

**Zoning and Platting Commission**  
**CONDITIONAL USE PERMIT**  
**SITE PLAN REVIEW SHEET**

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**CASE NUMBER:** SPC-2017-0516C                      **PC DATE:** Nov 27, 2018

**PROJECT NAME:** Pioneer Crossing East Amenity Center

**ADDRESS:** 3309 Blazeby Drive (District 1)    **AREA:** 1.486 acres

**APPLICANT:** D.R. Horton (c/o Angelica Andersson)

**AGENT:** LJA Engineering, Inc. (T.W. Hoysa)

**CASE MANAGER:** Jeremy Siltala  
Jeremy.Siltala@austintexas.gov or 974-2945

**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 an amenity building, pool area, picnic area, playscape, 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.

**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.

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
Bike Austin  
Friends of Austin Neighborhoods  
Harris Branch Master Association, Inc.  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
North Growth Corridor Alliance  
Pioneer East Homeowners Association, Inc.  
SELTexas  
Sierra Club, Austin Regional Group

**PROJECT INFORMATION**

<b>GROSS SITE AREA</b>	1.486 acres		
<b>EXISTING ZONING</b>	PUD		
<b>WATERSHED</b>	Walnut Creek		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance (Suburban)		
<b>TRAFFIC IMPACT ANALYSIS</b>	Performed with PUD zoning		
<b>CAPITOL VIEW CORRIDOR</b>	N/A		
<b>PROPOSED ACCESS</b>	Blazeby Drive		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	N/A	0	0.013:1
<b>BUILDING COVERAGE</b>	N/A	0	1.25%
<b>IMPERVIOUS COVERAGE</b>	N/A	0	35.28%
<b>PARKING</b>	N/A	0	25 spaces 2 handicap

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	PUD	undeveloped
<i>North</i>	PUD	undeveloped
<i>South</i>	PUD	undeveloped
<i>East</i>	PUD	undeveloped
<i>West</i>	PUD	undeveloped

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 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 are 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;** 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, noises, 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.

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 to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

**Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff Response: All signs and lighting will comply with the Land Development Code.



# PIONEER CROSSING EAST AMENITY CENTER LOCATION MAP

