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

CASE NUMBER: SPC-2013-0350C **COMMISSION DATE:** 07/15/2014

PROJECT NAME: The Shoppes at Boulder Lane

ADDRESS: 10200 Boulder Lane

WATERSHED: Bull Creek (Suburban Water Supply)

AREA: 1.84 Acres

EXISTING ZONING: LR

APPLICANT: Shoppes at Boulder LLC (Sandy Aron)
109 N. Postoak Ln.
Houston, Texas 70724

AGENT: Prossner and Associates (Kurt Prossner)
13377 Pond Springs Road, ste. 104
Austin, TX 78729
512-918-3343

PROPOSED USE: This proposed Neighborhood Commercial (LR) development includes one-story, 8,970 square foot building with parking and other associated improvements. This site is located within 1000-feet of FM 620, a Hill Country Roadway.

NEIGHBORHOOD ORGANIZATION:

The Real Estate Council of Austin
Volente Neighborhood Association
Austin Heritage Tree Foundation
Super Duper Neighborhood Objectors and Appealers Organization
Long Canyon Homeowners Assn.
Long Canyon Phase II & III Homeowner's Assn. Inc.
2222 Coalition of Neighborhood Association
Sierra Club, Austin Regional Group
The Parke HOA
Bike Austin
Homeless Neighborhood Association

APPLICABLE WATERSHED ORDINANCE: Comprehensive Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

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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.

COMMISSION ACTION: None.

CASE MANAGER: Brad Jackson
E-MAIL: brad.jackson@austintexas.gov

PHONE: 512-974-3410

PROJECT INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block A, Canyon Creek Section 6A

EXIST. ZONING: LR

MAX. IMP. CVRG.: 80%

PROPOSED IMPERV. CVRG.: 35.92% by NSA

MAX. BLDG. CVRG.: 50%

PROPOSED BLDG. CVRG.: 11.19%

MAX. F.A.R.: 0.5:1

PROP. F.A.R.: 0.11:1

MAX. BLDG. HT: 40'

PROP. BLDG. HT: 24'

EXIST. USE: Undeveloped

PROP. USE: General Retail Sales
(Convenience)

MIN. REQ. HC NATURAL AREA: 40%

PROVIDED: 40%

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The site is located within 1000' of 620, moderate intensity zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

Environmental: This site is located in the Bull Creek watershed and over the North Edwards Aquifer Recharge Zone. The applicant worked with staff to revise the site plan layout to preserve more natural area to buffer the development from 620.

Transportation: Access will be taken from Boulder Lane. The applicant agreed to include an 8' street tree and furniture zone and a 6' clear sidewalk along Boulder for Commercial Design Guidelines.

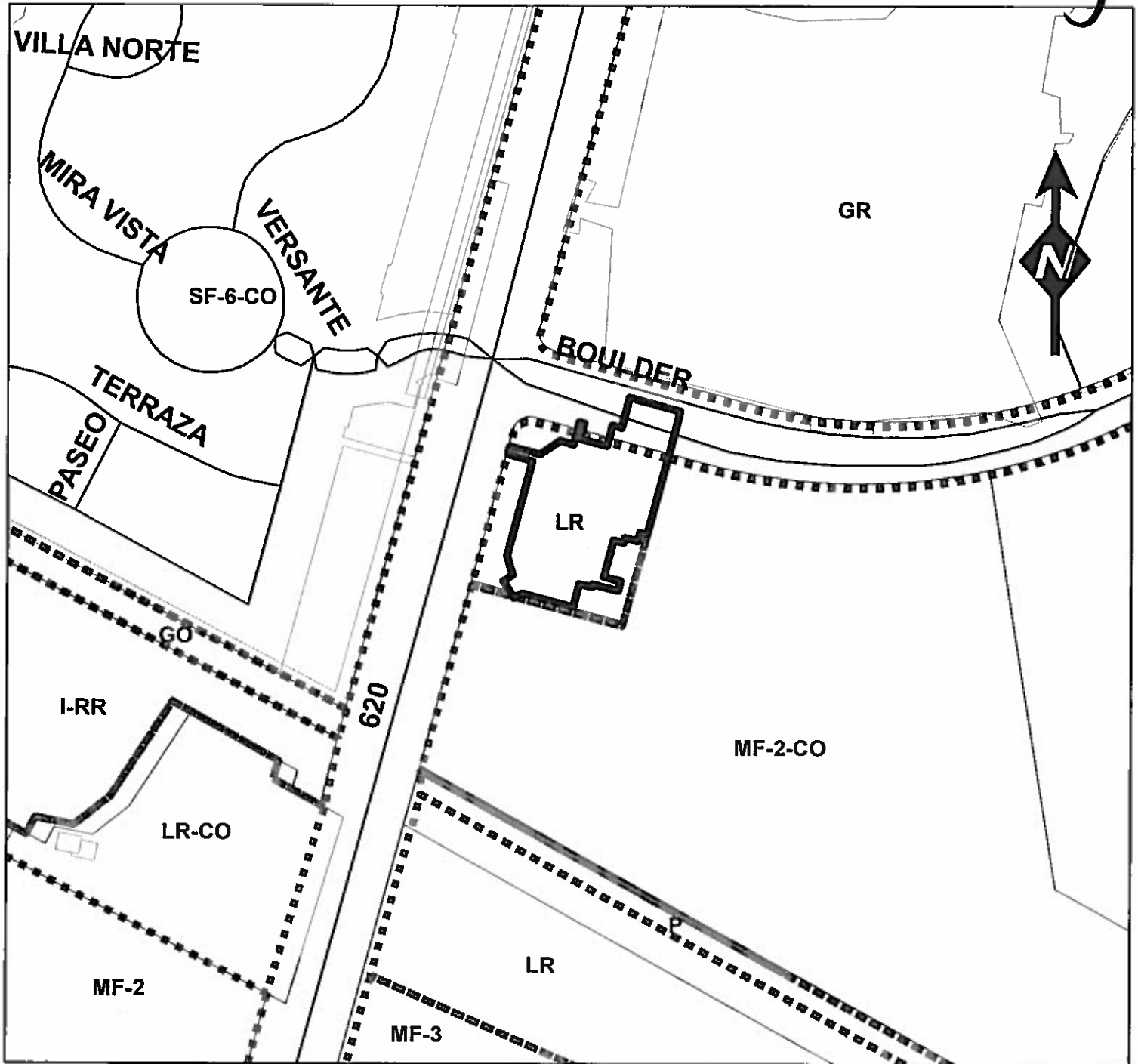
SURROUNDING CONDITIONS:

Zoning/ Land Use

<u>North:</u>	Boulder ROW then GR
<u>East:</u>	MF-2-CO
<u>South:</u>	MF-2-CO
<u>West:</u>	SF-6-CO






SITE PLAN HILL COUNTRY ROADWAY

CL/3



0 0.0275 0.055 0.11 Miles

Legend

-  Site Plan Case
-  EXTERNAL.tcad_parcel
-  Zoning
-  Street Address Centerline
-  Lakes

CASE NO.: SPC-2013-0350C
 ADDRESS: 10200 Boulder Lane
 CASE MANAGER: BRAD JACKSON



