

**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2021-0244C

**ZAP DATE:** 07/05/2022

**PROJECT NAME:** Cascades Amenity Center

**ADDRESS OF APPLICATION:** 4606 Coconut Beach Drive

**AREA:** 61,311 sf (total gross area) / 6,665 sf (building, pool area, and playscape)

**OWNER:** M/I Homes of Austin (William G. Peckman)  
7600 N Capital of Texas Hwy, Building C, Suite 250  
(512) 770-8503  
Austin, TX 78731

**AGENT:** LJA Engineering, Inc. (Jeremy Reyes)  
7500 Rialto Boulevard Building II, Suite 100  
(512) 439-4700  
Austin, TX 78701

**CASE MANAGER:** Zack Lofton  
Phone: (512) 974-2932  
[Zack.lofton@austintexas.gov](mailto:Zack.lofton@austintexas.gov)

**PROPOSED USE:** Community Recreation (Private)

**EXISTING ZONING:** I-SP-2

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED DEVELOPMENT:** The applicant is requesting a conditional use permit for Community Recreation (Private) for an amenity center with an outdoor pool and playground totaling 6,867 sf. The entire 61,420 sf lot would be covered by the CUP amenity center space with no other uses. If approved construction will occur with this permit as a consolidated site plan.

**SUMMARY STAFF RECOMMENDATION:** The site plan complies with all requirements of the Land Development Code. Staff recommends approval of the CUP.

**PROJECT INFORMATION**

<b>Gross Site Area</b>	6,867 sf (building, pool area, and playscape) / 61,420 sf (gross site area)
<b>Existing Zoning</b>	I-SF-2
<b>Watershed</b>	Onion Creek
<b>Watershed Ordinance</b>	Current Code
<b>Traffic Impact Analysis</b>	Not applicable
<b>Capitol View Corridor</b>	Not applicable
<b>Proposed Access</b>	Coconut Beach Drive and Sea Salt Drive
<b>Proposed Impervious Cover</b>	22,172 sf / 36%
<b>Proposed Building Coverage</b>	1,810 sf / 3%
<b>Height</b>	20ft / 1 story

<b>Parking required: 16</b>	<b>Parking proposed: 17</b>
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#### EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Amenity Center – Community Recreation (Private) – (Proposed)
<i>North</i>	I-SF-2	Undeveloped
<i>South</i>	I-SF-2	Undeveloped
<i>East</i>	I-SF-2	Undeveloped
<i>West</i>	I-SF-2	Undeveloped

#### ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Coconut Beach Drive	60 feet	40 feet	Local City Street
Sea Salt Drive	50 feet	30 feet	Local City Street
Pink Sand Drive	50 feet	30 feet	Local City Street
Aqua Reef Drive	50 feet	30 feet	Local City Street

#### CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff evaluation 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. The amenity center is proposed to serve the immediate neighborhood.
- 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 proposed site calculations are below what is permitted with the zoning of the site.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided off-site.
- 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 the listed adverse effects.

##### A Conditional Use Site Plan May Not:

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The proposed site plan does not appear to more adversely affect an adjoining site than would a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The amenity center is not anticipated to negatively impact pedestrian or vehicular circulation.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The site will comply with all applicable sign regulations in the Land Development Code.

**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.

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a Conditional Use Permit for an amenity center (Community Recreation (Private)). The site is currently undeveloped and has single family housing being constructed around the site.

The parking requirements for this use will be achieved through 17 on-site parking spaces. The site is not subject to a TIA. ATD has reviewed the change in land use proposed with this CUP and has no further requirement for analysis or mitigation.

A consolidated site plan permit for the associated improvements is being sought which this conditional use permit would permit if approved.

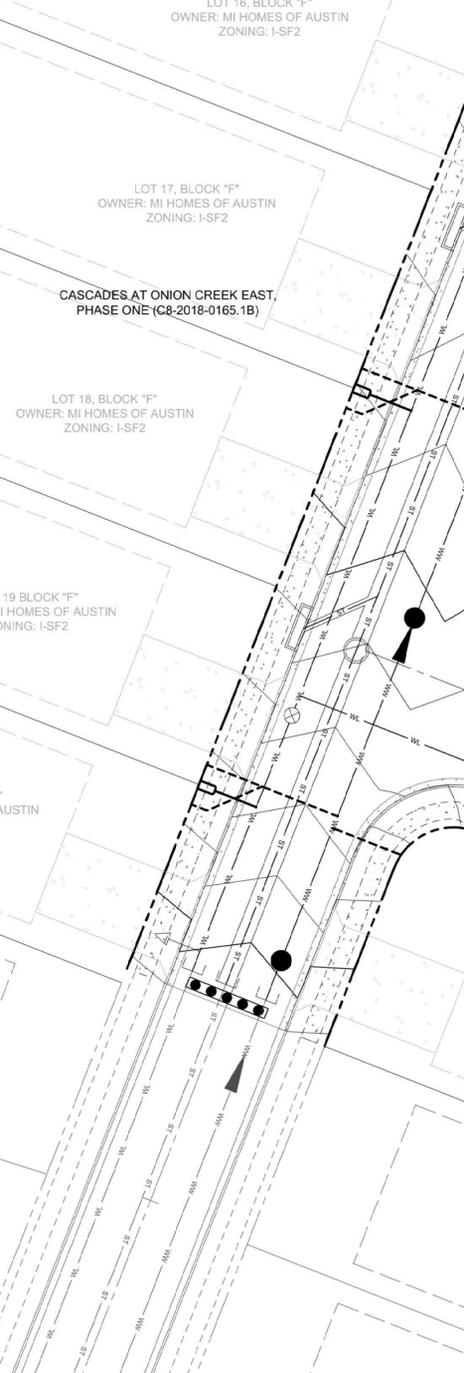
The site plan complies with all requirements of the Land Development Code.

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Lost and Found Pets  
Del Valle Community Coalition  
Friends of Austin Neighborhoods  
Onion Creek HOA  
Sierra Club, Austin Regional Group

Cascades Amenity Center CONSOLIDATED SITE

Table with 4 columns: Item, Unit, Percentage, and Area/Square Feet. Includes Total Lot Area (1,410 Ac), Limits of Construction (1,450 Ac), Proposed Use (Amenity Center), ZONING (ISF2), and various site statistics like Total Imp Cover (0.51 Ac, 36.1%), Total Gross Area (1,408 Ac), and Total Impervious Cover (0.509 Acres).



LEGEND: PROPOSED vs EXISTING symbols for sidewalks, fire lanes, utility poles, etc. SITE SUMMARY: PROJECT NAME, SITE ADDRESS, CURRENT ZONING, LEGAL DESCRIPTION, OWNER'S AGENT, AND ENGINEER.

- REVISIONS table with columns for NO., DATE, DESCRIPTION.
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN...
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE DEVELOPMENT AND FIRE CODE APPROVAL...
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE...
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE...
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY...
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT...
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT...
8. FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES...
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED...
10. THE WATER AND WASTEWATER MAINS ASSOCIATED WITH BEAR CREEK CROSSING, PHASE 1 (C8-2014-0131-1B) HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF AUSTIN.

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS SHALL BE 5' WIDE UNLESS OTHERWISE NOTED.
4. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS SHALL HAVE A MAX. RUNNING SLOPE OF 5%.
6. ALL SIDEWALKS SHALL HAVE A MAX. CROSS SLOPE OF 2%.
7. ALL PAVEMENT SHALL BE H.M.A.C. WITH CURB AND GUTTER.
8. NO BUILDINGS EXIST ON ADJOINING LOTS.
9. ALL EXTERIOR LIGHTING WILL BE FULL 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.

IMPERVIOUS COVER table with columns: Slope Categories, Total Acres, Building & Other Impervious Cover Acreage, Driveways/Roadways Acres, Total Impervious Cover Acres, % of Categories.

Table with columns: BLDG. NO., STORIES, F.F. ELEV., BLDG. HEIGHT, FOUNDATION, BLDG. (SF). Includes rows for POOL FACILITIES and ASPHALT PARKING.

Vertical sidebar containing project title 'CASCADES AMENITY CENTER SITE PLAN', address '4606 COCONUT BEACH DR AUSTIN, TX 78747', drawing number 'SP-2021-0244C', and LJA Engineering, Inc. contact information.

Vertical text on the left edge: I:\A276106 - Cascades Amenity Center\Submittal Drawings\CAS-E-AMEN-PR-SITE-REV-1.dwg, User: hector, Apr 04, 2024 - 10:27, Last Modified: Apr 04, 2024 - 10:27, Plot Date: Apr 04, 2024 - 10:27.



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735  
t 512.439.4700 LJA.com TBPE F-1386

July 2, 2021

Rodney Gonzales, Director  
Planning and Development Review Department  
City of Austin  
505 Barton Springs Road, Suite 400  
Austin, TX 78704

Re: **Cascades at Onion Creek Amenity Center  
Construction Plans**

Dear Mr. Gonzales,

Please find attached copies of the Engineering and Drainage Reports and the Cascades at Onion Creek Amenity Center Construction Plans. The plans consist of +/- 1.41 acres located on the east side of IH-35 approximately 0.25 miles south of Onion Creek Parkway.

The Construction Plans proposes 1 Amenity Center lot. This will be located in the first phase of a larger single-family development that is part of the Cascades at Onion Creek Preliminary Plan East (C8-2018-0165).

The subdivision is located in the Onion Creek watershed. Block A, Lot 4 will contain the detention and water quality pond.

The runoff from this development will be routed to an existing sedimentation/filtration water quality/detention pond, permitted in the Cascades at Onion Creek West Phase One (C8-2018-0181.1B) Construction Plans. The drainage will discharge into Onion Creek.

An Environmental Resource Inventory (ERI) was performed for the site and has been included in the Engineering Report as Appendix B. There is one (1) wetland CEF found onsite.

Water and wastewater will be provided by the City of Austin. Electrical service will be provided by Austin Energy and telephone will be provided by AT&T.

I hereby certify that to the best of my knowledge this summary letter is correct and that the accompanying plans are complete and in compliance with Title 25 of the City of Austin Land Development Code.

If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

A handwritten signature in blue ink that reads 'Russell Kotara'.

Russell Kotara, P.E.  
Project Manager



B-3

6 of 6

I-SF-2

I-SF-2

I-SF-2

I-SF-2

I-SF-2



0 100 200 400 Feet

CASE#: SPC-2021-0244C  
ADDRESS: 4606 Coconut Beach Drive  
CASE NAME: Cascades Amenity Center  
MANAGER: Zack Lofton



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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Z. Lofton