

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

CL  
/

**CASE NUMBER:** SPC-2013-0039C

**ZAP COMMISSION DATE:** December 17, 2013

**PROJECT NAME:** Lost Creek Views

**ADDRESS:** 1142 Lost Creek Blvd.

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

**AREA:** 1.498 Acres

**EXISTING ZONING:** MF-1-CO

**APPLICANT:** Lippincott Capital Ltd. (Tommy Walker)  
1400 S. Congress Avenue, Suite B300  
Austin, TX 78704

**AGENT:** LOC Consultants, LLP (Sergio Lozano)  
1000 E. Cesar Chavez, Suite 100  
Austin, TX 78702  
(512) 587-7236

**PROPOSED USE:** Eight (8) detached residential condominiums

**NEIGHBORHOOD ORGANIZATIONS:**

- Beyond2ndNature
- Barton Creek Association
- Austin Heritage Tree Foundation
- Sierra Club
- Lost Creek Neighborhood Association
- SEL Texas
- Bike Austin
- Save Our Springs Alliance
- City of Rollingwood
- Austin Parks Foundation
- The Real Estate Council of Austin, Inc.
- Super Duper Neighborhood Objectors and  
Appealers Organization
- Homeless Neighborhood Association
- Austin Monorail Project

**T.I.A.:** Not Required

CLEP

**ORDINANCE:** This site is subject to Ordinance No. 201201018-090, which established the following conditions:

1. Development of the property may not exceed 12 dwelling units
2. Development of the property may not exceed 8.011 residential units per acre
3. Development of the property may not exceed 2 dwelling units per detached building, and
4. Development of the property shall comply with all applicable compatibility standards in Chapter 25-2, Article 10 (*Compatibility Standards*).

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of this Hill Country Roadway site plan, as it complies with all applicable requirements of Chapter 25-2, Article 11 (*Hill Country Roadway Requirements*).

**CASE MANAGER:** Michael Simmons-Smith  
Telephone: (512) 974-1225  
[michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)

**LEGAL DESCRIPTION:** Lot 3, The Hills of Lost Creek, Section 6-A

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The proposed site plan is for the construction of eight detached residential condominium/townhomes with associated parking, drives, water quality pond, utilities and other improvements. This tract is limited to MF-1 land uses as per Ordinance No. 201201018-090, and allows a maximum of twelve residential dwelling units on the property. This site is within the Hill Country Roadway Corridor (moderate intensity zone), and complies with all requirements of the 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 LDC 25-2-1126 (*Building Materials*). All on-site utilities shall be located underground unless required by the utility to be otherwise, and water quality methods 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 Eanes Creek watershed, a Water Supply Suburban watershed, and no portion is located over the Edwards Aquifer Recharge Zone. There are no critical environmental features on the property.

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

C6/3

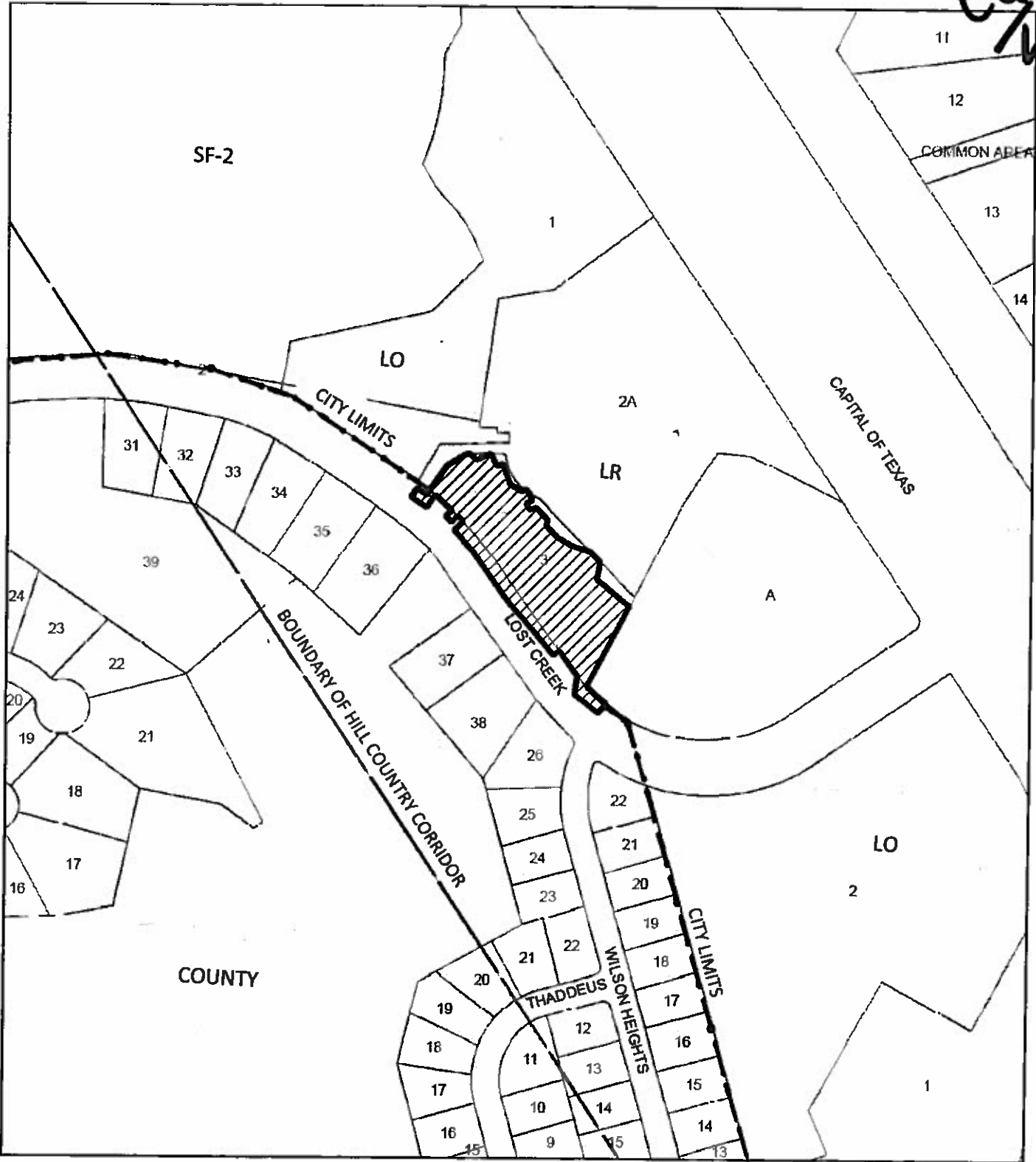
**SURROUNDING CONDITIONS:**



**Zoning/ Land Use**

**North:** LR & LO/office  
**East:** LO/Office  
**South:** County/Lost Creek Blvd  
**West:** County/Lost Creek Blvd.

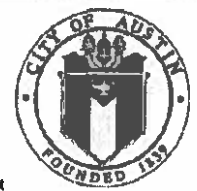
<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
Lost Creek Blvd.	80'	two-lane, asphalt	collector

CLG  
1/4



 Subject Tract  
 Base Map

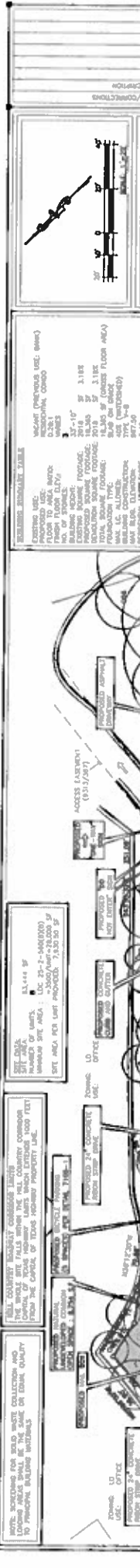
CASE#: SP-2013-0039C  
ADDRESS: 1142 Lost Creek Blvd.



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.

**EXISTING UTILITIES**  
 TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.  
 ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TOUCHED BY ANY CONSTRUCTION EQUIPMENT OR ACTIVITIES.  
 IF ANY EXISTING UTILITY IS FOUND TO BE DAMAGED OR DISRUPTED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND STOP WORK IN THE AREA OF THE DAMAGE UNTIL THE UTILITY IS REPAIRED AND APPROVED FOR RE-USE.



**PROPERTY LINE**  
 PROPERTY LINE IS INDICATED BY A DOTTED LINE.  
 ALL DIMENSIONS ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.

**LEGEND**  
 PROPERTY LINE  
 LIMITS OF CONSTRUCTION  
 CONCRETE  
 STONE  
 METAL  
 BRICK  
 MASONRY  
 METAL DECKING  
 METAL ROOFING  
 METAL SIDING  
 METAL CLADDING  
 METAL PANELING  
 METAL TRUSS ROOF  
 METAL TRUSS WALLS  
 METAL TRUSS FLOORING  
 METAL TRUSS CEILING

**ZONING DATA TABLE**  
 SITE AREA: 13,119 SF  
 ZONING: 13.119  
 BUILDING GROSS FLOOR AREA: 14,850 SF (28,000)  
 TOTAL WORKING SPACE: 17,250 SF (28,000)

**CONSTRUCTION NOTES**  
 1. ALL DIMENSIONS SHOWN ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS SHALL BE OF THE QUALITY SPECIFIED IN THESE PLANS.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS BUILDING CODE.  
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 5. ALL DIMENSIONS ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.

**APPROVED FOR THE CITY OF DALLAS**  
 PROJECT NUMBER: 2013-0039C  
 EXPIRES: 12/31/14

**UNIMPROVED AREA CALCULATIONS**

TYPE	AREA	PERCENTAGE
LOT AREA	13,119 SF	100%
MIN. UNIMPROVED AREA	27,240 SF (21.5%)	
MIN. IMPROVED AREA	11,385 SF	
MIN. IMPROVED AREA TO BE PROVIDED	11,385 SF	

**RECYCLED MATERIALS TABLE**

TYPE	AMOUNT	PERCENTAGE
RECYCLED CONCRETE	100,000 LB	5%
RECYCLED STEEL	200,000 LB	10%
RECYCLED GLASS	100,000 LB	5%
RECYCLED PLASTIC	50,000 LB	2.5%
RECYCLED RUBBER	50,000 LB	2.5%
RECYCLED WOOD	50,000 LB	2.5%
RECYCLED TIRE	50,000 LB	2.5%
RECYCLED PAINT	50,000 LB	2.5%
RECYCLED GLASS	50,000 LB	2.5%
RECYCLED STEEL	50,000 LB	2.5%
RECYCLED CONCRETE	50,000 LB	2.5%
RECYCLED WOOD	50,000 LB	2.5%
RECYCLED PLASTIC	50,000 LB	2.5%
RECYCLED RUBBER	50,000 LB	2.5%
RECYCLED TIRE	50,000 LB	2.5%
RECYCLED PAINT	50,000 LB	2.5%

**UNIMPROVED AREA CALCULATIONS**

TYPE	AREA	PERCENTAGE
LOT AREA	13,119 SF	100%
MIN. UNIMPROVED AREA	27,240 SF (21.5%)	
MIN. IMPROVED AREA	11,385 SF	
MIN. IMPROVED AREA TO BE PROVIDED	11,385 SF	

**RECYCLED MATERIALS TABLE**

TYPE	AMOUNT	PERCENTAGE
RECYCLED CONCRETE	100,000 LB	5%
RECYCLED STEEL	200,000 LB	10%
RECYCLED GLASS	100,000 LB	5%
RECYCLED PLASTIC	50,000 LB	2.5%
RECYCLED RUBBER	50,000 LB	2.5%
RECYCLED WOOD	50,000 LB	2.5%
RECYCLED TIRE	50,000 LB	2.5%
RECYCLED PAINT	50,000 LB	2.5%

**UNIMPROVED AREA CALCULATIONS**

TYPE	AREA	PERCENTAGE
LOT AREA	13,119 SF	100%
MIN. UNIMPROVED AREA	27,240 SF (21.5%)	
MIN. IMPROVED AREA	11,385 SF	
MIN. IMPROVED AREA TO BE PROVIDED	11,385 SF	

**RECYCLED MATERIALS TABLE**

TYPE	AMOUNT	PERCENTAGE
RECYCLED CONCRETE	100,000 LB	5%
RECYCLED STEEL	200,000 LB	10%
RECYCLED GLASS	100,000 LB	5%
RECYCLED PLASTIC	50,000 LB	2.5%
RECYCLED RUBBER	50,000 LB	2.5%
RECYCLED WOOD	50,000 LB	2.5%
RECYCLED TIRE	50,000 LB	2.5%
RECYCLED PAINT	50,000 LB	2.5%

**NOTES**  
 1. ALL DIMENSIONS SHOWN ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS SHALL BE OF THE QUALITY SPECIFIED IN THESE PLANS.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS BUILDING CODE.  
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 5. ALL DIMENSIONS ARE TO PROPERTY LINE UNLESS OTHERWISE NOTED.