

**PLANNING COMMISSION
HILL COUNTRY SITE PLAN
REVIEW SHEET**

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CASE NUMBER: SPC-2013-0495C **COMMISSION DATE:** May 27, 2014

PROJECT NAME: Austin Aquatics and Sports Academy

ADDRESS: 5513 Southwest Parkway

AREA: 4.997 acres

WATERSHED: Barton Creek (Barton Springs Zone, DWPZ)

EXISTING ZONING: GR-MU-CO-NP

APPLICANT: KBT Family Partnership LP
(Bobby Thompson)
12109 Raynor Place
Austin, TX 78738
(580) 504-1021

AGENT: Bury
(Scott Hansen)
221 W 6th St.
Austin, Texas 78701
(512) 328-0011

PROPOSED USE: The applicant requests approval of a Hill Country Roadway site plan in order to construct an Outdoor Sports and Recreation use (swimming center and associated building). The site is located within the Low Intensity Zone of Southwest Parkway, a Hill Country Roadway.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan with the condition that all remaining staff comments are cleared prior to site plan release (administrative items and fees). The site plan complies with all other applicable requirements of the Land Development Code and the zoning ordinance. All administrative requirements will be met prior to site plan release.

The site plan must be approved by the Planning Commission because of its location within the Hill Country Overlay. All Hill Country Roadway requirements have been met.

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Watershed Protection Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PLANNING COMMISSION ACTION: N/A

CASE MANAGER: Donna Galati, 512-974-2733
Donna.Galati@austintexas.gov

PROJECT INFORMATION:

PROJECT INFORMATION: 4.997 acres
EXIST. ZONING: GR-MU-CO-NP
MAX. BLDG. COVERAGE : 75% **PROP. BLDG CVRG:** 6,643 sq. ft. (3%)
MAX. IMPERV. CVRG: 90% (GR zoning*) **PROP. IMP. CVRG:** 32,312 sq. ft. (15%)
ALLOWED F.A.R.: 1:1 **PROPOSED F.A.R.:** 0.03:1
 *15% max impervious cover per Watershed Protection Ordinance

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: This request is for approval of a Hill Country Roadway land use site plan. This site is located within the Low Intensity Zone of Southwest Parkway.

The site plan proposes construction of a 12,800 sq. ft. swimming pool, 5,790 sq. ft. building, along with parking, drive, and utilities. The site proposes pedestrian and vehicular connection to Southwest Parkway.

The conditional overlay on the zoning ordinance limits vehicle trips to 2,000 per day. The following uses are conditional uses: Restaurant (limited), Community Recreation (private), Community recreation (public), Residential treatment. The conditional overlay also prohibits the following uses: Alt. financial svcs, auto rental, auto repair, auto sales, auto washing, bail bond, commercial off-street parking, consumer convenience svcs, consumer repair, customer manufacturing, drop off- recycling, exterminating svcs, financial svcs, food prep, food sales, funeral svcs, gen. retail svcs (general and convenience), hotel-motel, indoor entertainment, outdoor entertainment, pawn shop svcs, pedicab storage & dispatch, pet svcs, plant nursery, research svcs, restaurant (general), service station, and theater.

ENVIRONMENTAL: This site is in the Barton Springs Zone. All Hill Country Roadway and Barton Springs Zone requirements have been met.

TRANSPORTATION: All comments cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

Northeast: Southwest Parkway then P-NP (Oak Hill Park)

Northwest: GO-MU-CO-NP (approved site plan for office)

Southeast and Southwest: LO-CO-NP (office)

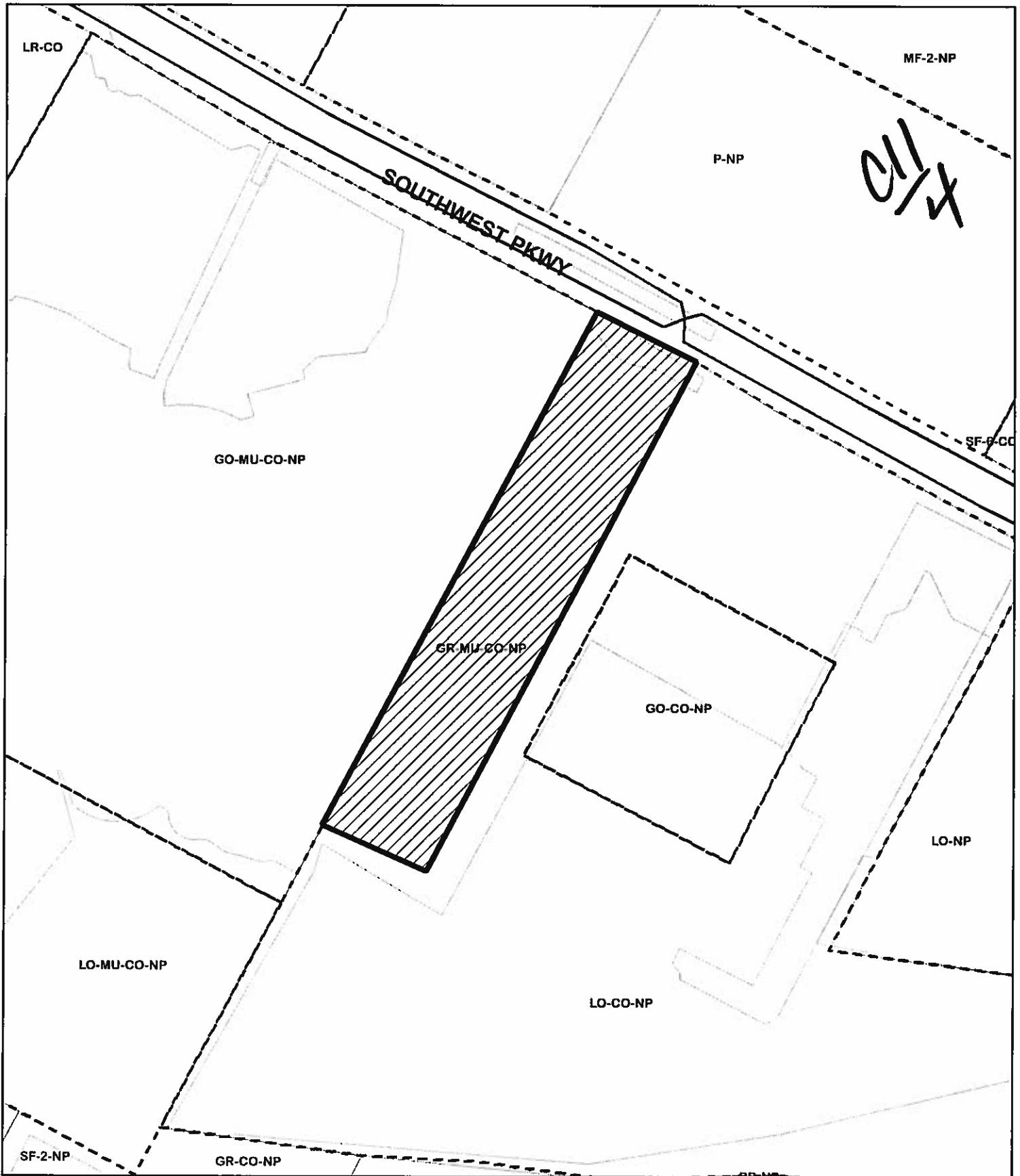
<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Southwest Parkway	110'	90'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Monorail Project
- Bike Austin
- City of Rollingwood
- Homeless Neighborhood Association
- Oak Acres Neighborhood Association

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- Oak Hill Association of Neighborhoods (OHAN)
- Oak Hill Neighborhood Plan Contact Team
- Oak Hill Trails Association
- SELTexas
- The Real Estate Council of Austin, Inc.
- Save Barton Creek Assn.
- Save our Springs Alliance
- Sierra Club, Austin Regional Group
- Super Duper Neighborhood Objectors and Appealers Organization

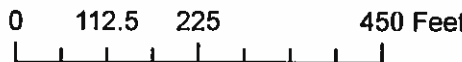


SITE PLAN

CASE#: SPC-2013-0495C
 ADDRESS: 5513 Southwest Parkway
 CASE NAME: Austin Aquatics and Sports Academy
 MANAGER: Donna Galati



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

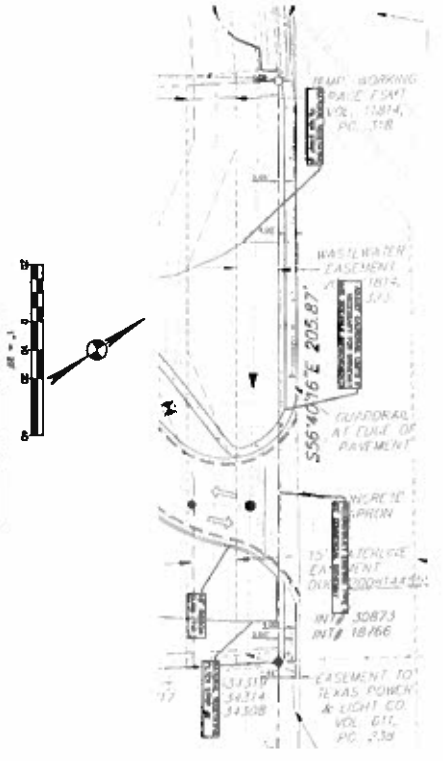
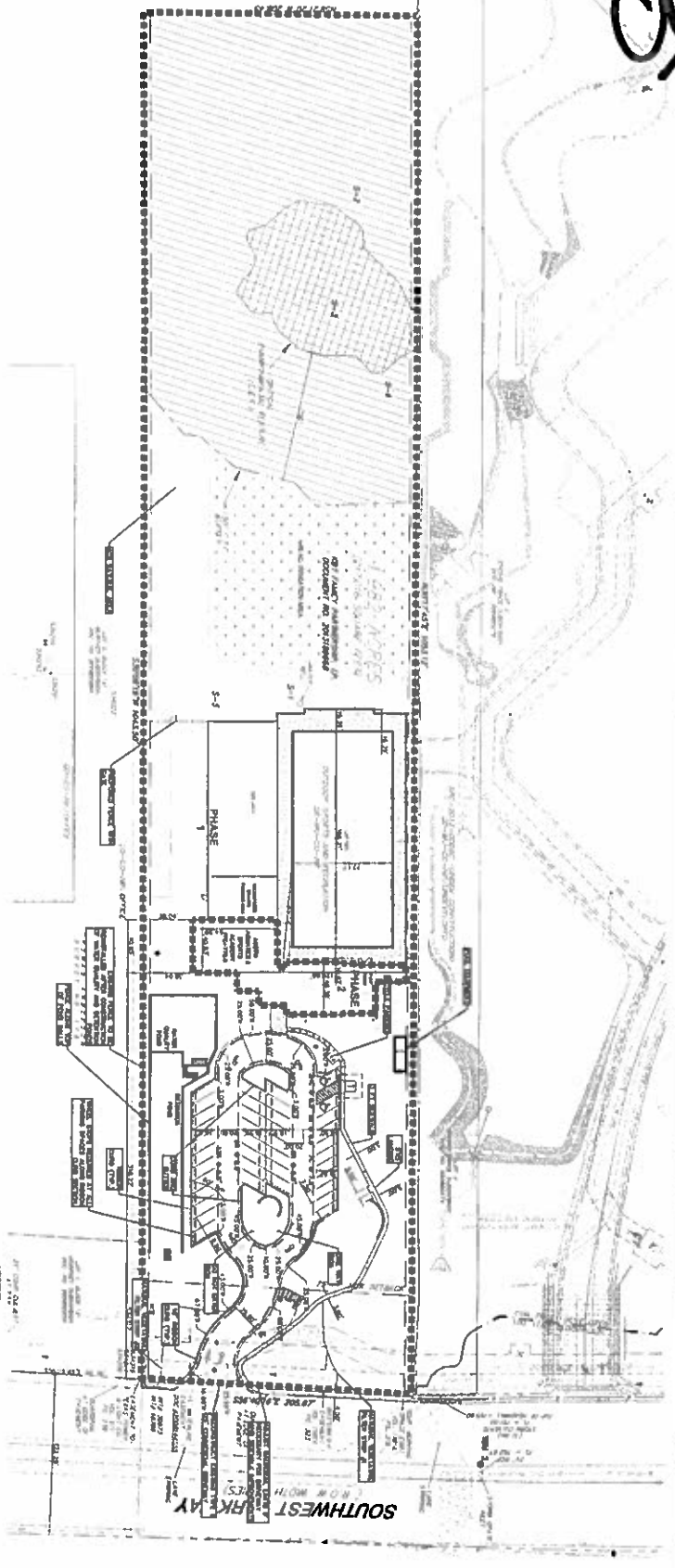


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

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- NOTES**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL REMAIN IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PHASE 1
(Symbol)	PHASE 2
(Symbol)	PHASE 3
(Symbol)	PHASE 4
(Symbol)	EXISTING UTILITIES
(Symbol)	PROPOSED UTILITIES
(Symbol)	PROPOSED PAVEMENT
(Symbol)	PROPOSED CURB
(Symbol)	PROPOSED GUARDRAIL
(Symbol)	PROPOSED LIGHT FIXTURES
(Symbol)	PROPOSED SIGNAGE
(Symbol)	PROPOSED LANDSCAPING
(Symbol)	PROPOSED TREES
(Symbol)	PROPOSED SHRUBS
(Symbol)	PROPOSED GRASS
(Symbol)	PROPOSED ASPHALT
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED METAL ROOFING
(Symbol)	PROPOSED BRICK
(Symbol)	PROPOSED STONE
(Symbol)	PROPOSED GLASS
(Symbol)	PROPOSED WOOD
(Symbol)	PROPOSED OTHER

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2013	ISSUED FOR PERMITTING
2	01/20/2013	REVISED PER PERMITTING COMMENTS
3	01/25/2013	REVISED PER PERMITTING COMMENTS
4	02/01/2013	REVISED PER PERMITTING COMMENTS
5	02/05/2013	REVISED PER PERMITTING COMMENTS
6	02/10/2013	REVISED PER PERMITTING COMMENTS
7	02/15/2013	REVISED PER PERMITTING COMMENTS
8	02/20/2013	REVISED PER PERMITTING COMMENTS
9	02/25/2013	REVISED PER PERMITTING COMMENTS
10	03/01/2013	REVISED PER PERMITTING COMMENTS

DESIGNED BY: MBN	DATE: 01/15/2013
REVIEWED BY: MBN	SCALE: AS SHOWN
PROJECT NO: MB11087-10081	

AUSTIN AQUATICS AND SPORTS ACADEMY
5513 SOUTHWEST PARKWAY

KBT FAMILY PARTNERSHIP, LP

SITE AND PHASING PLAN

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