

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

CASE NUMBER: SPC-2016-0231C **ZAP COMMISSION DATE:** 11-15-2016

ADDRESS: 3100 Crystal Bend Drive

PROJECT NAME: Cantarra Amenity Center North

COUNCIL DISTRICT: 1

WATERSHED: Gilleland Creek (Suburban)

LEGAL: Lot 127, Cantarra IIIB Subdivision

AREA: .73 Acres

EXISTING ZONING: I-SF4A, Interim Single Family, Small lot zoning district

PROPOSED USE: Private Community Recreation (Amenity Center)

APPLICANT: Continental Homes of Texas, LP (R. Maier)
10700 Pecan park Blvd.
Austin, TX. 78750

AGENT: Carlson Brigrance and Doering, Inc.(G. Guerrero)
5501 W. William Cannon Dr.
Austin, TX. 78749

NEIGHBORHOOD ORGANIZATION:
1547- North Gate Neighborhood Association

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Comprehensive

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF ANALYSIS: This site plan meets all the zoning and Land Development Code requirements for approval of the conditional use permit.

ZAP COMMISSION ACTION: 11-15-2016

CASE MANAGER: Lynda Courtney Telephone: 512- 974-2810
Lynda.Courtney@austintexas.gov

PROJECT INFORMATION:

EXIST. ZONING: I-SF4A, Interim Single Family, Small Lot

PROPOSED USE: Community Recreation (Private)

LIMITS OF CONSTRUCTION: .733 Acres

OVERALL SITE: .73 Acres

EXIST. BLDG. COVERAGE: 0 SF

PROP. BLDG. CVR: 760 SF

PERMITTED IMPERV. CVRG.: 55%

PROPOSED IMP. CVR: 52%

EXISTING PARKING: 0

PROPOSED PARKING: 20

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Pogba Path	50'	Asphalt	Residential
Kotche Street	60'	Asphalt	Residential

SUMMARY COMMENTS ON SITE PLAN:

Land Use Background: The applicant is requesting approval of a Conditional Use Permit for the construction a private park, Community Recreation (Private) use, in Interim SF-4A zoning, which is a conditionally permitted use. This requires approval of a CUP by the Land Use Commission, as a requirement of Land Development Code section 25-2-491, "Permitted, Conditional, and Prohibited Uses".

The proposed Cantarra Amenity Center consists of one .73 acre lot in the midst of a proposed single family residential development. It is intended to be a neighborhood park serving the Cantarra subdivisions as they develop. The proposed amenity center proposes a pool, restrooms, playscape, splashpad, parking, and associated landscaping.

Transportation: Complies with all transportation requirements with regards to the Land Development Code.

Environmental: This site is located in the Gilleland Creek watershed, categorized as Suburban in classification.

SURROUNDING CONDITIONS:

Zoning/ Land use: I-SF-4A, Interim Single Family, Small Lot, Community recreation (Private)

North: Kotche Street, single family residential

East: Pogba Path, single family residential

South: Single family residential

West: Single family residential

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

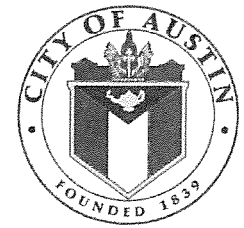
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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, as a low vehicular traffic, primarily pedestrian neighborhood private park.
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: This application is compatible with the requirements of the zoning district.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: This is intended as a low vehicular traffic, primarily pedestrian park with ¼ miles maximum walking distance from surrounding homes. Twenty parking spaces are proposed..
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute additionally to any of these adverse effects. This application has been reviewed for erosion and drainage controls, fire access, and meets or exceeds all code requirements.

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. This proposed site plan does not more adversely affect an adjoining site than would a regularly permitted use in a SF-4A zoning district. The addition of this private community recreation use will not increase any adverse affects.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Development of this site will not adversely affect the safety or convenience of vehicular or pedestrian circulation.
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The proposed project does not affect adjacent properties or traffic control through its location, lighting or type of signs.

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: **SPC-2016-0231C**
REVISION #: **00** UPDATE: **U3**
CASE MANAGER: **Lynda Courtney** PHONE #: **512-974-2810**

PROJECT NAME: **Cantarra Amenity Center North**
LOCATION: **3333 KOTCHE ST**

SUBMITTAL DATE: **October 7, 2016**
REPORT DUE DATE: **October 21, 2016**
FINAL REPORT DATE: **October 25, 2016**

4 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 2, 2016.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 4 copies of the plans and 5 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

REVIEWERS:

Planner 1: Cindy Casillas
Environmental: Mike McDougal
Site Plan: Lynda Courtney
DSD Transportation: Danielle Morin
AW Utility Development Services : Neil Kepple
AW Pipeline Engineering: John Bowman

When all substantive comments are addressed, this case will be scheduled for Land Use commission for approval of a Conditional Use Permit for Community Recreation Use.

APPROVED 09/22/16 -DM

ACCESSIBILITY - NEW CONSTRUCTION

- TR1. Provide the following note on the site plan: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards."
U1: Comment CLEARED.
- TR2. Ground surfaces along accessible routes must be stable, firm, and slip resistant. [ANSI 302.1]. Show a detail of the ground surface or indicate the surface texture with a note.
U1: Comment CLEARED.
- TR3. Accessible parking spaces must be at least 8 ft. wide and have an adjacent access aisle at least 5 ft. wide. Two accessible parking spaces may share a common access aisle. One van-accessible space (8 ft. wide with an 8 ft. access aisle) must be provided for every 6 accessible spaces or fraction thereof. [ANSI 502.2, IBC 1106.5]. **Dimension the accessible parking spaces.**
U1: Comment PENDING; re-dimension the parking to include one van-accessible aisle.
U2: Comment CLEARED.

SIDEWALKS:

- TR4. Raised curbs on driveways must terminate at sidewalks. Indicate the termination of curbs and show the standard driveway detail. Do not show curb ramps at the driveways. TCM, 5.3.1.E; COA Std. No. 433-2.
U1: Comment PENDING; the curb line-type is still shown at the raised curbs at the sidewalks; delete the line-type where raised curbs terminate at the sidewalks.
U2: Comment CLEARED.

TRAILS:

- TR5. Is the Decomposed Granite trail proposed to be built with this project? Please clearly label the Limits of Construction, and demonstrate how the two lots are legally tied together.
U1: Comment PENDING; add a note to the trail location to indicate that the trail is to connect either to an existing or planned trail (clarify if/when the trail connection will be constructed).
U2: Comment CLEARED.

PARKING

- TR6. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
U1: Comment CLEARED.
- TR7. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required, and the number of parking spaces provided by type (standard, compact, handicapped). LDC, 25-6-472, Appendix A. **Be sure to include bicycle parking in your calculations.**
U1: Comment PENDING; a Special Parking Determination letter was emailed to the applicant on 08/18/16 – a copy of this letter will need to be placed on the site plan sheet for future reference.

U2: Comment CLEARED.

- TR8. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bike rack (City of Austin standard detail #710S-1 or S-2, approved 2012). The minimum requirement is 5% of the motor vehicle spaces prior to reductions, or 5 spaces whichever is greater, LDC, 25-6-476, Appendix A. TCM, 9.2.0, #11.
U1: Comment CLEARED.
- TR9. Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. 50 % of the required off-street bicycle parking must be located within 50 feet of the principal building entrance which shall not be obscured from public view and may not interfere with pedestrian traffic. The remaining required bicycle parking needs to comply with LDC 25-6-477. LDC, 25-6-477
U1: Comment CLEARED.
- TR10. General Note #6 references Compact Parking Spaces; how many Compact Parking Spaces are proposed?
U1: Comment PENDING; one compact parking space is now proposed - Compact parking spaces must be located in groups of 3 or more spaces. LDC, 25-6-475. Include the following note on the site plan: Each compact parking space/aisle will be signed "small car only." LDC, 25-6-475.
U2: Comment CLEARED; compact spaces have been removed.

DRIVEWAYS

- TR11. Undivided two-way driveway approaches must be between 25 and 40 feet wide, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2.
U1: Comment CLEARED; the dimensions have been added.
- TR12. Dimension the driveway curb return radii on site plan. The curb return radii must be between 10 feet and 25 feet. TCM, Table 5-2.
U1: Comment CLEARED.
- TR13. Show all existing and proposed streets, alleys, driveways, entrance/exit ramps, and median cuts adjacent to the subject property within 50 feet of side property lines.
U1: Comment CLEARED.
- TR14. If a curb inlet is present, there must be 10 feet between the inlet opening and the edge of a driveway curb return. TCM, 5.3.1.A. Please note the distance between curb inlets and the edge of the adjacent driveway curb returns.
U1: Comment CLEARED.

OTHER ISSUES

- TR15. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster. LDC, 25-2-1067(c); TCM, 9.3.0.2.
U1: Comment PENDING; dumpster locations cannot be found on the plans.
U2: Comment CLEARED.
- TR16. Show the LOC line and provide the symbol within the Legend.
U1: Comment CLEARED.
- TR17. Show all existing *and proposed* physical obstructions (utility poles, trees, etc.) in the right-of-way which could affect sidewalk or driveway locations. For information: You may have to relocate utilities at your own expense if they interfere with sidewalk or driveway locations.
U1: Comment CLEARED.

CLUB, LODGE, OR COMMUNITY RECREATION

- TR18. Vehicular access to a club, lodge, or community recreation facility must be by way of a dedicated street with a minimum right-of-way width of 60 feet for the full block face. LDC, 25-2-836, 25-2-837.
U1: Comment CLEARED.
- TR19. Additional comments may be provided when more complete information is obtained.

AW Utility Development Services - Neil Kepple - 512-972-0077

WW1. The review comments will be satisfied once Pipeline Engineering has approved the water utility plan. For plan review status, contact John Bowman with Pipeline Engineering at 972-0267.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

- WB 1 **Update 0** The proposed LOC seems to encroach within the CEF buffer. However, it is unclear since the CEF and CEF buffers are not shown on the site plan sheets. Please show and clearly label both the CEF and the CEF buffers on all pertinent site plan sheets including but not limited to Existing Conditions, ESC, Drainage, and Grading.
Update 1 CEF buffer still not shown on Site Plan or Grading sheets.
Update 2 CEF buffer shown as a separate graphic, please show it adjacent to LOC
Update 3 Comment cleared

New comment with Update 1

- WB 2 **Update 1** proposed LOC encroaches within the CEF buffer. Please reconfigure the LOC to outside the CEF buffer; construction is prohibited within the CEF buffer.
Update 2 LOC still encroaches within CEF buffer. CEF buffer is adjacent to the lot amenity center lot boundary and the LOC expands beyond that lot boundary. Traffic control sheet still shows different LOC that remaining pages.
Update 3 Comment cleared
- WB 3 **Update 1** It appears that there is proposed grading with the CEF buffer; no construction, including grading, is allowed within the CEF buffer. Please modify the grading plan to avoid encroaching within the CEF buffer.
Update 2 grading expands beyond the amenity center boundary thus encroaching within CEF buffer.
Update 3 Comment cleared
- WB 4 **Update 1** Please clarify the intended continuation of the proposed path that ends on the south end of the LOC. It appears that a future continuation of that path would encroach within the CEF buffer.
Update 2 comment cleared

AW Pipeline Engineering - John Bowman - 512-972-0267

Red-lined comments have been provided on the plans submitted to the Development Service Department.

The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, 78701.

The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will be not be accepted for review by the Development Services Department.

End of report

ENGINEER SUMMARY**1.0 GENERAL**

Cantarra Amenity Center North is a 0.73-acre project out of the Cantarra III-B subdivision. The project is located near Cantarra Boulevard in northeastern Travis County. The site is located in the City of Austin's city limits.

2.0 ORDINANCE STATUS

This is an application subject to the requirements of Land Development Code, Title 30. This property is located in the Gilleland Creek Watersheds and is classified as suburban by the City of Austin's Land Development Code. The project is not located in Edward's Aquifer Recharge Zone, and as such is subject to Chapter 30, Article 8 of the Land Development Code. Chapter 245 will be applied for this site plan for original rights under the preliminary for Cantarra.

Impervious Cover on this site shall not exceed the limits outlined in Section 30-5-63 and 30-5-64 of The Land Development Code.

3.0 ACCESS

Access to this plat shall be taken from Pogba Path and Kotche Street built with Cantarra III-B.

4.0 WATER QUALITY

This project is subject to the water quality provisions of 30-2 and 30-5 of the Land Development Code. A natural wet pond (Pond B) was built with Cantarra III-B as approved with the Preliminary Plan and will accommodate the runoff from this subdivision. Floodplain modifications are not proposed on this site in accordance with the approved CLOMR and Preliminary Plan.

5.0 WATER AND WASTEWATER

The tract is within the City of Austin's water and wastewater service area. Water service is from 2" water service in Pogba Pass and wastewater service is through 6" service line on Pogba Pass. All services were built with Cantarra III-B. All improvements will be constructed to City of Austin Standards.

6.0 SEDIMENTATION/EROSION CONTROL/TREE SURVEY

All sedimentation/erosion controls are required and will be in accordance with Land Development Code. These controls are shown schematically on the site plan. Detailed erosion control plans will be provided with the site construction plans.

7.0 CRITICAL ENVIRONMENTAL FEATURES

There are no Critical Environmental Features (CEF's) located within the site. The site has already been inspected by City of Austin staff during the Preliminary Plan review process. The Environmental Resource Inventory is included with this report.

8.0 DRAINAGE/DETENTION

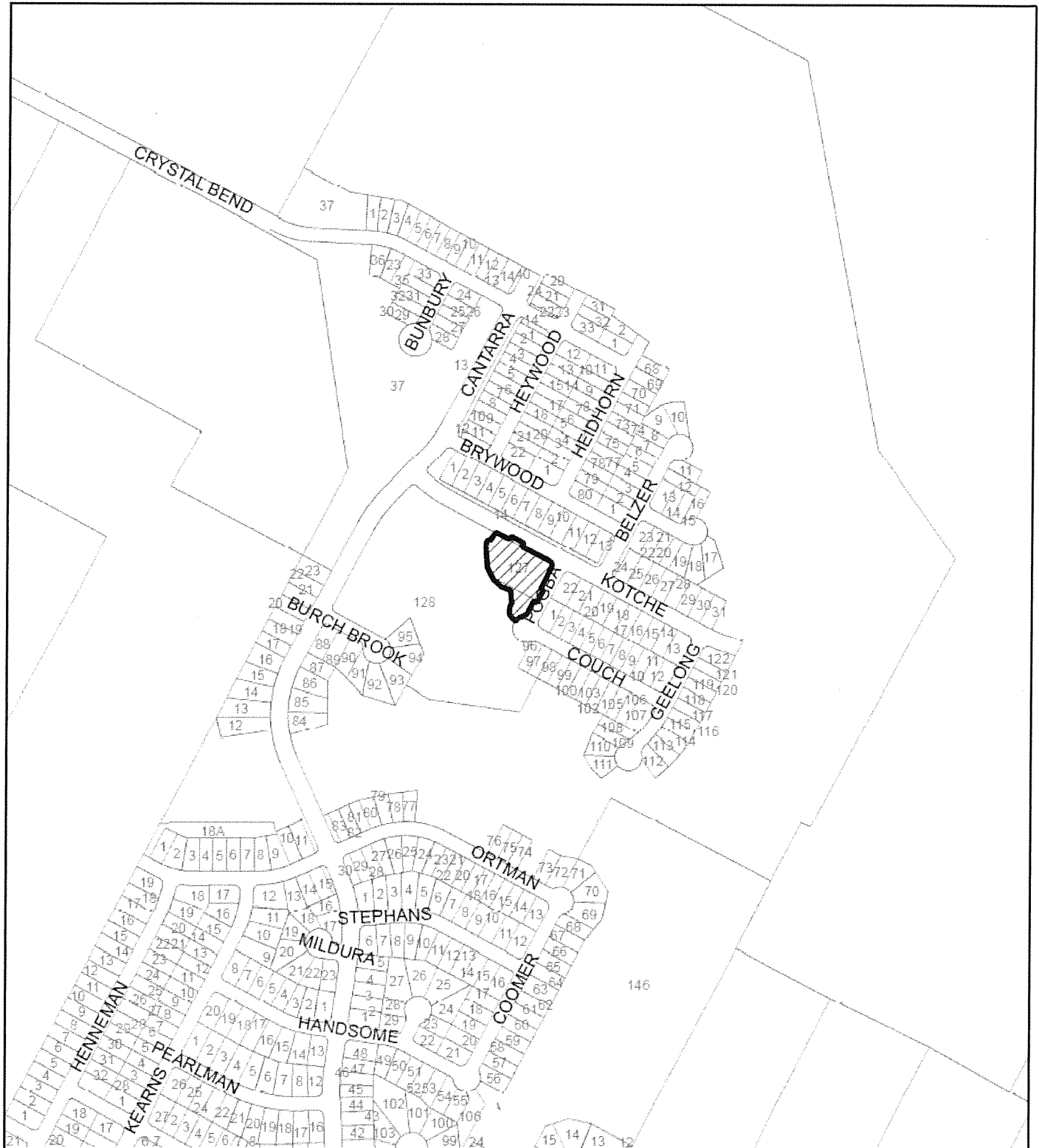
Rainfall runoff from this tract will be caught in curb inlet/area inlets and piped to a natural wet pond as approved in the Preliminary. The pond will have a detention berm to provide peak-shaving (detention) for the 1, 10, 25, and 100 year storm events. This pond was built with Cantarra III-B.

9.0 FISCAL REQUIREMENTS

Our client will post full fiscal surety for this project, meaning that fiscal surety will be required for erosion controls, restoration and public sidewalks.

10.0 CERTIFICATION

I hereby certify that this plat complies with Title 30 of the City of Austin Land Development Code, as amended; and the information contained here on is true and correct to the best of my knowledge.



Subject Tract

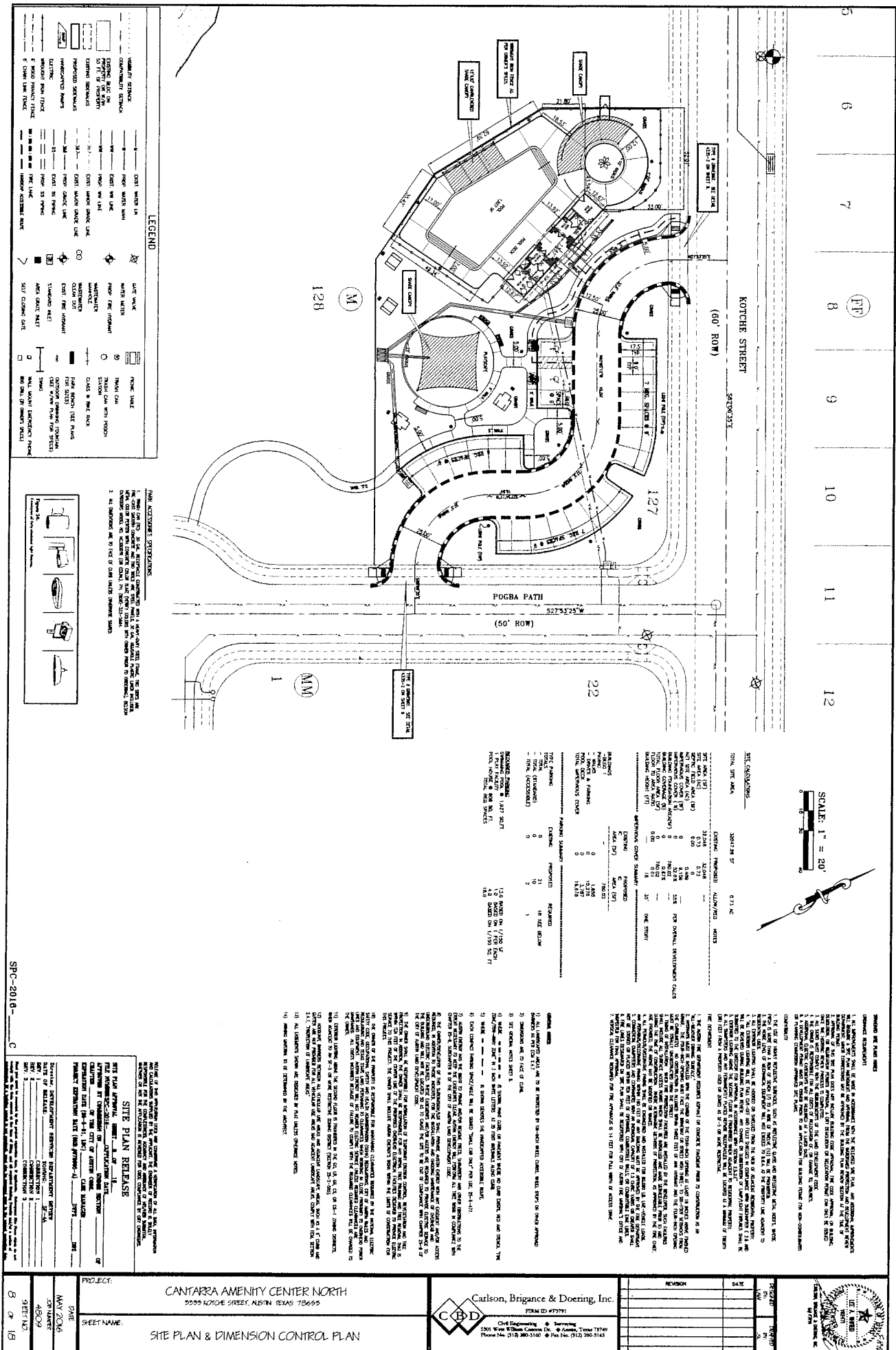


Base Map

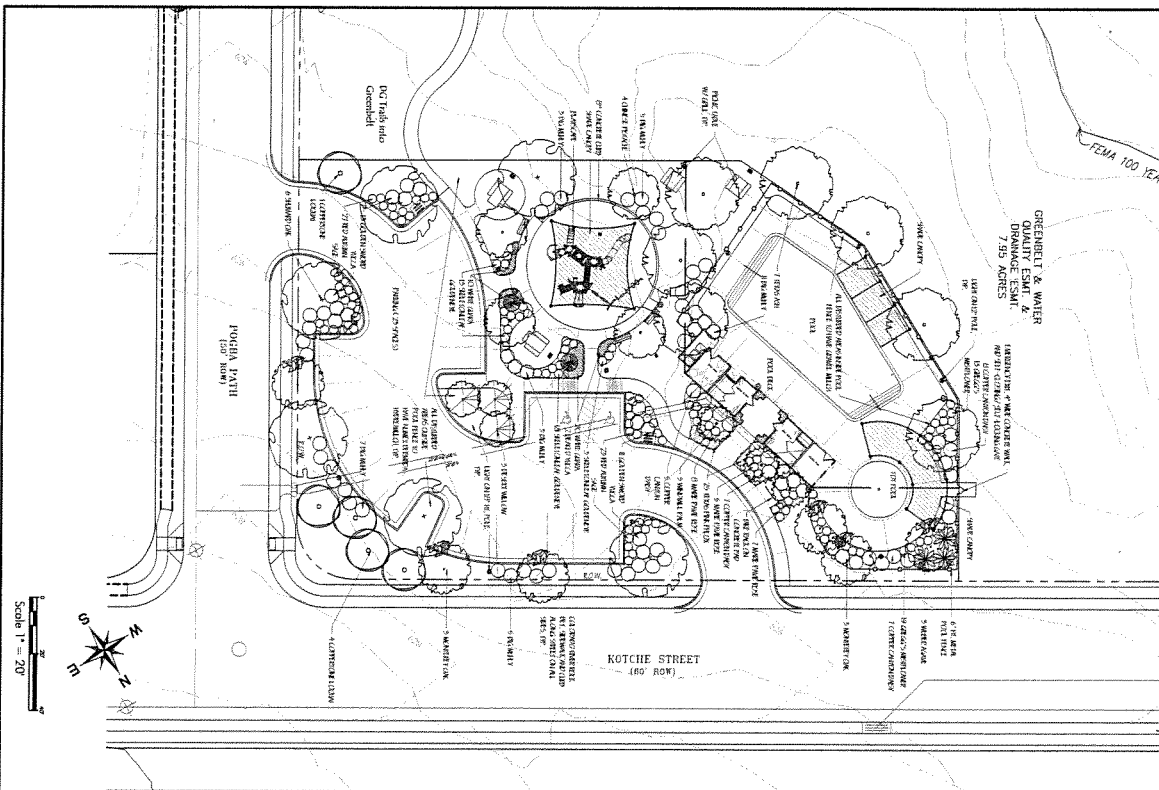
CASE#: SPC-2016-00231C
ADDRESS: 3333 KUTCHE STREET

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.







APPENDIX O: LANDSCAPE/IRRIGATION NOTES

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LANDSCAPE NOTES

3. *On the other hand, the fact that the defendant's conduct was negligent is not sufficient to establish that the defendant is liable for the plaintiff's damages. The defendant's negligence must be the proximate cause of the plaintiff's damages. In this case, the defendant's negligence was not the proximate cause of the plaintiff's damages. The plaintiff's damages were caused by the plaintiff's own negligence. Therefore, the defendant is not liable for the plaintiff's damages.*
4. *Furthermore, the fact that the defendant's conduct was negligent is not sufficient to establish that the defendant is liable for the plaintiff's damages. The defendant's negligence must be the proximate cause of the plaintiff's damages. In this case, the defendant's negligence was not the proximate cause of the plaintiff's damages. The plaintiff's damages were caused by the plaintiff's own negligence. Therefore, the defendant is not liable for the plaintiff's damages.*
5. *Finally, the fact that the defendant's conduct was negligent is not sufficient to establish that the defendant is liable for the plaintiff's damages. The defendant's negligence must be the proximate cause of the plaintiff's damages. In this case, the defendant's negligence was not the proximate cause of the plaintiff's damages. The plaintiff's damages were caused by the plaintiff's own negligence. Therefore, the defendant is not liable for the plaintiff's damages.*

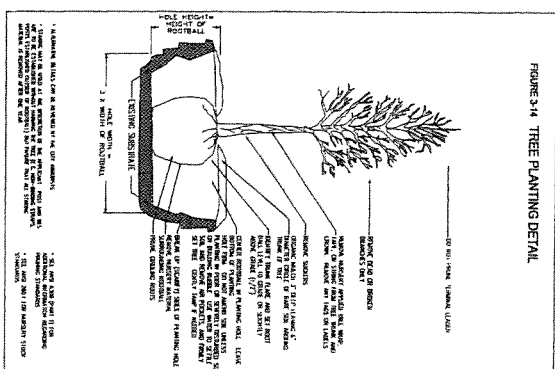
PLANT LIST

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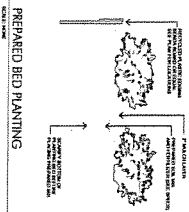
LANDSCAPE CALCULATIONS.

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FIGURE 3-14 TREE PLANTING DETAIL



PREPARED BED PLANTING

[illegible]