

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

**CASE NUMBER:** SPC-2010-0039C.SH      **ZAP DATE:** June 7, 2011

**PROJECT NAME:** Bradshaw Crossing Amenities Center

**ADDRESS OF APPLICATION:** 5510 Zachary Scott Street

**APPLICANT:** Lennar Buffington Zach Scott, Lp 512-418-0258

**AGENT:** Lakeside Engineers (Chris Ruiz) 512-472-9488

**AREA:** 2.32 acres Gross Site Area  
74,052 sq. ft. Limits of Construction – Private Recreation Amenity Center

**WATERSHED:** Onion Creek, Rinard Creek (suburban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance (urban)

**C.I.P. STATUS:** N/A

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for an amenities center with a pool, bathhouse and a playground area, with incidental parking. The limits of construction are 74,052 square feet, out of a total gross site acreage of 2.32. The area was planned with the preliminary plan for this S.M.A.R.T.Housing™ residential subdivision.

**EXISTING ZONING:** The proposed Amenity Center is located on the Northeast corner of Zachary Scott St. and Bradshaw Rd. The lot is triangular-shaped, with the longest frontage along Bradshaw Rd. The developed portion of the lot will be situated closer to the Zachary Scott portion of the lot. The lot is zoned SF4-A, as is the remainder of the subdivision. The playscape area is within 50 feet of the adjacent lot to the southeast, which is also zoned SF-4A, but is undeveloped. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F). A waiver from this Section is required and is recommended by staff due to the existence of the amenities lot in the preliminary plan. Any future developer on the adjacent lot will be cognizant of the adjacent use.

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Parks Foundation

Homeless Neighborhood Association

Del Valle Community Coalition

Homebuilders of Greater Austin

League of Bicycling Voters

AISD

Sierra Club

Super Duper Neighborhood Objectors and Appealers

Onion Creek Homeowners

Real Estate Council of Austin

Austin Monorail

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit with the waiver of compatibility down to five feet for the adjacent lot. The adjacent lot is zoned SF4-A and is undeveloped. It also contains a gas pipeline easement through its entire length. The site plan will comply with all requirements of the Land Development Code prior to its release.

**DEPARTMENT COMMENTS:**

The proposed amenities center (private recreation) is a Conditional Use in SF-4A zoning. A waiver from the Land Use Commission is required at the time of the Conditional Use Permit approval to locate an intensive recreational use or playground within 50 feet of a lot zoned or used as SF-5 or more restrictive. [25-5-146(B)(2)].

**CASE MANAGER:** Susan Kirby Telephone: 974-3524  
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**PROJECT INFORMATION:**

**EXIST. ZONING:** SF-4A

**ALLOWED F.A.R.:** 2:1

**MAX. BLDG. COVERAGE:** 95%

**MAX. (CS) IMPERVIOUS CVRG.:** 95%

**REQUIRED PARKING:** 22

**Proposed Access:** Coleman St.

**EXISTING F.A.R.:** 0.28:1

**EXISTING BLDG. CVRG:** 28%

**EXISTING IMPERVIOUS CVRG:** 85%

**PROVIDED PARKING:** 23 total, 15 on-site, 8 off-site

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a conditional use permit for a pool, bathhouse, playscape area and associated parking. The playground area will be within 50 feet of a lot zoned SF-4A, but undeveloped. This triggers a waiver which the Zoning and Platting Commission may reduce to 5 feet.

The conditional overlay in the zoning ordinance limits trips to no more than 2,000 per day. The zoning also prohibits the following uses on the SF-4A tract:

**Environmental:** This site is located in the Rinard and Onion Creek Watersheds and subject to Suburban Watershed regulations. All Environmental comments are cleared.

**Transportation:** Access to the proposed amenities center will be from Zachary Scott St. A six foot concrete sidewalk will be built along Bradshaw Lane with this site plan. The site is required 20 parking spaces, 28 spaces are provided on site. The site plan complies with all other transportation requirements.

**SURROUNDING CONDITIONS:****Zoning/ Land Use**

<b>North:</b>	RR, Rural Residence zoning, undeveloped
<b>East:</b>	SF-4A - developed small lot subdivision
<b>South:</b>	SF-4A - vacant lot, then developed small lot subdivision
<b>West:</b>	Bradshaw Rd., then zoned small lot single-family subdivision, undeveloped

**CONDITIONAL USE PERMIT**

**D. 25-5-145.** 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.

#### § 25-5-146 CONDITIONS OF APPROVAL.

(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.

#### 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.

2. **Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed amenities center (private recreation) is a conditional use in SF4-A zoning district.

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 site plan will comply with all requirements of the Land Development Code. In addition, the site plan complies with setback and height requirements. A variance is required for an intensive recreational use within 50 feet of single-family zoned or used lots.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan complies with off-street parking and loading facility requirements.

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 including Compatibility Standards, 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 in the East Austin Overlay.

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

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

A pool, playscape, and parking will have no more impact on adjoining properties than other permitted uses in SF4-A given that Bradshaw Road separates the site from uses on the north and west, while adequate open space buffers these uses on the south and east.

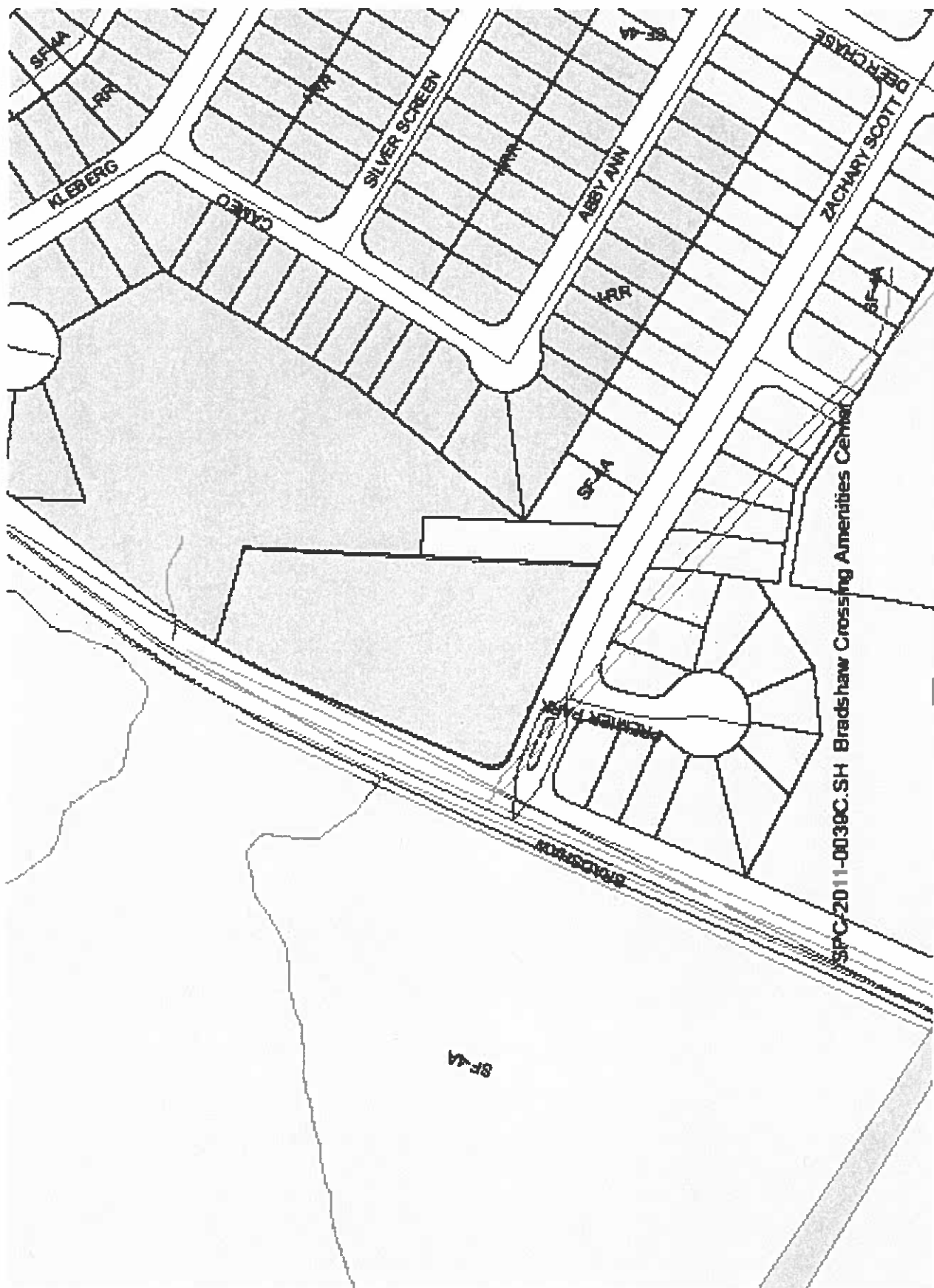
- 8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

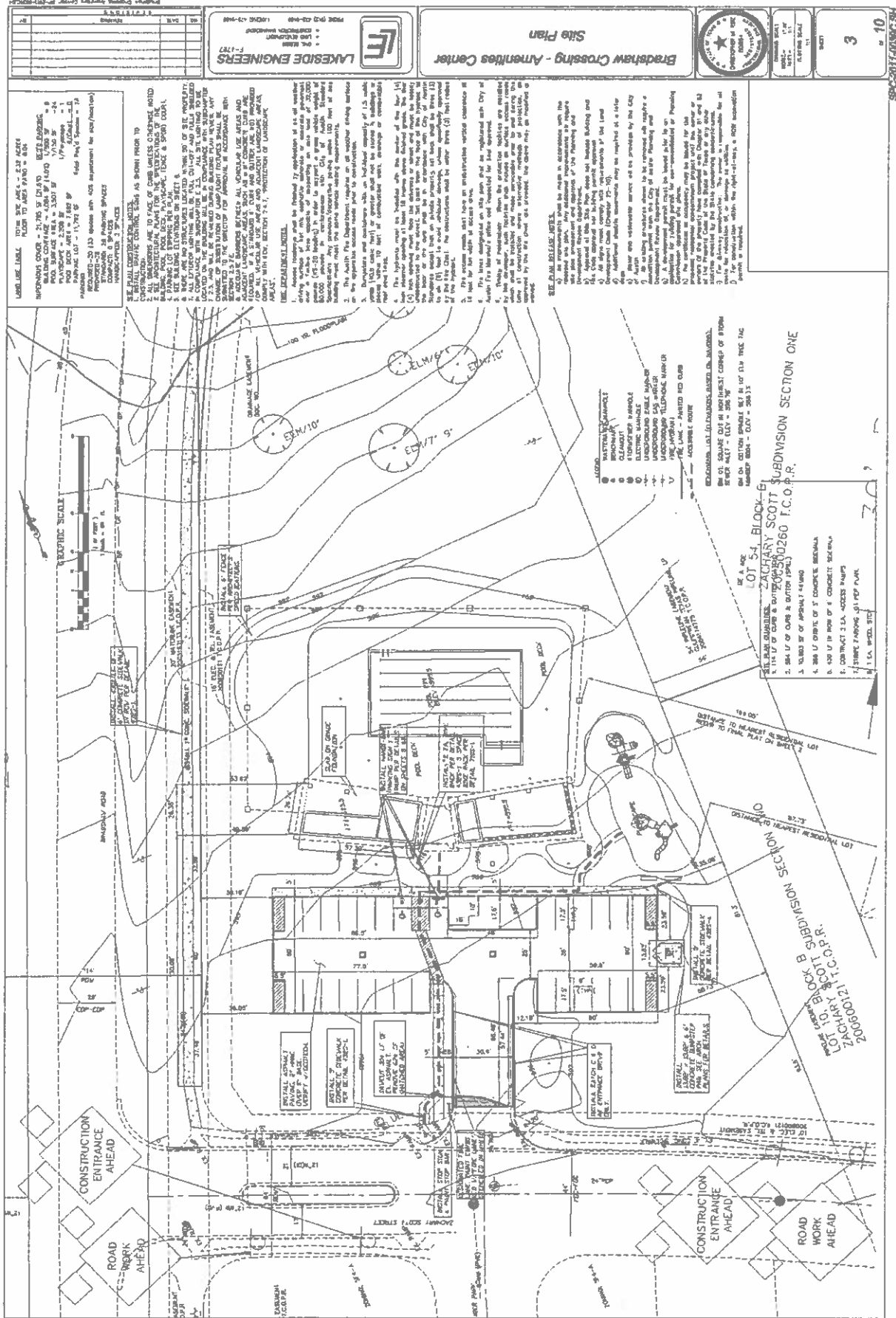
- 9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

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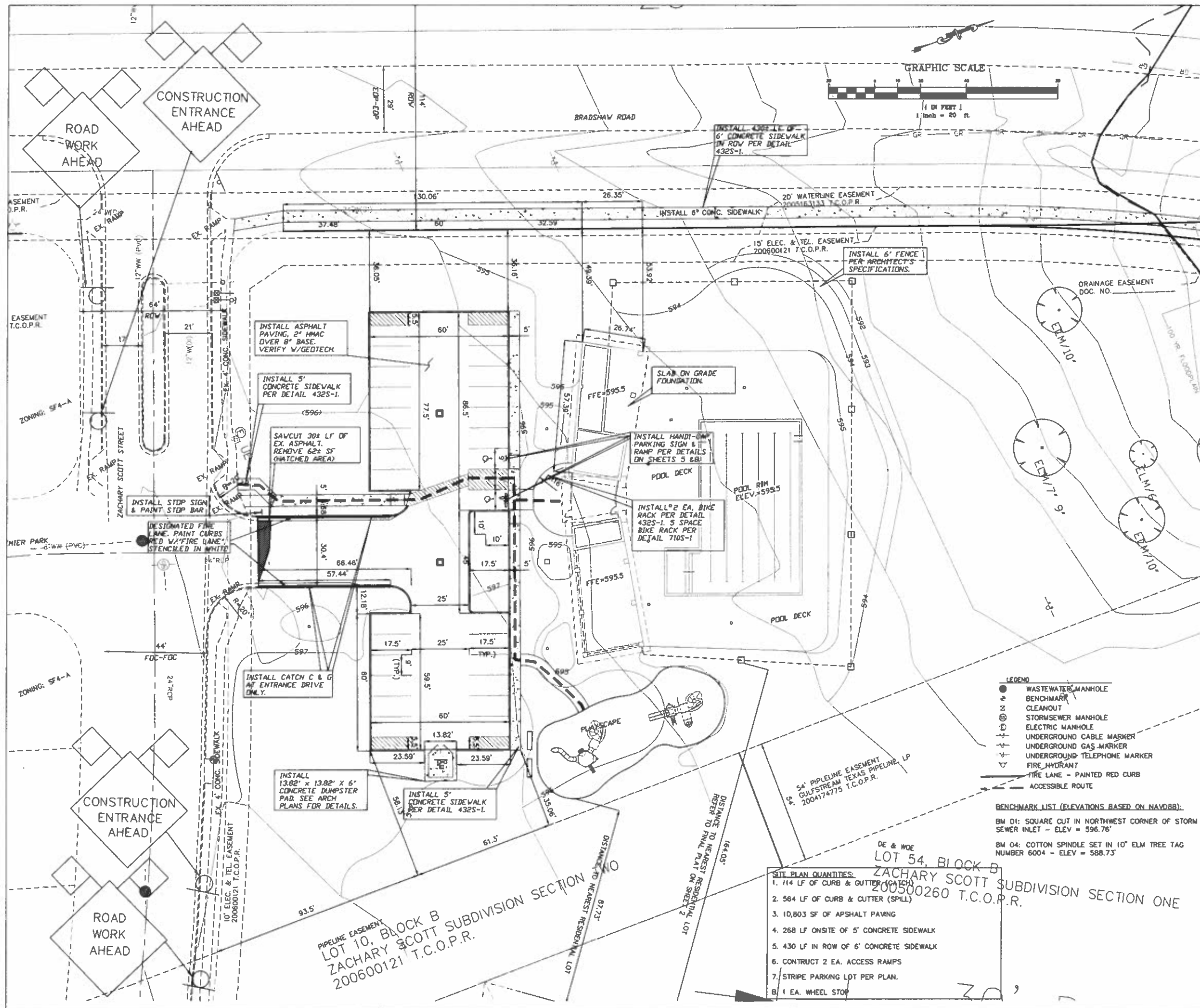








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**LAND USE TABLE**

TOTAL SITE AREA = 2.32 ACRES  
FLOOR TO AREA RATIO = 0.04

IMPERVIOUS COVER = 21,795 SF (21.6%)	REQ'D PARKING
BUILDING COVERAGE = 4,084 SF (4.0%)	1/500 SF = 8
POOL SURFACE AREA = 3,507 SF	1/150 SF = 24
PLAYSCAPE = 2,200 SF	1/Playscope = 1
POOL DECK AREA = 7,692 SF	4/Count = 0
PARKING LOT = 11,792 SF	Total Req'd Spaces = 33

**PARKING:**  
REQUIRED = 20 (33 spaces with 40% adjustment for size/location)  
PROVIDED = 26  
STANDARD: 26 PARKING SPACES  
COMPACT: 0 SPACES  
HANDICAPPED: 2 SPACES

**SITE PLAN CONSTRUCTION NOTES:**

1. INSTALL TRAFFIC CONTROL SIGNS AS SHOWN PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR THE SPECIFICATIONS OF THE BUILDING, POOL, POOL DECK, PLAYSCAPE, FENCE & SPORT COURT.
4. PARKING LOT STRIPING PER PLAN.
5. SEE BUILDING ELEVATIONS ON SHEET 8.
6. THERE ARE NO STRUCTURES LOCATED WITHIN 50' OF SITE PROPERTY.
7. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5. AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
8. ADJACENT BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".

**FIRE DEPARTMENT NOTES:**

1. Access roadways shall be finished by application of an all weather driving surface of hot mix asphaltic concrete or concrete pavement over a flexible base capable of supporting an axle load of 32,000 pounds (HS-20 loading) in order to support a gross vehicle weight of 80,000 pounds in conformance with City of Austin Standard Specifications. Any previous/decorative paving within 100 feet of any building must meet the same vehicle loading requirements.
2. The Austin Fire Department requires an all weather driving surface on fire apparatus access roads prior to construction.
3. Dumpsters and containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or greater shall not be stored in buildings or placed within 10 feet of combustible walls, openings or combustible roof eave lines.
4. Fire hydrants must be installed with the center of the four (4) inch elevation opening of least 18 inches above finished grade. The four (4) inch opening must face the driveway or street and must be totally unobstructed to the street. Set back from the face of the hydrant to the back of the curb shall be in accordance with City of Austin Standards except that on private property, set back shall be three (3) to six (6) feet to avoid vehicular damage, unless specifically approved by the Fire Chief. No obstructions shall be within three (3) feet radius of the hydrant.
5. Fire access roads shall have an unobstructed vertical clearance of 14 feet for full width of access drive.
6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
7. Timing of installation: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction where alternative methods of protection, as approved by the fire chief, are provided, the above may be modified or waived.

**SITE PLAN RELEASE NOTES:**

- a) All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning and Development Review Department.
- b) Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- c) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- d) Additional electric easements may be required at a later date.
- e) Water and wastewater service will be provided by the City of Austin.
- f) All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
- g) A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
- h) No certificate of occupancy may be issued for the proposed residential condominium project until the owner or owners of the property have complied with Chapter 81 and 82 of the Property Code of the State of Texas or any other statutes enacted by the State concerning condominiums.
- i) For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- j) For construction within the right-of-way, a ROW excavation permit is required.

**LAKESIDE ENGINEERS**  
F-4722

**Bradshaw Crossing - Amenities Center**  
**Site Plan**

**Christopher M. Ruiz**  
REGISTERED PROFESSIONAL ENGINEER  
80894

**DRAWING SCALE**  
HORIZ. = 1"=20'  
VERT. = 1"=1'

**PLOTTING SCALE**  
1:1

**SHEET**  
**3**  
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