

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

**CASE NUMBER:** SPC-2017-0158C      **PC DATE:** February 20, 2018

**PROJECT NAME:** Bellingham Meadows Amenity Center

**ADDRESS OF APPLICATION:** 12107 Reindeer Drive

**APPLICANT:** CADG Bellingham Meadows, LLC. (Brian Saatholff) (512) 657-6420  
12306 Waterton Parke Cr.  
Austin, TX 78726

**AGENT:** TRE & Associates, LLC (Marc Dickey) (512) 358-4049  
6101 W. Courtyard Dr. Bldg. 1, Ste. 100  
Austin, TX 78730

**CASE MANAGER:** Rosemary Avila (512) 974-2784  
[Rosemary.avila@austintexas.gov](mailto:Rosemary.avila@austintexas.gov)

**AREA:** 1.09 acres

**COUNCIL DISTRICT:** 1

**WATERSHED:** Gilleland Creek (Suburban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**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 to construct an amenity center with other associated improvements. The proposed land use [LDC 25-2-6 Civic Uses] is Community Recreation (Private). The Community Recreation (Private) use is the use of a site for the provision of an indoor or outdoor recreational facility for use of residents or guests of a residential development and is classified as a civic use. The proposed development consists of a pool area, covered patio, amenity building, and parking. The proposed building will be one story in height.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for the proposed amenity center. This site plan will comply with all Land Development Code requirements.

**PROJECT INFORMATION:** 1.09 acres

**ALLOWED F.A.R.:** N/A

**MAX. BLDG. COVERAGE:** 55%

**MAX. IMPERVIOUS CVRG.:** 65%

**REQUIRED PARKING:** 16

**PROPOSED ACCESS:** Reindeer Drive

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

**PROPOSED F.A.R.:** .008:1

**PROPOSED BLDG. CVRG:** 2.25%

**PROPOSED IMPERVIOUS CVRG:** 26.45%

**PROVIDED PARKING:** 20

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The proposed community recreation (private) use is a conditional use in the SF-4 base zoning district. All comments are cleared. This site is not subject to compatibility standards at time of review.

**Environmental:** All comments are cleared.

**Transportation:** All comments are cleared.

**SURROUNDING CONDITIONS:****Zoning (Land Use)**

<b>North:</b>	I-SF-4A (greenbelt)
<b>East:</b>	I-SF-4A (greenbelt)
<b>South:</b>	Bellingham Drive, then I-SF-4A (undeveloped)
<b>West:</b>	Reindeer Drive, then I-SF-4A (undeveloped)

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Neighborhood Council  
Bike Austin  
Friends of Austin Neighborhoods  
Harris Branch Residential Property Owners Assn.  
Harris Branch Master Association, Inc.  
Homeless Neighborhood Association  
Sierra Club, Austin Regional Group

**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 will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The SF-4A zoning district is intended for moderate-density residential development and is subject to development standards that maintain single family neighborhood characteristics. The proposed civic use is to serve the neighborhood. This site plan complies with all development regulations of the SF-4A zoning district, including height, impervious cover, and building cover.

- 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: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.

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

Staff Response: The site plan will comply 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 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: No

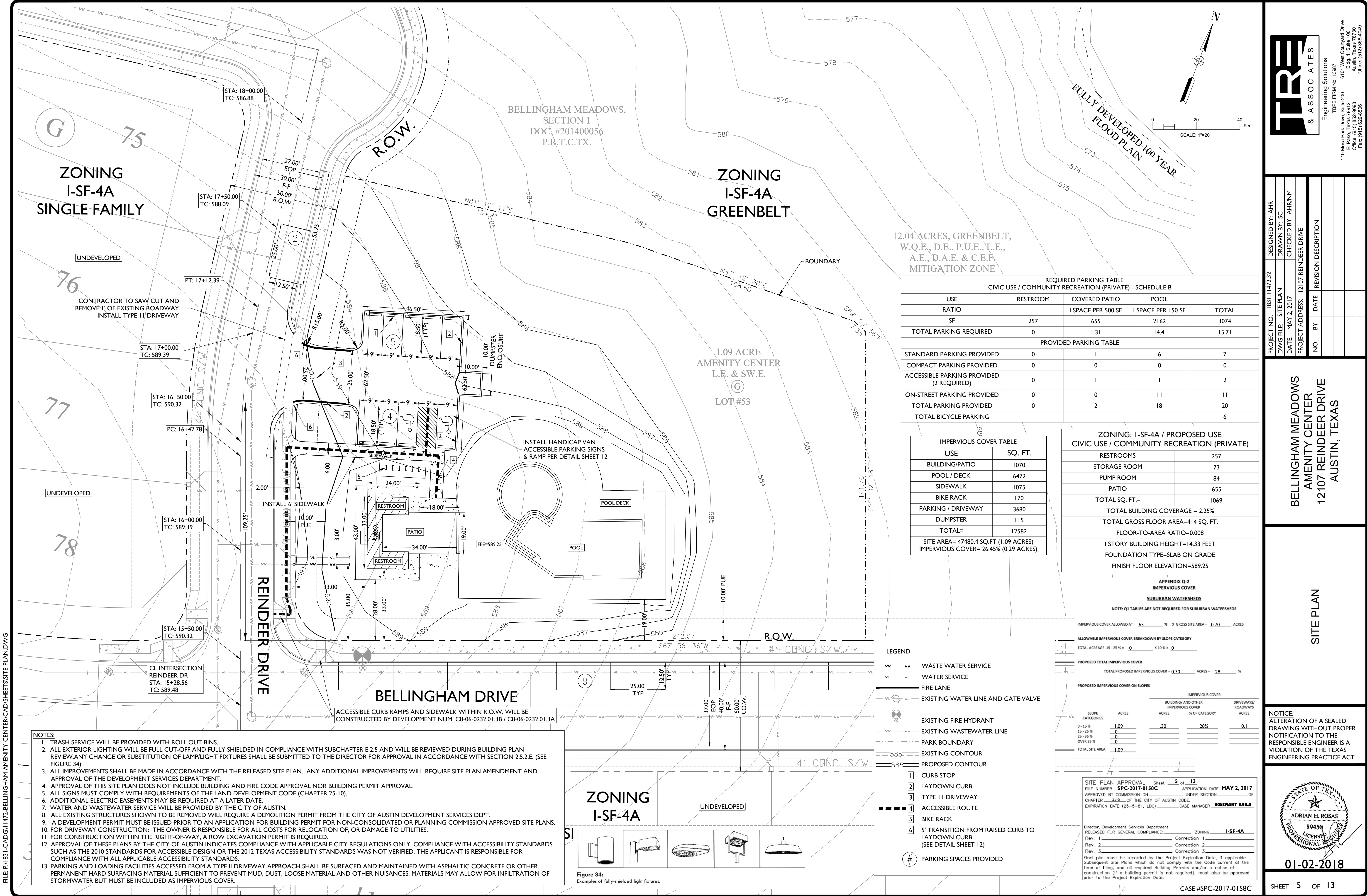
- 8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

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.





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PROJECT NO. 1831.1472.32			
DWG FILE: SITE PLAN			
DATE: MAY 2, 2017			
PROJECT ADDRESS: 12107 REINDEER DRIVE			

BELLINGHAM MEADOWS  
AMENITY CENTER  
12107 REINDEER DRIVE  
AUSTIN, TEXAS

SITE PLAN

NOTICE:  
ALTERATION OF A SEALED  
DRAWING WITHOUT PROPER  
NOTIFICATION TO THE  
RESPONSIBLE ENGINEER IS A  
VIOLATION OF THE TEXAS  
ENGINEERING PRACTICE ACT.

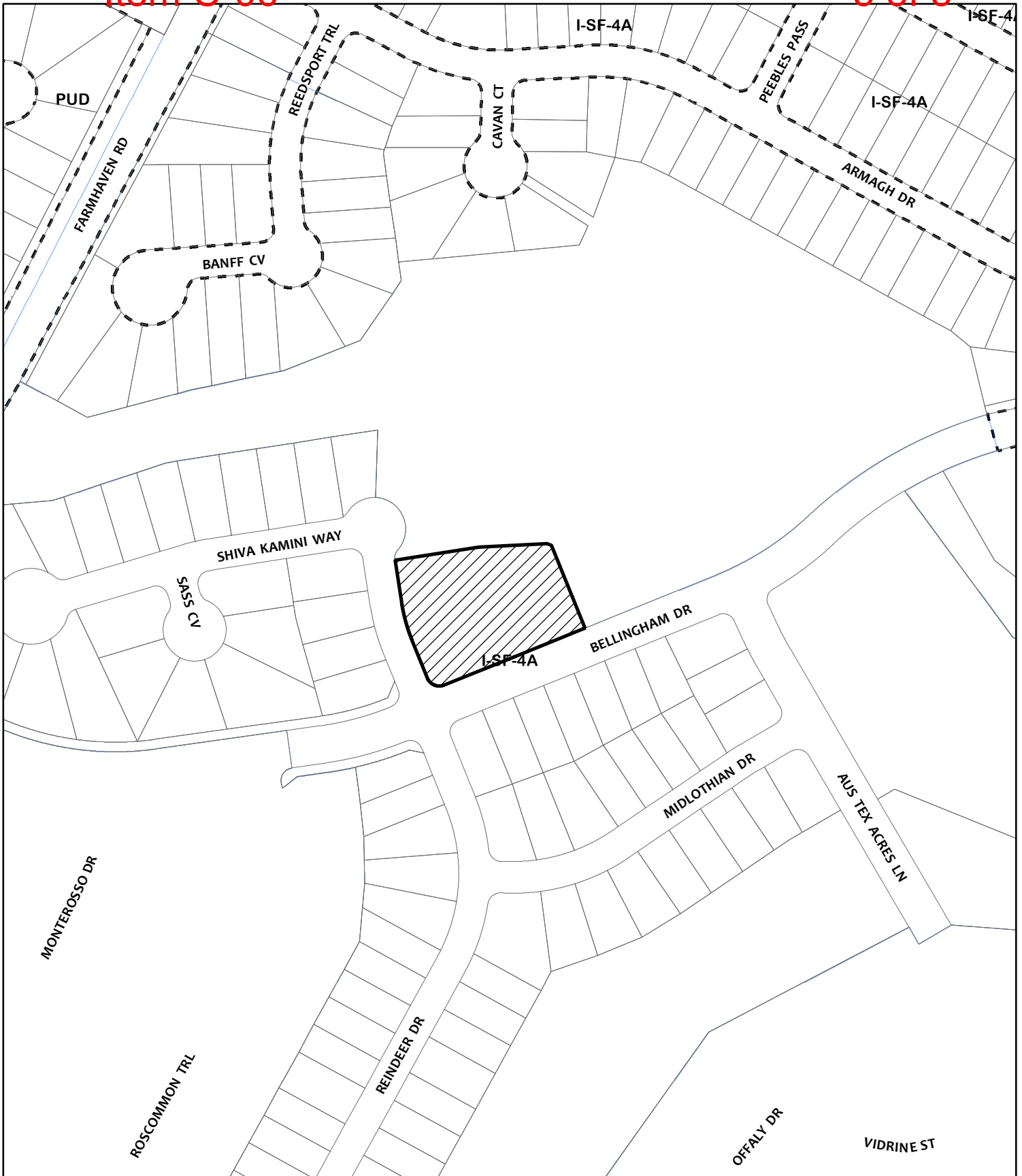




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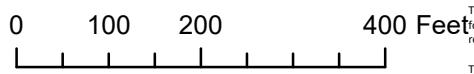
SHEET 5 OF 13

CASE #SPC-2017-0158C





 **SUBJECT TRACT**  
 **ZONING BOUNDARY**



CASE#: SPC-2017-0158C  
 ADDRESS: 12107 Reindeer Drive  
 CASE NAME: Bellingham Meadows Amenity Center  
 MANAGER: Rosemary Avila

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OPERATOR: R. Avila