

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

**CASE NUMBER:** SPC-2019-0097C **ZAP DATE:** 05/05/2020

**PROJECT NAME:** Stoney Ridge Phase C- Section 3 (SFAR) Amenity Lot 16

**ADDRESS:** 7110 Heine Farm Road

**APPLICANT:** Lennar Homes of Texas Land and Construction, Ltd. (Richard Maier)  
12401 Research Blvd., Building 1, Suite #300  
Austin, TX 78759  
(512) 531-1351

**AGENT:** CBD Engineering (Bill Couch)  
5501 W William Cannon Drive  
Austin, TX 78749  
(512) 280-5160

**CASE MANAGER:** Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

**WATERSHED:** Dry Creek East (Suburban)

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED DEVELOPMENT:**

The applicant proposes an amenity lot with private parks and off-street parking for a Single Family Attached Residential (SFAR) Development.

**SUMMARY STAFF RECOMMENDATION:**

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

**SUMMARY STAFF COMMENT ON SITE PLAN:**

The applicant proposes an amenity lot with a Community Recreation (Private) land use designation. Community Recreation (Private) is a conditional use within MF-2 zoning, according to Land Development Code Section 25-2-491. Therefore, Land Use Commission review and approval is required.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	0.338 acres	
<b>ZONING</b>	MF-2	
<b>PROPOSED USE</b>	Community Recreation (Private)	
<b>PROPOSED PARKING</b>	3 vehicle spaces (10 ADA), 5 bicycle spaces	
	<b>Existing</b>	<b>Proposed</b>
<b>IMPERVIOUS COVER</b>	0 SF / 0%	6,638 SF / 45.06%
<b>BUILDING COVERAGE</b>	N/A	N/A
<b>BUILDING HEIGHT</b>	N/A	N/A
<b>F.A.R</b>	N/A	N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets

Bike Austin

Del Valle Independent School District

Del Valle Community Coalition

Elroy Neighborhood Association

Far Southeast Improvement Association

Friends of Austin Neighborhoods

Onion Creek Homeowners Association

Sierra Club, Austin Regional Group

**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.

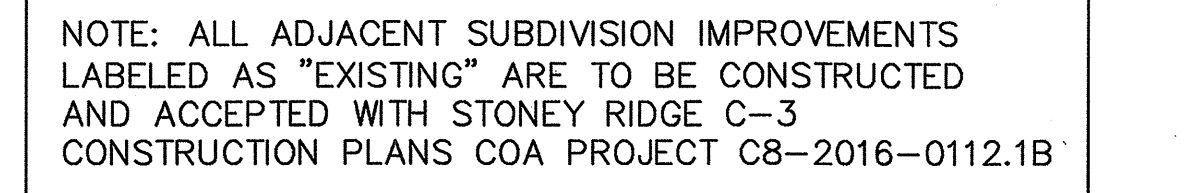
**A conditional use site plan may not:**

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.

**Project Summary****Stoney Ridge C-3 Amenity Lots 16 Site Plan****SPC-2019-0097C**

**Stoney Ridge Phase C Section 3 Lots 16 Amenity Lot Site Plan is for a single-family attached residential neighborhood (SFAR). The 0.338 acres is for a private park and parking for residents of Stoney Ridge C-3 Subdivision. The site is in Moore's Crossing MUD and is in limited purpose annexation. Lots 16 is a private park that includes a park bench, swing set, pet waste station, trash receptacle, bicycle parking (5 spaces), off street parking (16 spaces) for residents and guests.**











PASQUARELLA, P.E.  
BRIGANCE & DOERING, INC.

<h1 style="text-align: center;">SITE PLAN RELEASE</h1>	
<b>2019-0097C</b>	EXPIRATION DATE: _____
<b>RT ANDERSON</b>	APPLICATION DATE: <b>MARCH 5, 2019</b>
RATIVELY ON: _____	
S & PLATTING COMMISSION ON: _____	
UNCIL ON: _____	
Chapter 25-5 of the Austin City Code.	
_____	
Department _____	
ZONING: <b>MF-2</b>	_____
CORRECTION 1	_____
CORRECTION 2	_____
CORRECTION 3	_____

SITE DATA TABLE	
TOTAL SITE AREA	0.338 ACRES
ZONING	MF-2
IMPERVIOUS COVER	6,638 S.F., 45.06%
PROPOSED USE	COMMUNITY RECREATION (PRIVATE)
MIN. SITE AREA	8,000 S.F.
TOTAL GROSS FLOOR AREA	0.00 S.F.
BUILDING COVERAGE	0.00 S.F., 0.00%
FLOOR-TO-AREA RATIO	N/A
OPEN SPACE	8,085 S.F., 54.94%

 PARK BENCH  
 PET WASTE STATION  
 TRASH RECEPTACLE  
 PICNIC TABLE  
 ADA ACCESSIBLE ROUTE  
 FIRE LANE

JOB NAME	PROJECT
JOB NUMBER 4736	
SHEET 7 OF 17	





B-06

## Property Profile

## Stoney Ridge C-3 Lot 16 Site Plan Location Map

5 of 5

### Legend

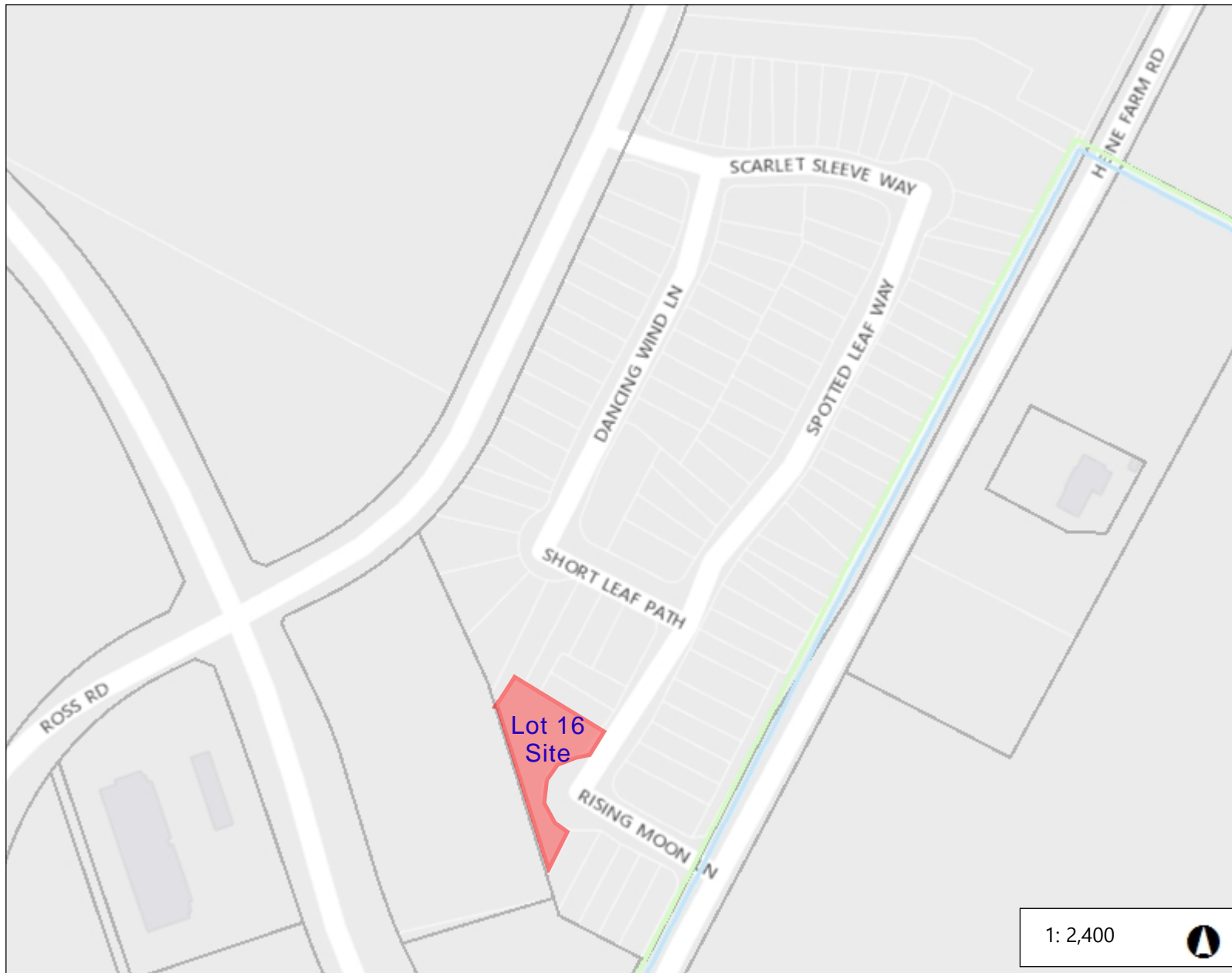
#### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

TCAD Parcels

## Stoney Ridge C-3 Lot 16 Site Plan

Case #  
SPC-2019-0097C



1: 2,400



0.1 0 0.04 0.1 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

March 3, 2020

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