

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

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CASE NUMBER: SPC-2014-0312C **ZAP COMMISSION DATE:** July 7, 2015

PROJECT NAME: Steiner Ranch MU 14

ADDRESS: 4801 Quinlan Park Road

WATERSHED: Bear Creek (Water Supply Rural)

AREA: 81.34 Acres

APPLICANT: Taylor Woodrow Communities (Michael Slack)
11200 Lakeline Boulevard Suite 150A
Austin, Texas 78717

AGENT: Texas Engineering Solutions, LLC (Stephen Delgado)
5000 Bee Caves Road, Ste 206
Austin, Texas 78746

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

EXISTING ZONING: GR-MU-CO and 2-Mile ETJ

PROPOSED USE: The applicant is proposing construction of 75 duplexes. No variances have been requested.

REQUEST: The site is located within the RM 620 low 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, with the condition that it comply with all Drainage and Environmental requirements prior to release. The site plan will comply with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

ZONING AND PLATTING COMMISSION ACTION:

LEGAL DESCRIPTION: Lot 3, Block B, Phase 2, Section 10

EXIST. ZONING: GR-CO & 2-mile ETJ

PROPOSED USE: Duplex Residential

ALLOWED F.A.R.: 0.20:1

PROPOSED F.A.R.: 0.042:1

ALLOWED HEIGHT: 28'

PROPOSED HEIGHT: 28'

MAX. BLDG. COVERAGE: 60%
(4.24%) (GR-CO) 259,517 sq. ft (11.30%) (2-Mile ETJ)

PROPOSED BLDG. CVRG: 53,134 sq. ft

MAX. IMPERV. CVRG.: 60%

PROPOSED IMP. CVRG.: 114,700 sq. ft

(9.17%) (GR-CO) 442,432.4 sq. ft (19.28) (2-Mile ETJ)

MIN. REQ. HC NATURAL AREA: 40%
REQUIRED PARKING: 600

PROVIDED: 66.9%
PROPOSED PARKING: 600

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1/2

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped, and is proposed to be with 75 duplexes. There are no Critical Environmental Features on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in the Bear Creek Watershed, and is subject to Water Supply Rural Watershed regulations.

Transportation: Access to the proposed site will be taken from Quinlan Park Road. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: FM 620, then single-family (SF-2)

East: Open Space/Preserve (DR, then GR-CO)

West: Quinlan Park Rd, then commercial retail (2-Mile ETJ)

South: Open Space (2-Mile ETJ)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 620	225'(varies)	100'	Major Arterial
Quinlan Park Rd	150'	95'	Local Street

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation

Austin Monorail Project

Bike Austin

Comanche Trail Community Association (CTCA)

Glenlake Neighborhood Association

Homeless Neighborhood Association

Hughes Park Lake Subdivision 2 Assn

Lake Austin Collective

Leander ISD

Long Canyon Homeowners Association

Long Canyon Phase II & III Homeowners Association

Real Estate Council of Austin, Inc

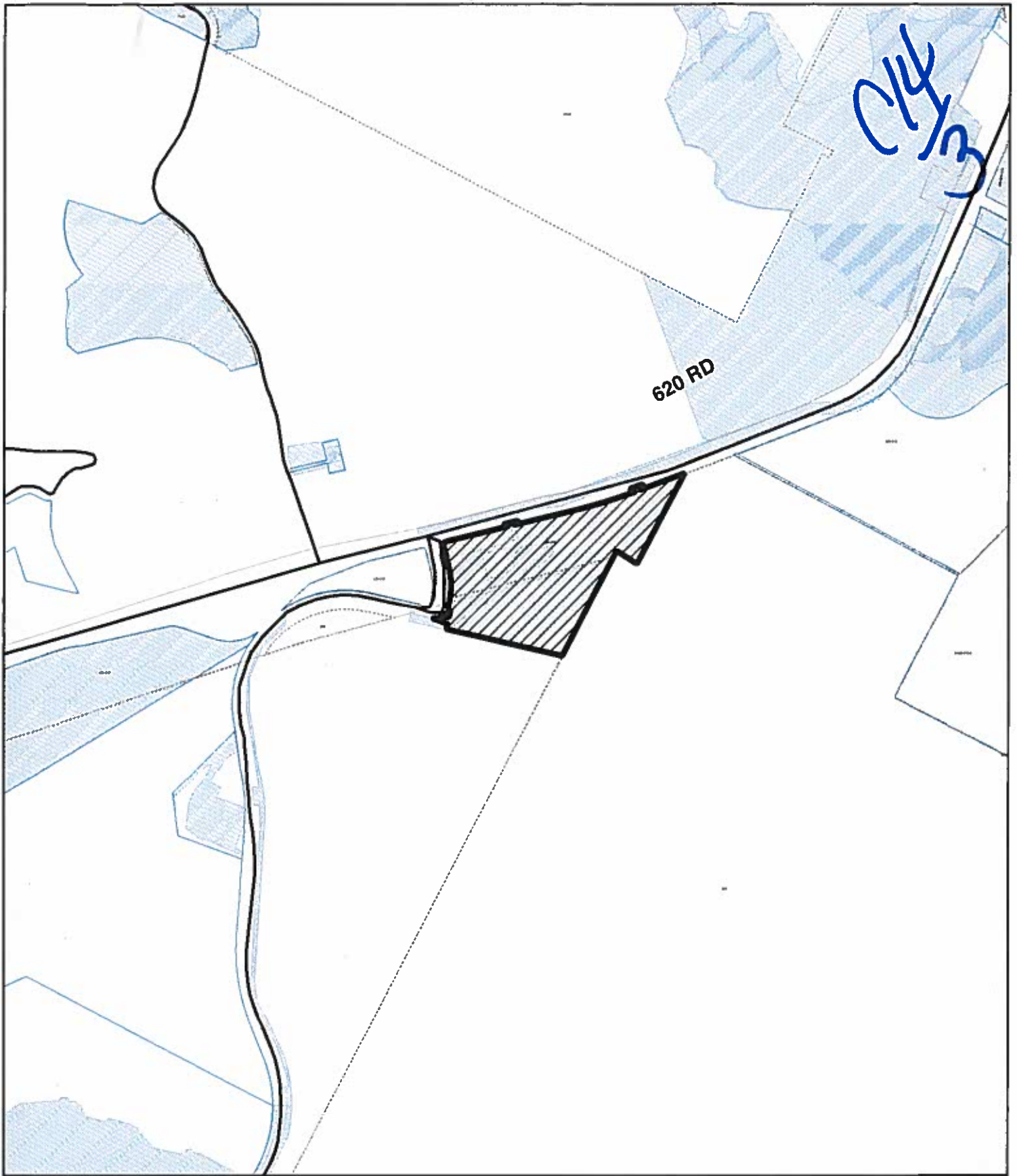
Sierra Club

Steiner Ranch Community Association

Steiner Ranch Neighborhood Association

Super Duper Neighborhood Objectors and Appealers Organization

2222 Coalition of Neighborhood Associations, Inc.



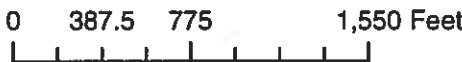
SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY



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OPERATOR: Christine Barton-Holmes

