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**PLANNING COMMISSION
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2010-0356C **COMMISSION DATE:** December 13, 2011

PROJECT NAME: Avery Station Cluster 1

ADDRESS: 10900-1/2 Staked Plains Drive

PROPOSED USE: Condominium

AREA: 11.897 acres

EXISTING ZONING: PUD
(and also in the Northwest Park and Ride Transit Oriented District)

APPLICANT/ Northwoods Avery Ranch LLC (Gary Newman)
7811 RR 2338
Georgetown, Texas 78633
(512) 751-3337

AGENT: Bury & Partners, Inc. (David Miller)
3345 Bee Caves Road, Suite 200
Austin, TX 78746
(512) 328-0011

CASE MANAGER: Sue Welch Phone: 974-3294
sue.welch@austintexas.gov

PROPOSED DEVELOPMENT: The applicant is proposing to construct a 42 condominium project with parking, drives and other associated improvements. The Leander Rehabilitation Planned Unit Development (PUD) requires Planning Commission review and approval of site plans in the PUD.

SUMMARY STAFF RECOMMENDATION FOR SITE PLAN: Staff recommends approval of this site plan. The site plan complies with all requirements of the PUD and other applicable requirements of the Land Development Code including TOD development regulations.

PLANNING COMMISSION ACTION:

RELATED CASES: C814-97-0001.07 - Leander PUD (7th revision). On 2/10/2009 PC approved staff recommendation of PUD by consent (9-0).

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PROJECT INFORMATION: Condominium project with parking, and other associated improvements

SITE: 11.987 acres	Existing Use: vacant	Proposed Use: Condos	
EXISTING ZONING	PUD		
WATERSHED	South Brushy Creek (suburban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	Not in View Corridor		
PROPOSED ACCESS	Staked Plains Drive		
	Allowed (PUD)	Existing	Proposed
MAX. HEIGHT:	45'		45'
DENSITY	12 du/ac		4 du/ac
IMPERVIOUS COVERAGE	65 %	0%	28%
PARKING	84		151

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped and zoned PUD, and the project is proposing 42 condo units with associated parking, drive and other improvements. The site is located within Leander PUD and must be presented to the Planning Commission for approval per the PUD. The applicant is complying with all PUD requirements, as well as the Northwest Park and Ride Transit Oriented District (transition zone). A transition zone is the area at the periphery of the TOD district. Development intensity is compatible with the existing or anticipated future development adjacent to the TOD district. There is not a regulating plan for the NW TOD, but this use is allowed in the transition zone. The PUD requires the development to be a two-star green building project, and the development is showing compliance. Water quality will be provided by the Avery Station wet pond (designed and approved with the subdivision construction plans). The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: The site is located in the South Brushy Creek watershed, which is classified as suburban, and is located over the Edwards Aquifer Recharge Zone. There are no known Critical Environmental Features located within the limits of construction. Although PUD rules apply, the applicant agreed to redesign the project to save several heritage size trees. An integrated pest management (IPM) plan will also be implemented per PUD requirement.

Transportation: Access will be taken from Stakes Plains Drive. A traffic impact analysis was not required per Senate Bill 1396.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
Site	PUD	Vacant
North	PUD	Vacant
South	PUD	Vacant, then Lakeline Blvd.
East	PUD	Staked Plains Drive
West	PUD	Vacant

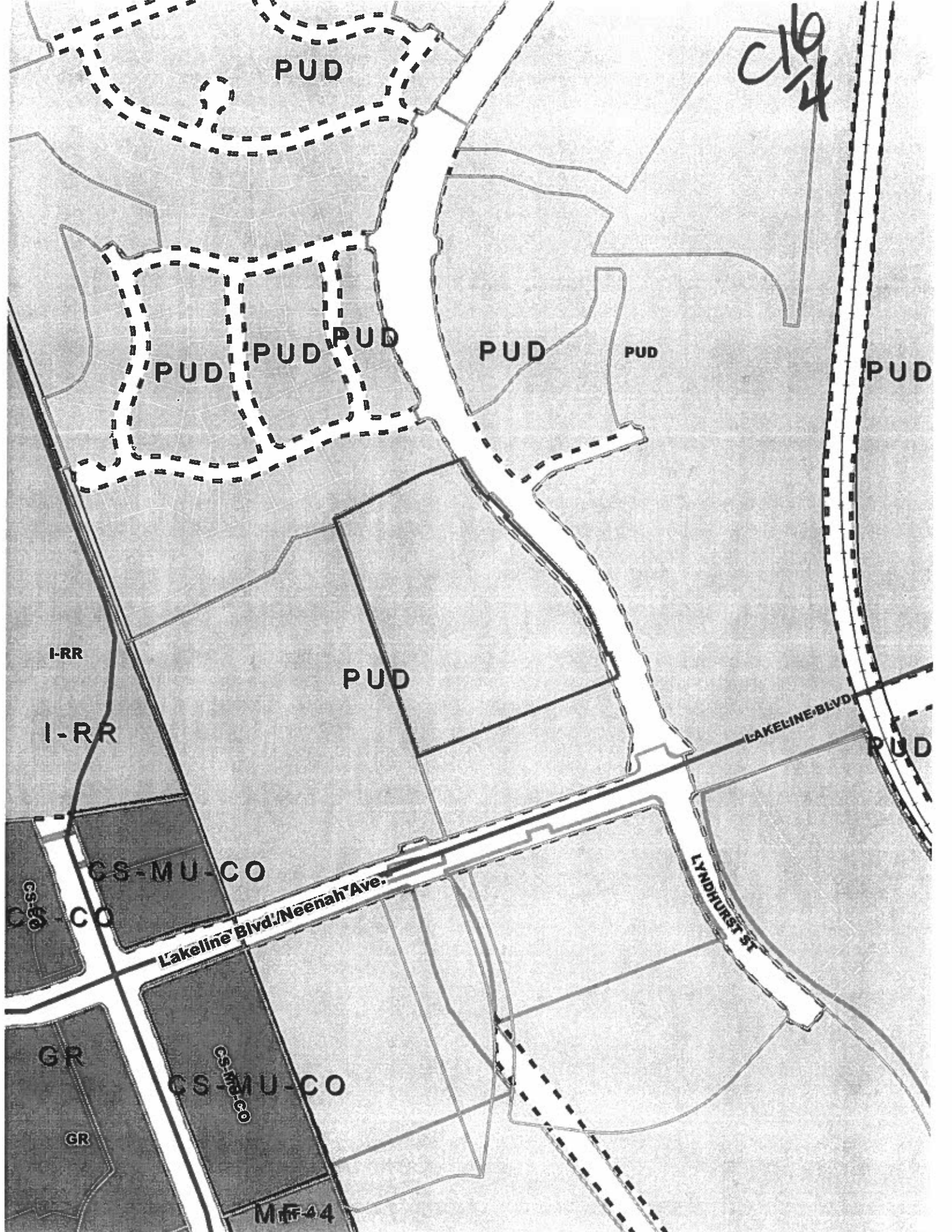
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ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Staked Plains	Varies – approx. 140' w/medians	under construction	Neighborhood

NEIGHBORHOOD ORGANIZATIONS:

- Avery Ranch Owners Association, Inc.
- Austin Monorail Project
- Austin Parks Foundation
- Davis Springs Neighborhood
- Davis Springs Homeowners Association
- Homeless Neighborhood Association
- Home Builders Association of Greater Austin
- League of Bicycling Voters
- Sierra Club, Austin Region



PUD

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PUD

PUD

PUD

PUD

PUD

PUD

I-RR

PUD

I-RR

LAKELINE BLVD

PUD

CS-MU-CO

Lakeline Blvd./Neenah Ave.

LYNDHURST ST

GR

CS-MU-CO

GR

MFR-44



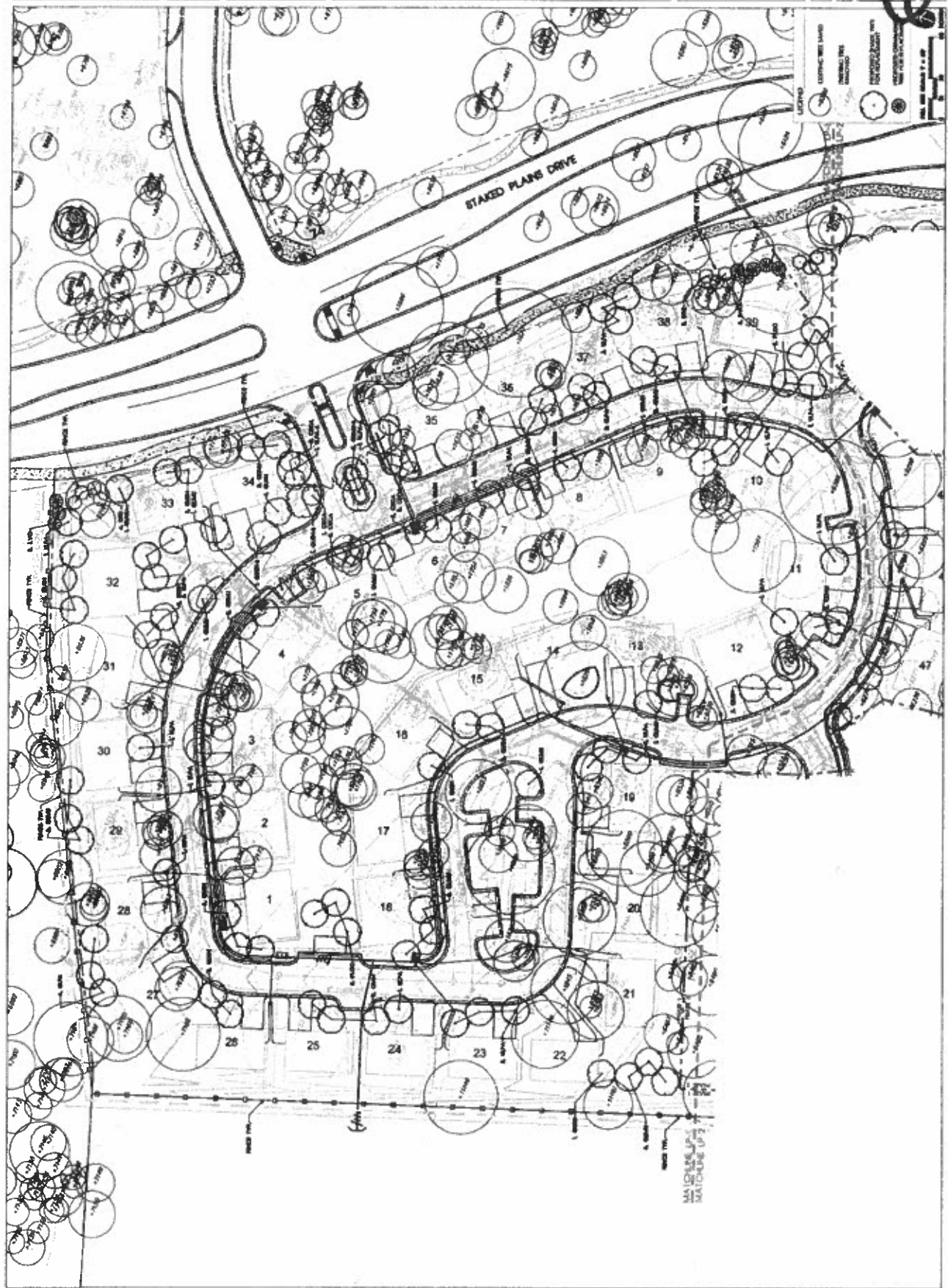
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**CLUSTER I
 TREE REPLACEMENT PLAN
 AVERY STATION
 AUSTIN, TEXAS**

PROJECT INFORMATION
 Project Name: Avery Station
 Project Location: 10000 N. Mopac Expressway, Austin, Texas
 Project Number: 10000
 Date: 10/15/2010

DESIGNER
 MFC Planning, LLC
 10000 N. Mopac Expressway, Suite 1000
 Austin, Texas 78753
 Phone: 512.452.1234
 Fax: 512.452.1235
 www.mfcplanning.com



LEGEND

- EXISTING TREE LANDS
- REPLACEMENT TREE SPECIES
- REPLACEMENT TREE QUANTITY

MAYFIELD DRIVE

STAKED PLAINS DRIVE



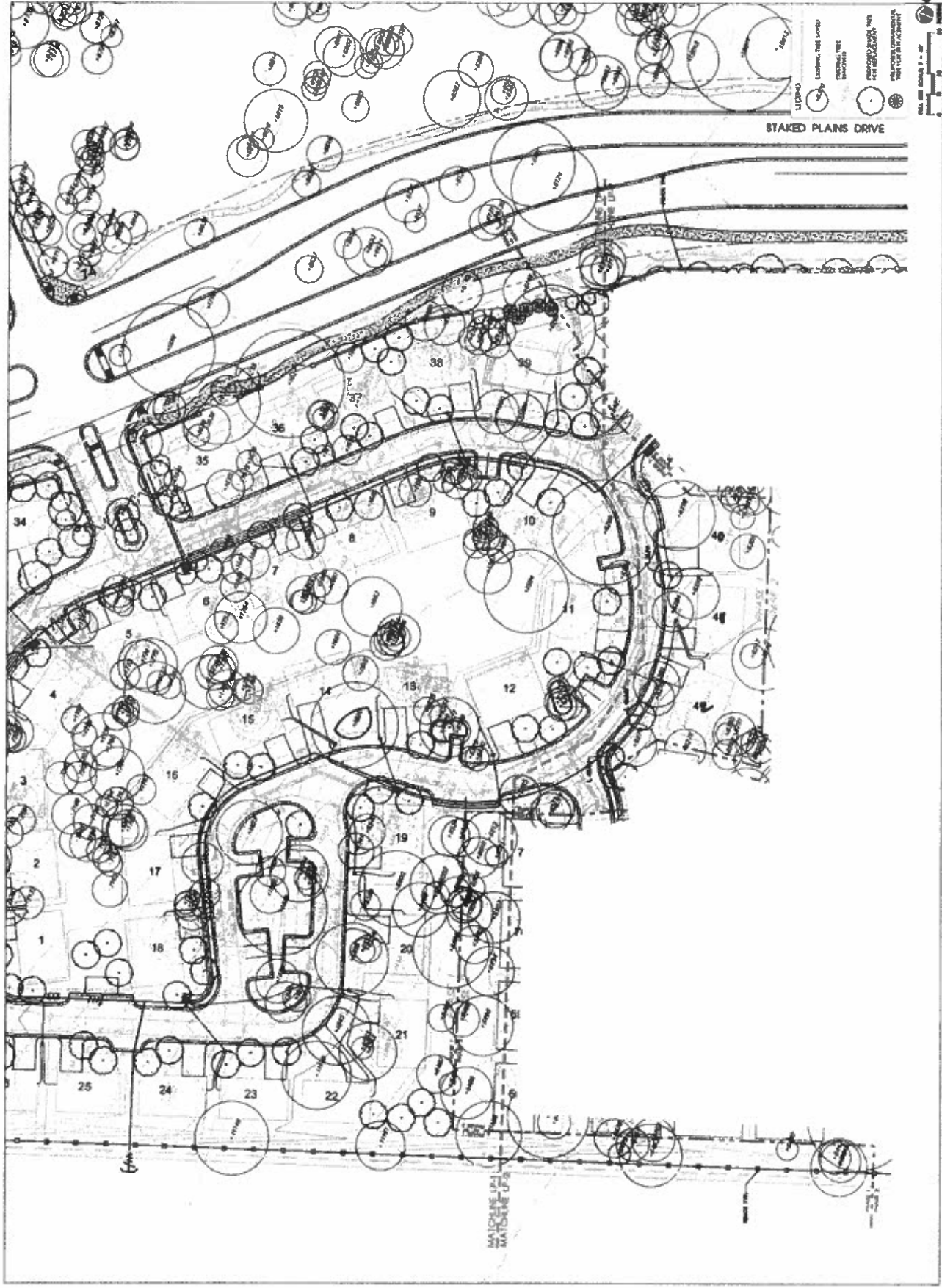
TREED INVESTMENTS LP
10000 N. MOORE AVENUE
SUITE 1000
DALLAS, TEXAS 75243
TEL: 972.382.1234
WWW.SBCPLANNING.COM

AVERY STATION CLUSTER I TREE REPLACEMENT PLAN AUSTIN, TEXAS

PROJECT NO. 151000001
DATE: 08/11/15
DRAWN BY: J. GARDNER
CHECKED BY: J. GARDNER
DATE: 08/11/15

DATE: 08/11/15
DRAWN BY: J. GARDNER
CHECKED BY: J. GARDNER
DATE: 08/11/15

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STAKED PLAINS DRIVE

MATCHLINE US
MATCHLINE US

LEGEND

- EXISTING TREE LAYOUT
- PROPOSED TREE REPLACEMENT
- PROPOSED DRIVE WAY REPLACEMENT
- PROPOSED DRIVE WAY REPLACEMENT

SCALE: 1" = 30'

DATE: 08/11/15