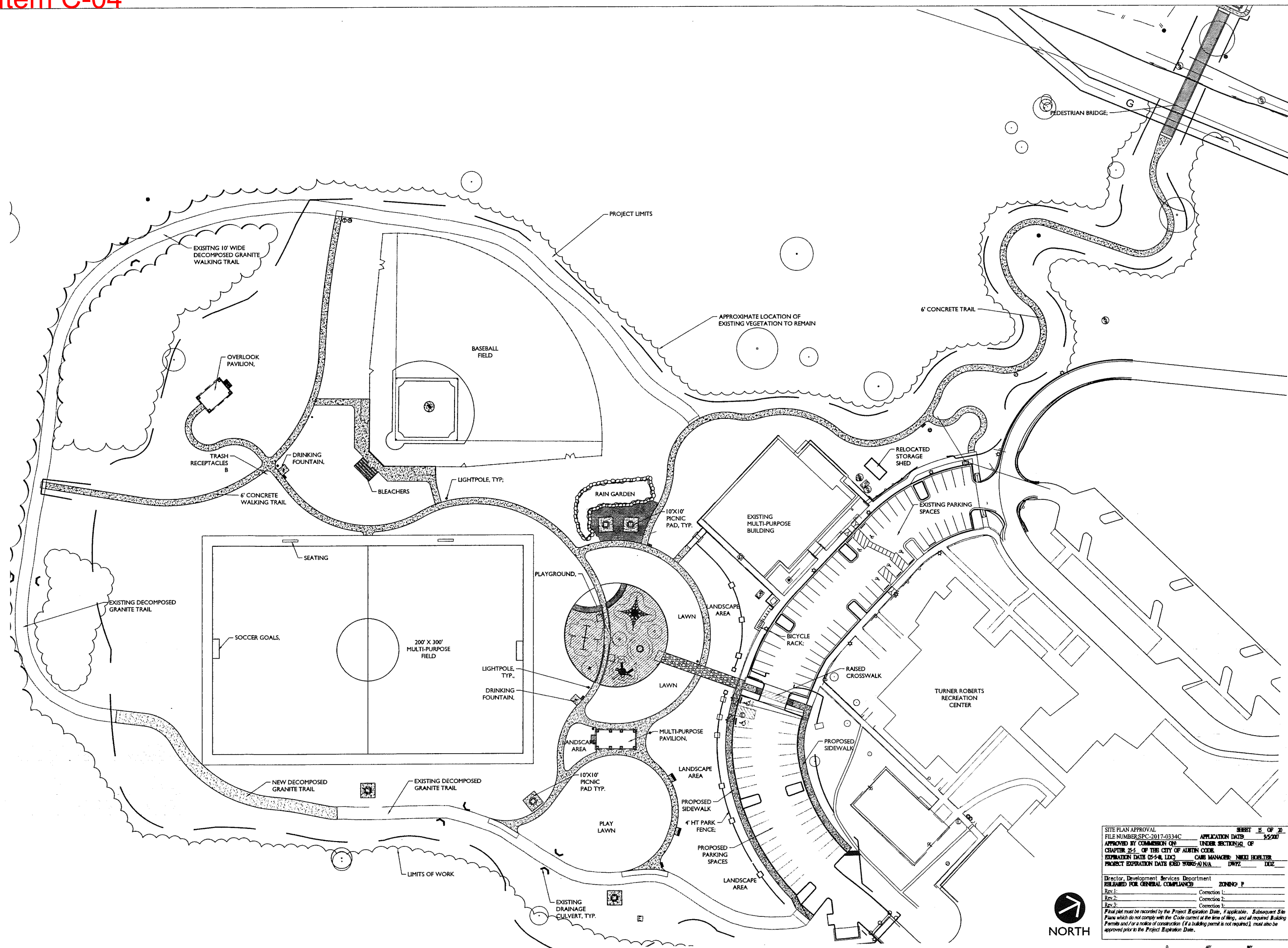
RYW: RR

REVISIONS
 Δ 09/01/17 - FOR PERMIT
 Δ 03/09/18 - REV PER CITY COMMENTS
 Δ 05/01/18 - 90% QMD
 Δ 06/01/18 - REV PER CITY COMMENTS
 Δ 08/13/18 - REV PER CITY COMMENTS

OVERALL
KEY PLAN

L2.00

SPC-2017-0334C
SHEET 15 OF 20



| | | |
|---|------------------------------|----------------|
| SITE PLAN APPROVAL | | SHEET 15 OF 20 |
| FILE NUMBER: SPC-2017-0334C | APPLICATION DATE: 5/5/2017 | |
| APPROVED BY: COMMISSIONER OF | UNDER SECTION: 25-5 | |
| CHAPTER 25-5 OF THE CITY OF AUSTIN CODE | CASE MANAGER: NIKKI HOEBELER | |
| EXPIRATION DATE: 02-28-18, LDC | DRW: DDZ | |
| PROJECT EXPIRATION DATE: 02-28-18, LDC | | |
| Director, Development Services Department | | ZONING: P |
| REVIEWED FOR GENERAL COMPLIANCE | | |
| Rev. 1: | Correction 1: | |
| Rev. 2: | Correction 2: | |
| Rev. 3: | Correction 3: | |
| Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date. | | |

