

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

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CASE NUMBER: SPC-2014-0356C **ZAP DATE:** July 7, 2015

PROJECT NAME: Cantarra Amenity Center

ADDRESS: 13317 Cantarra

APPLICANT: Cantarra Ventures Ltd. (Cary Cobb) (512) 434-9684
1401 Burnham Dr.
Austin, TX 75093

AGENT: Carlson, Brigance, & Doering, Inc (Geoff Guerrero) (512) 280-5160
5501 W William Cannon Dr.
Austin, TX 78749

AREA: 64,843 sq. ft. site area

DISTRICT: 1

WATERSHED: Gilleland Creek (Suburban)
WATERSHED ORDINANCE: Comprehensive
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 (CUP) for Community Recreation (Private) in SF-4A zoning.

EXISTING ZONING:

The property is zoned SF-4A. Community Recreation (Private) is a conditional use in SF-4A zoning.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan complies with all requirements of the Land Development Code.

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

PROJECT INFORMATION: 64,843 sq. ft.

EXIST. ZONING: SF-4A

ALLOWED F.A.R.: N/A

MAX. BLDG. COVERAGE: 55%

MAX. IMPERVIOUS CVRG.: 65%

REQUIRED PARKING: 10

Proposed Access: Cantarra Dr.

PROPOSED F.A.R.: 0.01:1

PROPOSED BLDG. CVRG: 0.67%

PROPOSED IMPERVIOUS CVRG: 14.12%

PROVIDED PARKING: 11

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed community recreation (private) use is a conditional use in SF-4A zoning district. The property is currently undeveloped. The proposed amenity center will have a building, pool,

and playscape.

Environmental: This site is located in the Gilleland Creek Watershed and subject to comprehensive environmental regulations. All Environmental comments are cleared.

Transportation: The site is providing 11 parking spaces. Vehicular access will be from Cantarra Drive. All transportation comments are cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: SF-4A (Single-Family)
East: SF-4A (Single-Family)
South: Tralagon Trail, then SF-4A (Single-Family)
West: Cantarra Dr., then I-SF-4A (vacant)

NEIGHBORHOOD ORGNIZATIONS:

Austin Heritage Tree Foundation
 BikeAustin
 Cantarra Homeowners Assoc, Inc.
 Pflugerville Independent School District
 SelTexas
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin, Inc.

Existing Street Characteristics:

Name	ROW	Pavement	Classification
Cantarra Drive	63'	42'	Local

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.

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CM/M**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 Community Recreation (Private) use is a conditional use in this SF-4A 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 complies with all requirements of the Land Development Code. In addition, the site plan complies with setback and height requirements.
 - 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. The required parking spaces are located onsite.
 - 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 construction sales and service will have no more impact on adjoining properties than other permitted uses in which could operate with similar or later hours than the proposed amenity center.
 - 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. The site enhances pedestrian convenience in the neighborhood by providing an amenity center to walk to.
 - 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.

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SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-2014-0356C

ADDRESS: 13317 Cantarra Dr.

CASE NAME: Cantarra Amenity Center

MANAGER: Donna Galati



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: D. Galati

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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.austintexas.gov/devservices.

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-2014-0356C
Contact: Donna Galati, 512-974-2733 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Jul 7, 2015

Wanda & Juan Lopez
Your Name (please print)

I am in favor
 I object

3421 Cantara Dr. Austin, TX 78700
Your address(es) affected by this application

[Signature]
Signature

Daytime Telephone: *512-773-8121*

6/24/15
Date

Comments: *This amenity center has been promised to provide for this area, since the initial development was the selling point. This is long overdue approval of this development is respectfully requested.*

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

City of Austin
Development Services Department - 4th floor
Donna Galati
P. O. Box 1088
Austin, TX 78767-8810