Item C-05 1 of 8

ZONING AND PLATTING COMMISISON SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2016-0212C ZAP DATE: December 20, 2016

PROJECT NAME: Reserve at McKinney Falls Amenity Center

ADDRESS OF APPLICATION: 6717 Janes Ranch Road

APPLICANT: Pape-Dawson Engineers, Inc. (Terry Reynolds)

7800 Shoal Creek Blvd. Austin. Texas 78757

(512) 454-8711

OWNER: Continental Homes of Texas

1070 Pecan Park Blvd.

Suite 400

Austin, Texas 78575

(512) 354-4663

EXISTING ZONING: SF-2 (Single Family Residence Standard Lot)

NEIGHBORHOOD

PLANNING AREA: Not applicable - the subject property is not within an organized

NPA.

WATERSHED: Onion Creek (Suburban)

PROPOSED DEVELOPMENT/REQUEST BY APPLICANT: The applicant is requesting approval of a conditional use permit to allow a Community Recreation (Private) amenity center on an undeveloped four-lot 0.61-acre site to serve the residents of the adjoining residential development. The Community Recreation land use is a conditional use in the SF-2 zoning district.

The proposed amenity center will include construction of a swimming pool, a one-story, 443 sq. ft. pump house/bathrooms building, a 15-space paved parking area and associated utility improvements.

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association
Dove Springs Proud
South Park Neighbors
Bike Austin
Austin Neighborhoods Council
SEL Texas
Friends of Austin Neighborhoods
Austin Heritage Tree Foundation



GO! Austin Vamos! Austin Dove Springs Del Valle Community Coalition Southeast Corner Alliance of Neighbors Del Valle Independent School District Onion Creek Homeowners Association Sierra Club – Austin Regional Group

SUMMARY STAFF RECOMMENDATION: Based upon the site plans submitted for site development permitting of the proposed Community Recreation/amenity center, the project appears to be in full compliance with all City of Austin Land Development Code requirements, including those for screening and setbacks. As of this writing, there have been no Interested Parties registered for the case, and staff recommends approval of the conditional use permit.

CASE MANAGER: Michael Simmons-Smith Telephone: (512) 974-1225

michael.simmons-smith@austintexas.gov

CONDITIONAL USE PERMIT

LDC Section 25-5-145(D) - 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.

LDC Section 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.

LDC SECTION 25-5-145A EVALUATION OF CONDITIONAL USE SITE PLAN

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145(A) 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:

- **(A)** A conditional use site plan must:
- 1. Comply with the requirements of this title;

Staff Response: The proposed building, pool and parking meet compatibility setback requirements from the adjoining SF-2 residential properties.

- 2. Comply with the objectives and purposes of the zoning district;
 - Staff Response: The proposed amenity center and its appurtenances generally comply with the objectives and purpose of the SF-2 zoning, but the proposed accessory development is required to obtain a conditional use permit as per LDC Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*).
- 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: All above site features are in compliance with the Land Development Code..

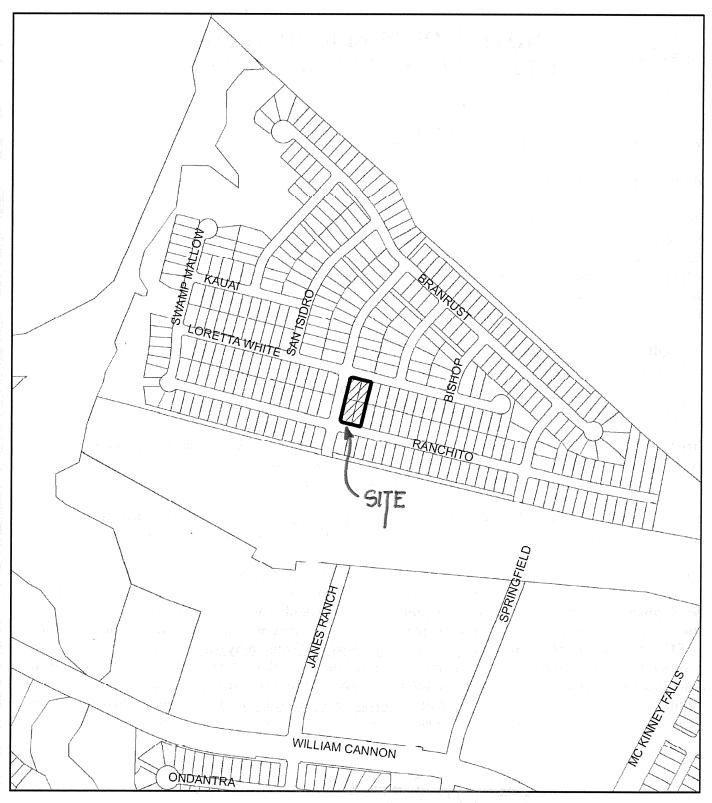
- **4.** Provide adequate and convenient off-street parking and loading facilities; and Staff Response: Required parking is provided on the site.
- 5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will reasonably protect 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 within 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: Undetermined.
- 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: Any signage and lighting will be required to comply with the Land Development Code.



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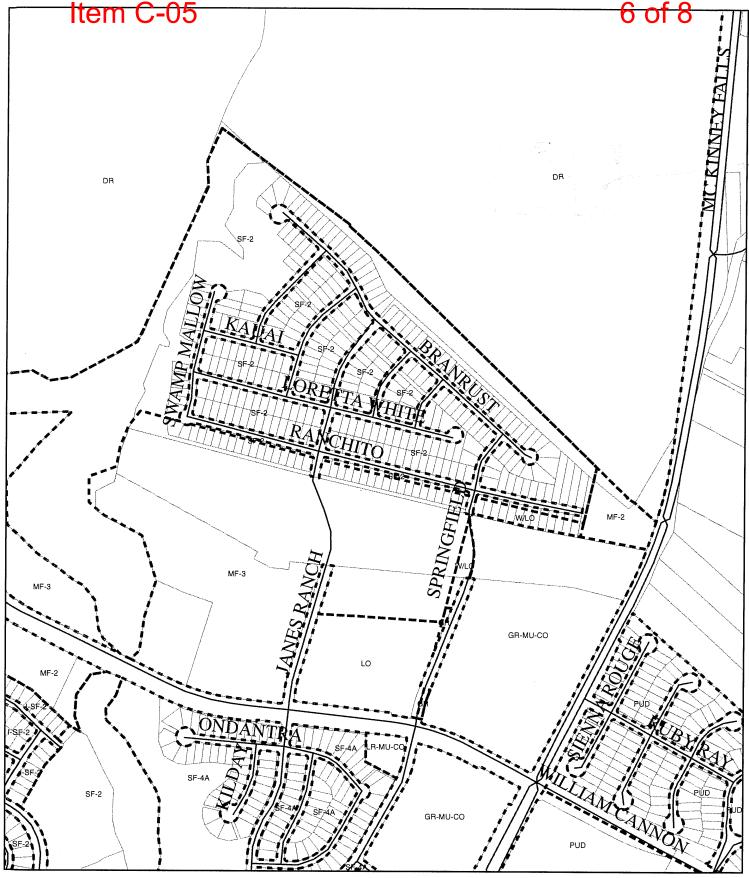
	Subject	Tract
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Base Map

LOCATION: 6717 Janes Ranch Rd

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.



0 150 300 600 Feet

CONDITIONAL USE SITE PLAN

CASE NO.: SPC-2016-0212C ADDRESS: 6717 JANES RANCH ROAD CASE MANAGER: MICHAEL SIMMONS-SMITH





Control Robinson Reserve at McKinney Falls Amenity Center (SPC-2016-0212C) October 11, 2016 Page 2 of 2 We appreciate your assistance with this project. Should you require any additional information with regards to this matter, please do not hesitate to contact our office W OOS Oustin Goss, P.E., LEED* AP Senior Project Manager We respectfully request Austin Water Utility the continued review and approval of the above referenced Site Plan project subject to the construction and acceptance of the off-site water and wastewater facilities associated with the construction plans for Springfield Section 7 (C8-85-We understand we cannot obtain a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) for the amenity center until the water and wastewater improvements associated with the Construction Plans for Springfield Section 7 (C8-85-086.02.10B) have been constructed, inspected, and accepted by the City of Austin Water Utility. We understand that no

onjunction with this approval, unless otherwise agreed to by the City of Austin. We also

acknowledge the City of Austin has no responsibility to complete the water and wastewater

Austin | San Antonio | Housion | Fort Worth | Dailas Transportation | Water Resources | Lond Development | Surveying | Environmental 7600 Shoel Creek Bird., Suite 220 West, Austin, TX 78757 T: 512,454,9711 www.Pape-Dawson.com

LEGAL DESCRIPTION

October 11, 2016

Austin Water Utility

Austin, Texas 78701

Pipeline Engineering Divisi

635 East 10th Street, Suite 300

(SPC-2016-0212C)

LOT 1, BLOCK D AND LOT 50, BLOCK D OF THE SUBDIVISION PLAT OF SPRINGFIELD, SECTION 7 RECORDED IN DOCUMENT NO. 201500284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 2, BLOCK D OF THE SUBDIVISION PLAT OF SPRINGFIELD, SECTION 8A & 8B RECORDED IN DOCUMENT NO. 201500282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 49. BLOCK D OF THE SUBDIVISION PLAT OF SPRINGFIELD, SECTION 9 RECORDED IN DOCUMENT NO. 201500283 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF AN AMENITY CENTER AND ASSOCIATED APPURTENANCES TOTALING 12,697 SQ. FT. (GSF) ON A 0.61 ACRE SITE WITH ASSOCIATED PARKING, AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL

PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON NOVEMBER 24, 2014 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING DIVISION.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

THE OFFSITE DETENTION POND AND ASSOCIATED DRAINAGE CONVEYANCE INFRASTRUCTURE TO BE CONSTRUCTED UNDER CASE NO. C8-85-086.02.10B MUST BE COMPLETED AND ACCEPTED BY THE CITY BEFORE A CERTIFICATE OF OCCUPANCY CAN

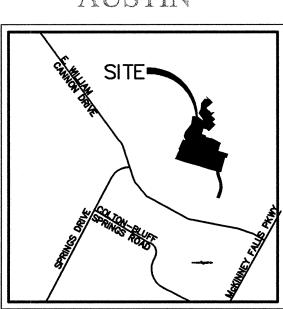
THIS SITE IS COMPOSED OF 4 LOTS/TRACTS, AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AS DOCUMENT # . IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY, APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE ROW OR PUBLIC EASEMENTS. PLEASE GO TO

AUSTIN



LOCATION MAP NOT-TO-SCALE MAPSCO MAP GRID: 675P

CITY GRID J13, J14

O 250 500 SCALE: 1"= 500'

SITE PLAN FOR

RESERVE AT

MCKINNEY FALLS

AMENITY CENTER

AUSTIN, TX

CONSOLIDATED SITE

DEVELOPMENT PLAN

AUSTIN, TEXAS

THIS PROJECT IS LOCATED IN THE ONION CREEK WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED, THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN. THIS PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE CONDITIONS OUTLINED IN THE CHAPTER 245 ACCOMMODATION LETTER DATED APRIL 1, 2009 (RE: RKS TEXAS INVESTMENTS, LP; SPRINGFIELD SUBDIVISION) BETWEEN THE CITY OF AUSTIN AND RICK SHELDON.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HERON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO(s). 48453C0615H, DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS.

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

I, DUSTIN J. GOSS P.E. #98105, CERTIFY THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE WITH ACCURATE TECHNICAL DATA AND IN GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS IN EFFECT ON JULY 17, 1985.



7800 SHOAL CREEK BLVD AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.459.8867 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

6717 JANES RANCH ROAD OWNER: CONTINENTAL HOMES OF TEXAS, L.P.

10700 PECAN PARK BLVD., STE. 400 AUSTIN, TEXAS 78750 (512) 490-2500 FAX (210) 490-4465

ENGINEER:

PAPE-DAWSON ENGINEERS 7800 SHOAL CREEK BLVD., SUITE 220-WEST **AUSTIN, TEXAS 78757** F (512) 459-8867

LANDSCAPE ARCHITECT:

KEITH CAVET LANDSCAPE ARCHITECT 1712-B GOODRICH AVENUE **AUSTIN, TEXAS 78704** (512) 761-0640

ARCHITECT:

TEINERT DESIGNS 1607 BRUSHY VIEW COVE AUSTIN, TEXAS 78754 (512) 491-6800

	Sheet Number	Sheet Title
ľ	01	COVER SHEET
ľ	02	CONSTRUCTION NOTES
ľ	03	RECORDED PLAT SECTION 7 (1 OF 2)
Ī	04	RECORDED PLAT SECTION 7 (2 OF 2)
ſ	05	RECORDED PLAT SECTION 8A & 8B (1 OF 2)
Ī	06	RECORDED PLAT SECTION 8A & 8B (2 OF 2)
- [07	RECORDED PLAT SECTION 9 (1 OF 1)
Ī	08	EROSION & SEDIMENTATION CONTROL PLAN
Ī	09	TRAFFIC CONTROL PLAN (1 OF 2)
ſ	10	TRAFFIC CONTROL PLAN (2 OF 2)
ľ	11	SITE PLAN AND DIMENSION CONTROL
ſ	12	GRADING PLAN
ſ	13	DRAINAGE PLAN AND CALCULATIONS
Ī	14	UTILITY PLAN
Ī	15	FIRE PLAN
	16	ESC DETAILS
Ī	17	STREET AND SITE DETAILS
ľ	18	UTILITY DETAILS (1 OF 2)
Ī	19	UTILITY DETAILS (2 OF 2)
Ī	20	TRAFFIC CONTROL DETAILS (1 OF 3)
Ī	21	TRAFFIC CONTROL DETAILS (2 OF 3)
ľ	22	TRAFFIC CONTROL DETAILS (3 OF 3)
ľ	23	LANDSCAPE PLAN
ľ	24	ARCHITECTURAL ELEVATIONS

Sheet List Table

SUBMITTED BY:

I. MICHAEL S. FISHER P.E. #87704. DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISION OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

DATE PAPE-DAWSON ENGINEERS MICHAEL S. FISHER, P.E. #87704 VICE PRESIDENT

DATE PAPE-DAWSON ENGINEERS **DUSTIN J. GOSS, P.E. #91805** SENIOR PROJECT MANAGER

REVIEWED AND APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT SITE PLAN / DEVELOPMENT PERMIT NUMBER DATE DATE CITY OF AUSTIN FIRE DEPARTMENT CITY OF AUSTIN INDUSTRIAL WASTE DATE **AUSTIN WATER UTILITY** DATE SUBMITTAL DATE

WATER PRESSURE ZONE SOUTH (SO1)

C8-85-086.02.10A, C8-85-086.02.12A, C8-85-086.02.13A

SUBDIVISION FILE NUMBER

MAY 3, 2016

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

MICHAEL S. FISHER

DUSTIN J. GOSS

91805

DOMESTIC DEMAND STATIC PRESSURE IRRIGATION DEMAND : 25 GPM WATER FIXTURE UNITS: 33 TOTAL

FIRE FLOW TEST

*PENDING SUBDIVISION CONSTRUCTION

BUILDING TYPE: ASSEMBLY A5

FIRE FLOW REOUIREMENTS

BUILDING CONSTRUCTION TYPE: VB SQUARE FOOTAGE: 654 SF REQUIRED FLOW: 1,500 GPM FIRE FLOW AVAILABLE: 1,680 GPM

SITE PLA	N RELE	EASE			
SITE PLAN APPROVAL			SHEET	01 OF 24	1
FILE NUMBER SPC-2016-0212C	·	APPLICAT	ION DATE	MAY 3, 2	<u> 201</u> 6
APPROVED BY COMMISSION		UND	ER SECTIO	ON <u>142</u> O	F
CHAPTER 25-5 OF THE CITY OF AUSTIN C	CODE.				
EXPIRATION DATE (25-5-81, LDC)	_ CASE MA	NAGERMIC	HAEL SIM	MONS-SMI	ITH
PROJECT EXPIRATION DATE ORD. #970903	5-A <u>)</u>	DWPZ		DDZ	
Director, Development Services Department					
RELEASED FOR GENERAL COMPLIANCE:			INGSF-2		
Rev. 1	Correction 1 Correction 2				
Rev. 3	Correction 3				

50898-10 | Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS FOR A LIST OF SUBMITTAL REQUIREMENTS, FEE CALCULATIONS, AND TO ARRANGE PAYMENT OF INSPECTION FEES.

S DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

