

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

CASE NUMBER: SPC-2021-0340C **PC DATE:** 07/26/22

PROJECT NAME: Dove Springs Public Health Facility

ADDRESS: 5811 Palo Blanco Ln

APPLICANT: City of Austin
PO Box 1088
AUSTIN, Texas, 78767

AGENT: Garza EMC (Alexandra Boone)
7708 Rialto
Austin, Texas, 78735
(512) 298-3284

CASE MANAGER: Renee Johns, (512) 974-2711 or renee.johns@austintexas.gov

WATERSHED: Williamson Creek

NEIGHBORHOOD PLAN: McKinney

PROJECT DESCRIPTION:

The applicant proposes a new public health facility. The lot is currently a community recreation (public) use that will continue and the proposed new uses are Day Care Services (Commercial) and Administrative Services. No medical procedures or equipment are proposed within the new facility.

The scope of work for Dove Springs Public Health Facility includes childcare facilities to be leased to a tenant and four Austin Public Health (APH) departments, including Women-Infants-Children (WIC), Neighborhood Services, Immunizations, and Community Youth Development (CYD). WIC will provide one-on-one office consultations on benefits and for services like Nutrition Education and Breastfeeding; they will also provide community healthy cooking classes. Neighborhood Services provides office consultations for assistance with rent, utilities, and food for low to moderate income families; this location includes a small food pantry storage area. Immunizations provides immunizations and consultations regarding them for children who are uninsured or Medicaid recipients as well as some qualifying adults. Community Youth Development at this location is comprised of staff offices/desking and equipment storage only; the space is not intended to receive regular visitors.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit. The proposed public health facility will offer needed services and support the surrounding community. The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a public health facility. 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 INFORMATION:

SITE AREA	13.599 Acres (592,372 Square feet)
ZONING	P-NP (Public)
EXISTING / REMAINING USE	Community Recreation (Public)
PROPOSED NEW USES	Day Care Services (Commercial) / Administrative Services
CVC	NA
PROPOSED IMPERVIOUS COVER	63,772 square feet 10.76%

WATERSHED ORDINANCE	Current
PROPOSED BUILDING COVERAGE	2.69%
PROPOSED ACCESS	Type II divided driveway at the corner of Ainez Dr and Palo Blanco Ln
TIA	NA, not required due to city facility
PROPOSED HEIGHT	36'
PARKING REQUIRED	67 spaces
PARKING PROPOSED	67 spaces

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P	Community Recreation (Public), Administrative Services and Day Care Services (Commercial)
<i>North</i>	SF-3-NP	Single Family
<i>South</i>	P-NP	Dove Springs District Park
<i>East</i>	P-NP	Dove Springs District Park
<i>West</i>	SF-6-NP	Condominiums

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Caracol Southeast
 Del Valle Community Coalition
 Friends of Austin Neighborhoods
 GO Austin Vamos Austin

Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Onion Creek HOA
 SELTexas
 Sierra Club, Austin Regional Group
 Southeast Combined Neighborhood Plan Contact Team

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: "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 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.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Facility will comply with code, 1 loading space 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 to 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: No. Alternative Equivalent Compliance has been approved for Subchapter E requirement 2.2.5 Internal Circulation Routes: Sidewalks and Building Placement Requirements for Large Sites. A heritage tree is located at the end of Hickory Street, so a driveway connection could not be made there. The proposed internal drive effectively spits the property into two blocks and includes sidewalk and trails on both sides of the road connecting to Hickory Street. Portions of the trail are unable to be within 12 feet of the curb to maintain an accessible route due to the existing grading constraints. The proposed decomposed granite trail solution keeps the trail material consistent and provides connectivity with the trail system on the south property for the Dove Springs Recreation Center
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No, site plan will comply with city code.

September 14, 2021

Ms. Denise Lucas, Director
City of Austin
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Engineer's Summary Letter
Dove Springs Public Health Facility
5811 Palo Blanco Ln.
Austin, Travis County, Texas 78744

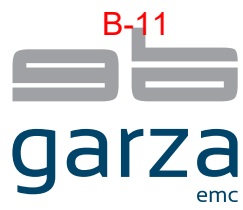
Dear Ms. Lucas,

Currently, above referenced project is assigned to Case No. SPC-2020-0430C. This Case was approved for completeness check on February 04, 2021. After the project was approved for completeness check it went on hold and the project was never submitted formally. Due to the governor's Work from Home order, all projects were extended to expire on December 31st, 2021. In order to avoid the permit expiring during the review, GarzaEMC, on behalf of our Client, City of Austin, is resubmitting this Consolidated Site Plan Application for the above referenced project to have a renewed review period.

The proposed improvements include the construction of a public health services building, parking lot, covered pavilion, playgrounds, soccer field and associated utility improvements. The site is located adjacent to the Dove Springs District Park. The site is generally bound by Williamson Creek to the east, Dove Springs District Park to the south and residential properties north and west.

The site is a ±13.6-acre undeveloped tract of land belonging to the City of Austin. The project lies within the full-purpose jurisdiction of the City of Austin. This site is located within the Williamson Creek Watershed, which is classified as a Suburban Watershed by the City of Austin. No portion of this site is located within the Edwards Aquifer Recharge or Transition Zone. The eastern boundary of the property abuts Williamson Creek and lies within the critical water quality zone, 500-year floodplain and 100-year floodplain.

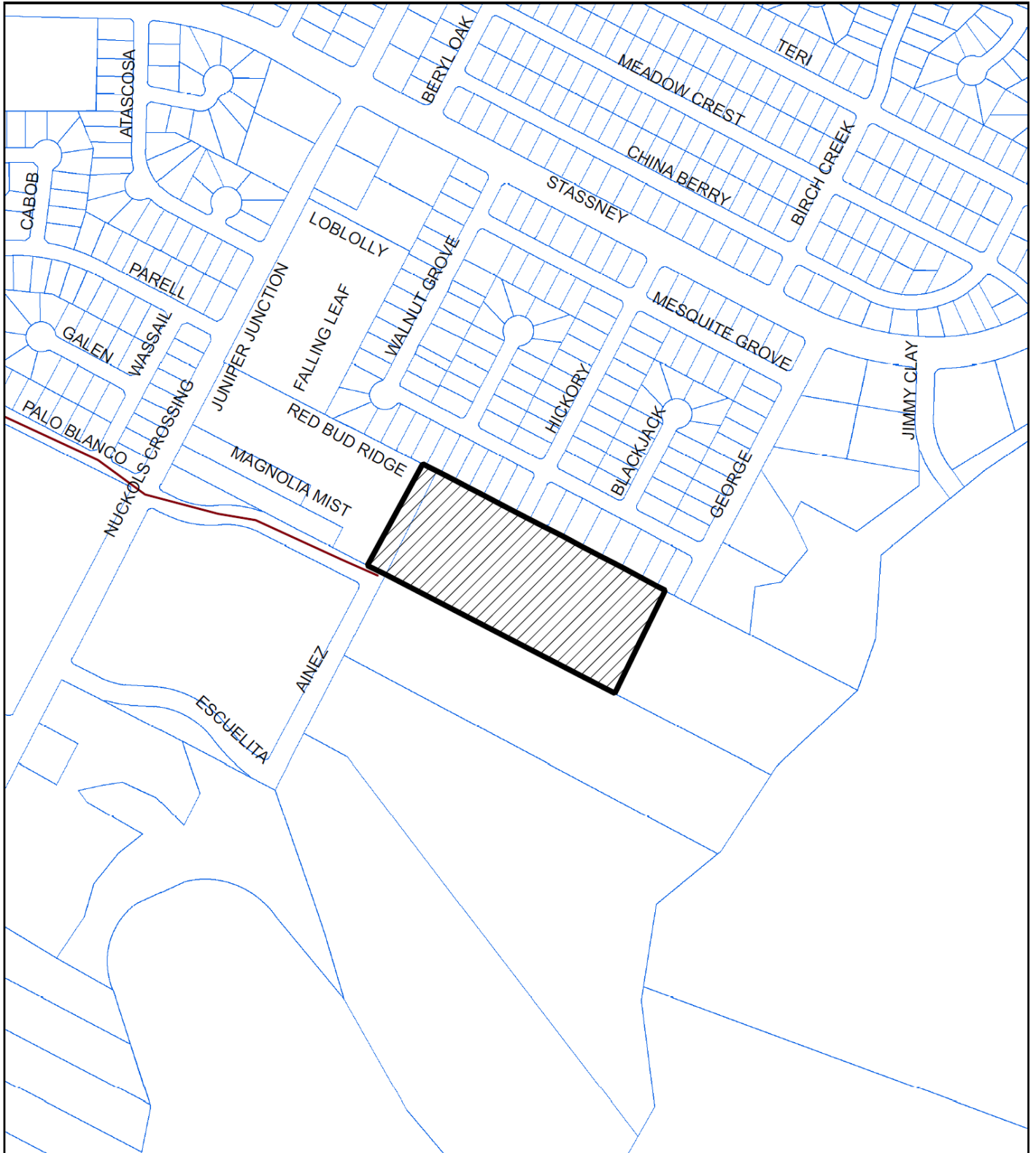
Please contact our office should you require any additional items or if you have any questions in your review of the application.





Sincerely,

A handwritten signature in black ink that reads 'Alexandra Boone'.

Alexandra Boone, P.E.
Project Manager



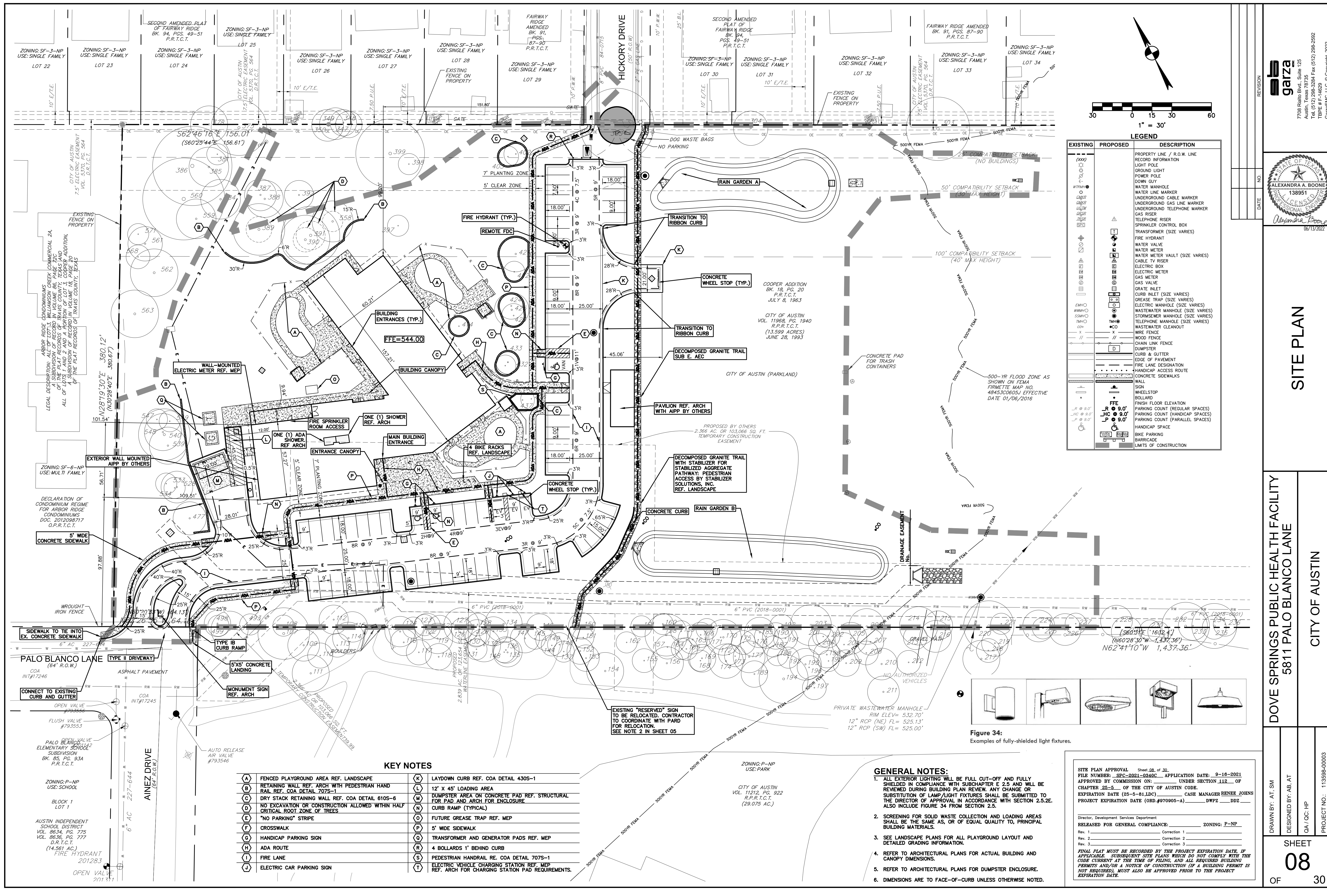
 Subject Tract
 Base Map

CASE NO: SPC-2021-0340C
 ADDRESS: 5811 PALO BLANCO 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.

DOVE SPRINGS PUBLIC HEALTH FACILITY
5811 PALO BLANCO LANE

CITY OF AUSTIN

DRAWN BY: AT, SM

DESIGNED BY: AB, AT

CA / OC: HP

PROJECT NO.: 113598-0003

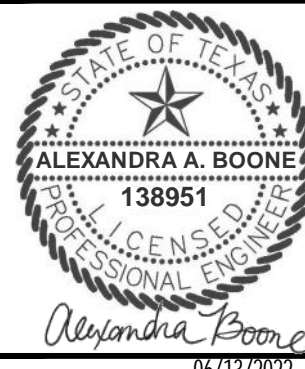
SHEET

08

OF

30

garza

7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
GarzaEMC, LLC © Copyright, 2022

SITE PLAN

SITE SUMMARY:

PROJECT NAME: DOVE SPRINGS PUBLIC HEALTH FACILITY

SITE ADDRESS: 5811 PALO BLANCO LANE

CURRENT ZONING: P-NP (PUBLIC-NEIGHBORHOOD PLAN COMBINING DISTRICT)

LEGAL DESCRIPTION: BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 13.599 ACRES (59,237.2 SQUARE FEET), SAME BEING OUT OF AND A PART OF LOT 3, COOPER ADDITION, A SUBDIVISION OF THE SANTIAGO DEL VALLE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 18 AT PAGE 20 OF PLAT RECORDS OF TRAVIS COUNTY, TEXAS, WHICH 13.599 ACRE PORTION OF LOT 3, COOPER ADDITION WAS CONVEYED TO CLAUDE L. COOPER AND WIFE, CLARA COOPER BY INSTRUMENT OF RECORD IN VOLUME 11175 AT PAGE 588 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER: CITY OF AUSTIN
AUSTIN PUBLIC HEALTH
15 WALLER STREET, RBJ 4TH FLOOR
AUSTIN, TEXAS 78702

ENGINEER: GARZAEMC, LLC.
7708 RIALTO BOULEVARD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

ARCHITECT: MARMON MOK ARCHITECTURE
1020 NE LOOP 410, SUITE 201
SAN ANTONIO, TX 78209
(210) 223-9492

LANDSCAPE ARCHITECT: ASAKURA ROBINSON
1224 EAST 12TH STREET, SUITE 310
AUSTIN, TX 78702
(512) 351-8601

SITE DATA TABLE		
ITEM	ALLOWED	PROPOSED
TOTAL SITE AREA	13,599 AC (592,372 SF)	13,599 AC (592,372 SF)
ZONING	PUBLIC - NEIGHBORHOOD PLAN	
EXISTING USE	COMMUNITY RECREATION (PUBLIC)	
PROPOSED USE	DAY CARE AND ADMINISTRATIVE OFFICES	
MINIMUM SITE AREA REQUIRED	NA	NA
TOTAL GROSS FLOOR AREA	NA	24,038 SF
BUILDING COVERAGE	NA	15,923 SF / 2.69%
IMPERVIOUS COVER	385,042 SF / 65%	63,772 SF / 10.76%
FLOOR-TO-AREA RATIO	NA	0.03 : 1
OPEN SPACE	NA	NA
BUILDING HEIGHT	NA	2 STORIES / 36 FT
FOUNDATION TYPE	SLAB ON GRADE	
FINISH FLOOR ELEVATION	544.00	

PARKING REQUIRED

Proposed Use	Square Footage	Appendix A Requirement	Parking Spots Required
Day Care	9,759	1 space for each employee	22
Administrative Offices	14,279	1 space for each 275 sq. ft.	52
TOTAL PARKING REQUIRED			74
TOTAL BIKE PARKING REQUIRED			5
Parking Reduction LDC 25-6-478(D)(2)		10%	7
TOTAL VEHICLE PARKING REQUIRED AFTER REDUCTION			67

PARKING PROVIDED

REGULAR PARKING	52
COMPACT PARKING	9
HANDICAP PARKING	2
HANDICAP VAN PARKING	1
ELECTRIC VEHICLE PARKING	3
TOTAL VEHICLE PARKING	67
BIKE PARKING	8



US PATENT NO. 8,564,849

TRUEGRID PRO PLUS 24" X 24" X 1.5"

PROPRIETARY FEATURES:

1) 3 ANCHORS (NO STAKES NEEDED)

2) 3 POINT BALL BEARING LOCKING TABS

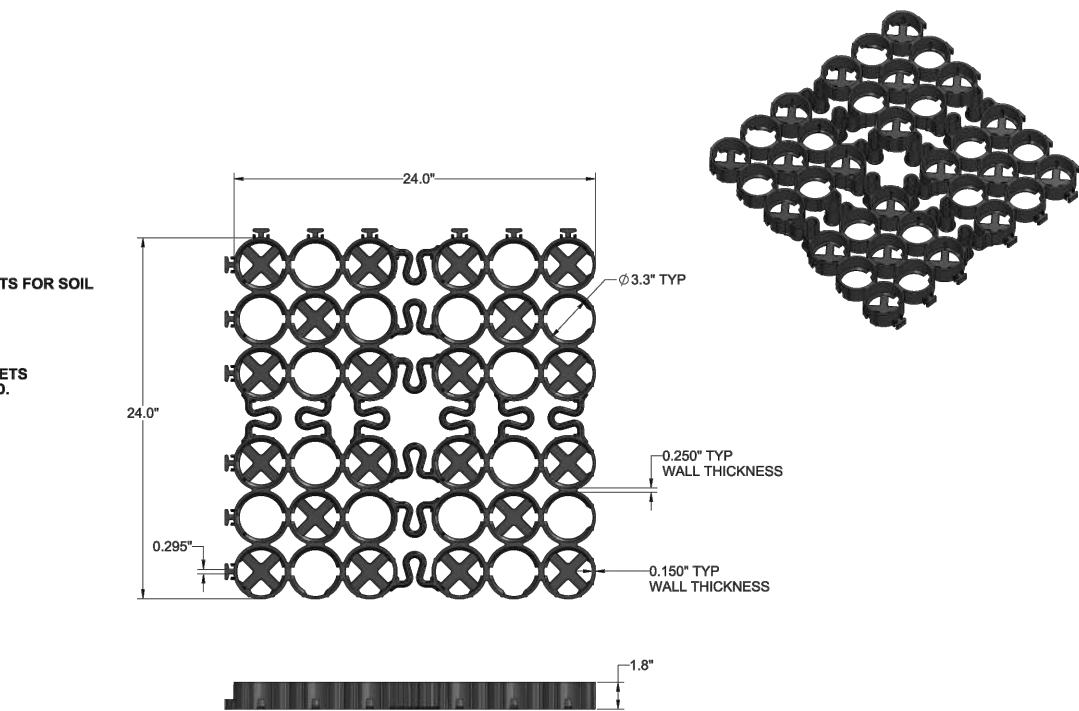
3) 3-PLY JOINT (BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGES)

4) RIGID STRENGTH DESIGN

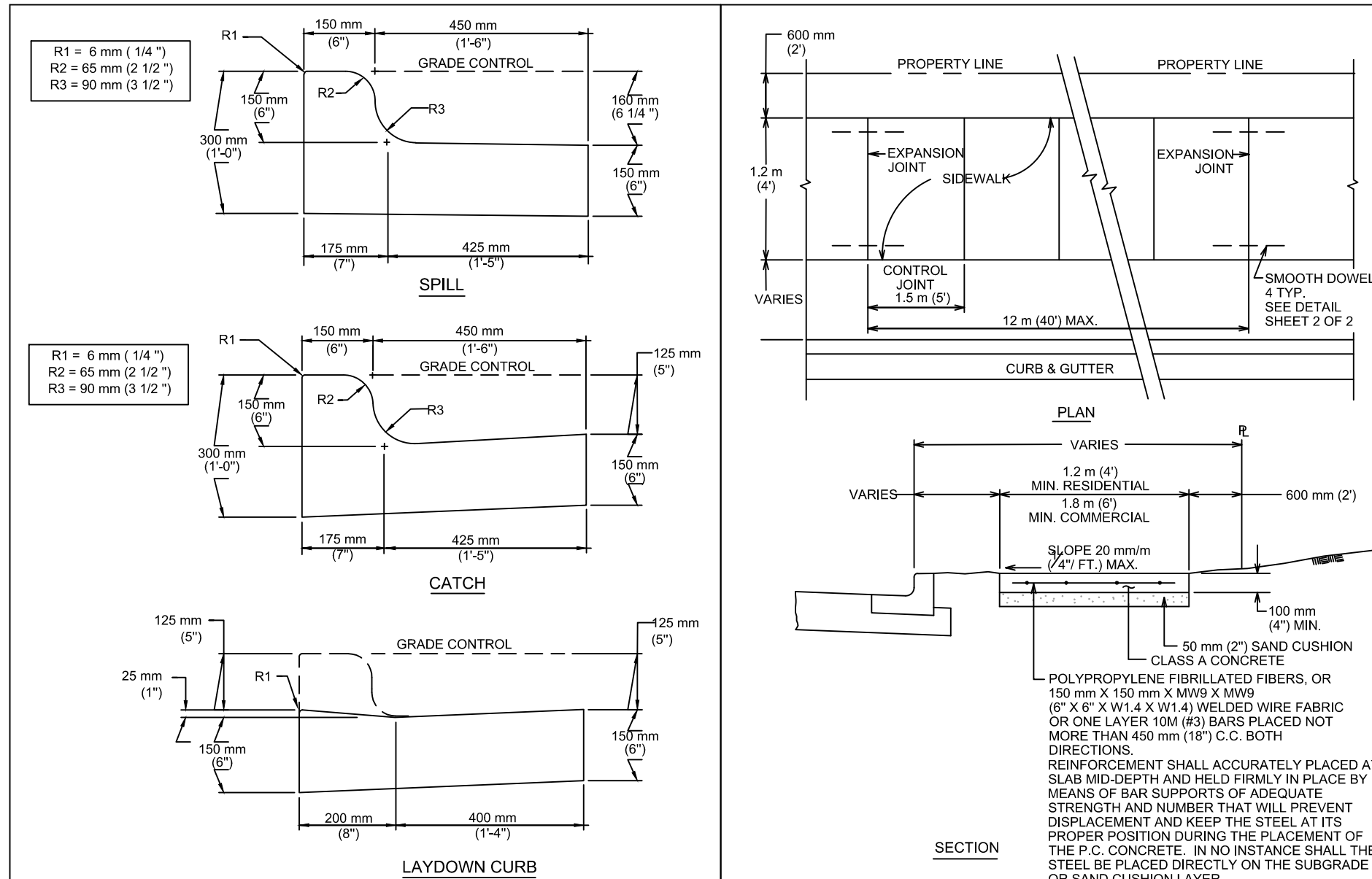
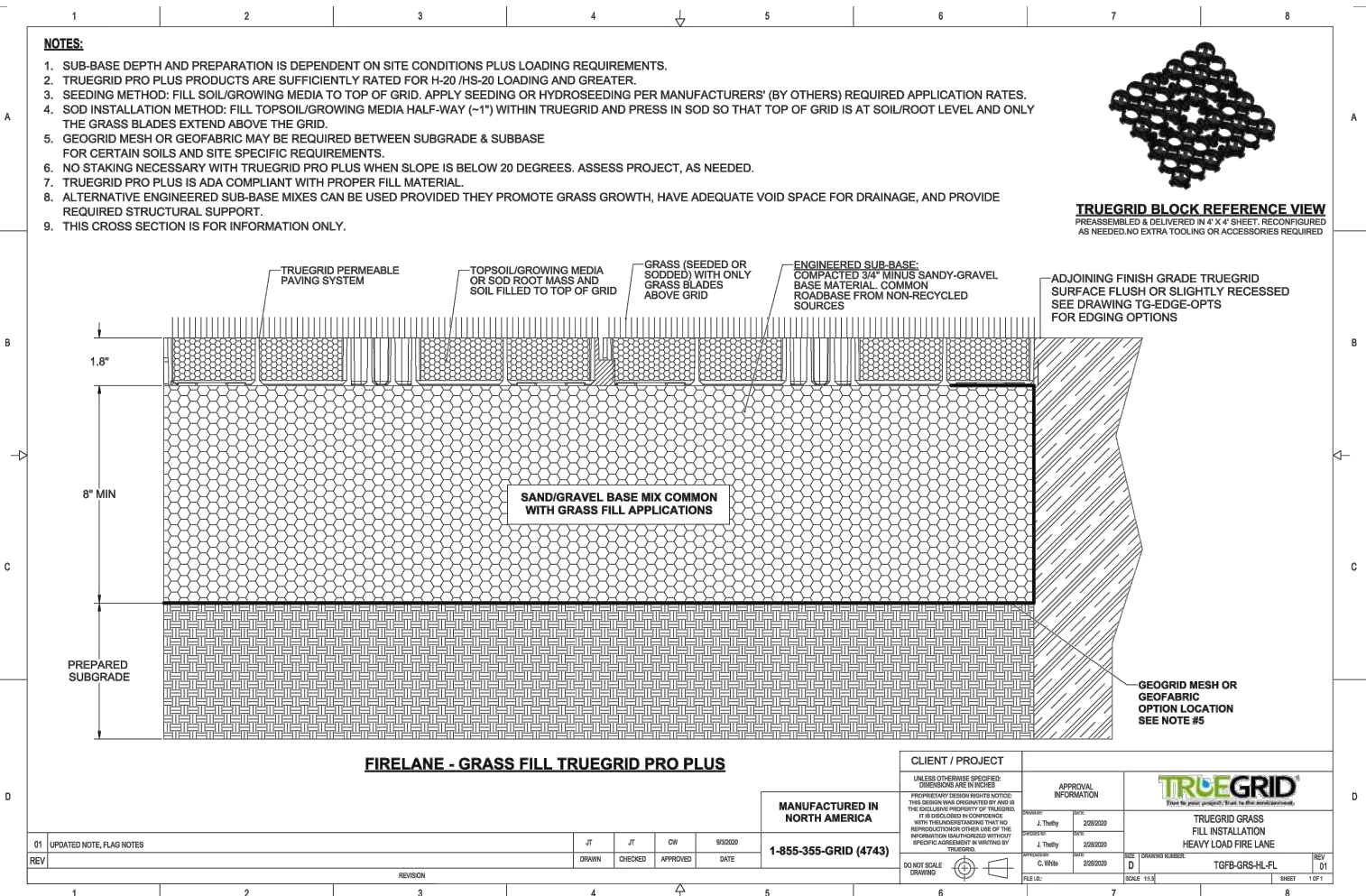
OTHER:

1) 100% POST-CONSUMER RECYCLED WPC

2) DELIVERED IN PRE-ASSEMBLED 4' X 4' SHEETS THAT CAN BE RECONFIGURED, AS NEEDED.



FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

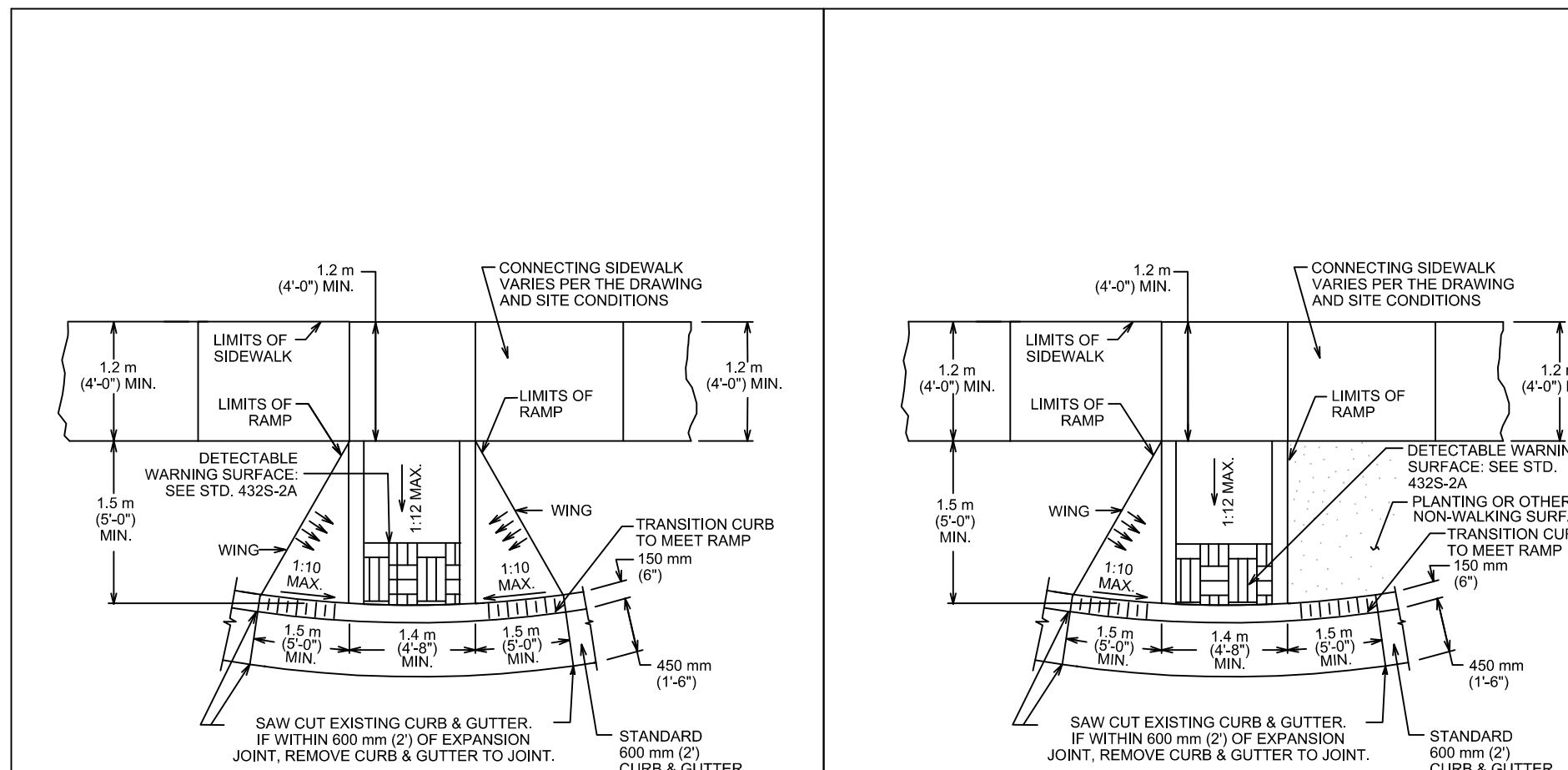


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	STANDARD NO. 430S-1
RECORD COPY SIGNED BY LINO RIVERA	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	9/29/09 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO. 432S-1
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/26/08 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO. 432S-1
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/26/08 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO. 432S-1
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/26/08 ADOPTED

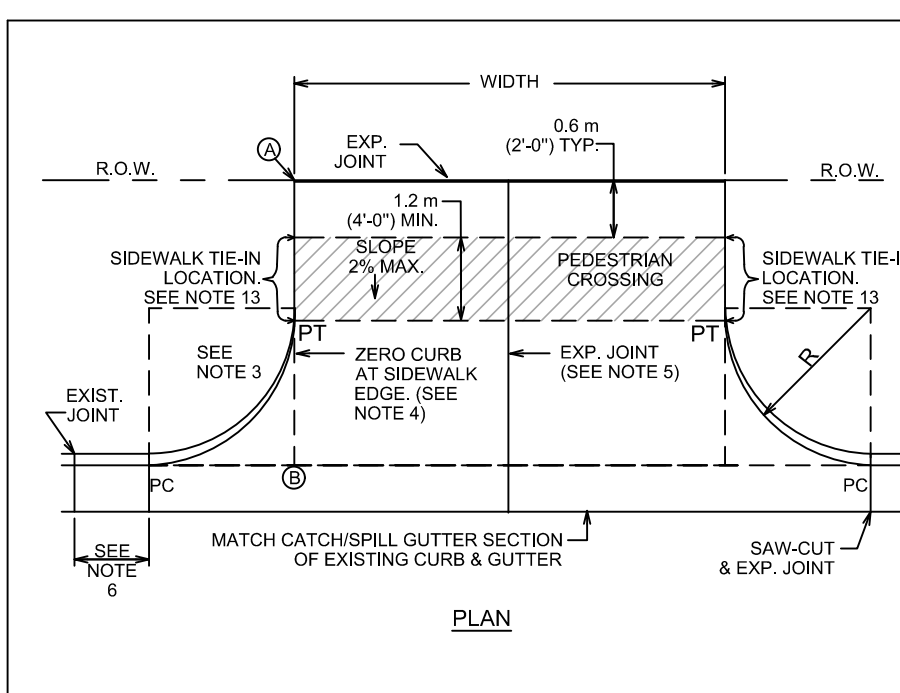


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 SIDEWALK CURB RAMP	STANDARD NO. 432S-5
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	9/14/05 ADOPTED

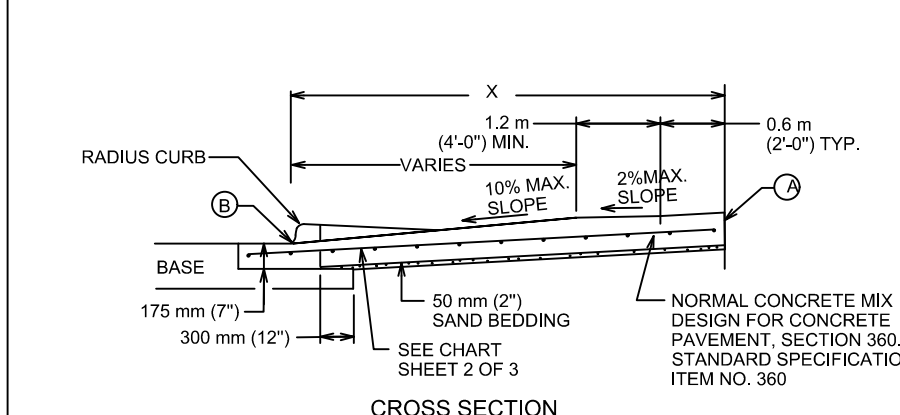
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1A SIDEWALK CURB RAMP WITH LEFT FLARE	STANDARD NO. 432S-5A
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	06/16/08 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1A SIDEWALK CURB RAMP WITH RIGHT FLARE	STANDARD NO. 432S-5A
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	06/16/08 ADOPTED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1B SIDEWALK CURB RAMP	STANDARD NO. 432S-5B
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	9/14/05 ADOPTED



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT ABOVE POINT (B). TYPICALLY A MINIMUM OF 150 mm (6"). PLUS 20 mm/m (2" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO. 433S-2
RECORD COPY SIGNED BY CUONG TRAN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	02/24/10 ADOPTED

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (4#) BARS PLACED ON CHAIRS AT MIDDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (4#) BARS PLACED ON CHAIRS AT MIDDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

NOTE: 1. ALL TYPE II DRIVEWAYS SHALL HAVE RADII ENDS.

2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE-TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".

3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE DRIVEWAY R.O.W. LINE.

4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.

5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.

6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.

7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH DRIVEWAY.

8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHOEVER IS LESS.

9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.

10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND IS GREATER THAN 15%.

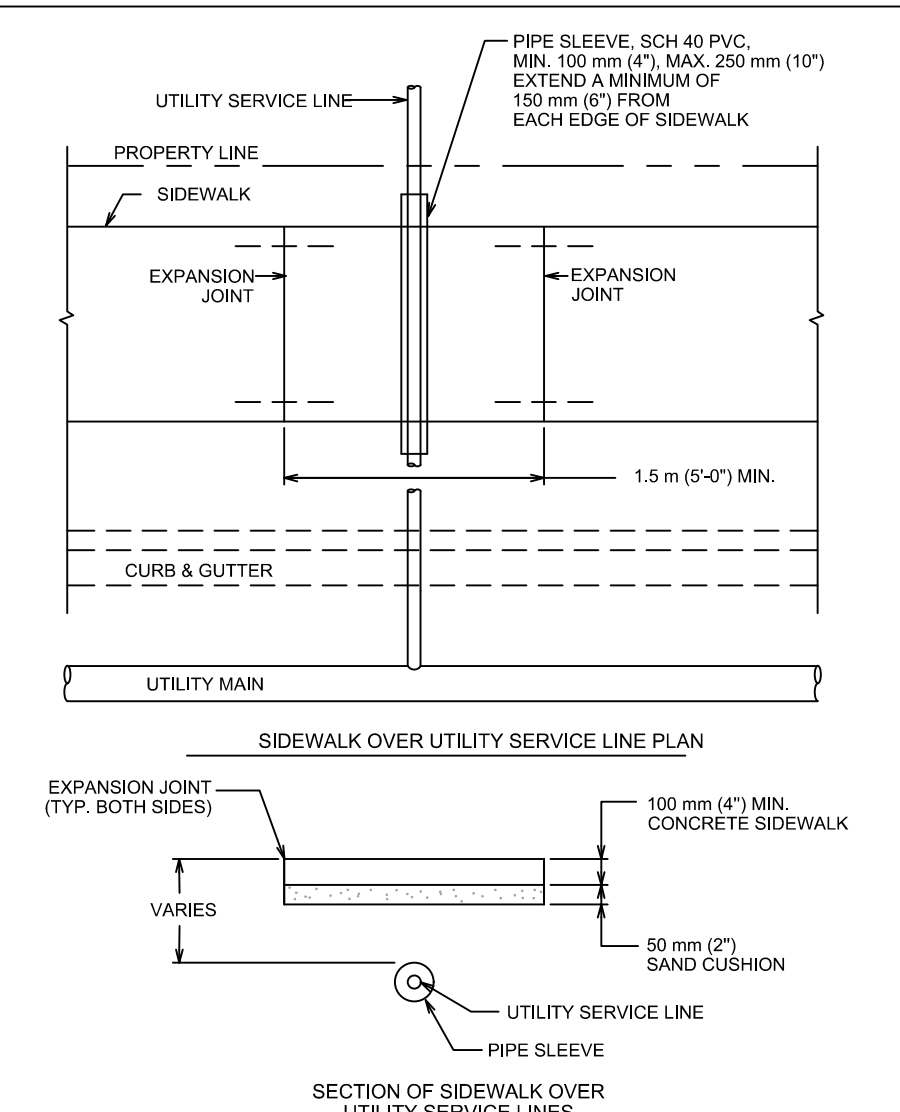
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SAW-CUT AT THE R.O.W. LINE AND AT MINIMUM, SEE NOTE 3.

12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.

13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.

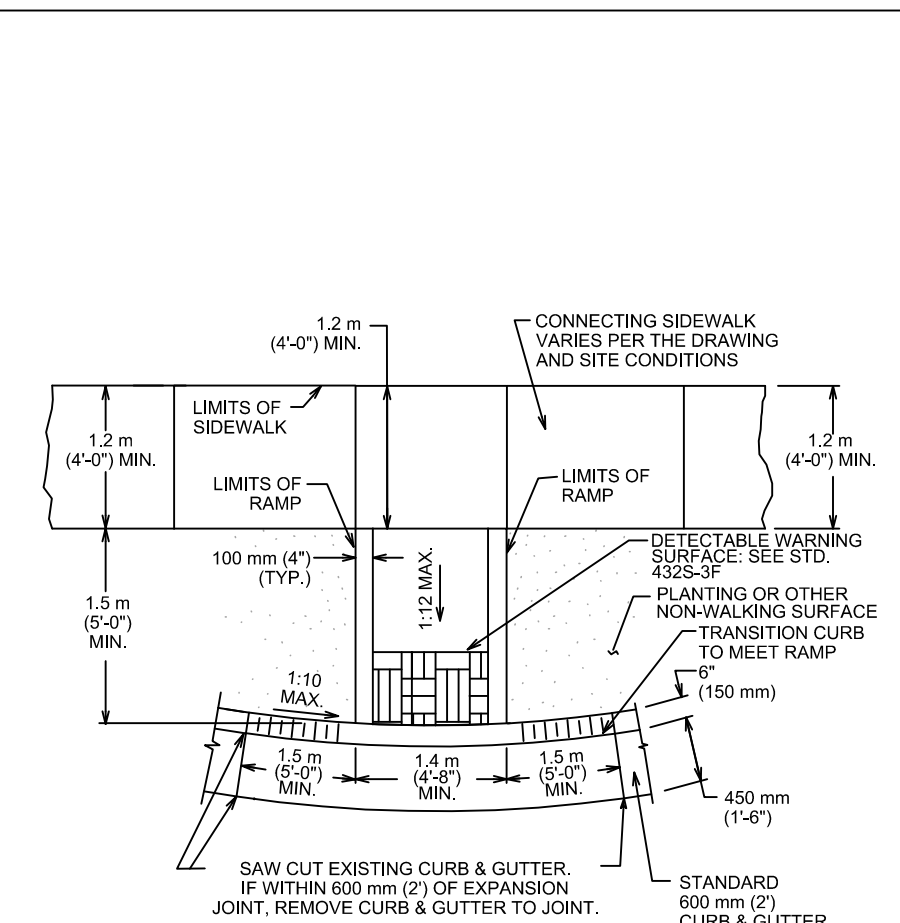
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	STANDARD NO. 433S-2
RECORD COPY SIGNED BY CUONG TRAN	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	02/24/10 ADOPTED

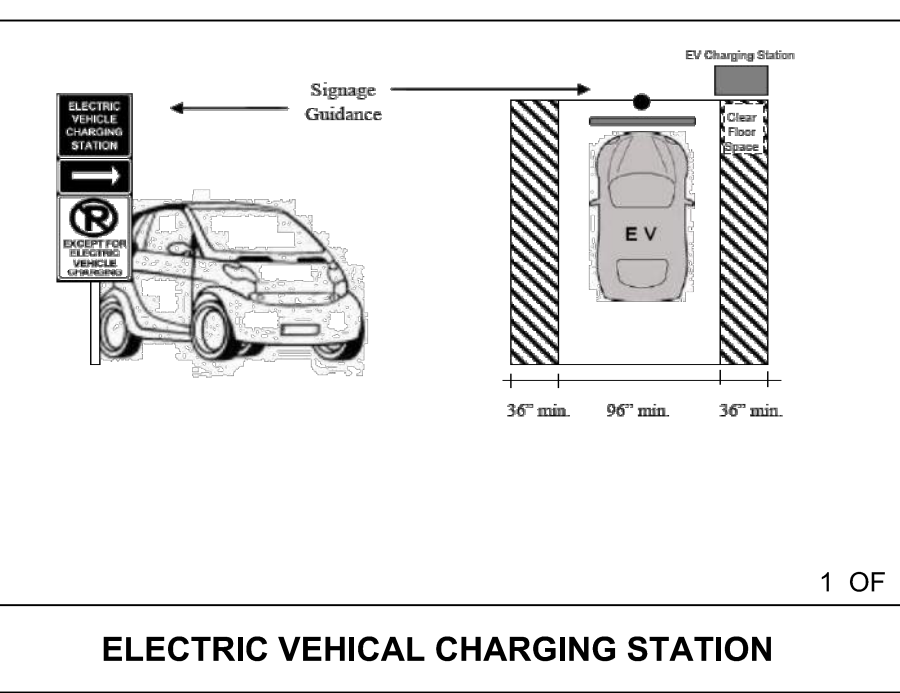


NOTES: 1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE. 2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO. 432S-1
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	03/26/08 ADOPTED



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1B SIDEWALK CURB RAMP	STANDARD NO. 432S-5B
RECORD COPY SIGNED BY BILL GARDNER	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	9/14/05 ADOPTED



FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 10 of 30
FILE NUMBER: SPC-2021-0340C APPLICATION DATE: 9-18-2021
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-1 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER RENEE JOHNS
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: P-NP

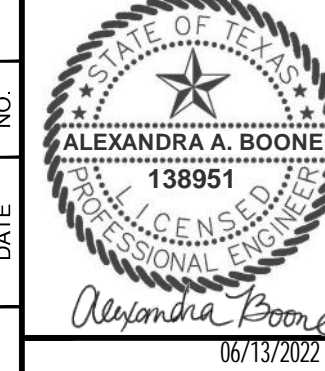
Rev. 1 Correction 1

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.

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14639
GarzaEMC, LLC © Copyright, 2022



SITE DETAILS 1

DOVE SPRINGS PUBLIC HEALTH FACILITY
5811 PALO BLANCO LANE
CITY OF AUSTIN

DRAWN BY: AT, SM
DESIGNED BY: AB, AT
QA / QC: HP
PROJECT NO.: 113598-0003

SHEET
10
OF
30