

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2021-0244C

ZAP DATE: 07/05/2022

PROJECT NAME: Cascades Amenity Center

ADDRESS OF APPLICATION: 4606 Coconut Beach Drive

AREA: 61,311 sf (total gross area) / 6,665 sf (building, pool area, and playscape)

OWNER: M/I Homes of Austin (William G. Peckman)
7600 N Capital of Texas Hwy, Building C, Suite 250
(512) 770-8503
Austin, TX 78731

AGENT: LJA Engineering, Inc. (Jeremy Reyes)
7500 Rialto Boulevard Building II, Suite 100
(512) 439-4700
Austin, TX 78701

CASE MANAGER: Zack Lofton
Phone: (512) 974-2932
Zack.lofton@austintexas.gov

PROPOSED USE: Community Recreation (Private)

EXISTING ZONING: I-SP-2

NEIGHBORHOOD PLAN: N/A

PROPOSED DEVELOPMENT: The applicant is requesting a conditional use permit for Community Recreation (Private) for an amenity center with an outdoor pool and playground totaling 6,867 sf. The entire 61,420 sf lot would be covered by the CUP amenity center space with no other uses. If approved construction will occur with this permit as a consolidated site plan.

SUMMARY STAFF RECOMMENDATION: The site plan complies with all requirements of the Land Development Code. Staff recommends approval of the CUP.

PROJECT INFORMATION

| | |
|-----------------------------------|---|
| Gross Site Area | 6,867 sf (building, pool area, and playscape) / 61,420 sf (gross site area) |
| Existing Zoning | I-SF-2 |
| Watershed | Onion Creek |
| Watershed Ordinance | Current Code |
| Traffic Impact Analysis | Not applicable |
| Capitol View Corridor | Not applicable |
| Proposed Access | Coconut Beach Drive and Sea Salt Drive |
| Proposed Impervious Cover | 22,172 sf / 36% |
| Proposed Building Coverage | 1,810 sf / 3% |
| Height | 20ft / 1 story |

| | |
|-----------------------------|-----------------------------|
| Parking required: 16 | Parking proposed: 17 |
|-----------------------------|-----------------------------|

EXISTING ZONING AND LAND USES

| | ZONING | LAND USES |
|--------------|---------------|--|
| <i>Site</i> | I-SF-2 | Amenity Center – Community Recreation (Private) – (Proposed) |
| <i>North</i> | I-SF-2 | Undeveloped |
| <i>South</i> | I-SF-2 | Undeveloped |
| <i>East</i> | I-SF-2 | Undeveloped |
| <i>West</i> | I-SF-2 | Undeveloped |

ABUTTING STREETS

| Street | Right-of-Way Width | Pavement Width | Classification |
|---------------------|---------------------------|-----------------------|-----------------------|
| Coconut Beach Drive | 60 feet | 40 feet | Local City Street |
| Sea Salt Drive | 50 feet | 30 feet | Local City Street |
| Pink Sand Drive | 50 feet | 30 feet | Local City Street |
| Aqua Reef Drive | 50 feet | 30 feet | Local City Street |

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff evaluation 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. The amenity center is proposed to serve the immediate neighborhood.
- 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: Yes, the proposed site calculations are below what is permitted with the zoning of the site.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided off-site.
- 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 the listed adverse effects.

A Conditional Use Site Plan May Not:

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The proposed site plan does not appear to more adversely affect an adjoining site than would a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The amenity center is not anticipated to negatively impact pedestrian or vehicular circulation.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The site will comply with all applicable sign regulations in the Land Development Code.

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.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit for an amenity center (Community Recreation (Private)). The site is currently undeveloped and has single family housing being constructed around the site.

The parking requirements for this use will be achieved through 17 on-site parking spaces. The site is not subject to a TIA. ATD has reviewed the change in land use proposed with this CUP and has no further requirement for analysis or mitigation.

A consolidated site plan permit for the associated improvements is being sought which this conditional use permit would permit if approved.

The site plan complies with all requirements of the Land Development Code.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Del Valle Community Coalition
Friends of Austin Neighborhoods
Onion Creek HOA
Sierra Club, Austin Regional Group

Cascades Amenity Center

CONSOLIDATED SITE

Total Lot Area

Limits of Construction

Proposed Use

ZONING

Allowable Imp Cover

Allowable Building Coverage

Allowable Height

Required Open Space

Site Total

Total Imp Cover

Bldg Coverage

Parking/Drives

Sidewalks

Gross Floor Area

Prop Height

Provided Open Space

Foundation Type

Bicycle Parking

Required

Provided

Provided Vehicle Parking

Standard

Handicap

Compact

Loading

Total Provided Parking

16 total parking spaces required per Special Parking

Determination dated 6/27/2022.

1,410 Ac.

1,450 Ac.

Amenity Center

ISF2

0.776 Ac.

0.564 Ac.

35 Feet

3,071 SF

5% of GSA

0.51 Ac.

36.1%

22,172 SF

0.042 Ac.

3.0%

1,810 SF

0.356 Ac.

15,511 SF

0.153 Ac.

6,661 SF

1,810 SF

20 Feet

1 Stories

24,969 SF

Slab

1 Spaces @ 5% of Total Motor Vehicle Spaces

10 Spaces

16

1

0

0

17 Spaces

16 total parking spaces required per Special Parking

Determination dated 6/27/2022.

LOT 16, BLOCK "F"

OWNER: MI HOMES OF AUSTIN

ZONING: I-SF2

LOT 17, BLOCK "F"

OWNER: MI HOMES OF AUSTIN

ZONING: I-SF2

CASCADES AT ONION CREEK EAST,

PHASE ONE (C8-2018-0165.1B)

LOT 18, BLOCK "F"

OWNER: MI HOMES OF AUSTIN

ZONING: I-SF2

T 19 BLOCK "F"

MI HOMES OF AUSTIN

ONING: I-SF2

LOT 20, BLOCK "I"

OWNER: MI HOMES OF AUSTIN

ZONING: I-SF2

LOT 21, BLOCK "I"

OWNER: MI HOMES OF AUSTIN

ZONING: I-SF2

LOT 29, BLOC

OWNER: MI HOMES

ZONING: I-S

LOT 30, BLOCK "A"

OWNER: MI HOMES OF AUSTIN

ZONING: I-SF2

CASCADES AT ONION CREEK EAST,

PHASE ONE (C8-2018-0165.1B)

LOT 31, BLOCK "A"

OWNER: MI HOMES OF AUSTIN

ZONING: I-SF2

APPENDIX Q-2

Impervious Cover

Slope Categories and Allowable Building on Slopes

(Suburban Watershed)

Total gross site area = 1.4075 Acres

Area of Uplands with Slopes 0-15% 1.4075

Area of Uplands with Slopes 15-25% 0

Area of Uplands with Slopes 25-35% 0

Area of Uplands with Slopes 35-4% 0

ALLOWABLE IMPERVIOUS COVER:

Impervious cover allowed at 45 % X Gross Area (1.4075) = 0.633 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% = 0 Acres X 10% = 0 Acres

PROPOSED TOTAL IMPERVIOUS COVER

Total proposed impervious cover = 0.509 Acres

IMPERVIOUS COVER

BLDG. NO.

STORIES

F.F. ELEV.

BLDG. HEIGHT

FOUNDATION

BLDG. (SF)

POOL FACILITIES

1

626

20'

SLAB

1,810

TOTAL (SQ. FT.)

1,810

TOTAL (ACRES)

0.042

PERCENTAGE OF SITE AREA

2.95%

ASPHALT PARKING (SQUARE FEET)

15,511

SIDEWALKS/MISC (SQUARE FEET)

6,661

TOTAL IMPERVIOUS COVER (SQUARE FEET)

22,172

TOTAL IMPERVIOUS COVER (ACRES)

0.509

TOTAL GROSS AREA (ACRES)

1.408

TOTAL IMPERVIOUS COVER (%)

36.15%

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CASCADES AT ONION CREEK EAST,



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

July 2, 2021

Rodney Gonzales, Director
Planning and Development Review Department
City of Austin
505 Barton Springs Road, Suite 400
Austin, TX 78704

Re: **Cascades at Onion Creek Amenity Center
Construction Plans**

Dear Mr. Gonzales,

Please find attached copies of the Engineering and Drainage Reports and the Cascades at Onion Creek Amenity Center Construction Plans. The plans consist of +/- 1.41 acres located on the east side of IH-35 approximately 0.25 miles south of Onion Creek Parkway.

The Construction Plans proposes 1 Amenity Center lot. This will be located in the first phase of a larger single-family development that is part of the Cascades at Onion Creek Preliminary Plan East (C8-2018-0165).

The subdivision is located in the Onion Creek watershed. Block A, Lot 4 will contain the detention and water quality pond.

The runoff from this development will be routed to an existing sedimentation/filtration water quality/detention pond, permitted in the Cascades at Onion Creek West Phase One (C8-2018-0181.1B) Construction Plans. The drainage will discharge into Onion Creek.

An Environmental Resource Inventory (ERI) was performed for the site and has been included in the Engineering Report as Appendix B. There is one (1) wetland CEF found onsite.

Water and wastewater will be provided by the City of Austin. Electrical service will be provided by Austin Energy and telephone will be provided by AT&T.

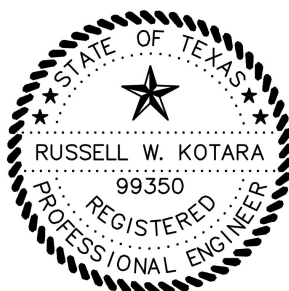
I hereby certify that to the best of my knowledge this summary letter is correct and that the accompanying plans are complete and in compliance with Title 25 of the City of Austin Land Development Code.

If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

A handwritten signature in blue ink that reads 'Russell Kotara'.

Russell Kotara, P.E.
Project Manager



B-3

6 of 6

I-SF-2

I-SF-2

I-SF-2

I-SF-2

I-SF-2



0 100 200 400 Feet

CASE#: SPC-2021-0244C
ADDRESS: 4606 Coconut Beach Drive
CASE NAME: Cascades Amenity Center
MANAGER: Zack Lofton



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: Z. Lofton