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

**CASE NUMBER:** SPC-2011-0105C

**ZAP COMMISSION DATE:** November 15, 2011

**PROJECT NAME:** The Enclave at Westlake Drive

**ADDRESS:** 4501 Westlake Drive

**WATERSHED:** Lake Austin

**AREA:** 10.725 Acres

**EXISTING ZONING:** PUD

**APPLICANT:** KKMA, LLC (Lee Nicol)  
2929 W. 5<sup>th</sup> St., Suite A  
Fort Worth, TX 76109  
(817) 332-0028

**AGENT:** Bury & Partners, Inc. (Dwayne M. Shoppa)  
221 W. 6<sup>th</sup> St., Suite 600  
Austin, TX 78701  
(512) 328-0011

**PROPOSED USE:** Thirty-two (32) detached condominium/townhomes.

**NEIGHBORHOOD ORGANIZATION:**

153 – Rob Roy Homeowner’s Association  
348 – Davenport Ranch Master Neighborhood Association  
331 – Bunny Run Neighborhood Association  
434 – Lake Austin Business Owners  
511 – Austin Neighborhoods Council  
605 – City of Rollingwood  
965 – Old Spicewood Springs Rd. Neighborhood Assn.  
920 – The Island of Westlake Owners Association

**AREA STUDY:** N/A

**APPLICABLE WATERSHED**

**ORDINANCE:** Davenport West PUD Ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Not Required, less than 2,000 trips per day

**C.I.P. STATUS:** Not applicable

**WATERSHED:** Lake Austin Watershed

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**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of this Hill Country Roadway site plan, subject to compliance with all applicable requirements of the Land Development Code.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Michael Simmons-Smith Telephone: 974-1225  
[michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)

<b>PROJECT INFORMATION:</b> 10.725 acres	<b>EXIST. ZONING:</b> PUD
<b>MAX. BLDG. CVRG ALLOWED:</b> 80,586 sf*	<b>PROPOSED BLDG. CVRG:</b> 79,765 sq. ft. (17.07%)
<b>MAX. IMP. CVRG.:</b> 135,907 sq. ft.	<b>PROPOSED IMP. CVRG:</b> 128,937 sq. ft. (27.6%)
<b>MAX HEIGHT ALLOWED:</b> 35'*	<b>PROPOSED HEIGHT:</b> 35'
<b>REQUIRED PARKING:</b> 80 spaces	<b>PROVIDED PARKING:</b> 98 spaces
<b>MIN. REQ. HC NATURAL AREA:</b> 3.81 acres*	<b>PROVIDED NATURAL AREA:</b> 3.81 acres

\*per PUD Ordinance

**LEGAL DESCRIPTION:** Lot 1, Block D of the final plat of Tract F, Section 4, Block D Lots 1 and 1-A, and Block E, Lot 16 of Davenport Ranch West PUD Subdivision

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The proposed site plan is for the construction of thirty-two (32) detached condominium/townhomes with associated parking, drives, water quality pond, utilities and other improvements. This tract is limited to SF-6 land uses as per Ordinance No. 20050825, and allows a maximum of 41 townhouse residential units on this property. This site is within the Hill Country Roadway and complies with the ordinance as it applies to the requirements of the Davenport West PUD Ordinance. The applicant is also complying with the building height requirements and is using building materials that are compatible with the Hill Country environment, as per the architectural standards of the PUD. All on-site utilities shall be located underground unless required by the utility to be otherwise, and water quality and detention will be to current code. The site plan will comply with all requirements of the Land Development Code prior to its release, and staff recommends approval of the site plan.

**Environmental:** This site is located in the Lake Austin watershed, and no portion is located over the Edwards Aquifer Recharge Zone. There are no critical environmental features on the property. Also, as required by the PUD agreement, the applicant has provided an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides.

**Transportation:** A traffic impact analysis was not required for this development. The applicant is proposing access to Westlake Drive.

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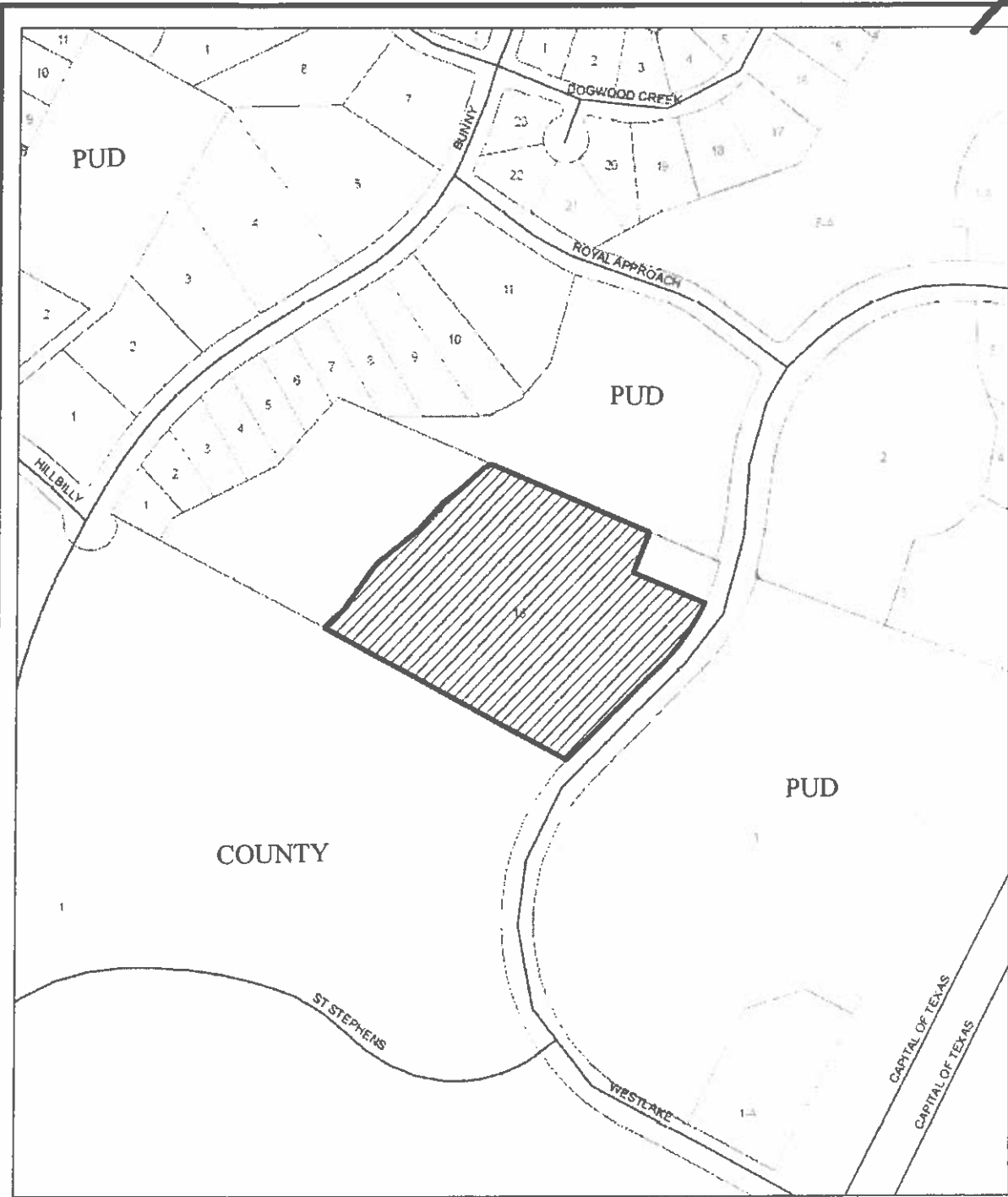
**SURROUNDING CONDITIONS:**



**Zoning/ Land Use**

**North:** PUD, retail/office  
**East:** Westlake Drive  
**South:** Travis County, St. Stephen's School  
**West:** PUD, Single-family

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
Westlake Drive	70'	proposed 2 lane divided	Collector

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-  Subject Tract
-  Base Map

THE ENCLAVE AT WESTLAKE DRIVE

CASE#: SP-2011-0105C  
ADDRESS: 4501 WESTLAKE DR  
MANAGER: MICHAEL SIMMONS-SMITH

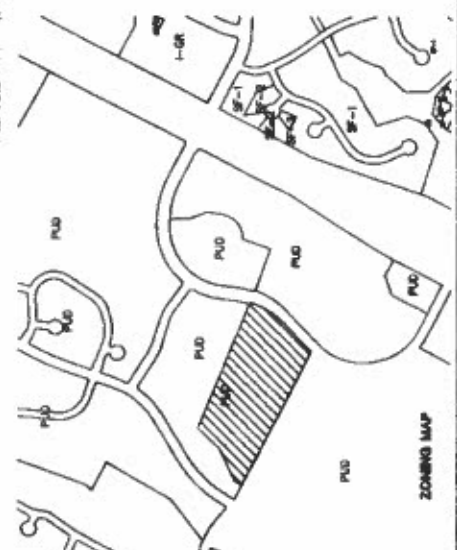
OPERATOR: R.CERVANTES

This map has been produced by Natication Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OVERALL SITE PLAN



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ZONING MAP

THIS SITE PLAN IS SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. THE CITY OF AUSTIN HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCES AND THE CITY OF AUSTIN SUBDIVISION ACT. THE CITY OF AUSTIN HAS ISSUED THIS SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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