

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

**CASE NUMBER:** SPC-2017-0158C                      **PC DATE:** February 20, 2018

**PROJECT NAME:** Bellingham Meadows Amenity Center

**ADDRESS OF APPLICATION:** 12107 Reindeer Drive

**APPLICANT:** CADG Bellingham Meadows, LLC. (Brian Saatholff) (512) 657-6420  
12306 Waterton Parke Cr.  
Austin, TX 78726

**AGENT:** TRE & Associates, LLC (Marc Dickey) (512) 358-4049  
6101 W. Courtyard Dr. Bldg. 1, Ste. 100  
Austin, TX 78730

**CASE MANAGER:** Rosemary Avila (512) 974-2784  
[Rosemary.avila@austintexas.gov](mailto:Rosemary.avila@austintexas.gov)

**AREA:** 1.09 acres

**COUNCIL DISTRICT:** 1

**WATERSHED:** Gilleland Creek (Suburban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**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 to construct an amenity center with other associated improvements. The proposed land use [LDC 25-2-6 Civic Uses] is Community Recreation (Private). The Community Recreation (Private) use is the use of a site for the provision of an indoor or outdoor recreational facility for use of residents or guests of a residential development and is classified as a civic use. The proposed development consists of a pool area, covered patio, amenity building, and parking. The proposed building will be one story in height.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for the proposed amenity center. This site plan will comply with all Land Development Code requirements.

**PROJECT INFORMATION:** 1.09 acres

**ALLOWED F.A.R.:** N/A

**MAX. BLDG. COVERAGE:** 55%

**MAX. IMPERVIOUS CVRG.:** 65%

**REQUIRED PARKING:** 16

**PROPOSED ACCESS:** Reindeer Drive

**EXIST. ZONING:** I-SF-4A

**PROPOSED F.A.R.:** .008:1

**PROPOSED BLDG. CVRG:** 2.25%

**PROPOSED IMPERVIOUS CVRG:** 26.45%

**PROVIDED PARKING:** 20

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The proposed community recreation (private) use is a conditional use in the SF-4 base zoning district. All comments are cleared. This site is not subject to compatibility standards at time of review.

**Environmental:** All comments are cleared.

**Transportation:** All comments are cleared.

**SURROUNDING CONDITIONS:****Zoning (Land Use)**

<b>North:</b>	I-SF-4A (greenbelt)
<b>East:</b>	I-SF-4A (greenbelt)
<b>South:</b>	Bellingham Drive, then I-SF-4A (undeveloped)
<b>West:</b>	Reindeer Drive, then I-SF-4A (undeveloped)

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Neighborhood Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Harris Branch Residential Property Owners Assn.  
 Harris Branch Master Association, Inc.  
 Homeless Neighborhood Association  
 Sierra Club, Austin Regional Group

**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.

**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:

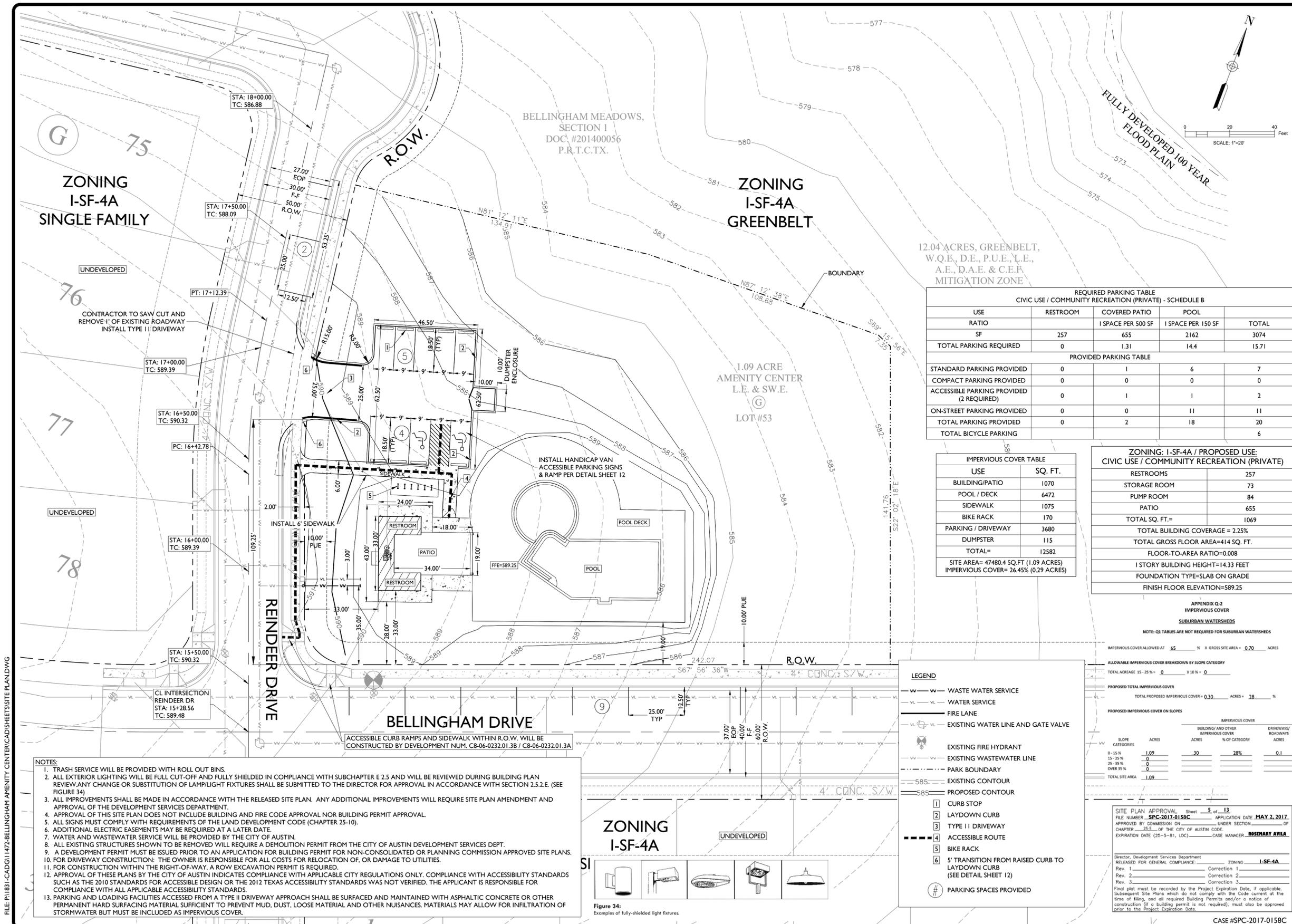
**B.****1. Comply with the requirements of this title;**

Staff Response: This site plan will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The SF-4A zoning district is intended for moderate-density residential development and is subject to development standards that maintain single family neighborhood characteristics. The proposed civic use is to serve the neighborhood. This site plan complies with all development regulations of the SF-4A zoning district, including height, impervious cover, and building cover.

- 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: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.
  - 4. Provide adequate and convenient off-street parking and loading facilities; and**  
Staff Response: The site plan will comply with off-street parking and loading facility requirements.
  - 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.
  - 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 in 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: No
  - 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: All signs and lighting will comply with the Land Development Code.



**TRE & ASSOCIATES**  
 Engineering Solutions  
 TBPE FIRM No. 13887  
 110 Mesa Park Drive, Suite 200  
 El Paso, Texas 79912  
 Telephone: (915) 836-5009  
 Fax: (915) 836-4949

PROJECT NO.	1831.1472.32		
DESIGNED BY:	AHR		
DRAWN BY:	SC		
CHECKED BY:	AHR/NNH		
DATE:	MAY 2, 2017		
PROJECT ADDRESS:	12107 REINDEER DRIVE		
NO.	BY	DATE	REVISION DESCRIPTION

**BELLINGHAM MEADOWS  
 AMENITY CENTER  
 12107 REINDEER DRIVE  
 AUSTIN, TEXAS**

**SITE PLAN**

**NOTICE:**  
 ALTERATION OF A SEALED  
 DRAWING WITHOUT PROPER  
 NOTIFICATION TO THE  
 RESPONSIBLE ENGINEER IS A  
 VIOLATION OF THE TEXAS  
 ENGINEERING PRACTICE ACT.

**STATE OF TEXAS**  
 89450  
 ADRIAN H. ROSAS  
 LICENSED PROFESSIONAL ENGINEER  
 01-02-2018

12.04 ACRES, GREENBELT,  
 W.Q.E., D.E., P.U.E., L.E.,  
 A.E., D.A.E. & C.E.F.  
 MITIGATION ZONE

REQUIRED PARKING TABLE CIVIC USE / COMMUNITY RECREATION (PRIVATE) - SCHEDULE B				
USE	RESTROOM	COVERED PATIO	POOL	TOTAL
RATIO		I SPACE PER 500 SF	I SPACE PER 150 SF	
SF	257	655	2162	3074
TOTAL PARKING REQUIRED	0	1.31	14.4	15.71

PROVIDED PARKING TABLE				
STANDARD PARKING PROVIDED	0	1	6	7
COMPACT PARKING PROVIDED	0	0	0	0
ACCESSIBLE PARKING PROVIDED (2 REQUIRED)	0	1	1	2
ON-STREET PARKING PROVIDED	0	0	11	11
TOTAL PARKING PROVIDED	0	2	18	20
TOTAL BICYCLE PARKING				6

IMPERVIOUS COVER TABLE	
USE	SQ. FT.
BUILDING/PATIO	1070
POOL / DECK	6472
SIDEWALK	1075
BIKE RACK	170
PARKING / DRIVEWAY	3680
DUMPSTER	115
TOTAL=	12582
SITE AREA= 47480.4 SQ.FT (1.09 ACRES)	
IMPERVIOUS COVER= 26.45% (0.29 ACRES)	

ZONING: I-SF-4A / PROPOSED USE:  
 CIVIC USE / COMMUNITY RECREATION (PRIVATE)

RESTROOMS	257
STORAGE ROOM	73
PUMP ROOM	84
PATIO	655
TOTAL SQ. FT.=	1069
TOTAL BUILDING COVERAGE = 2.25%	
TOTAL GROSS FLOOR AREA=414 SQ. FT.	
FLOOR-TO-AREA RATIO=0.008	
1 STORY BUILDING HEIGHT=14.33 FEET	
FOUNDATION TYPE=SLAB ON GRADE	
FINISH FLOOR ELEVATION=589.25	

APPENDIX Q-2  
 IMPERVIOUS COVER  
 SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 65% X GROSS SITE AREA = 0.70 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

SLOPE CATEGORIES	ACRES	%
0-15%	1.09	28%
15-25%	0	0%
25-35%	0	0%
OVER 35%	0	0%
TOTAL SITE AREA	1.09	

PROPOSED IMPERVIOUS COVER ON SLOPES

BUILDING AND OTHER IMPERVIOUS COVER	DRIVEWAYS/ROADWAYS	TOTAL
0.30	0.00	0.30
ACRES	ACRES	ACRES

TOTAL PROPOSED IMPERVIOUS COVER = 0.30 ACRES = 28%

**LEGEND**

- W-W WASTE WATER SERVICE
- W-W WATER SERVICE
- FIRE LANE
- W-W EXISTING WATER LINE AND GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER LINE
- PARK BOUNDARY
- 585 EXISTING CONTOUR
- 585 PROPOSED CONTOUR
- 1 CURB STOP
- 2 LAYDOWN CURB
- 3 TYPE II DRIVEWAY
- 4 ACCESSIBLE ROUTE
- 5 BIKE RACK
- 6 5' TRANSITION FROM RAISED CURB TO LAYDOWN CURB (SEE DETAIL SHEET 12)
- # PARKING SPACES PROVIDED

SITE PLAN APPROVAL Sheet 5 of 13  
 FILE NUMBER: SPC-2017-0158C APPLICATION DATE: MAY 2, 2017  
 APPROVED BY COMMISSION ON UNDER SECTION \_\_\_\_\_  
 CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE: (25-5-31, LCK) CASE MANAGER: ROSEMARY AVILA

Director, Development Services Department  
 RELEASED FOR GENERAL COMPLIANCE: ZONING: I-SF-4A

Rev. 1 \_\_\_\_\_ Correction 1  
 Rev. 2 \_\_\_\_\_ Correction 2  
 Rev. 3 \_\_\_\_\_ Correction 3

Final plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site 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.

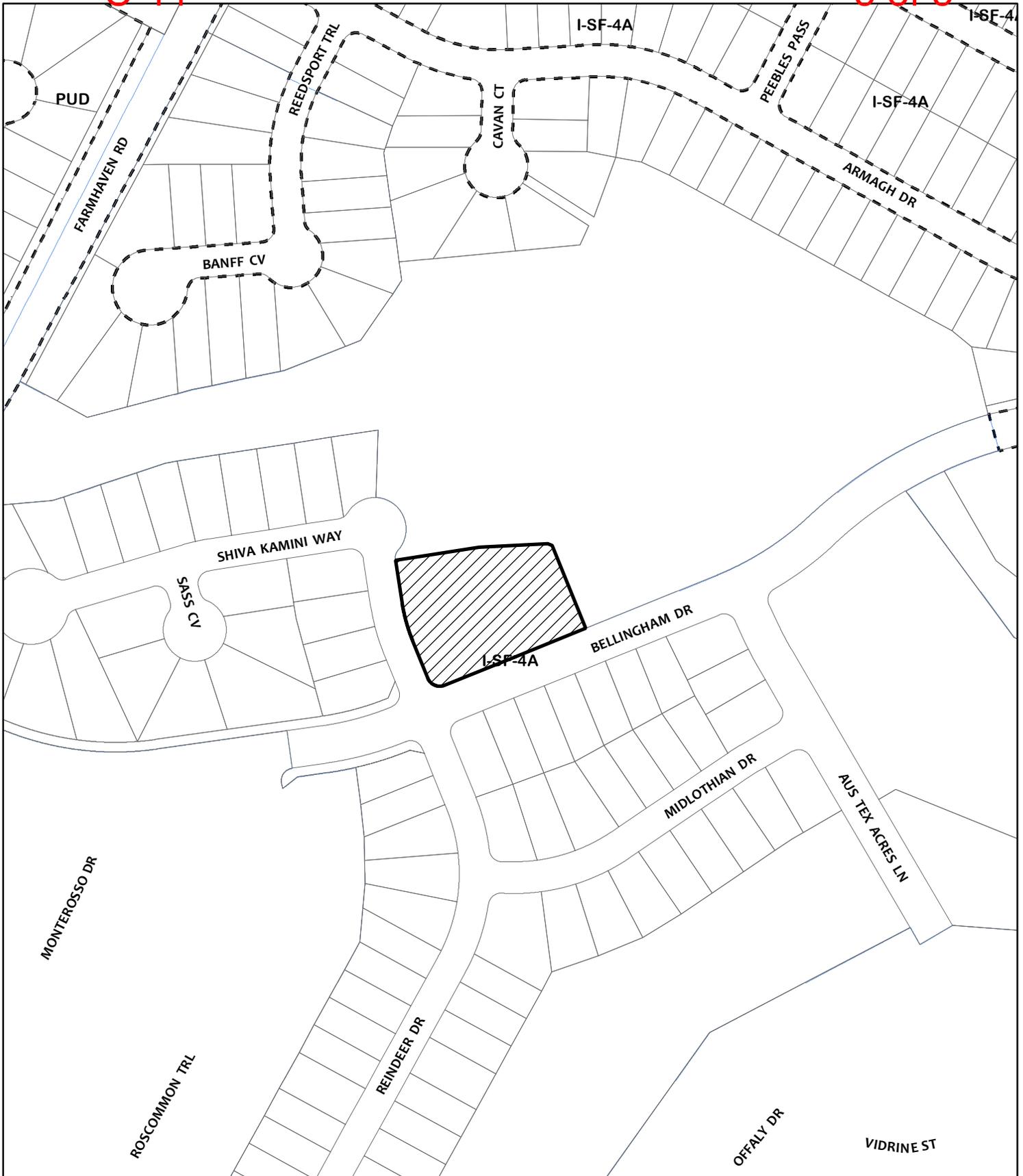
CASE #SPC-2017-0158C

- NOTES:**
- TRASH SERVICE WILL BE PROVIDED WITH ROLL OUT BINS.
  - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. (SEE FIGURE 34)
  - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
  - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
  - ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
  - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
  - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
  - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
  - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
  - PARKING AND LOADING FACILITIES ACCESSED FROM A TYPE II DRIVEWAY APPROACH SHALL BE SURFACED AND MAINTAINED WITH ASPHALTIC CONCRETE OR OTHER PERMANENT HARD SURFACING MATERIAL SUFFICIENT TO PREVENT MUD, DUST, LOOSE MATERIAL AND OTHER NUISANCES. MATERIALS MAY ALLOW FOR INFILTRATION OF STORMWATER BUT MUST BE INCLUDED AS IMPERVIOUS COVER.

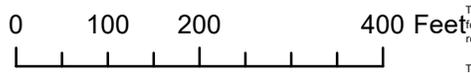
**ZONING I-SF-4A**

Figure 34: Examples of fully-shielded light fixtures.

FILE: P:\1831-CAD\11472-BELLINGHAM AMENITY CENTER\CAD\11472-SITE PLAN.DWG



 SUBJECT TRACT  
 ZONING BOUNDARY



CASE#: SPC-2017-0158C  
 ADDRESS: 12107 Reindeer Drive  
 CASE NAME: Bellingham Meadows Amenity Center  
 MANAGER: Rosemary Avila



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: R. Avila