
PROJECT NAME: Pease Park – Kingsbury Commons

ADDRESS: 1100 Kingsbury Street

APPLICANT: City of Austin Parks and Recreation Department (512) 974-9456

AGENT: Garza EMC, LLC. (512) 298-3284

CASE MANAGER: Jonathan Davila or jonathan.davila@austintexas.gov

WATERSHED: Shoal Creek (Urban)

APPLICATION REQUEST: Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

PROJECT DESCRIPTION: The applicant proposes park improvements with amenities, including trails, landscaping, play equipment and the construction and renovation of buildings, structures, and parking, with associated utility and drainage improvements on a 10.3 acre site.

STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

PROJECT INFORMATION:

<table>
<thead>
<tr>
<th>SITE AREA</th>
<th>45.3 acres (10.3 acres LOC)</th>
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<tbody>
<tr>
<td>ZONING</td>
<td>Public (P)</td>
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<tr>
<td>PROPOSED USE</td>
<td>Park and Recreation Services (General)</td>
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<tr>
<td>PROPOSED IMPERVIOUS COVER</td>
<td>17,262 sf, 0.87%</td>
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<tr>
<td>PROPOSED BUILDING COVERAGE</td>
<td>2,210 sf, 0.11%</td>
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<tr>
<td>PROPOSED BUILDING HEIGHT</td>
<td>11.3 ft</td>
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<tr>
<td>PROPOSED F.A.R</td>
<td>0.001:1</td>
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<tr>
<td>PROPOSED VEHICULAR ACCESS</td>
<td>Kingsbury Street</td>
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<tr>
<td>PROPOSED PARKING</td>
<td>29 automobile, 40 bicycle</td>
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</tbody>
</table>

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- CANPAC (Central Austin Neigh Plan Area Committee)
- Caswell Heights Neighborhood Association
- Central Austin Community Development Corporation
- City of Austin Downtown Commission
- Downtown Austin Neighborhood Assn. (DANA)
- Friends of Austin Neighborhoods
- Historic Austin Neighborhood Association
- Homeless Neighborhood Association
- Judges Hill Neighborhood Association
- Neighborhood Empowerment Foundation
- Old Austin Neighborhood Association
- Old Enfield Homeowners Assn.
- Old West Austin Neighborhood Assn.
- Old West Austin Neighborhood Plan Contact Team
- Original West University Neigh Assoc. (The)
- Pease Neighborhood Association
- Pea Park Conservancy
- Preservation Austin
- Shoal Creek Conservancy
- Sierra Club, Austin Regional Group
- SELTexas
- University Area Partners
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 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:
1. Comply with the requirements of this title; Staff response: This application complies with all 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.
4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.
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.

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 with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect 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.

COMMISSION ACTION:
The Commission may either; approve, approve with conditions or deny the conditional use site plan permit. 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 and 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.
SITE DEVELOPMENT PERMIT PLANS

FOR

PEASE PARK
KINGSBURY COMMONS

OWNER:
CITY OF AUSTIN PARKS DEPARTMENT

DEVELOPER:
PEASE PARK CONSERVANCY

ARCHITECT:
TEN EYCK LANDSCAPE ARCHITECTS

ENGINEER:
GARZA EMC, LLC.

OWNER:
Garza EMC, LLC

INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS PROJECT IS LOCATED WITHIN THE SHOAL CREEK WATERSHED, WHICH IS CLASSIFIED AS AN INDUSTRIAL WASTE.
MATCHLINE: SEE PLAN B
MATCHLINE: SEE PLAN A