

C3
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**ZONING AND PLATTING COMMISSION
HILL COUNTRY SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2011-0240C **COMMISSION DATE:** April 3, 2012

PROJECT NAME: Canyon Ridge, Lot 6

ADDRESS: 8110 RM 2222 -

AREA: 21.56 acres

EXISTING ZONING: PUD

APPLICANT: CSGM Canyon Ridge, LP. (Jesse McBay)
8102 Bee Caves Road, Bldg. 11
Austin, TX 78746
329-0123

AGENT: Cunningham Allen Inc. (Bryan Barry, PE)
3103 Bee Caves Road, Suite 202
Austin, TX 78746
327-2946

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

PROPOSED DEVELOPMENT: The proposed project is for the construction of the remaining 25 condo buildings, associated grading and erosion/sedimentation control. The site was previously approved under SPC-02-0046A. Ten buildings and all of the site utilities, water quality/drainage facilities and driveway/pavement improvements were constructed with the original permit. This site is located within 1000-feet of RM 2222, which is the Low Intensity area of the Hill Country Roadway Corridor and therefore Land Use Commission review is required. The applicant is complying with the conditions of the Canyon Ridge PUD.

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.

COMMISSION ACTION:

11/18/2003: The Zoning and Platting Commission approved the site plan for this tract under SPC-02-0046A (Consent 9-0).

PROJECT INFORMATION:**LEGAL DESCRIPTION:** Lot 6 at Canyon Ridge, Phase B Subdivision

SITE: 21.56 acres	Existing Use: Condos	Proposed Use: Condos
EXISTING ZONING	PUD	
WATERSHED	West Bull (water supply suburban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	Not in View Corridor	
PROPOSED ACCESS	FM 2222	
	Allowed	Proposed
MAX. HEIGHT:	28'*	28'
FLOOR-AREA RATIO	.25:1	0.18:1
BUILDING COVERAGE	14%	13.37%
IMPERVIOUS COVERAGE	26.36%*	26.36%*
PARKING	237	311
MIN. REQ. HILL COUNTRY NATURAL AREA:	40%	40%*

* per PUD;

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The site is located within 1000' of RM 2222, a low intensity zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement. Lot 6 is part of the Canyon Ridge PUD, and was previously approved under SPC-02-0046A. The applicant is proposing to build condo/residential uses which is allowed per the PUD. The owner built ten buildings, and the infrastructure has been built and accepted by the City. This site plan is for the remaining 25 condo buildings. The applicant will use building materials that are compatible with the Hill Country environment and will install underground utilities. As part of the approved PUD Land Use Plan, Lot 5 contains West Bull Creek and was dedicated as parkland. It was designed to stay undeveloped as agreed in the Land Use Plan. Lot 5 transferred impervious coverage to Lots 6 & 7 in order to meet the hill country requirements for the development on slopes. More than 40% of the area (Lot 6 and Lot 5) has been left in its natural state, per the PUD. Most of Lot 5 (almost 30 acres) will remain undeveloped.

Environmental: This site is located in the West Bull Creek watershed (water supply suburban). Three stormwater/water quality ponds were constructed with the previous site plan and are currently providing on-site treatment. Additionally, off-site detention for the entire site is existing and in place. There are no critical environmental features on Lot 6.

Transportation: Access will be taken from an existing driveway on FM 2222 and the Texas Department of Transportation has reviewed and approved the site plan.

EXISTING ZONING AND LAND USES

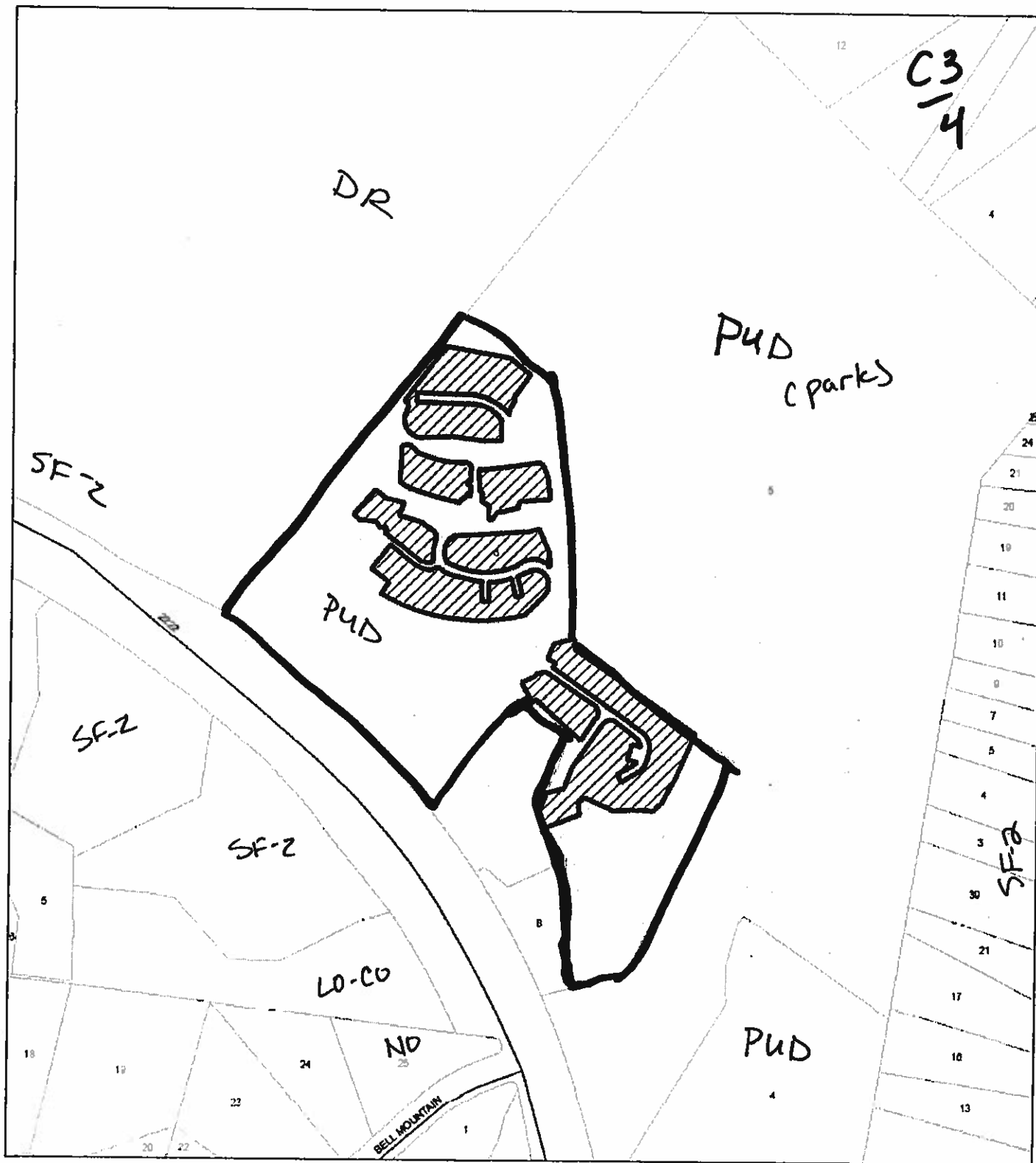
	ZONING	LAND USES
Site	PUD	Condos
North	PUD	COA Parkland
South	ROW, SF-2/LO-CO	Vacant, Office
East	SF-2, DR	Vacant
West	PUD	COA Parkland



C3/3

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 2222	240'	80'	Highway

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Monorail Project
Austin Parks Foundation
Bull Creek Foundation
Homeless Neighborhood Association
Home Builders Association of Greater Austin
League of Bicycling Voters
Long Canyon Homeowner's Association
Long Canyon Phase II & III Homeowner's Assn. Inc.
Real Estate Council of Austin
Sierra Club, Austin Region
Spicewood Springs Road Tunnel Coalition
Super Duper Neighborhood Objectors and Appealers Organization
2222 Coalition of Neighborhood Association



-  Subject Tract
-  Base Map

Canyon Ridge Phase B, Lot 6
CASE#: SF2011-0240C
ADDRESS: 8110 FM 2222 Road
MANAGER: Sue Welch



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.





C3/6

TABLE OF BUILDING DATA

BUILDING	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
TOTAL AREA OF SITE	1,110,000	127,778	26.56
TOTAL FLOOR AREA (GROSS)	1,110,000	127,778	26.56
TOTAL FLOOR AREA (NET)	1,110,000	127,778	26.56
TOTAL BUILDING COVER	1,110,000	127,778	26.56
TOTAL PAVED DRIVEWAY COVER	1,110,000	127,778	26.56

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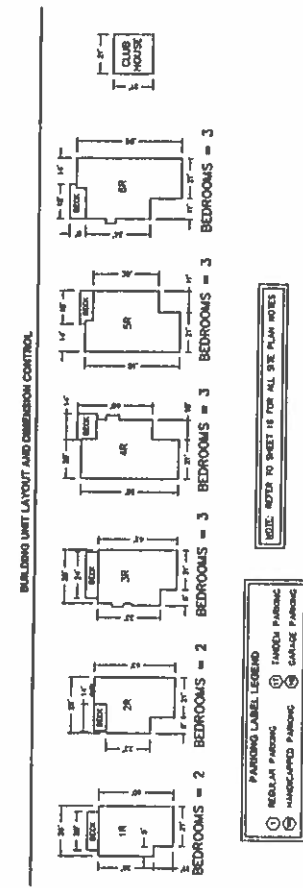
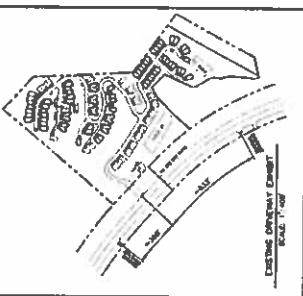


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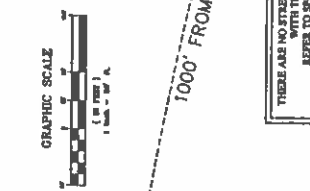


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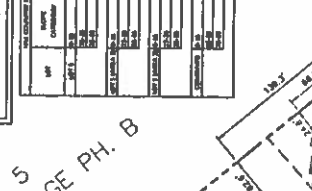
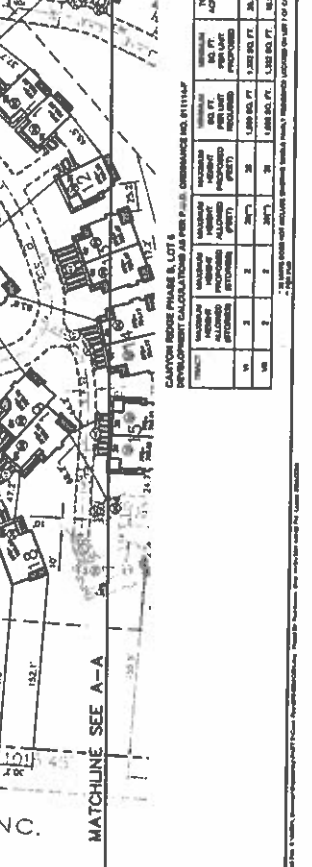
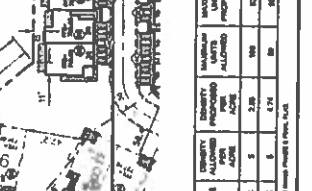


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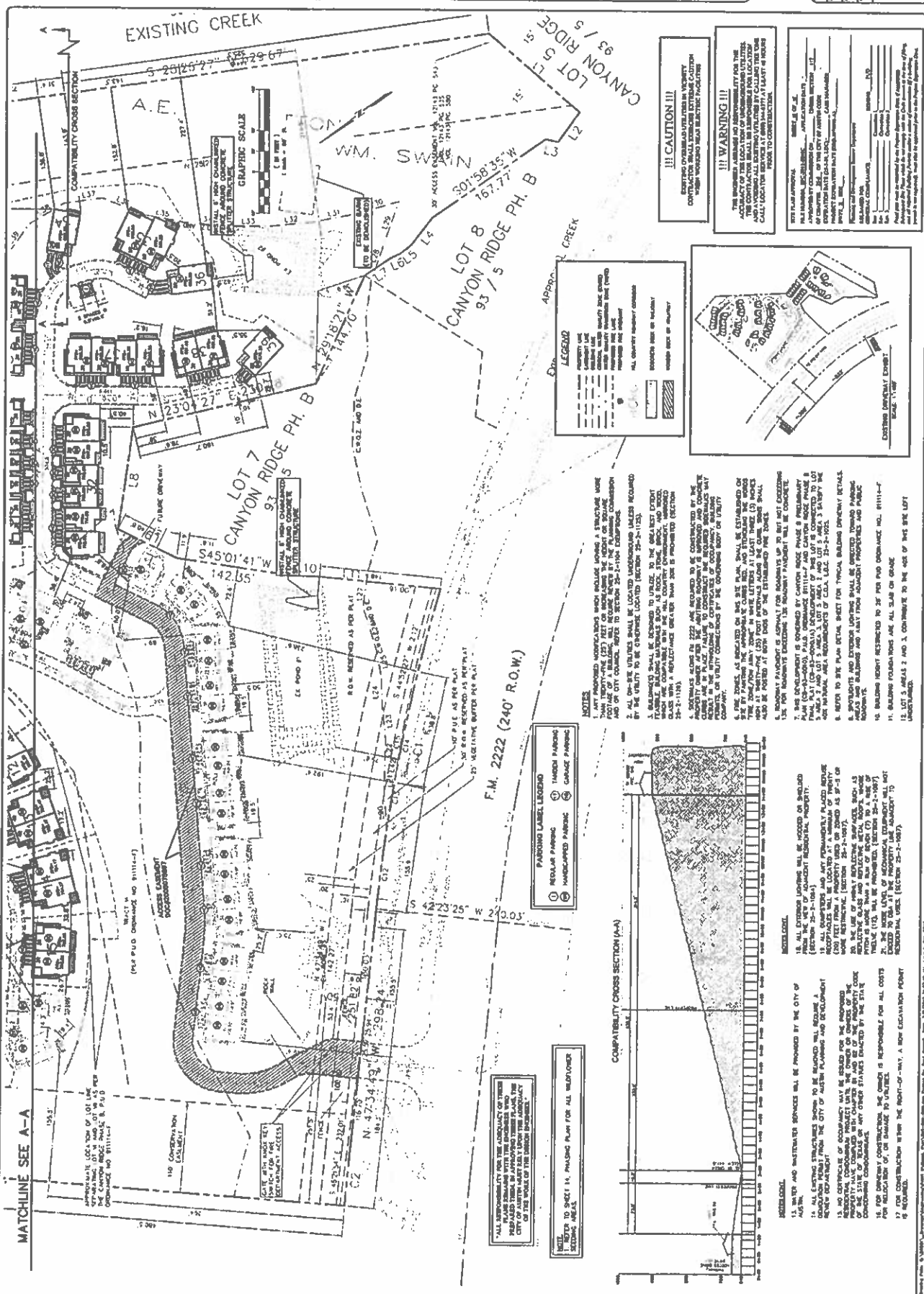


IVANHOE PROPERTIES, INC.
11204 / 1023

CAUTION III
THESE PLANS ARE PREPARED BY THE ENGINEER AND CONTRACTOR FOR THE CITY OF ALBANY. THE CITY OF ALBANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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SPC-2011-0240C

Info: The book "The Book of David" by David J. ... is available at the following link: [http://www.davidj.com/bookofda.../bookofda.htm](#)



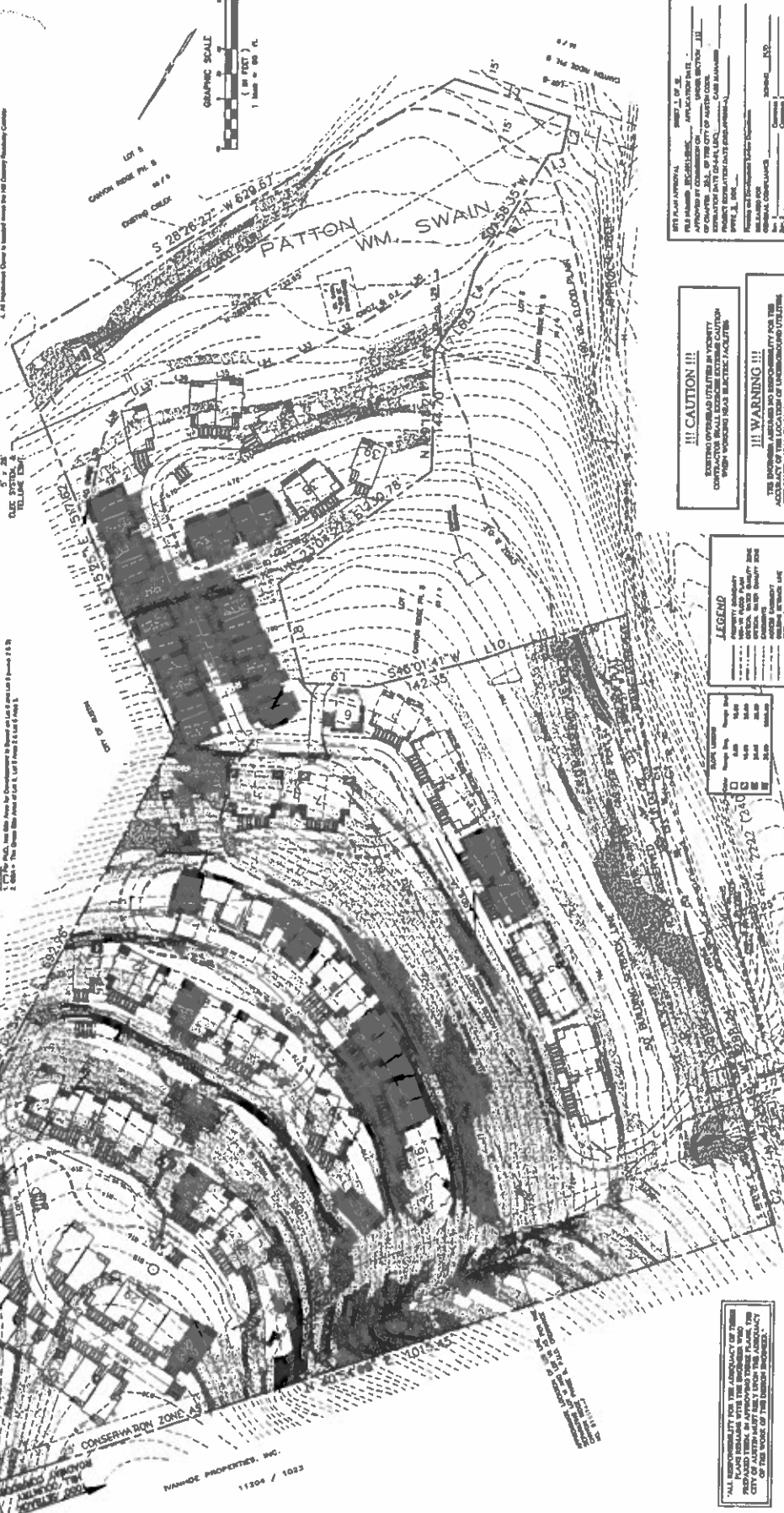
**CANYON RIDGE - LOT 6
 SITE PLAN
 8110 F.M. 2222 RD
 SLOPE MAP**

**SHEET
 7 OF 45**

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APPROXIMATE A-1 (2011) IMPROVEMENTS

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1" ROADWAY IMPROVEMENTS	1.00	MI	1,000,000	1,000,000
2" ROADWAY IMPROVEMENTS	1.00	MI	2,000,000	2,000,000
3" ROADWAY IMPROVEMENTS	1.00	MI	3,000,000	3,000,000
4" ROADWAY IMPROVEMENTS	1.00	MI	4,000,000	4,000,000
5" ROADWAY IMPROVEMENTS	1.00	MI	5,000,000	5,000,000
6" ROADWAY IMPROVEMENTS	1.00	MI	6,000,000	6,000,000
7" ROADWAY IMPROVEMENTS	1.00	MI	7,000,000	7,000,000
8" ROADWAY IMPROVEMENTS	1.00	MI	8,000,000	8,000,000
9" ROADWAY IMPROVEMENTS	1.00	MI	9,000,000	9,000,000
10" ROADWAY IMPROVEMENTS	1.00	MI	10,000,000	10,000,000
11" ROADWAY IMPROVEMENTS	1.00	MI	11,000,000	11,000,000
12" ROADWAY IMPROVEMENTS	1.00	MI	12,000,000	12,000,000
13" ROADWAY IMPROVEMENTS	1.00	MI	13,000,000	13,000,000
14" ROADWAY IMPROVEMENTS	1.00	MI	14,000,000	14,000,000
15" ROADWAY IMPROVEMENTS	1.00	MI	15,000,000	15,000,000
16" ROADWAY IMPROVEMENTS	1.00	MI	16,000,000	16,000,000
17" ROADWAY IMPROVEMENTS	1.00	MI	17,000,000	17,000,000
18" ROADWAY IMPROVEMENTS	1.00	MI	18,000,000	18,000,000
19" ROADWAY IMPROVEMENTS	1.00	MI	19,000,000	19,000,000
20" ROADWAY IMPROVEMENTS	1.00	MI	20,000,000	20,000,000
21" ROADWAY IMPROVEMENTS	1.00	MI	21,000,000	21,000,000
22" ROADWAY IMPROVEMENTS	1.00	MI	22,000,000	22,000,000
23" ROADWAY IMPROVEMENTS	1.00	MI	23,000,000	23,000,000
24" ROADWAY IMPROVEMENTS	1.00	MI	24,000,000	24,000,000
25" ROADWAY IMPROVEMENTS	1.00	MI	25,000,000	25,000,000
26" ROADWAY IMPROVEMENTS	1.00	MI	26,000,000	26,000,000
27" ROADWAY IMPROVEMENTS	1.00	MI	27,000,000	27,000,000
28" ROADWAY IMPROVEMENTS	1.00	MI	28,000,000	28,000,000
29" ROADWAY IMPROVEMENTS	1.00	MI	29,000,000	29,000,000
30" ROADWAY IMPROVEMENTS	1.00	MI	30,000,000	30,000,000
31" ROADWAY IMPROVEMENTS	1.00	MI	31,000,000	31,000,000
32" ROADWAY IMPROVEMENTS	1.00	MI	32,000,000	32,000,000
33" ROADWAY IMPROVEMENTS	1.00	MI	33,000,000	33,000,000
34" ROADWAY IMPROVEMENTS	1.00	MI	34,000,000	34,000,000
35" ROADWAY IMPROVEMENTS	1.00	MI	35,000,000	35,000,000
36" ROADWAY IMPROVEMENTS	1.00	MI	36,000,000	36,000,000
37" ROADWAY IMPROVEMENTS	1.00	MI	37,000,000	37,000,000
38" ROADWAY IMPROVEMENTS	1.00	MI	38,000,000	38,000,000
39" ROADWAY IMPROVEMENTS	1.00	MI	39,000,000	39,000,000
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54" ROADWAY IMPROVEMENTS	1.00	MI	54,000,000	54,000,000
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71" ROADWAY IMPROVEMENTS	1.00	MI	71,000,000	71,000,000
72" ROADWAY IMPROVEMENTS	1.00	MI	72,000,000	72,000,000
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97" ROADWAY IMPROVEMENTS	1.00	MI	97,000,000	97,000,000
98" ROADWAY IMPROVEMENTS	1.00	MI	98,000,000	98,000,000
99" ROADWAY IMPROVEMENTS	1.00	MI	99,000,000	99,000,000
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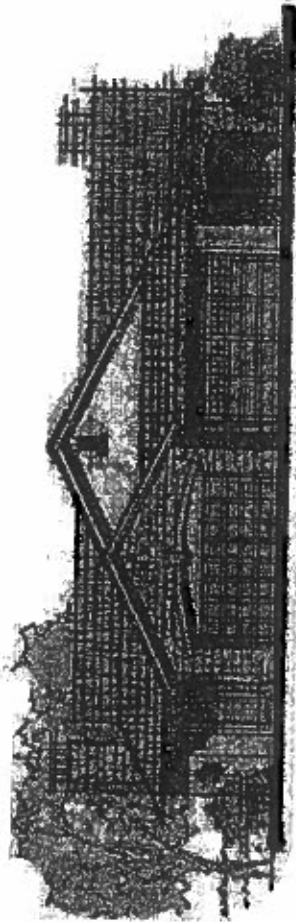
CAUTION !!!
 EXISTING OPERATIONAL UTILITY BY VARIETY
 CONTRACTOR SHALL EXERCISE EXTREME CAUTION
 WHEN WORKING NEAR EXISTING FACILITIES

WARNING !!!
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE
 ACCURACY OF THE DATA PROVIDED TO THE ENGINEER
 AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE ONE
 CALL LOCATOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING
 UTILITIES TO BE AVOIDED.

LEGEND
 PROPOSED ROADWAY
 EXISTING ROADWAY
 EXISTING UTILITY
 EXISTING BUILDING
 EXISTING LOT
 EXISTING SECTION

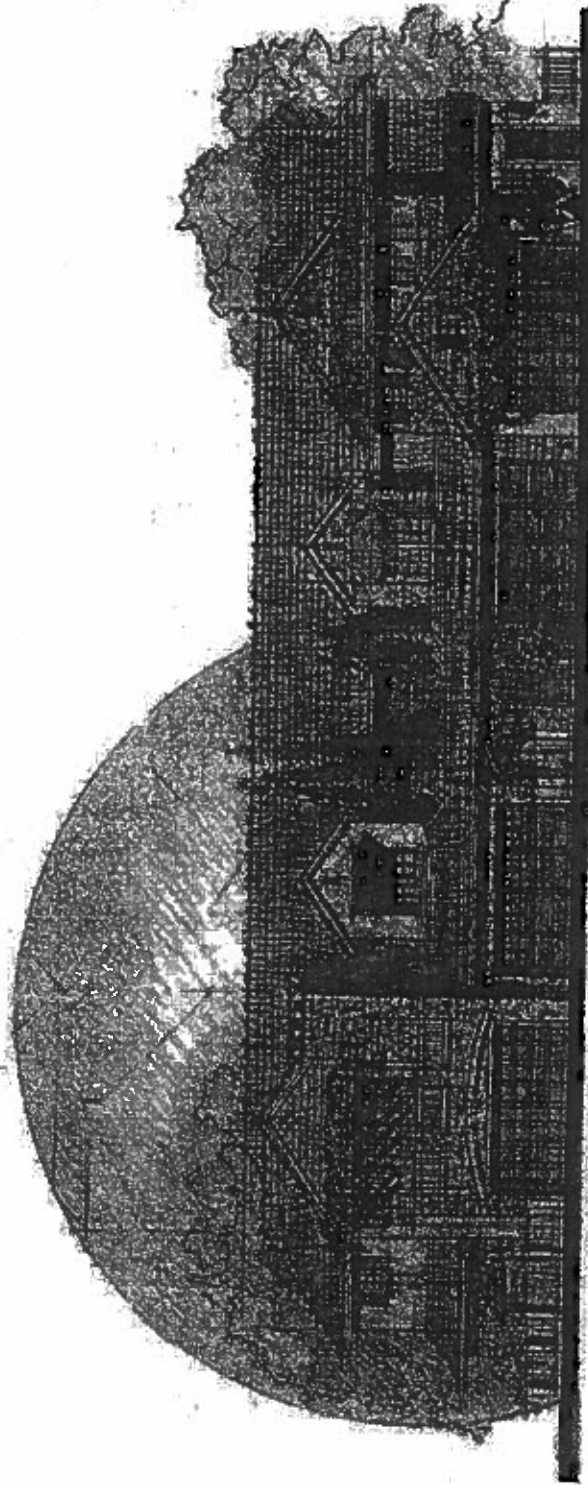
NOTES
 1. ALL EXISTING STRUCTURES SHOWN TO BE
 REMOVED SHALL BE REMOVED PRIOR TO
 DEVELOPMENT REVIEW DEPARTMENT.

11304 / 1023



PLAN 4

PLAN 4R



PLAN 3

PLAN 1

PLAN 2R

PLAN 3R

C3/a