

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

CASE NUMBER: SPC-2018-0280 **ZAP DATE:** November 20, 2018

PROJECT NAME: The Vistas of Austin Amenity Center

ADDRESS OF APPLICATION: 10408 Vistas Drive

APPLICANT: Milestone Community Builders
9111 Jollyville Road, Suite 111
Austin, TX 78759

AGENT: BGE, Inc. (Jacob Kondo) (512) 879-0400
7000 North MOPAC, Suite 300
Austin, TX 78731

CASE MANAGER: Randy Rouda (512) 974-3338
Randall.rouda@austintexas.gov

AREA: 1.33 acres

COUNCIL DISTRICT: 2

WATERSHED: Rinard and Marble 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, restroom building, play-scape 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: 1.33 acres

ALLOWED F.A.R.: N/A

MAX. BLDG. COVERAGE: 55%

MAX. IMPERVIOUS CVRG.: 65%

REQUIRED PARKING: 14

PROPOSED ACCESS: Andes Peak Trail

EXIST. ZONING: I-SF-4A

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

PROPOSED BLDG. CVRG: 0.8%

PROPOSED IMPERVIOUS CVRG: 40%

PROVIDED PARKING: 14

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 design comments are cleared.

Transportation: All design comments are cleared.

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

North:	Andes Peak Trail, then I-SF-4A (undeveloped)
East:	Vistas Drive, then I-SF-4A (undeveloped)
South:	Gunflint Drive, then I-SF-4A (undeveloped)
West:	Alemoor Drive, then I-SF-4A (undeveloped)

NEIGHBORHOOD ORGNIZATIONS:

Bike Austin
 Del Valle Community Coalition
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Onion Creek Homeowners Association
 Seltexas
 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.

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

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

Staff Response: No. The amenity center will be separated by streets from all planned nearby residences.

- 7. 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.

- 8. 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.



June 22, 2018

Director
City of Austin Planning and Development Review Department
One Texas Center, 505 Barton Springs Rd.
Austin, Texas 78704

Re: Engineer's Summary Letter
Vistas of Austin Amenity Center


This engineering report has been prepared on behalf of Milestone Community Builders, LLC as part of the Vistas of Austin Amenity Center Site Plan submittal. This project will be a site plan for a 1.325 acre Amenity Center which is part of a subdivision of a portion of a 148.8 acre property within the full purpose city limits of the City of Austin. The proposed site plan consists of the construction of the amenity center for the residents of The Vistas of Austin including a pool, playscape, restrooms, and associated parking. The site is located on Vistas Drive in Southeastern Travis County within the Vistas of Austin Phase 2 subdivision (C8-2017-0307.1A).

The site is located within the Rinard Creek and Marble Creek watersheds, which are classified as suburban watersheds per City of Austin. The 100-year flood plain is contained within the drainage easements shown on the preliminary plan. The Vistas of Austin Amenity Center is not located in the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 48453C0595J, dated January 6, 2016. No portion of this site is located over the Edwards Aquifer Recharge Zone as defined by the City of Austin and TCEQ. This project is subject to the water quality provisions of 30-2 and 30-5 of the Land Development Code. To provide storm water detention and storm water quality, rainfall runoff will be caught in curb inlets and piped to the existing wet pond, which was approved with The Vistas of Austin Section I Plans (C8J-2007-1061.01.1B). No floodplain modifications are proposed with this subdivision. All water quality and detention facilities are designed to meet City of Austin and TCEQ standards.

Water and wastewater service will be provided by Austin Water Utility. Wastewater will be provided by Austin Water Utility for the lot and will gravity flow to the existing 6-inch stub at the ROW on Vistas Drive. Water service is from an existing 2-inch water stub at the ROW via the 16" water line on Vistas Drive. All improvements will be constructed to City of Austin Standards.

You may contact me at (512) 879-0486 or at j [redacted] if you have questions regarding this formal submittal.

Sincerely,

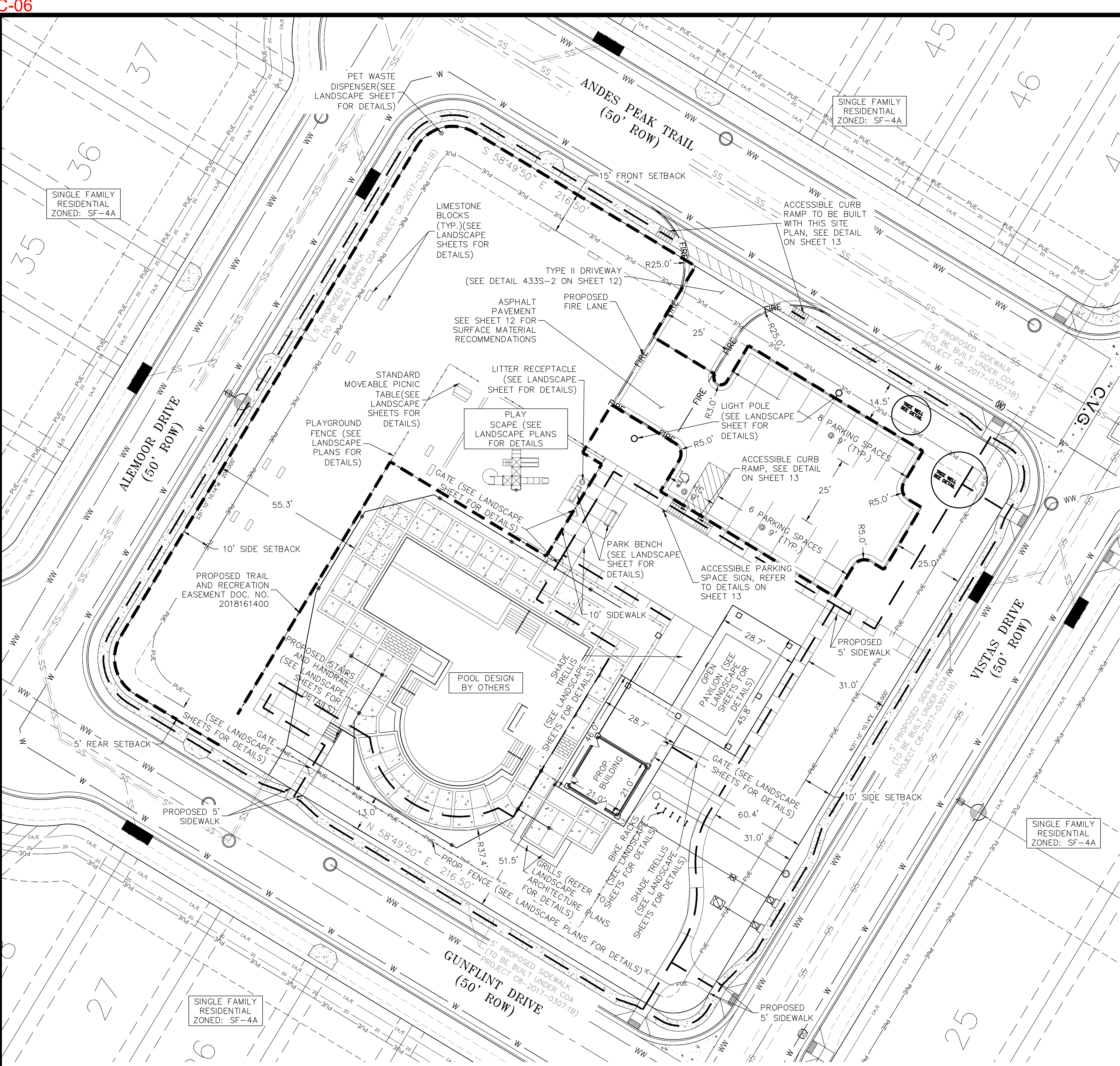

Jacob Kondo, PE
Project Manager
BGE, Inc.
TBPE Firm #F-1046

6-22-2018



June 22, 2018 F-1046

G:\TXC\Projects\Milestone_Vistas_Amenity_Center\03_CADD\01_Shts\5278-017-C-SP-SITE.dwg Layout: 8 SITE PLAN & DIMENSION CONTROL PLAN Plotted: 11/1/2018 5:01:19 PM



Special Parking Determination
Schedule B

Case Name: VOA Amenity Center

Applicant's Name: John Kim Phone #: (512) 879-0477
Location: Vistas of Austin Subdivision Date: June 25, 2018

Proposed Uses:

Type	Size/Qty.	Parking Ratio	Required Parking
Swimming Pool & Deck	96 Occupants	1/5 Occupants	19
Playscape	1	1 per Playscape	1
Park Pavilion	1,320 SF	1 per 400 SF	3
Parking Required			23
Parking Reduction (40%)			<9>
Total Required Parking			14

- Notes:
- The required parking for the Swimming Pool and Deck Space was estimated based on a combined Total Occupant Load (worst case scenario).
 - A 40% parking reduction was allowed because this small private park serves its immediate neighborhood where most people would walk to it, it is designed and located to promote walking, plus additional bike racks are provided.

Completed By: [Signature]
Development Services Department
(512) 974-7649 6/25/18
Phone Date

SITE DATA TABLE

LOT AND MASSING STANDARDS		
STANDARD	CRITERIA (SF / %)	PROPOSED (SF / %)
GROSS SITE AREA	57,735 100%	57,735 100%
IMPERVIOUS COVER	31,754 55%	22,837 40%
BUILDING COVERAGE	31,754 55%	468 1%
FLOOR TO AREA RATIO	N/A*	468 .008:1
OPEN SPACE	N/A*	34,898 60%
BLDG HEIGHT	40 FT (3 STORIES)	10 FT (1 STORY)
MINIMUM SETBACKS	SHOWN ON PLANS	

NOTES:

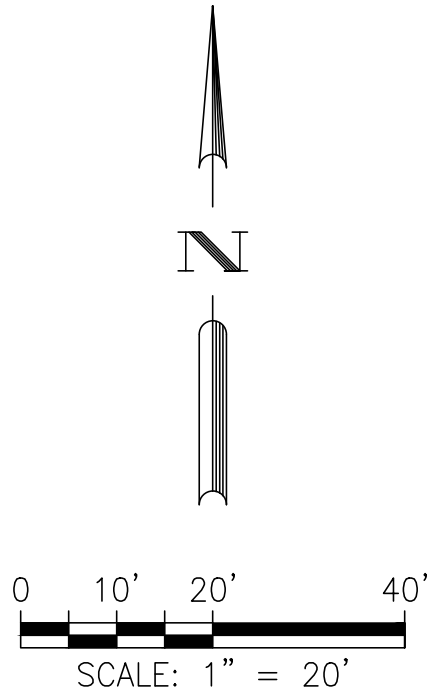
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR.
- A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
- ALL SIDEWALK TO BE 5.0' WIDE UNLESS OTHERWISE NOTED.
- LIMITS OF FIRE LANE STRIPING SHOWN ON PLANS FOR CLARITY PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL FIRE LANES TO BE A MINIMUM 25.0' FEET WIDE WITH 14.0' FEET OF VERTICAL CLEARANCE. MINIMUM TURNING RADII FOR FIRE ACCESS LANES ARE 25.0' FEET (INSIDE) AND 50.0' FEET (OUTSIDE).
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE FACE OF CURB.
- FROM A CIVIL ENGINEERING STANDPOINT, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
- PAVEMENT DESIGN INFORMATION PROVIDED IS FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY THE INFORMATION WITH THE MOST CURRENT AND FINAL GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT DESIGN BY ECS-TEXAS, LLP, DATED SEPTEMBER 2006 FOR PAVEMENT DESIGN SPECIFICATIONS.
- THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING THAT THE GEOTECHNICAL REPORT HAS NOT BEEN MODIFIED OR UPDATED PRIOR TO BEGINNING CONSTRUCTION.
- NO BUILDINGS EXIST ADJACENT TO THE PROPOSED AMENITY CENTER LOT AT THIS TIME. SINGLE-FAMILY RESIDENTIAL UNITS WILL BE CONSTRUCTED ON THE ADJACENT LOTS UNDER C8-2017-0307.1B.

RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTERS 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FIRE LANE
- AUSTIN ENERGY ELECTRIC LINE
- LIMITS OF CONSTRUCTION
- 6" CURB & GUTTER
- ACCESSIBLE ROUTE
- SURVEY BENCHMARK
- EXISTING WATER VALVE
- EXISTIN FIRE HYDRANT

COMPATIBILITY STANDARDS NOTES:

- HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL EXTERIOR LIGHTING WILL BE CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E

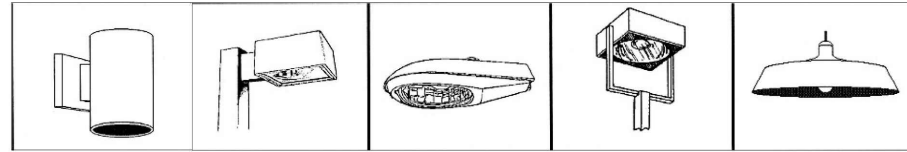


Figure 34: Examples of fully-shielded light fixtures.

- ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

Appendix Q-2 Impervious Cover				
SUBURBAN WATERSHEDS				
NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS				
IMPERVIOUS COVER ALLOWED AT 55 % X GROSS SITE AREA = 0.73 AC				
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
TOTAL ACREAGE 15-25% = 0.00 AC X 10% = 0.00 AC				
PROPOSED TOTAL IMPERVIOUS COVER				
TOTAL PROPOSED IMPERVIOUS COVER= 0.58 ACRES = 43.61 %				
Slope Categories	Area	Building and Other IC	Driveways & Roadways	
0-15%	1.45 ac	0.58 ac	40.00 %	0.00 ac
15-25%	0.00 ac	0.00 ac	0.00 %	ac
25-35%	0.00 ac	0.00 ac	0.00 %	ac
Over 35%	0.00 ac	0.00 ac	0.00 %	ac
Total Site Area	1.45 ac			

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.

APR
DATE

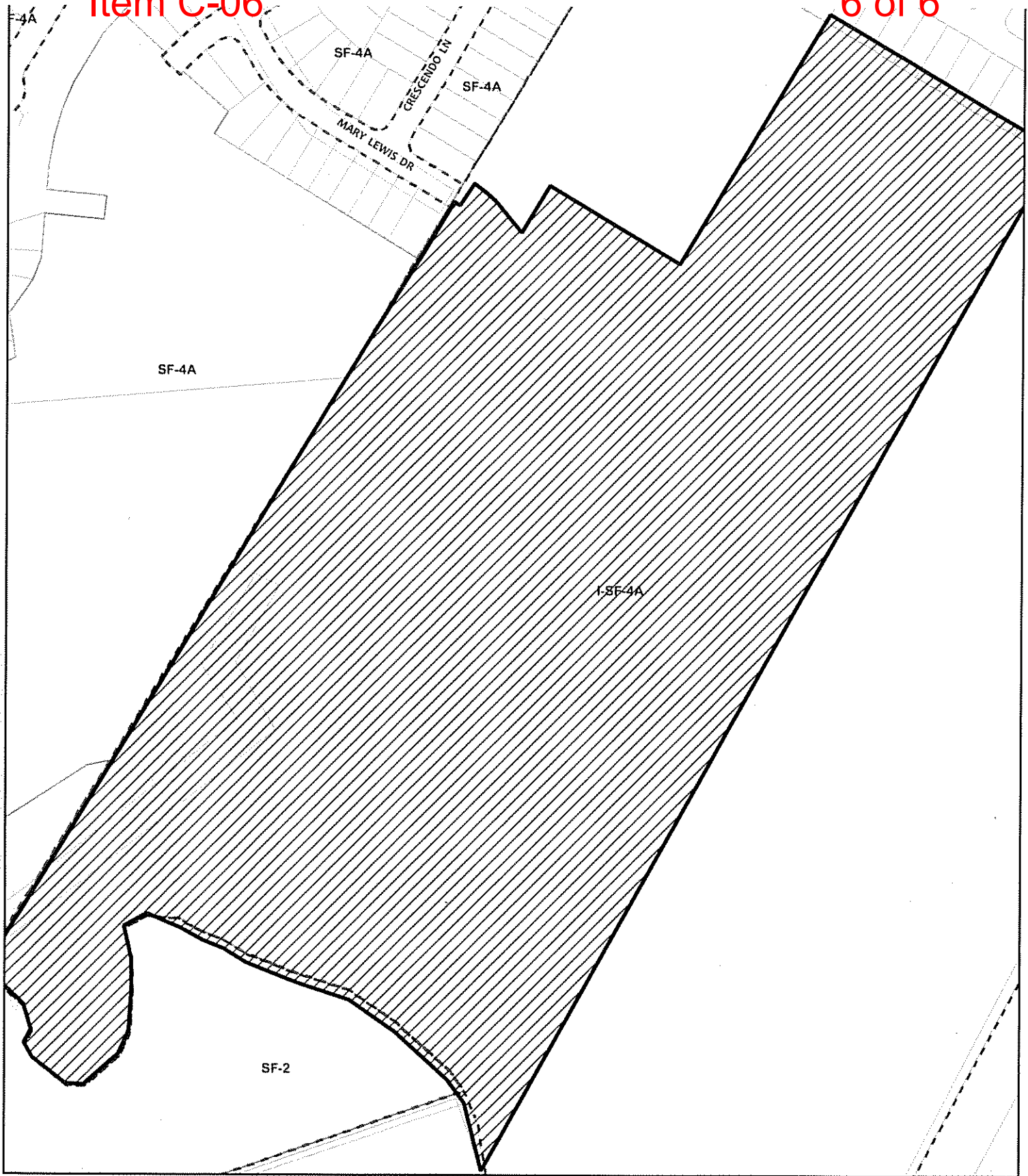
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

DESIGNED BY: JT
REVIEWED BY: JK
DRAWN BY: JT

BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78721
TEL: 512-875-0400 • www.bgeinc.com
TXPE Registration No. F-1046


VISTAS OF AUSTIN - AMENITY CENTER
10408 VISTAS DRIVE
SITE PLAN & DIMENSION CONTROL PLAN

SHEET
8 OF 21
SPC-2018-0280C



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

0 120 240 480 Feet



CASE#: SPC-2018-0280C
 ADDRESS: 10408 Vistas Drive
 CASE NAME: The Vistas of Austin Amenity Center
 MANAGER: Randall Rouda

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.

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