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

**CASE NUMBER:** SPC-2013-0061AS      **ZAP COMMISSION DATE:** June 18, 2013

**PROJECT NAME:** Buckingham Park

**ADDRESS OF APPLICATION:** 736 Yarsa Blvd.

**SITE AREA:** 8555.18 sq. ft.

**WATERSHED:** Slaughter Creek (Suburban)

**APPLICANT:** Civiltude (Fayez Kazi)  
411 W. St. Elmo Rd., Suite #1  
Austin, TX 78745

**AGENT:** Same as applicant.

**PROPOSED DEVELOPMENT:**

The applicant is requesting approval of a conditional use permit for Community Recreation (Private) in a SF-3 zoning district. Community Recreation (Private) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by residents or guests of a residential development. In this case, the residential development consists of duplexes owned by the non-profit group Foundation Communities.

The applicant is also requesting a variance from Land Development Code section 25-2-1067(F) from a 50' setback for an outdoor play area to a 15' setback.

The playscape is currently existing on the lot. This site plan proposes a 4' sidewalk along Yarsa Blvd, a 4' sidewalk from the ROW to the playground, and a 12' x 6' concrete pad with 4 bike racks. This site meets all other requirements.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit to allow Community Recreation (Private) on this single-family lot. The site is subject to compliance with all other applicable ordinance requirements but does not meet the 50' compatibility setback requirement for an intensive recreational use adjacent to single-family development.

Staff recommends approval of the compatibility setback variance to allow the playground to remain on the single-family lot. The adjoining lots and the playground lot are all owned by Foundation Communities.

**DEPARTMENT COMMENTS:** The proposed playground is located on Yarsa Blvd, which is directly west of S. First St. off Slaughter Ln. It is bounded by single family development zoned SF-3. The playground is fifteen feet from the southern adjacent property, twenty feet from the northern adjacent property, and fifty-five feet from the rear adjacent property.

**ZONING AND PLATTING COMMISSION ACTION:** Not applicable.

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**CASE MANAGER:** Brad Jackson  
Brad.Jackson@austintexas.gov

Telephone: 512-974-3410

**EXISTING ZONING:** SF-3 –Family Residence

**NEIGHBORHOOD PLANNING AREA:** Not applicable.

**C.I.P. STATUS:** Not applicable

**T.I.A.:** Not Required

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**CAPITOL VIEW:** Not applicable

**PROJECT INFORMATION:**

**LEGAL DESCRIPTION:** Lot 27, Block 1, Buckingham Estates Phase IV, Section C.

**EXIST. ZONING:** SF-3

**MAX. BLDG. CVRG ALLOWED:** 40%

**EXISTING BLDG. CVRG:** 0 sq. ft. (0%)

**MAX. IMP. CVRG:** 45%

**PROPOSED IMP. CVRG:** 252 sq. ft.  
(2.9%)

**MAX HEIGHT ALLOWED:** 35'

**EXISTING HEIGHT:** 13' (Highest point of  
playground equipment)

**REQUIRED PARKING:** 0

**PROVIDED PARKING:** 0

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting approval of a conditional use permit for Community Recreation (Private) in a SF-3 zoning district. Community Recreation (Private) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by residents or guests of a residential development. In this case, the residential development consists of duplexes owned by the non-profit group Foundation Communities.

The applicant is also requesting a variance from Land Development Code section 25-2-1067(F) from a 50' setback for an outdoor play area to a 15' setback.

**Transportation:** The site fronts on Yarsa Blvd. The site plan complies with all transportation requirements.

**Environmental:** This site is located in the Slaughter Creek watershed and subject to Suburban Watershed regulations. No Environmental comments were made for this CUP application.

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

**North:** SF-3 (single family)  
**East:** Yarsa Blvd, then SF-3  
**South:** SF-3 (single family)  
**West:** SF-4A (single family)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Yarsa Blvd.	60'	45'	Local

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**NEIGHBORHOOD ORGNIZATIONS:**

- 26—Far South Austin Community Assn.
- 242—Slaughter Lane Neighborhood Assn.
- 511—Austin Neighborhoods Council
- 627—Onion Creek Homeowners Assn.
- 742—AISD
- 1037—Homeless Neighborhood Assn.
- 1075—Bike Austin
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Reg. Group
- 1236—The Real Estate Council of Austin, Inc.
- 1340—Austin Heritage Tree Foundation
- 1363—SelTexas
- 1409—Beyond2ndnature

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**CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

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:

**1. Comply with the requirements of this title:**

Staff Response: The site plan will comply with all regulations and requirements of the Land Development Code.

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

Staff Response: The SF-3 zoning district is intended for moderate-density residential development and development densities compatible with residential development including civic uses, such as a Recreational use. This site plan complies with all development regulations of the SF-3 zoning district, including height, impervious cover, and building cover.

A variance is requested and supported by staff for compatibility setback variances for the open play area.

**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 proposed development complies with the site development regulations of the SF-3 zoning district. A private recreational playground is a civic use, which is compatible for this district.

**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 and reasonably protects the health, safety, and welfare of persons and property.

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

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

Staff Response: The proposed site plan complies with all development regulations of the SF-3 zoning district. A private recreational playground is a civic use, which is compatible for this district.

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

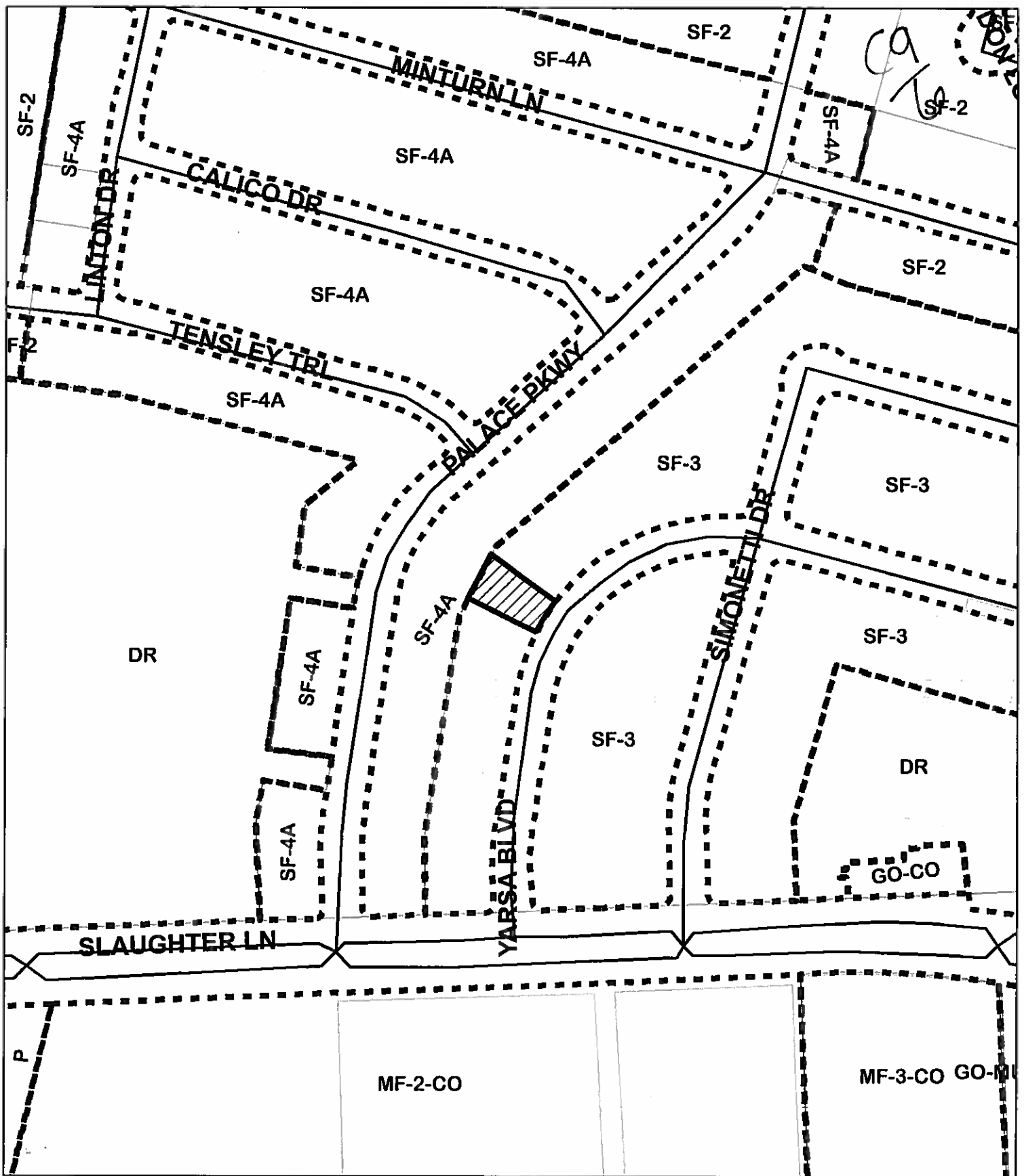
Staff Response: The site plan will not adversely affect the safety and convenience or vehicular and pedestrian circulation in the vicinity.

**8. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.**

Staff Response: All signs will comply with the requirements of the Land Development Code.

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Compatibility notes on the plans regulate lighting, and the applicant will demonstrate compliance with lighting requirements prior to release of the site plan. Any proposed signage will comply with the requirements of the Sign and Land Development Code.



SUBJECT TRACT



ZONING BOUNDARY

0 100 200 400 Feet

# SITE PLAN

CASE#: SPC-2013-0061AS

ADDRESS: 736 Yarsa Blvd

CASE NAME: Buckingham Park

MANAGER: Brad Jackson



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



Request for Special Parking Determination

Case Number: SPC-2013-0661AS

Applicant's Name:	Feyra Kadd, P.E.	Phone:	(512) 741-0181
Company:	Civilitude Engineers and Planners	Date:	May 7, 2013
Location:	411 West Zang Rd Suite 1 Austin, TX 78745		

Proposed Use:	Office Use Only
3 Type	1
4 Type	1
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11 Type	1
12 Type	1
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100 Type	1

Other Information:  
The facility is used by neighborhood kids who walk or bike to the facility. Applicant is adding sidewalks and bike paths to encourage using alternate modes of transportation. Additionally, correct parking is available.

Completed By:	Siddiqui Jaleel, ACP Planning and Development Review Department Phone: (512) 974-2219
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OWNER NAME AND ADDRESS:  
BUCKINGHAM MUTUAL HOUSING DEVELOPMENT CORPORATION  
ADDRESS: 3036 SOUTH 1ST ST, AUSTIN, TX 78704  
PHONE: (512) 610 4033

MISCELLANEOUS NOTES:

- PROPOSED USE IS RECREATION FOR CHILDREN AT PLAY. THIS HOUSING DEVELOPMENT IS NOT A PARKING LOT. THERE ARE NO DRIVEWAYS PROPOSED.
- 2-2 EA METAL BENCHES (SEATS 3 PERSONS EACH)
- 2-2 EA PLAYSCAPE W/ MONKEY BARS, SWINGS AND A SLIDE

TRASH NOTE:  
FOUNDATION COMPARTMENTS WILL BE RESPONSIBLE FOR ROLLING THE TRASH BINS OUT AND IN FOR TRASH PICK-UP ON TRASH DAYS.

IMPETUOUS COVER SUMMARY:

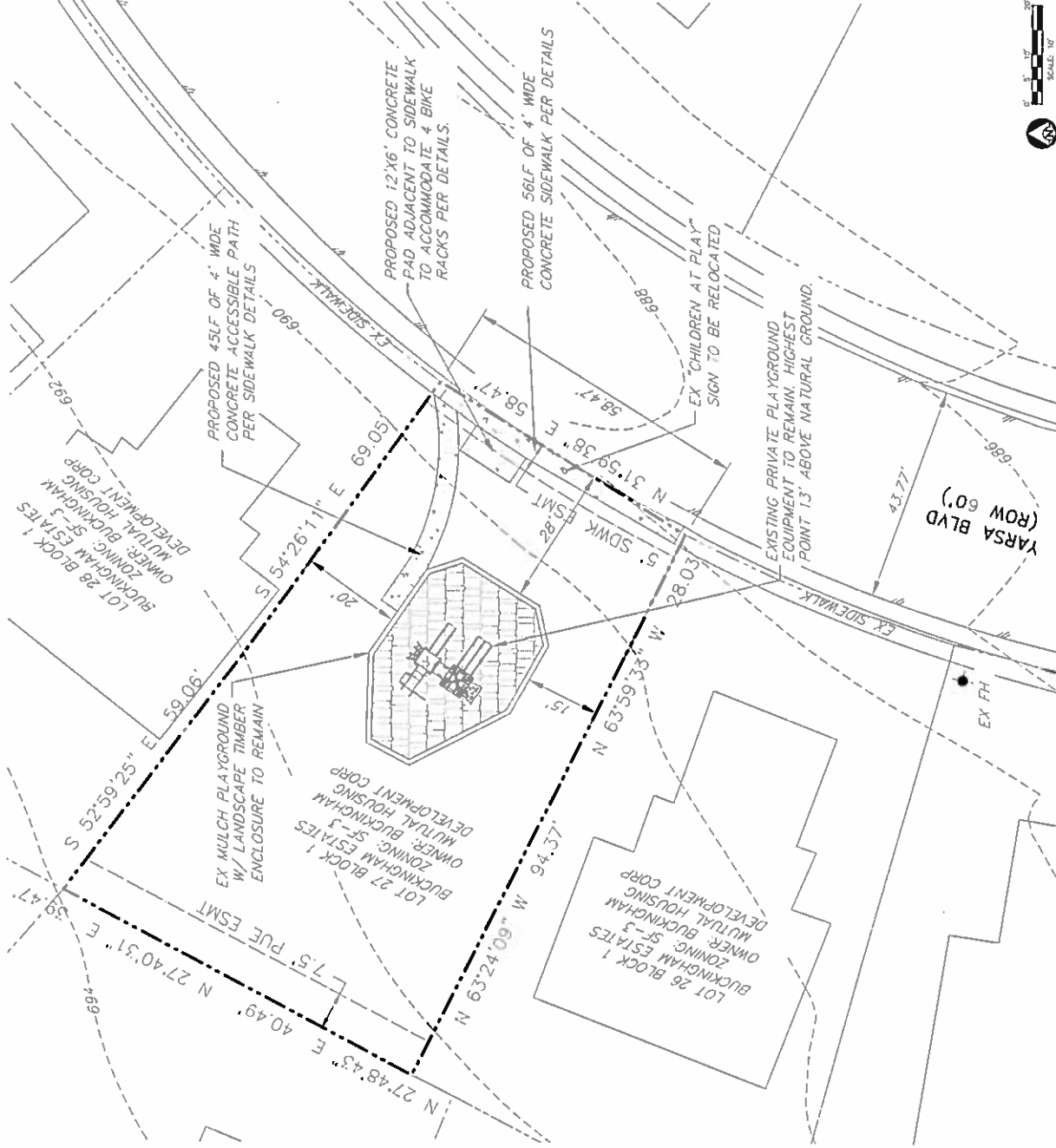
LOT SIZE 6387 SF  
ACCESSIBLE PATH 160 SF  
TOTAL IC 257 SF + 2.9 %  
PROPOSED SIDEWALK INSIDE CASELIGHT 234 SF (NOT COUNTED AGAINST LOT ALLOWABLE IC)

GENERAL NOTES:  
ALL DIMENSIONS AND SPACING INFORMATION IS BASED UPON PUBLICLY AVAILABLE DATA SETS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND EXTENT OF IMPROVEMENTS.



CIVILITUDE  
ENGINEERS & PLANNERS

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Austin, TX 78745  
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