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

**CASE NUMBER:** SPC-2012-0207C    **ZAP COMMISSION DATE:** December 18, 2012

**PROJECT NAME:** Four Points Centre PUD – Apartments

**ADDRESS:** 11220 FM 2222.

**WATERSHED:** Bull Creek (Water Supply Suburban)

**AREA:** 17.455 Acres

**APPLICANT:** New TPG – Four Points, LP  
401 Congress Avenue, Suite 1850  
Austin, Texas 78701

**AGENT:** Big Red Dog Engineering | Consulting  
1021 East 7<sup>th</sup> Street, Suite 100  
Austin, Texas 78701

**CASE MANAGER:** Christine Barton-Holmes, LEED AP    (512) 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** PUD

**PROPOSED USE:** The applicant is proposing construction of multifamily buildings, with a total of 351 units, as well as parking and associated improvements.

**REQUEST:** The site is located within the FM 2222, moderate *intensity zone*, and *must be presented to the Zoning and Platting Commission for approval*, a Hill Country Roadway Ordinance requirement.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared.

**ZONING AND PLATTING COMMISSION ACTION:**

**LEGAL DESCRIPTION:** Lots 4 & 5 of Block B of the Four Points Centre PUD.

**EXIST. ZONING:** PUD

**ALLOWED F.A.R.:** 0.67:1

**ALLOWED HEIGHT:** 40'

**MAX. BLDG. COVERAGE:** 60%

**MAX. IMPERV. CVRG.:** 61.85%

**PROPOSED USE:** Multifamily

**PROPOSED F.A.R.:** 0.67:1

**PROPOSED HEIGHT:** 40'

**PROPOSED BLDG. CVRG:** 169,666 sf (22%)

**PROPOSED IMP. CVRG.:** 401,181 sf (53%)

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**MIN. REQ. HC NATURAL AREA: 5%**  
**REQUIRED PARKING: 584**

**PROVIDED: 7%**  
**PROPOSED PARKING: 619**

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This tract is located within the Four Points Centre PUD. When this PUD was approved, approximately 182 of the 333 total acres were dedicated as habitat preserve. In exchange for this preserve, the developable tracts were to be developed along the main roadways to the maximum density allowable. The allowed impervious cover for this lot was set at 72% by the PUD ordinance. The Four Points PUD was also approved in 1995 prior to Subchapter E, the Comprehensive Watershed Ordinance, and the Heritage Tree Ordinance. These ordinances do not apply to the site, however, the site is subject to the environmental restrictions of the Lake Austin Ordinance and to the Floor Area Ratio (FAR) restrictions of the Hill Country Roadway.

This site is currently undeveloped. Several Critical Environmental Features, including two caves (Contortionist's Cave and Puzzle Pits Cave) and a sinkhole have been found on site. Their required buffering has been incorporated into the site plan. The proposed development includes 17 apartment buildings, a clubhouse/office building, a maintenance building, and a mail building. The applicant is using building materials that are compatible with the Hill Country environment and will install underground utilities. The site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the Bull Creek Watershed, and is subject to Water Supply Suburban Watershed regulations. There are three Critical Environmental Features, and their buffering has been incorporated into the overall site design.. The applicant worked with staff to revise the site plan layout to preserve several heritage-size trees. An Integrated Pest Management Plan for this site has been approved.

**Transportation:** Joint access to the proposed site will be taken from FM 2222, from a shared drive that currently serves the Target site, and from Four Points Drive. A Traffic Impact Analysis (TIA) was approved as part of the original PUD, and the development is consistent with the assumptions and is in compliance with the approved TIA. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** Undeveloped, then Target, PUD

**East:** Undeveloped, then Four Points Drive, then undeveloped, PUD

**West:** Commercial retail center, then apartments, GR-MU-CO

**South:** Retail, then warehousing, GR-CO

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Four Points Drive	100'	75'	Local street
FM 2222	varies	110'	Major Arterial

**NEIGHBORHOOD ORGANIZATION:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Bull Creek Foundation  
 Comanche Trail Community Association (CTCA)  
 Courtyard Homeowners' Association  
 Glenlake Neighborhood Association

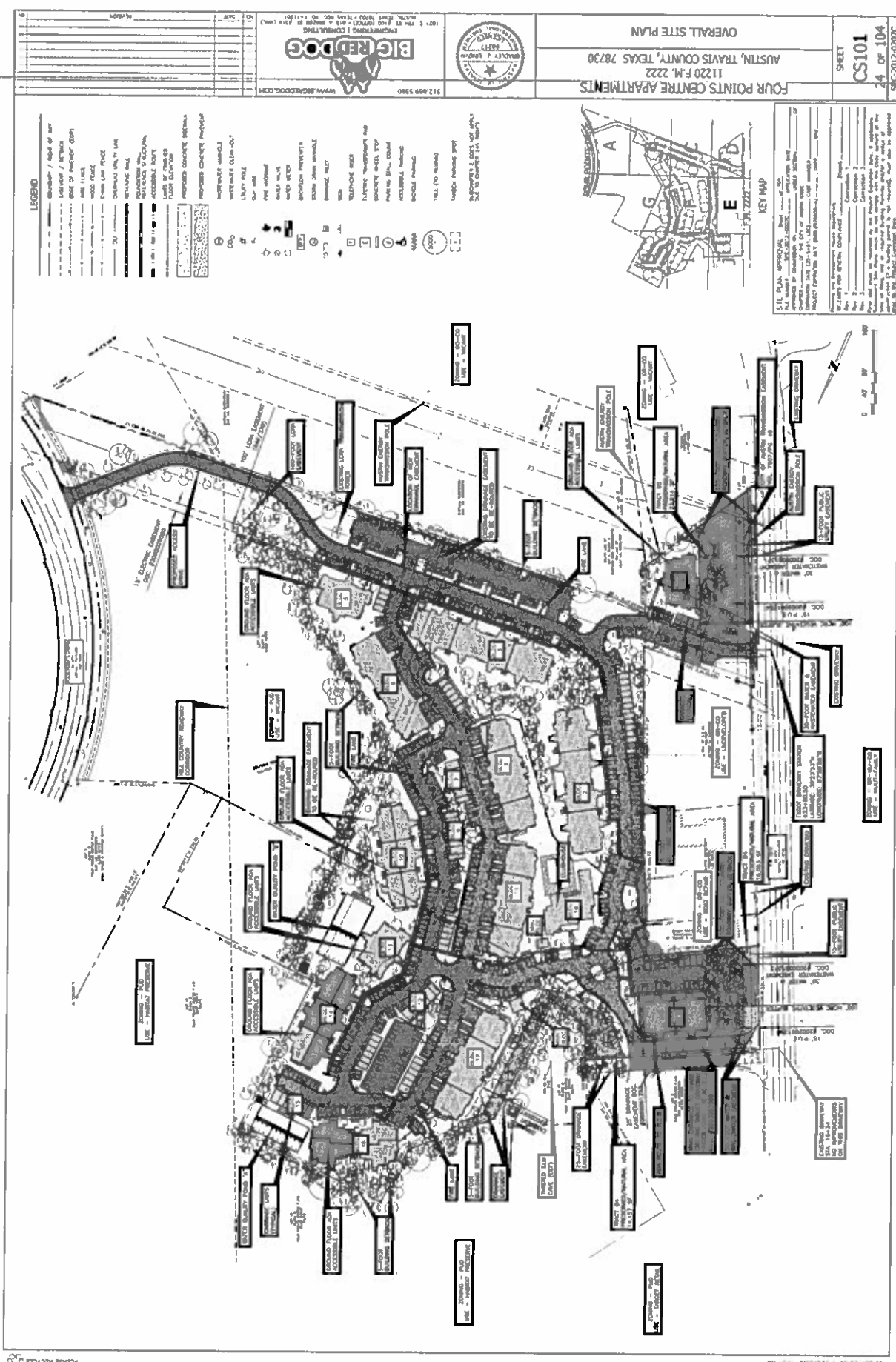
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Homeless Neighborhood Association  
Homebuilders Association of Greater Austin  
Lake Austin Collective  
Leander ISD  
League of Bicycling Voters  
Long Canyon Homeowners Association  
Long Canyon Phase II Homeowners Association  
Real Estate Council of Austin, Inc.  
SEL Texas  
Sierra Club  
Steiner Ranch Community Association  
Super Duper Neighborhood Objectors and Appealers Organization  
2222 Coalition of Neighborhood Associations, Inc.



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-  Subject Tract
-  Base Map

CASE# SP-2012-0207C  
ADDRESS: 11210 FM 2222 Road



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