

**ZONING AND PLATTING COMMISSION 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 78755
(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:

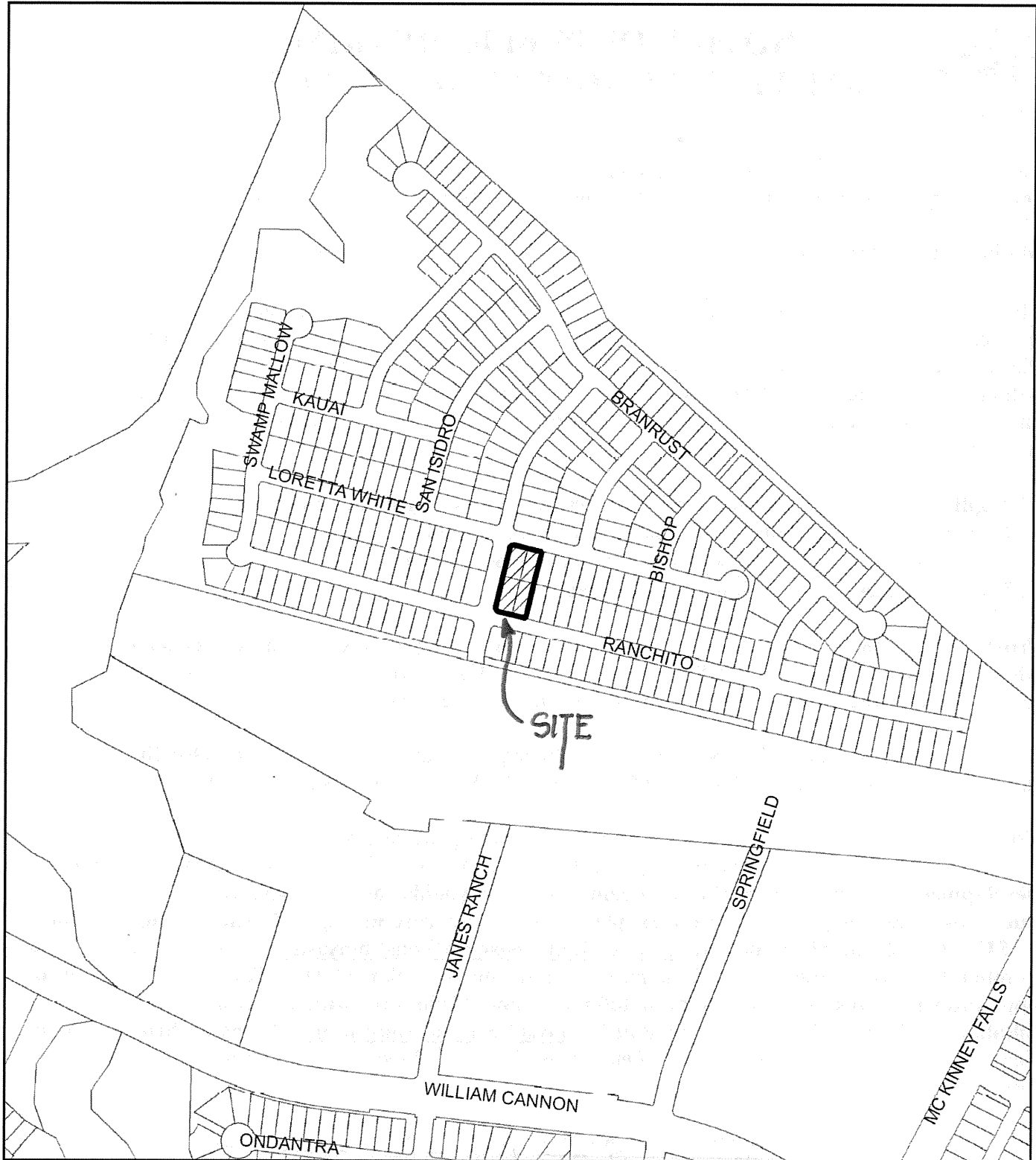
7. More adversely affect an adjoining site than would a permitted use;


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.



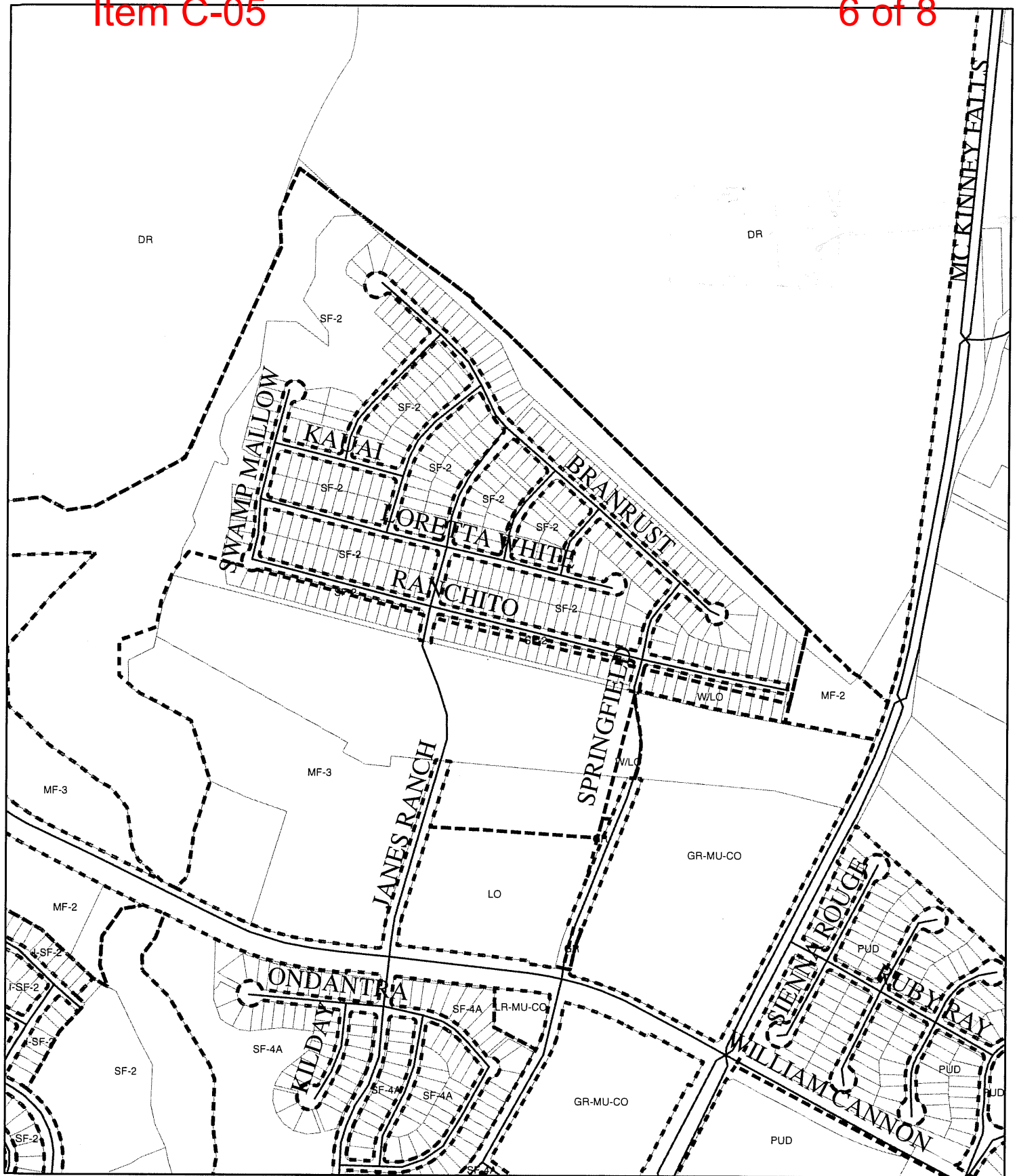
 Subject Tract

 Base Map

LOCATION: 6717 Janes Ranch Rd

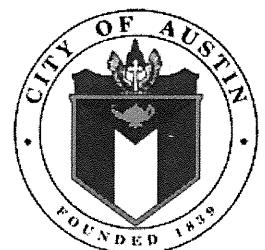
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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



CONDITIONAL USE SITE PLAN

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



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

