

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

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**CASE NUMBER:** SP-2013-0154C                      **ZAP DATE:** November 19th, 2013

**PROJECT NAME:** Avana Amenity Center

**ADDRESS OF APPLICATION:** 6610 Trissino Drive

**APPLICANT:** LJA Engineering, Inc. (John Clark) (512) 439-4700

**AREA:** 210,338 SF (Total Site Area)

**WATERSHED:** Slaughter Creek

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

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

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

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

Amenity Center including a 4,753 sq. ft. pool, parking and bath house.

**EXISTING ZONING:** SF- 2 as shown in tract 12 A in zoning case # C14-00-2035

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Heritage Tree Foundation

Sierra Club

Save our Springs Alliance

Homeless Neighborhood Association

Oak Hill Association of Neighborhoods

Circle C Neighborhood Association

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit. This project is in compliance with all Land Development Code requirements.

**DEPARTMENT COMMENTS:**

Under 25-2-491 a community recreation use is a conditional use permit.

**CASE MANAGER:** Amanda Couch                      Telephone: 974-2881  
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**PROJECT INFORMATION:**

**EXIST. ZONING:** SF-2

**ALLOWED F.A.R.:** N/A

**MAX. BLDG. COVERAGE:** 40%

**MAX. (SF-2) IMPERVIOUS CVRG.:** 45%

**REQUIRED PARKING:** 47

**Proposed Access:** Trissino Drive.

**EXISTING F.A.R.:** .0054:1

**EXISTING BLDG. CVRG:** .54%

**EXISTING IMPERVIOUS CVRG:** 14.11%

**PROVIDED PARKING:** 49

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This use is allowed under this zoning and all requirements of the Land Development Code,

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Including Compatibility Standards have been met.

**Environmental:** Significant environmental comments have all been addressed.

**Transportation:** All Transportation comments have been cleared.

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

- North:** Trissino, then SF-2 (Undeveloped)
- East:** CR (Undeveloped)
- South:** CR (Undeveloped)
- West:** CR (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 use is allowed under zoning district and is required to get a conditional use.

**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: Yes.

- 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:**

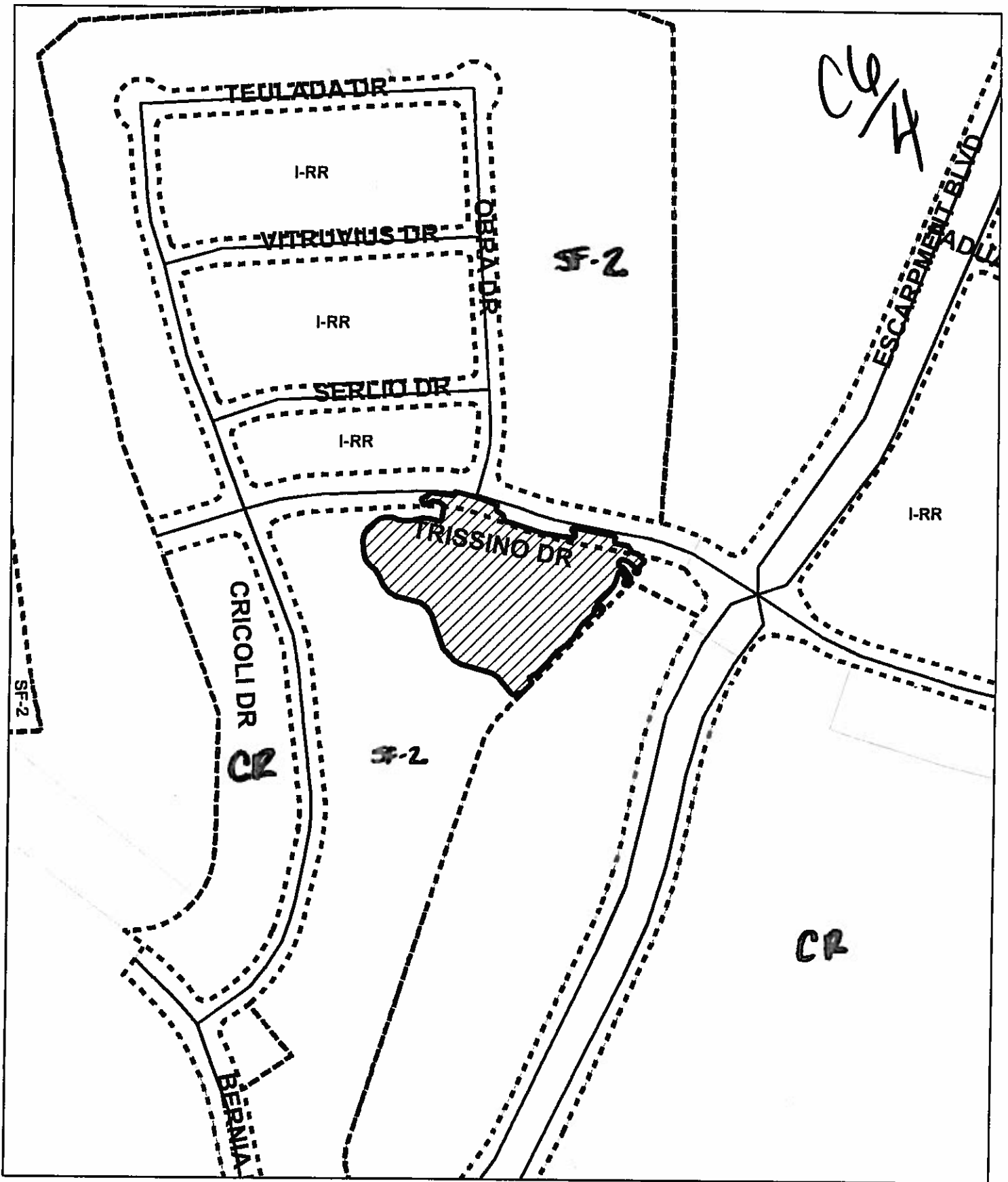
- 7. **More adversely affect an adjoining site than would a permitted use;**

Staff Response: No

- 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.



**SITE PLAN**

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 ADDRESS: 6610 Trissino Dr.  
 CASE NAME: Avana Amenity Center  
 MANAGER: Amanda Couch (974-2881)



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



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OPERATOR: Amanda Couch

