

ZONING AND PLATTING COMMISSION SITE PLAN REVIEW SHEET
SITE PLAN WAIVER

CP

CASE NUMBER: SP-2014-0288C **ZAP DATE:** August 4, 2015

PROJECT NAME: Fort Dessau Amenity Center

ADDRESS: 1425 Fort Dessau Road

AREA: 1.94 acres

APPLICANT: Steve Bertke, PE, Gray Engineering
8834 North Capital of Texas Highway, Ste. 140
Austin, TX 78759

OWNER: Continental Homes of Texas, LP
Richard Maier
10700 Pecan Park Blvd, 4th Fl.
Austin, TX 78750
512-345-4663

EXISTING ZONING: MF-3 and SF-2-CO

EXISTING AND PROPOSED DEVELOPMENT: The site is currently developed with a historic residence that will remain and be renovated into an amenity center for the future surrounding single-family residences. In addition to the residence, the site has an existing pool and 810-square-foot outdoor pavilion area. The house is surrounded by numerous heritage-size oak trees that will all be preserved within the site plan. The site plan proposes the construction of a parking lot with 9 spaces, a 343-square-foot bathroom facility, and a 20-foot by 100-foot bocce court. The site plan also proposes additional landscaping and pedestrian paths throughout the site.

WATERSHED: Harris Branch (Suburban)
APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
T.I.A.: Not Required

SUMMARY COMMENTS:

The applicant is requesting a compatibility waiver to LDC 25-2-1063(B) to allow a structure within 10 feet of a lot zoned SF-5 or more restrictive. The bathroom facility is proposed within 10 feet of the western property line adjacent to property currently zoned SF-2-CO. The adjacent property is within a preliminary plan for a single-family subdivision, but the final plat for this section of the preliminary plan has not yet been submitted for review and approval. The adjacent properties are currently



undeveloped. The strip of SF-6-CO zoning within the lot does not trigger compatibility setbacks because compatibility can only be triggered between separate lots and not within the same lot with the same owner.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	SF-2-CO/P
East:	MF-3
South:	MF-3
West:	SF-2-CO

Transportation: A traffic impact analysis was not required for this development. Access to the site will be via Fort Dessau Road. Currently Fort Dessau Road terminates at the amenity center lot as recorded in the Fort Dessau South subdivision.

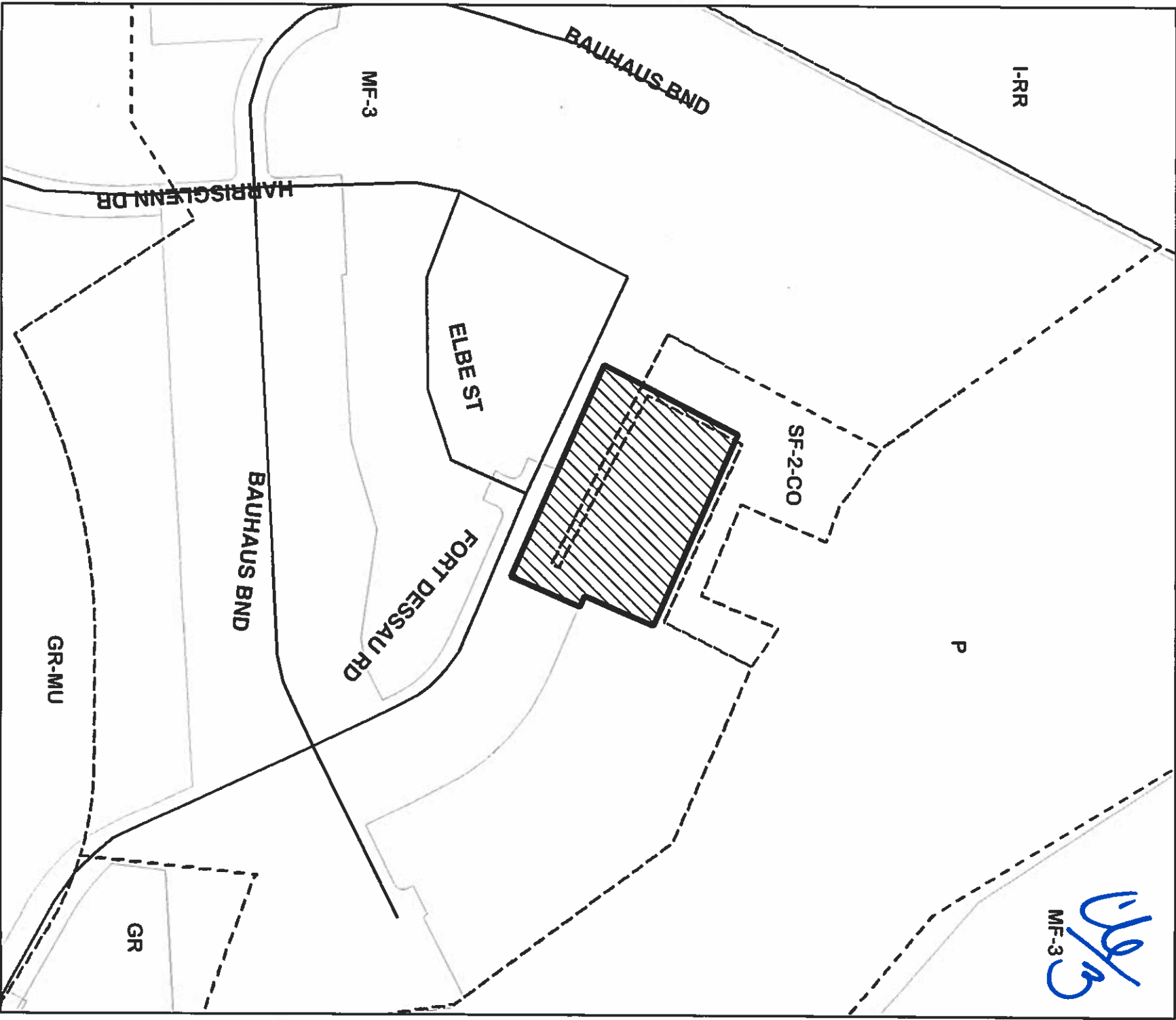
Environmental: The site is not located over the Edward's Aquifer Recharge Zone, and is within the Desired Development Zone.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of site plan waiver. The site plan will comply with all requirements of the Land Development Code prior to release.

CASE MANAGER: Brad Jackson Telephone: (512) 974-3410
Brad.jackson@austintexas.gov

NEIGHBORHOOD ORGANIZATION(S):

Homeless Neighborhood Association
Austin Heritage Tree Foundation
Sierra Club, Austin Regional Group
SEL Texas
The Real Estate Council of Austin, Inc.
North Growth Corridor Alliance
Bike Austin
Pflugerville Independent School District



SITE PLAN

CASE#: SP-2014-0288C
ADDRESS: 1425 Fort Dessau
CASE NAME: Fort Dessau Amenity Center
MANAGER: Brad Jackson

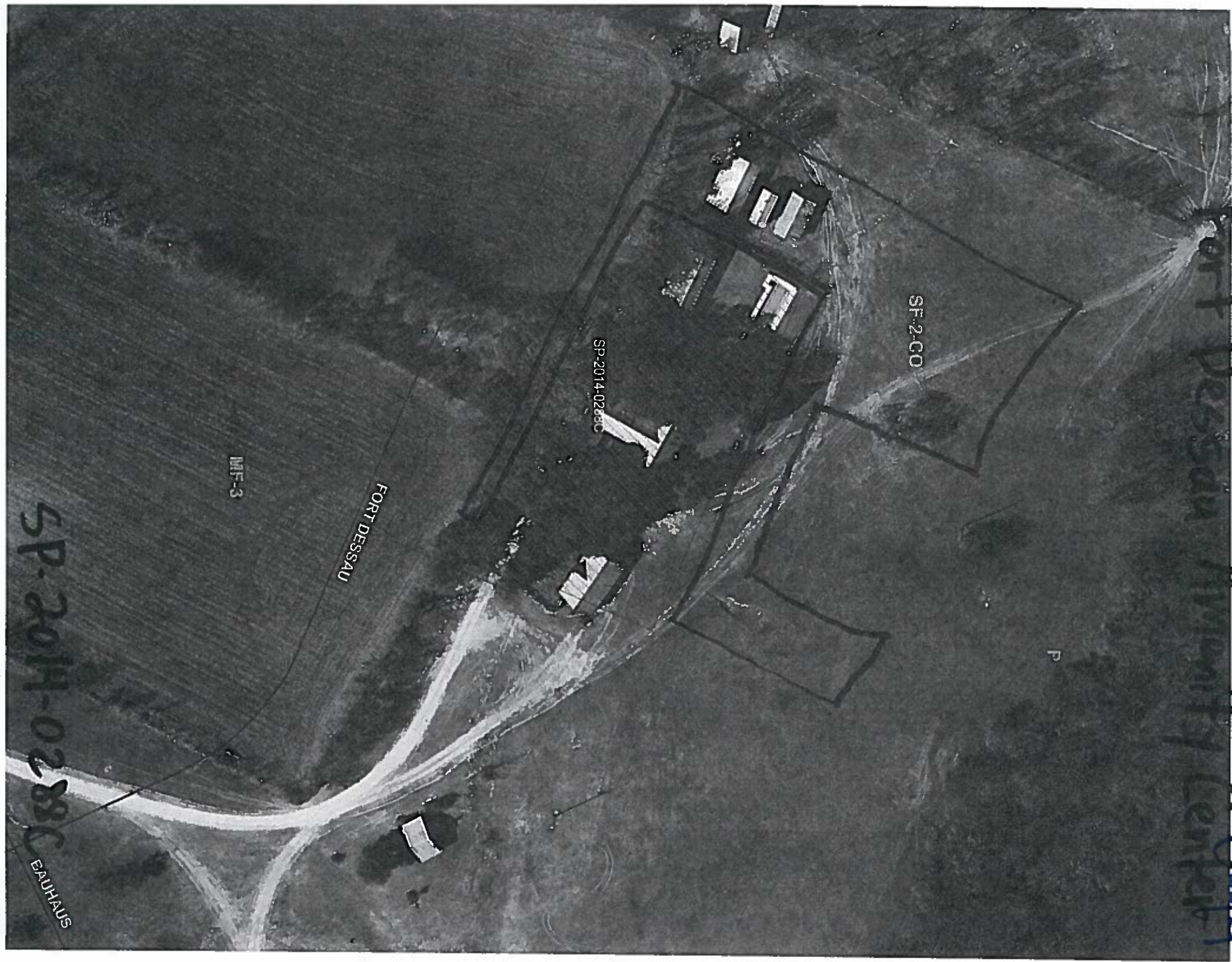
SUBJECT TRACT

ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for use as a legal document. It is not a substitute for a professional 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: Brad Jackson

Fort Dessau Community Center 01/01/19



SP-2014-0228C EAUHAUS



ENGINEERING

O 512.452.0371 : F 512.454.9933

8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPE 2946

January 21, 2015

Mr. Greg Guernsey
City of Austin Planning and Development Review Department
One Texas Center
505 Barton Springs Road
Austin, TX 78704

RE: Fort Dessau Amenity Center Construction Plans
Waiver Request
Case Number SP-2014-0288C
GEI No. 1283-10829-64

Dear Mr. Guernsey,

Please accept this letter as a formal request for a waiver regarding zoning compatibility issues for the proposed Fort Dessau Amenity Center Site Plan (SP-2014-0288C). This facility will be used as a private amenity center for residents within the Fort Dessau Subdivision. Please find the attached exhibits representing current zoning boundaries as it relates to the proposed improvements associated with this project.

Compatibility is triggered do to the existing strip of SF zoning across the property boundary. A waiver is requested for LDC 25-2-1063(B) and LDC 25-2-1067(G)(1).

LDC 25-2-1063(B) - *In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:*

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or*
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.*

LDC 25-2-1067(G)(1) - *Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:*
(1) in an SF-5 or more restrictive zoning district; or
(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

CJG/S



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City of Austin Planning and Development Review Department
January 20, 2015
Page 2 of 2

A partial waiver is requested for LDC 25-2-1063(B) regarding the 25 foot setback for the proposed bathroom building on the west side of the site, and another partial waiver is requested for LDC 25-2-1067(G)(1) regarding the 25 foot setback distance required for parking area on the east side of the site.

All land surrounding the 1.94 acre amenity center lot is currently owned by the same developer, Continental Homes of Texas, LP. As discussed with the Case Manager for this project, Brad Jackson of the Planning and Development Review Department, the current locations of the proposed bathroom and parking are generally supported by the reviewers and would promote the use of this facility.

We respectfully submit this request on behalf of our client for your review. If you have any questions or need additional information regarding this update submittal, please call me at (512) 452-0371.

Sincerely,

GRAY ENGINEERING, INC.

Steven J. Bertke, P.E.
Project Manager

AVV:LG

FT DESSAU AMENITY CENTER OVERALL SUBDIVISION PLAN



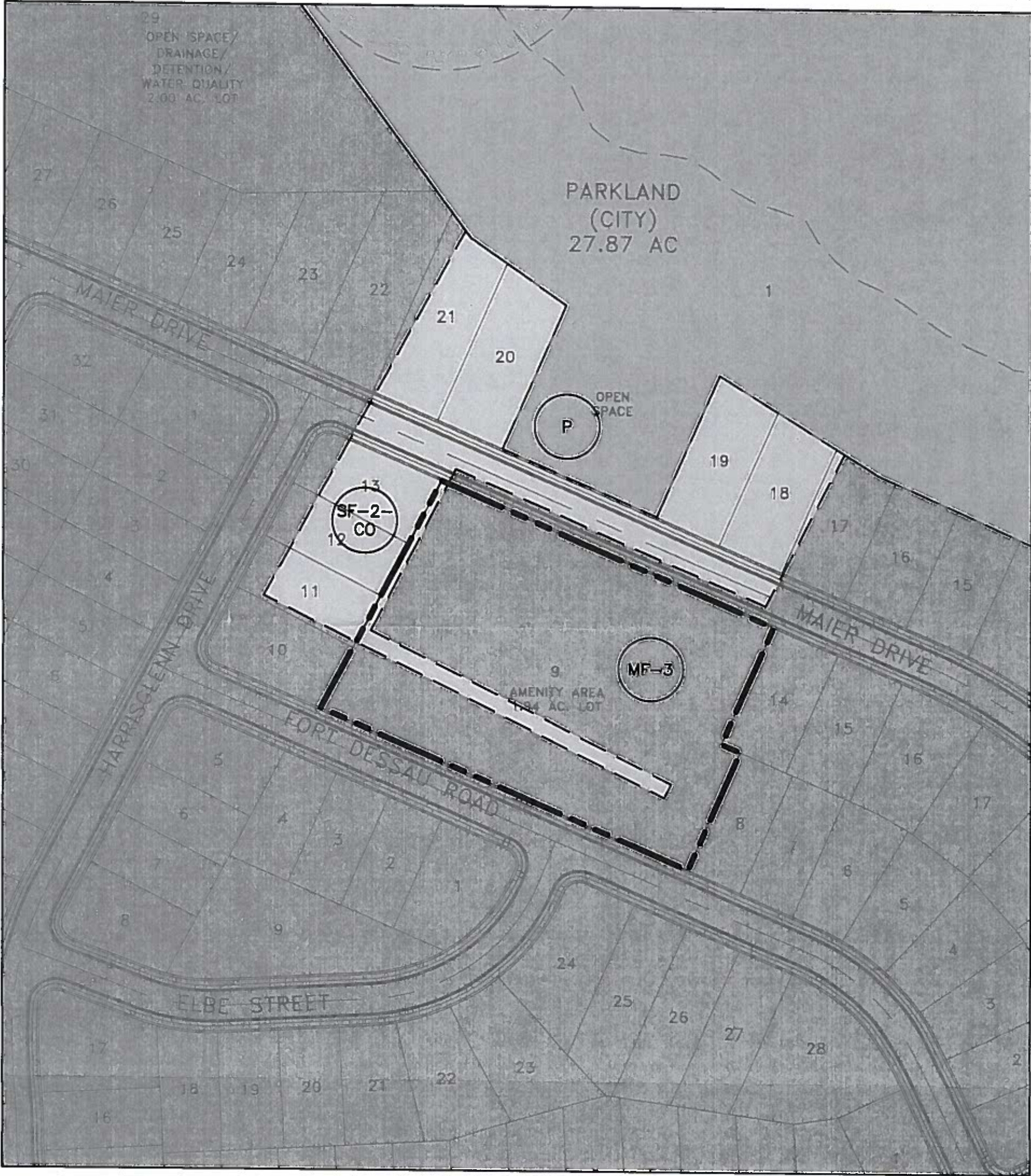
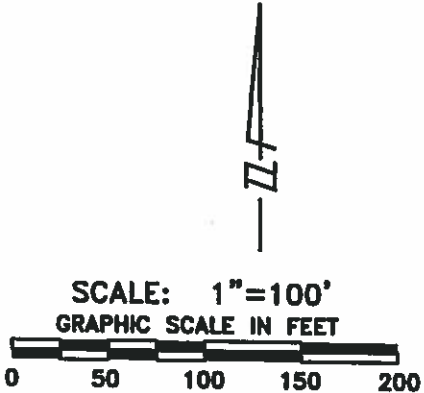
PHASING TABLE		
PHASE	EST. COMP. DATE	
1	JUN 2015	
2	MAY 2015	
3	OCT 2015	



Copy

EXHIBIT 1

EXISTING ZONING
FORT DESSAU AMENITY CENTER
TRAVIS COUNTY, TEXAS
NOVEMBER 2014



LEGEND







-  P
-  SF-2-CO
-  MF-3
-  PROPERTY BOUNDARY
-  ZONING TYPE
-  APPROXIMATE ZONING BOUNDARIES

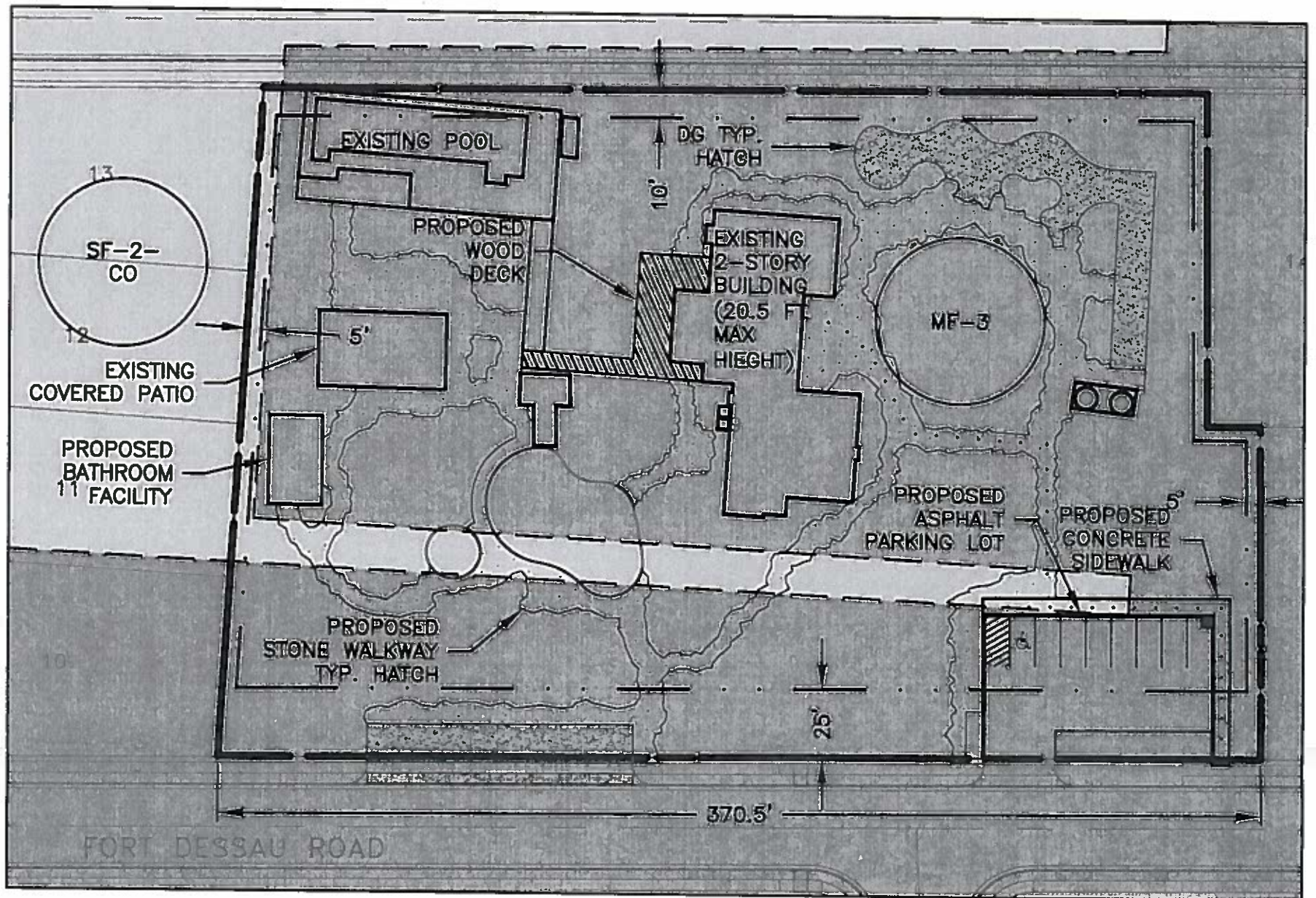
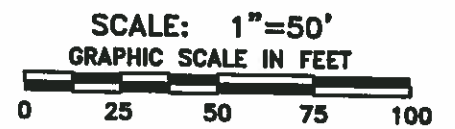
EXHIBIT 2 *Copied*



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

SITE DEVELOPMENT STANDARDS

FORT DESSAU AMENITY CENTER TRAVIS COUNTY, TEXAS NOVEMBER 2014



	SF-2 (0.128 ac)		MF-3 (1.812 ac)		TOTAL (1.94 ac)
	PROPOSED	ALLOWED	PROPOSED	ALLOWED	
BUILDING COVERAGE (area)	0 sq ft	2230 sq ft	7392 sq ft	43412 sq ft	7392 sq ft
BUILDING COVERAGE (%)	0%	40%	9.4%	55%	9%
IMPERVIOUS COVER (area)	1175 sq ft	2510 sq ft	24613 sq ft	51305 sq ft	25788 sq ft
IMPERVIOUS COVER (%)	21%	45%	31%	65%	31%
F.A.R.	0%	N/A	0.065:1	0.75:1	0.061:1
DWELLING UNITS PER ACRE	0	N/A	0	36	0

LEGEND







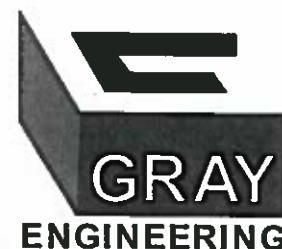
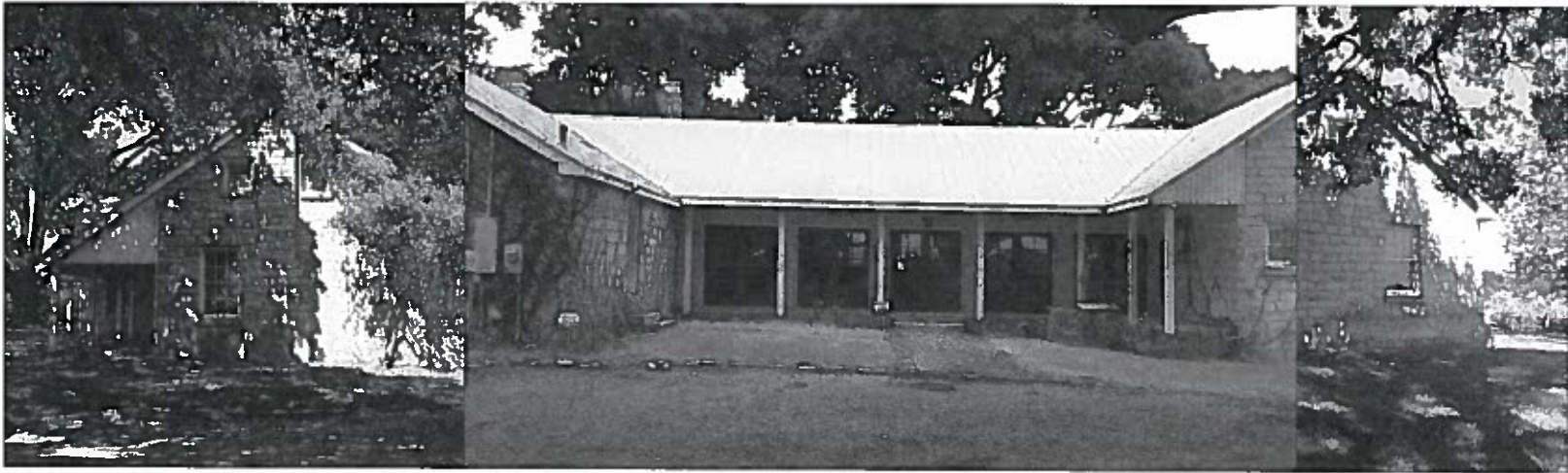
-  SF-2-CO
-  MF-3
-  ZONING TYPE
-  PROPERTY BOUNDARY
-  SF-2 / MF-3 SETBACKS
-  APPROXIMATE ZONING BOUNDARIES

EXHIBIT 3



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1 EAST ELEVATION
NOT TO SCALE

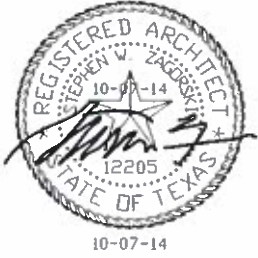


2 WEST ELEVATION
NOT TO SCALE

1 PHOTOS OF ELEVATIONS



01/09/10



3 SOUTH ELEVATION
NOT TO SCALE



4 NORTH ELEVATION
NOT TO SCALE



1 PHOTOS OF ELEVATION

11/16/11

Case History Ex 4. SP-2014-0288

6/6/12

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0041 (Fort Dessau- GR)

Z.A.P. DATE: May 21, 2013
June 18, 2013

ADDRESS: 1602 Fish Lane

OWNER/APPLICANT: John C. & Dana Fish

AGENT: Land Strategies, Inc.
(Paul W. Linehan)

ZONING FROM: SF-2-CO TO: GR* AREA: 1.9432 acres
MF-3

*On April 29, 2013, the applicant sent the staff a letter asking to amend their rezoning request to the MF-3district (Please see Amended Zoning Request Letter – Attachment A).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant MF-3, Multi-family Residence-Medium Density District, zoning.

ZONING AND PLATTING COMMISSION:

5/21/13: Continued to June 18, 2013 by the Zoning and Platting Commission (5-0, C. Banks and J. Meeke-absent)

6/18/13: Approved staff's recommendation of MF-3 zoning by consent (6-0, C. Banks-absent); P. Seeger-1st, R. McDaniel-2nd.

ISSUES:

At the May 21, 2013 Zoning and Platting Commission meeting, some of the Commissioners inquired about the historical significance of the house on the site under consideration. The applicant has provided information regarding the background of this structure for the Commission's review (Please see Fort Dessau Historical Memo – Attachment B).

DEPARTMENT COMMENTS:

The property in question is currently utilized as a ranch with a farmhouse. The single-family residence on this site has historic designation and is considered a homestead. The property was annexed by the City of Austin on December 31, 2003 (annexation case: C7A-03-013). The applicant requested permanent zoning on this site in 2004 (previous zoning case: C14-04-0056). The original 145-acre Fish Tract site includes part of the Harris Branch tributary/floodplain, which traverses this portion of the property from the northwest to the southeast. The applicant is requesting to rezone the existing single-family residence to MF-3 so that it can be redeveloped as a community recreation use through a conditional use permit that will provide services to the proposed multi-family residential development to the north, south, east and west.

The staff recommends the applicant's request to rezone a portion of the original tract to the MF-3 district because the proposed multifamily zoning will be combined with the existing MF-3 zoned

tracts to the north and south to encourage a variety of housing opportunities in this area of the city. The proposed rezoning will allow the applicant to seek a conditional use permit to redevelop the existing structure on the site into a community center to provide services to new residential development surrounding this parcel in the future.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2-CO	Single-Family Residence/ Ranch
North	SF-2-CO	Undeveloped Land
South	MF-3	Undeveloped Land
East	MF-3	Undeveloped Land
West	MF-3	Undeveloped Land

AREA STUDY: N/A

TIA: Waived

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Monorail Project
- Beyond2ndNature
- Bike Austin
- Homeless Neighborhood Association
- North Growth Corridor Alliance
- Pflugerville Independent School District
- SELTEXAS
- Sierra Club, Austin Regional Group
- The Real Estate Council of Austin

SCHOOLS:

- Copperfield Elementary School
- Pflugerville Middle School
- Dobie Middle School
- Lanier High School

09/14

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0103 (Del Cerro: 13700 Dessau Road)	GR-MU, GR, SF-2-CO to MF-3	8/21/07: Approved staff's recommendation of MF-3 zoning by consent (7-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	9/27/07: Approved MF-3 zoning by consent (5-0); all 3 readings
C14-06-0098 (Harris Ridge: 13809 Harris Ridge Boulevard)	L1-CO to Tract 1: SF-6 and Tract 2: L1	11/21/06: Approved staff's recommendation of SF-6-CO zoning for Tract 1, with following conditions: 1) Changed setback requirement to a 45-foot building setback from the southern property line along proposed Tract 2; 2) Added requirement for an 8-foot masonry fence along the southern property line along proposed Tract 2; 3) Included a 25-foot vegetative buffer along the western property line bordering single family development in the County; 4) Approved staff's recommendation for L1 zoning for Tract 2, adding a conditional overlay for the following: Establish a 78-foot building setback from the northern property line along proposed Tract 1; 5) Include the T1A recommendations for Tracts 1 and 2 as provided in Attachment D in a public restrictive covenant. Vote: (9-0); K. Jackson-1 st , B. Baker-2 nd .	12/07/06: Approved SF-6-CO zoning for Tract 1 and L1-CO zoning for Tract 2 (7-0); 1 st reading 6/29/07: Approved SF-6-CO zoning for Tract 1 and L1-CO zoning for Tract 2, with conditions (7-0); 2nd/3rd readings
C14-04-0139 (Howard Lane Industrial Park: 1100 East Howard Lane)	I-RR to L1	11/2/04: Approved staff's recommendation of L1-CO zoning with added condition of no Adult Oriented Businesses, by consent (9-0)	12/02/04: Approved L1-CO, with a CO for 2,000 vtyd limit and prohibiting Adult Oriented Businesses, (7-0); all 3 readings
C14-04-0127 (Wright Subdivision Dessau Road Zoning Change: 1624 East Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning, with CO to prohibit Adult Oriented Businesses and a public RC encompassing the T1A recommendations, by consent (9-0)	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to SF-2, SF-6, MF-3 and CS	11/02/04: Approved staff's recommendation of : Tract 1, Block A: GR-MU Tract 2, Block A: GR Tract 3, Block A: GR Tract 4, Block A: GR	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)

CJA/1/5

		Tract 5, Block A: GR Tract 6, Block A: SF-2-CO (The conditional overlay includes a 100-foot vegetative buffer with a sound barrier fence along the western boundary of this tract to create a physical separation from the commercial/mixed use development proposed on Tract 1, Block A.) Tract 7, Block A: LR-MU Tract 8, Block A: MF-3 Tract 9, Block A: SF-6 Tract 10, Block A: LR Tract 1, Block B: GR-MU Tract 2, Block B: GR-MU In addition, require a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations, by consent (9-0)	
C14-00-2101 (Harris Ridge Rezoning: Harris Glenn Drive At Howard Lane)	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings

RELATED CASES: C7A-03-013 Annexation case
C14-2007-0103, C14-04-0056 Previous zoning cases

ABUTTING STREETS:

NAME	ROW	PAYMENT	CLASSIFICATION	DAILY TRAFFIC
Howard Lane	Varies	Varies	Major Arterial	N/A
Harrisglenn Boulevard	Varies	Varies	Collector	N/A
Dessau Road	120'	2@30'	Major Arterial	N/A

CITY COUNCIL DATE: June 6, 2013
ACTION: Postponed to September 26, 2013 at the applicant's request (7-0);
B. Spelman-1st, S. Cole-2nd.

September 26, 2013

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us