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

CASE NUMBER: SPC-2010-0194C **ZAP COMMISSION DATE:** July 5, 2011

PROJECT NAME: Time Warner Cable - 620 HUB C Station

ADDRESS OF APPLICATION: 11827 Buckner Road

PROPOSED USE: Communication Service Facility

AREA: 0.697 acres

EXISTING ZONING: LO-CO

APPLICANT/ Time Warner Entertainment Advance (Matt Stanek)
7910 Crescent Executive Drive
Charlotte, NC 28217
(512) 485-1494

AGENT: Boyer & Associates LP (Tom Migl)
1717 S. IH35, Suite 308
Round Roc, TX 78664
(512) 255-2300

CASE MANAGER: Sue Welch Phone: 974-3294
sue.welch@ci.austin.tx.us

PROPOSED DEVELOPMENT: The proposed project is for the construction of a Communication Service Facility (an un-manned data center/hub) and other associated improvements. This site is located within 1000-feet of RM 620, a Hill Country Roadway. This site is located within a Moderate Intensity area of the Hill Country Roadway Corridor and therefore requires Land Use Commission review is required. Conditions of zoning: The property/development will not exceed 300 trips per day; the applicant is complying with all conditions of zoning.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan will comply with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations prior to its release.

ZAP COMMISSION ACTION:

RELATED CASES:

C14-2008-0199 On 10/21/2008 ZAP approved staff recommendation of LO-CO by consent (4-0)

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PROJECT INFORMATION: 1916 sq. ft. communication facility center (un-manned data center), parking and other associated improvements

SITE: 30367 sq. ft.	Existing Use: vacant	Proposed Use: Communication Facility Center (data center)	
EXISTING ZONING	LO-CO		
WATERSHED	Lake Travis (rural)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (rural)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	Not in View Corridor		
PROPOSED ACCESS	Buckner Road		
	Allowed	Existing	Proposed
MAX. HEIGHT:	40'		19'
FLOOR-AREA RATIO	.25:1 *		0.06:1
BUILDING COVERAGE	50%	0%	6%
IMPERVIOUS COVERAGE	70%	10%	15%
PARKING	2		2
MIN. REQ. HILL COUNTRY NATURAL AREA:	40%		40%

*per HCRC Ordinance;

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped and zoned LO-CO. The site is located within 1000' of RM620, moderate intensity zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement. The applicant will use building materials that are compatible with the Hill Country environment and will install underground utilities. There are no slopes over 15% and the buildings are complying with the .25:1 FAR for slopes. The applicant is complying with the 40% buffer requirement for Hill Country Roadway. The site is complying with compatibility setbacks and screening. The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: The site is located in the Lake Travis watershed, which is classified as the rural. There is no known Critical Environmental Features are located within the limits of construction.

Transportation: A traffic impact analysis was not required. Current vehicular access is available from Buckner Lane. Parking is available on site.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
Site	LO-CO	Vacant
North	DR	Residential
South	DR	Industrial
East	DR	Office
West	DR	Residential

CSA
3**ABUTTING STREETS**

Street	Right-of-Way Width	Pavement Width	Classification
Buckner Road	40 ft	24 ft	Neighborhood

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project
Austin Parks Foundation
Bull Creek Foundation
Homeless Neighborhood Association
Leander Independent School District\
League of Bicycling Voters
The Parke HOA
Sierra Club, Austin Region
Volente Neighborhood Association
2222 Coalition of Neighborhood Association

HANGING VALLEY DR

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RR

WINDY RIDGE RD

GR-CO

DR

RM 620

SF-3

BUCKNER RD

LO-CO

LR-CO

BOULDER LN

NO-CO

SF-6

A.M. Country

SF-2

MF-2-CO

5/5

DATE: 05/17/17

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PROJECT NO.

TIME WARNER
CABLE
620 HUB C STATION
11827 BLUDGOWER RD.
ALBUQUERQUE, NM 87120

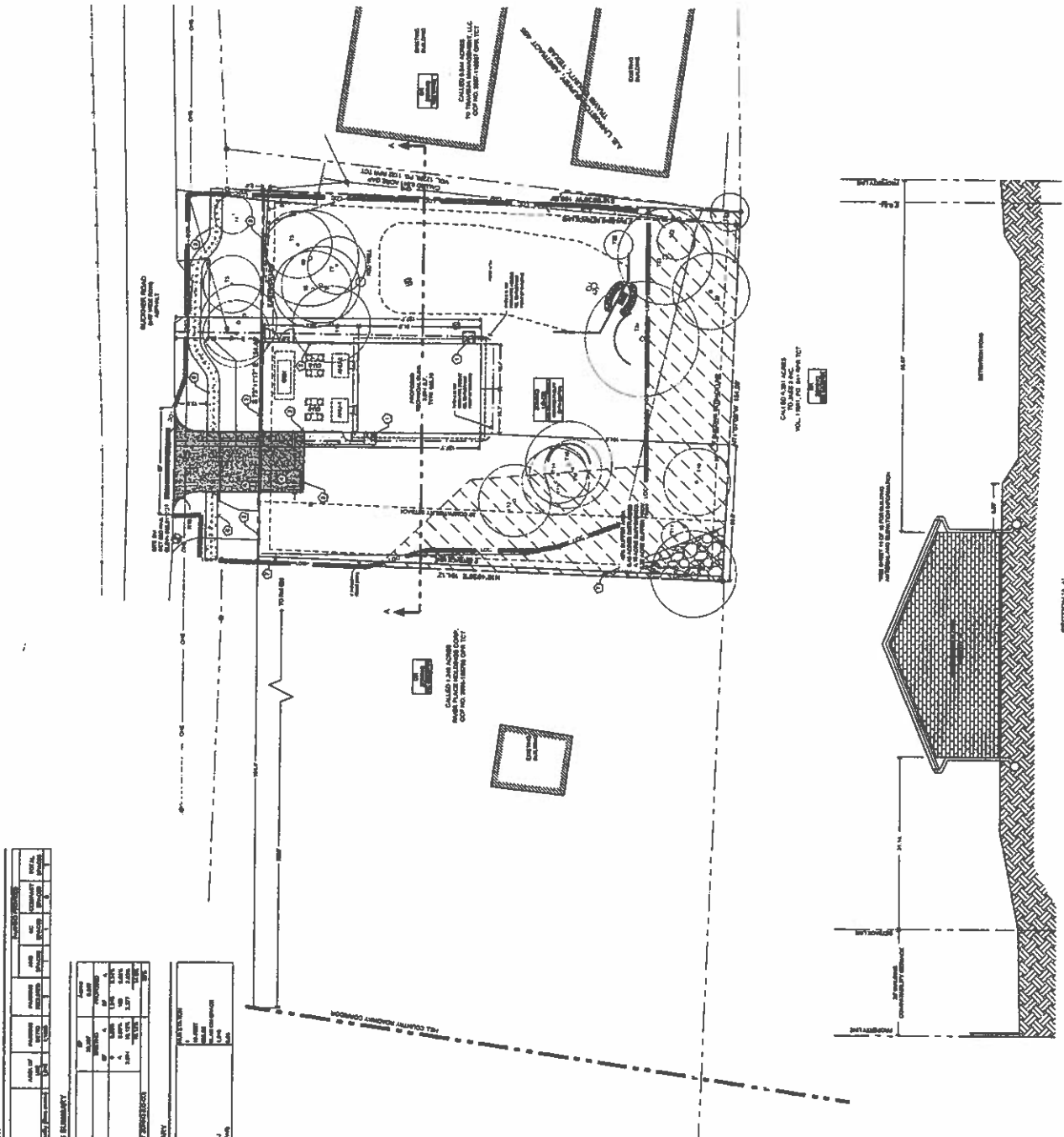
SITE & DIMENSIONAL CONTROL PLAN

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BOYER & ASSOCIATES
11827 BLUDGOWER RD.
ALBUQUERQUE, NM 87120



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PROJECT SUMMARY		CLIENT		DATE	
PROJECT NO.	11827	CLIENT NAME	TIME WARNER	DATE	05/17/17
PROJECT NAME	620 HUB C STATION	PROJECT ADDRESS	11827 BLUDGOWER RD.	CITY	ALBUQUERQUE, NM
PROJECT TYPE	Site & Dimensional Control Plan	PROJECT OWNER	TIME WARNER	PROJECT MANAGER	BOYER & ASSOCIATES
PROJECT STATUS	Final	PROJECT BUDGET	\$100,000	PROJECT COMPLETION	05/17/17
PROJECT DESCRIPTION	This project is a site and dimensional control plan for the 620 Hub C Station located at 11827 Bludgower Rd. in Albuquerque, NM. The plan shows the building layout, parking areas, and surrounding streets. The plan is intended to be used for the construction of the station.				

BUILDING SUMMARY		CLIENT		DATE	
BUILDING NAME	620 HUB C STATION	CLIENT NAME	TIME WARNER	DATE	05/17/17
BUILDING ADDRESS	11827 BLUDGOWER RD.	BUILDING TYPE	Site & Dimensional Control Plan	BUILDING OWNER	TIME WARNER
BUILDING STATUS	Final	BUILDING BUDGET	\$100,000	BUILDING COMPLETION	05/17/17
BUILDING DESCRIPTION	This building is a site and dimensional control plan for the 620 Hub C Station located at 11827 Bludgower Rd. in Albuquerque, NM. The plan shows the building layout, parking areas, and surrounding streets. The plan is intended to be used for the construction of the station.				

SITE IMPROVEMENT SUMMARY		CLIENT		DATE	
SITE IMPROVEMENT NO.	11827	CLIENT NAME	TIME WARNER	DATE	05/17/17
SITE IMPROVEMENT NAME	620 HUB C STATION	SITE IMPROVEMENT ADDRESS	11827 BLUDGOWER RD.	SITE IMPROVEMENT CITY	ALBUQUERQUE, NM
SITE IMPROVEMENT TYPE	Site & Dimensional Control Plan	SITE IMPROVEMENT OWNER	TIME WARNER	SITE IMPROVEMENT MANAGER	BOYER & ASSOCIATES
SITE IMPROVEMENT STATUS	Final	SITE IMPROVEMENT BUDGET	\$100,000	SITE IMPROVEMENT COMPLETION	05/17/17
SITE IMPROVEMENT DESCRIPTION	This site improvement is a site and dimensional control plan for the 620 Hub C Station located at 11827 Bludgower Rd. in Albuquerque, NM. The plan shows the building layout, parking areas, and surrounding streets. The plan is intended to be used for the construction of the station.				

AMIDOCAPNE MOTIVS

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Maintenance Notes

1. THE OWNER, DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND WELL-KEPT CONDITION THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT AND WELL-KEPT CONDITION THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT AND WELL-KEPT CONDITION THROUGHOUT THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL OF ALL LANDSCAPE.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A NEAT AND WELL-KEPT CONDITION THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT AND WELL-KEPT CONDITION THROUGHOUT THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL OF ALL LANDSCAPE.

GENERAL LAWYER NOTES

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КЕЛОН ИСТОРИЧНОУ

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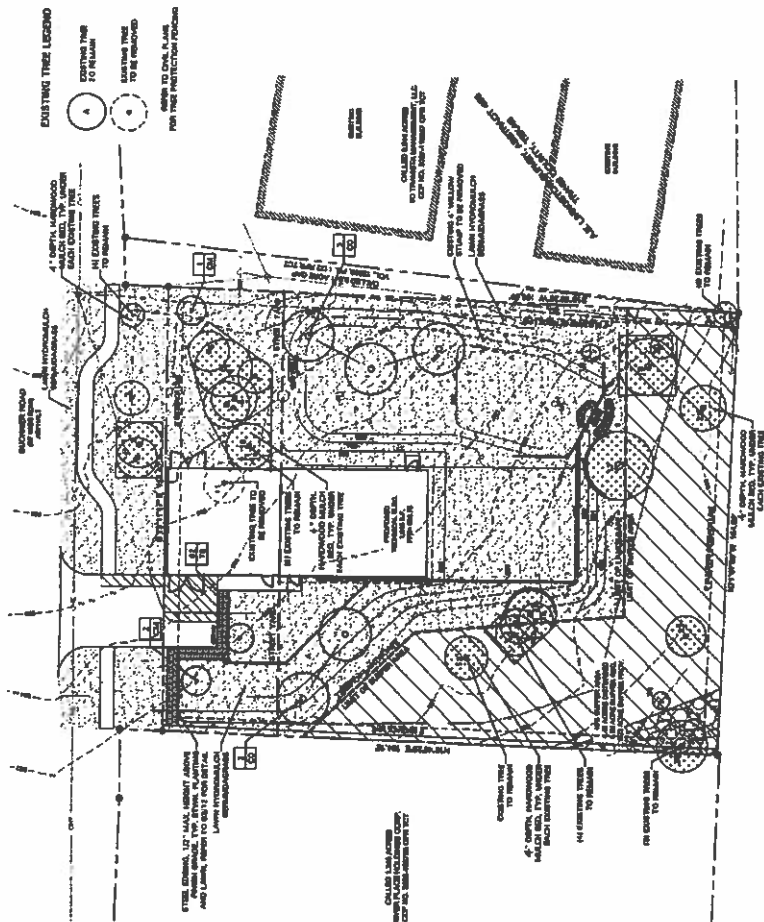
PLEASE PRESERVATION NOTICE

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MAY 1987

WINDS	REFUGIAL NAME	COMMON NAME	QTY.	SIZE	ANALYSIS
24	Leguminosae ssp. "Palmiro"	Copa Albata "Palmiro"	9	2" x 4"	standard 60
25	Cuscuta maritima?	Chickadee Oak	2	3" x 4"	standard 60
26	SPERMATOPHYTES				
27	Linum catharticum	"Palmiro" Chief	10	2" x 4"	standard 60
28	Quercus alba	Cornus "Palmiro" Chief	10	2" x 4"	standard 60
29	Quercus alba	Cornus "Palmiro" Chief	10	2" x 4"	standard 60

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATURED WITHIN VARIETIES. PLANT LIST IS AS IS AND NO BRIDGES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPACINGS ARE VERIFIABLE. ALL PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS AS INDICATED.

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