

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

CASE NUMBER: SPC-2017-0516C

ZAP DATE: 11/19/2019

PROJECT NAME: Pioneer Crossing East Amenity Center

ADDRESS: 3309 Blazeby Drive

APPLICANT: D.R. Horton (c/o Angelica Andersson)

AGENT: LJA Engineering, Inc. (T.W. Hoysa)

CASE MANAGER: Jeremy Siltala, (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Walnut Creek (Suburban)

APPLICATION REQUEST: Community Recreation Private is a Conditional Use in SF-4 base zoning district requiring Land Use Commission approval.

PROJECT DESCRIPTION:

The applicant proposes a one-story, 810 SF amenity center building, pool, play facility, landscaping, drives and parking on a 1.4-acre site.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT:

The applicant proposes to construct an amenity center for a single-family residential neighborhood on an undeveloped 1.4-acre site.

PROJECT INFORMATION:

SITE AREA	64,730 SF, 1.486 acres
ZONING	PUD
PROPOSED USE	Community Recreation (Private)
PROPOSED IMPERVIOUS COVER	22,834 SF, 35.2%
PROPOSED BUILDING COVERAGE	810 SF, 1.25%
PROPOSED BUILDING HEIGHT	1 story, 13.5 feet
PROPOSED F.A.R	0.013:1
PROPOSED ACCESS	Blazeby Drive
PROPOSED PARKING	25 automobile, 2 ADA accessible

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council	Neighborhood Empowerment Foundation
Bike Austin	North Growth Corridor Alliance
Friends of Austin Neighborhoods	Pioneer East Homeowners Association, Inc.
Harris Branch Master Association, Inc.	SELTexas
Homeless Neighborhood Association	Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

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 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:

1. Comply with the requirements of this title; Staff response: This application complies with the requirements of this title.
2. Comply with the objectives and purposes of the zoning district; Staff response: This application complies with the objectives and purposes of the zoning district.
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.
4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.

PIONEER CROSSING EAST AMENITY CENTER LOCATION MAP



