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**ZONING AND PLATTING COMMISSION SITE PLAN
HILL COUNTRY ROADWAY REVIEW SHEET**

CASE NUMBER: SPC-2010-0216C **ZAP COMMISSION DATE:** 10-05-2010

ADDRESS: 8824 N. RM 620 Rd.

WATERSHED: Bull Creek (Water Supply Suburban), Lake Travis (Rural Water Supply)

AREA: 33.939 Acres

EXISTING ZONING: SF-6-CO, Townhouse/Condo residence, Conditional Overlay

PROJECT NAME: Versante (Formerly Grandview Hills, Section 14)

PROPOSED USE: Condominium

AGENT: Kelly Bell
Bury & Partners, Inc.
221 W 6th Street., Ste. 600
Austin, TX 78701
(512) 328-0011

APPLICANT: First Bank
9801 Westheimer, Ste. 1100
Houston, TX 77042
(713) 425-3920

NEIGHBORHOOD ORGANIZATION:

- The Parke HOA
- Bull Creek Foundation
- River Place Residential Community Assn
- Old Spicewood Springs Rd. Neighborhood Assoc.
- Northwest Austin MUD No. 1
- Concerned Citizens for P& B of FM 2222
- Middle Bull Creek Neighborhood Association
- River Place Residential Community Assoc., Inc.
- Canyon Creek Homeowners Assoc.
- Long Canyon Phase II HOA
- Volente Neighborhood Assn

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF RECOMMENDATION: Recommended.

ZONING AND PLATTING COMMISSION ACTION: 10-5-2010

CASE MANAGER: Lynda Courtney, 974-2810

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PROJECT INFORMATION:

EXIST. ZONING: SF-6-CO

SITE AREA.: 69.09 Acres

EXIST. IMP. CVRG.: 0%

MAX. BLDG. CVRG.: 40%

MAX. F.A.R.: N/A

MAX. BLDG. HT: 35'

EXIST. USE: Condominiums

MAX. IMP. CVG.: 55%

PROPOSED IMPERV. CVRG.: 35%

PROPOSED BLDG. CVRG.: 227,214 SF (16.9%)

PROP. F.A.R.: .292

PROP. BLDG. HT: 35'

PROP. USE: Condominiums

SUMMARY COMMENTS ON SITE PLAN:

This project was originally approved in 2007 and still meets all Hill Country Roadway Ordinance requirements, including 40% undisturbed area and 100' Highway vegetative buffer. The infrastructure was constructed and accepted. All of the drives, ponds, lift stations, grading, retaining walls, utilities, landscaping, and 9 buildings were constructed (two 2-story duplexes, one 2-story fourplex, five 2-story single-family attached condos, and one single-story clubhouse-office and pool complex). Due to the economic downturn and slow sales, construction ceased and the project eventually went bankrupt; ownership reverted to the financial institution. The site plan subsequently expired. This submittal is a new site plan submittal for the unbuilt structures.

The applicant proposes to construct 129 units of condominiums (to complete the originally proposed 143 units) with already-constructed parking and drives. Units consist of single-family structures, duplexes and four-plexes. Two water quality ponds were constructed on site, with 2 year detention included. The remainder of the detention is via Regional Stormwater Management Participation. The site is located within a Hill Country Roadway Corridor (Highway 620) which requires the site plan to be approved by Zoning and Platting Commission. This site is located in a Moderate Intensity zone of the Hill Country Roadway Corridor.

SURROUNDING CONDITIONS:

Zoning/ Land use

North: SF-6-CO, Vacant

South: I-RR, Vet office

East: Hwy. 620, then LR, GR, MF-2-CO, Food sales, Church, Apartments

West: GO, Vacant

Land Use: The proposed site plan is for the construction of 92 duplex and single-family attached structures (129 units) that are already served by previously constructed parking, water quality, utilities, drives and other improvements. This site is within the Hill Country Roadway as it applies to F.M. 620. The applicant complies with the 100 ft. vegetative buffer along F.M. 620. The applicant is using building materials that are compatible with the Hill Country environment and all on-site utilities are located underground. The site plan complies with all requirements of the Land Development Code. Staff recommends approval of the site plan.

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Environmental: This site is located in the Bull Creek Watershed, a water supply suburban, watershed, and the Lake Travis Watershed, a water supply rural watershed, and is not located over the Edwards Aquifer Recharge Zone. Water quality is provided by the 2 previously constructed ponds, shown on the site plan. Impervious cover for this project is allowed with a transfer of development rights recorded with the replat of Grandview Hills Section 14, C8-05-0107.0A.

Transportation: A traffic impact analysis was not required for this property because the projected traffic does not meet the threshold for a TIA. Access to this property is by means of a previously constructed drive connecting to F.M. 620, a TxDOT roadway.

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GO 2

SF-6-CO 1

MF-3 1

GR 1

FM 620 RD N

LR 1

I-RR



MF-2-CO 1

MF-2 3

LR-CO 1

SITE PLAN



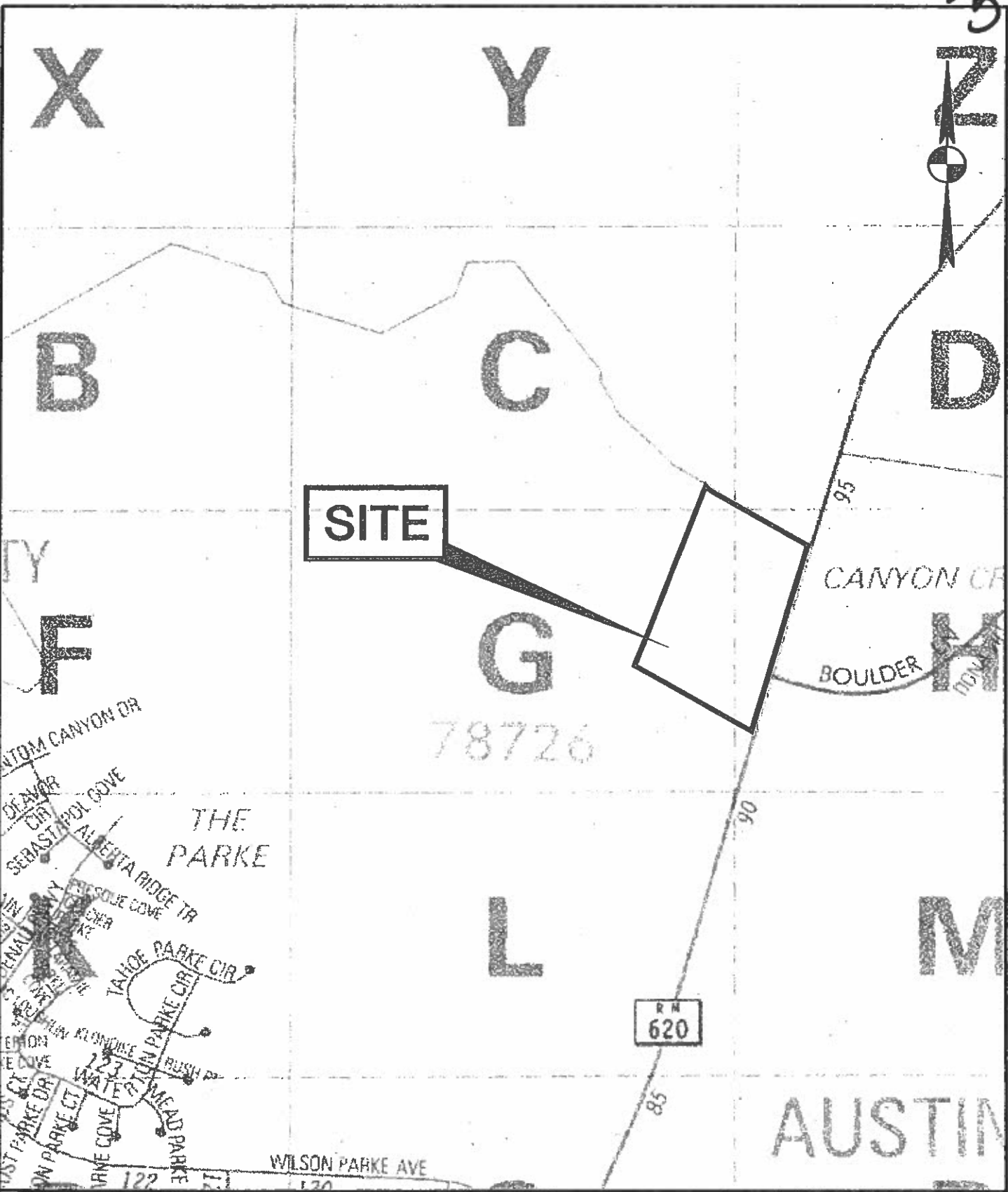
-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-2010-0216C
 ADDRESS: 8824 N. FM 620 RD.
 GRID: D36
 MANAGER: LYNDA COURTNEY

OPERATOR: M. Casillas



06/09



Bury+Partners
 ENGINEERING SOLUTIONS
 221 W. 6th Street, Suite 600
 Austin, Texas 78701
 Tel. (512)328-0011 Fax (512)328-0325
 Bury+Partners, Inc. ©Copyright 2010
 TBE Registration Number F-1048

VERSANTE
AUSTIN, TRAVIS COUNTY, TEXAS

FIRST BANK

SITE LOCATION MAP

DATE: 07/03/10

SCALE: N.T.S.

DRAWN BY: BRB

FILE: G:\1001\10\DMBT\SITE ASSM\1001\0EXH1

PROJECT No.: 108845-10001.30

9/16/20

89C-248

PROJECT NO. 89C-248
DRAWN BY: K.A.B.
CHECKED BY: L.S.A.
DATE: 07/11/89

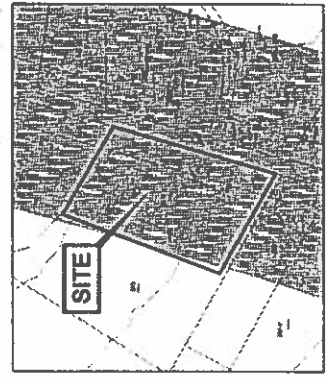
VERSANTE (GRANDVIEW HILLS SEC. 14)
AUSTIN, TRAVIS COUNTY, TEXAS
FIRST BANK

SITE PLAN NOTES AND DETAILS

P Bury+Partners
ARCHITECTS
2000 N. BRUCE BLVD., SUITE 200
AUSTIN, TEXAS 78701
TELEPHONE: 512/476-1111
FAX: 512/476-1112

REVISIONS

NO.	DATE	DESCRIPTION



ZONING TABLE

TYPE	PERMITTED USES	PERMITTED ACCESSORIES	PERMITTED SIGNAGE	PERMITTED HEIGHT	PERMITTED SETBACKS
RES-1	Single-Family Detached	Single-Family Detached	Single-Family Detached	35' Max	Front: 10', Side: 5', Rear: 5'
RES-2	Single-Family Detached	Single-Family Detached	Single-Family Detached	35' Max	Front: 10', Side: 5', Rear: 5'
RES-3	Single-Family Detached	Single-Family Detached	Single-Family Detached	35' Max	Front: 10', Side: 5', Rear: 5'

EXISTING BUILDINGS INCLUDE BUILDINGS 12, 15, 20, 21, 24, 28, 33, 34, AND 35.
RESOURCES: TAMPAH
1. THE SITE IS ZONED RES-1.
2. THE SITE IS ZONED RES-2.
3. THE SITE IS ZONED RES-3.
4. THE SITE IS ZONED RES-4.
5. THE SITE IS ZONED RES-5.

PERMITS

NO.	DATE	DESCRIPTION

SITE SUMMARY
PROJECT NAME: VERSANTE (GRANDVIEW HILLS SEC. 14)
SITE ADDRESS: 15th Street, 79th Street
OWNER: FIRST BANK
DESIGNER: Bury+Partners
DATE: 07/11/89

APPENDIX Q-1
TOTAL AREA: 100,000 SQ. FT.
TOTAL AREA: 100,000 SQ. FT.

APPENDIX Q-2
TOTAL AREA: 100,000 SQ. FT.
TOTAL AREA: 100,000 SQ. FT.

APPENDIX Q-3
TOTAL AREA: 100,000 SQ. FT.
TOTAL AREA: 100,000 SQ. FT.

APPENDIX Q-4
TOTAL AREA: 100,000 SQ. FT.
TOTAL AREA: 100,000 SQ. FT.

PERMETER ROADWAY DEDUCTION CALCULATION

ITEM	DESCRIPTION	AMOUNT
1	Perimeter Roadway	100,000
2	Deduction	10,000
3	Total	90,000

ORDINANCE REQUIREMENTS
1. THE SITE IS ZONED RES-1.
2. THE SITE IS ZONED RES-2.
3. THE SITE IS ZONED RES-3.

COMPATIBILITY
1. THE SITE IS COMPATIBLE WITH THE ZONING.
2. THE SITE IS COMPATIBLE WITH THE ZONING.

GENERAL CONSTRUCTION NOTES
1. THE SITE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING.
2. THE SITE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING.

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August 2, 2010

Mr. Greg Guernsey, Director
City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78701

RE: Engineer's Summary Letter
Versante Site Development Permit
8824 N. FM 620
Austin, Texas

Dear Mr. Guernsey:

The accompanying report is submitted to your office describing the Versante Site Development Permit, formerly known as Grandview Hills, Section 14 and permitted as SP-06-0398C. A site location map is included as *Exhibit 1*. This site is located in the Lake Travis and Bull Creek Watersheds, which are classified by the City of Austin as Water Supply Rural and Water Supply Suburban Watersheds, respectively. The development, situated on ± 33.94 acres of land and located at 8824 N. FM 620, was previously permitted by the City of Austin and all infrastructure was built on the property including the following items:

- Water improvements including lines, hydrants and valves were accepted by the City of Austin.
- Wastewater improvements including manholes, lift stations, lines, etc., were accepted by the City of Austin.
- All paved drives, including curb and gutter, and the main entrance drive.
- The water quality ponds are constructed.
- All grading is complete, including grading for the pad lots that the buildings will sit on.
- All trees have been removed and we are not proposing to remove any other trees on the tree list.
- Detention was originally done as a waiver request. The waiver is included.
- Sidewalks along N. FM 620 were posted with fiscal and a copy of the fiscal receipt is included as *Exhibit 2*.
- No additional erosion control is proposed at this time. The erosion control on the original plan is still in place. Erosion control fiscal is already posted for the property, and a copy of the fiscal receipt is included as *Exhibit 3*. **We would like erosion control fiscal to be waived with this site plan application.**
- The clubhouse building is constructed and the buildings shown "grayed" on the site plan have been constructed.

BURY+PARTNERS, INC.
221 West Sixth Street, Suite 600
Austin, Texas 78701

TEL (512) 328-0011
FAX (512) 328-0325

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Within the last few months, the bank has reclaimed the site and they will be submitting the site plan to finish the buildings on the property. All other infrastructure is built except for the buildings. The remaining construction will consist of the construction of 229,728 square feet of condominiums with 130 units.

Slopes and Vegetation

This site currently slopes toward the west and northwestern corner of the site and drains into two (2) water quality ponds. The site has completed all of the proposed grading that was originally included on the SP-06-0398C site plan. No additional grading or tree removal is included with this project. No slopes on this site are greater than 15%.

Soils on this site consist of Tarrant and Speck soils (TcA), and Tarrant soils (TaD). Both TcA and TaD soils have a hydrologic group classification of "D." Based upon the vegetative characteristics of this site, a SCS curve number of 70 was chosen in the original analysis.

Site Drainage

Existing discharge from this site drains into the Lake Travis and Bull Creek Watersheds. As can be seen from the Federal Emergency Management Agency (FEMA) flood insurance rate map community Panel No. 48453C0240H dated September 26, 2008 for Travis County, Texas, no portion of this site lies within the 100-year floodplain. A copy of the FEMA map is included in the Appendix of this report as *Exhibit 4*. All infrastructure improvements for this site have been built, with the exception of the buildings. Supporting drainage data, including the 24-hour analysis of the drainage, design calculation for water quality Ponds A and B, and the two (2)-year storm modeling for the water quality ponds have been included in the Appendix of the report as *Exhibit 5*.

This site was approved for a waiver from the on-site detention requirements of Section 1.2.2-E of the City of Austin's Drainage Criteria Manual. This request is currently under review with the City of Austin. A copy of the waiver letter is included in the Appendix of this report as *Exhibit 6*.

Landscape

Landscape design was done by Land Design Partners of Austin, Texas. A landscape City submittal plan has been provided in the site development plans that accompany this report. Landscaping was completed for the buildings that have been built. Landscaping still needs to be installed for all of the proposed remaining buildings. The landscape inspection fee was paid with SP-06-0398C and a copy of the receipt is provided as *Exhibit 7*. We would like the landscape inspection fee to be waived with this site plan application.

Integrated Pest Management Restrictive Covenant

A restrictive covenant for the Integrated Pest Management (IPM) plan was recorded as document No. 2008157424 with SP-06-0398C and is included in the Appendix of this report as *Exhibit 8*. The restrictive covenant runs with the land and is binding on the Owner of the property, its heirs, successors and assigns; therefore, we would like to waive the requirements to prepare an IPM plan and record a restrictive covenant with this site plan application.

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Site Access

Site access for this site was already built on N. FM 620. The Texas Department of Transportation has already approved the driveway with the SP-06-0398C site plan.

Water and Wastewater

Currently there is water and wastewater availability to this tract provided by the City of Austin. All infrastructure is built and accepted by City staff with the SP-06-0398C site plan and a copy of the acceptance letter is included as *Exhibit 9*.

Subdivision

This site has been reviewed and approved by the City of Austin under Subdivision Case No. C8-05-0107.0A. This subdivision, Replat of Grandview Hills Section 14, has been recorded with Travis County Official Public Records as Document No. 200500250. A copy of the subdivision plat is included in the Appendix of this report as *Exhibit 10*. A copy of the subdivision construction agreement has been provided for reference as *Exhibit 11*.

Zoning

This site is currently zoned SF-6-CO, Townhouse and Condominium Residence - Conditional Overlay Combining District, by the City of Austin. This zoning classification was approved by the City of Austin under File No. C14-06-0021. A copy of the zoning map and approved ordinance is included in the Appendix of this report as *Exhibit 12*.

Natural Area to Remain Undisturbed

The master site plan, Sheet 13, shows the provided area to exceed the required 40% of the site.

Impervious Cover

Sheet 2 of 2 of the Replat of Grandview hills, Section 14, explains the Transfer of Right and the allowable impervious cover of 14.28 acres on Lot 1.

Phasing

The phasing plan is included as Sheet 39 and includes 15 phases total. The phasing plan was created with Correction 8 of SP-06-0398C and a phasing fee was paid for 14 phases. A copy of the invoice and receipt are included as *Exhibit 13* and we would like the phasing fee to be waived with this site plan application.

Environmental Assessment

A copy of the environmental assessment has been provided in the Appendix of this report as *Exhibit 14*.

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Please accept the following report, which complies with the City of Austin Land Development Code and Criteria Manual.

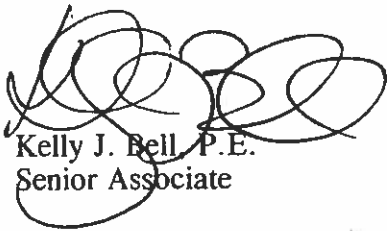
We would suggest a site visit prior to review of the plans to help simplify your review time. Please let us know if the review team would be interested in this.

Please contact either Bryant Bell or myself if you need further assistance or if you should have any questions. Your expeditious review of this application is appreciated.

Sincerely,



Bryant R. Bell, E.I. T.
Engineer Associate



Kelly J. Bell, P.E.
Senior Associate



8.2.2010