

**SITE PLAN REVIEW SHEET  
ENVIRONMENTAL VARIANCE and  
CONDITIONAL USE PERMIT REQUEST**

**CASE:** SPC-2015-0317C

**ZAP COMMISSION DATE:** 10/18/2016

**PROJECT NAME:** Overlook at Spicewood Springs

**APPLICANT:** Jos. Binford & R. Haberman Trust

**AGENT:** Civile, LLC (Michael Carter, Jr)

**ADDRESS OF SITE:** 4920 Spicewood Springs Road

**COUNTY:** Travis

**AREA:** 24.39 acres/1.15 acres LOC

**WATERSHED:** Bull Creek (Water Supply Suburban) **JURISDICTION:** Full

**EXISTING ZONING:** LO-CO and SF-2

**ENVIRONMENTAL REVIEW STAFF:** Mike McDougal  
[Mike.McDougal@austintexas.gov](mailto:Mike.McDougal@austintexas.gov)

**PHONE:** 512-974-6380

**CASE MANAGER:** Christine Barton-Holmes  
[Christine.Barton-Holmes@austintexas.gov](mailto:Christine.Barton-Holmes@austintexas.gov)

**PHONE:** 512-974-2788

**REQUESTS:**

The applicant is requesting approval of a conditional use permit for a Professional Office. Professional, Medical, and Administrative Offices are conditional uses according to the conditional overlay in Zoning Ordinance 20150402-033.

A portion of the northwest corner of the site, that is not proposed to be developed, is within the Moderate Intensity area of the Hill Country Roadway Corridor for Loop 360. (25-2-1121)

The applicant is also requesting an Environmental Variance to reduce the Critical Environmental Feature (CEF) buffers for 2 canyon rimrocks. The proposed development consists of a two-story office building with structured and surface parking. (25-8-281(C)(1)(a))

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for Professional Office, Hill Country Roadway approval, and approval of the Environmental Variance, with the conditions outlined in Environmental Board Action. The project will have approximately 0.5 acres of impervious cover on a 24.39-acre site, or 11.2% and the proposed building will be built according to the requirements of Ordinance 20150402-033 (attached) and the Hill Country Roadway overlay. Screening will be provided with existing vegetation and additional landscaping. The site plan will comply with all requirements of the Land Development Code and the Conditional Overlay prior to its release.

**LEGAL DESCRIPTION:** ABS 521 Sur 17 Mitchell J M ACR 22.775

**EXIST. ZONING:** LO -CO

**PROPOSED USE:** Professional Office

**ALLOWED F.A.R.:** 0.25:1

**PROPOSED F.A.R.:** 0.006:1

**ALLOWED HEIGHT:** 28.5'/38.5'

**PROPOSED HEIGHT:** 24''

**MAX. BLDG. COVERAGE:** 50%

**PROPOSED BLDG. CVRG:** 6,214 sf (0.6%)

**MAX. IMPERV. CVRG.:** 70%

**PROPOSED IMP. CVRG:** .21, 854 sf (2%)

**MIN. REQ. HC NATURAL AREA:** 40%

**PROVIDED:** 23.89 ac (98%)

**REQUIRED PARKING:** 44

**PROPOSED PARKING:** 54

**ENVIRONMENTAL BOARD ACTION:**

Recommended for approval September 7, 2016 with the following conditions:

- The applicant will provide “Jersey” barriers in addition to silt fence along the downslope portion of the limit of construction.
- Applicant will work with staff to make the mulch logs permanent in order to further protect the CEF after construction is complete
- Applicant will add all conditions to the cover of the construction site plans.

Vote: 9-0-0.

**ZONING AND PLATTING COMMISSION ACTION:**

Postpone on September 20, 2016 to the October 4, 2016 hearing, and to the October 18 hearing for corrected notice.

**ZONING CONDITIONAL OVERLAY**

Zoning ordinance 20150402-033 (Zoning Case number **C14-2010-0178**) for 4920 Spicewood Springs Road places the following conditions on the property:

- A site plan for building permit for the Property may not be approved, released or issued, if the completed development or uses of the property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 500 trips per day.
- The front façade of a building or structure on the Property facing Spicewood Springs Road shall be limited to 28.5 feet above natural grade. The rear façade of a building or structure on the Property shall be limited to 38.5 feet above natural grade. Notwithstanding the above height limitation, the height, as defined by City Code, of a building or structure on the property may not exceed 35 feet or 2 stories.
- Total gross square footage of all buildings or structures, not including a vehicular parking facility, on the Property is limited to 12,000 square feet.
- Development of the Property shall not exceed an impervious coverage of 32 percent.
- The following uses are not permitted uses of the Property:

○ Communication Services	○ College or University facilities
○ Medical offices exceeding 5000 sf gross floor area	○ Off-site accessory parking
○ Day care services (general)	○ Hospital services (limited)
○ Private secondary educational facilities	○ Public secondary educational facilities
○ Urban farm	○ Club or lodge
○ Community events	○ Convalescent services
○ Medical offices not exceeding 5000 sf gross floor area	○ Day care services (limited)
○ Day care services (commercial)	○ Private primary educational facilities
○ Public primary educational facilities	○ Residential treatment
○ Communication service facilities	○

- The following uses are conditional uses of the Property:
  - Administrative and business offices
  - Professional offices

**TRANSPORTATION:** A traffic impact analysis was not required because the site is limited by conditional overlay to no more than 500 trips per day cumulatively. All Transportation comments have been cleared.

**ENVIRONMENTAL:** The site is in the Bull Creek watershed, which is classified as Water Supply Suburban. The site is not located over the Edward's Aquifer Recharge Zone. All Environmental comments have been cleared.

**SURROUNDING CONDITIONS:**

**North:** Undeveloped, then Multifamily (MF-2) and Single-Family (SF-2)

**East:** Undeveloped (LO-CO), then Single-Family (SF-3)

**West:** Offices and Undeveloped (I-SF-3 and SF-6-CO), then Multifamily (SF-6-CO)

**South:** Offices (LO-CO and LO) and Single-Family (SF-3)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
Spicewood Springs Rd	125'	30'	Major Arterial

**NEIGHBORHOOD ORGNIZATIONS:**

2222 Coalition of Neighborhood Associations

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Balcones Civic Association

Bike Austin

Bull Creek Foundation

Bull Creek Homeowners Association

Friends of Austin Neighborhoods

Long Canyon Phase II & LLL Homeowners Association

Northwest Austin Civic Association

NW Austin Neighbors

SEL Texas

Sierra Club, Austin Regional Group

**CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section **25-5-145** of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) states:

**A.** The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**B. A conditional use site plan must:**

**1. Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed Professional Office use is a conditional use on this site due to the Conditional Overlay associated with the LO-CO zoning case. The intent of the restrictions of the

Overlay is to minimize the potential impact of any use on the site on both traffic in the area and on the natural area. By limiting the size, height, and footprint of the office, and by limiting trips per day to less than 500, the project complies with the objectives and purposes of the LO district and the Overlay.

**3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: The site plan will comply with all requirements of the Land Development Code and the Conditional Overlay, including all elements of compatibility.

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: Off-street parking is provided in accordance with Land Development Code requirements.

**5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

**C. In addition, a conditional use site plan may not:**

**6. More adversely affect an adjoining site than would a permitted use;**

By reducing the project size beyond what is permitted by the Conditional Overlay and the Hill Country Roadway, the use minimizes its impact on adjacent areas and would have less impact than permitted uses.

**7. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

**8. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

**D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

In addition, Sec. **25-5-146 (CONDITIONS OF APPROVAL)** states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



**ENVIRONMENTAL COMMISSION MOTION 20160907 008A**

**Date:** September 7, 2016

**Motion by:** Hank Smith

**Seconded by:** Mary Ann Neely

**Subject:** Overlook at Spicewood Springs, SPC-2015-0317C (D-10)

**RATIONALE:**

**Whereas**, the proposed site will only cover approximately 0.5 acres of impervious cover out of an allowable 3.03 acres; and

**Whereas**, the existing Critical Environmental Features prevent any development of the property.

**Therefore**, the Environmental Commission recommends approval of the request for a variance to allow the CEF setbacks with the following;

**Staff Conditions:**

The applicant will provide “Jersey” barriers in addition to silt fence along the downslope portion of the limit of construction. This will offer structural reinforcement to silt fence; silt fence will reduce transport of sediment beyond the Limit of Construction. Also, mulch logs will be placed downslope of the “Jersey” barrier in the area upslope of canyon rimrock RR-1 as an additional measure to capture sediment.

**Environmental Commission Conditions:**

- Applicant will work with staff to make the mulch logs permanent in order to further protect the CEF after construction is complete.
- Applicant will add all conditions to the cover of the construction site plans.

**VOTE 9-0-0**

For: Creel, Perales, Thompson, Neely, Moya, Maceo, H. Smith, Guerrero, B. Smith  
Against: None  
Abstain: None  
Recuse: None  
Absent: None

Approved By:

Marisa Perales, Environmental Commission Chair

**ITEM FOR ENVIRONMENTAL BOARD AGENDA****BOARD MEETING****DATE REQUESTED:** SEPTEMBER 7, 2016**NAME & NUMBER  
OF PROJECT:** OVERLOOK AT SPICEWOOD SPRINGS  
SPC-2015-0317C**NAME OF APPLICANT  
OR ORGANIZATION:** Lawrence Hanrahan, PE  
512-402-6878**LOCATION:** 4920 Spicewood Springs Rd**PROJECT FILING DATE:** July 14, 2015**WPD/ENVIRONMENTAL  
STAFF:** Sylvia R. Pope, P.G., 512-974-3429  
sylvia.pope@austintexas.gov**PDR/  
CASE MANAGER:** Christine Barton-Holmes, 512-974-2788  
christine.barton-holmes@austintexas.gov**WATERSHED:** Bull Creek Watershed  
Water Supply Suburban  
Drinking Water Protection Zone**ORDINANCE:** Watershed Protection Ordinance (current Code)**REQUEST:** Variance request is as follows:  
To reduce the Critical Environmental Feature (CEF) buffers  
of 2 canyon rimrocks (RR-1 and RR-2) from the standard  
150-foot distance; the proposed buffer width for RR-1 is 50  
feet and for RR-2 is 106 feet.  
LDC 25-8-281(C)(1)(a)**STAFF RECOMMENDATION:** Recommend approval with conditions.**REASONS FOR  
RECOMMENDATION:** Findings of fact have been met.

May 4, 2016



## ENVIRONMENTAL BOARD VARIANCE APPLICATION FORM

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Scott Taylor
Street Address	8917 Old Lampasas Trail #28
City State ZIP Code	Austin, Texas 78750
Work Phone	512-619-1846
E-Mail Address	t

#### Variance Case Information

Case Name	Overlook at Spicewood Springs
Case Number	SP-2015-0317C
Address or Location	4920 Spicewood Springs, Austin, Texas 78759
Environmental Reviewer Name	Mike McDougal
Applicable Ordinance	Current code
Watershed Name	Bull Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

May 4, 2016

Distance to Nearest Classified Waterway	365' (from building to minor waterway)
Water and Waste Water service to be provided by	City of Austin
Request	<p>Variance from LDC Sec. 25-8-281(C)(1)(a) to reduce the standard 150' buffers for Critical Environmental Features canyon rimrock RR-1 to 50 feet and canyon rimrock RR-2 to 106 feet.</p> <p>Please refer to the slope map: The area upslope of RR-2 does not meet ECM 1.10.4.A.1 criteria for which an administrative variance could be granted (slopes exceed 15%)</p>

Impervious cover	Existing	Proposed
square footage:	_____	<u>21,362</u>
acreage:	_____	<u>.49</u>
percentage:	_____	<u>11.2%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The property consists of 24.39 acres, with about an acre of land that is accessible from Spicewood Springs Road and which contains contiguous slopes of slopes less than 15%. The remainder of the property contains other areas of slopes less than 15%, but these areas are difficult to access due to intervening steep slopes. The site is within the Bull Creek watershed, with Tributary 2.1.2 to Bull Creek bisecting the site. The elevation of the subject site ranges from approximately 694 feet to 825 feet above mean sea level. Tributary 2.1.2 becomes a minor waterway on the site, with accompanying CWQZ and WQTZ. Dominant vegetation species include Plateau live oak, Ashe juniper, Saw greenbrier, Virginia creeper, and native grasses. There are no heritage trees on the area proposed for development. The site lies within the Fredericksburg Group, Upper Glen Rose and Edwards Limestone. The site contains several critical environmental features within Tributary 2.1.2 and along the slopes to the tributary.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and	Variance to reduce CEF buffer zone for Canyon Rimrock RR-1 and RR-2.
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May 4, 2016

exhibits)

**FINDINGS OF FACT**

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Overlook at Spicewood Springs

**Ordinance: Current Code (Section 25-8-281(C)(1)(a))**

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes** It is common for property located in the Bull Creek Watershed with steep topography to have geological conditions that contain critical environmental features (“CEF”) such as rimrock. It is also common for properties with limited buildable area because of topographic conditions which have known CEFs to receive a variance to reduce the required 150 foot buffer zone from the CEF. In this case there are two canyon rimrock features (RR-1 & RR-2) located downslope of the proposed development: (i) a 52 foot long rimrock (RR-1) located approximately 60 feet downslope of the building, and (ii) an 81 foot long rimrock (RR-2) located approximately 117 feet downslope of the nearest proposed structure. The building is located within the 150 foot buffer zone of both CEFs.

Without the requested variance, the property is unbuildable.

2. The **variance**:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes** The property has a single readily-accessible area of about an acre that contains slopes less than 15% that are suitable for development; however this is also the area where the canyon rimrock is located downslope. Other site constraints that affect the placement of the building are (i) a requirement for safe sight distance at the access point to the site and (ii) the remainder of the site consisting of floodplain, CWQZ, WQTZ, CEFs, and steep slopes. Because of

May 4, 2016

the site constraints, a portion of the building is located within 60 feet of RR-1 and 117 feet of RR-2.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**Yes** Given the site's limited buildable area due to its steep topography and other site constraints (see (a) above), the placement of the building cannot be altered without creating a greater environmental impact.

- c) Does not create a significant probability of harmful environmental consequences; and

**Yes** In the case of canyon rimrocks, the preservation method consists of minimizing concentrated flows from the development across the feature. For this development the applicant proposes that during construction, water filled traffic barriers will be placed along the limits of construction ("LOC") to divert the majority of the storm water runoff away from the CEFs. In addition, a filter sock will be placed on the downstream side of the water filled traffic barriers in the event small amounts of runoff percolate through the barriers. Any final disturbed slopes steeper than 4:1 upstream of the CEFs will be overlain with erosion control matting to assist in the revegetation process to minimize erosion. Any disturbed areas that drain to the CEFs will be revegetated with native plants and grasses in accordance with City of Austin Specification 609S (Native Grasslands Seeding and Planting).

After construction is complete the drainage areas to the CEF will consist of a small non-impervious sheet flow area due to the fact the entire developed area will be captured by the roof drains and inlets which will then be diverted to the water quality facility. Discharge from the water quality facility will be at a location that is not upstream of the CEFs.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes** Runoff from impervious surfaces will be captured and routed to the water quality pond. Runoff from Spicewood Springs Road, currently uncontrolled sheet flow, will be routed around RR-1 but, due to the length and location of RR-2, flow from Spicewood Springs Road (conveyed via storm sewer) will be flowing over RR-2. Discharge from the storm system will be spread prior to release over the site. Discharge from all developed portions of the site will be diverted around RR-1 and RR-2, and will be directed to the water quality pond.



**PRINCIPALS:**  
LAWRENCE M. HANRAHAN, P.E.  
ANDY CARTER, P.E.

May 4, 2016

CE 15002

Commissioners  
City of Austin Environmental Commission  
505 Barton Springs Road  
Austin, TX 78704

RE: Overlook at Spicewood Springs  
**SP-2015-0317C**  
**Request for Variance [LDC Sec. 25-8-281(C)(1)(a)]**

Dear Commissioners:

Please consider this request for a variance from the City of Austin Land Development Code Sec. 25-8-281(C)(1)(a), which prescribes a 150-foot buffer from the edge of a critical environmental feature (CEF). Attached is a Variance Application Form and exhibits which describe in more detail the reasons for our request.

### **Background**

The Overlook at Spicewood Springs is a proposed 12,000 square foot office building with associated parking and utilities. Parking is in a two-level garage to minimize impervious cover and to limit development to areas of relatively flat slopes. Total impervious cover on the 24.39-acre site is 21,362 square feet, proposed on approximately one acre of contiguous area containing relatively flat slopes. The area proposed for development is the only area that is suitable for development, given the topography of the remainder of the site, the presence of CEFs, and a tributary to Bull Creek which bisects the property.

There are two CEFs (canyon rimrock, labeled RR-1 and RR-2) less than 150 feet downslope of the area proposed for development. The request is to reduce the setbacks to 50 feet and 106 feet, respectively, measured from the CEF to the nearest area within the limits of construction.

### **Reasons for Request**

The area proposed for the office is the single readily-accessible, flat portion of the site that abuts Spicewood Springs Road. The remainder of the site consists of floodplain, CWQZ, WQTZ, CEFs, and steep slopes, and/or presents access challenges from Spicewood Springs Road.

The building footprint was designed to maximize the CEF setbacks to the greatest extent feasible. A 150-foot setback for RR-1 would extend to the right of way of Spicewood Springs Road, rendering the site undevelopable.



Attached is an exhibit showing the proposed CEF setbacks for RR-1 and RR-2, reduced to 50 feet for RR-1 and 106 feet for RR-2. Also attached is an exhibit showing 150-foot setbacks for both, indicating that the site is rendered undevelopable without the requested setbacks.

Thank you for your consideration of this request, and please let us know if you have any questions.

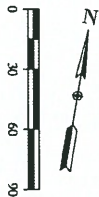
Sincerely,



Lawrence M. Hanrahan, P.E.  
Project Manager  
**CIVILE, LLC**  
TPBE # F-15581

**Attachments**

Existing CEF Setbacks Exhibit  
Proposed CEF Setbacks Exhibit



01 α 01

**PRELIMINARY PLANS  
FOR PROJECT NETWORK  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.**

Prepared By/Or Under  
Direct Supervision Of  
Michael A. Carter, Jr., PE  
Texas Registration  
No. 94780 On  
Date Shown Below.

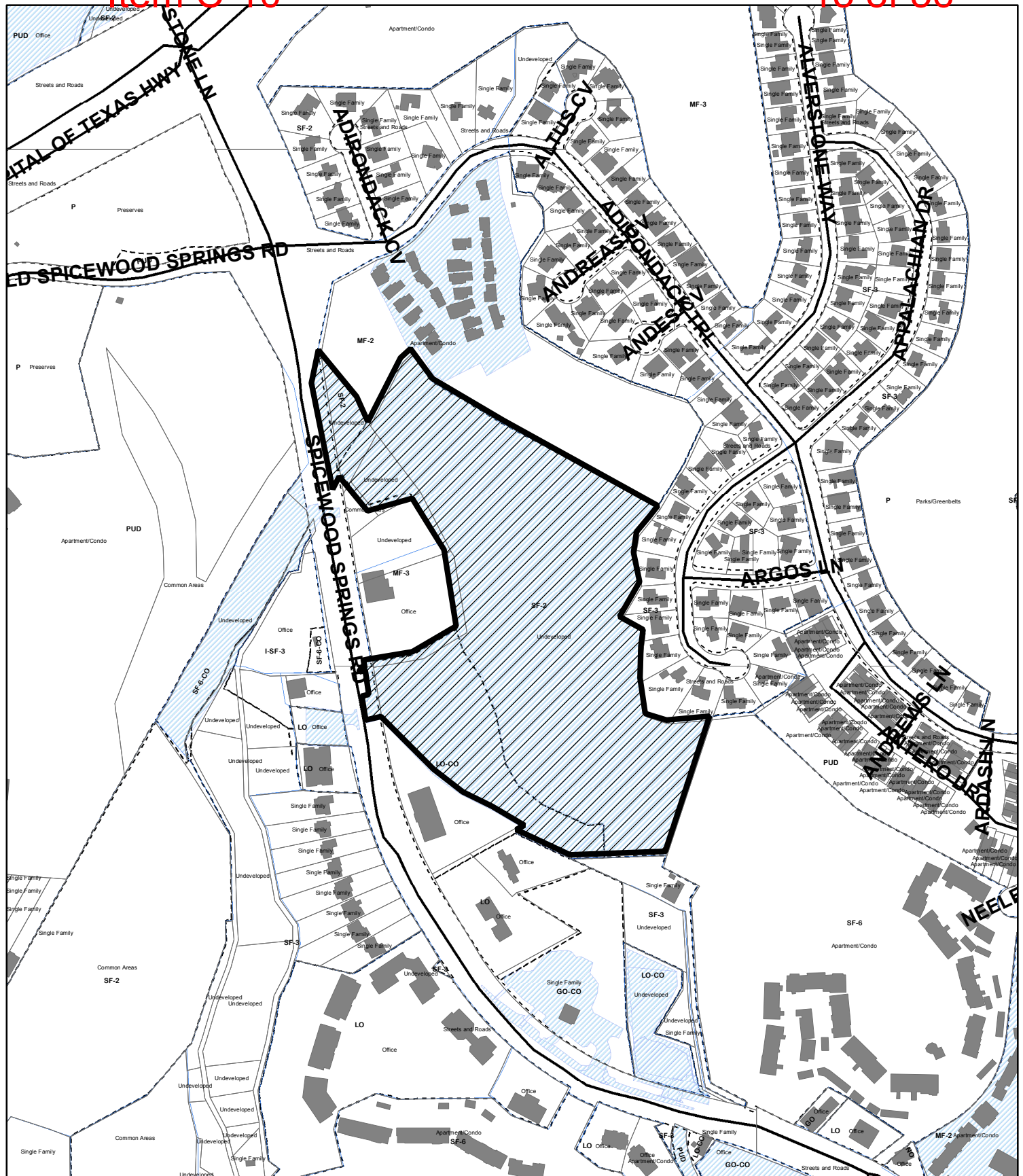
**CIVILE, LLC**  
**8200 N. MOPAC EXPY**  
**SUITE 250**  
**AUSTIN, TX 78759**  
**OFFICE: 512-402-8878**  
**FAX: 512-402-8947**

**TEXAS REGISTERED**

TEXAS REGISTERED ENGINEERING FIRM F-15581







SITE PLAN

CASE#: SPC-2015-0317C

ADDRESS: 4920 Spicewood Springs Road

CASE NAME: Spicewood Springs Overlook

MANAGER: Christine Barton-Holmes



SUBJECT TRACT

ZONING BOUNDARY

0 200 400 800 Feet

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.

OPERATOR: Christine Barton-Holmes





## MEMORANDUM

**TO:** Members of the Environmental Commission

**FROM:** Sylvia R. Pope, P.G., Hydrogeologist  
Watershed Protection Department

**DATE:** September 7, 2016

**SUBJECT:** Overlook at Spicewood Springs  
Case No. SPC-2015-0317C

On the September 7<sup>th</sup> agenda is a request for the consideration of a variance to reduce the standard 150-foot Critical Environmental Feature (CEF) buffer width to 50-feet for one canyon rimrock, RR-1, and 106-feet for a second canyon rimrock, RR-2 [LDC 25-8-281(C)(1)(a)].

### **Property Location**

The property is located at 4920 Spicewood Springs Road (Exhibit 1 – Aerial Photographs). Adjacent uses include single family, multi-family, office, medical, and retail uses.

### **Watershed Data**

The approximately 24.4 acre property is located within the Bull Creek Watershed, which is classified as a Water Supply Suburban Watershed. Portions of the property are located within the Edwards Aquifer Recharge Zone (Exhibit 2 – Recharge Zone Map). Surface water generally drains from: from the west side of the property easterly toward the center of the property; from the east of the property westerly toward the center of the property; and from the center of the property northward (Exhibit 3 – Contour Map). A Critical Water Quality Zone and a Water Quality Transition Zone are located along a tributary of Bull Creek within the property (Exhibit 4 – Waterway Map). No construction is proposed within the Critical Water Quality Zone nor within the Water Quality Transition Zone. In addition, the applicant proposes to tie-in to an existing City of Austin wastewater utility main where the main is: located within the uplands zone; located outside a Critical Environmental Feature buffer; and to minimize impacts to tree critical root zones (Exhibit 5 – Proposed Construction Overall View).

### **Jurisdictional Data**

The property is within the City of Austin full purpose jurisdiction.

### **Trees / CEFs**

The subject site consists of heavy woodlands with a thick understory. The dominant tree species include: Ashe juniper; Shin oak; Plateau live oak; Saw greenbrier; and Virginia creeper. There

are fourteen (14) Critical Environmental Features (CEFs) onsite and two (2) offsite, as listed in Exhibit 6 – CEF Worksheet and as shown in Exhibit 7 – CEF Map. Site photos are provided in Exhibit 8 – Site Photos.

Two of the sixteen CEFs are the subject of this variance request. Canyon rimrock RR-1 is 5 feet in height and 52 feet in length. This outcrop is at the base of the Dolomitic member of the Edwards Group and is considered the edge of the Recharge Zone, at this location. Canyon rimrock RR-2 is 8 to 10 feet in height and 200 feet in length and is within the Walnut Formation.

#### **Proposed Development**

The proposed development consists of a two story office with associated improvements including an access drive to the right-of-way and a parking garage. The proposed construction is limited to approximately 1.15 acres. The proposed impervious cover is 0.5 acres, the total allowable impervious cover is 3.03 acres.

#### **Variance Request from the Requirement of LDC 25-8-281(C)(1)(a)**

LDC 25-8-281(C)(1)(a) establishes the standard CEF buffer width as 150 feet from the edge of the critical environmental feature. The applicant is requesting a variance:

- To reduce the buffer for canyon rimrock number RR-1 to 50 feet; and
- To reduce the buffer for canyon rimrock number RR-2 to 106 feet.

(Exhibit 5 – Proposed Construction Overall View and Exhibit 7 – CEF Map)

#### **Environmental Criteria Manual (ECM) Requirements for Bluff or Canyon Rimrock Buffer Reduction, Section 1.10.4.A.1**

This section of the ECM establishes the requirement that upgradient slopes do not exceed 15% and the average slope does not exceed 10%, when evaluating a request to reduce the standard 150 feet CEF buffer width. The site characteristics associated with canyon rimrock RR-1 meet the criteria to be eligible for an administrative variance to reduce the CEF buffer to 50 feet.

However, canyon rimrock RR-2 does not meet the criteria due to slopes that are greater than 15% that are located downslope of canyon rimrock RR-1 and upgradient of RR-2. The applicant chose to combine the variance request to reduce the CEF buffer of RR-1 with the Land Use Commission variance request to reduce the CEF buffer of RR-2 rather than request an administrative review. For this reason, the Environmental Commission and the Zoning and Platting Commission are evaluating this combined variance request.

#### **Conditions for Staff Approval**

The applicant will provide “Jersey” barriers in addition to silt fence along the downslope portion of the Limit of Construction. This will offer structural reinforcement to silt fence; silt fence will reduce transport of sediment beyond the Limit of Construction. Also, mulch logs will be placed downslope of the “Jersey” barrier in the area upslope of canyon rimrock RR-1 as an additional measure to capture sediment.

#### **Recommendation**

The Findings of Fact have been met. Staff recommends approval of the variance with the above conditions.



**Watershed Protection Department  
Staff Recommendations Concerning Required Findings  
Water Quality Variances**

<b>Project:</b>	<b>Overlook at Spicewood Springs 4920 Spicewood Springs Rd. - SPC-2015-0317C</b>
<b>Ordinance Standard:</b>	<b>Land Development Code Section 25-8-281(C)(1)(a)</b>
<b>Variance Request:</b>	<b>To reduce the standard 150-foot width Critical Environmental Feature buffers to 50 feet (canyon rimrock RR-1) and 106 feet (canyon rimrock RR-2).</b>

**Justification:**

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

**Yes. There are similarly situated properties on Spicewood Springs Road that have constructed buildings at a distance less than 150 feet from a similar rock outcrop and one recent variance to reduce a Critical Environmental Feature (CEF) buffer for a canyon rimrock. The recent variance was for the Spicewood Office Plaza, Case No. SP-2013-0018C.**

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

**Yes. Other site constraints limit the area suitable for construction to approximately 1 acre out of 24.4 acres. These constraints include: steep slopes, 12 other onsite CEFs, floodplain, Critical Water Quality Zone, Water Quality Transition Zone, building setbacks, location of water quality controls, utility easements and driveway placement to access Spicewood Springs Road. Therefore, the 12,000 square foot office building with associated parking and utilities are proposed in the relatively flat area located immediately upslope of the canyon rimrock CEF RR-1.**

**According to Section 1.10.4.A.1 of the Environmental Criteria Manual (ECM), the site characteristics associated with canyon rimrock RR-1 meet the criteria to be eligible for an administrative variance to reduce the CEF buffer to 50 feet. However, canyon rimrock RR-2 does not meet the criteria due to slopes that are greater than 15% that are located downslope of canyon rimrock RR-1 and upgradient of RR-2.**

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

**Yes. The existing conditions, such as other 14 onsite Critical Environmental Features and steep slopes, constrain site development such that the proposed site design is limited to the area upslope of canyon rimrock CEF RR-1. Approximately 1 acre of the 24.4-acre tract has gentle to moderate slopes where an office building and associated infrastructure may be placed. Adjacent tracts are similarly developed on this ridge and parallel to the north side of Spicewood Springs Road. The variance to reduce the CEF buffers for RR-1 and RR-2 is the minimum change necessary to allow reasonable use of the property.**



- c) Does not create a significant probability of harmful environmental consequences; and

**Yes. The proposed buffers will preserve the native vegetation in the areas upslope of canyon rimrock CEFs RR-1 and RR-2; thus, reducing erosion and preserving the characteristics of the CEFs. Temporary erosion and sedimentation controls will be used to minimize concentrated flows that may occur during construction. Runoff from impervious cover, such as the roof and paved surfaces, will be directed to storm water control measures.**

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes. Protection of canyon rimrock CEFs was initiated with the Comprehensive Watersheds Ordinance (1986) as a means of reducing erosion and preventing transport of sediment into creeks, rivers and lakes. Establishing CEF buffers reduces the potential for erosion and provides a land area where sediment may settle out of runoff. The only runoff that will occur in the area upslope of RR-1 and RR-2 will be rainfall generated within the CEF buffers. Roof and pavement runoff will be directed to stormwater control measures. Existing offsite runoff from pavement will be directed away from RR-1. Therefore, the water quality achievable with the variance is at least equal to the existing conditions.**

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;  
N/A.
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and  
N/A.
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.  
N/A.

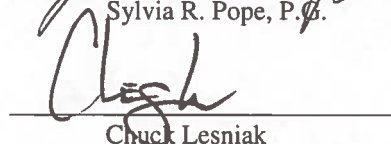
Staff Conditions associated with this Variance. (Please note that these are reflected on the most recent update of the site plan.)

1. Install additional temporary erosion and sedimentation control measures at the upslope perimeter of a 50-foot CEF buffer for canyon rimrock CEF RR-1. These measures include "Jersey" barriers and mulch socks placed downslope of the "Jersey" barriers.

Hydrogeologist Reviewer:

  
Sylvia R. Pope, P.G.

Environmental Officer:

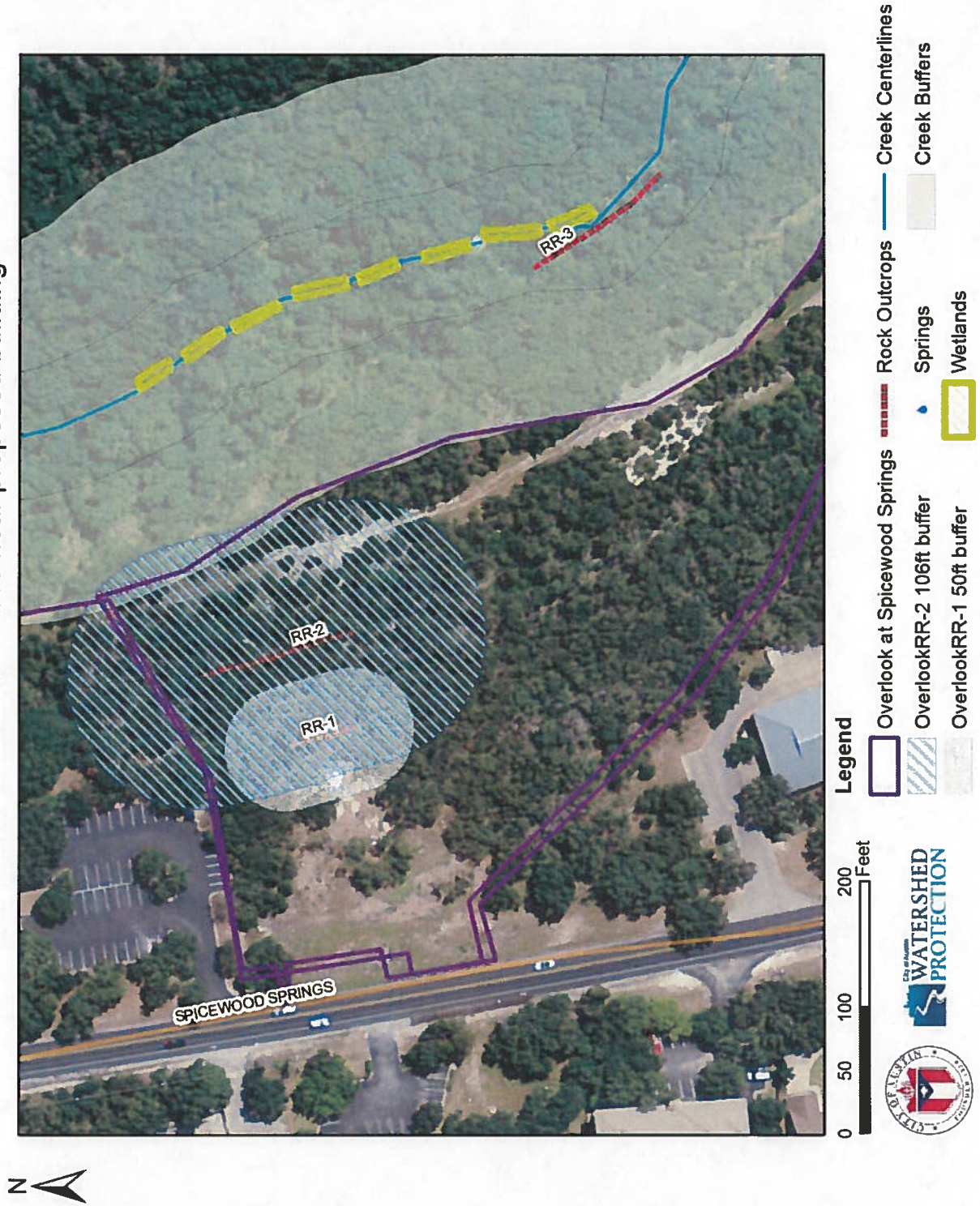
  
Chuck Lesniak

Date: 8/31/2016

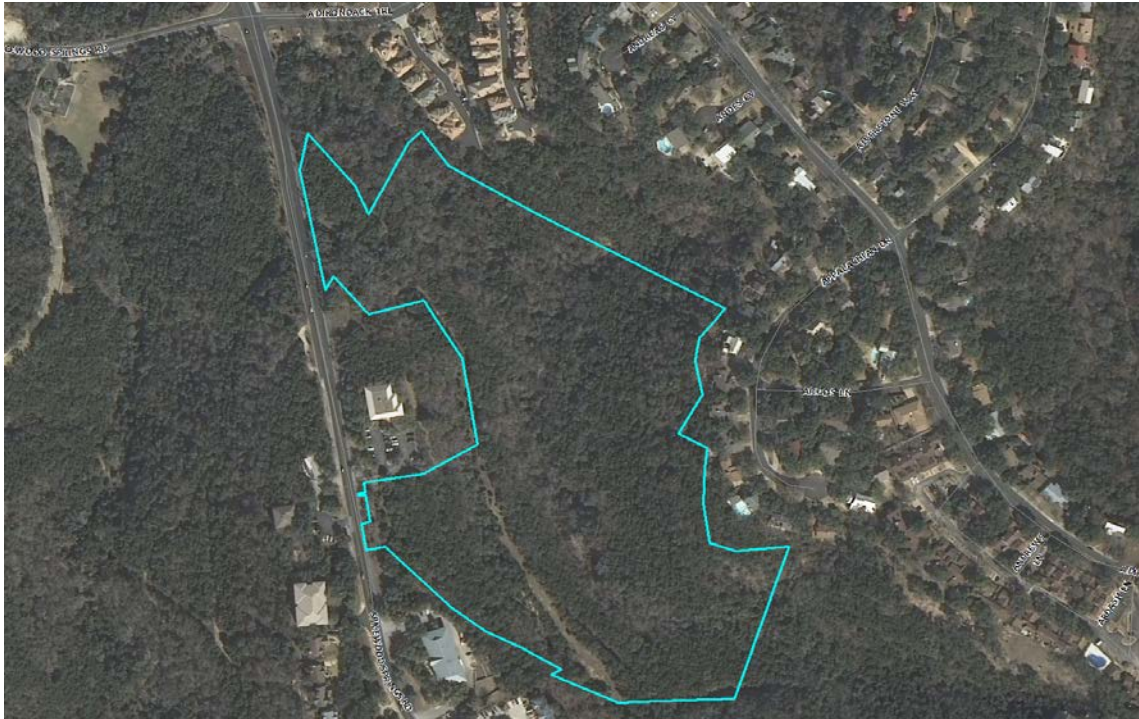
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**Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).**

Overlook at Spicewood Springs, Case No. SPC-2015-0317C  
Critical Environmental Features near proposed building

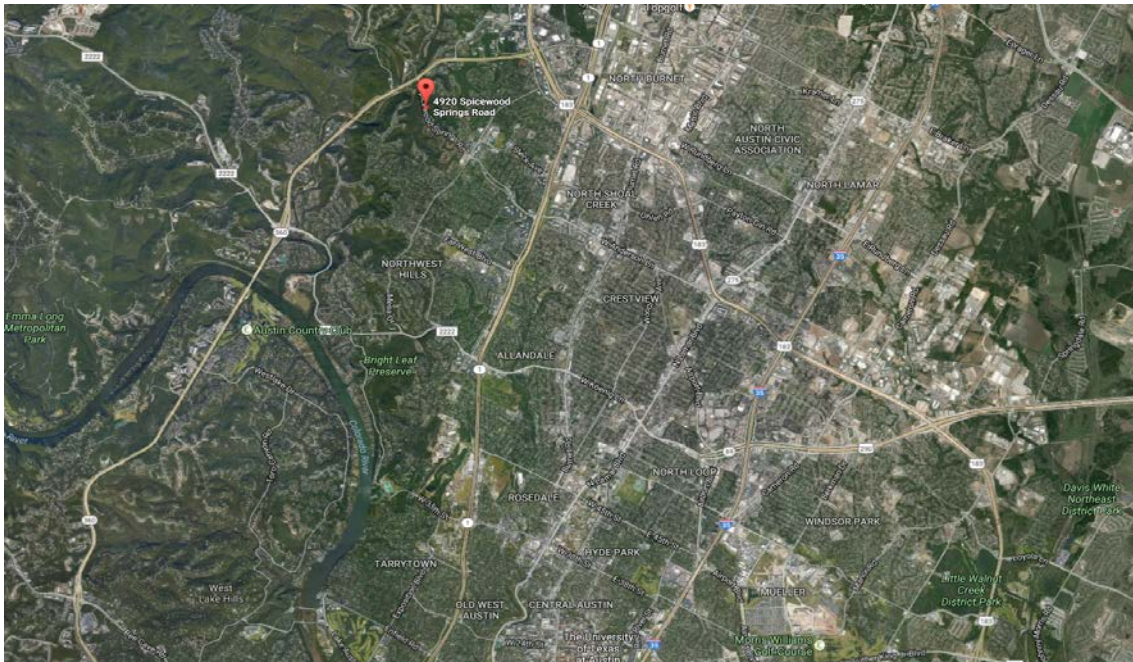




**EXHIBIT 1 - AERIAL PHOTOGRAPHS**

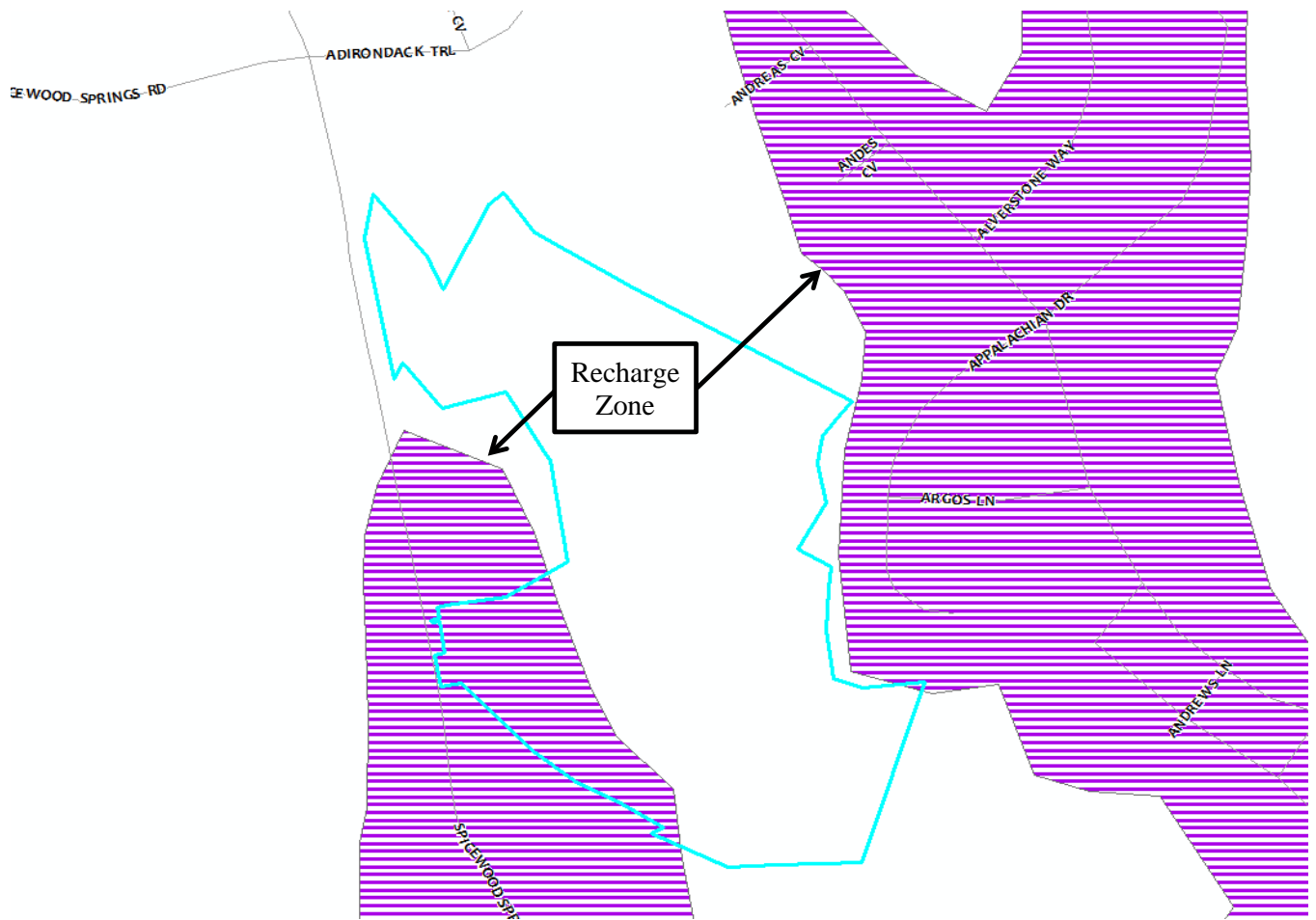
Overlook at Spicewood Springs  
SPC-2015-0317C  
4920 Spicewood Spring Road

↑  
North  
Not to Scale



Vicinity Map

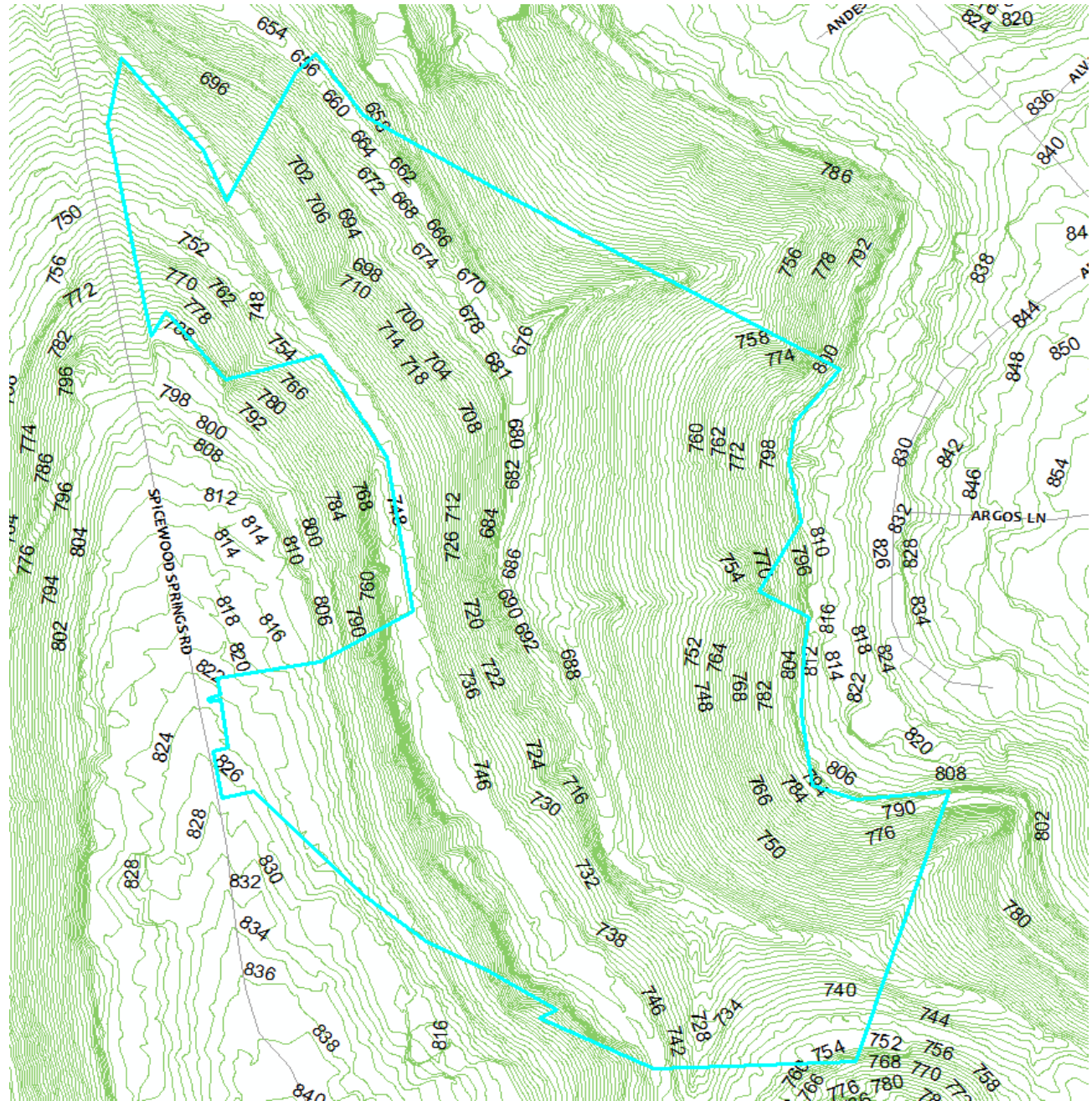
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North  
Not to Scale

**EXHIBIT 2 - EDWARDS AQUIFER RECHARGE ZONE MAP**

Overlook at Spicewood Springs  
SPC-2015-0317C  
4920 Spicewood Spring Road

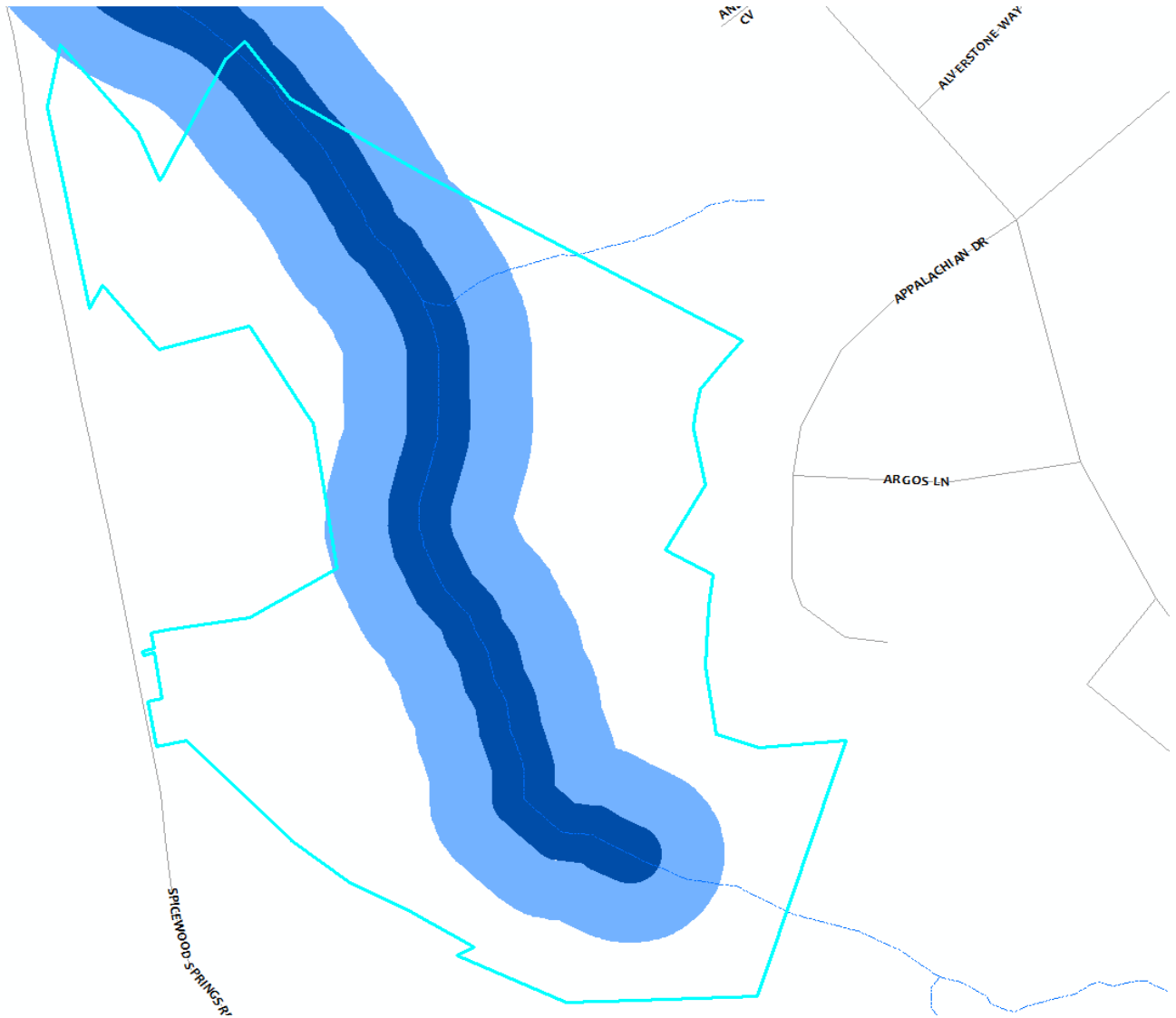
North  
Not to Scale



**EXHIBIT 3 - CONTOUR MAP**

Overlook at Spicewood Springs  
SPC-2015-0317C  
4920 Spicewood Spring Road

↑  
North  
Not to Scale

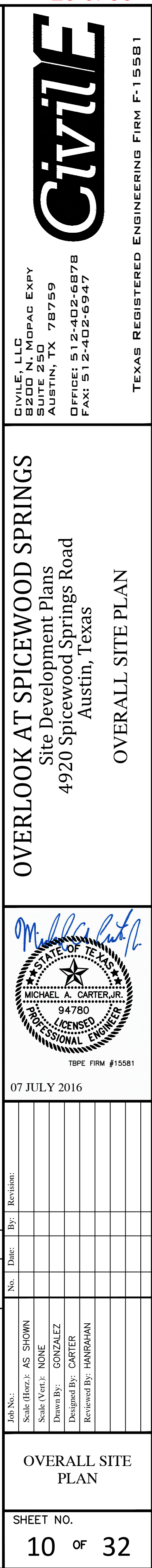
**EXHIBIT 4 - WATERWAY MAP**

Overlook at Spicewood Springs  
SPC-2015-0317C  
4920 Spicewood Spring Road

North  
Not to Scale



2016.08.02 01:26 PM LHanrahan P:\15000s\15002 -OverlookSpicewood\CADD\Civil3D\Sheets\15002\_Overall Site Plan.dwg



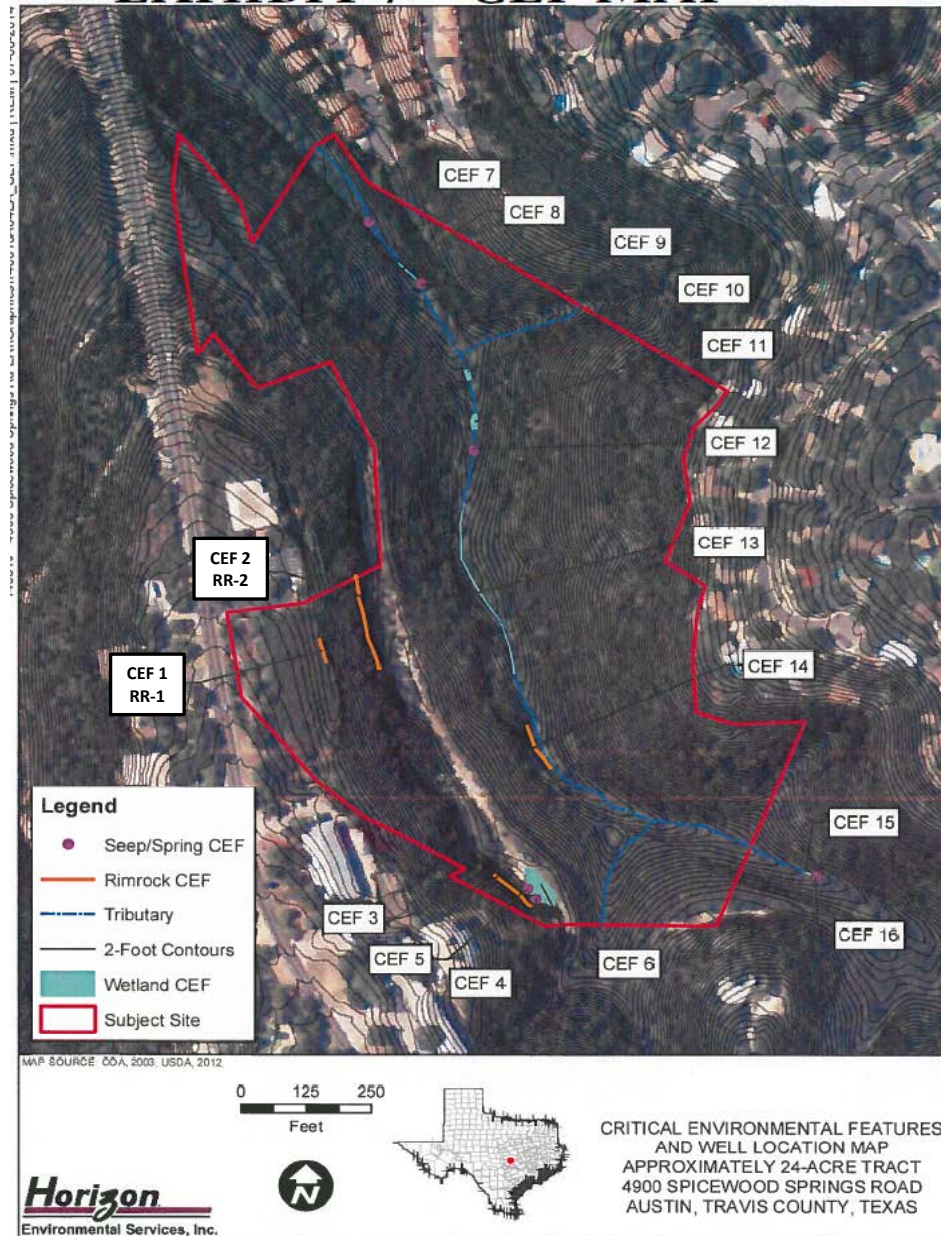


## City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

5	Primary Contact Name:	Shannon Dorsey
6	Phone Number:	512.328.2430
7	Prepared By:	Rachel McCarter
8	Email Address:	rachel_mccarter@horizon-esi.com

[illegible]

## EXHIBIT 7 - CEF Map







**PHOTO 1**  
Typical view of the subject site



**PHOTO 2**  
View of the western portion of the subject site,  
along Spicewood Springs Road



**PHOTO 3**  
View of the on-site tributary of Bull Creek



**PHOTO 4**  
View along Rimrock  
CEF 1 (RR-1)





**PHOTO 5**  
**View along Rimrock**  
**CEF 2 (RR-2)**



**PHOTO 6**  
**View of the start of Rimrock CEF 3**



**PHOTO 7**  
**View of Seep CEF 4**



**PHOTO 8**  
**View of Seep CEF 5**





**PHOTO 9**  
**View of Wetland CEF 6**



**PHOTO 10**  
**View of Seep CEF 7**



**PHOTO 11**  
**View of Wetland CEF 8**



**PHOTO 12**  
**View of one discharge point at Spring CEF 9**





**PHOTO 13**  
**View of Wetland CEF 10**



**PHOTO 14**  
**View of Seep CEF 12**



**PHOTO 15**  
**View of Wetland CEF 13**



**PHOTO 16**  
**View of lower Rimrock CEF 14**





**PHOTO 17**

View of upper Rimrock CEF 14 (discharge feature located in upper left corner of photo)



**PHOTO 18**

View of discharge feature located in Rimrock CEF 14



**PHOTO 19**

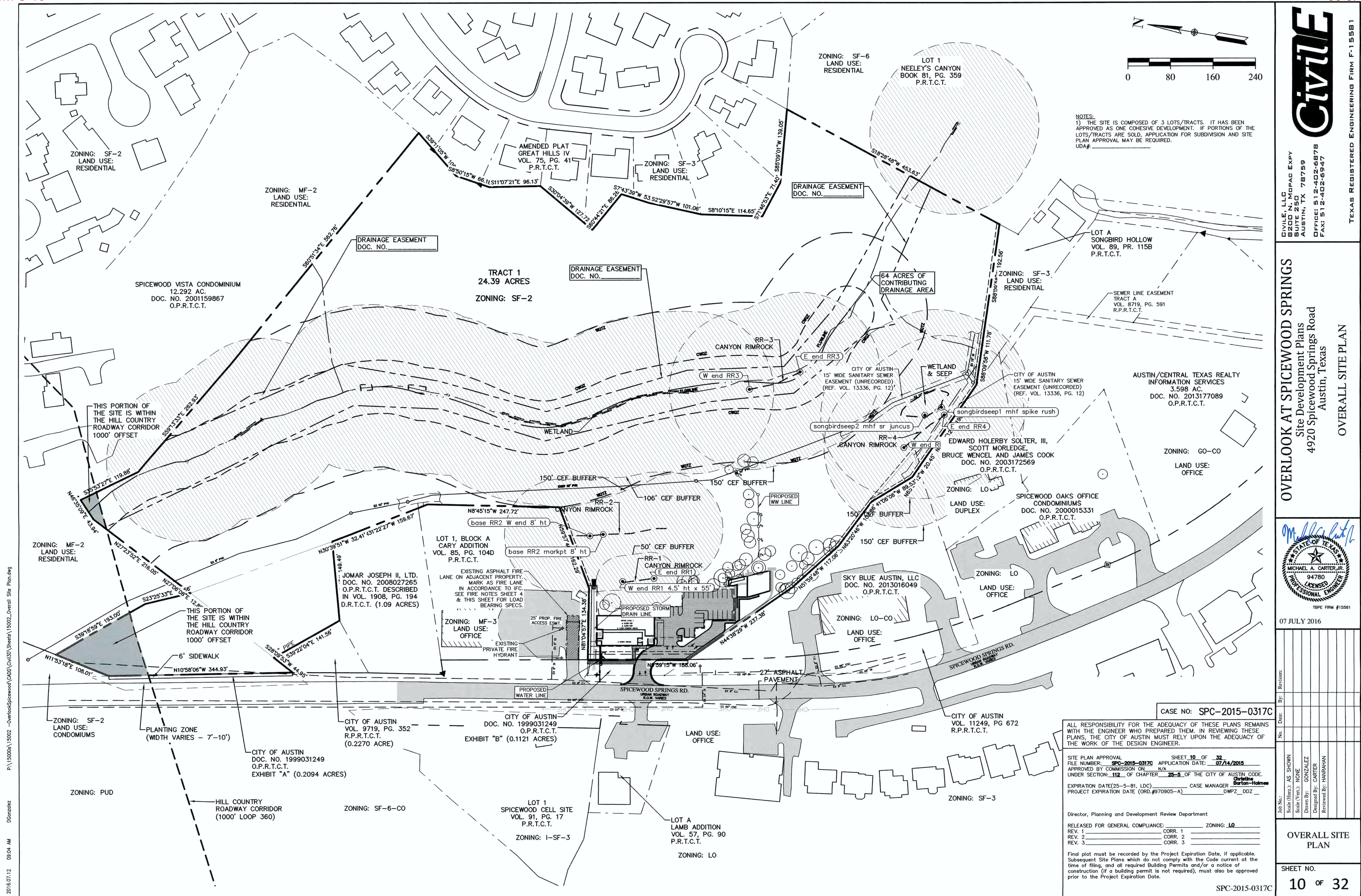
View of Wetland CEF 15



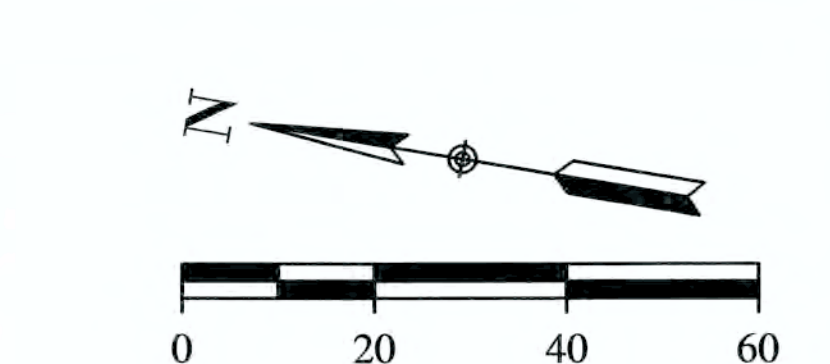
**PHOTO 20**

View of Spring CEF 16









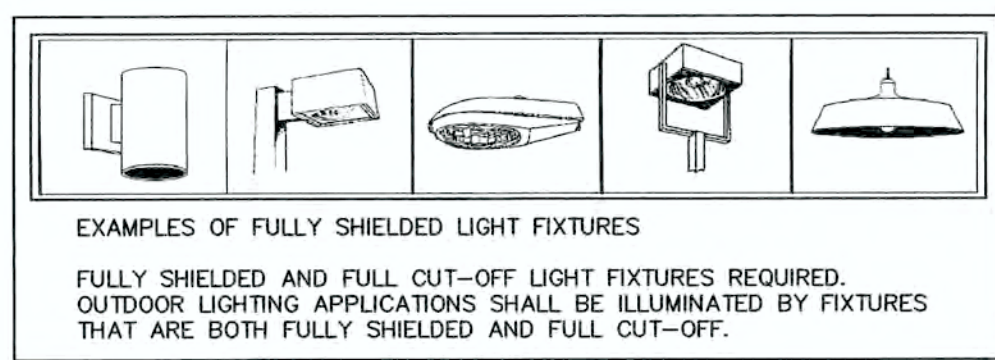
POINT TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1000	10111144.35	3106366.99	SIDEWALK
1001	10111145.30	3106372.92	SIDEWALK
1005	10111062.75	3106387.49	SIDEWALK
1006	10111056.84	3106388.56	SIDEWALK
1007	10111023.59	3106388.29	SIDEWALK
1008	10111018.09	3106395.36	SIDEWALK
1012	10111133.61	3106403.41	BUILDING
1013	10111143.51	3106459.54	BUILDING
1014	1010994.43	3106536.58	BUILDING
1015	1010941.85	3106485.94	BUILDING
1016	1010956.80	3106467.04	BUILDING
1017	1010953.85	3106450.30	BUILDING
1018	10111036.15	3106478.45	BUILDING
1019	10111026.27	3106422.31	BUILDING
1020	10111076.57	3106338.75	PAVEMENT PC
1021	10111055.58	3106367.17	PAVEMENT PT
1023	10111055.89	3106382.59	SIDEWALK
1024	10111043.56	3106409.26	FACE OF CURB PT
1027	10111028.61	3106435.60	END CURB
1028	10110989.69	3106451.02	END CURB
1029	10110984.28	3106438.77	FACE OF CURB PC
1031	10110979.32	3106449.80	FACE OF CURB
1032	10110977.59	3106439.95	FACE OF CURB
1034	10110986.51	3106434.61	FACE OF CURB PCC
1035	10110970.33	3106431.53	FACE OF CURB PT
1036	10110954.31	3106447.35	FACE OF CURB
1037	10110933.13	3106468.27	FACE OF CURB PC
1038	10110979.63	3106464.03	FACE OF CURB PT
1039	10110997.10	3106351.53	PAVEMENT PC
1040	10111025.94	3106371.83	PAVEMENT PT
1041	10111026.04	3106372.39	PAVEMENT PC
1042	10110963.24	3106410.39	BEGIN CURB
1044	10110963.21	3106410.42	FACE OF WALL
1045	10110905.28	3106467.65	FACE OF WALL
1046	10110902.46	3106476.50	FACE OF WALL
1047	10110877.68	3106497.22	FACE OF WALL
1048	10110885.82	3106489.71	FACE OF WALL
1049	10110830.03	3106561.07	FACE OF WALL
1050	10110836.79	3106599.52	FACE OF WALL
1051	10110911.44	3106567.84	FACE OF WALL

**NOTES:**

- 1) SITE PLAN COMPONENTS, ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. THE CITY, LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.
- 2) STRUCTURAL COMPONENTS, ALL STRUCTURAL DESIGN IN THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER.
- 3) ALL FINAL STRUCTURAL DETAILS (INCLUDING FRENCH DRAINS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN SPECIFICATIONS.
- 4) RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W. REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.

**SITE PLAN NOTES:**

- 1) ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [SECTION 25-2-1064]
- 2) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM THE PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE [SECTION 25-2-1067]
- 3) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASSES AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
- 4) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO THAT AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
- 5) ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- 6) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- 7) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- 8) ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)
- 9) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- 10) WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 11) ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- 12) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- 13) FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- 14) FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- 15) CITY GARBAGE PICKUP IS NOT PROVIDED. PRIVATE CONTRACT REQUIRED.
- 16) A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED FOR ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERE TO.
- 17) ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SET-BACKS MUST COMPLY WITH THE CITY OF AUSTIN PLANNING COMMISSION AND THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
18. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
19. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW TO THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.



PROPOSED USE: ADMINISTRATIVE AND BUSINESS OFFICES  
PROFESSIONAL OFFICE.

## Parking

Development Type =	<u>Limited Office</u>	
Gross Square Footage =	12,000	gsf
Maximum Parking Ratio =	1:275	sf
Required Parking =	<u>44</u>	spaces

Parking Provided:

Surface	<u>23</u>	spaces
Garage	<u>31</u>	spaces
TOTAL	<u>54</u>	spaces

Parking Type:

Regular	<u>51</u>	spaces
Compact	<u>0</u>	spaces
Accessible	<u>3</u>	spaces
Parallel	<u>0</u>	spaces
Bicycle	<u>10</u>	spaces

Zoning				
Zoning Type =	<u>Limited Office (LO)*</u>			
Gross Site Area =	<u>24.39</u>	Acres		
Maximum Impervious Cover (per Zoning) =	<u>17.07</u>	Acres	<u>70 %</u>	<u>743,700</u> sf
Proposed Impervious Cover =	<u>0.50</u>	Acres	<u>2 %</u>	<u>21,854</u> sf
Maximum Building Coverage =	<u>12.20</u>	Acres	<u>50 %</u>	<u>531,214</u> sf
Proposed Building Coverage =	<u>0.143</u>	Acres	<u>0.6 %</u>	<u>6,214</u> sf
Maximum F.A.R. =	<u>0.70:1</u>			
Proposed F.A.R. =	<u>0.006:1</u>			
Maximum Height =	<u>FRONT: 28.5</u>	ft	<u>REAR: 38.5</u>	ft
Proposed Height =	<u>24</u>	ft	<u>SEE BUILDING</u>	

\* - Per City of Austin Zoning Case C14-2014-0178, 4.283 acres of the subject site is zoned LO-CO. The remainder of the 24.39 acre tract is zoned SF-2.

APPENDIX Q-1		
Net Site Area		
Total Gross Site Area =	<u>24.39</u>	Acres
<u>Site Deductions:</u>		
Critical Water Quality Zone (CWQZ)=	<u>3.55</u>	Acres
Water Quality Transition Zone (WQTZ)=	<u>7.13</u>	Acres
Wastewater Irrigation Areas =	<u>0.0</u>	Acres
Deductions subtotal =	<u>10.68</u>	Acres
Upland area (Gross Area minus total deductions) =	<u>13.71</u>	Acres
<u>Net Site Area Calculation:</u>		
Area of Uplands with Slopes 0–15% $2.597 \times 100\%$ =	<u>2.597</u>	Acres
Area of Uplands with Slopes 15–25% $2.705 \times 40\%$ =	<u>1.082</u>	Acres
Area of Uplands with Slopes 25–35% $3.434 \times 20\%$ =	<u>0.687</u>	Acres
Net Site Area (subtotal) =	<u>4.366</u>	Acres

NOTE: NO EXISTING  
BUILDINGS ARE WITHIN 50  
FEET OF THIS SITE

APPENDIX Q-2  
Impervious Cover

Allowable Impervious Cover

Impervious Cover Allowed at	<u>18</u> % x WQTZ =	<u>1.28</u>	Acres
Impervious cover allowed at	<u>40</u> x NSA =	<u>1.75</u>	Acres
Deductions for perimeter roadway =		<u>N/A</u>	Acres
Total Impervious Cover		<u>3.03</u>	Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
Total acreage 15-25% = 1.082 Acres X 10% = 0.108 Acres

PROPOSED TOTAL IMPERVIOUS COVER

Impervious Cover in WQTZ = 0 Acres = 0 %

Impervious Cover in Uplands Zone = 0.50 Acres = 7.10 %

Total proposed impervious cover = 0.50 Acres

### PROPOSED IMPERVIOUS COVER ON SLOPES

IMPERVIOUS COVER				
SLOPE CATEGORIES	ACRES	BUILDING /& OTHER IMPERVIOUS COVER – AC.	BUILDING/OTHER IMPERVIOUS COVER – % OF CATEGORY	DRIVEWAYS ROADWAYS AC.
0–15%	2.597	0.331	12.75%	0.110
15–25%	2.705	0.061	2.26%	0.000
25–35%	3.434	0.000	0.00%	0.000
OVER 35%	4.989	0.000	0.00%	0.000
TOTAL NET SITE AREA	13.730			

SUBCHAPTER E SECTION 2.3.2.B.2: CONNECTIVITY IMPROVEMENTS

1) UNDERGROUND PARKING (AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE).

2) PROVIDE SECURE INDOOR BICYCLE STORAGE IN BUILDING OR PARKING STRUCTURE

### SECTION 2.7.3: AMENITY

1) NATURAL UNDEVELOPED COMMON OPEN SPACE OF 3.329 ACRES. REFER TO SHEET 07

CASE NO: SPC-2015-0317C

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE PLAN APPROVAL SHEET 11 OF 32  
FILE NUMBER: SFC-2015-0317C APPLICATION DATE: 07/14/2015  
APPROVED BY COMMISSION ON N/A  
UNDER SECTION: 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE(25-5-81, LDC)\_\_\_\_\_ CASE MANAGER Barton-Holmes  
PROJECT EXPIRATION DATE (ORD.#970905-A)\_\_\_\_\_ DWPZ\_DDZ \_

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: LO

REV. 1 \_\_\_\_\_ CORR. 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORR. 2 \_\_\_\_\_

REV. 3 \_\_\_\_\_ CORR. 3 \_\_\_\_\_

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SPC-2015-0317C

## OVERLOOK AT SPICEWOOD SPRINGS

Site Development Plans  
4920 Spicewood Springs Road  
Austin, Texas

## SITE DIMENSIONAL CONTROL PLAN



07 JULY 2016

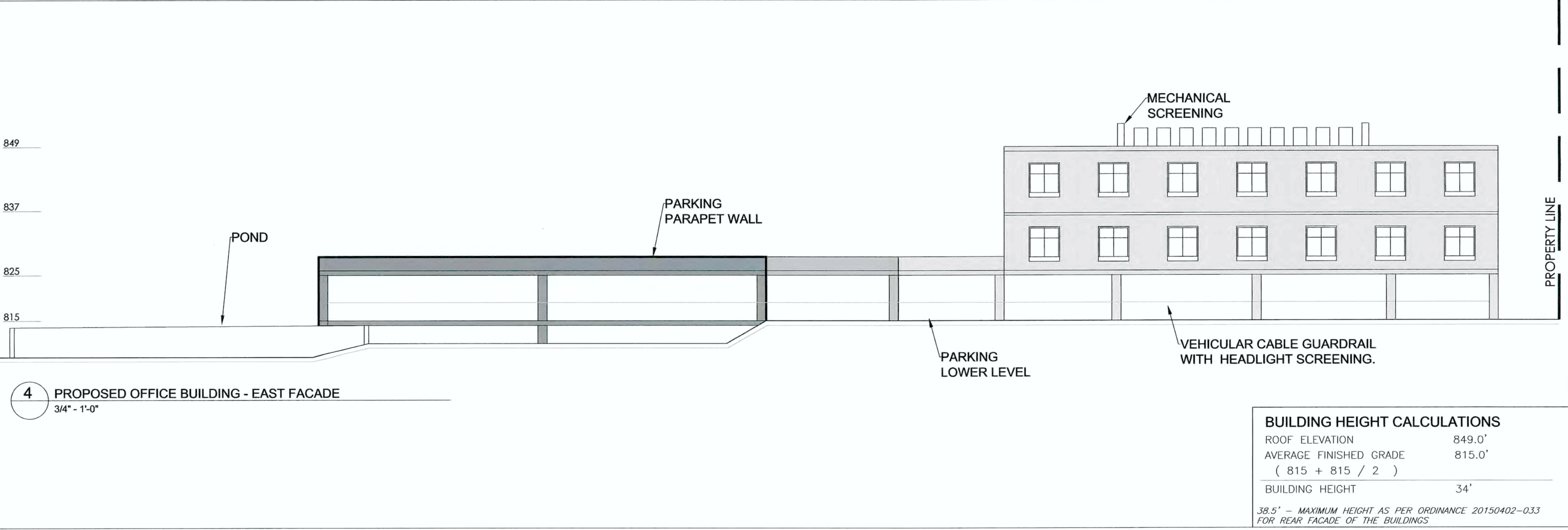
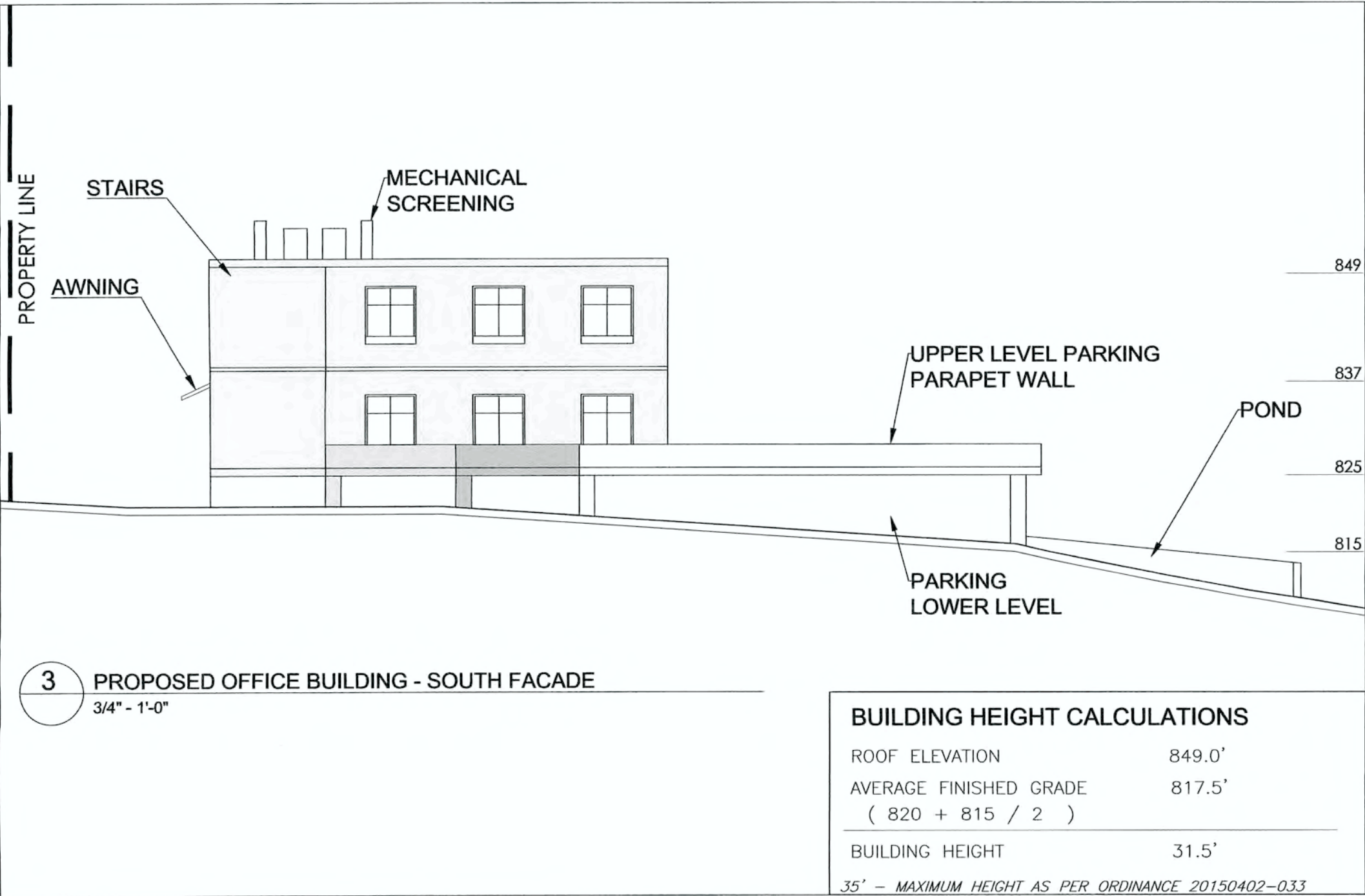
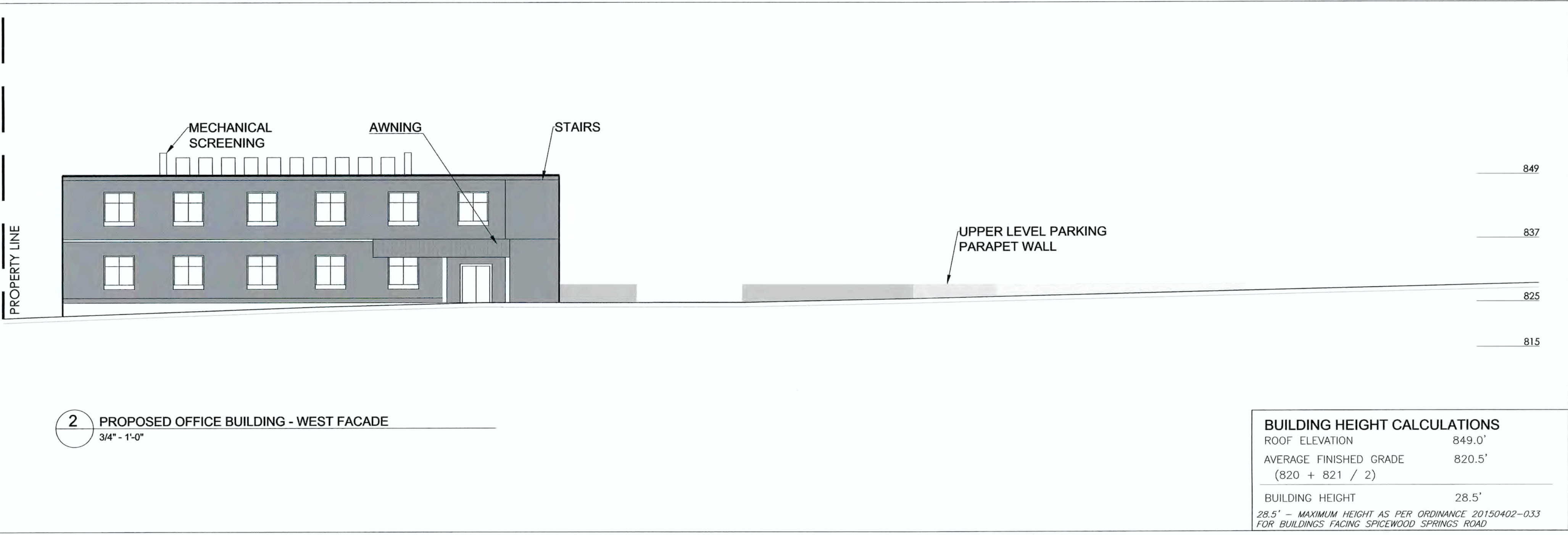
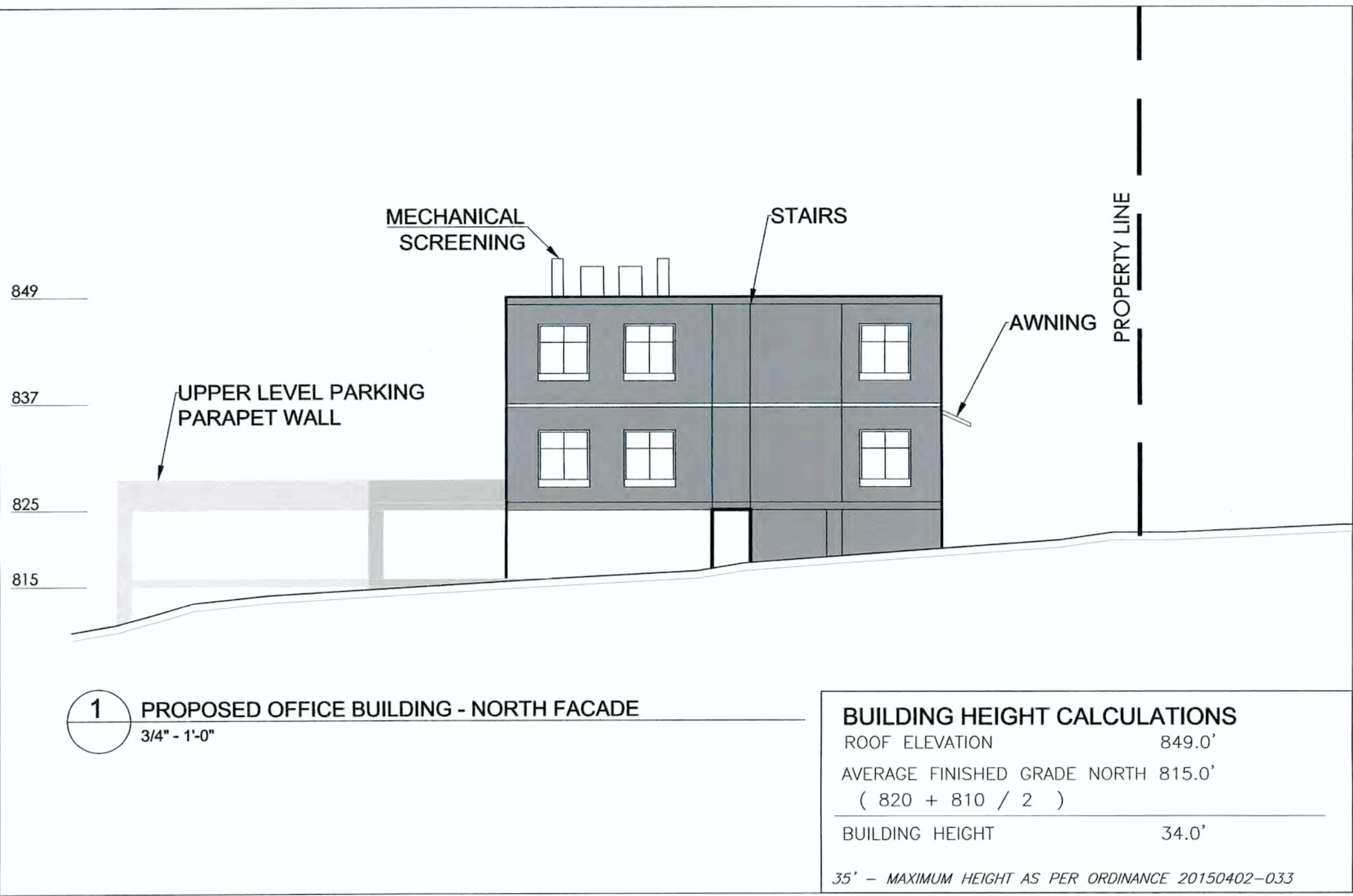
Job No.:	No.	Date:	By:	Revision:
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# SITE DIMENSIONAL CONTROL PLAN

SHEET NO.  
11 OF 32

TEXAS REGISTERED ENGINEERING FIRM F-15581



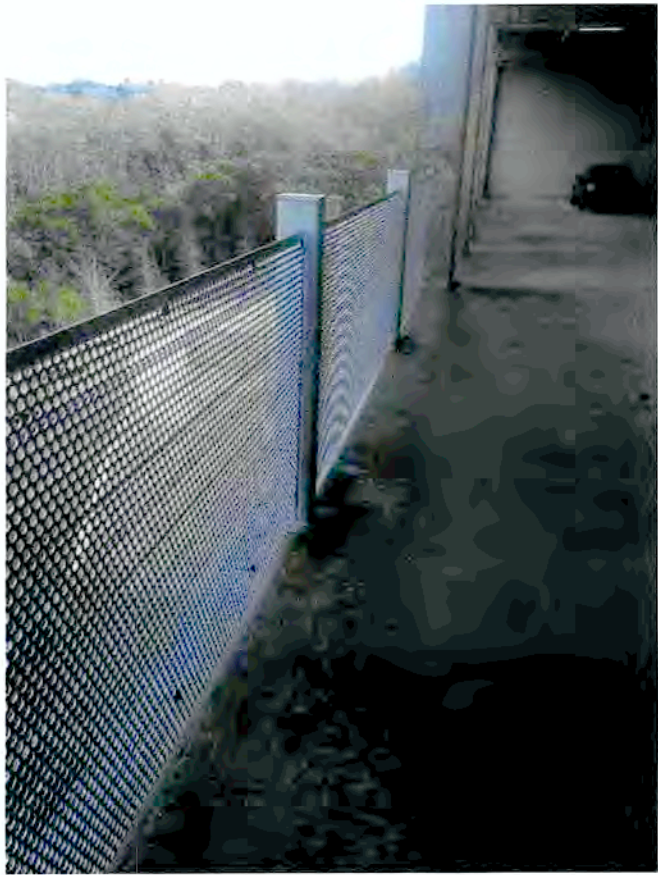
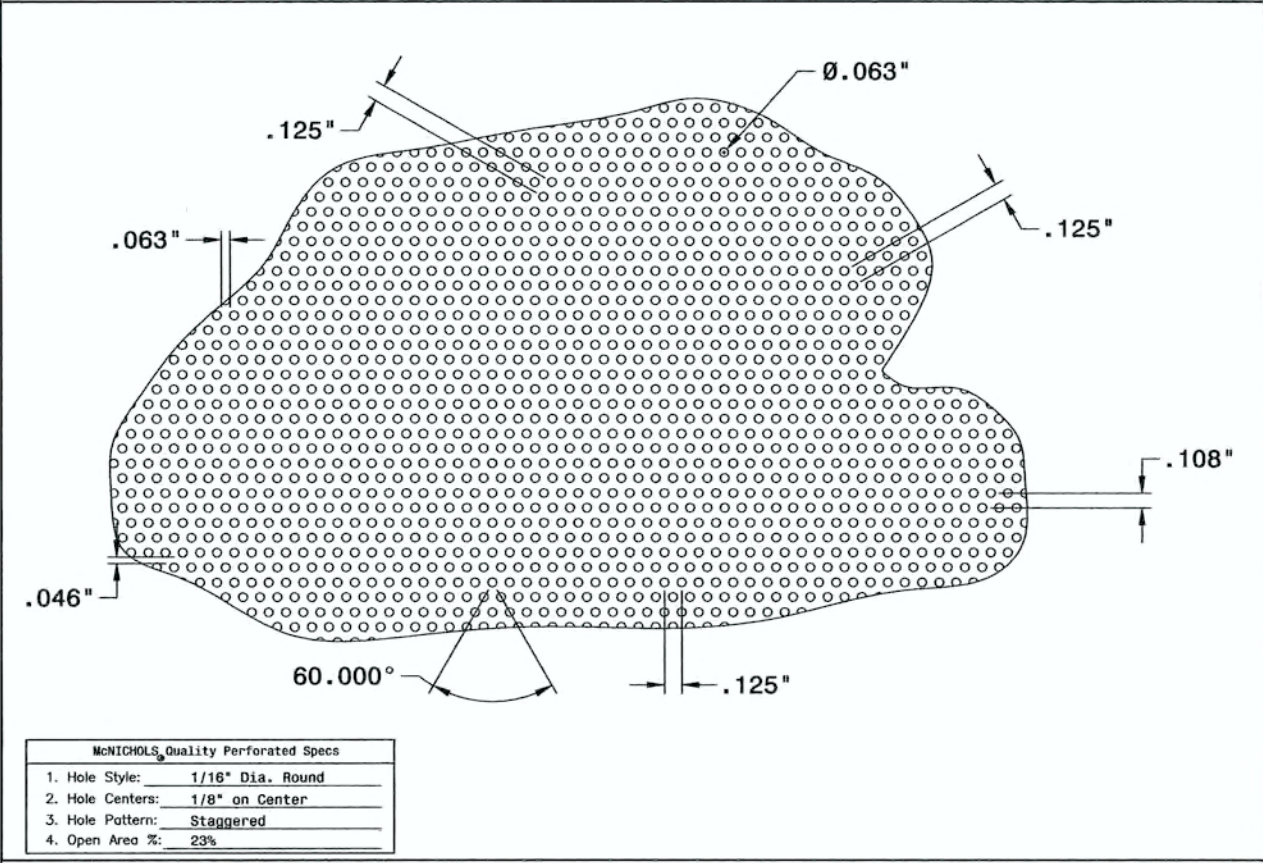


ELEVATION NOTES

1. BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT POSSIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT.
2. BUILDINGS ARE FOR DESIGN INTENT ONLY. WINDOWS, DOORS, AND EXTERIOR MATERIALS ARE TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
3. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
4. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.



HEADLIGHT SCREEN DETAIL



THIS SEAL CERTIFIES THAT THE PLAN MEETS THE REQUIREMENTS OF CHAPTER 25-2 ARTICLE 9 OF THE CDA LAND DEVELOPMENT CODE.

**SITE PLAN RELEASE** SHEET \_\_\_\_ OF \_\_\_\_

FILE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

CASE MANAGER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_

APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_

APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

UNDER SECTION \_\_\_\_\_ OF CHAPTER \_\_\_\_\_ OF THE CDA CODE.

DIRECTOR, DEPT. OF PLANNING AND DEVELOPMENT

DATE OF RELEASE: \_\_\_\_\_ ZONING: \_\_\_\_\_

REV. 1 \_\_\_\_\_ COR. 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ COR. 2 \_\_\_\_\_

REV. 3 \_\_\_\_\_ COR. 3 \_\_\_\_\_

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATION SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SP-2015-0317C



LEE  
AND ASSOCIATES

8127 MESA DRIVE  
B206-350  
AUSTIN, TEXAS 78759  
(512) 345-8477  
(888) 632-0375 FAX

Revision Block	Comments	
	No.	Date

DATE	7-11-2016
PROJ. NO.	1374
FILE NAME	1374 OCP 7
XREF	
XREF	

OVERLOOK AT SPICEWOOD SPRINGS  
4920 SPICEWOOD SPRINGS ROAD, AUSTIN, TEXAS  
PROPOSED BUILDING SECTIONS



Date: October 2, 2016

City of Austin Zoning and Platting Commission  
Christine Barton-Holmes  
P.O. Box 1088  
Austin, TX 78767-8810

RE: Case Number: SPC-2015-0317C

To Whom It May Concern:

I am writing to you today on behalf of the Neely's Canyon Condominium Board of Directors to express our objection to the approval of the siteplan request by Civile, LLC for the property located at 4920 Spicewood Springs Road named Overlook at Spicewood Springs. This siteplan request proposes the construction of an office building with associated improvements on approximately 1.1 acres. We object to this change because:

Spicewood Springs Road is already heavily congested and this project will exacerbate the congestion particularly during the morning and evening rush periods. There is currently a new office building in the same area on Spicewood Springs Road and the traffic congestion increased significantly when that building opened. There has also been a noticeable increase in traffic cutting through our complex, transiting between Steck Ave. and Spicewood Springs Road, to bypass the traffic on Spicewood Springs Road. The increased traffic also introduces an elevated level of noise pollution.

We understood that this area was to be a residential area of Austin and this was one of the considerations that influenced our decisions to purchase in Neely's Canyon. We like the quiet and peaceful environment of Neely's Canyon condominiums. The construction of this building will continue the change of this area to commercial use and that will reduce the neighborhood property values.

The continued commercial development in the area will negatively impact the wildlife that thrives in the canyon and surrounding area. We are continuing to displace the animals from their natural habitats and forcing them further into the residential areas where they destroy plants in order to survive.

To recap, we object to this construction due to increased traffic in a congested area, increased noise pollution, displacement of wildlife and negative impact on neighborhood property values. Therefore, we urge you to reject this Siteplan Conditional Use Permit request.

Sincerely,

Michael VanSickle  
President Neely's Canyon Condominiums HOA

Cc: Sheri Gallo, District 10 Council Member

**PUBLIC HEARING INFORMATION**

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**Case Number: SPC-2015-0317C**

**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Stephen Martin

Your Name (please print)

☐ I am in favor  
☒ I object

8504 Adirondack Cove 78759

Your address(es) affected by this application

[Signature]

Signature

9/21/16

Date

Daytime Telephone: 512-284-2142

Comments: There is too much traffic already on SpiceWood springs road in the area for any new construction. The hill coming down SpiceWood Springs is very steep and more traffic entering from a new office would be very dangerous. My family & I often enter SpiceWood Springs from Adirondack Trail - I don't want additional risks for accidents added to my neighborhood.

If you use this form to comment, it may be returned to:

Thanks.

City of Austin

Development Services Department - 4<sup>th</sup> floor

**Christine Barton-Holmes**

P. O. Box 1088

Austin, TX 78767-8810

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**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

RHONDA BLY

Your Name (please print)

☐ I am in favor  
☒ I object

8450 ANTERO DR

Your address(es) affected by this application

Rhonda Bly

Signature

9/15/16

Date

Daytime Telephone: 512-992-4781

Comments: I OBJECT TO THE UTILIZATION  
OF A PROTECTED GREEN SPACE.  
IN ADDITION, CREATING DENSITY  
IN A RESIDENTIAL AREA ~~AREA~~  
WHERE THE INFRASTRUCTURE  
WAS NEVER PLANNED TO  
HANDLE THE DENSITY.

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City of Austin

Development Services Department – 4<sup>th</sup> floor

**Christine Barton-Holmes**

P. O. Box 1088

Austin, TX 78767-8810



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**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Barbara F. Anderson

Your Name (please print)

☐ I am in favor  
☒ I object

8451 Antero Drive 78759

Your address(es) affected by this application

Barbara F. Anderson

Signature

Date

Daytime Telephone: 512-346-6584 512-925-0546

Comments: I have understood from talking to people associated with the City of Austin that the property in question is part of the Balcones Nature Preserve and not to be developed. With the proposed development, we will lose over 1000 sq. ft. of wildlife such as deer and coyotes which are too numerous for the area.

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**Christine Barton-Holmes**

P. O. Box 1088

Austin, TX 78767-8810

We need the trees and green space

Please don't let this land go to another development!!

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**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

GREGORY G. FOSS

Your Name (please print)

☐ I am in favor  
☒ I object

8200 NEELY DR #250 AUSTIN TX 78759

Your address(es) affected by this application

[Signature]

Signature

9-18-2016

Date

Daytime Telephone: 412 779 8804

Comments: I object to the 'overlook  
at Spicewood Springs' project  
because 1) already way too  
much traffic on Spicewood Spry  
Road. If those lots need  
to be developed it should be with  
single-family houses 2) Austin is  
gradually losing its wider open,  
beautiful hill country & the  
trend should be to preserve  
our natural

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Development Services Department - 4<sup>th</sup> floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

environment  
and maintain  
home for the  
indigenous  
wildlife &  
plants.



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**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Daphne M Mc MURRER

Your Name (please print)

☐ I am in favor  
☒ I object

8448 ANTERO DR. AUSTIN TX 78759

Your address(es) affected by this application

Christine Mc Murree

Signature

9/17/16  
Date

Daytime Telephone: 512-343-1364

Comments:

The traffic during  
business hours are horrific.  
Come & take a picture!!!

This is a quiet, residential  
neighborhood with schools  
near Spicewood Springs,  
why ruin it!!!

If you use this form to comment, it may be returned to:

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**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Micki J. Stovall

Your Name (please print)

8200 Neely Dr #136

Your address(es) affected by this application

Micki Stovall

Signature

9/16/16

Date

Daytime Telephone: 512-342-7013

Comments: Both sides of this tract are practically all residential. It should be kept this way.  
2) Greenwood Springs 2 homes cannot handle increased business traffic this site will bring. Noise levels will be very high  
3) During construction noise levels will be extremely high due to jackhammers, backhoes & ditch digging. Residents in 8200 Neely, including myself cannot allow this. I have serious sleep problems.  
4) The disruption to DEER who live in the canyon & rely on its clean water to drink, will be adversely affected. The serenity of my home & resale value will be affected as well.  
MS

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**Christine Barton-Holmes**

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object



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**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Helen LaFlare (#2111)

Your Name (please print)

☐ I am in favor  
☒ I object

5217 Old Spicewood Springs Rd.

Your address(es) affected by this application

Helen LaFlare

Signature

9/13/16

Date

Daytime Telephone: 512-217-2268

Comments:

DO NOT ADD MORE TRAFFIC!  
No new development should be  
allowed on this lower end of Spicewood  
Springs Rd. until after a full traffic study  
has been done and resulting, needed  
road improvements have been made.  
Traffic is already extremely heavy  
and frequently backs up at 360. The  
uncontrolled crossing at Old Spicewood  
Springs/Adirondack IV is already difficult  
and precarious to navigate for  
left turns.

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Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

Put a traffic  
counter on Old Sp. Spgs.  
for starters! Need a control.  
Widen Sp. Spgs all the way.



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**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Nancy L'Amie

Your Name (please print)

☐ I am in favor  
☒ I object

8452 Antero Drive 78759

Your address(es) affected by this application

Nancy L'Amie

Signature

9-13-16  
Date

Daytime Telephone: 512-924-3800

Comments: I bought my home in this area because of the quiet neighborhood. I do not want noise from more traffic or construction to ruin my serene patio. We already have one hulking building to look out on in that area. I do not wish to look out on any more.

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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**Case Number: SPC-2015-0317C**

**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Neil Sapper

Your Name (please print)

☐ I am in favor  
☒ I object

5217 Old Spicewood Springs Road

Your address (not affected by this application)  
Apt. 1021 - Austin, TX 78731

NE Sapper

Signature

09/13/2016  
Date

Daytime Telephone: 737-300-2121

Comments:

Are you kidding me? Traffic on Spicewood Springs Road especially the segment from Mesa Drive and Loop 360 is M-I-D-E-O-U-S. And the City of Austin asks me if I object? Why not ask me if I want a daily dose of cyanide to start the day. A better response than "I object" would be Hades, No!

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department - 4<sup>th</sup> floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

Another word belongs here (4 letters, begins with capital H)



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**Case Number: SPC-2015-0317C**

**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

INGRID K. HANSEN

Your Name (please print)

☐ I am in favor  
☒ I object

5217 OLD SPICEWOOD SPRGS. RD.

Your address(es) affected by this application

Ingrid K. Hansen  
Signature

09-14-16  
Date

Daytime Telephone: 512-442-4221

Comments: The map appears to show the tract encroaching onto Spicewood Springs Road. IF the proposed development has entrance and/or exit onto Spicewood Springs Rd., then a very dangerous situation will exist. The part of Spicewood Springs Rd. adjacent to the development is steep with limited sight lines. It is a heavily trafficked area every day during morning and evening rush hours. Entry to or exit from the development onto Spicewood Spring Road will create a very hazardous condition. - Do not allow it or the

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Development Services Department - 4<sup>th</sup> floor

**Christine Barton-Holmes**

P. O. Box 1088

Austin, TX 78767-8810

blood will be on your hands.



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**Case Number: SPC-2015-0317C**

**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Deborah S. Cartwright

Your Name (please print)

8200 Neely Dr. #216

Your address(es) affected by this application

Deborah S. Cartwright

Signature

☐ I am in favor  
☒ I object

09/14/16  
Date

Daytime Telephone: 512-789-8012

Comments: This development has two negative aspects: ① increasing traffic on Spicewood Springs to an intolerable level; and ② destroying the natural area in the canyon to the detriment of the environment, view, and hiking. This urbanization of a wildlife area

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*is not needed and should be rejected.*

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**Case Number: SPC-2015-0317C**

**Contact: Christine Barton-Holmes, 512-974-2788**

**Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Sep 20, 2016**

Olga Wartenberg-Chiang & Karen Chiang  
Your Name (please print)

☐ I am in favor  
☒ I object

8405 Applecreek Dr, Austin 78759

Your address(es) affected by this application

Olga Wartenberg-Chiang Karen Chiang 9/13/16  
Signature Date

Daytime Telephone: 512 475 8869

Comments:

- Increased Impervious Cover Edwards Aquifer Recharge Zone  
- Negative Traffic Impact on 2 lane congested Road

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Development Services Department – 4<sup>th</sup> floor

**Christine Barton-Holmes**

P. O. Box 1088

Austin, TX 78767-8810



-----Original Message-----

From: Jay Sands

Sent: Tuesday, September 13, 2016 12:15 PM

To: Barton-Holmes, Christine

Subject: Case number SPC-2015-0317C

Re: The Overlook

Christine, please include this email with the file for ZAP

I live across the canyon from the proposed Overlook project. While the neighbors were reasonably successful in achieving a reduction in the size of the proposed project (despite the project manager attempting twice to obtain approval of a significantly larger building through City Council), there are still remaining concerns.

-There is a proposed water quality pond that potentially opens the view of the parking lot to those living across the canyon, and

-It is not yet clear as to what level of screening will be required for the parking garage.

Both issues are critical to those of us living both in and across the canyon. I've attached below the nighttime view of the Austin Board of Realtors building, which sits a few parcels from the proposed site. This is what all of us have to look at every night, all night. I had previously discussed with Zoning staff the incompatibility of this building and its light pollution on the neighboring residences; I was told that they are within code. Clearly "code" is insufficient, and while the applicant will tell you how far away we are from the property, given the slope and depth of the canyon, you can see the clarity of the view.

I am requesting that ZAP confirm both that the water quality pond does not open up the view of the parking lot to the homes across the canyon, and that screening of the garage is sufficient to ensure that light is not visible to neighboring residences.

Thank you.

Sincerely,

Jay Sands







**ORDINANCE NO. 20150402-033**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4920 SPICEWOOD SPRINGS ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2014-0178, on file at the Planning and Development Review Department, as follows:

4.283 acre tract of land, more or less, out of the James Mitchell Survey No. 17, Abstract No. 521 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4920 Spicewood Springs Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 500 trips per day.
- B. The front façade of a building or structure on the Property facing Spicewood Springs Road shall be limited to 28.5 feet above natural grade. The rear façade of a building or structure on the Property shall be limited to 38.5 feet above natural grade. Notwithstanding the above height limitation, the height, as defined by City Code, of a building or structure on the Property may not exceed 35 feet or 2 stories.
- C. Total gross square footage of all buildings or structures, not including a vehicular parking facility, on the Property is limited to 12,000 square feet.

D. Development of the Property shall not exceed an impervious coverage of 32 percent.

E. The following uses are not permitted uses of the Property:

Communication services	Club or lodge
College or university facilities	Community events
Congregate living	Convalescent services
Medical offices-exceed 5000 sq. ft. gross floor area	Medical offices-not exceeding 5000 sq. ft gross floor area
Off-site accessory parking	Day care services (limited)
Day care services (general)	Day care services (commercial)
Hospital services (limited)	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Residential treatment
Urban farm	Communication service facilities

F. The following uses are conditional uses of the Property:

Administrative and business offices  
Professional office

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, and other applicable requirements of the City Code.



**PART 3.** This ordinance takes effect on April 13, 2015.

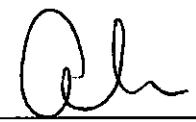
**PASSED AND APPROVED**

\_\_\_\_\_, April 2, 2015

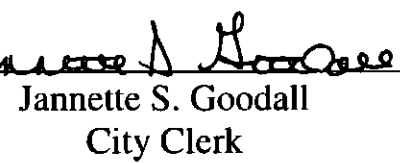
§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

EXHIBIT " "

### METES AND BOUNDS DESCRIPTION

BEING 4.283 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JAMES MITCHELL SURVEY NO. 17, ABSTRACT NO. 521 IN TRAVIS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A CALLED 25.20 ACRE TRACT CONVEYED TO JOSEPH BINFORD AND RICHARD HABERMAN RECORDED IN VOLUME 3795, PAGE 2171 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 1/2" iron rod found in the west line of said 25.20 acre tract, the existing east right-of-way line of Spicewood Springs Road and the south line of Lot 1, Block A, Cary Addition, a subdivision of record in Volume 85, Page 104D of the Plat Records of Travis County Texas (P.R.T.C.T.), from which a 1/2" iron rod found for the southwest corner of said Lot 1 bears South 81°17'15" West a distance of 7.12 feet;

THENCE with the west line of the said 25.20 acre tract and the south line of said Lot 1, the following two (2) courses;

1. North 81°04'57" East a distance of 134.38 feet to an 1/2" iron rod found;
2. North 59°57'46" East a distance of 162.29 feet (record: North 61°23'53" East, 162.52 feet) to an 1/2" iron rod found for the southeast corner of said Lot 1;

THENCE crossing through the said 25.20 acre tract the following nine (9) courses;

1. South 17°37'59" East a distance of 70.24 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
2. South 33°31'54" East a distance of 107.19 feet to a 1/2 iron rebar with plastic cap marked "Landesign" set;
3. South 21°30'22" East a distance of 129.37 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
4. South 10°37'44" East a distance of 154.16 feet to a 1/2 iron rebar with plastic cap marked "Landesign" set;



5. South 30°13'51" East a distance of 82.63 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
6. South 51°13'33" East a distance of 98.75 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
7. South 66°05'35" East a distance of 158.48 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
8. North 86°42'44" East a distance of 49.10 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set;
9. South 02°15'24" East a distance of 104.92 feet to a 1/2" iron rebar with plastic cap marked "Landesign" set in the south line of said 25.20 acre tract and the north line of Lot A, Songbird Hollow a subdivision of record in Volume 89, Page 115B of the P.R.T.C.T., from which a 1/2" iron pipe found for the southeast corner of the said 25.20 acre tract and the northeast corner of Lot A bears North 88°09'58" East a distance of 192.56 feet;

THENCE South 88°09'58" West with the south line of said 25.20 acre tract and the north line of said Lot A, a distance of 111.78 feet to a 1/2" iron pipe found in the south line of the said 25.20 acre tract, the northwest corner of said Lot A, and in the north line of a called 0.893 acre tract described in deed recorded in Document No. 2003172569 of the O.P.R.T.C.T.;

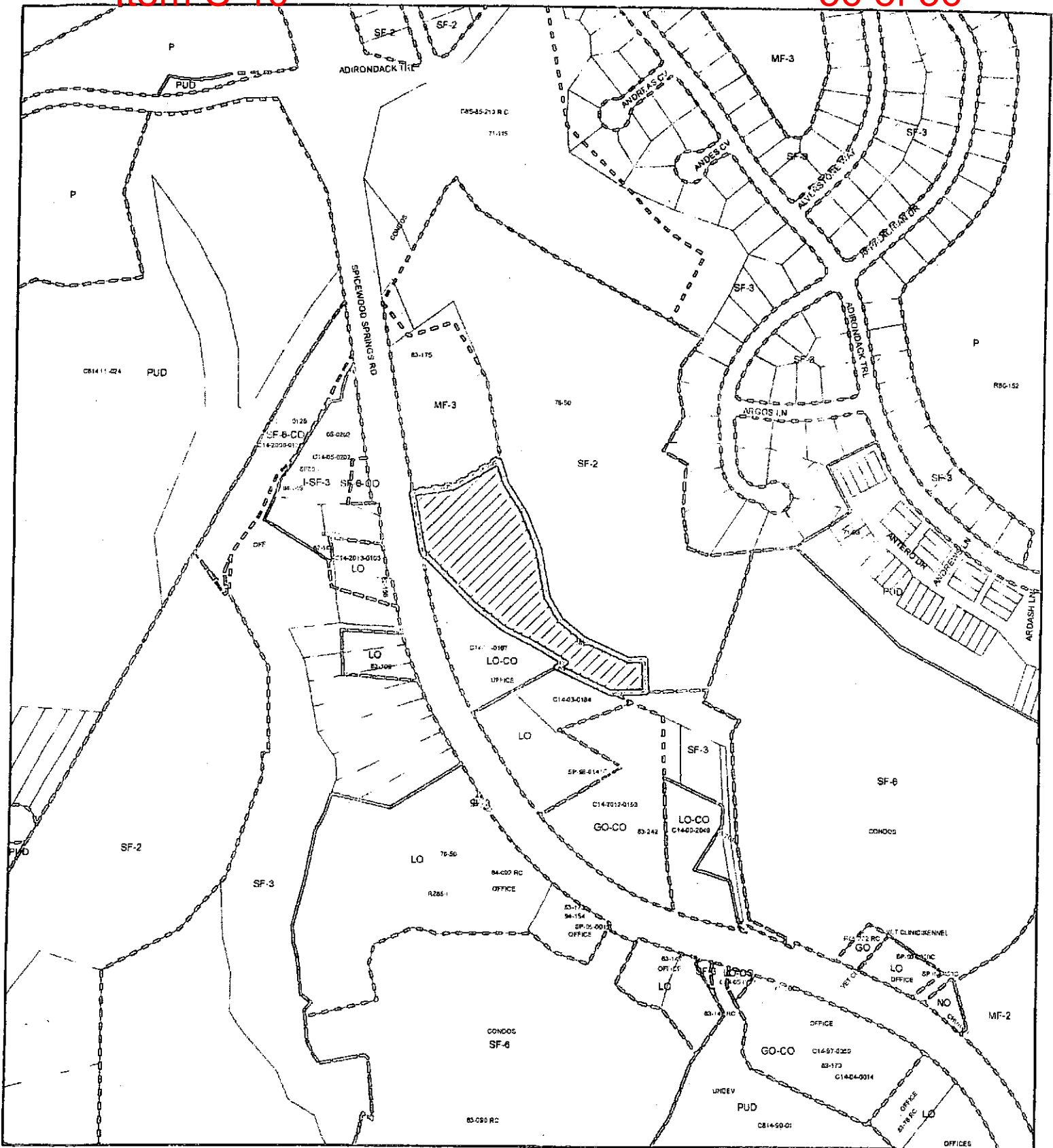
THENCE North 65°03'12" West (record: North 63°28'50" West, 190.45 feet) with the south line of said 25.20 acre tract and the north line of said 0.893 acre tract a distance of 190.39 feet to a 1/2" iron rod found with cap marked "RPLS 4094" at the northwest corner of said 0.893 acre tract and in the south line of a 1.931 acre tract described in deed recorded in Document No. 2013016049 of the O.P.R.T.C.T.;

THENCE North 61°17'32" East (record: North 62°33'23" West) crossing though said 25.20 acre tract and with the south line of said 1.931 acre tract a distance of 30.78 feet to a calculated point for the southwest corner of said 1.931 acre tract;

THENCE North 59°34'38" West (record: North 58°30'02" West, 121.43 feet) crossing through said 25.20 acre tract and with the east line of said 1.931 acre tract a distance of 121.06 feet to the remnants of a nail found with flagging in a 10" Cedar tree in the south line of said 25.20 acre tract and the north line of said 1.931 acre tract;;

THENCE with the south line of said 25.20 acre tract and the north line of said 1.931 acre tract the following three (3) courses:




1. North 63°20'46" West a distance of 103.86 feet (record: North 62°16'10" West, 104.24 feet) to a 1/2" iron rod found;
2. North 51°59'48" West a distance of 117.06 feet (record: North 50°48'09" East, 117.00 feet) to a 1/2" iron rod found;
3. North 44°38'29" West a distance of 237.38 feet (record: North 42°40'26" West, 236.26 feet) to a 1/2" iron rod found in the remainder west line of said 25.20 acre tract, in the



## ZONING

ZONING CASE#: C14-2014-0178



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 CTM for the sole purpose of geographic ref by the City of Austin regarding specific accuracy or completeness.



Exhibit B