

ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE APPROVAL AND COMPATIBILITY WAIVER

CASE NUMBER: SPC-2019-0197C **ZAP HEARING DATE:** February 4th, 2020
PROJECT NAME: Ballantyne Amenity Center

ADDRESS OF SITE: 15012 Spring Hill Ln. **COUNCIL DISTRICT:** 7
WATERSHED: Harris Branch (Suburban) **JURISDICTION:** Full Purpose

APPLICANT/ OWNERS: The Crossing at Wells Branch, LLC (David Blackburn) (512) 513-4194
2088 Old Taylor Rd
Oxford, MS 36855

AGENT: Blackburn Communities, LLC (David Blackburn) (512) 513-4194
2088 Old Taylor Rd
Oxford, MS 36855

CASE MANAGER: Renee Johns (512) 974-2711
Renee.Johns@austintexas.gov

EXISTING ZONING: SF-4A

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a conditional use for construction of an amenity center with a pool, bathrooms, parking, and other associated improvements. The applicant also requests a compatibility waiver from 25-2-1063 (B), which requires structures to be setback 25 feet from a triggering property.

Zoning and Platting Commission approval is required because the proposed use is community recreation (private) which is a conditional use in an SF-4A zoning district. The compatibility waiver is requested because the proposed driveway is 13 feet from the neighboring SF-4A property, not the required 25 feet. Additionally, the proposed parking area is 5 feet away from the same SF-4A property, not the required 25 feet for compatibility.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1063 and § 25-2-1067. The site is subject to a 25’ compatibility setback on the southern property line. Additionally, a parking area or driveway may not be constructed 25’ or less from a lot that is in an SF-5 or more restrictive zoning district. The proposed parking area is located 5’ from the SF-4A property located to the south of the development. The proposed driveway also encroaches into the required 25’ setback and is located at 13’ from the neighboring SF4A property.

COMPATIBILITY:

Section 25-2-1051 states that Article 10 Compatibility Standards apply if a use in a SF-6 or less restrictive zoning district is located on a property across the street from or adjoining a property on which is zoned SF-5 or more restrictive or a use is permitted in a SF-5 or more restrictive zoning district is located.

§ 25-2-1063 (B)– HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES

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 a property:

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

§ 25-2-1067 - DESIGN REGULATIONS.

(G) 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.

SUMMARY STAFF RECOMMENDATION:

SP-2019C-0197C

Ballantyne Amenity Center

Staff recommends approval of the conditional use permit for the proposed community recreation (private) use and the compatibility waiver. The amenity center building is not within the compatibility setback. The site complies with all other compatibility standard requirements, such as lighting, screening, and building heights. The site plan will comply with all requirements of the Land Development Code.

SUMMARY OF SITE PLAN:

LAND USE: The site is zoned SF-4A (Single Family Residence Small Lot), and is currently vacant

ENVIRONMENTAL: Environmental review is informal and is currently pending payment of fees.

TRANSPORTATION: All transportation comments have been cleared.

PROJECT INFORMATION

SITE AREA	15,010 sq. ft.	0.34 acres
EXISTING ZONING	SF-4A	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	NA	.03:1
BUILDING COVERAGE	55%	2.9%
IMPERVIOUS COVERAGE	65%	35.2%
PARKING	8	8

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-4A	<i>Community Recreation (Private)</i>
<i>North</i>	ETJ	Single Family Residential
<i>South</i>	SF-4A	Vacant
<i>East</i>	SF-4A	Vacant
<i>West</i>	SF-4A	Single Family Residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Spring Hill Ln	56 ft	Approx. 35 feet (varies)	Local Street

NEIGHBORHOOD ORGANIZATIONS:

- Bike Austin
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- Neighborhood Empowerment Foundation
- Pflugerville Independent School District
- SEL Texas
- Sierra Club, Austin Regional Group

Steve Jamison

Subject: FW: Ballantyne Amenity - compatibility setback

From: TREADAWAY, CATHY

Sent: Friday, August 11, 2017 12:14 PM

To: Nathan Neese

Cc: john villarreal < >; !

Subject: RE: Sarah's Creek- Development Next Door

This is to confirm that the Sarah's Creek Home Owners Board is not opposed to said variance mentioned regarding the new residential development east of Sarah's Creek on Wells Branch 78660.

Regards,

Cathy Treadaway

President

Sarah's Creek Home Owners Association

From: Nathan Neese [

Sent: Thursday, August 10, 2017 11:20 AM

To

Kimball;

[m](#); David Blackburn

Subject: RE: Sarah's Creek- Development Next Door

Hi Cathy, just circling back with you to follow up and see if you were able to look at our Amenity/Pool area and understand the variance support we are requesting. Please let me know if there is any further information or explanation needed. We really would like to proceed as soon as possible on the permitting of the amenity site and want to make sure we are all on the same page before proceeding.

As you can see/hear, construction is underway.....weather pending we should be complete just before the end of the year. Thank you for your patience as this progresses.

Regards,

Nathan Neese

RMD Development Partners, LLC

(512) 731-7192

www.rmd-partners.com

From: TREADAWAY, CATHY [

Sent: Monday, July 24, 2017 2:26 PM

To: Nathan Neese <

Cathy <c

[com](#)

Subject: RE: Sarah's Creek- Development Next Door

Thank you. We will take a look and get back to you.

From: Nathan Neese [

Sent: Monday, July 24, 2017 2:11 PM

To: Cathy

Cc: TREADAWAY, CATHY;

Kimball;

Subject: RE: Sarah's Creek- Development Next Door

Attached you will find page 1 indicating the area/lot we are planning to have a small pool/facility for our Homeowners to use and our HOA to maintain. Pools and related facilities are an allowed use in an area zoned for Single Family Residences, however the City requires that the buildings (and parking lots usually) sit back 25' (the required compatibility setback) from any Single Family lots that surround the Amenity. In our case, we would be required to Setback 25' from Spring Hill Village to the north, Sarah's Creek to the west, and even from our own lot to the south (which is in our neighborhood).

Page 2 shows a conceptual layout of what we are proposing and it would require a variance to allow us to only set back 5' from our lot to the south. We are not proposing any change to the 25' setback from the north (Spring Hill Village) or the west (Sarah's Creek).

Usually when any type of variance is requested from the City (even though the variance really only affects our subdivision), all neighbors are notified. I just wanted to make sure that you all fully understand what we are asking for and get your support before any of your homeowners get a notification from the City of Austin without an appropriate or clear explanation.

Hopefully this helps explain everything and is something that you can support. I know getting together for a meeting is hard, but I would be happy to do that and to answer any questions that you might have.

Nathan Neese

RMD Development Partners, LLC

(512) 731-7192

www.rmd-partners.com

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	62.23'	208.00'	N19°00'E	N19°00'30"E	62.00'

LINE TABLE		
TAG NO.	BEARING	LENGTH
L1	N27°35'E	2.77'

2-MILE ETJ
USE: RESIDENTIAL

RESUBDIVISION OF LOT 22, BLOCK 1 SPRING HILL VILLAGE VOL. 53, PG. 14 P.R.T.C.T.

LOT 1

AUSTIN 2-MILE ETJ
CITY OF AUSTIN

5

SF-4A ZONING
USE: RESIDENTIAL

AMENDING PLAT OF SARAH'S CREEK SOUTH DOC. NO. 200200097 O.P.R.T.C.T.

SF-4A ZONING
USE: RESIDENTIAL

7

SF-4A ZONING
USE: RESIDENTIAL

- COMPATIBILITY NOTES:**
- A) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
 - B) ALL DUMPSTER AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
 - C) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
 - D) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

BENCHMARK:
CONTROL MONUMENT #1: "X" CUT IN CONCRETE, ALONG THE NORTH R.O.W. LINE OF WELLS BRANCH PARKWAY, 470.61' EAST OF THE SOUTHWEST CORNER OF THE 52.32 ACRE TRACT, DIRECTLY ACROSS FROM THE INTERSECTION OF WELLS BRANCH PARKWAY AND BALD EAGLE DRIVE.
ELEVATION = 805.05'
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N: 10,132,603.38
E: 3,140,351.65

B. Fully Shielded and Full Cut-off Light Fixtures Required
The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shielded and full cut-off (See Figure 42.)

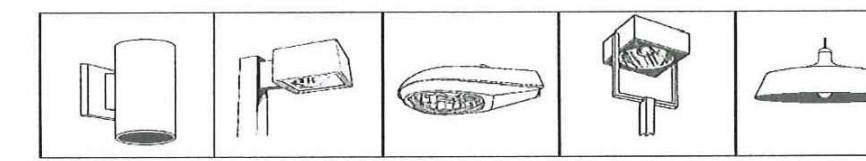


Figure 42: Examples of fully-shielded light fixtures

ZONING SITE CALCULATIONS: SF-4A
LAND USE: COMMUNITY RECREATION (PRIVATE)
TOTAL SITE AREA = 15,010 SF. = 0.34 AC

IMPERVIOUS COVER:
EXISTING TO BE REMOVED: 0 SF. / 0.00 Ac.
PROPOSED:
BUILDINGS: 471 SF. / 0.01 Ac.
SIDEWALK: 1,962 SF. / 0.05 Ac.
PAVING: 2,725 SF. / 0.08 Ac.
TOTAL: 5,158 SF. / 0.12 Ac. / 35.2% OF SITE AREA (65% MAX.)

LIMITS OF CONSTRUCTION = 15,649 SF / 0.36 Ac.

GROSS FLOOR AREA = 471 SF / 0.01 Ac. (2.9% OF SITE AREA)
BUILDING COVERAGE = 471 SF / 0.01 Ac. (2.9% OF SITE AREA) (55% MAX.)
FLOOR TO AREA RATIO = 471 SF / 0.01 Ac. = 0.03:1
OPEN SPACE = 9,852 SF / 0.22 Ac. (64.8%)

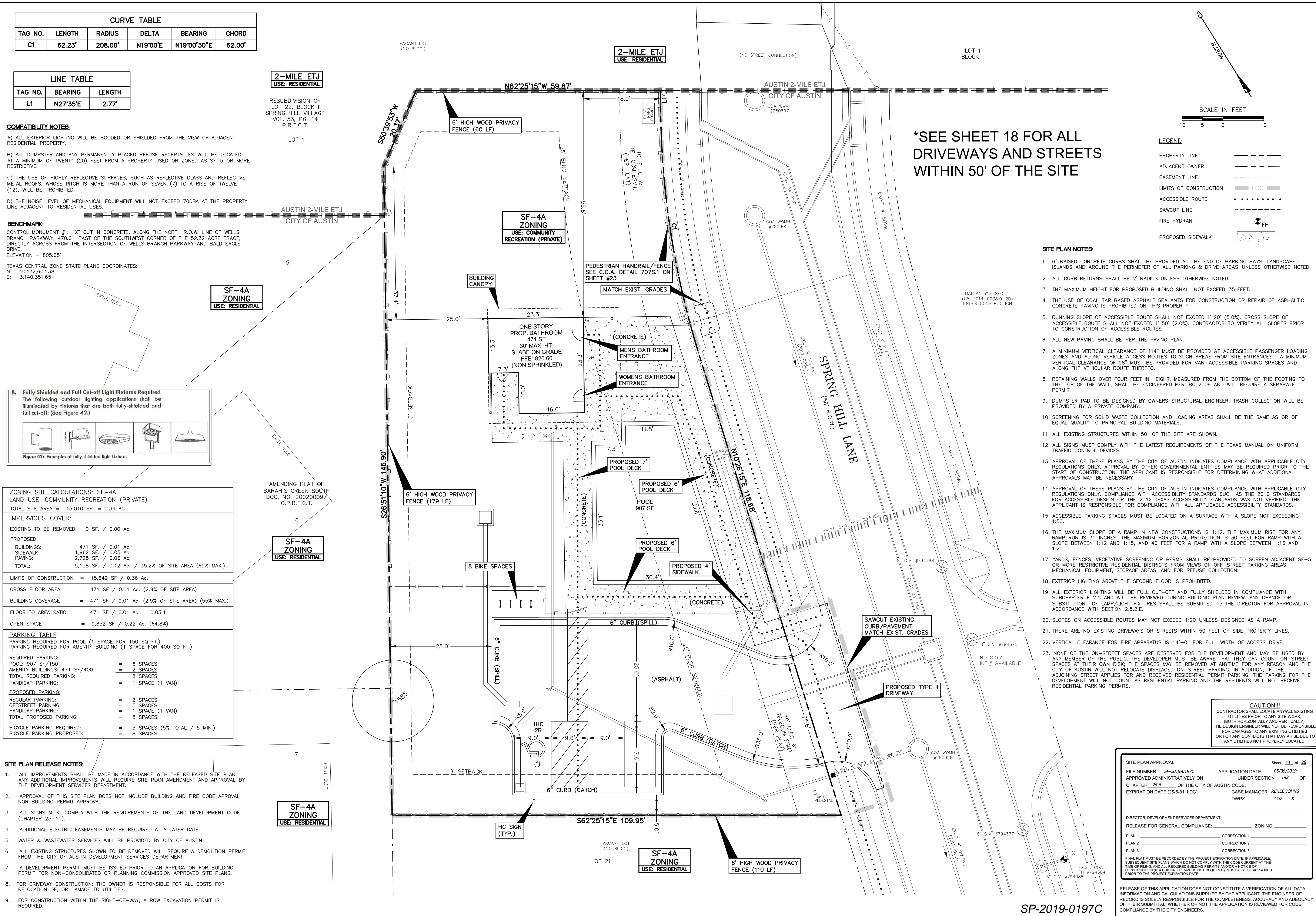
PARKING TABLE
PARKING REQUIRED FOR POOL (1 SPACE FOR 150 SQ FT.)
PARKING REQUIRED FOR AMENITY BUILDING (1 SPACE FOR 400 SQ FT.)

REQUIRED PARKING:
POOL: 907 SF/150 = 6 SPACES
AMENITY BUILDINGS: 471 SF/400 = 2 SPACES
TOTAL REQUIRED PARKING: 8 SPACES
HANDICAP PARKING: 1 SPACE (1 VAN)

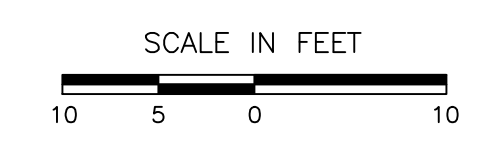
PROPOSED PARKING:
REGULAR PARKING: 2 SPACES
OFF-STREET PARKING: 5 SPACES
HANDICAP PARKING: 1 SPACE (1 VAN)
TOTAL PROPOSED PARKING: 8 SPACES

BICYCLE PARKING REQUIRED: 5 SPACES (5% TOTAL / 5 MIN.)
BICYCLE PARKING PROPOSED: 8 SPACES

- SITE PLAN RELEASE NOTES:**
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT.
 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 5. WATER & WASTEWATER SERVICES WILL BE PROVIDED BY CITY OF AUSTIN.
 6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
 7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
 9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.



***SEE SHEET 18 FOR ALL DRIVEWAYS AND STREETS WITHIN 50' OF THE SITE**



LEGEND

PROPERTY LINE	---
ADJACENT OWNER	---
EASEMENT LINE	---
LIMITS OF CONSTRUCTION	LOC
ACCESSIBLE ROUTE	---
SAWCUT LINE	---
FIRE HYDRANT	FH
PROPOSED SIDEWALK	---

- SITE PLAN NOTES:**
1. 6" RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS UNLESS OTHERWISE NOTED.
 2. ALL CURB RETURNS SHALL BE 2' RADIUS UNLESS OTHERWISE NOTED.
 3. THE MAXIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT EXCEED 35 FEET.
 4. THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
 5. RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
 6. ALL NEW PAVING SHALL BE PER THE PAVING PLAN.
 7. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERE TO.
 8. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2009 AND WILL REQUIRE A SEPARATE PERMIT.
 9. DUMPSTER PAD TO BE DESIGNED BY OWNERS STRUCTURAL ENGINEER; TRASH COLLECTION WILL BE PROVIDED BY A PRIVATE COMPANY.
 10. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
 11. ALL EXISTING STRUCTURES WITHIN 50' OF THE SITE ARE SHOWN.
 12. ALL SIGNS MUST COMPLY WITH THE LATEST REQUIREMENTS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 13. 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.
 14. 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.
 15. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
 16. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTIONS IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
 17. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION.
 18. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED.
 19. 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.
 20. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 21. THERE ARE NO EXISTING DRIVEWAYS OR STREETS WITHIN 50 FEET OF SIDE PROPERTY LINES.
 22. VERTICAL CLEARANCE FOR FIRE APPARATUS IS 14'-0" FOR FULL WIDTH OF ACCESS DRIVE.
 23. NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN COUNT ON-STREET SPACES AT THEIR OWN RISK; THE SPACES MAY BE REMOVED AT ANYTIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE DISPLACED ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET APPLIES FOR AND RECEIVES RESIDENTIAL PERMIT PARKING, THE PARKING FOR THE DEVELOPMENT WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SITE PLAN APPROVAL Sheet 11 of 28

FILE NUMBER: SP-2019-0197C APPLICATION DATE: 05/08/2019
APPROVED ADMINISTRATIVELY ON _____ UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER: RENE JOHNS
DWPZ DDZ X

DIRECTOR FOR DEVELOPMENT SERVICES DEPARTMENT _____ ZONING _____
RELEASE FOR GENERAL COMPLIANCE: _____

PLAN 1 _____ CORRECTION 1 _____
PLAN 2 _____ CORRECTION 2 _____
PLAN 3 _____ CORRECTION 3 _____

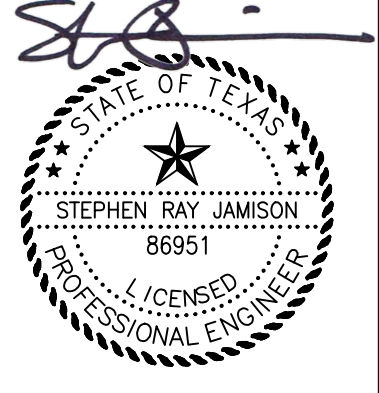
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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 THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

BALLANTYNE AMENITY CENTER
SITE PLAN
15012 SPRING HILL LANE
AUSTIN, TEXAS 78660

The seal appearing on this document was authorized by Stephen Roy Jamison on 01/14/2020



File: BallantyneDWS\Amenity Center\Site.dwg
Job No. _____ Snapshot: _____
Scale (Hor.): _____ Scale (Vert.): _____
Date: 05/07/19 Checked By: SRJ Drawn By: _____
Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____

SHEET
11 of 28

SP-2019-0197C

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

May 7, 2019

City of Austin Planning and Development Review
505 Barton Springs Road
Austin, Texas 78754

**Re: Ballantyne Amenity Center
Site Plan
Engineer's Summary Letter**

The 0.34-acre Ballantyne Amenity Center project is Lot 22, Block B of the Ballantyne Section One Subdivision along Spring Hill Lane. The proposed project will include the construction of an 899 sf pool, bathrooms and all associated grading, parking, paving, water & wastewater connections.

PLEASE NOTE: THIS PROJECT IS LOT 22, BLOCK B OF THE BALLANTYNE SECTION ONE SUBDIVISION AND WAS APPROVED ON FEB. 23, 2018.

(RELATED CASE NUMBERS):

BALLANTYNE SECTION ONE FINAL PLAT (C8-2014-0238.01A)

BALLANTYNE SECTION ONE SUBDIVISION IMPROVEMENTS (C8-2014-0238.01B)

This project is currently in the City of Austin full purpose jurisdiction, Zoned SF-4a and the C.O.A. Desired Development Zone. This project is within the Harris Branch Watershed, which is defined as Suburban, and shall be developed, constructed and maintained in conformance with the terms and conditions of the City of Austin Land Development Code. Please see the appendices of the Engineer's Report for the E.R.I. waiver and the Environmental Assessment report and supplemental letter prepared by Ranger.

The existing topography of the tract consists of natural slopes ranging from 0-6%. There are no naturally occurring slopes greater than 15% on this site. No portion of this tract is within the boundaries of the 100-year floodplain as shown on Federal Flood Insurance Administration FIRM Panel No. 48453C0260 J and 48453C0270 J and for Travis County, Texas, effective August 18, 2014. No portion of this tract is within the Edwards Aquifer Recharge, Transition, or Contributing Zones.

Water and wastewater service will be provided by the City of Austin. The proposed water system for this project will be served by an existing water service from Ballantyne Section One (C8-2014-0238.01B) that ties to an existing 8" PVC line along Spring Hill

Lane. The proposed wastewater system will connect an existing wastewater service from Ballantyne Section One (C8-2014-0238.01B) that ties to an existing 8" PVC line along Spring Hill Lane.

Detention & Water Quality:

This lot was included in the approved Ballantyne Subdivision (C8-2014-0238.01.1B) drainage / detention / water quality calculations. Please the Engineer's Report and construction plans for all applicable approved Ballantyne Subdivision (C8-2014-0238.01.1B) sheets.

All of the runoff from the proposed improvements will be collected and conveyed in the existing storm sewer system via an existing 24" RCP pipe, (SS Line A-3a):

24" RCP Design Flows (25/100) = 4.0 cfs / 6.0 cfs (From C8-2014-0238.01.1B)
Proposed Flows (25/100) = 1.8 cfs / 2.4 cfs

***NO ADDITIONAL DETENTION OR WATER QUALITY IMPROVEMENTS ARE REQUIRED FOR THIS PROJECT.**

I hereby certify that these subdivision construction plans comply with Chapter 25 of the Code of the City of Austin, as amended and the information contained herein is true and correct to the best of my knowledge.

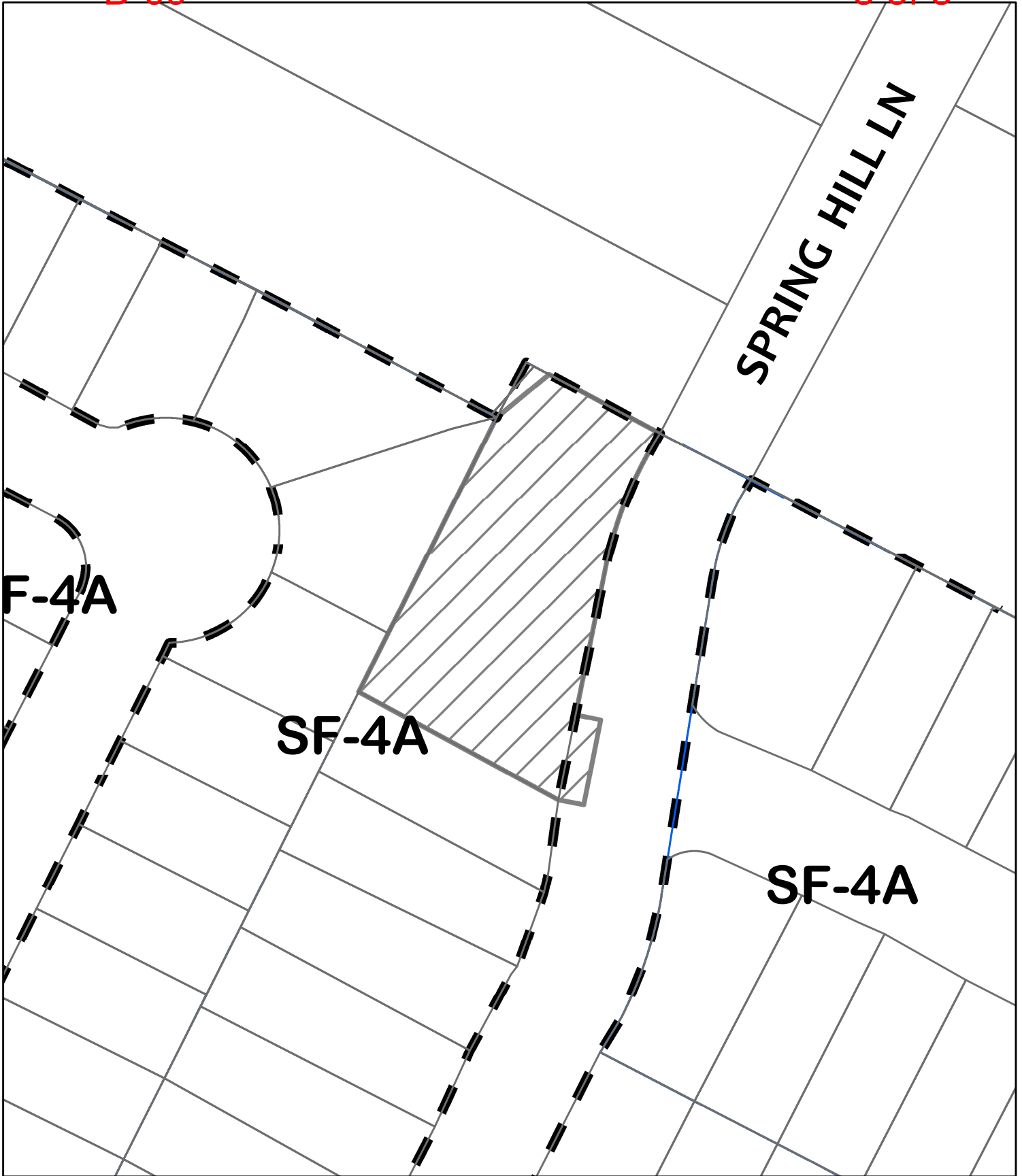
Submitted by:





Stephen R. Jamison, P.E.
Jamison Civil Engineering LLC
TBPE #F-17756

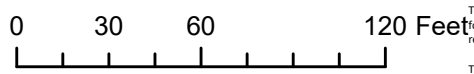


05/07/2019



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

CASE#: SPC-2019-0197C
 ADDRESS: 15012 Spring Hill Ln
 CASE NAME: Ballantyne Amenity Center
 MANAGER: Renee Johns



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.