

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

CASE NUMBER: SPC-2023-0430C **PC DATE:** March 25, 2025

PROJECT NAME: Covered Bridge Amenity Center

ADDRESS: 6820 Covered Bridge Drive

COUNCIL DISTRICT: 8

NEIGHBORHOOD PLAN: Oak Hill Combined (Oak Hill West)

APPLICANT: Covered Bridge Property Owners Association (POA) (Albert Davidian)

AGENT: Goode Faith Engineering, LLC (Anthony Goode)

CASE MANAGER: Heather Chaffin (512) 974-2140
Heather.chaffin@austintexas.gov

AREA: 4.36 Acres

WATERSHED: Williamson Creek (Rural)

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for Community Recreation (Private) land use on the property. Improvements include construction of two outdoor sport courts, as well as related drainage/water quality improvements.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The proposed site plan complies with all requirements of the Land Development Code.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The property is located on the west side of Covered Bridge Drive, approximately ¼-mile south of State Highway 71. The property is zoned MF-1-NP and SF-6-NP. A portion of the property was previously developed under SPC-02-0033C. The 2002 site plan approved development of Community Recreation (Private) land use and the construction of an amenity center, swimming pool, related parking and other improvements. The current application proposes the addition of two outdoor sport courts and expands the area of Community Recreation (Private) land use. Staff recommends approval of the conditional use permit request.

Environmental: The site is located in the Williamson Creek Watershed and subject to regulations effective June 27, 1978, in accordance with Vested Rights Determination No. VR-2021-0036000. All environmental comments have been cleared.

Transportation: All parking spaces are located on-site. All transportation comments have been cleared.

PROJECT INFORMATION:

PIN Mechanical CUP

SPC-2023-0406A

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SITE DATA TABLE						
	AREA (SF)	AREA (AC)	AREA (%)	FLOOR TO TOTAL SITE AREA RATIO	BLDG. HEIGHT (STORY)	FOUNDATION TYPE
TOTAL SITE (MF-1-NP & SF-6-NP)	190118	4.36	100			
MF-1-NP ZONING (LAND)	159540	3.66	84			
MF-1-NP ZONING (EXISTING BUILDING COVERAGE) GFA	633	0.015	0.33	.005:1	1	SLAB ON GRADE
MF-1-NP ZONING (OTHER EXIST. IMPERVIOUS COVER)	32865	0.754	17.3			
MF-1-NP (PROPOSED IMPERVIOUS COVER)	11500	0.22	5.8			
MF-1-NP (OPEN SPACE)	116678	2.68	61.4			
MF-1-NP (PROPOSED BUILDING COVERAGE) GFA	0	0				
SF-6-NP ZONING (LAND)	30578	0.702	16			
SF-6-NP ZONING (EXISTING BUILDING COVERAGE) GFA	0	0	0	N/A	N/A	N/A
SF-6-NP (OTHER EXIST. IMPERVIOUS COVER)	0	0	0			
SF-6-NP (PROPOSED IMPERVIOUS COVER)	5793	0.133	18.9			
SF-6-NP (OPEN SPACE)	24785	0.569	81.1			
SF-6-NP (PROPOSED BUILDING COVERAGE) GFA	0	0				
TOTAL SITE IMPERVIOUS COVER	50791	1.166	26.7			

SURROUNDING CONDITIONS:**Zoning/ Land Use**

Site: MF-1-NP, SF-6-NP, Community Recreation (Private)
North: PUD-NP, MF-1-NP, Undeveloped, Multifamily
East: MF-1-NP, SF-6-NP, Single family residential
South: SF-6-NP, Undeveloped, Single family residential
West: PUD-NP, Undeveloped

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Covered Bridge Property Owners Association
 Friends of Austin Neighborhoods
 SEL Texas
 Sierra Club, Austin Regional Group
 Neighborhood Empowerment Foundation

Oak Hill Association of Neighborhoods (OHAN)
 Oak Hill Neighborhood Plan - COA Liaison
 Oak Hill Neighborhood Plan Contact Team
 Oak Hill Trails Association
 Ridgeview
 Save Our Springs Alliance
 TNR BCP - Travis County Natural Resources

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:

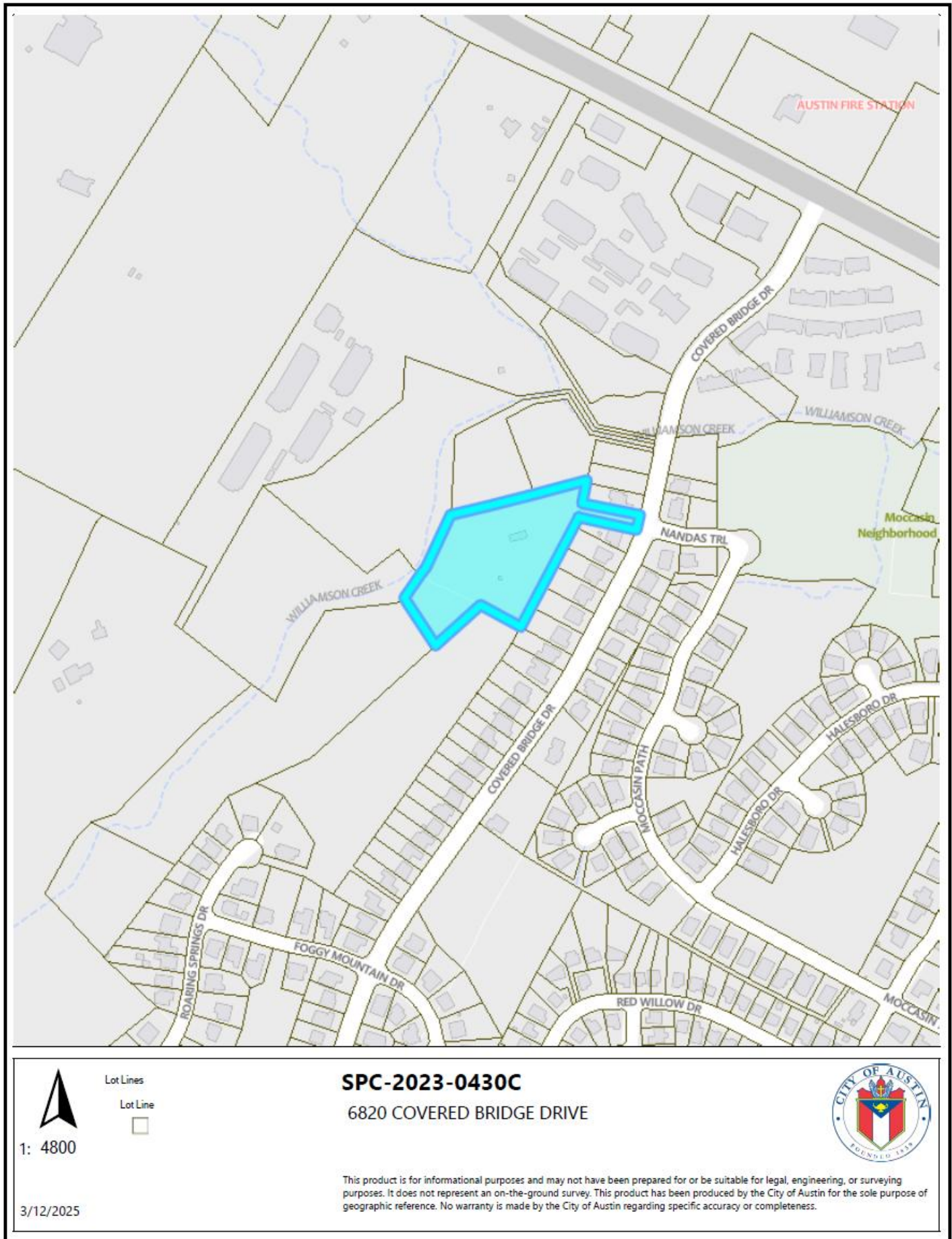
- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other 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 complies with all regulations and requirements of the Land Development Code.
 2. **Comply with the objectives and purposes of the zoning district;**
Staff Response: The proposed community recreation (private) use is a conditional use within MF-1-NP and SF-6-NP zoning districts on the property.
 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: The site plan complies with all requirements of the Land Development Code.
 4. **Provide adequate and convenient off-street parking and loading facilities; and**
Staff Response: Adequate parking and loading facilities are provided on-site.
 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: Community Recreation (Private) land use would not more adversely affect an adjoining use than would a permitted use.
 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.

EXHIBITS

- A - Site Location Map
- B - Aerial Exhibit
- C - Site Plan

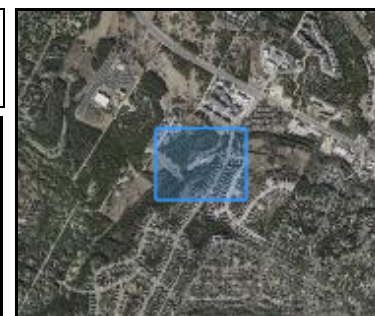
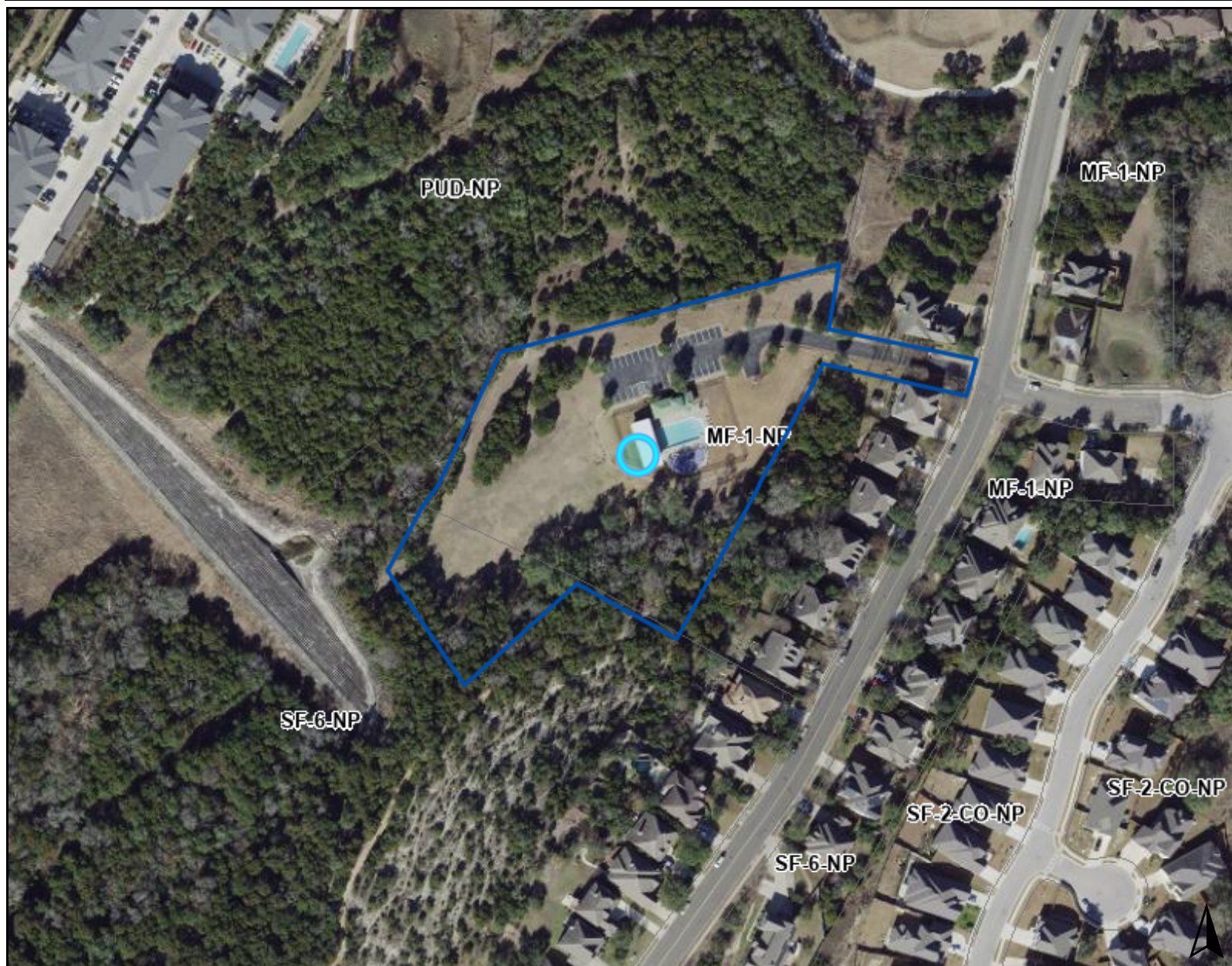
EXHIBIT A



Property Profile

Covered Bridge Amenity Center

EXHIBIT B



Legend

Zoning 1

Zoning Text



0 350 700
ft

3/18/2025

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

COVERED BRIDGE AMENITY CENTER SITE PLAN

6820 COVERED BRIDGE DR., AUSTIN, TX

SUBMITTAL DATE: APRIL 19, 2024

THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, CLASSIFIED AS RURAL WATER SUPPLY AND IS WITHIN THE BARTON SPRINGS ZONE. DEVELOPMENT OF THE SUBDIVISION SHALL COMPLY WITH THE TERMS AND CONDITIONS OF CHAPTER 25-8, ARTICLE II OF THE LAND DEVELOPMENT CODE.

THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN REGULATIONS IN EFFECT AS OF JUNE 27, 1978 AND THE RESTRICTIVE COVENANT FILED IN VOLUME 10028, PAGE 356 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0560J (1/22/2020) FOR AUSTIN, TRAVIS COUNTY.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION: LOT 47 BLK D
COVERED BRIDGE SEC. 2 VOL. 102, PG. 14
TRAVIS COUNTY PLAT RECORDS.
ACREAGE: 4.3645 AC

RELATED CASES:

C8-78-084.01.2A, C8-78-084.01.2B, COVERED BRIDGE SUBDIVISION, SECTION 2 (STREET, DRAINAGE, WATER, AND WASTEWATER PLANS - OCTOBER 1999.

SP-02-0033C ADMINISTRATIVE SITE PLAN FOR COVERED BRIDGE AMENITY CENTER.

PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH A PREVIOUS CASE WAS GRANTED FOR THIS SITE PLAN ON FEBRUARY 1998, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS WMS-RS-2024-0035R. RELATED RSMP CASE NUMBERS: 2001-252-E & 2000-281-E. REFER TO THE RSMP APPROVAL LETTER AND AGREEMENT FOR CONDITIONS OF PARTICIPATION.

CIVIL ENGINEER / AGENT/LANDSCAPE DESIGN:

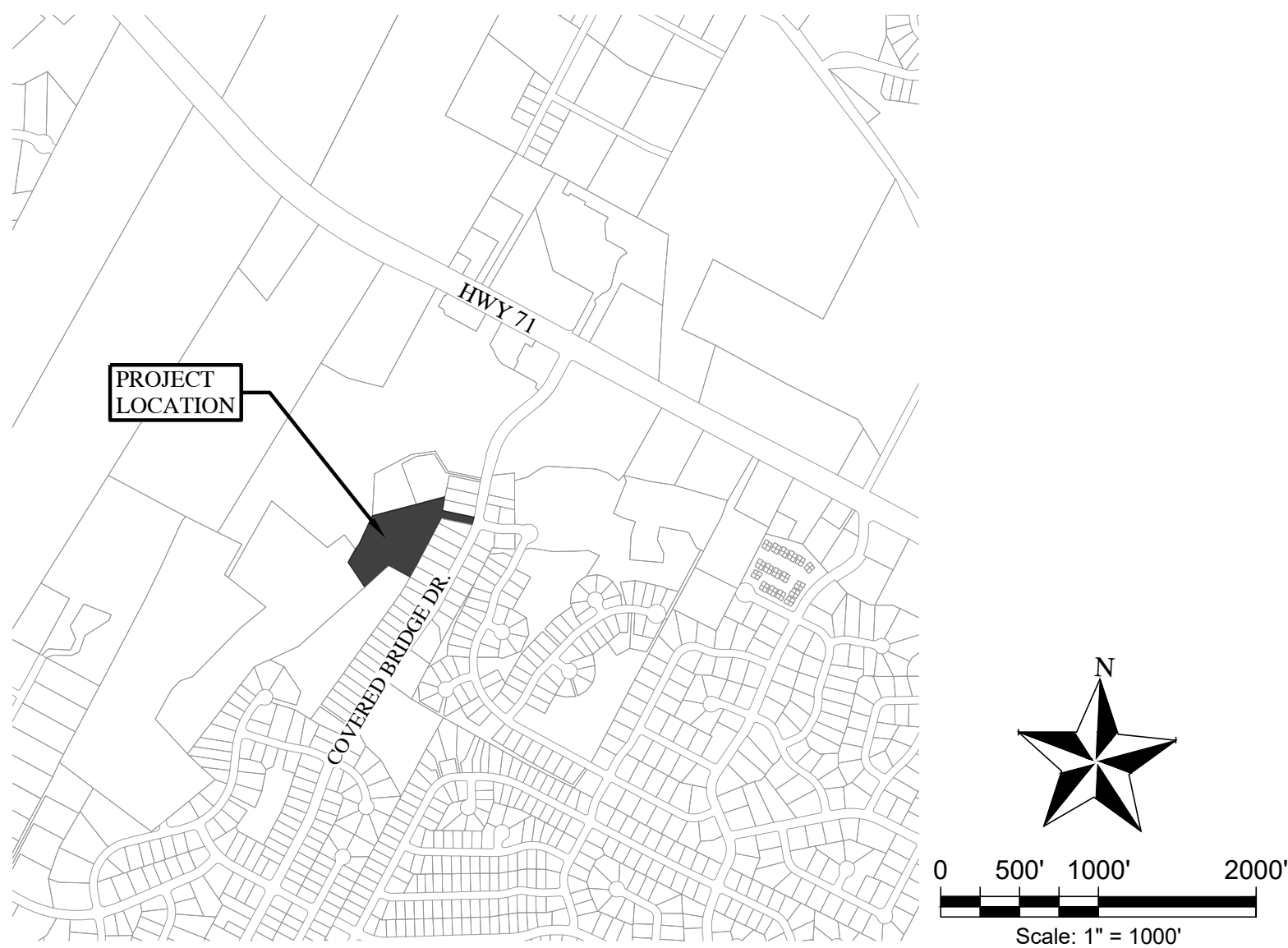
GOODE FAITH ENGINEERING, LLC
1620 LA JAILA DR., STE 300
CEDAR PARK, TX 78613
CONTACT: ANTHONY H. GOODE, P.E.
P(972) 822-1682
E: ANTHONY@GOODEFAITHENG.COM

OWNER/DEVELOPER:
COVERED BRIDGE POA
ALBERT DAVIDIAN - PRESIDENT
14050 SUMMIT DRIVE STE 113A
AUSTIN, TX 78725
503-936-1499

NOTES:

- 1) THIS PROJECT IS ALSO SUBJECT TO THE NOTES ON PLAT C8-78.084.01.2A; PROVIDED ON SHEET 4.
- 2) IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. (COA TITLE 6).
- 3) 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.
- 4) THE WQ VOLUME IS CALCULATED TO PROVIDE FOR 5,478 SF OF ADDITIONAL, FUTURE IMPERVIOUS COVER FOR A COMMUNITY CENTER BUILDING, SIDEWALK, AND ADDITIONAL PARKING.
- 5) THE WQ POND WILL BE PRIVATELY MAINTAINED.
- 6) THE BEST AVAILABLE DATA WAS USED TO DELINEATE THE CITY OF AUSTIN FLOODPLAIN IN THIS DEVELOPMENT SET PER DCM 1.2.6.

PROJECT INFORMATION TABLE			
PROPERTY OWNER NAME(S):	COVERED BRIDGE POA	PHONE:	503-936-1499
ADDRESS:	14050 SUMMIT DR. STE 113A	CITY/STATE/ZIP:	AUSTIN, TX 78725
ACREAGE:	4.3645	TOTAL IMPERVIOUS COVER:	1.166
LEGAL DESCRIPTION:	LOT 47 BLOCK D, COVERED BRIDGE SEC. 2 VOL. 102, PG. 14		
PROPERTY ADDRESS:	6820 COVERED BRIDGE DR., AUSTIN TX 78736		
LAND USE SUMMARY:	2 PAVED SPORTS COURTS - COMMUNITY RECREATION - PRIVATE USE		
ZONING CLASSIFICATION:	MF-1-NP & SF-6-NP		
PARKING SPACES REQUIRED:	34	SPACES PROVIDED:	37
DATE:	10/24/2024		
PERSON PREPARING PLAN/ENGINEER/AGENT:	ANTHONY GOODE	COMPANY:	GOODE FAITH ENGINEERING
ADDRESS:	1620 LA JAILA DR., STE. 300	CITY/STATE/ZIP:	CEDAR PARK, TX. 78613
PHONE:	972.260.9100	FAX:	N/A



Sheet Number	Sheet Title
AW 1	COVER
2	GENERAL NOTES
AW 3	AUSTIN WATER GENERAL NOTES
AW 4	FINAL PLAT
AW 5	EXISTING SITE & DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EXISTING DRAINAGE AREA MAP
8	PROPOSED DRAINAGE AREA MAP
9	SITE PLAN
10	GRADING PLAN
11	WATER QUALITY POND PLAN
12	CONSTRUCTION DETAILS
13	ENVIRONMENTAL EXHIBIT

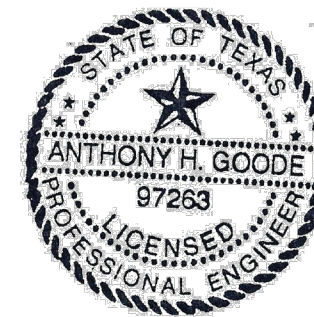
Helpful Websites:

Austin Water Pipeline Engineering
<http://austintexas.gov/page/pipeline-engineering>


City of Austin Easement Templates
<http://www.austintexas.gov/page/common-easement-and-restrictive-covenant-#pdrr>

Service Extension Requests (SER)
<http://www.austintexas.gov/department/service-extension-requests>

Reliner Drop Manhole Resources
<https://reliner.com/parts-pricing-submittals-cad-pdf>



SUBMITTED BY:

 243-25
ANTHONY GOODE, P.E. DATE
GOODE FAITH ENGINEERING, LLC.
TBE FIRM NO. F-22664
1620 LA JAILA DR. STE 300
CEDAR PARK, TX. 78613
(972) 822-1682

REVIEWED BY:

WATERSHED PROTECTION DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

TRAFFIC CONTROL PLAN NOTE:

This note is being placed on the plan set in the absence of a temporary traffic control plan (TCP) with the full understanding that an engineered TCP shall be reviewed and approved by the Right of Way Management Division. Furthermore, a TCP shall be submitted to the TCP Portal for review a minimum of 6 weeks prior to the start of construction. The applicant/project representative further recognizes that a TCP review fee is required for the initial review and all re-reviews, as prescribed by the most current version of the City's fee ordinance.

The following must be taken into consideration:

- o Refer to the "Mobility Guidelines" for developing traffic control strategies <http://www.austintexas.gov/page/mobility-guidelines>
- o TCPs shall not be approved without an approved site plan, site plan exemption, or general permit
- o A traffic control plan is not a permit

SITE PLAN APPROVAL
CASE NUMBER: SPC-2023-0430C APPLICATION DATE: OCTOBER 24, 2024
APPROVED ON ☐ ADMINISTRATIVELY ☐ BY COMMISSION
UNDER SECTION 112 ☐ 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE(LDC 25-5-81) CASE MANAGER: RANDALL ROLDA

DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING

CITY APPROVED REVISIONS & CORRECTIONS

NO.	DESCRIPTION	REVISION (R) CORRECT (C) ADD (A) VOID (V) STREET NOTS	NET CHANGE IMPERVIOUS COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.) / %	CITY OF AUSTIN APPROVAL - DATE	DATE DRAWG
1.						
2.						
3.						
4.						
5.						

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 HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS

DRAWN BY RDP	DATE 08-05-2024
CHECKED BY SDK	DATE 08-05-2024

COVERED BRIDGE AMENITY CENTER

COVER

AW 1 OF 13

