

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

**CASE NUMBER:** SPC-2016-0474C

**ZAP DATE:** May 3, 2016

**PROJECT NAME:** Pioneer Hill Amenity Center

**ADDRESS OF APPLICATION:** 10110 Baden Lane

**APPLICANT:** DR Horton  
Continental Homes of Texas L.P.  
10700 Pecan Park Blvd., Suite 400  
Austin, TX 78750

**AGENT:** Randall Jones & Associates Engineering Inc.  
9890 Silver Mountain Drive  
Austin, TX 78737

**CASE MANAGER:** Nikki Hoelter      Phone: (512) 974-2863  
[Nikki.hoelter@austintexas.gov](mailto:Nikki.hoelter@austintexas.gov)

**AREA:** 1.94 acres

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit to allow an amenity center within the SF-6-CO zoning district. The center will be a one story, 1,728 square foot building, which will include a swimming pool, pavilion, and basketball court, play area, parking and associated improvements pertinent to the development. The hours of operation for the pool will be from 6am to 10pm, the building will be utilized only with a reservation.

**EXISTING ZONING:** The existing zoning is SF-6-CO. In 2011 the zoning was changed from TND to SF-6-CO. The conditional overlay prohibits a list of uses. The LDC states an amenity center, also known as Community Recreation (private) as a conditional use, which requires the plan to meet requirements in LDC Section 25-5-145 regarding evaluation of a conditional use permit and approval by the Land Use Commission.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit. The amenity center will only serve the surrounding subdivision, Pioneer Hill Subdivision. The use is conditional; however the lot was shown and platted as an amenity area in 2012. The recorded plat also identifies the lot and acreage to establish the land use. All required parking will be onsite.

**PROJECT INFORMATION**

<b>SITE AREA</b>	84,639 SF	1.94 acres
<b>EXISTING ZONING</b>	SF-6-CO	
<b>WATERSHED</b>	Walnut (Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance (Suburban)	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	None	
<b>PROPOSED ACCESS</b>	Baden Lane	
	<b>Allowed/Required</b>	<b>Existing</b> <b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	N/A	0   .02:1
<b>BUILDING COVERAGE</b>	40%	0   1728 SF   2%
<b>IMPERVIOUS COVERAGE</b>	55%	0   33216 SF   39.2%
<b>PARKING</b>	34	0   38

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The use appears to be appropriate for this roadway and area; it's surrounded by the same zoning district of SF-6, and will only be utilized by residents of the subdivision. A 4 foot sidewalk will be constructed along Arborside Drive and Baden Lane.

The applicant is not requesting any variances or waivers to comply with the Land Development Code.

The site is surrounded by SF-6 zoning tracts of land, all of which are undeveloped at this time.

Water quality will be provided and designed as a wet pond, and provide additional detention to the drainage improvements.

**Environmental:** This site is located in the Walnut Creek Watershed and subject to Suburban watershed regulations. The application received a Chapter 245 determination, grandfathering to ordinances in effect in 2012. All environmental comments are cleared.

**Transportation:** Access to the existing site will be from Baden Lane. The site plan complies with all other transportation requirements.

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-6-CO	Undeveloped
<i>North</i>	SF-6-CO	Undeveloped
<i>South</i>	SF-6-CO, LI-CO	Undeveloped
<i>East</i>	SF-6-CO	Undeveloped
<i>West</i>	SF-6-CO	Undeveloped

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Arborside Drive	50 feet	23 feet	Local
Baden Lane	50 feet	50 feet	Local

**NEIGHBORHOOD ORGNIZATIONS:**

402—Downtown Austin Neighborhood Assn (DANA)  
 511—Austin Neighborhoods Council  
 623—City of Austin Downtown Commission  
 742—Austin Independent School District  
 786—Home Builders Association of Greater Austin  
 1037—Homeless Neighborhood Assn.  
 1075—League of Bicycling Voters  
 1113—Austin Parks Foundation  
 1200—Super Duper Neighborhood Objectors and Appealers Organization  
 1224—Austin Monorail Project

**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 because the zoning is SF-6, however the zoning district allows for condominiums/townhomes and single family homes, both of which will be provided in this development. The proposed amenity center will only serve the residents of the residential development.

**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 proposed water quality pond will be provided as a wet pond, along drainage improvements on site. One access will be provided from Baden Lane. The site plan will comply with all requirements of the Land Development Code, including setback, height, and compatibility requirements.

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

Staff Response: The site plan will provide for 11 on street parking spaces and to meet the parking requirement of 34 required spaces; however all loading will be on-site. The on street parking has been approved by Austin Transportation Department.

**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 a neighborhood plan.

**C. In addition, a conditional use site plan may not:**

**7. More adversely affect an adjoining site than would a permitted use;**

The amenity center use will have no more impact on adjoining properties than other permitted uses in the area which could operate with similar hours.

**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. No parking, signage or traffic changes will occur with this site plan.

**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.

**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.

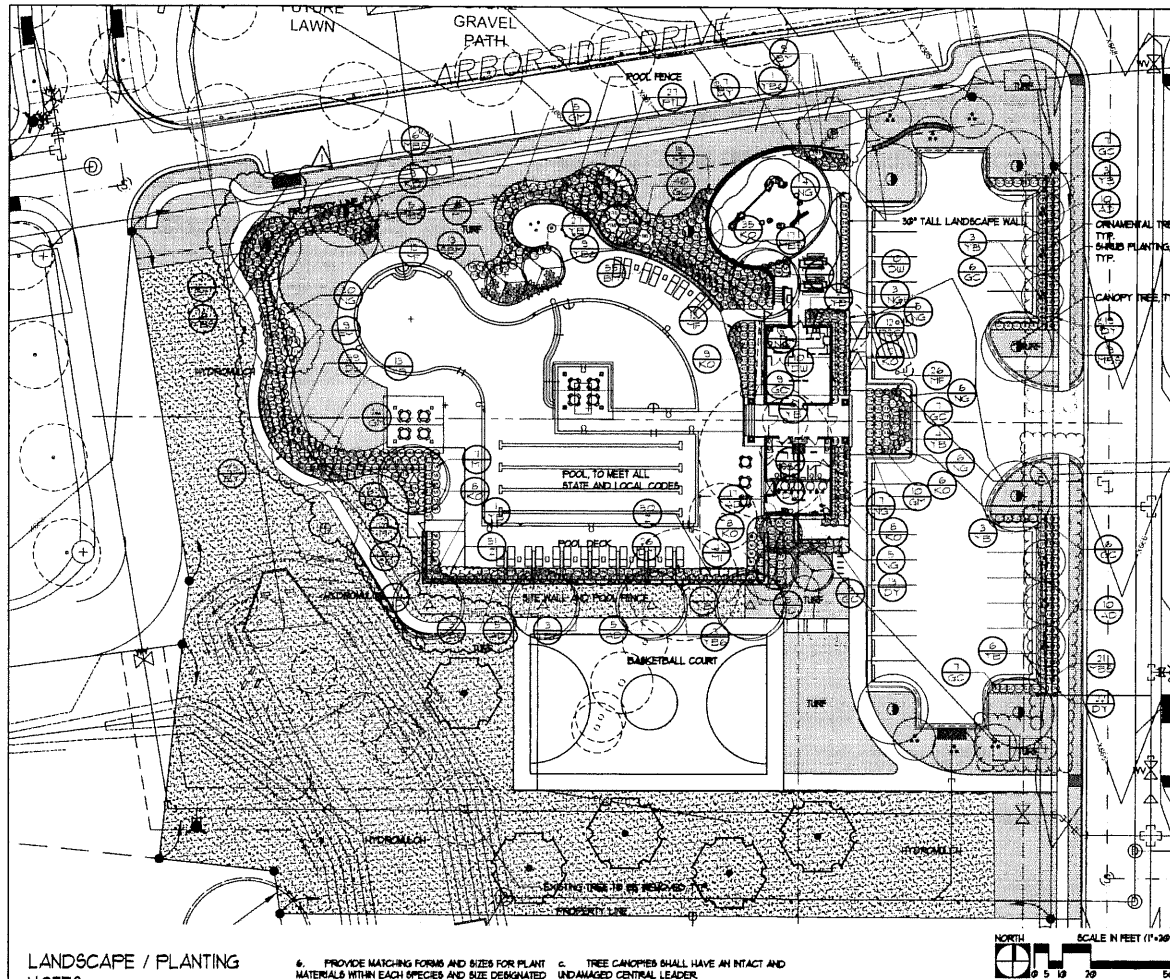
**§ 25-5-146 CONDITIONS OF APPROVAL.**

(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.







## PLANT SCHEDULE

ORNAMENTAL	QTY	COMMON NAME / BOTANICAL NAME	CONT	GALLER	HEIGHT
	8	DESERT WILLOW / CHALCOPHYS LINEARIS 'YOUNG'S DELIGHT'	45 GAL	3\" CAL	7-8\" HT.
	10	NATCHEZ GRAPE MYRTLE / LAURICOSTRICKIA INDICA 'NATCHEZ'	45 GAL	1.75-2.75\" CAL	18\"-22\" HT., 4-6\" SPKR
PALM TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	10	DWARF PALMETTO / BAEAL MINOR	5 GAL		
SHADE TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	GALLER	HEIGHT
	3	CHINQUAPIN OAK / QUERCUS MULLENBERGII	65 GAL	3.75-3.5\" CAL	8-10\" HT.
	3	MEXICAN SYCAMORE / PLATANUS MEXICANA	65 GAL	3\" CAL	18\"-22\" HT.
	4	MONTZUMA CYPRESS / TAXODIUM MICHOTIANUM	65 GAL	3\" CAL	12\"-14\" HT.
	6	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	65 GAL	3\" CAL	18\" HT. 6\" SPKR
CACTUS/SCULPTURE	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	50	BRAKE LIGHTS RED YUCCA / HEMIPHYSALIS PARVIFLORA 'PINK PINK'	3 GAL		24\" o.c.
DECIDUOUS	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	10	KNOCKOUT ROSE / ROSA X RADRAZ	5 GAL		36\" o.c.
	10	ORANGE JUBILEE YELLOW BELLS / YUCCA X 'ORANGE JUBILEE'	5 GAL		48\" o.c.
	10	YELLOW BELLS / YUCCA X 'SIENNA APRICOT'	5 GAL		36\" o.c.
EVERGREEN	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	10	DWARF YAUPON / ILEX VOMITORIA 'STOKES DWARF'	5 GAL		36\" o.c.
	10	GREEN CLOUD SAGE / LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL		36\" o.c.
	10	MORAEA 1885 / MORAEA INDOIDES	5 GAL		36\" o.c.
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	60	ADAGIO DWARF MAIDEN GRASS / MAGNATIS SHENON 'ADAGIO'	5 GAL		36\" o.c.
	10	BIG MULEY / MAHLENBERGIA LINDEHEIMERI	5 GAL		36\" o.c.
	10	GULF MULEY / MAHLENBERGIA CAPILLARIS 'REGAL MIST'	3 GAL		36\" o.c.
	60	MEXICAN FEATHER GRASS / STIPA TENUSOBIA	1 GAL		24\" o.c.
	3	PINK FLAMINGO MALEY GRASS / MAHLENBERGIA CAPILLARIS 'PINK FLAMINGO'	5 GAL		48\" o.c.
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	70	PURPLE TRAILING LANTANA / LANTANA MONTEVIDEENSIS 'PURPLE'	1 GAL		18\" o.c.
	10	ZEDEMA / NEDELIA TEXANA	1 GAL		12\" o.c.
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	60	LANTANA NEW GOLD / LANTANA X 'NEW GOLD'	1 GAL		24\" o.c.
	70	PINK BELL-CAP / SCITELLARIA SUPPINITICENS 'PINK'	1 GAL		18\" o.c.
TREE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	10	SAHARA BERNADA GRASS / CYTODON DACTYLON 'SAHARA'	500		HYDROMULCH

## LANDSCAPE / PLANTING NOTES:

- ALL WEEDS WITHIN THE PROJECT AREA ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE BRIDGATED.
- FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL) SHALL BE FLUSH WITH ADJACENT PAVING.
- TRENCHING AND SITE WORK PERFORMED WITHIN THE PROMINENT ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR GRADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1\" DIA. SHALL BE CUT.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPH PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PLANTS, PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
  - PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
  - PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1.

- TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER.
- TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER AND TAPER. TREES HAVING "TWO-OR-THREE" TRUNKS WITH "POODLE" TOPS WILL NOT BE ACCEPTED.
- BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
- BRUISES TRANSLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW PERMANENT ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER.
- AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.

- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE ADJUSTMENT OF PLANTS TO EXACT LOCATION IN FIELD.
- IF PLANT MATERIAL IS BALL AND BURLAP, CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. CONTAINER GROWN STOCK WILL HAVE THE OUTSIDE EDGE OF THE ROOTBALL LOOKED BY HAND AFTER REMOVING FROM THE CONTAINER.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. THE PLANT SCHEDULE IS FOR THE CONTRACTORS CONVENIENCE ONLY.
- PLANT SPACING LISTED IN PLANT SCHEDULE IS A MAXIMUM TYPICAL SPACING. IF PLANTS ARE SHOWN CLOSER ON THE PLAN THEY SHOULD BE INSTALLED PER THE PLAN.



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LANDSCAPE PLAN

PIONEER HILL  
AMENITY CENTER  
BADEN LANE, AUSTIN, TX



SCALE: AS SHOWN  
DRAWN BY: WFP  
CHECKED BY: M.L.  
APP. BY: ADG  
PROJECT NO.: 500-10-00A  
DATE: 2/26/09



SHEET: