

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

CASE NUMBER: SPC-2019-0090C

ZAP DATE: 2/04/2020

PROJECT NAME: Malone Amenity Center

ADDRESS: 1210 Diggy Drive

APPLICANT: Cal Atlantic Homes of Texas, Inc. (Ryan Hall)
13620 N. FM 620, Bldg. D, Suite 150
Austin, TX 78717
(512) 506-4000

AGENT: LJA Engineering, Inc. (Brian Faltesek)
5316 Highway 290 W. Suite 150
Austin, TX 78735
(512) 439-4700

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

WATERSHED: Slaughter Creek (Suburban)

NEIGHBORHOOD PLAN: N/A

PROJECT DESCRIPTION:

This project consists of a 0.892 acre lot for an amenity center located within Malone Subdivision. The lot will include a one-story, 600 square foot pavilion, a barbeque / picnic area, rest area, and a playground area, and associated utility services and drainage infrastructure. The lot will include parking and sidewalks.

SUMMARY STAFF RECOMMENDATION:

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

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a Community Recreation (Private) use on a 0.892 acre lot. Community Recreation (Private) is a Conditional Use in I-SF-4A zoning districts that requires Land Use Commission approval according to Land Development Code section 25-2-625.

PROJECT INFORMATION:

SITE AREA	38,856 SF, 0.892 acres
ZONING	I-SF-4A
PROPOSED USE	Community Recreation (Private)
PROPOSED IMPERVIOUS COVER	6061 SF, 15.6%
PROPOSED BUILDING COVERAGE	600 SF, 1.5%
PROPOSED BUILDING HEIGHT	1 story, 20 feet
PROPOSED F.A.R	N/A (pavilion is open-air)
PROPOSED ACCESS	Diggy Drive
PROPOSED PARKING	4 automobile, 10 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Bike Austin
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.
Sierra Club, Austin Regional Group
South Austin Neighborhood Alliance (SANA)
Texas Oaks South Neighborhood Association

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

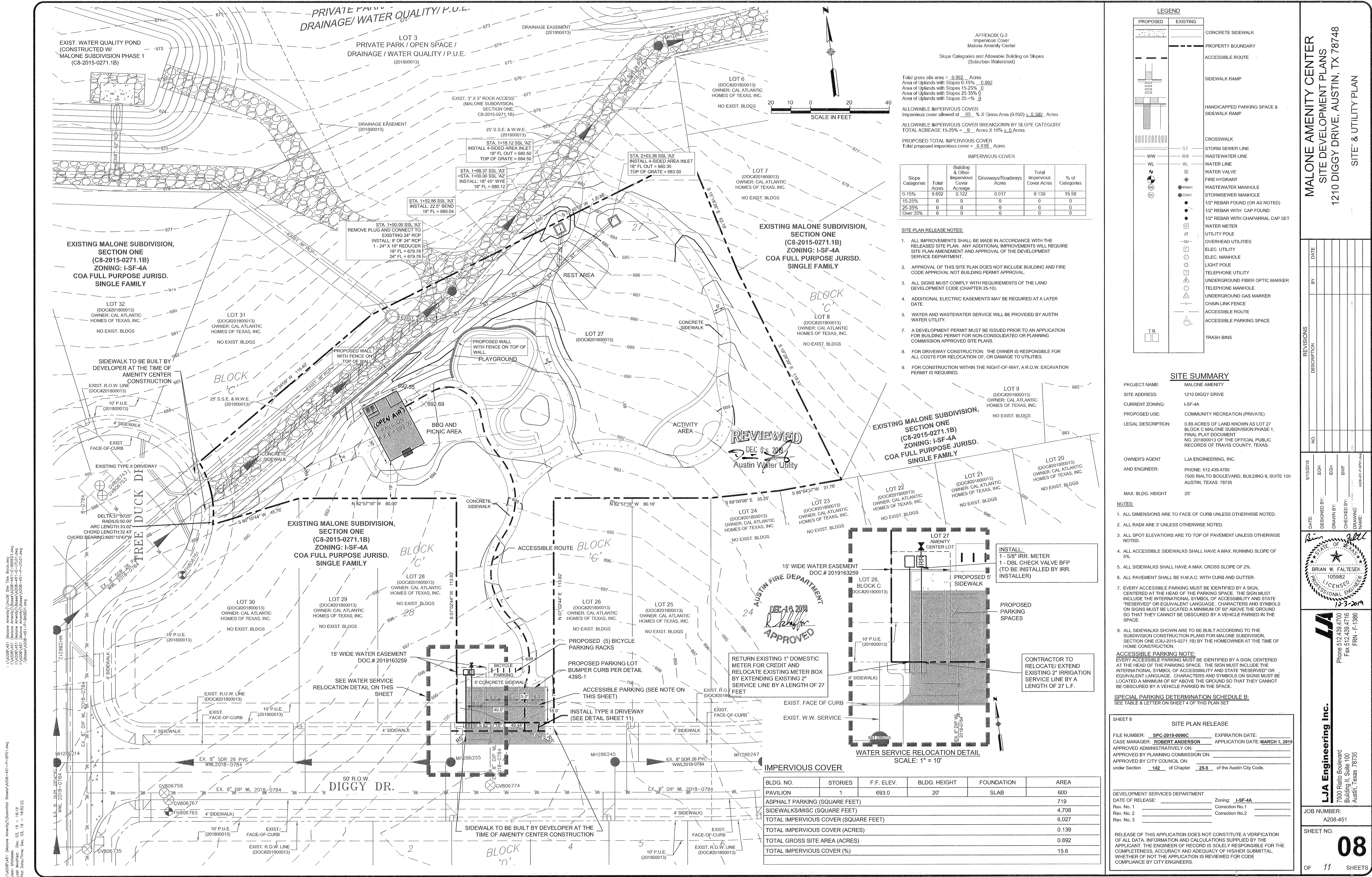
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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.





7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

January 17, 2020

Robert Anderson
Development Services Department
City of Austin
505 Barton Springs Road, Suite 400
Austin, TX 78704

Re: Malone Amenity Center
City Case No. SPC-2019-0090C
Commission Summary Letter

Dear Mr. Anderson:

The proposed Malone Amenity Center is located on 0.8922 acres, known as Lot 27, Block C, Malone Subdivision Section One (C8-2015-0271.1A) recorded in Doc. No. 201800013. The project is located in south Travis County within the City of Austin's Full Purpose Jurisdiction. The project is situated within the Slaughter Creek Watershed and is classified as a suburban watershed within the Desired Development Zone.

The zoning for this lot is I-SF-4A (Single Family – Small Lot). The Malone Amity Center is required to be submitted to the commission for approval, since an amenity center is a conditional use within the I-SF-4A zoning. The Malone Amenity Center consists of a 600 square feet open air pavilion, sidewalks/trails, BBQ/picnic area, playground, and 4 parking spaces.

No portion of this site is within the boundaries of the 100-year floodplain as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number #48453C0590H, dated September 26, 2008, for Travis County, Texas.

If you have any questions, please do not hesitate to contact me at 439-4700.

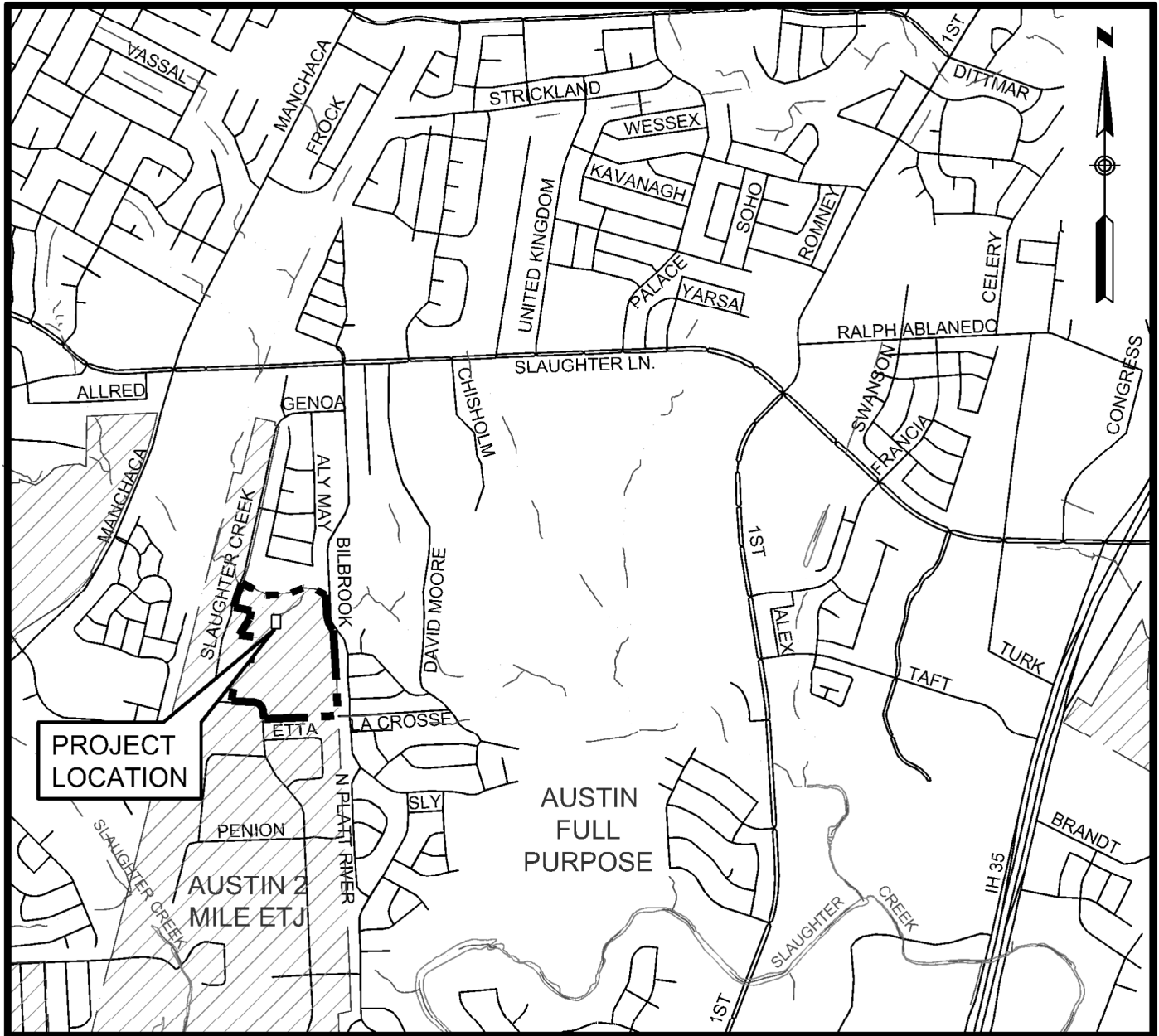
Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Faltesek'.

Brian Faltesek, P.E.
Project Manager



1-17-2020



LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. E-13
MAPSCO: 673