

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

CASE NUMBER: SPC-2018-0049C **ZAP DATE:** 5/7/2019

PROJECT NAME: Parker Creek Ranch Amenity Center

ADDRESS: 7620 Decker Lane

APPLICANT: Jeanne Parker (512) 657-6462

AGENT: BGE, Brian Grace (512) 879-0418

CASE MANAGER: Jeremy Siltala, (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Decker Creek (Suburban)

APPLICATION REQUEST: Community Recreation Private is a Conditional Use in SF-4A zoning district requiring Land Use Commission approval. The applicant also requests a variance from 25-2-837(B) requiring vehicular access from a dedicated street with a right-of-way at least 60 feet in width.

PROJECT DESCRIPTION:

The applicant proposes a one-story, 1,812 SF amenity center building, pool, play facility, and landscaping on a 3.67-acre site.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT:

The applicant proposes to construct an amenity center for a single-family residential neighborhood on an undeveloped 3.67-acre site.

PROJECT INFORMATION:

SITE AREA	159,865 SF, 3.67 acres
ZONING	SF-4A
PROPOSED USE	Single Family Residence Small Lot
PROPOSED IMPERVIOUS COVER	27,878 SF, 18%
PROPOSED BUILDING COVERAGE	1,812 SF, 1.1%
PROPOSED BUILDING HEIGHT	1 story, 18.5 feet
PROPOSED F.A.R	0.011:1
PROPOSED ACCESS	Smallwood Drive
PROPOSED PARKING	21 automobile, 6 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Bike Austin
 Black Improvement Association
 Claim Your Destiny Foundation
 Del Valle Community Coalition
 Friends of Austin Neighborhoods

Friends of Northeast Austin
 Sierra Club, Austin Regional Group
 Neighbors United for Progress
 Neighborhood Empowerment Foundation
 Homeless Neighborhood Association

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.
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: This application is compatible with the abutting sites.
4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

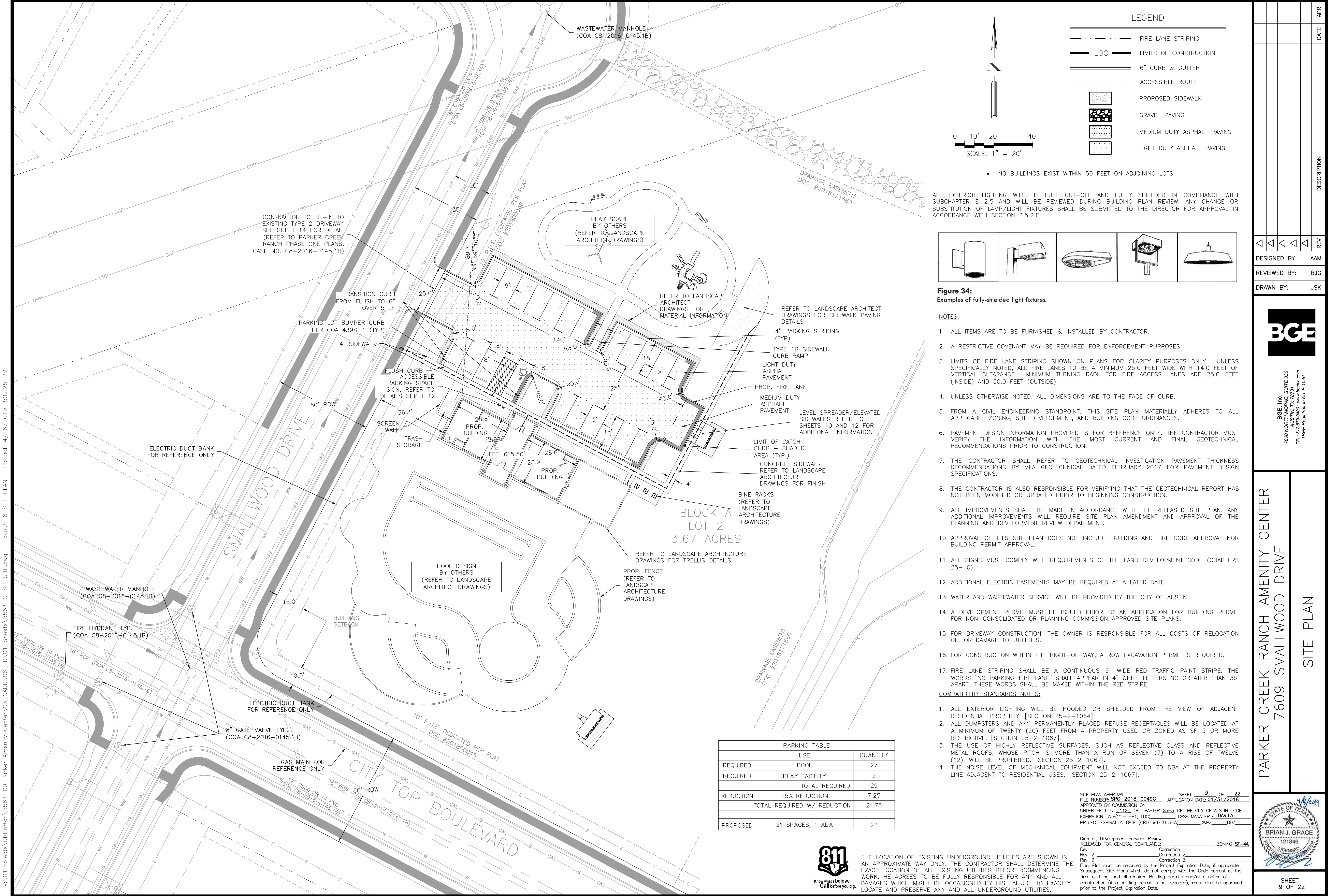
1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.



V:\01\Projects\DRHorton\5563-00 Parker Amenity Center\03_CADD\06_LD\01_Sheets\5563-C-SP-SITE.dwg Layout: 8 SITE PLAN Plotted: 4/16/2019 3:09:25 PM

DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	AAM
REVIEWED BY:	BJG
DRAWN BY:	JSK

BGE Inc.
7000 NORTH MACAC, SUITE 330
AUSTIN, TX 78751
TEL: 817-875-0400 www.bgeinc.com
TXPE Registration No. F-1046

PARKER CREEK RANCH AMENITY CENTER
7609 SMALLWOOD DRIVE
SITE PLAN

BRIAN J. GRACE
121846
PROFESSIONAL SEAL

SHEET 9 OF 22

SPC-2018-0049C



SITE PLAN APPROVAL: SHEET 10 OF 22
 FILE NUMBER: SPC-2018-0049C APPLICATION DATE: 01/31/2018
 APPROVED BY COMMISSION ON _____
 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE 25-5-81, LDC _____ CASE MANAGER J. DAVILA
 PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DMFZ _____ DDZ _____

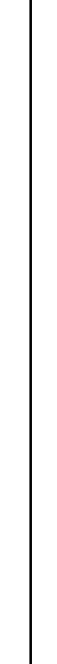
Director, Development Services Review _____
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING SF-4

Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

Final Plot must be recorded by the Project Expiration Date, if applicable.
 Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

PARKER CREEK RANCH AMENITY CENTER
7609 SMALLWOOD DRIVE

GRADING & STORM SERVICE PLAN



SHEET
10 OF 22

BGE, Inc.
 7000 NORTH MO-PAC, SUITE 330
 AUSTIN, TX 78731
 TEL: 512-352-1500
 TBPE Registration No. F-1046

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

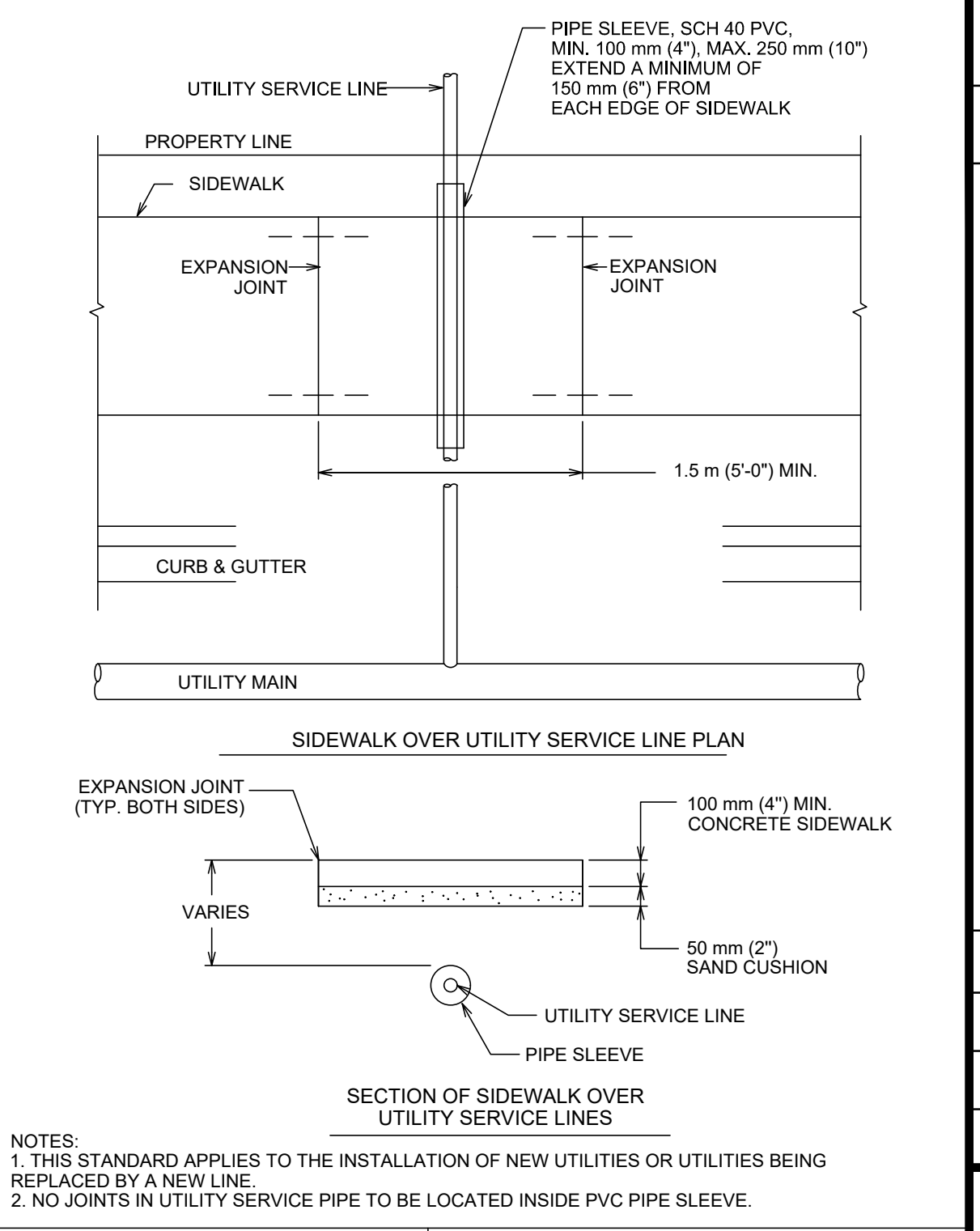
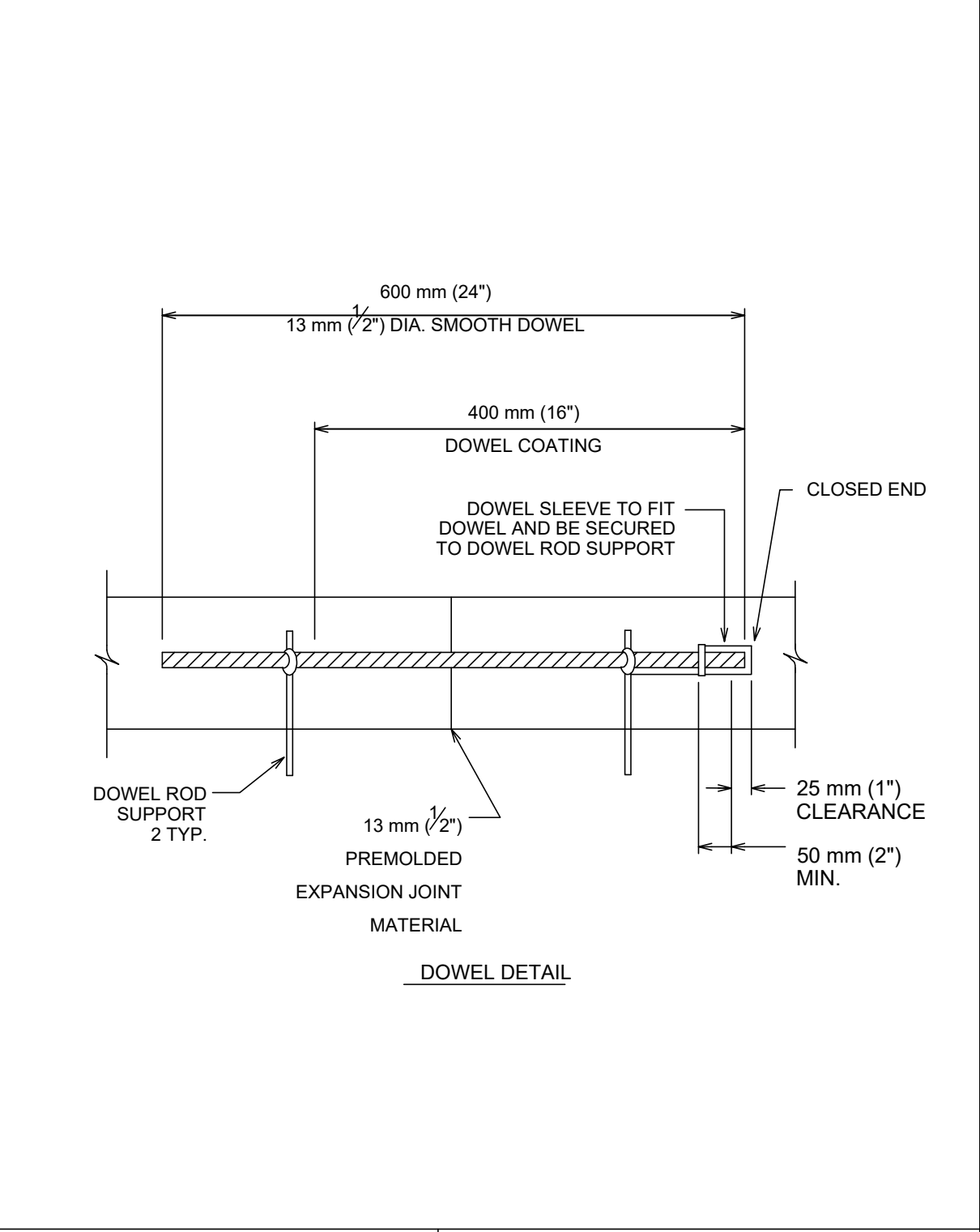
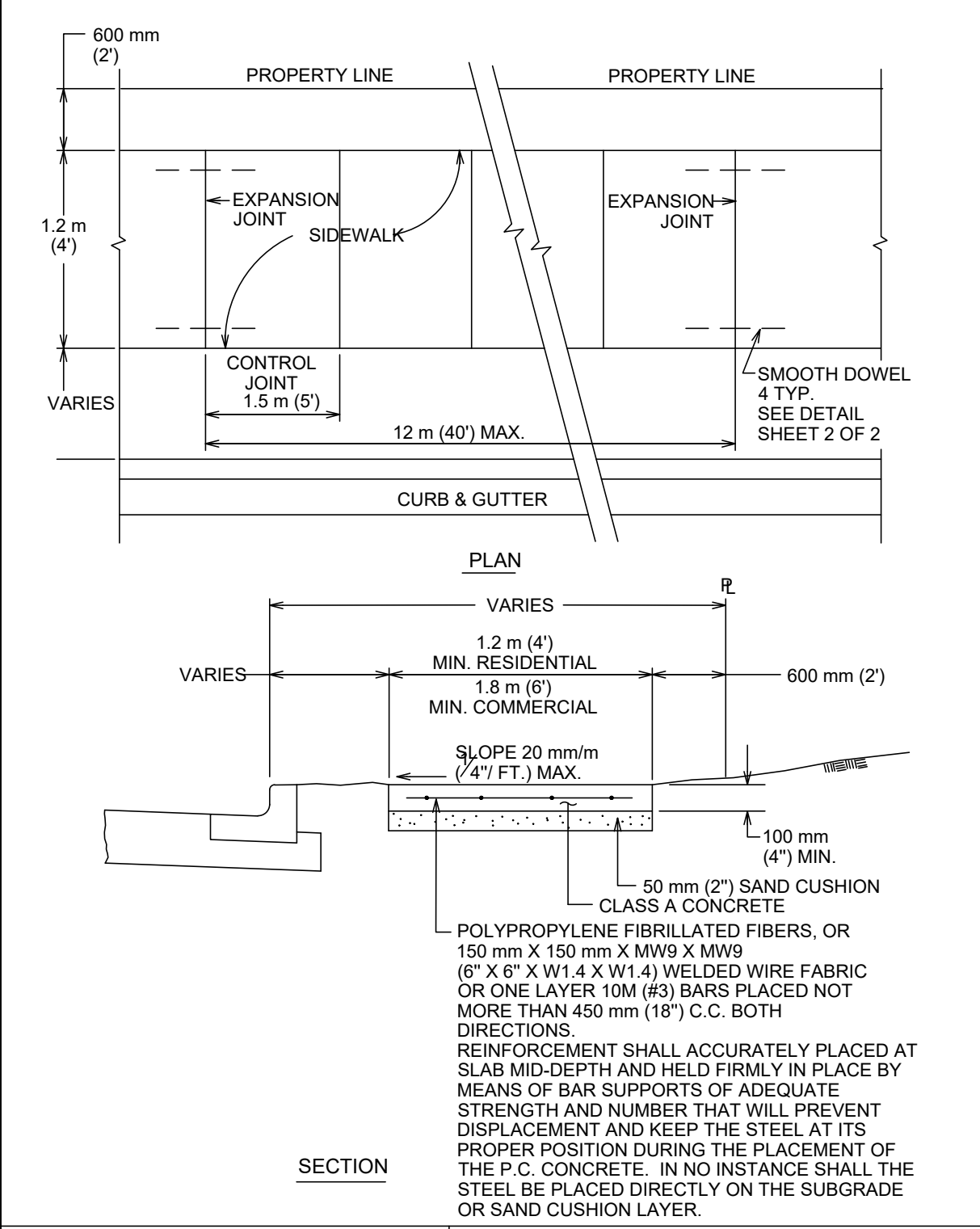
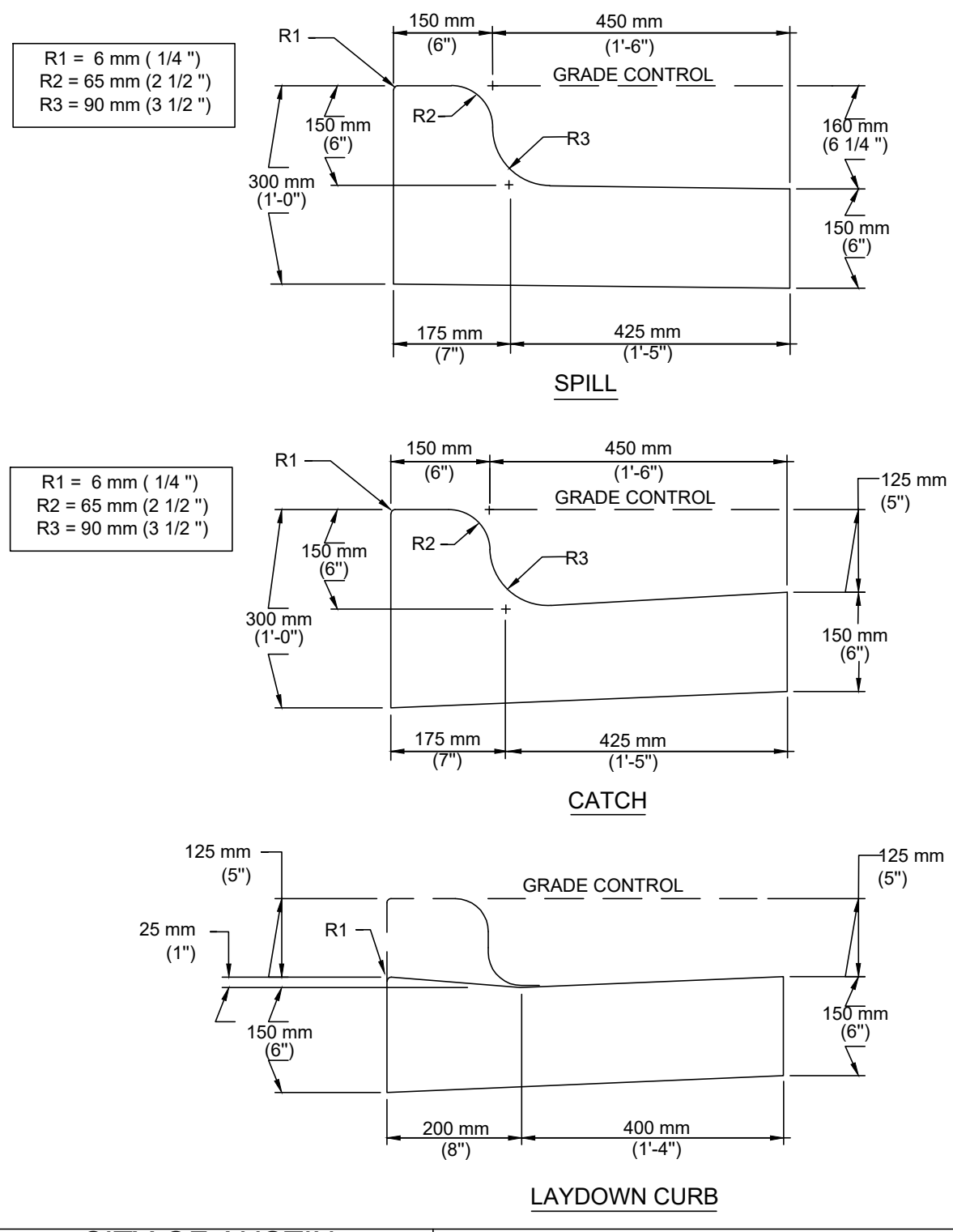
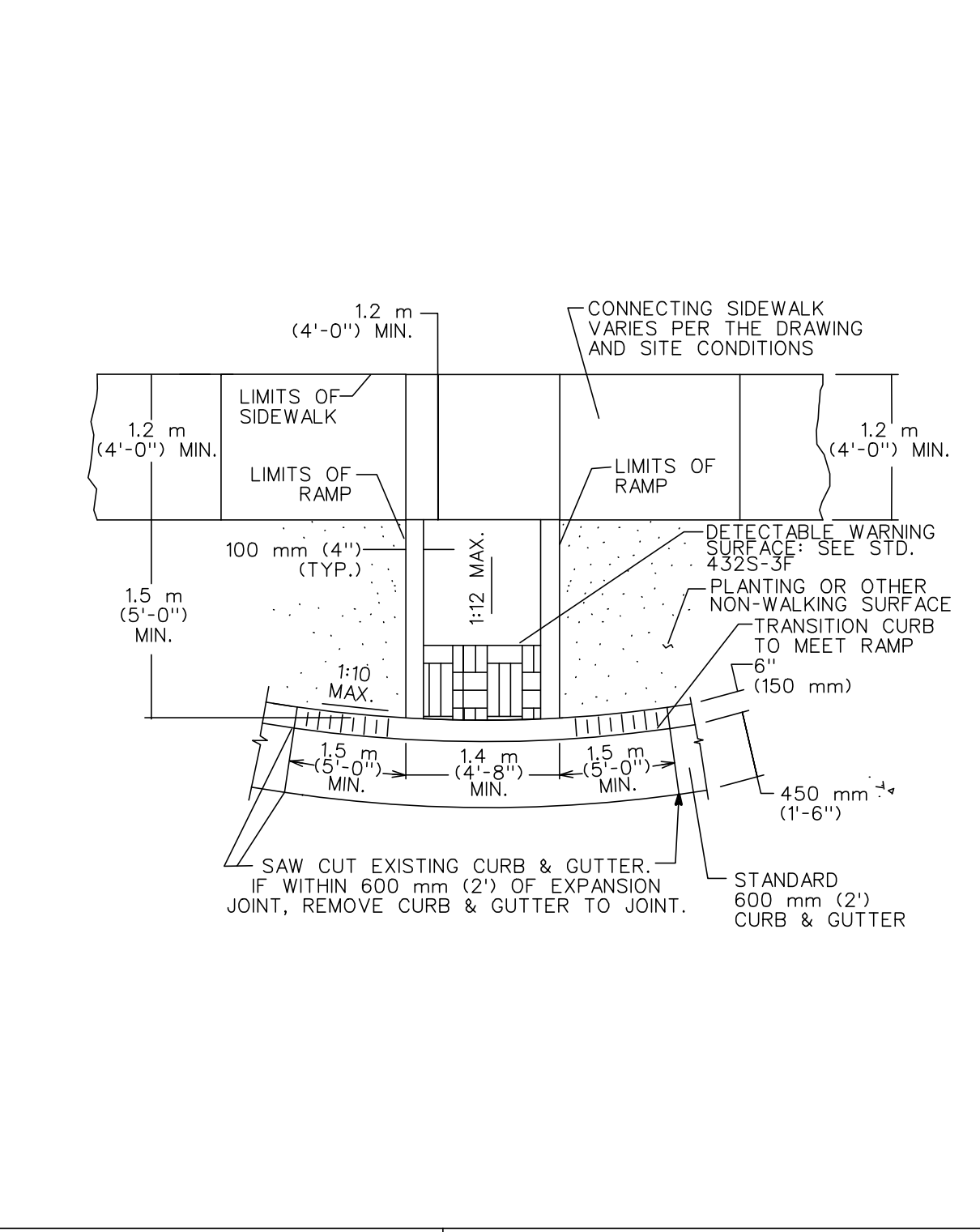
REV:

DESCRIPTION:

DATE:

APR:

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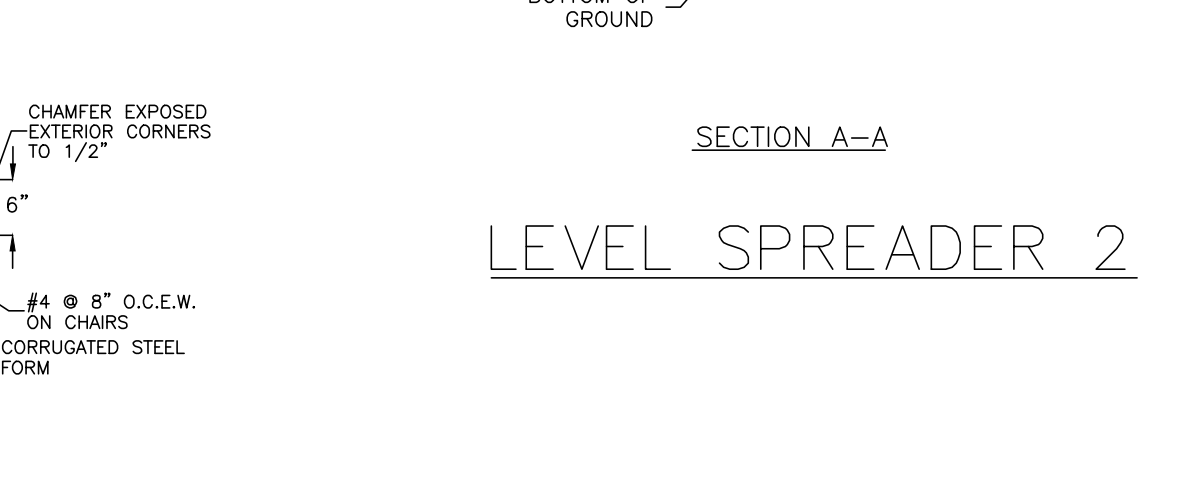
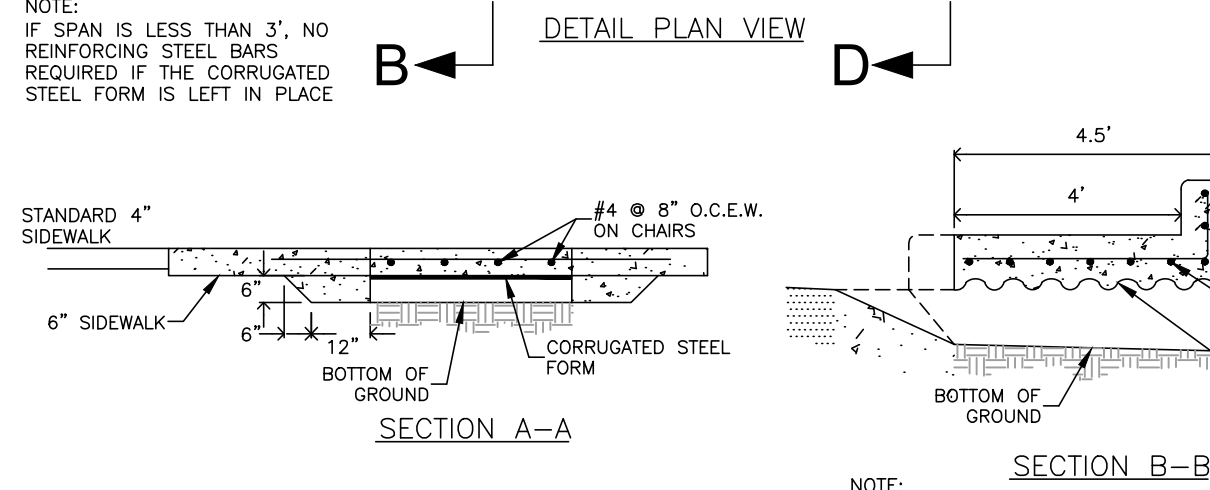
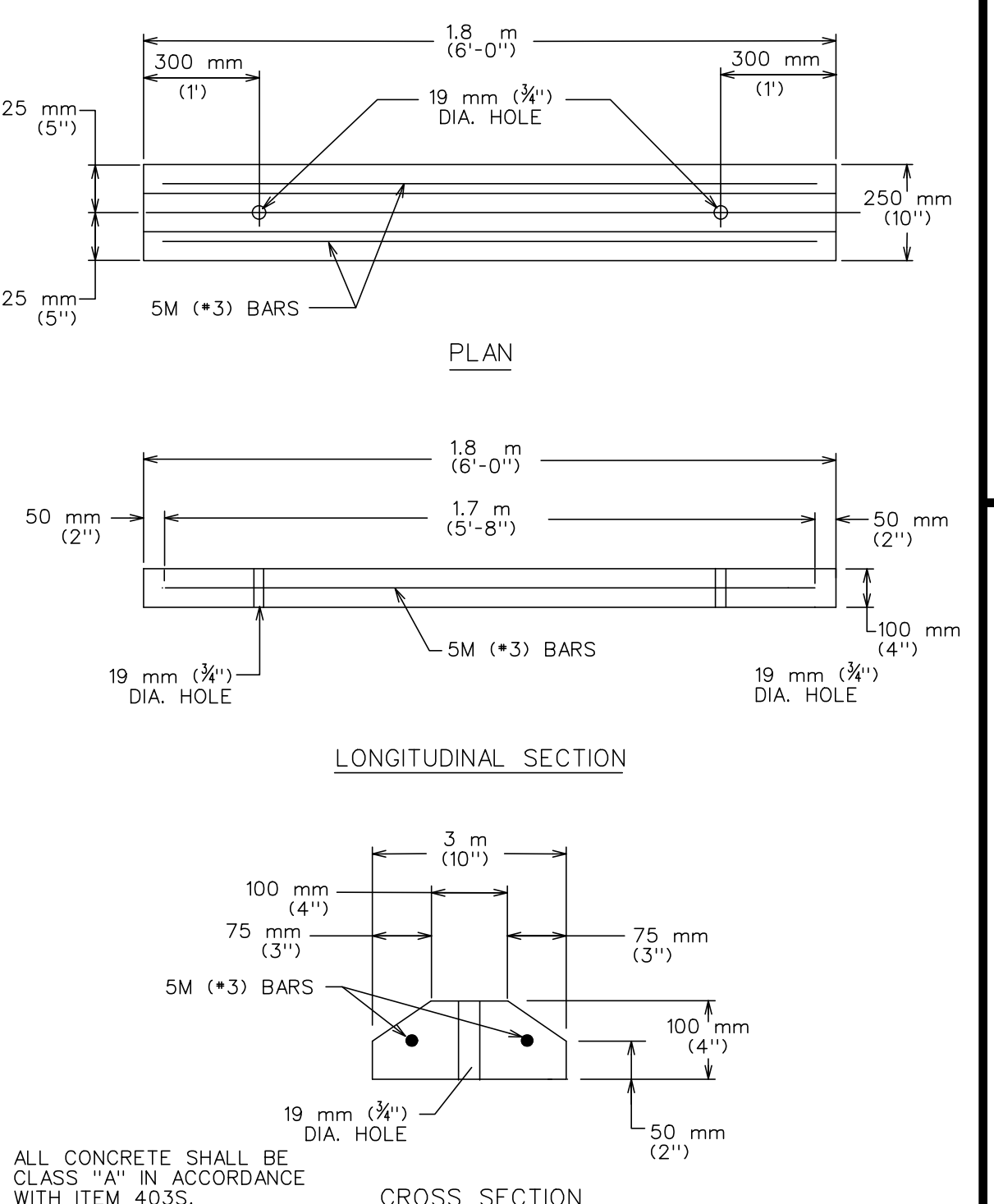
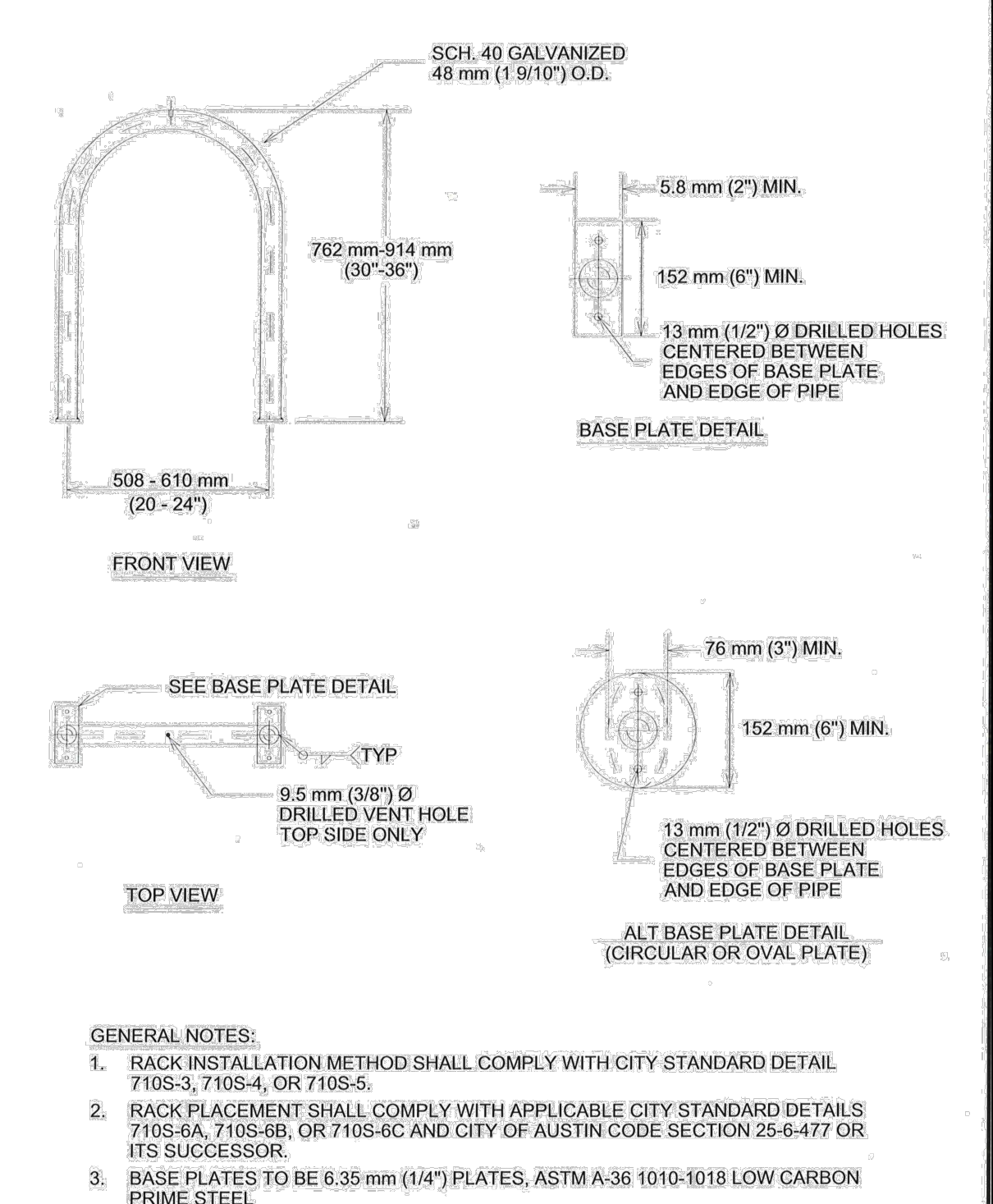
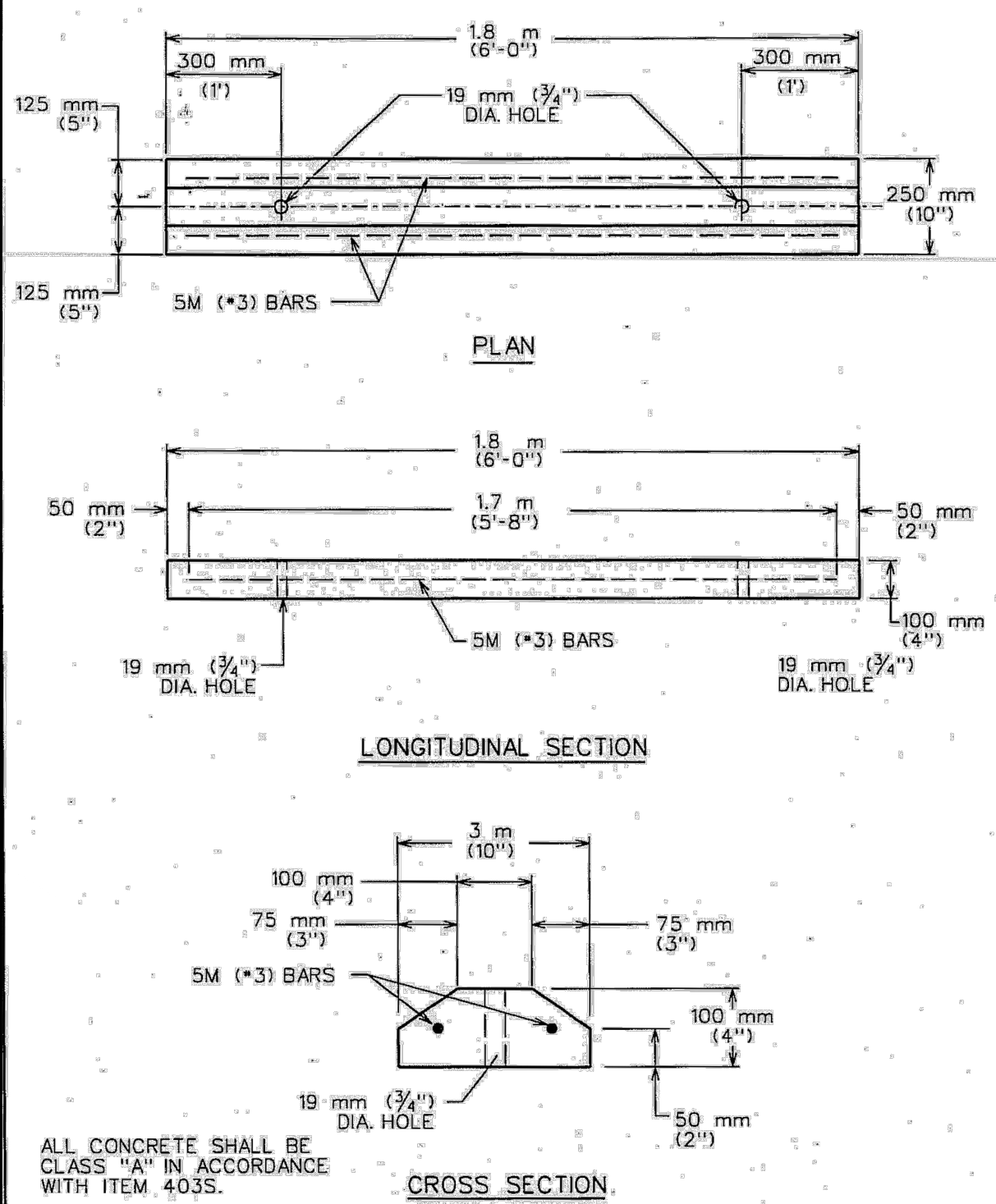
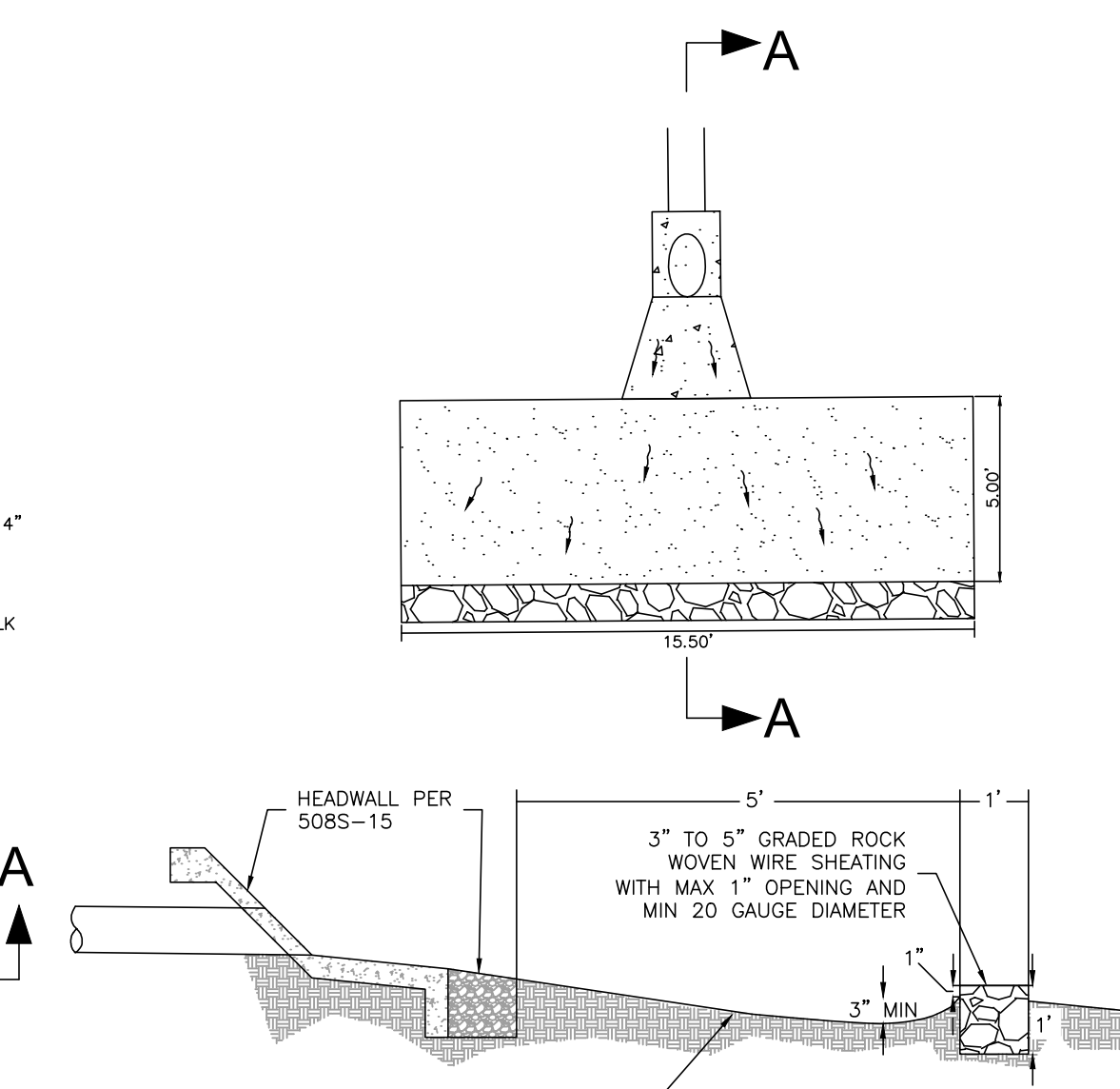
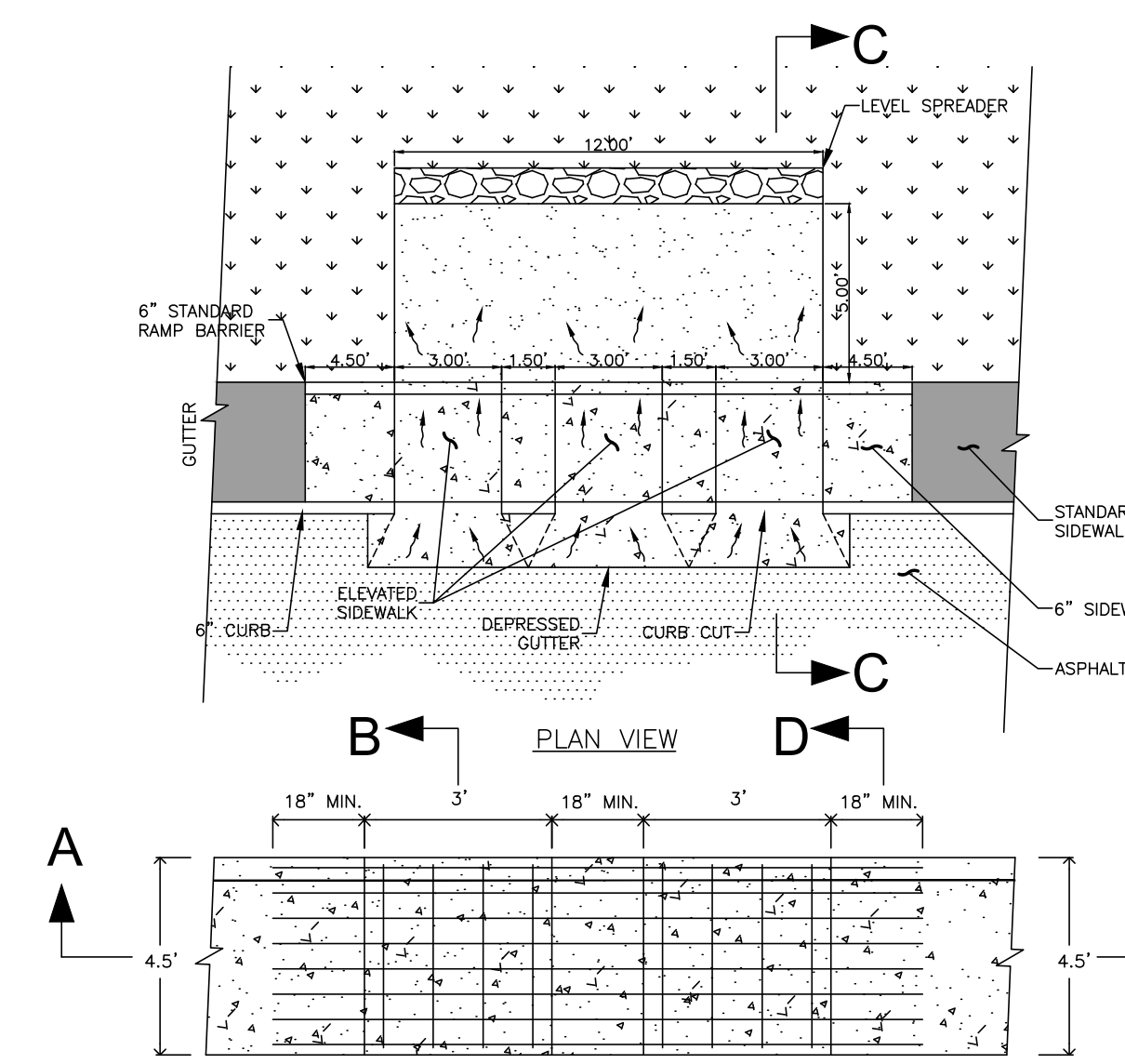
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RECORD COPY SIGNED BY BILL GARDNER	9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	STANDARD NO. 430S-1
RECORD COPY SIGNED BY LINO RIVERA	9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO. 432S-1 1 OF 3
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO. 432S-1 2 OF 3
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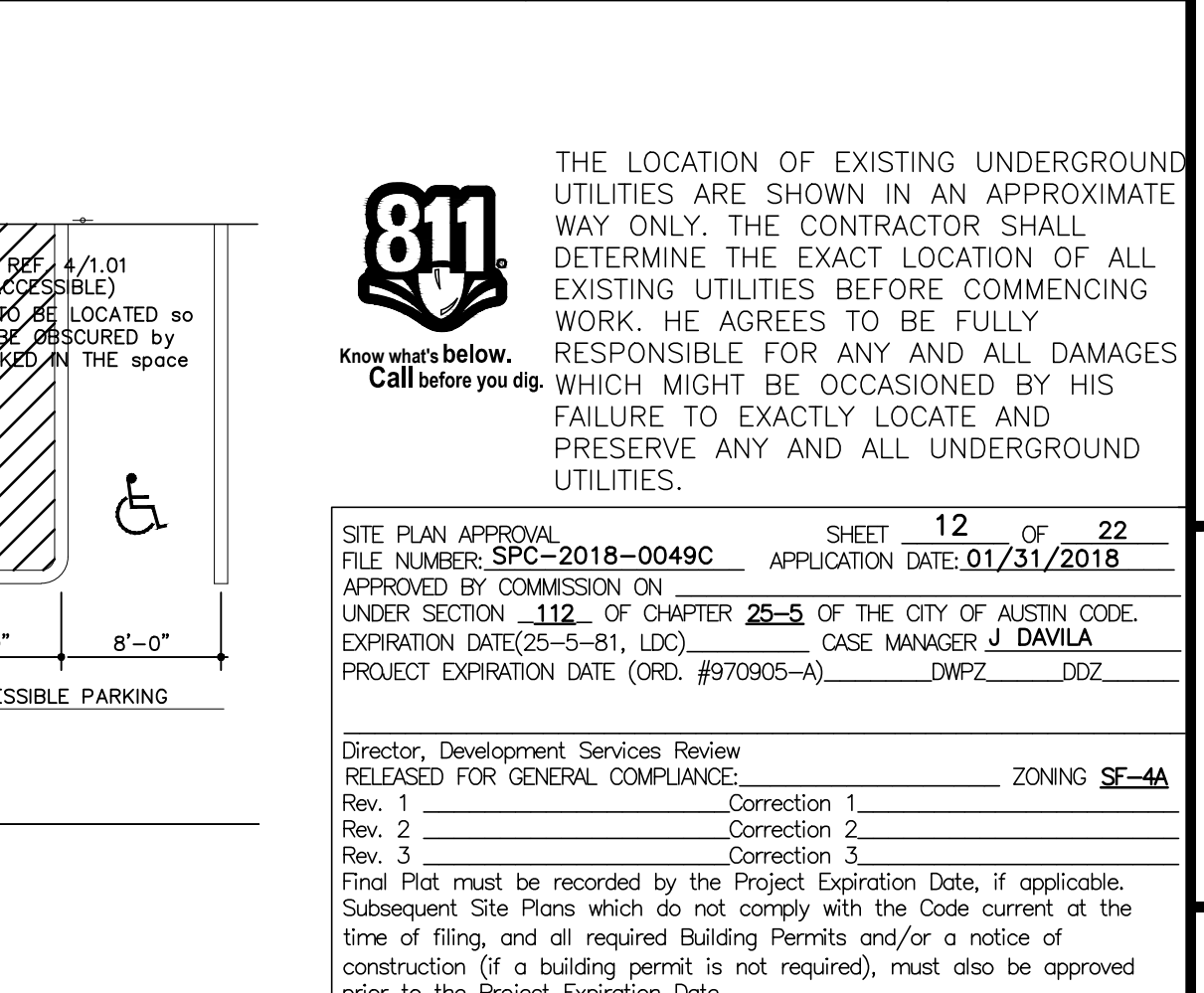
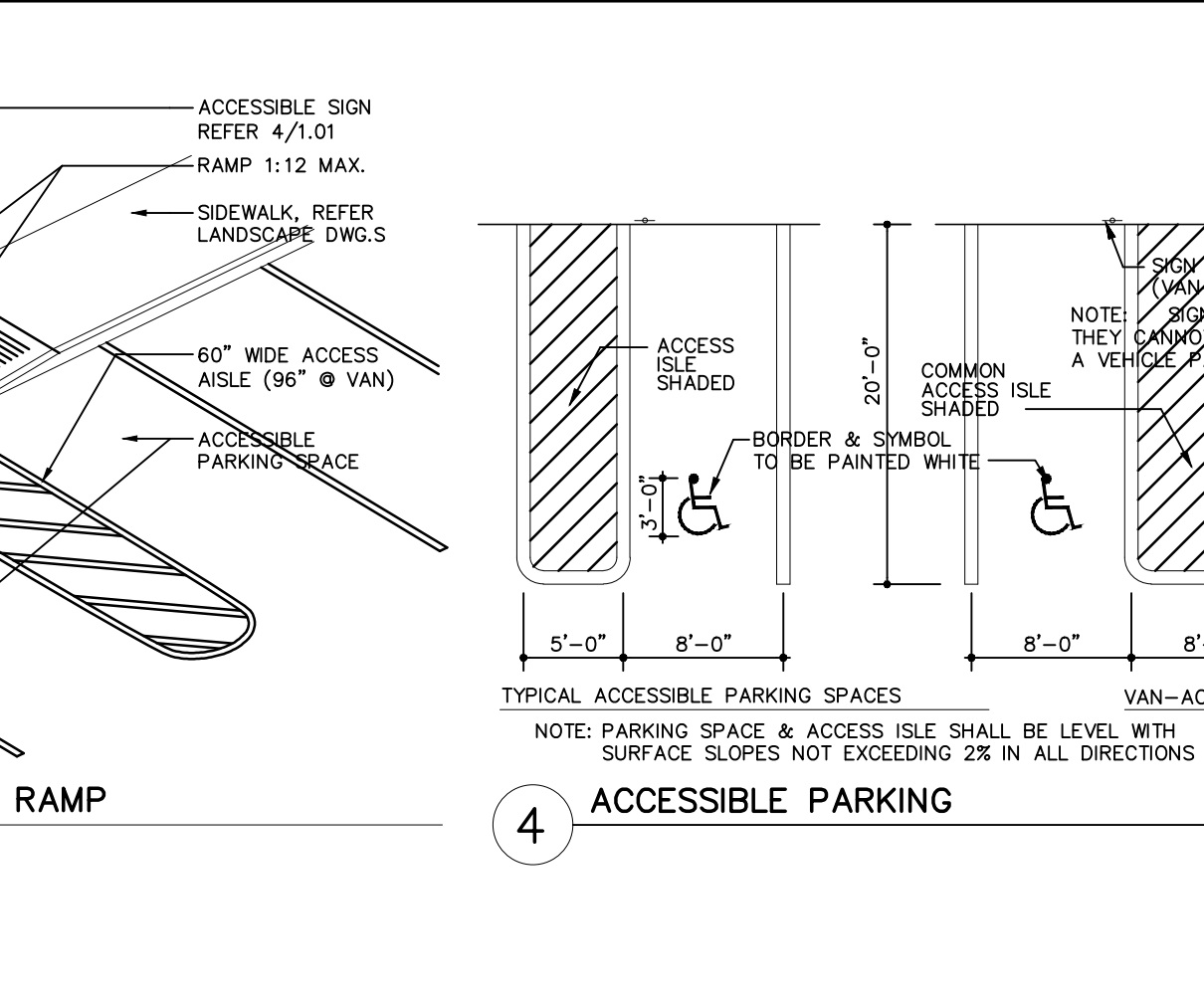
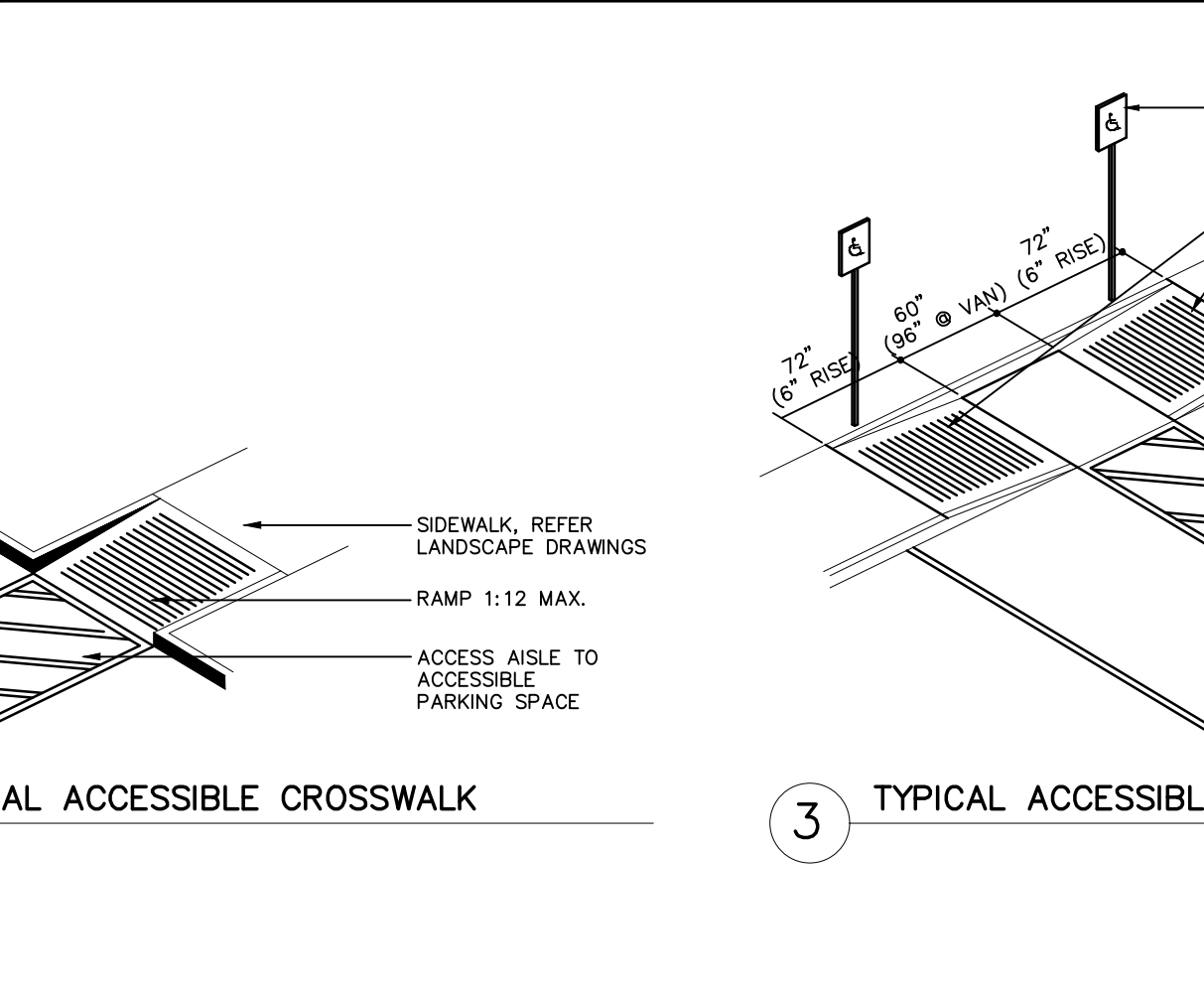
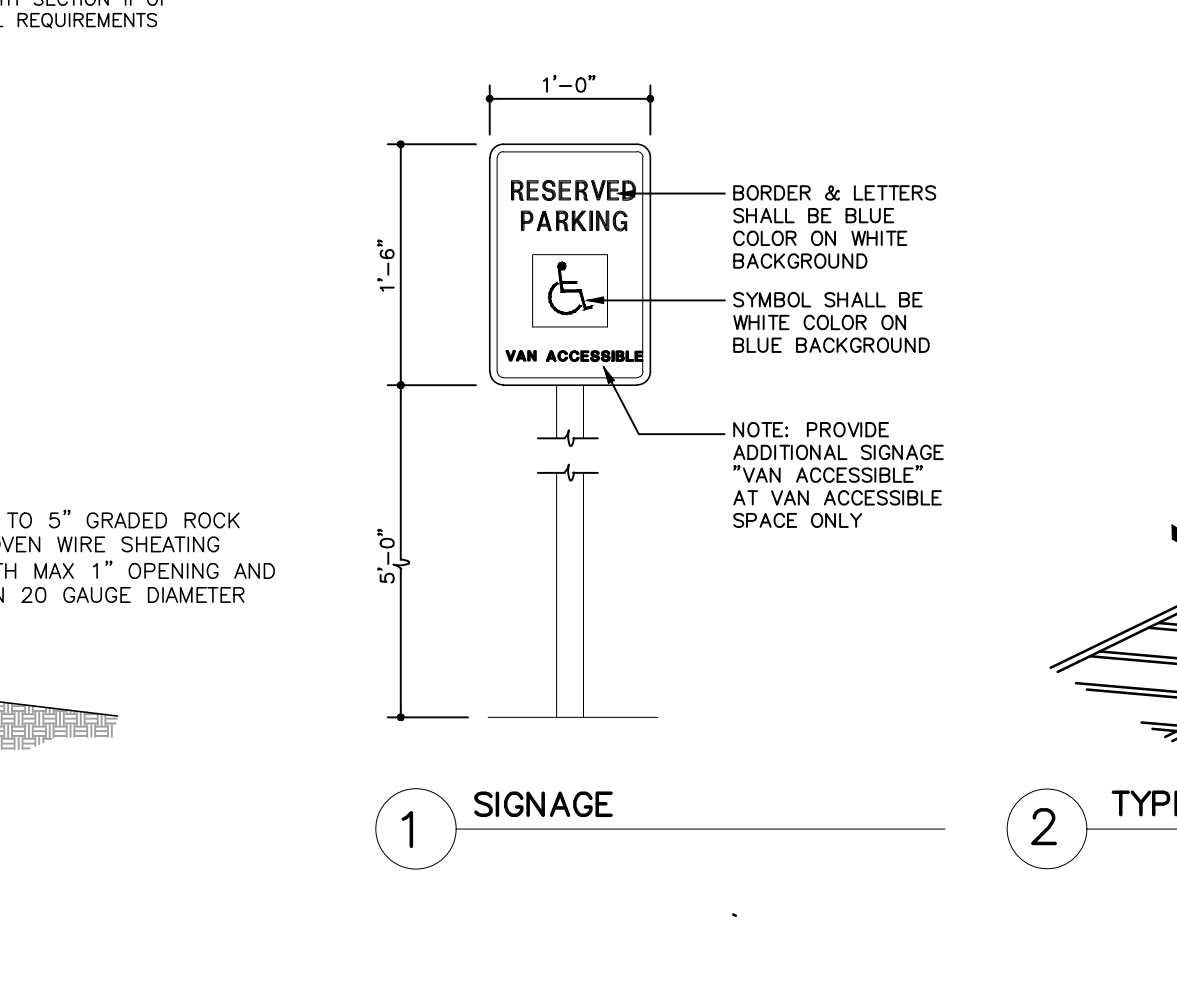
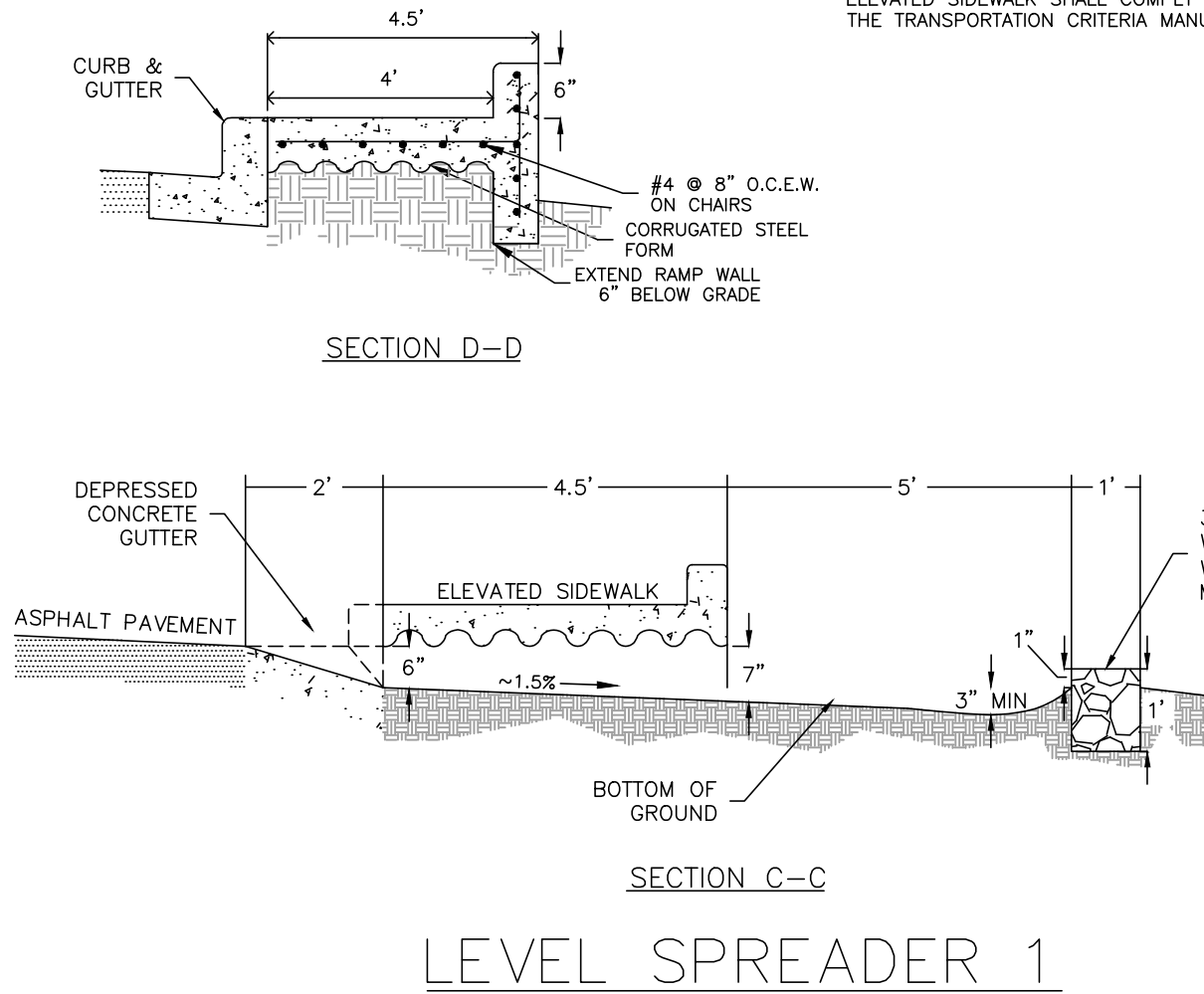
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	STANDARD NO. 432S-1 3 OF 3
RECORD COPY SIGNED BY BILL GARDNER	03/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	STANDARD NO. 439S-1
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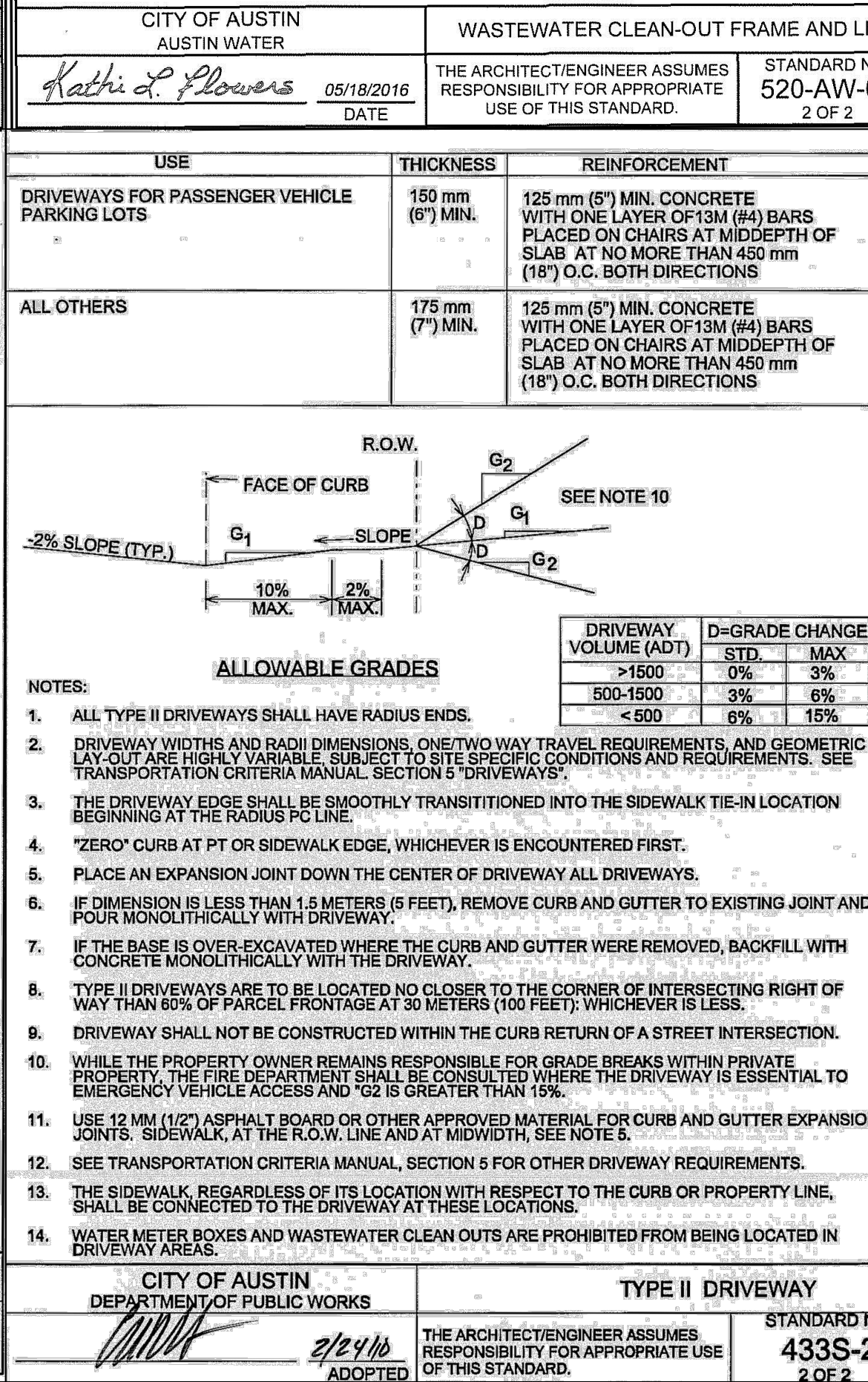
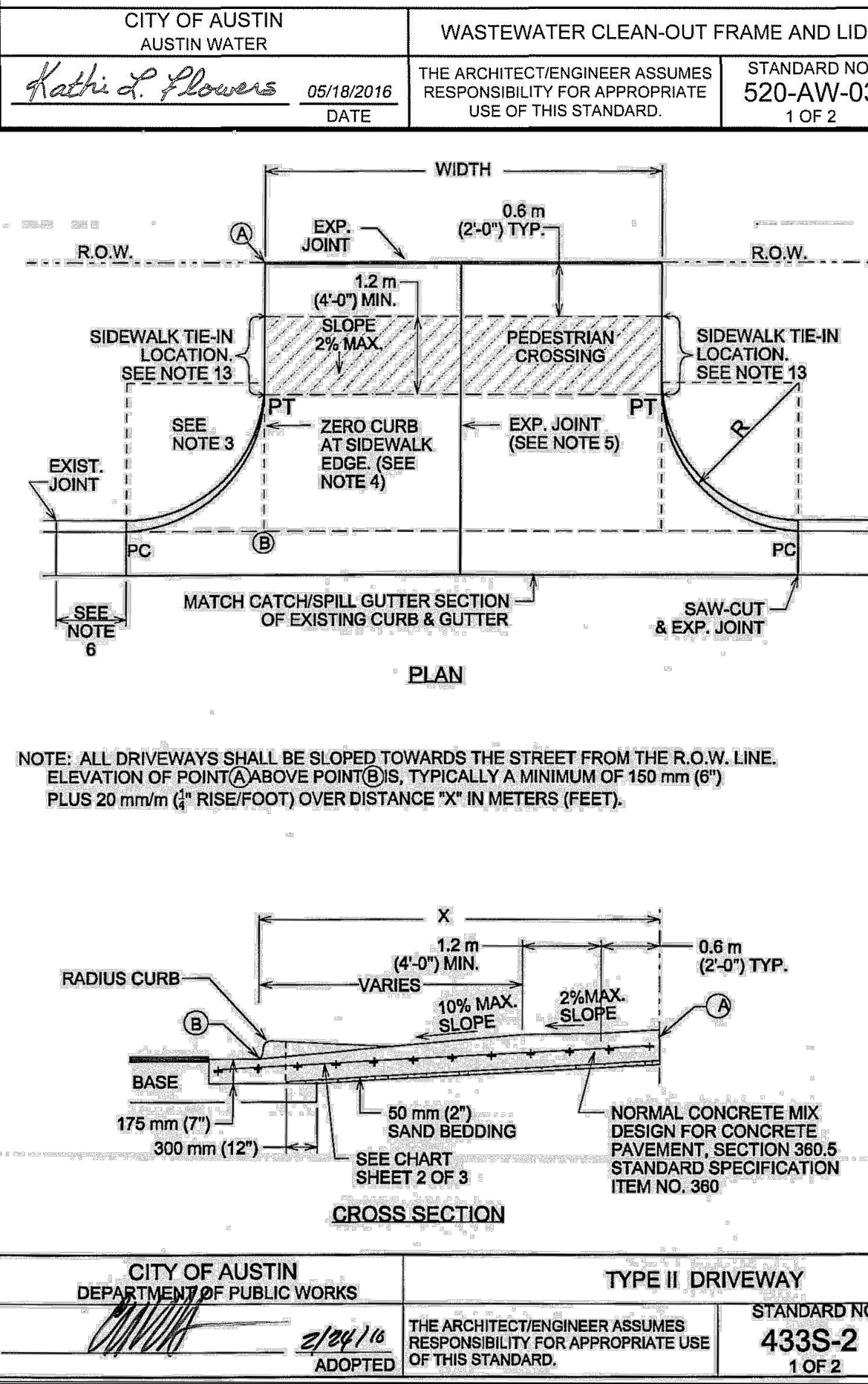
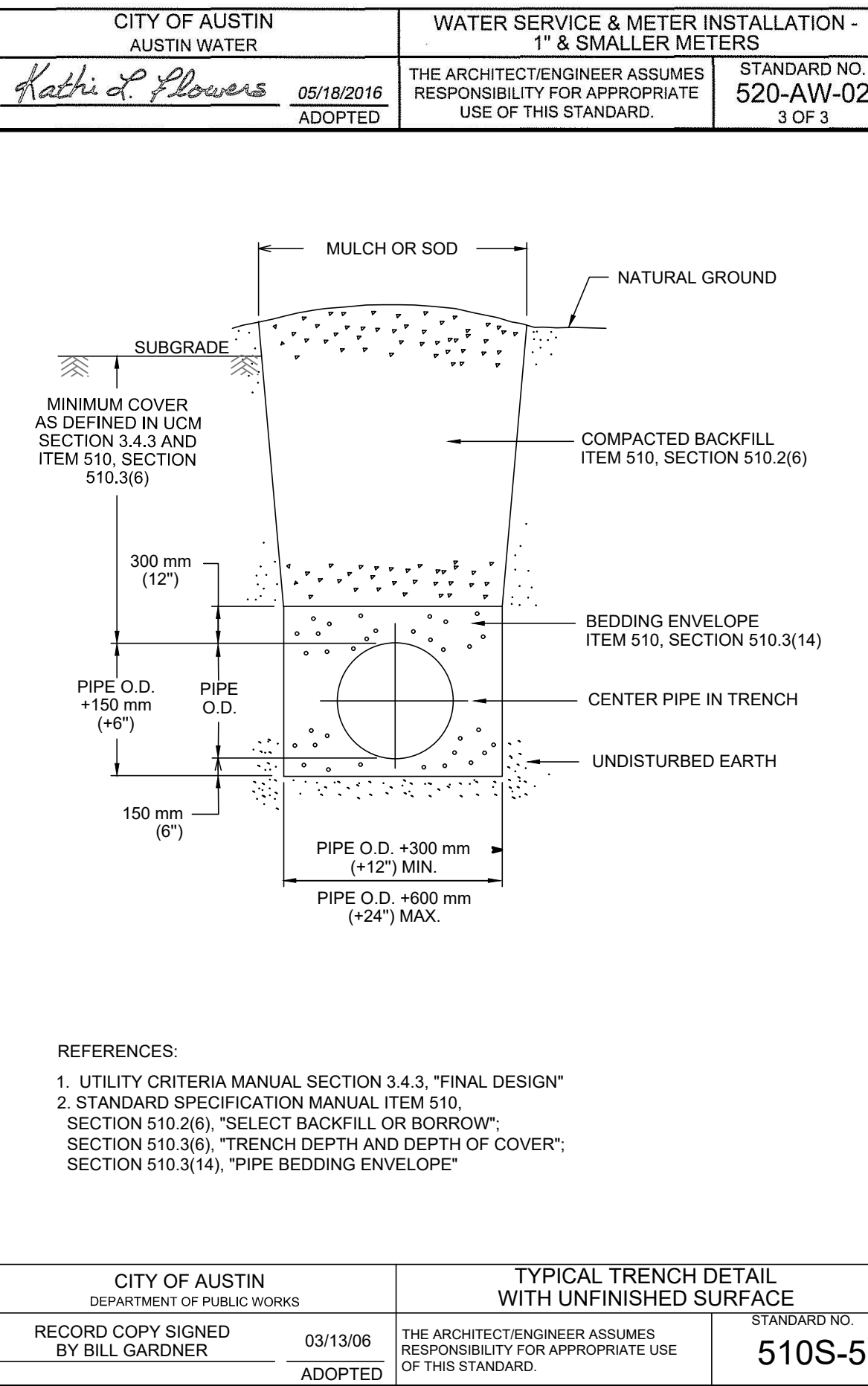
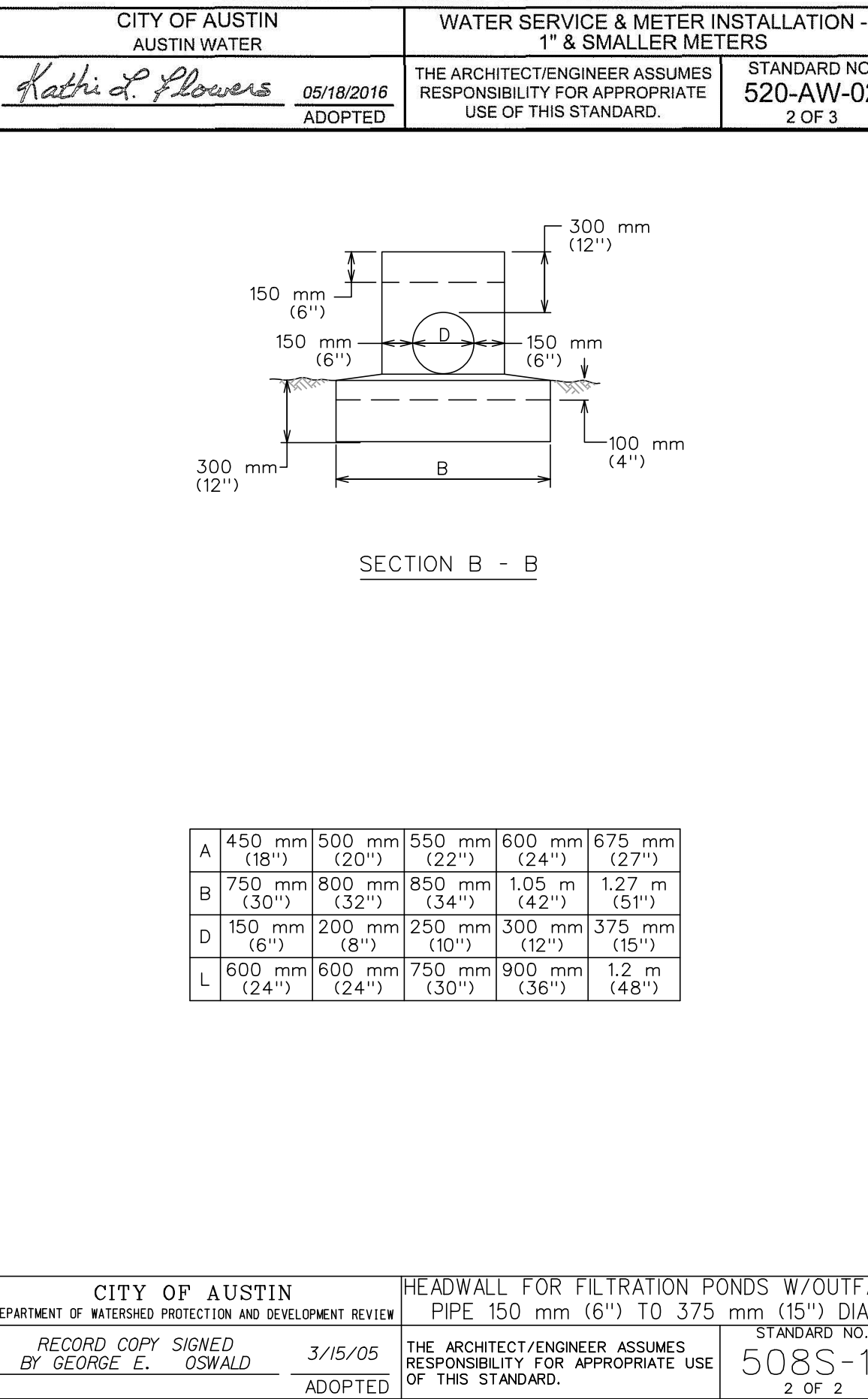
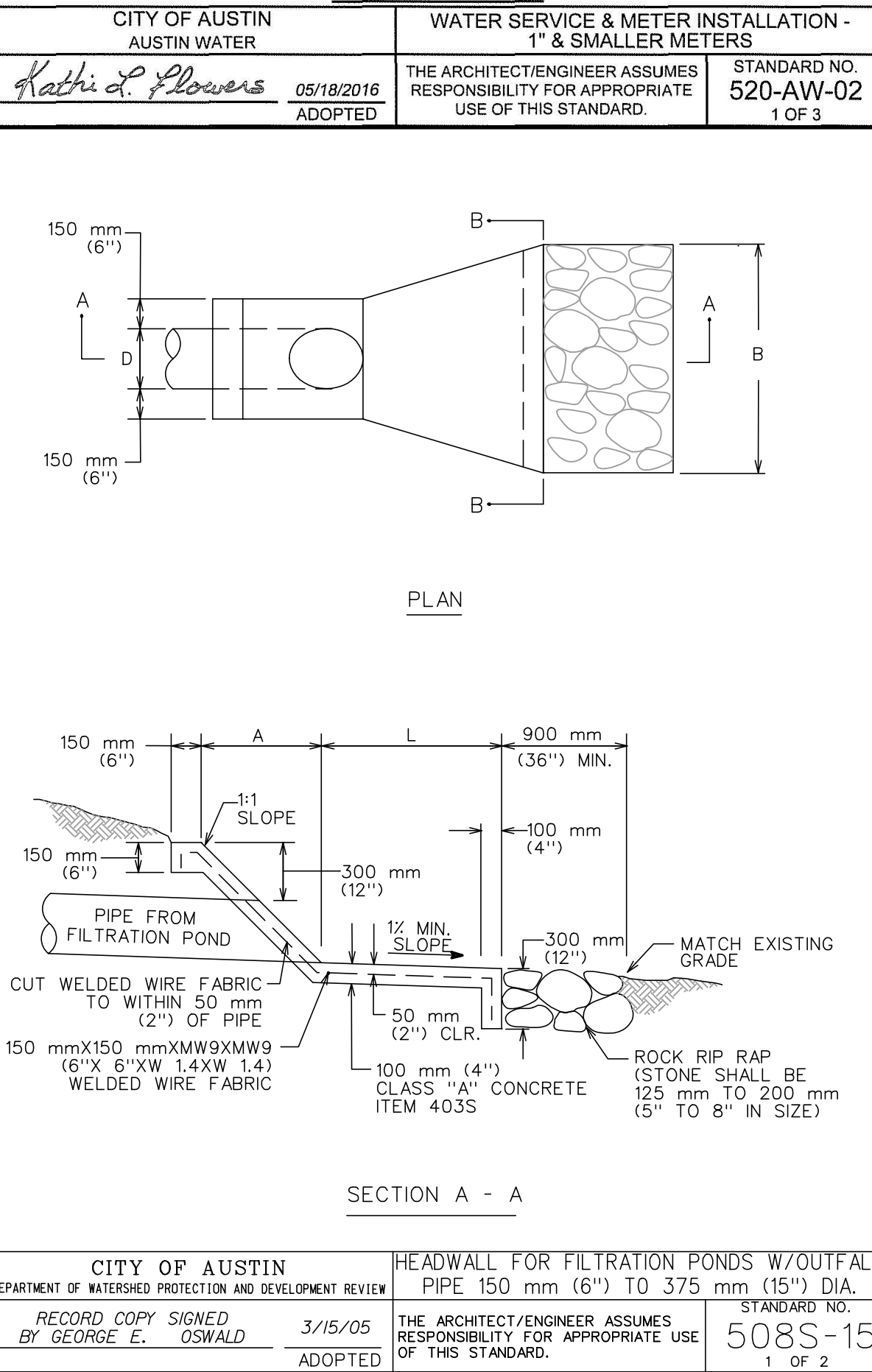
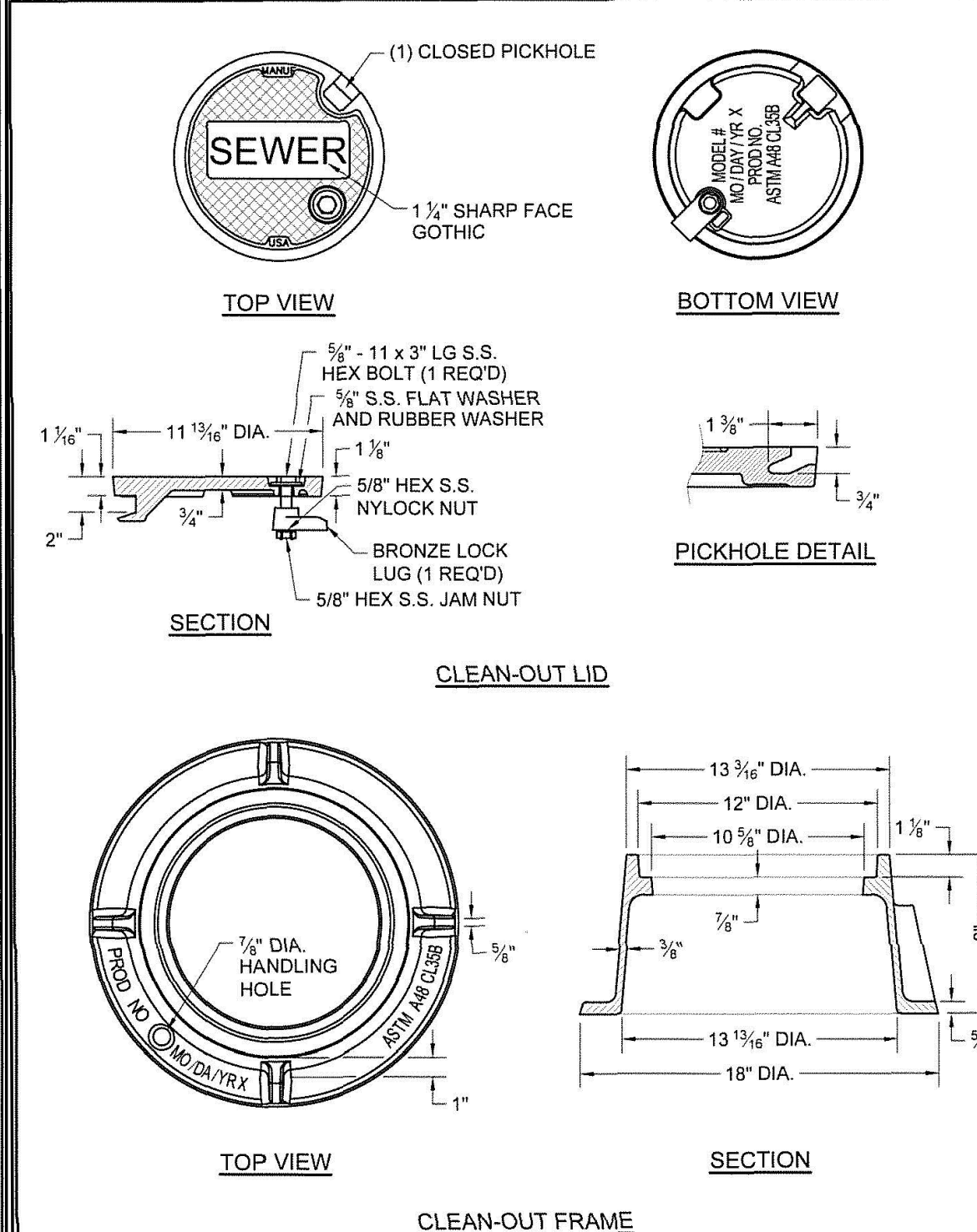
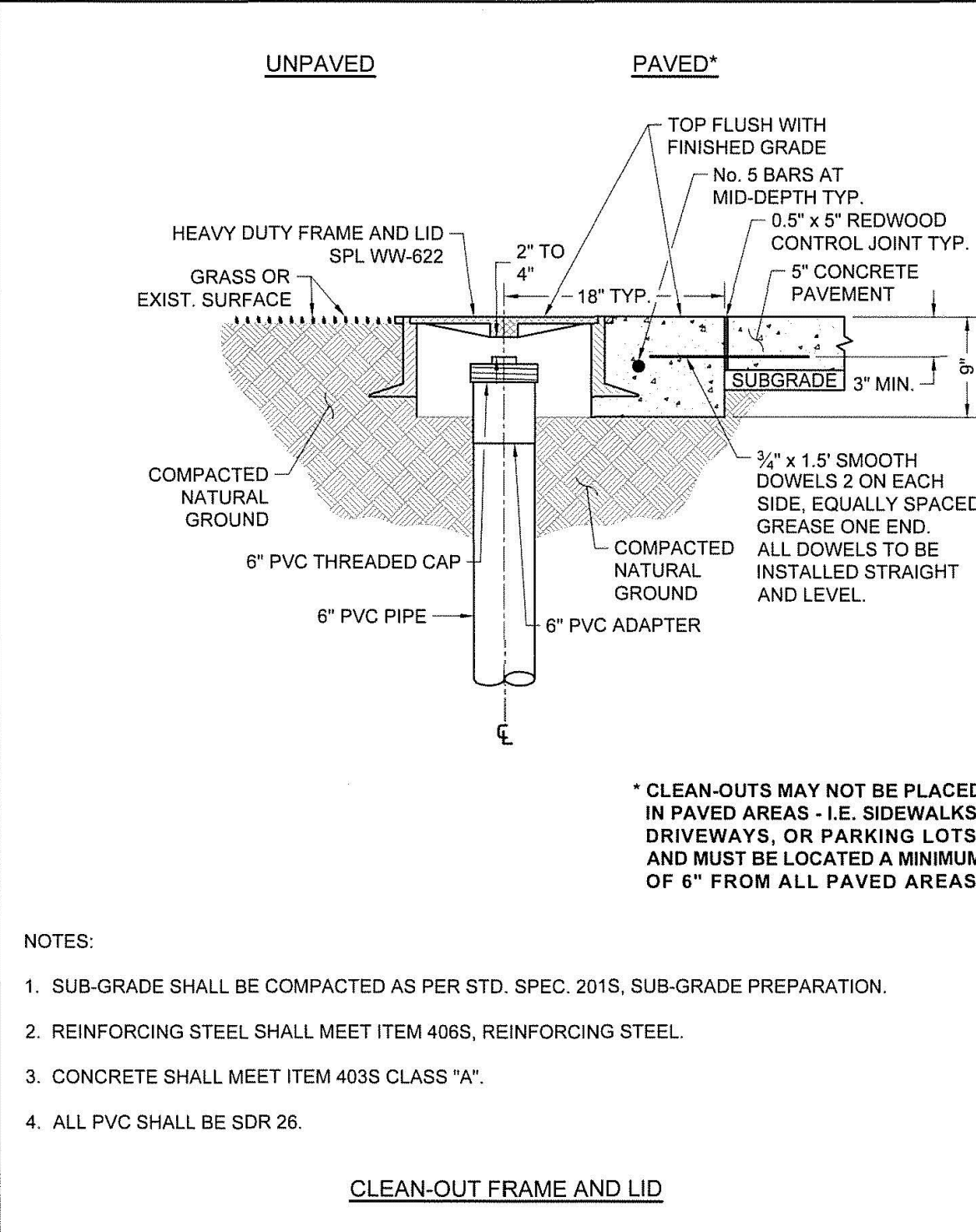
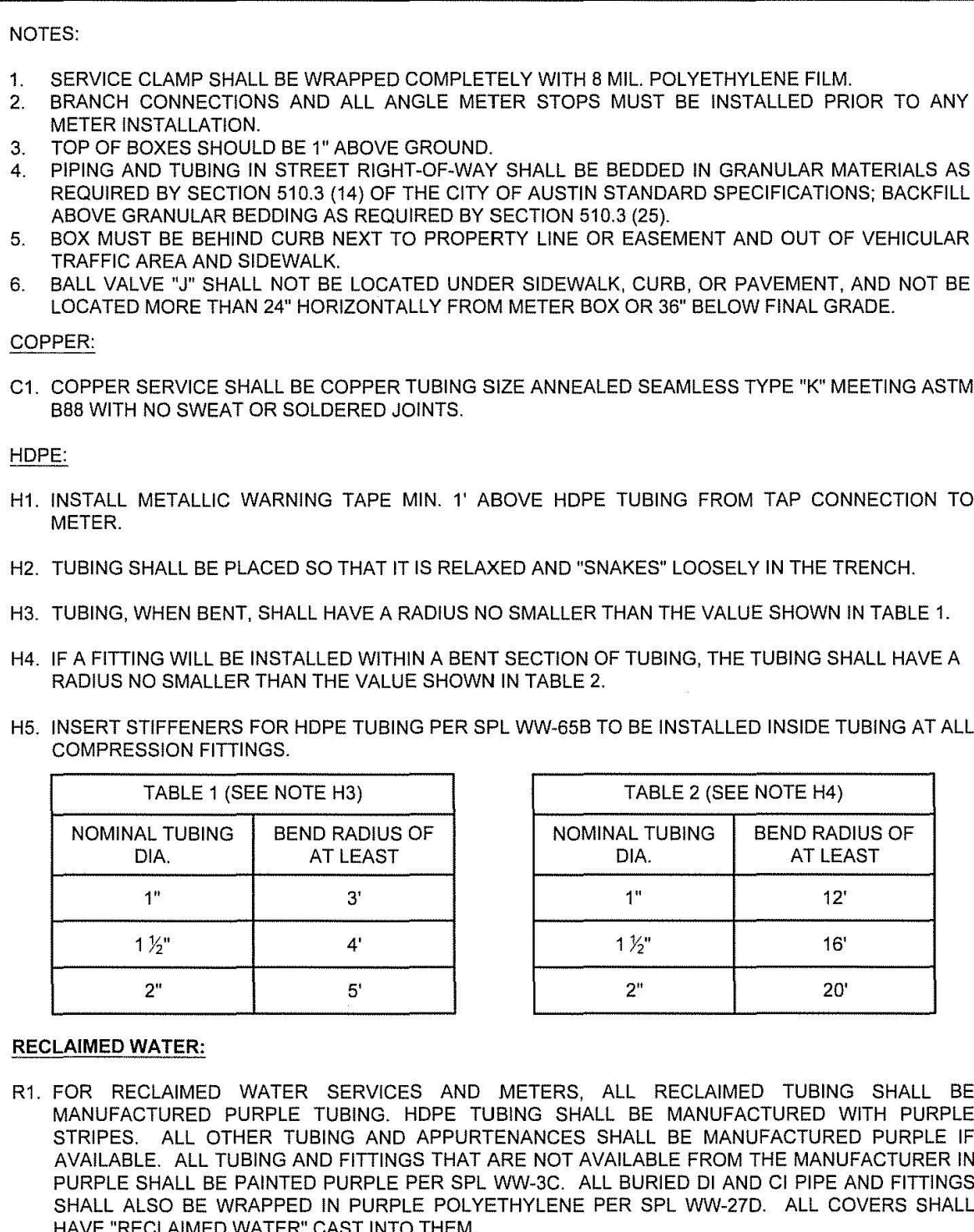
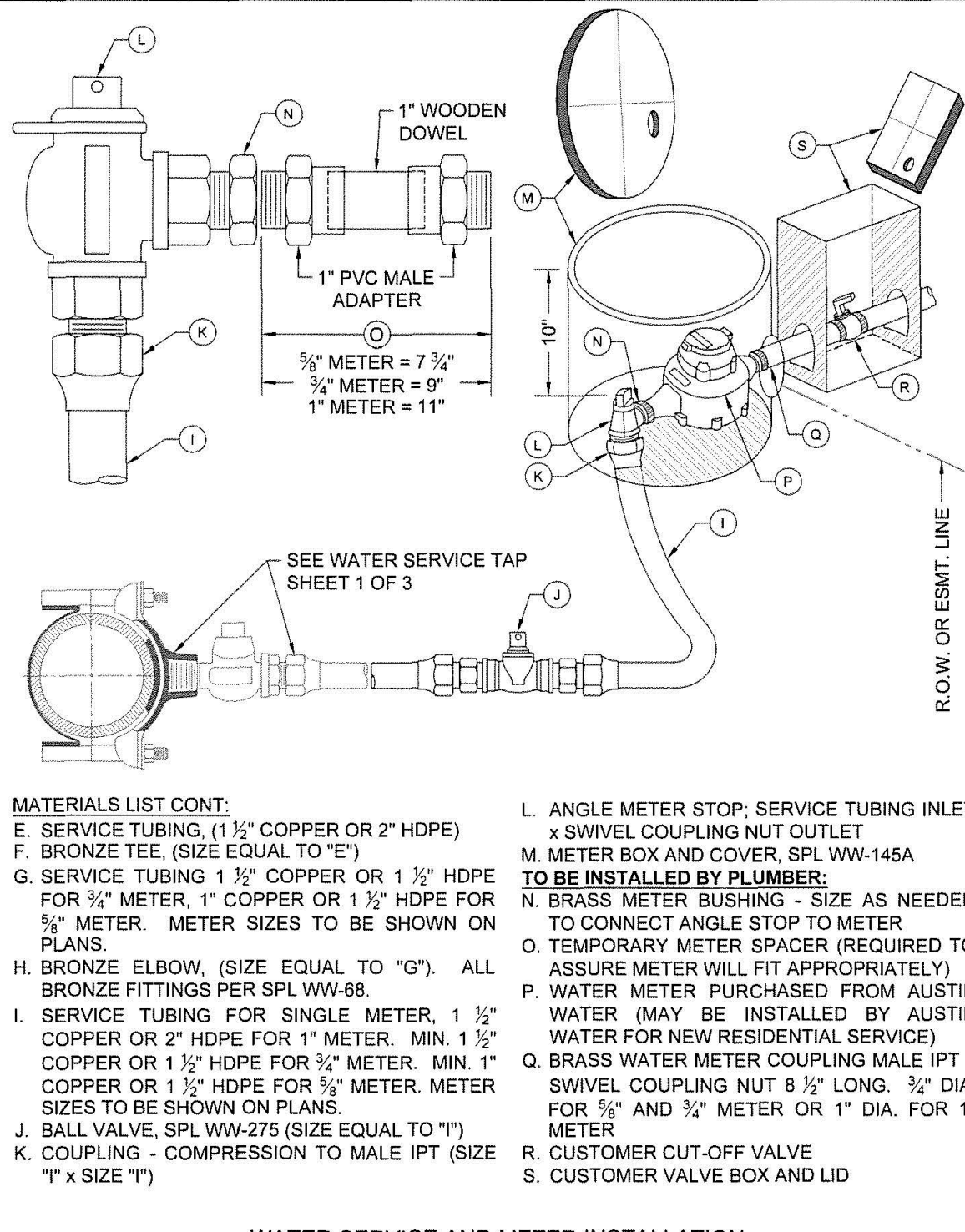
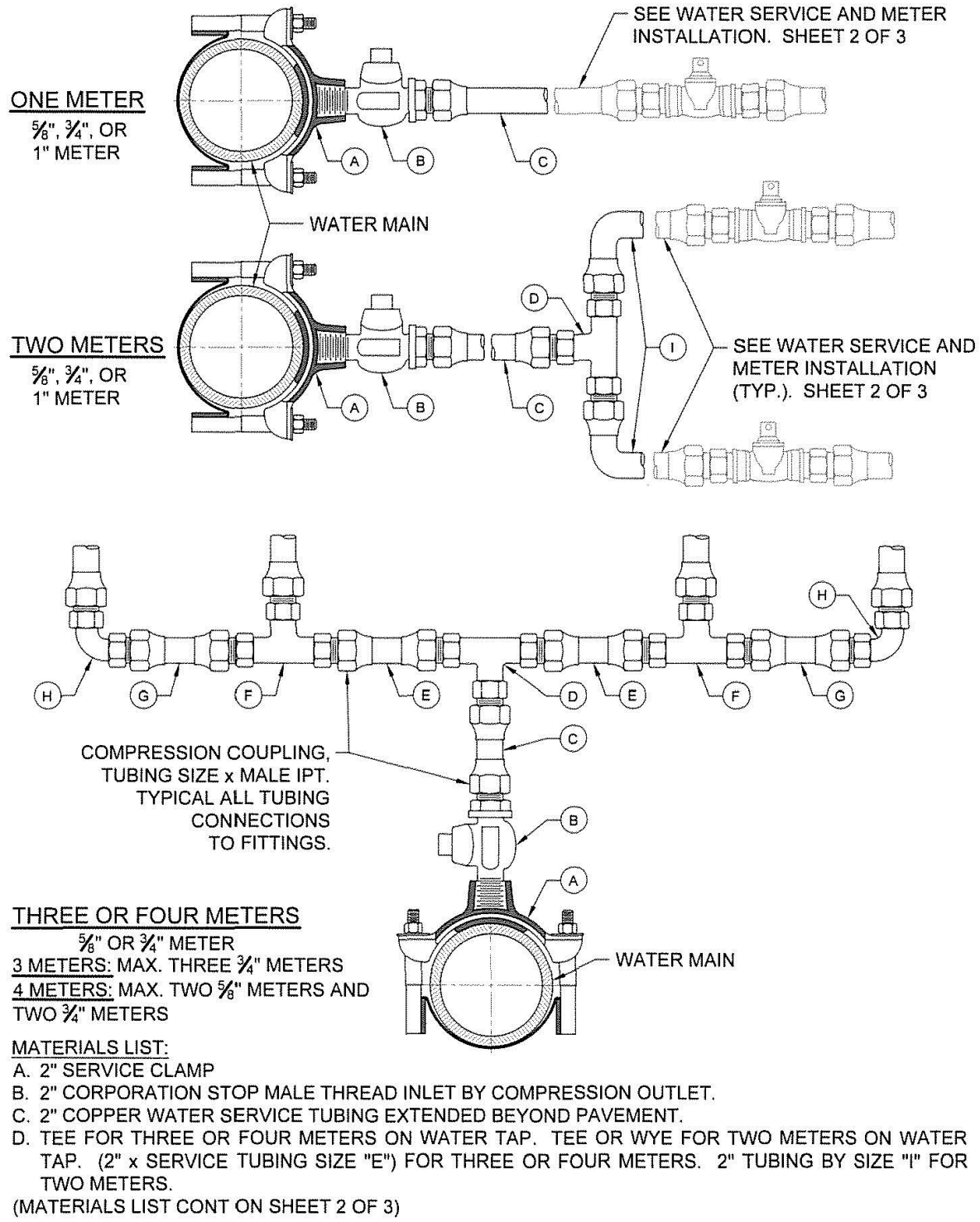
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	STANDARD NO. 710S-1 1 OF 1
RECORD COPY SIGNED BY BILL GARDNER	3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	STANDARD NO. 439S-1
RECORD COPY SIGNED BY BILL GARDNER	3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



APR	DATE	DESCRIPTION
DESIGNED BY: AAM	REVIEWED BY: BJG	DRAWN BY: JSK
BCE Inc. 7000 NORTH MACAW, SUITE 330 AUSTIN, TX 78751 TEL: 512-875-0400 www.bceinc.com TBE Registration No. F-1046		
PARKER CREEK RANCH AMENITY CENTER 7609 SMALLWOOD DRIVE		
SITE DETAILS		
SHEET 12 OF 22		

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Layout: 13 WATER & WASTEWATER DETAILS
Plotted: 4/16/2019 3:10:03 PM



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.

SITE PLAN APPROVAL
FILE NUMBER: SPC-2018-0049C SHEET 14 OF 22
APPROVED BY COMMISSION ON APPLICATION DATE: 01/31/2018
UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER J. DAVILA
PROJECT EXPIRATION DATE (ORD. #970905-A) DWPZ DDZ

Director, Development Services Review
RELEASED FOR GENERAL COMPLIANCE:
Rev. 1 _____ Correction 1 _____ ZONING SF-4A
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Find: Plat must be recorded by the Project Expiration Date, if applicable.
Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DESIGNED BY: AAM
REVIEWED BY: BJG
DRAWN BY: JSK

7000 NORTH MACMURRAY, SUITE 330
AUSTIN, TX 78751
TEL: 512-875-0400 • www.bceinc.com
TPE Registration No. F-1046

PARKER CREEK RANCH AMENITY CENTER
7609 SMALLWOOD DRIVE

WATER & WASTEWATER DETAILS

STATE OF TEXAS
BRIAN J. GRACE
121846
PROFESSIONAL ENGINEER
LICENSED

SHEET 14 OF 22

SPC-2018-0049C



April 15, 2019

Chris Yanez
Program Manager III – Land Use Review
City of Austin Development Services Department
505 Barton Springs Road
Austin, TX 78704

Re: Parker Creek Ranch Amenity Center
Case Number SPC-2018-0049C

Dear Chris,

This letter is to formally request a variance per LDC 25-2-837 for vehicular access from a dedicated street with a right-of-way at least 60 feet wide for the Parker Creek Ranch Amenity Center project. The Parker Creek Amenity Center access driveway will have vehicular access from an existing driveway on Smallwood Drive, a street with a 50 foot right-of-way, and be located approximately 120 feet from City Top Boulevard, an intersecting street with a 60 foot right-of-way. The proposed amenity center will provide adequate off-street parking, therefore, a 60 foot right-of-way with a wider street for on-street parking will not be necessary. Additionally, the location of the proposed vehicular access is located away from steep grading and across an open space lot/ public utility easement.

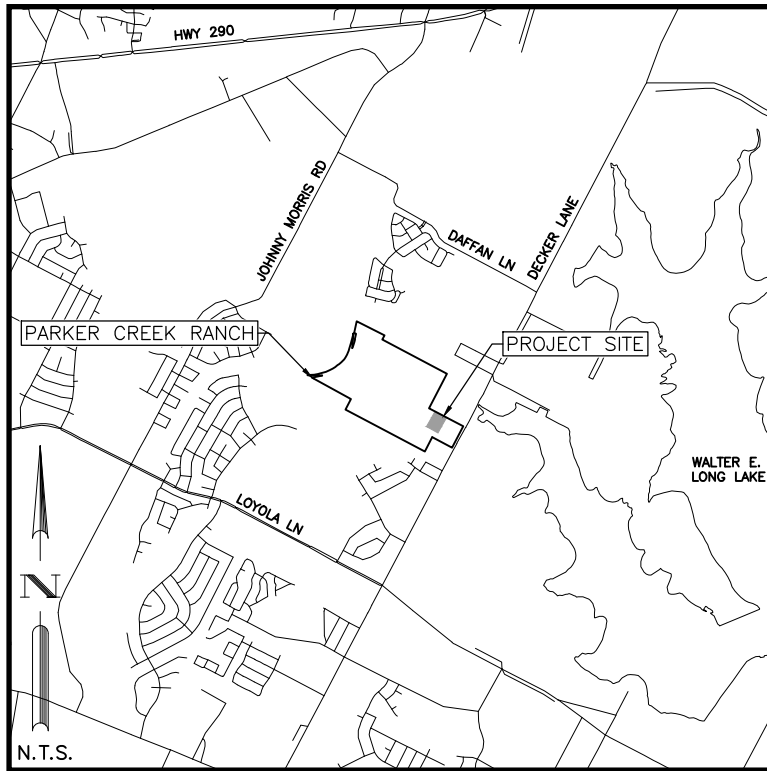
Due to the reasons listed above, the access from a 50 foot right-of-way, rather than a 60 foot right-of-way, will have not negative impact on traffic circulation, traffic safety, pedestrian circulation, or pedestrian safety.

Thank you for your consideration of this variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian J. Grace", is written over a light blue horizontal line.

Brian J. Grace, P.E., LEED AP
Project Manager
BGE, Inc.
TBPE Firm No. 1046



LOCATION MAP
PARKER CREEK RANCH AMENITY CENTER