

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

CASE NUMBER: SPC-2015-0447A.SH

COMMISSION DATE: December 15, 2015

PROJECT NAME: Cardinal Point Apartments

ADDRESS: 11015 & 11017 Four Points Drive

COUNCIL DISTRICT: District 6

WATERSHED: Bull Creek (Water Supply Suburban)

AREA: 8.556 Acres

APPLICANT: Foundation Communities (Walter Moreau)
3036 South 1st Street, Suite 200
Austin, Texas 78704
(512) 447-2026

AGENT: Civilitude (Nhat M. Ho)
1210 Rosewood Avenue
Austin, Texas 78702
(512) 761-6161

CASE MANAGER: Michael Simmons-Smith (512) 974-1225
michael.simmons-smith@austintexas.gov

EXISTING ZONING: PUD

PROPOSED USE: This project consists of the construction of five (5) three-story SMART Housing apartment buildings with a total of 120 residential dwelling units, one leasing center building and a community clubhouse for a total gross square footage of 164,120 s.f. The work will also include water quality and utility improvements, and associated parking to serve the development.

REQUEST: The site is located within the moderate intensity zone of the RM 2222 Hill Country Roadway Corridor and meets the development standards of Article 11 of the City of Austin Land Development Code (*Hill Country Roadway Requirements*). As per Section 25-5-142(2) of the Code, Land Use Commission

approval of a site plan is required for development within a Hill Country Roadway Corridor.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Several roads have been identified in the Land Development Code as Hill Country Roadways. In addition to the normal site requirements, site plans along these roads are subject to special development criteria, and require Land Use Commission approval.

Staff recommends approval of this Part “A” Hill Country Roadway site plan, with the condition that it comply with all Part “B” Construction Element requirements prior to release of the site development permit. The current Part “A” Land Use Element of the site plan as presented to the Zoning and Platting Commission for consideration complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations as described in Article 11 of the Land Development Code.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped, and is proposed to be developed as a multifamily apartment land use. It has been certified for acceptance into the SMART Housing program by the City of Austin Neighborhood Housing and Community Development Department. 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 Bull Creek Watershed, and is subject to Water Supply Suburban Watershed regulations.

Transportation: Access to the proposed site will be taken from two proposed driveways onto Four Points Drive. The site plan will comply with all transportation requirements prior to release.

LAND USE COMMISSION REVIEW

Unlike its review of a conditional use permit, the Land Use Commission has little discretion in reviewing a Hill Country Roadway Corridor site plan. As per Section 25-5-147(C), the Commission must approve the plan if it complies with the requirements of the Land Development Code, and may not impose additional conditions beyond what is allowed by the Code.

SURROUNDING CONDITIONS:

North: Undeveloped (PUD)

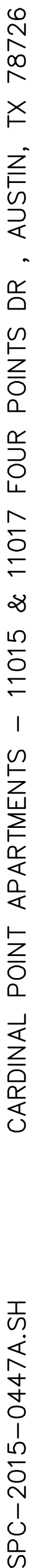
East: Four Points Drive

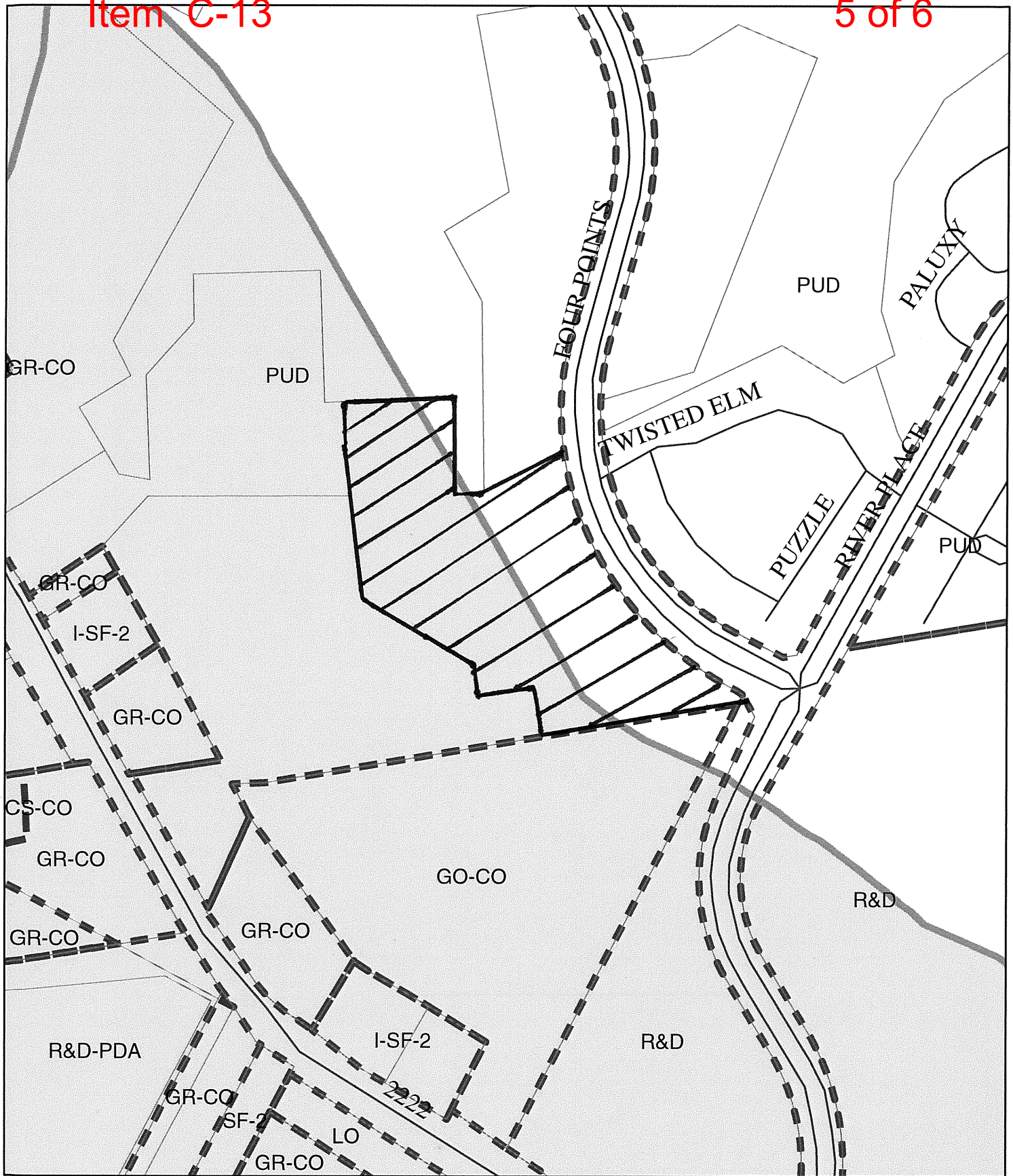
West: Four Points Center Apartments – Approved 2013 (PUD)

South: Undeveloped (GR-CO)

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Parks Foundation
Beyond2ndNature
Bike Austin
Bull Creek Foundation
Comanche Trail Community Association (CTCA)
Friends of Austin Neighborhoods
Glenlake Neighborhood Association
Homeless Neighborhood Association
Lake Austin Collective
Leander ISD Population & Survey Analysis
Long Canyon Homeowners Association
Long Canyon Phase II & III Homeowners Association
Northwest Austin Coalition
Real Estate Council of Austin, Inc.
River Place HOA
River Place MUD
SEL Texas
Sierra Club
2222 Coalition of Neighborhood Associations, Inc.





0 75 150 300 Feet

HILL COUNTRY ROADWAY SITE PLAN

CASE NO.: SPC-2015-0447A.SH
ADDRESS: 11015 & 11017 FOUR POINTS DRIVE
CASE MANAGER: MICHAEL SIMMONS-SMITH



