

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

C15
/

CASE NUMBER: SPC-2014-0039C

ZAP COMMISSION DATE: November 18, 2014

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: Four (4) 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

C15
1/2

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

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 four detached residential condominiums with associated parking. The drives, water quality pond, utilities and other improvements depicted on the plan are existing or under construction at this time. This tract is limited to MF-1 land uses as per Ordinance No. 20121018-090, 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.

Please note: A case on this site came before the Zoning and Platting Commission on December 17, 2013 (SPC-2013-0039C), which requested approval for eight detached residential condominiums within the Hill Country Roadway Corridor. This item was approved on consent, and the site development permit for this case was released on January 2, 2014.

Environmental: This site is located in the Eanes Creek watershed, a Water Supply Suburban watershed, and no portion is located over the Edwards Aquifer

C15
12/3

Recharge Zone. There are no critical environmental features on the property.

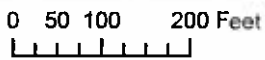
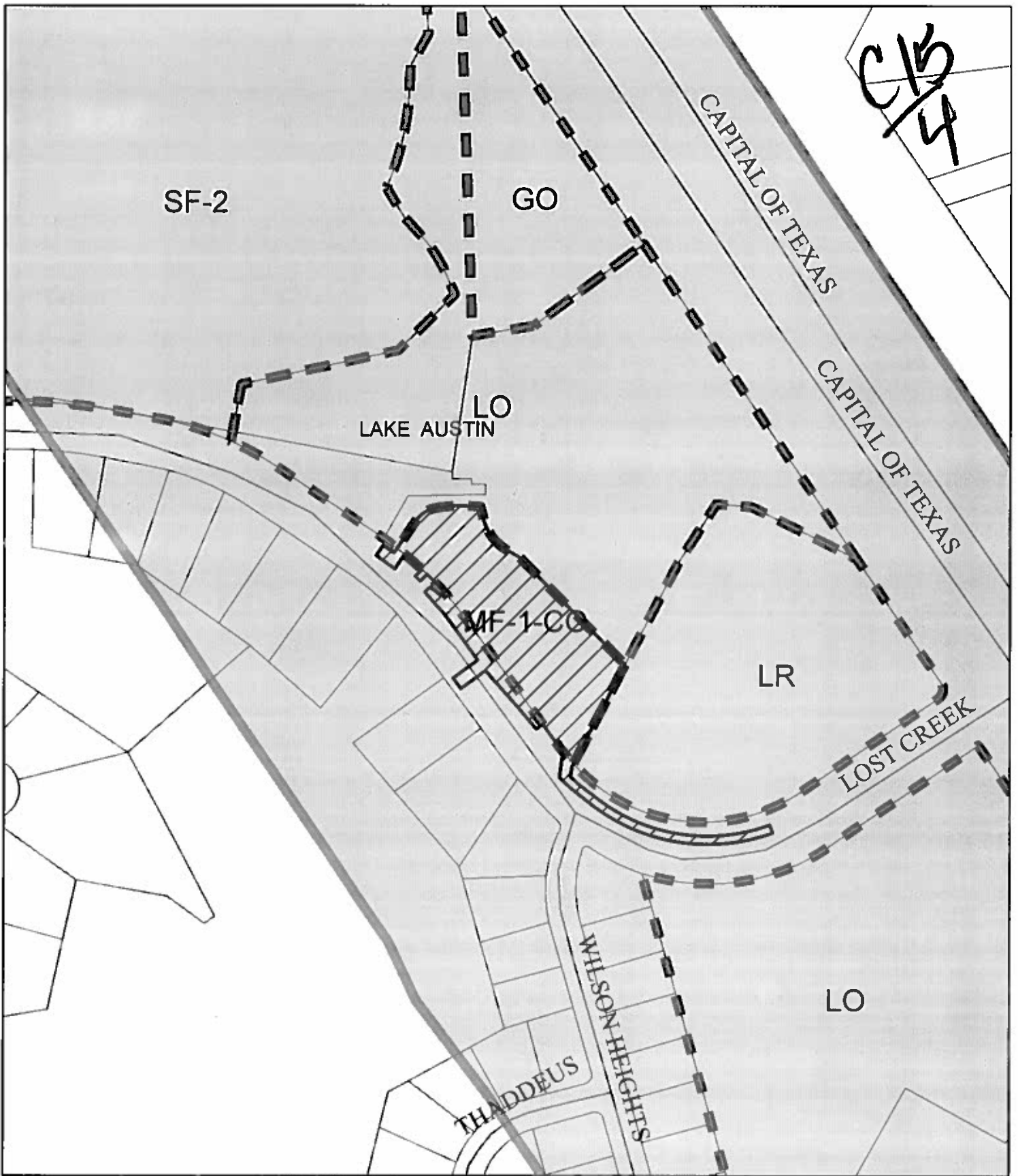
Transportation: A traffic impact analysis was not required for this development. The applicant is proposing access to Lost Creek Blvd.

SURROUNDING CONDITIONS:

Zoning/ Land Use

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

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



SITE PLAN VARIANCE REQUEST

CASE NO.: SP-2014-0039C
 ADDRESS: 1142 LOST CREEK BLVD.
 CASE MANAGER: MICHAEL SIMMONS-SMITH



