

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

CASE NUMBER: SPC-2017-0282C **ZAP DATE:** June 19, 2018

PROJECT NAME: Reserve at McKinney Falls Amenity Center

ADDRESS: 6717 Janes Ranch Road

APPLICANT: Continental Homes of Texas, LP.
10700 Pecan Park Blvd, Ste. 400
Austin, Texas 78750

AGENT: Terry S. Reynolds
Pape-Dawson Engineers
7800 Shoal Creek Boulevard, Suite 220-W
Austin, Texas 78757

CASE MANAGER: Jonathan Davila (512) 974-2414
jonathan.davila@austintexas.gov

AREA: 0.88 acres
DISTRICT: 2
WATERSHED: Onion Creek (Suburban Watershed)
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 applicant proposes to construct a private amenity center with pool, splash pad, and playground with associated improvements.

STAFF RECOMMENDATION:

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

PROJECT INFORMATION: 0.88 ACRES

ALLOWED F.A.R.: N/A

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG: 45%

REQUIRED PARKING: 20

PROPOSED ACCESS: Janes Ranch Road

EXIST. ZONING: SF-2

PROPOSED F.A.R.: 0.014:1

PROPOSED BLDG. CVRG: 1.39%

PROPOSED IMP. CVRG: 44.98%

PROPOSED PARKING: 20

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed community recreation (private) use is a conditional use in the SF-2 base zoning district. The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: All comments are cleared.

Transportation: All comments are cleared.

SURROUNDING CONDITIONS:

North: Lorreta White LN, then SF-2 (undeveloped)
East: SF-2 (undeveloped)
West: Ranchito Dr, then SF-2 (undeveloped)
South: Janes Ranch Rd, then SF-2

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Austin Heritage Tree Foundation
 Bike Austin
 Del Valle Community Coalition
 Del Valle Independent School District
 Dove Springs Neighborhood Association
 Dove Springs Proud
 Friends of Austin Neighborhoods
 Go Austin/Vamos Austin (GAVA) – Dove Springs
 Homeless Neighborhood Association
 Onion Creek Homeowners Assoc.
 SEL Texas
 Sierra Club, Austin Regional Group
 Southeast Corner Alliance of Neigh (SCAN)
 South Park Neighbors

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-2 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-2 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: An amenity center would not more adversely affect an adjoining use than would a permitted use.

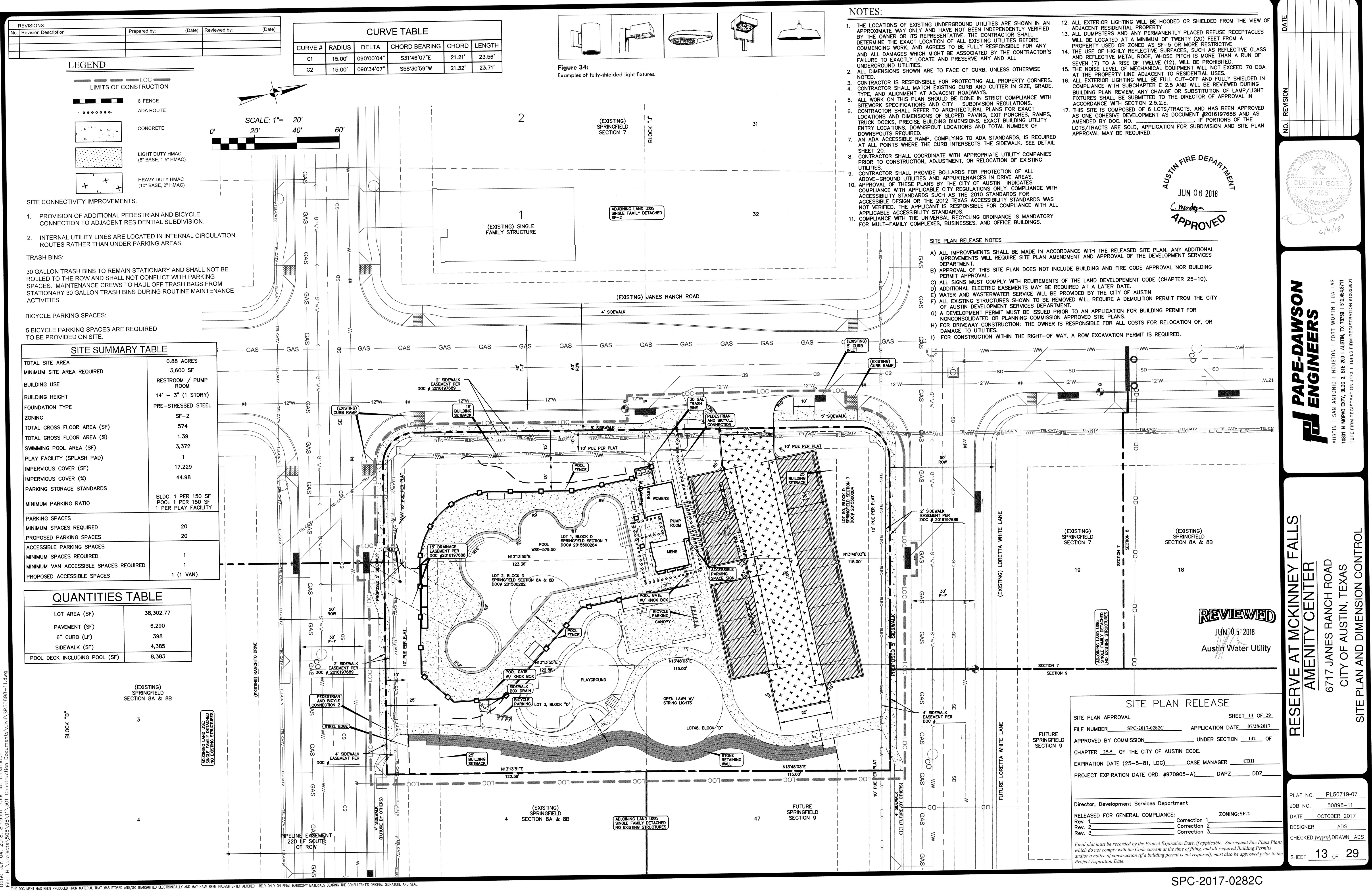
8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

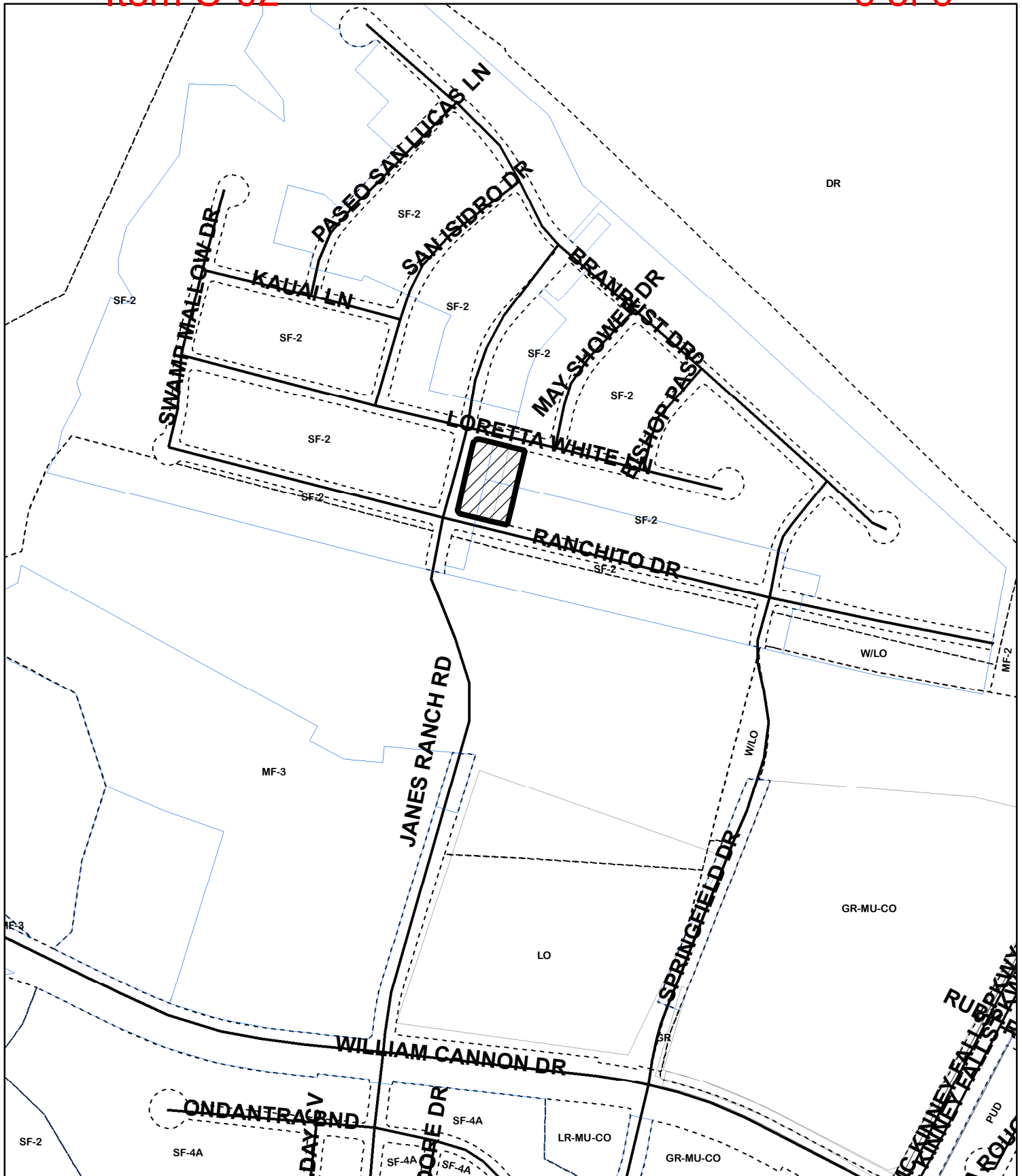
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

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.

SPC-2017-0282C






SITE PLAN


CASE#: SP-2017-0282C

ADDRESS: 6717 Janes Ranch Road

CASE NAME: Reserve at McKinney Falls Amenity Center

MANAGER: Jonathan Davila

 SUBJECT TRACT

 ZONING BOUNDARY



0 195 390 780 Feet

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OPERATOR: Jonathan Davila