

**ZONING AND PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET****CASE NUMBER:** SPC-2010-0039C.SH **ZAP DATE:** June 7, 2011**PROJECT NAME:** Bradshaw Crossing Amenities Center**ADDRESS OF APPLICATION:** 5510 Zachary Scott Street**APPLICANT:** Lennar Buffington Zach Scott, Lp 512-418-0258**AGENT:** Lakeside Engineers (Chris Ruiz) 512-472-9488**AREA:** 2.32 acres Gross Site Area  
74,052 sq. ft. Limits of Construction – Private Recreation Amenity Center**WATERSHED:** Onion Creek, Rinard Creek (suburban)**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance (urban)**C.I.P. STATUS:** N/A**T.I.A.:** N/A**CAPITOL VIEW:** N/A**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for an amenities center with a pool, bathhouse and a playground area, with incidental parking. The limits of construction are 74,052 square feet, out of a total gross site acreage of 2.32. The area was planned with the preliminary plan for this S.M.A.R.T.Housing<sup>tm</sup> residential subdivision.

**EXISTING ZONING:** The proposed Amenity Center is located on the Northeast corner of Zachary Scott St. and Bradshaw Rd. The lot is triangular-shaped, with the longest frontage along Bradshaw Rd. The developed portion of the lot will be situated closer to the Zachary Scott portion of the lot. The lot is zoned SF4-A, as is the remainder of the subdivision. The playscape area is within 50 feet of the adjacent lot to the southeast, which is also zoned SF-4A, but is undeveloped. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F). A waiver from this Section is required and is recommended by staff due to the existence of the amenities lot in the preliminary plan. Any future developer on the adjacent lot will be cognizant of the adjacent use.

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Parks Foundation

Homeless Neighborhood Association

Del Valle Community Coalition

Homebuilders of Greater Austin

League of Bicycling Voters

AISD

Sierra Club

Super Duper Neighborhood Objectors and Appealers

Onion Creek Homeowners

Real Estate Council of Austin

Austin Monorail

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit with the waiver of compatibility down to five feet for the adjacent lot. The adjacent lot is zoned SF4-A and is undeveloped. It also contains a gas pipeline easement through its entire length. The site plan will comply with all requirements of the Land Development Code prior to its release.

**DEPARTMENT COMMENTS:**

The proposed amenities center (private recreation) is a Conditional Use in SF-4A zoning. A waiver from the Land Use Commission is required at the time of the Conditional Use Permit approval to locate an intensive recreational use or playground within 50 feet of a lot zoned or used as SF-5 or more restrictive. [25-5-146(B)(2)].

**CASE MANAGER:** Susan Kirby Telephone: 974-3524  
[Susan.Kirby@ci.austin.tx.us](mailto:Susan.Kirby@ci.austin.tx.us)

**PROJECT INFORMATION:**

**EXIST. ZONING:** SF-4A

**ALLOWED F.A.R.:** 2:1

**MAX. BLDG. COVERAGE:** 95%

**MAX. (CS) IMPERVIOUS CVRG.:** 95%

**REQUIRED PARKING:** 22

**Proposed Access:** Coleman St.

**EXISTING F.A.R.:** 0.28:1

**EXISTING BLDG. CVRG:** 28%

**EXISTING IMPERVIOUS CVRG:** 85%

**PROVIDED PARKING:** 23 total, 15 on-site, 8 off-site

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a conditional use permit for a pool, bathhouse, playscape area and associated parking. The playground area will be within 50 feet of a lot zoned SF-4A, but undeveloped. This triggers a waiver which the Zoning and Platting Commission may reduce to 5 feet.

The conditional overlay in the zoning ordinance limits trips to no more than 2,000 per day. The zoning also prohibits the following uses on the SF-4A tract:

**Environmental:** This site is located in the Rinard and Onion Creek Watersheds and subject to Suburban Watershed regulations. All Environmental comments are cleared.

**Transportation:** Access to the proposed amenities center will be from Zachary Scott St. A six foot concrete sidewalk will be built along Bradshaw Lane with this site plan. The site is required 20 parking spaces, 28 spaces are provided on site. The site plan complies with all other transportation requirements.

**SURROUNDING CONDITIONS:****Zoning/ Land Use**

<b>North:</b>	RR, Rural Residence zoning, undeveloped
<b>East:</b>	SF-4A - developed small lot subdivision
<b>South:</b>	SF-4A - vacant lot, then developed small lot subdivision
<b>West:</b>	Bradshaw Rd., then zoned small lot single-family subdivision, undeveloped

**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 amenities center (private recreation) is a conditional use in SF4-A zoning district.

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 will comply with all requirements of the Land Development Code. In addition, the site plan complies with setback and height requirements. A variance is required for an intensive recreational use within 50 feet of single-family zoned or used lots.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan complies with off-street parking and loading facility requirements.

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 including Compatibility Standards, 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;**

A pool, playscape, and parking will have no more impact on adjoining properties than other permitted uses in SF4-A given that Bradshaw Road separates the site from uses on the north and west, while adequate open space buffers these uses on the south and east.

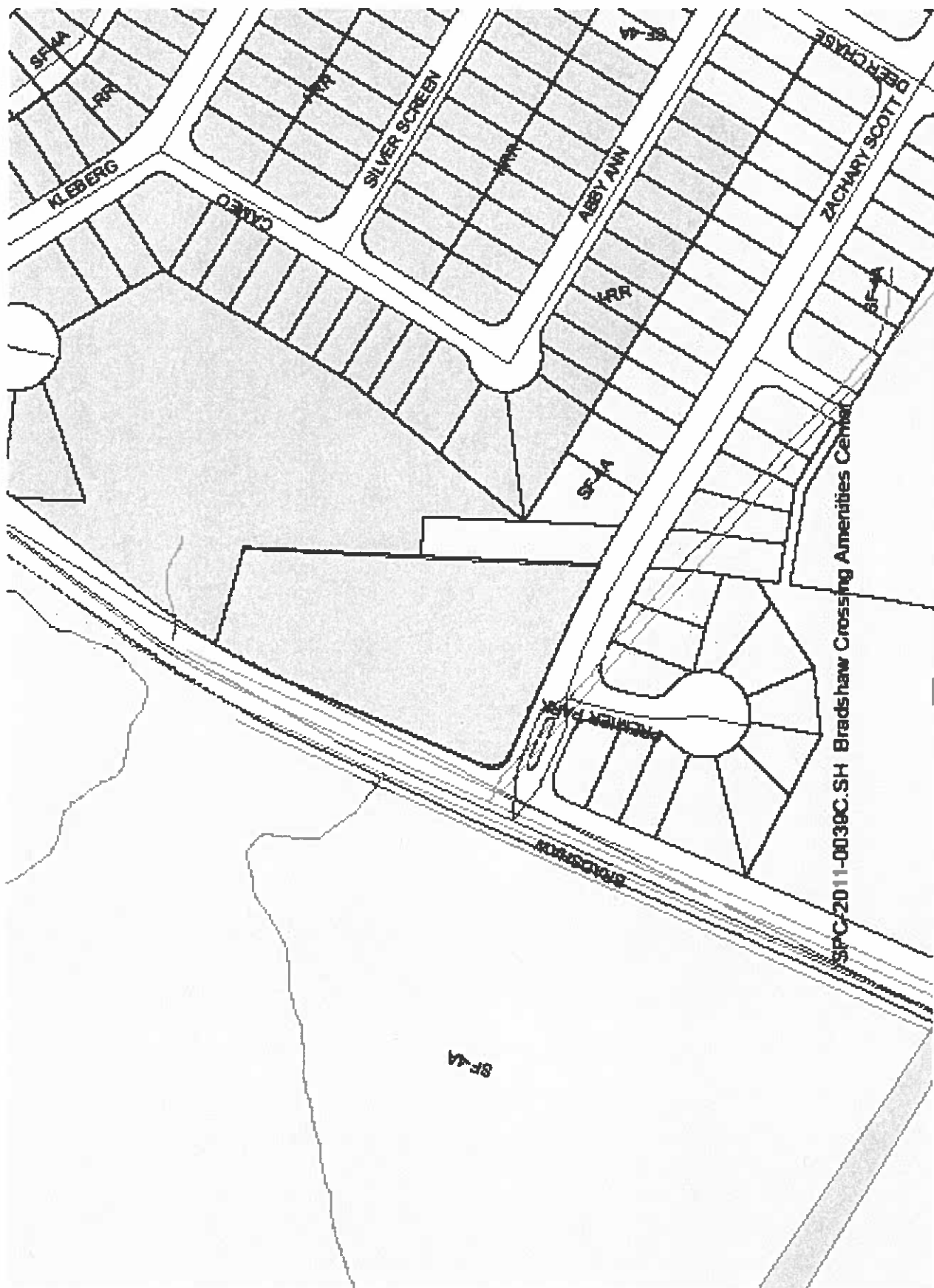
- 8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

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.

ZAP A-11

5

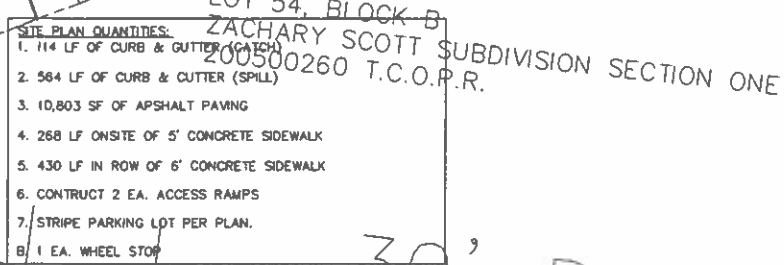












SHEET  
3  
of 10

