

**ZONING AND PLATTING COMMISSISON SITE PLAN  
CONDITIONAL USE PERMIT and  
COMPATIBILITY VARIANCE  
REVIEW SHEET**

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**CASE NUMBER:** SPC-2011-0077D      **ZONING AND PLATTING COMMISSION  
HEARING DATE:** October 4, 0211

**PROJECT NAME:** Great Hills Country club Tennis Court and Paving Layout Adjustment

**ADDRESS:** 5914 Lost Horizon Drive

**APPLICANT:** Great Hills Golf Club of Austin, Inc. (Larry Harper) - (512) 345-6940  
5914 Lost Horizon Drive  
Austin, TX 78759

**AGENT:** Randall Jones & Associates Engineering, Inc. (R. Brent Jones)  
(512) 836-4793  
1212 E Braker Lane  
Austin, TX 78753

**CASE MANAGER:** Donna Galati      Phone: 974-2733  
[donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for Outdoor Sports and Recreation in GR-CO zoning. Outdoor Sports and Recreation is a conditional use according to the conditional overlay in the zoning ordinance. The proposed development consists of parking layout adjustments and the construction of tennis courts within 50 feet of the adjacent single-family structure.

The applicant is requesting a compatibility setback variance from Land Development Code section 25-2-1067(F) for the construction of tennis courts within 50 feet of an adjacent single-family structure on SF-2 zoning. The tennis courts are proposed with a 7 – 20 foot setback, requiring a variance of 23-30 feet.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for Outdoor Sports and Recreation and approval of the compatibility setback variance. The existing site consists of an outdoor swimming pool and golf course. The adjacent neighbor has provided to staff a letter of support. The site plan will comply with all requirements of the Land Development Code prior to its release.

**PROJECT INFORMATION**

<b>SITE AREA</b>	18.95 Acres	
<b>EXISTING ZONING</b>	GR-CO	
<b>WATERSHED</b>	Bull Creek (Water Supply Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	None	

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<b>PROPOSED ACCESS</b>	Lost Horizon Dr.		
<b>PROJECT INFORMATION (Cont'd)</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	0.4:1	0.4:1
<b>BUILDING COVERAGE</b>	75%	4%	4%
<b>IMPERVIOUS COVERAGE</b>	90%	50.6%	55.7%
<b>PARKING</b>	143 required	187	188

**SUMMARY COMMENTS ON SITE PLAN:**

The applicant is requesting a Conditional Use Permit for Outdoor Sports and Recreation in GR-CO zoning, and for a compatibility setback variance from 25-2-1076(F). The project complies with all zoning ordinance conditional overlays, and all other compatibility requirements.

**ZONING CONDITIONAL OVERLAY**

Zoning ordinance 20100819-056 (Zoning Case number C14-2010-0017) for Great Hills Country Club places the following conditions on the property:

- The following uses are conditional: Community recreation (private), Outdoor sports and recreation, Indoor entertainment, Restaurant (limited)
- The following uses are prohibited: College and university facilities, Community recreation (public), Congregate living, Group home (Class II), Guidance services, Hospital services (limited), Private secondary educational facilities, Residential treatment, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing of any type), Bail bond services, Business support services, Commercial off-street parking, Consumer convenience services, Consumer repair services, Drop-off recycling collection facility, Exterminating services, Financial services, Food preparation, Food sales, Funeral services, General retail sales (convenience), General retail sales (general), Hotel-motel, Indoor sports and recreation, Off-site accessory parking, Outdoor entertainment, Pawn shop services, Personal improvement services, Personal services, pet services, Plan nursery, Printing and publishing, Service station, Special use historic, Theater, Customer manufacturing.

**COMPATIBILITY**

The applicant requests a variance for a compatibility setback from 25-2-1076(F). The site complies with all other compatibility requirements.

**TRANSPORTATION:** A traffic impact analysis was not required because the site does not generate more than 2000 vehicle trips per day.

**ENVIRONMENTAL:** The site is in the Bull Creek watershed, which is classified as Water Supply Suburban. The site is not located over the Edward's Aquifer Recharge Zone. The redevelopment is required and is providing water quality through a rain garden.

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-CO	Outdoor Sports and Recreation
<i>North</i>	SF-2	Single Family
<i>South</i>	Lost Horizon Dr, then SF-2	Single Family
<i>East</i>	SF-2	Single Family
<i>West</i>	SF-2	Single Family

**ABUTTING STREETS**

Street	Right-of-Way Width	Pavement Width	Classification
Lost Horizon Dr.	65 ft	40 ft	Local

**NEIGHBORHOOD ORGNIZATIONS:**

- 46—North Oaks Neighborhood Assn.
- 102—Great Hills Section IX & X Homeowners Assn.
- 269—Long Canyon Homeowners Assn.
- 413—Austin Great Hills Homeowners Assn., Inc.
- 475—Bull Creek Foundation
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc
- 1281—Spicewood Springs Road Tunnel Coalition

**CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERIA**

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) states:

**A.** The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**B. A conditional use site plan must:****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 Outdoor Sports and Recreation use is a conditional use on this site due to the Conditional Overlay associated with the GR-CO zoning case. The existing site has an outdoor swimming pool and golf course. The proposed tennis court complies with the purpose of GR zoning. Community commercial (GR) zoning district is the designation for a commercial use that serves the neighborhood and community needs.

**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. The site will comply with other compatibility requirements such as screening, lighting, building and driveway setbacks..



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

Staff Response: Off-street parking is provided in accordance with Land Development Code 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 and reasonably protects the health, safety, and welfare of persons and property.

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

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

A tennis court addition to Outdoor Sports and Recreation use will have no more impact on adjoining properties than other permitted uses in the area which could operate with similar hours. The site as existing consists of an outdoor swimming pool and golf course.

**7. 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.

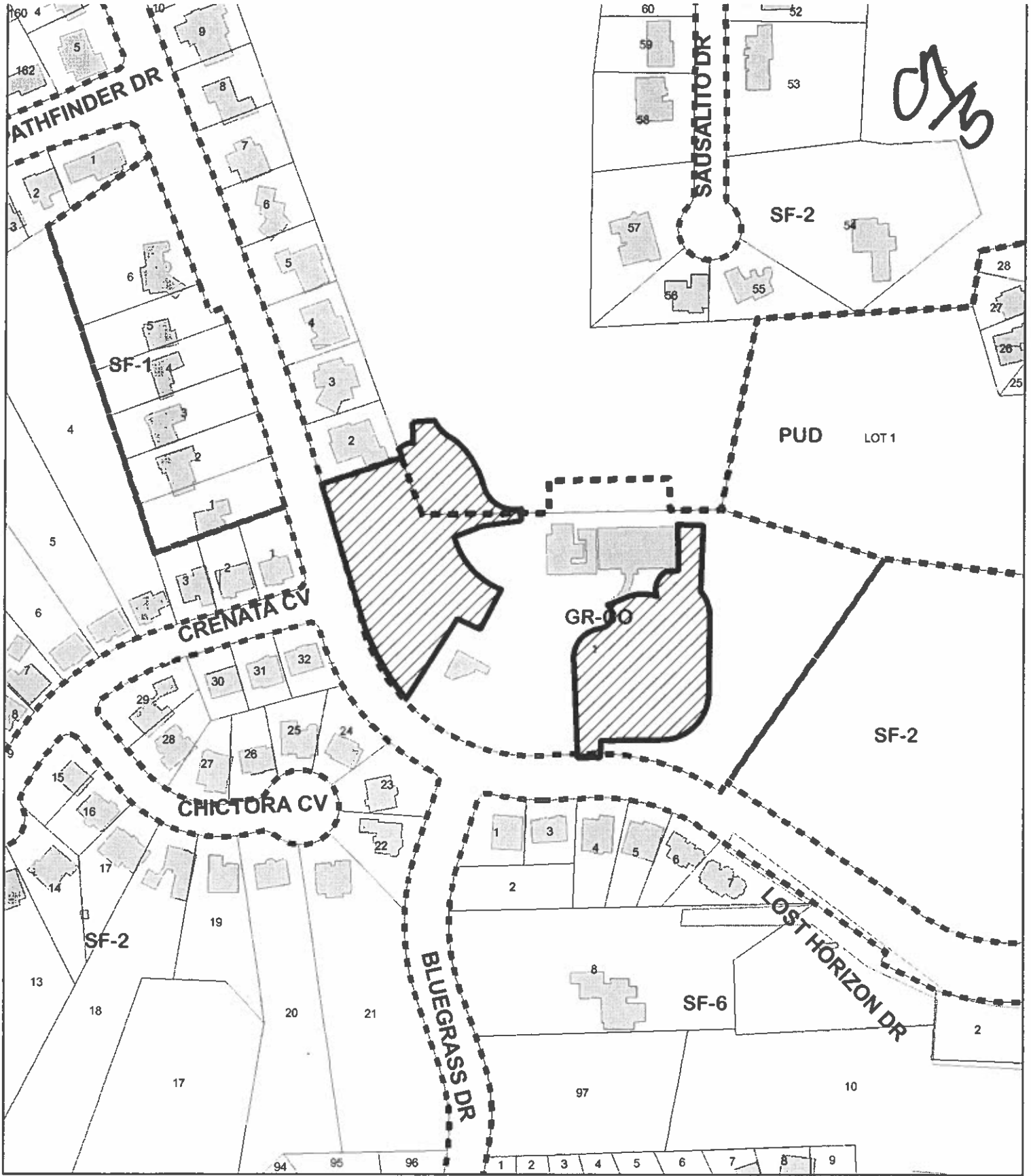
**8. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

**D. 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.**

In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(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.



**SITE PLAN**

**CASE#:** SPC-2011-0077D  
**ADDRESS:** 5914 Lost Horizon Dr  
**CASE NAME:** Great Hills Country Club Tennis Court and Paving Layout Adjustment  
**MANAGER:** Donna Galati



 **SUBJECT TRACT**  
 **ZONING BOUNDARY**

0 90 180 360 Feet

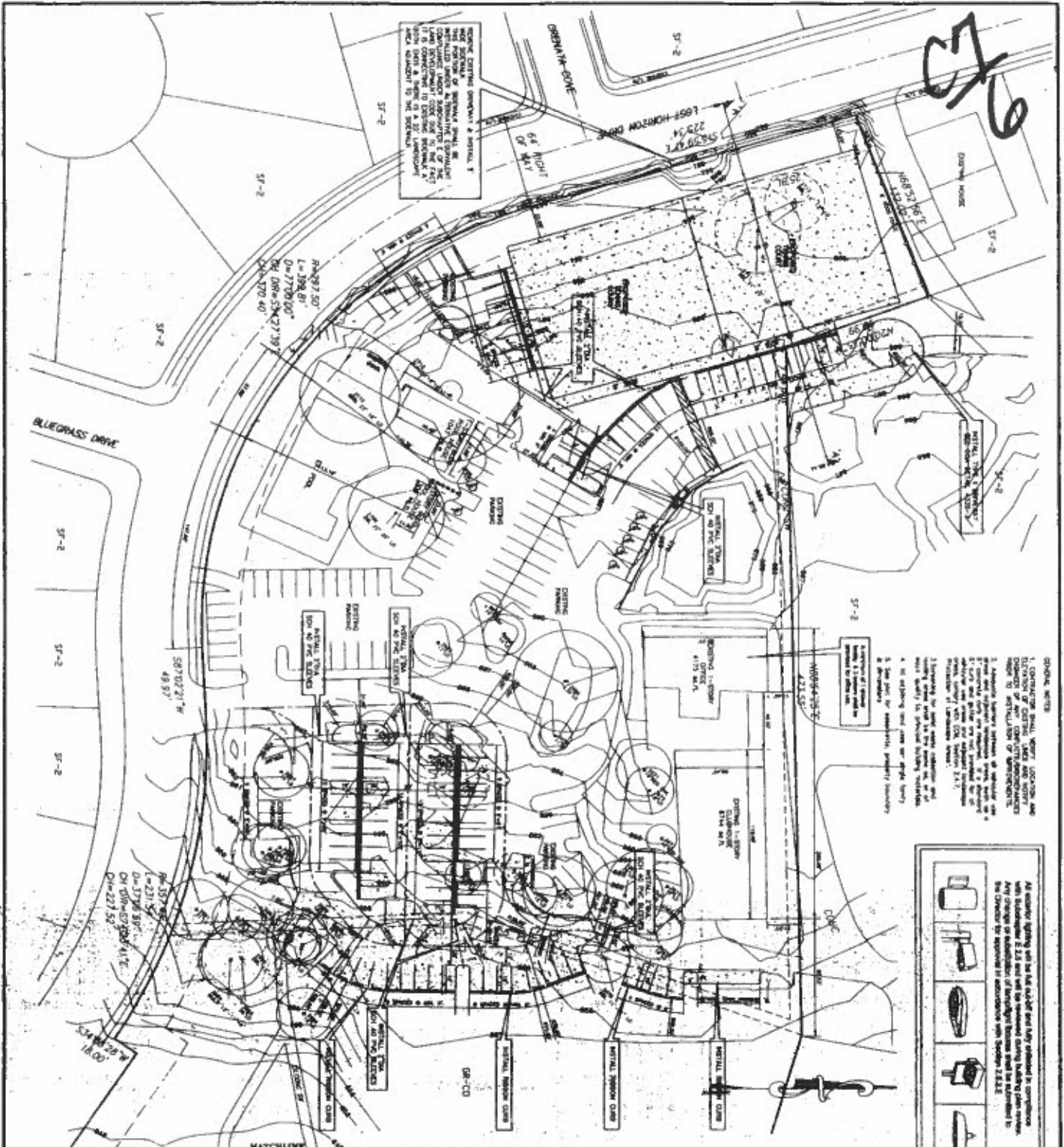


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

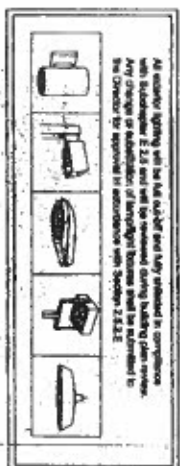
**OPERATOR:** Donna Galati

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EXISTING EXTERIOR SIGNAGE & POSTAL SIGNAGE SHALL BE MAINTAINED UNDER A SIGNAGE MAINTENANCE AGREEMENT WITH THE CITY OF LEWISBURG. IT IS CONSIDERED TO BE AN ESSENTIAL PART OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT'S LIFE CYCLE.

- SHOWN NOTES**
1. CONSTRUCTION SHALL VERIFY LOCATION AND DIVISION OF EXISTING LINES AND VERIFY THEM TO MATCH LAYOUT OF WORKMANSHIP.
  2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
  3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
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  5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.



**LEGEND**

- 1/2" WALK
- 1/2" DRIVE
- 1/2" SIDEWALK
- 1/2" BIKEWAY
- 1/2" FLOW ARROW
- 1/2" FENCE
- 1/2" EXISTING PAVING
- 1/2" EXISTING PAVING TO ROAD
- 1/2" EXISTING PAVING
- 1/2" EXISTING PAVING

**PROPOSED SIGNAGE**

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February 16, 2010

City of Austin  
Austin, TX

Gentlemen:

The purpose of this letter is to express my support for the variance request proposal presented to the City of Austin by the Great Hills Country Club.


Great Hills Country Club has recently met with me to review their plans to build additional Tennis Courts in the storage area and parking lots next to my house. I support the request that Tennis Courts will be placed beginning ten feet away from my property.

If the request is not granted, the Courts will be placed fifty feet away from my property, but the resultant 50 foot area will be used as a parking area, which I consider less desirable.

Please note that an existing eight foot fence now separates my property from the Great Hills property area in question.

In summary, I support the Great Hills request.

Thank you.



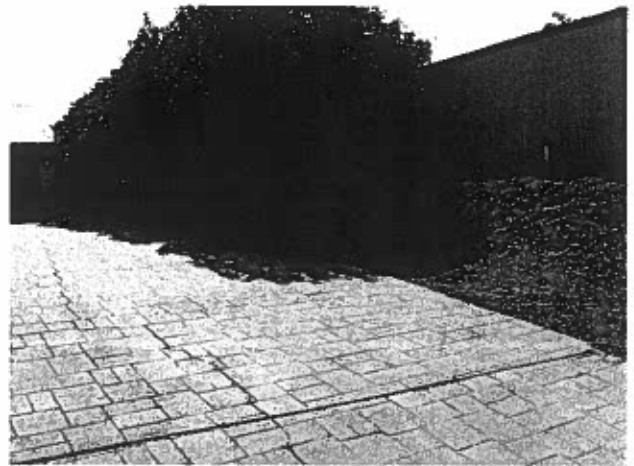
Steve Rogers  
6106 Lost Horizon  
Austin, TX 78759

CC: Larry Harper, General Manager  
Great Hills Country Club

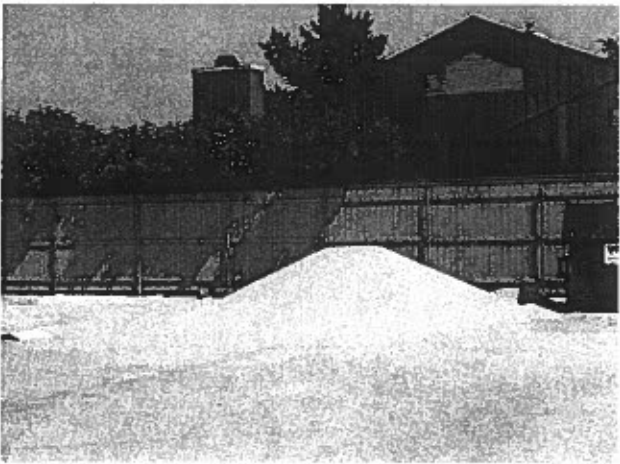
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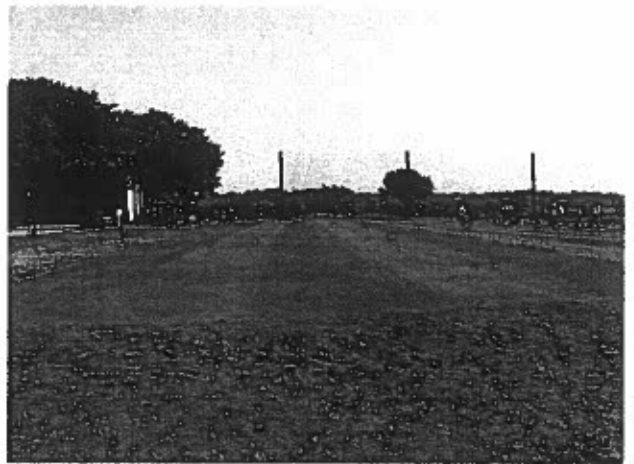
POSITION - 1



POSITION - 2



POSITION - 3



POSITION - 4



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**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: SPC-2011-0077D**  
**Contact: Donna Galati, (512) 974-2733 or Michelle Casillas, (512) 974-2024**  
**Public Hearing: Zoning and Platting Commission, Oct 4, 2011**

Patricia Chapman  
 Your Name (please print)

I am in favor  
 I object

6204 Lost Horizon Dr  
 Your address(es) affected by this application

Patricia Chapman 9.18.11  
 Signature Date

Daytime Telephone: 512 422 5589

Comments: To much traffic Deer crossing children playing Elderly people in the neighborhood very high spot lysts to will disturb the neighborhood

If you use this form to comment, it may be returned to:

City of Austin  
 Planning and Development Review - 4<sup>th</sup> floor  
 Donna Galati  
 P. O. Box 1088  
 Austin, TX 78767-8810