Item C-10 1 of 16

ZONING AND PLATTING COMMISSION HILL COUNTRY ROADWAY SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2016-0453C ZAP COMMISSION DATE: January 16, 2018

PROJECT NAME: Westlake Residential

ADDRESS: 800 N Capitol of Texas Hwy

DISTRICT: 10

WATERSHED: Bee Creek (Water Supply Rural)

AREA: 19.96 acres/11.01 acres limits of construction

APPLICANT: 360 Development

6300 Bee Cave Rd Austin, Texas 78746

AGENT: Lawrence Hanrahan, P.E.

CivilE, LLC

8200 Mopac, Ste 250 Austin, Texas 787596

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788

christine.barton-holmes@austintexas.gov

EXISTING ZONING: PUD

PROPOSED USE: The applicant proposes to construct commercial multi-family with associated improvement within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor.

REQUEST: The site is located within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

WAIVER REQUEST: There are no waiver requests with this application.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies will all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared. The focus of granting the request should be based upon the site development regulations meeting the criteria of the Hill Country Ordinance and not the merits of the Council approved PUD. The question is to grant or deny; additional conditions may not be imposed.

Item C-10 2 of 16

ZONING AND PLATTING COMMISSION ACTION: Postponed from the November 7, 2017 meeting by staff, from the December 5, 2017 meeting by neighborhood request, and from the January 2, 2018 meeting by applicant request.

LEGAL DESCRIPTION: Lot 1 and Lot 5, Block A of the Rob Roy 360 Subdivision

(200100089)

EXIST. ZONING: PUD

ALLOWED F.A.R.: NA

ALLOWED HEIGHT: 35'

PROPOSED USE: Condominiums

PROPOSED F.A.R.: .2179:1

PROPOSED HEIGHT: 35'

MAX. BLDG. COVERAGE: NA PROPOSED BLDG. CVRG: 87,912 (12%) MAX. IMPERV. CVRG.: 20.8% PROPOSED IMP. CVRG.: 145,936 sf (19.91)

MIN. REQ. HC NATURAL AREA: 36,640 sf PROVIDED: 44,790 sf REQUIRED PARKING: 134 PROPOSED PARKING: 150

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is part of the Davenport West PUD plan, which was approved per Ordinance 89020-B, 010719-115, 0101719-28, 021205-17, 20050825-040, 20070322-059, and 20140306-033. The project is comprised of 67 residential units, and complies with the PUD. 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 Bee Creek watershed, and is subject to Water Supply Rural Watershed regulations. All environmental comments have been addressed and cleared.

Transportation: Access to the proposed site will be taken from Capitol of Texas Highway North. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Single-family residential (PUD and SF-1)

East: Capitol of Texas Hwy, then preserve

West: Preserve and single-family (SF-2 and ETJ) **South:** Single-family and office (SF-2 and LO)

StreetR.O.W.SurfacingClassificationCapitol of Texas Hwy380'140' (split)Highway

NEIGHBORHOOD ORGANIZATION:

Austin Neighborhoods Council

Bat Conservation International, Inc.

Bike Austin

City of Rollingwood

Davenport Ranch Neighborhood Association

Lake Austin Collective

Preservation Austin

Rob Roy Homeowners Association, Inc.

Save Our Springs Alliance

SEL Texas

Sierra Club

The Island on Westlake Owners Assn.

Travis County Natural Resources

<u>Item C-10</u> 3 of 16

ORDINANCE NO. 20140306-033

AN ORDINANCE AMENDING ORDINANCE NO. 890202-B FOR THE PROJECT KNOWN AS DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 800 NORTH CAPITAL OF TEXAS HIGHWAY FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

- **PART 1.** Davenport Ranch West Planned Unit Development (the "Davenport PUD") is comprised of approximately 444.31 acres of land. This ordinance amends 16.82 acres of land located generally at 800 North Capital of Texas Highway and more particularly described as follows:
 - Lot 1, Block A, Rob Roy 360 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100089 of the Official Public Records of Travis County, Texas (the "Property"),
- **PART 2.** Davenport Ranch West PUD was approved on February 2, 1989, under Ordinance No. 890202-B (the "Original Ordinance"), and amended under Ordinance Nos. 010719-115, 0101719-28, 021205-17, 20050825-040, and 20070322-059.
- **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-88-0001.10, on file at the Planning and Development Review Department and locally known as 800 North Capital of Texas Highway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".
- **PART 4.** This ordinance amends the Land Use Plan, attached as Exhibits "B"-"D", to change the following:

Exhibit "B", Sheet 1 of the Land Use Plan

- a. The Overall Summary by General Land Use table is changed from office use to office use-mixed use and adjust the acreages for each use.
- b. The Land Use Summary Table Section 1 is changed from office use to office use-mixed use and change a lot designation.

<u>Item C-10</u> 4 of 16

Exhibit "C", Sheet 2 of the Land Use Plan

- c. Ordinance Compliance Note #1 is changed to read "Single family residential areas are limited to a density of one unit per two acres of gross site area, with minimum one acre lots".
- d. F.A.R. and Parking Summary Table is changed to reflect Lot A-1 as either an office project or a multifamily project.
- e. Change the diagram for Lot A-1 from limited office (LO) district zoning to limited office-mixed use (LO-MU) combining district zoning.

Exhibit "D", Sheet 3 of the Land Use Plan

- f. Increase impervious cover on Lot A-1 from 3.16 acres to 3.5 acres for a multifamily project.
- g. Change Impervious Cover Summary table to reflect the proposed impervious cover and account for a new building configuration and parking layout for a multifamily project.
- h. Change Comprehensive Watershed Ordinance table to increase impervious cover from 3.16 acres to 3.5 acres for a multifamily project.
- i. Delete the office project diagram.
- j. Add a note that height, as defined by City Code, of Lot A-1 is 35 feet.
- k. Delete the note that reads: "Due to the pitch of the roof design and height limitations the square footage of the third story of this building will be reduced by approximately 50% from the first two stories".
- 1. Development of Lot A-1 shall not exceed 225 residential units.
- m. Floor-to-area ratio shall not apply to a residential development.
- n. The following uses are permitted uses in a mixed use development:
 Commercial uses that are permitted in the limited office (LO) base district;
 Civic uses that are permitted in the limited office (LO) base district;

Townhouse residential;

Multifamily residential;

Single-family residential;

Single-family attached residential;

Small lot single-family residential;

Two-family residential:

Condominium residential;

Duplex residential;

Group residential; and,

Short term rental

PART 5. The following shall apply to the PUD.

- a. Development of the Property shall comply with City Code Section 25-8 (*Environment*) as amended from time to time, excluding Article 1, Division 4 (*Impervious Cover Determinations*).
- b. Five percent of the dwelling units on the Property for rent or sale shall be reserved for persons whose household income is at or below 60 percent of the median family income in the Austin statistical metropolitan area. The units will remain affordable for 40 years from the date of the certificate of occupancy for rental units and 99 years from the date of the certificate of occupancy for sale units.

The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B. Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all other rules, regulations and ordinances of the City apply to the PUD.

PART 6. This ordinance takes effect on March 10, 2014.

PASSED AND APPROVED

February 27 , 2014

Lee Leffingwell

Mayor

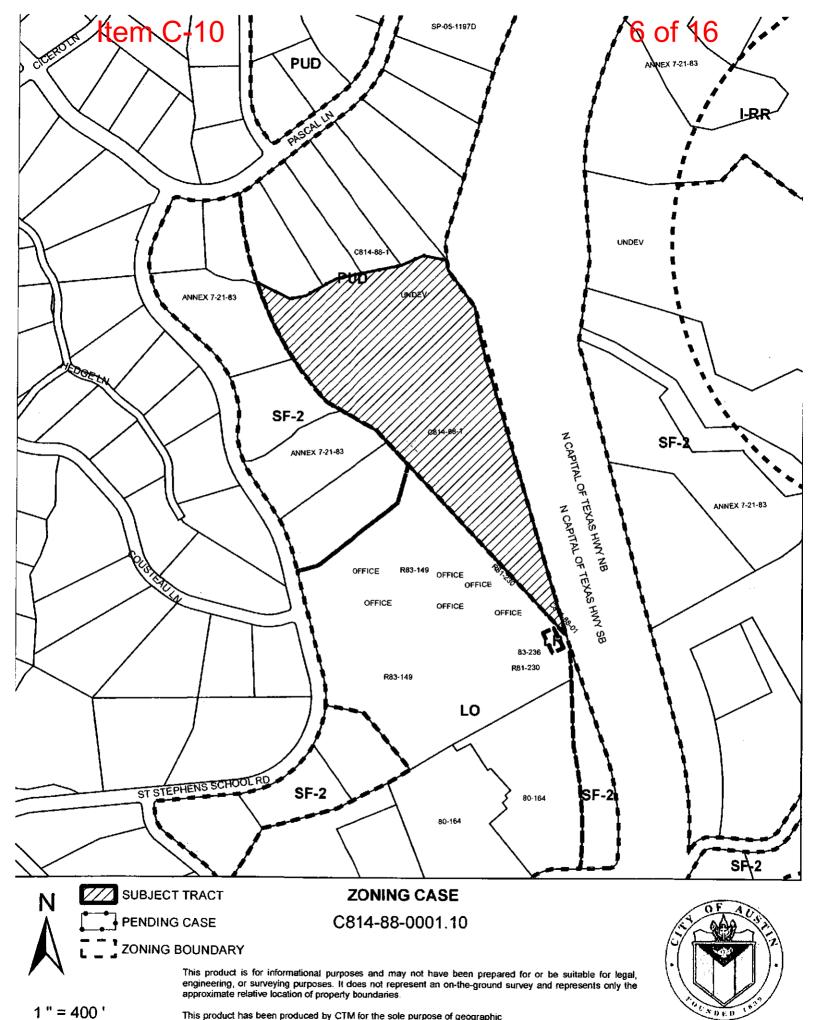
APPROVED:

Karen M. Kennard

City Attorney

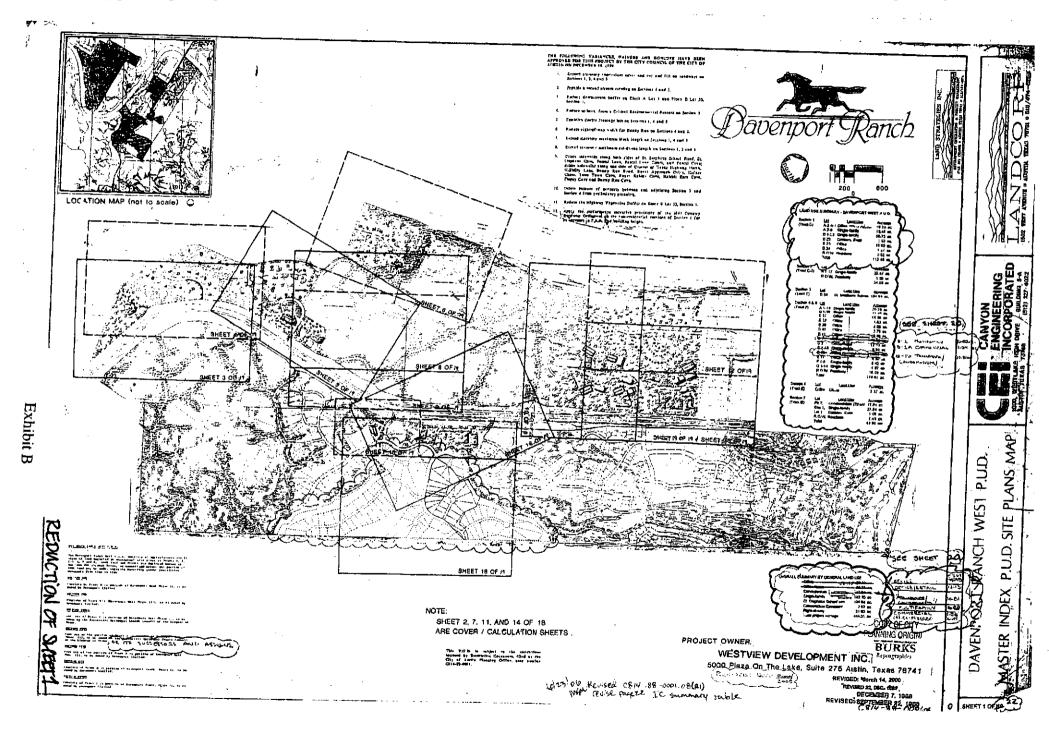
Jannette S. Goodall

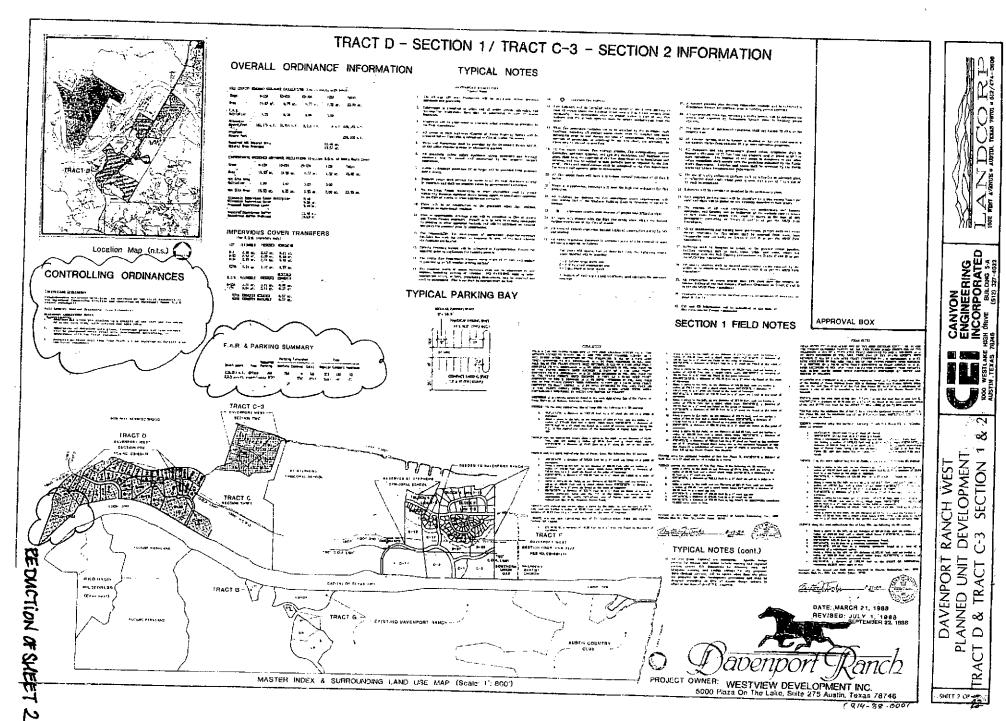
City Clerk



This product has been produced by CTM for the sole purpose of geographic by the City of Austin regarding specific accuracy or completeness.

Exhibit A





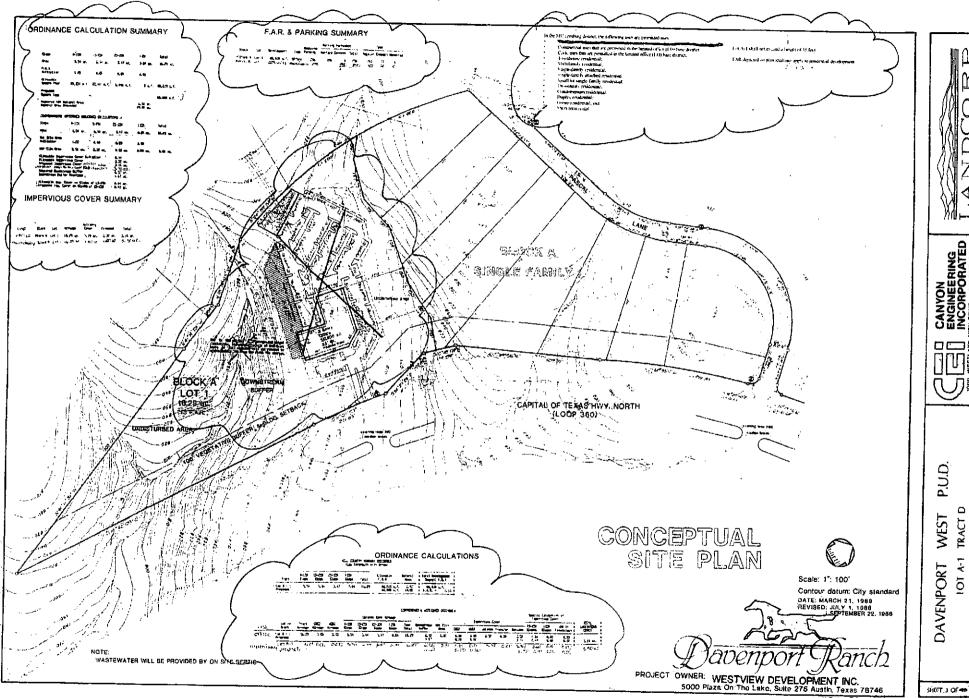


Exhibit D

REDUCTION OF SHEET

CANYON ENGINEERING INCORPORATED STATE (STR) 327-4022

۵ IOT A-1 TRACT

UNIT NAME	HEIGHT	NUMBER OF BEDS	NUMBER OF BATHS	DEN/STUDY	NUMBER OF UNITS	UNIT AREA	TOTAL AREA	UNIT FOOTPRINT	IMPERVIOUS AREA	
UNIT A	2 STORY	1	1.5	NO	3	1,220	3,660	628	1884	
UNIT B	2 STORY	3	2.5	YES	17	2,170	36,890	1451	24667	
UNIT D	3 STORY	3	3.5	YES	16	2,312	36,992	1012	16192	
UNIT E	2 STORY	3	2.5	YES	7	2,366	16,562	1442	10094	
UNIT F	2/3 SPLIT Game	3	3.5	YES	7	2,709	18,963	1421	9947	
UNIT G	2/3 SPLIT Gar Dn	3	3.5	YES	17	2,740	46,580	1296	22032	TOTAL ACRES
TOTAL					67		159,647		84816	1.95
AVERAGE UNIT AREA							2,383			

LAND AREA				
TOTAL UNIT AREA (ABOVE)	84816			
ROADWAY	57826			
MAILBOX AND GATE	600			
CLUB HOUSE	558			
POOL DECK	1938			
TOTAL ARFA	145738	3.35	ACRES	

TOTAL AREA	1			1	45738	3.35 ACR	RES				
Building	Unit Square Ft.	Footprint (sf)) Foundation	Height	Stories	Building	Unit Square Ft.	Footprint (sf)	Foundation	Height	S
										_	
A1	1220	628	Concrete Slab	24'-2"	2	D11	2312	1012	Concrete Slab	32'-9"	
А3	1220	628	Concrete Slab	24'-2"	2	D12	2312	1012	Concrete Slab	32'-9"	
A5	1220	628	Concrete Slab	24'-2"	2	D13	2312	1012	Concrete Slab	32'-9"	
B1	2170	1451	Concrete Slab	24'-1"	2	D14	2312	1012	Concrete Slab	32'-9"	
B2	2170	1451	Concrete Slab	24'-1"	2	D15	2312	1012	Concrete Slab	32'-9"	
В3	2170	1451	Concrete Slab	24'-1"	2	D16	2312	1012	Concrete Slab	32'-9"	
B5	2170	1451	Concrete Slab	24'-1"	2	D17	2312	1012	Concrete Slab	32'-9"	
В6	2170	1451	Concrete Slab	24'-1"	2	D18	2312	1012	Concrete Slab	32'-9"	
В7	2170	1451	Concrete Slab	24'-1"	2	D19	2312	1012	Concrete Slab	32'-9"	
В8	2170	1451	Concrete Slab	24'-1"	2	D20	2312	1012	Concrete Slab	32'-9"	
В9	2170	1451	Concrete Slab	24'-1"	2	D37	2312	1012	Concrete Slab	32'-9"	
B17 *	2170	1451	Concrete Slab	24'-1"	2	E1	2366	1442	Concrete Slab	24'	
B19	2170	1451	Concrete Slab	24'-1"	2	E3	2366	1442	Concrete Slab	24'	
B21	2170	1451	Concrete Slab	24'-1"	2	E4	2366	1442	Concrete Slab	24'	
_	I		1		1						$\overline{}$

											_
A5	1220	628	Concrete Slab	24'-2"	2	D13	2312	1012	Concrete Slab	32'-9"	2
B1	2170	1451	Concrete Slab	24'-1"	2	D14	2312	1012	Concrete Slab	32'-9"	2
B2	2170	1451	Concrete Slab	24'-1"	2	D15	2312	1012	Concrete Slab	32'-9"	2
В3	2170	1451	Concrete Slab	24'-1"	2	D16	2312	1012	Concrete Slab	32'-9"	2
B5	2170	1451	Concrete Slab	24'-1"	2	D17	2312	1012	Concrete Slab	32'-9"	2
В6	2170	1451	Concrete Slab	24'-1"	2	D18	2312	1012	Concrete Slab	32'-9"	2
B7	2170	1451	Concrete Slab	24'-1"	2	D19	2312	1012	Concrete Slab	32'-9"	2
B8	2170	1451	Concrete Slab	24'-1"	2	D20	2312	1012	Concrete Slab	32'-9"	2
В9	2170	1451	Concrete Slab	24'-1"	2	D37	2312	1012	Concrete Slab	32'-9"	2
B17 *	2170	1451	Concrete Slab	24'-1"	2	E1	2366	1442	Concrete Slab	24'	2
B19	2170	1451	Concrete Slab	24'-1"	2	E3	2366	1442	Concrete Slab	24'	2
B21	2170	1451	Concrete Slab	24'-1"	2	E4	2366	1442	Concrete Slab	24'	2
B23 *	2170	1451	Concrete Slab	24'-1"	2	E5	2366	1442	Concrete Slab	24'	2
B24	2170	1451	Concrete Slab	24'-1"	2	E6	2366	1442	Concrete Slab	24'	2
B25	2170	1451	Concrete Slab	24'-1"	2	E9	2366	1442	Concrete Slab	24'	2
B27	2170	1451	Concrete Slab	24'-1"	2	E12	2366	1442	Concrete Slab	24'	2
B29	2170	1451	Concrete Slab	24'-1"	2	F1 *	2709	1421	Concrete Slab	35'-1"	2
B31	2170	1451	Concrete Slab	24'-1"	2	F3 *	2709	1421	Concrete Slab	35'-1"	2
D3	2312	1012	Concrete Slab	32'-9"	2	F4 *	2709	1421	Concrete Slab	35'-1"	2
D4	2312	1012	Concrete Slab	32'-9"	2	F5 *	2709	1421	Concrete Slab	35'-1"	2
D8	2312	1012	Concrete Slab	32'-9"	2	F6 *	2709	1421	Concrete Slab	35'-1"	2
D9	2312	1012	Concrete Slab	32'-9"	2	F7 *	2709	1421	Concrete Slab	35'-1"	2
D10	2312	1012	Concrete Slab	32'-9"	2	F8 *	2709	1421	Concrete Slab	35'-1"	2
TOTAL	52110	31611				TOTAL	60957	31173			
						•			_		

		LOT1				
APPENDIX	(Q-2: IMPERVIOUS CO	VER				
All						
Allowable	Impervious Cover:					
	Impervious Cover Allo			x WQTZ		Acres
	Impervious Cover Allo			x NSA	0.00	Acres
	Deduction for Perime	ter Roadway			0	Acres
	Total Impervious Cove	er	152,458.80	sf	3.50	Acres
3.5 acres	allowed for a multi-far	mily project on Lot 1-A	(PUD Ordinan	ce No. 201	40306-033,	Part 4, f
Allowable	Impervious Cover Bre	akdown By Slope Cate	gory:			
	Total Acreage 15-15%		4.588	x 10%	0.459	Acres
Proposed	Total Impervious Cove	er:				
	Impervious Cover in V	VQTZ	0	Acres	0%	
	Impervious Cover in U	Jplands Zone	3.35	Acres	22%	
	Total Proposed Imper	vious Cover	3.35	Acres		
Proposed	Impervious Cover on S	Slopes:				
	Buildings and Other	Driveways/Roadways	% of			
	Impervious Cover	Impervious Cover	Category	Total		
Slope	(Acres)	(Acres)		(Acres)		
0-15%	1.544	1.162	41%	2.706		
15-25%	0.478	0.173	14%	0.651		
25-35%	0	0	0%	0		
Over 35%	0	0	0%	0		
	Total Gross Site Area	16.823	Acres			
	Total Gloss Site Alea	10,023				

9.07 Acres

	LOT 5				
APPENDIX Q-1: NET SITE AREA					
Total Gross Site Area:		3.14	Acres		
Site Deductions:	_ (=:::==)				
Critical Water Quality			Acres		
Water Quality Transit	·		Acres		
Wastewater Irrigation	n Areas		Acres		
Deduction Subtotal		2.00	Acres		
Upland Area (Gross Lo	ess Total Deductions)	1.14	Acres		
Net Site Area Calculations:					
Area of Uplands With	Slopes 0-15%	1.416	x 100%	1.42	Acres
Area of Uplands With	•	1.07	x 40%	0.43	Acres
Area of Uplands With	· ·	0.51	x 20%	0.10	Acres
Area of Uplands With Slopes Over 35%		0.15	x 0%	0.00	Acres
Net Site Area Total	·			1.94	Acres
APPENDIX Q-2: IMPERVIOUS CO) VER				
Allowable Impervious Cover:					
Impervious Cover Alle	owed at	0%	x WQTZ	0.00	Acres
Impervious Cover Alle	owed at	40%	x NSA	0.78	Acres
Deduction for Perime	ter Roadway			0	Acres
Total Impervious Cov	er	33,872.26	sf	0.78	Acres
Allowable Impervious Cover Bre	akdown By Slone Cate	gony:			
<u> </u>			x 10%	0 107	Acres
Total Acreage 15-15%		1.066	X 10%	0.107	acres
Proposed Total Impervious Cove	er:				
Impervious Cover in \	NQTZ	0	Acres	0%	

Impervious Cover in Uplands Zone

|Buildings and Other | Driveways/Roadways | % of

npervious Cover

Total Proposed Impervious Cover

Proposed Impervious Cover on Slopes:

mpervious Cover

Total Gross Site Area

Totat Net Site Area

0-15%

15-25%

25-35%

0 Acres

0 Acres

(Acres)

0%

0%

3.14 Acres

1.94 Acres

GENERAL NOTES:

Building Unit Square Ft. | Footprint (sf) | Foundation | Height | Stories

1296

1296

1296

1296

1296

1296

1296

1296

1296

1296

1296

1296

1296

4. UNTERRACED CUTS AND FILL SHALL BE RESTORED TO 3:1 OR FLATTER SLOPES

OPERATORS COMPLYING WITH UL 325 AND ASTM F2200.

1296 | Concrete Slab |

Concrete Slab

|Concrete Slab

|Concrete Slab |

|Concrete Slab |

|Concrete Slab | 34'-1"

1) ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED

2) GATES INSTALLED ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE

3) A MANUAL MEANS OF OPENING THE GATES IN THE EVENT OF POWER LOSS IS

4) BUILDINGS LESS THAN 10 FT. APART MUST BE CONSTRUCTED WITH ENHANCED

G1

G2

G3

G4

G5

G9

G10

G12

G13

G14

G15

G16

G17

TOTAL

2740

2740

2740

2740

2740

2740

2740

2740

2740

2740

2740

2740

2740

2740

2740

46580

1. USE PIER AND BEAM TECHNIQUES;

Zoning

Total Site Area (ac./sf.)

Total Impervious Cover (ac.)

Total Impervious Cover (sf.)

% of Site with Impervious Cover

Total Building Coverage (ac.)

Total Building Coverage (sf.)

Total Building Coverage (%)

Total Parking and Sidewalks (ac.)

Maxium Building Height = 35 ft.

Open Space Required = 36,640 sf

40% Natural Area 7.99 Ac Required

Total Building Area (sf)

Total Site Area (ac./sf.)

Total Impervious Cover (ac.)

Total Impervious Cover (sf.)

Total Building Coverage (ac.)

Total Building Coverage (sf.)

Total Building Coverage (%)

Total Parking and Sidewalks (ac.)

Total Building Area (sf)

% of Site with Impervious Cover

Floor to Area Ratio

Floor to Area Ratio

2. HAVE NO VERTICAL WALLS BELOW THE LOWEST FFE;

3. MINIMIZE HILLSIDE VEGETATION DISTURBANCE; AND

WITH A KNOX KEY SWITCH.

SPECIAL FIRE DEPARTMENT NOTES:

CONSTRUCTION FEATURES PER THE IRC.

TOTAL OF ALL BUILDINGS

- 1) SITE PLAN COMPONENTS. ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. CIVILE LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY
- 2) STRUCTURAL COMPONENTS. ALL STRUCTURAL DESIGN IS 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 OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN SPECIFICATIONS.
- 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.
- 5) APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY

34'-1" | 2/3 Split

34'-1"

34'-1"

34'-1"

34'-1"

FOOT PRINT

84,816

Proposed Site Data - Lot 1

19.91%

87,912

12.00%

159,687

1.3321

0.00%

0.00%

0.0000

0.00

Proposed Site Data - Lot 5

2.02

PUD

0.2179 = 0.2179:1 - Max. Allowable FAR - N/A

145,936 Max. Allowable = 152,676 sf. - 20.8%

Open Space Provided = 44,790 sf

Max. Allowable = 33,872.26 sf. - 40%

Natural Area 8.02 Ac. Provided

SF-2

0.0000 Max. Allowable = 0.78 ac. - 40%

0.0000 Max. Allowable FAR - N/A

3.14 ac. / 136,834.0 sf.

3.3502 Max. Allowable = 3.50 ac. - 20.8%

16.823 ac. / 732,804.2 sf.

|Concrete Slab | 34'-1" | 2/3 Split

|Concrete Slab | 34'-1" | 2/3 Split

|Concrete Slab | 34'-1" | 2/3 Split

34'-1" | 2/3 Split

34'-1" | 2/3 Split

34'-1" | 2/3 Split

2/3 Split

2/3 Split

- 1) ALL FINAL STRUCTURAL DETAILS (INCLUDING FRENCH DRAINS, WALLS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN
- 2) THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MINIMUM OF 18" ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A
- 3) THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.
- ALL PROPOSED SITE WALLS WITH A HEIGHT GREATER THAN 4 FEET SHALL INCLUDE A MINIMUM 4' HIGH HANDRAIL ATTACHED TO THE TOP OF THE PROPOSED WALL. SEE GENERAL DETAIL SHEET FOR HANDRAIL DETAIL.
- 4) RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT, MEASURED FROM 5) 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
 - 6) PAVEMENT MATERIAL, THICKNESS, SUBBASE, JOINTING AND SPECIFICATIONS SHOULD BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL ENGINEER'S REQUIREMENTS. REFER TO THE PROJECT GEOTECHNICAL REPORT.
 - UNLESS INDICATED ON THE PLAN AS "RAMP WITH HAND RAILS", ALL ADA ACCESSIBLE WALKING ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE NO GREATER THAN 5%. ADA ROUTES SHALL HAVE A CROSS SLOPE NO GREATER THAN 2%. ADA LANDINGS AREAS SHALL HAVE NO SLOPES GREATER THAN 2% IN ANY DIRECTION. ADA ROUTES INDICATED AS "RAMPS WITH RAILS" SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8% WITH A MAXIMUM RUNNING DISTANCE OF 30 FEET.
 - 8) NO CUT/FILL IN EXCESS OF 4' IS PROPOSED.
 - 9) ALL BUILDING ROOF RUNOFF SHALL BE GUTTERED AND DOWN-SPOUTED AND CONVEYED OVERLAND TO THE PROPOSED STORM SEWER OR OFFSITE CHANNEL. COMPATIBILITY STANDARD NOTES:
 - 1) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM VIEW OF ADJACENT PROPERTY. [SECTION 25-2-1084].
 - 2) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF (20) FEET FROM A PROPERTY USED AS SF-3 OR MORE RESTRICTIVE. [SECTION 25-2-1087]
 - 3) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS A REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12) WILL BE PROHIBITED. [SECTION
 - 4) THE NOISE OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1087]

	D	arking Requi	ramants	
		quare Footage		â gof
		quare Footage	1	o gsi
Building Type	No. of Units	Unit type	Parking Required	Total of parking
Type A	3	1 bedroom	2.0	6
Туре В	17	3 bedroom	2.0	34
Type D	16	3 Bedroom	2.0	32
Туре Е	7	3 Bedroom	2.0	14
Type F	7	3 Bedroom	2.0	14
Type G	17	3 Bedroom	2.0	34
	67	Total Building Parking Required		134
Accessible	1 (VAN)		3	
		Total Parking Required		134
		Parking Pro	vided	
Standard				19
Garage				128
Tandem				0
Parallel				0
Accessible	1 (VAN)			3
Total				150

Bicycle Spaces

Required 8

Bicycle

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]

Bicyle Spaces

ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED. [SECTION 25-2-1125]

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

- 1) 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.
- 2) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- 3) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- 4) ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)
- 5) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- 6) WATER SERVICE WILL BE PROVIDED BY WCID NO. 10. WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE TREATMENT.
- 7) ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- 8) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION
- 9) FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- 10) FOR CONSTRUCTION WITHIN THE RIGHT OF WAY, A ROW EXCAVATION PERMIT
- 11) GARBAGE PICKUP IS TO BE BY PRIVATE CONTRACT.
- 12) POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION MUST BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
- 13) FIRE LANES MUST BE MARKED ALONG THE EDGES OF THE FIRE DEPARTMENT ACCESS ROADS ON THE SITE PLAN DRAWING. IFC 503.3 SEE IFC 503.3.2 FOR MARKING DETAILS AND LANGUAGE.
- 14) THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
- 15) A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 80" MUST BE PROVED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.
- 16) RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1': 20' (5.0%), CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
- 17) THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICULAR TRAFFIC SHALL BE A MIN. OF 18' ABOVE FINISHED GRADE AND SHALL BE DESIGNED ASSUMING A VEHICULAR IMPACT LOAD.

18) THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICULAR

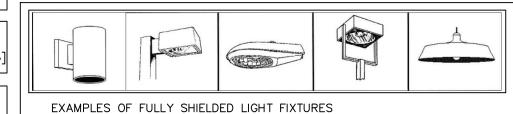
- TRAFFIC SHALL BE A MIN. OF 6" ABOVE FINISHED GRADE, UNLESS OTHERWISE
- 19) ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL
- 20) ALL PROVISIONS OF THE CITY CODE REGARDING SIGNS SHALL APPLY TO ALL SIGNS WITHIN THE CAPITAL OF TEXAS HIGHWAY CORRIDOR. IN ADDITION, NO INTERNAL LIGHTING OF SIGNS SHALL BE PERMITTED. NEON OR FLASHING SIGNS AR PROHIBITED. ALL SPOTLIGHTS ON SIGNS SHALL BE HIDDEN FROM VIEW. NO SIGNS ON POSTS OR POLES OR SIGNS ON BUILDINGS SHALL BE PERMITTED.

RECYCLING NOTES: 1) COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE

IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS* FOR INFORMATION CALL 512-674-3400 OR VISIT HTTP: //WWW.AUSTINTEXAS.GOV/DEPARTMENT/CURRENT-COMMERCIAL -AND-MULITFAMILY-RECYCLING-ORDINACE. SPACE SHOULD BE PROVIDED ON-SITE FOR STORAGE OF RECYCLING CONTAINERS, IN ADDITION A COPY OF THE ENCLOSED MULTI-FAMILY AND COMMERCIAL RECYCLING PLAN FORM MUST BE COMPLETED BY THE PROPERTY OWNER AND SENT TO THE SOLID WASTE SERVICES DEPARTMENT WITHIN 14 DAYS AFTER THE BUILDINGS ARE COMPLETED.

PAVEMENT MATERIAL, THICKNESS, SUBBASE, JOINTING AND SPECIFICATIONS SHOULD BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL ENGINEER'S REQUIREMENTS. REFER TO THE PROJECT GEOTECHNICAL REPORT.

ALL EMERGENCY ACCESS ROADWAYS & FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED & INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) & A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.



FULLY SHIELDED AND FULL CUT-OFF LIGHT FIXTURES REQUIRED. OUTDOOR LIGHTING APPLICATIONS SHALL BE ILLUMINATED BY FIXTURES THAT ARE BOTH FULLY SHIELDED AND FULL CUT-OFF.

THE WORK OF THE DESIGN ENGINEER.

PROJECT EXPIRATION DATE (ORD. #970905-A)

CASE NO: SPC-2016-0453C

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS

SITE PLAN APPROVAL FILE NUMBER: SPC-2016-0453C APPLICATION DATE: 09/28/2016 APPROVED BY COMMISSION ON N/A
UNDER SECTION: 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE C. BARTON-HOLMES

__ CASE MANAGER ____ EXPIRATION DATE(25-5-81, LDC) _

WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE

PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF

Director, Planning and Development Review Department RELEASED FOR GENERAL COMPLIANCE: ZONING: **PUD, SF-2** CORR. 2 REV. 2 CORR.

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.

28 of

SITE PLAN NOTES

AND

CALCULATIONS

Totat Net Site Area

SHEET NO.

SPC-2016-0453C

DWPZ_DDZ_

DENT Plans Highv

SSID rent P exas ls 787

00

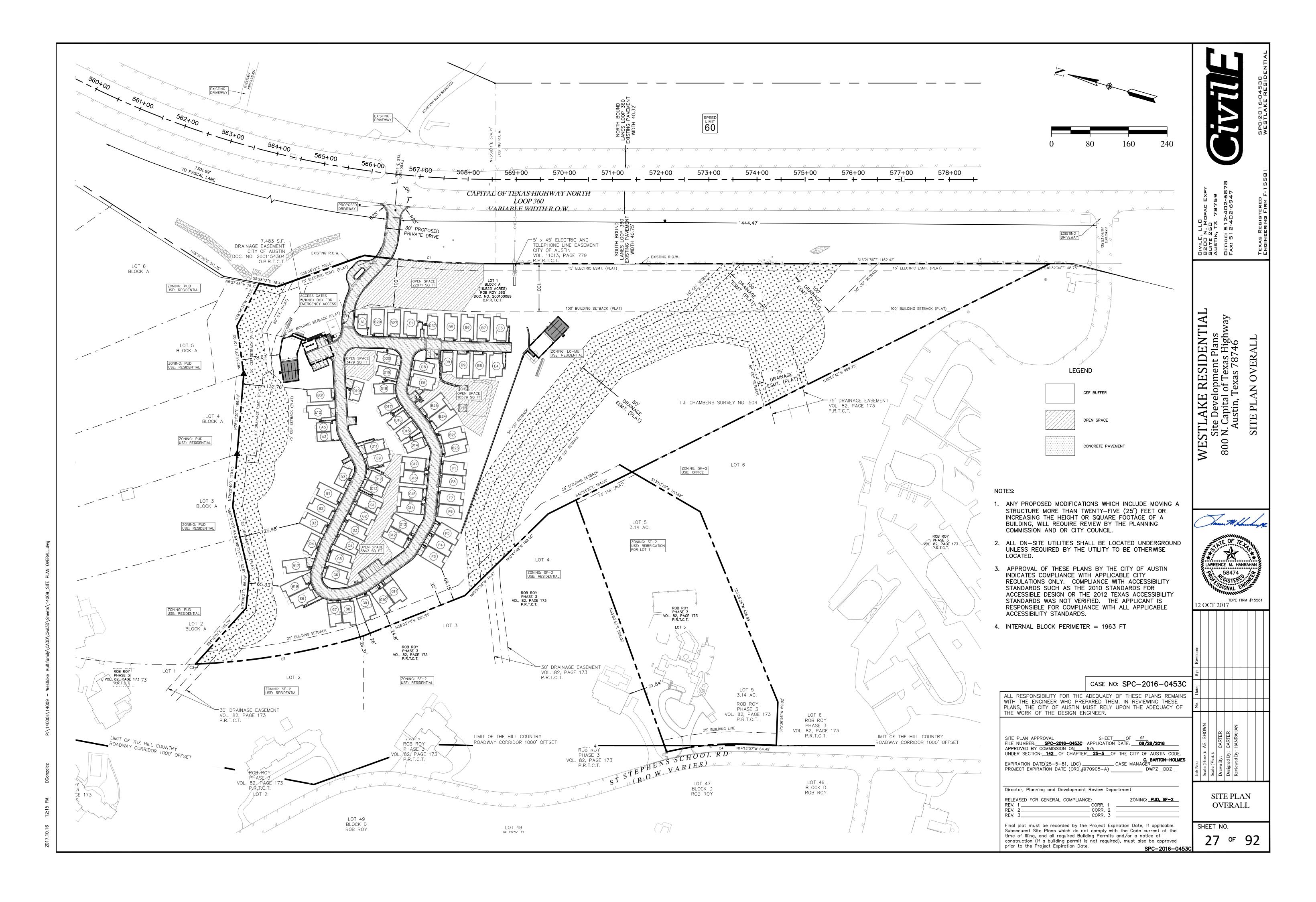
 ∞

AWRENCE M. HANRAH

58474 SOISTERE

2 OCT 2017

SIT



Item C-10

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- 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;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

12 01 16

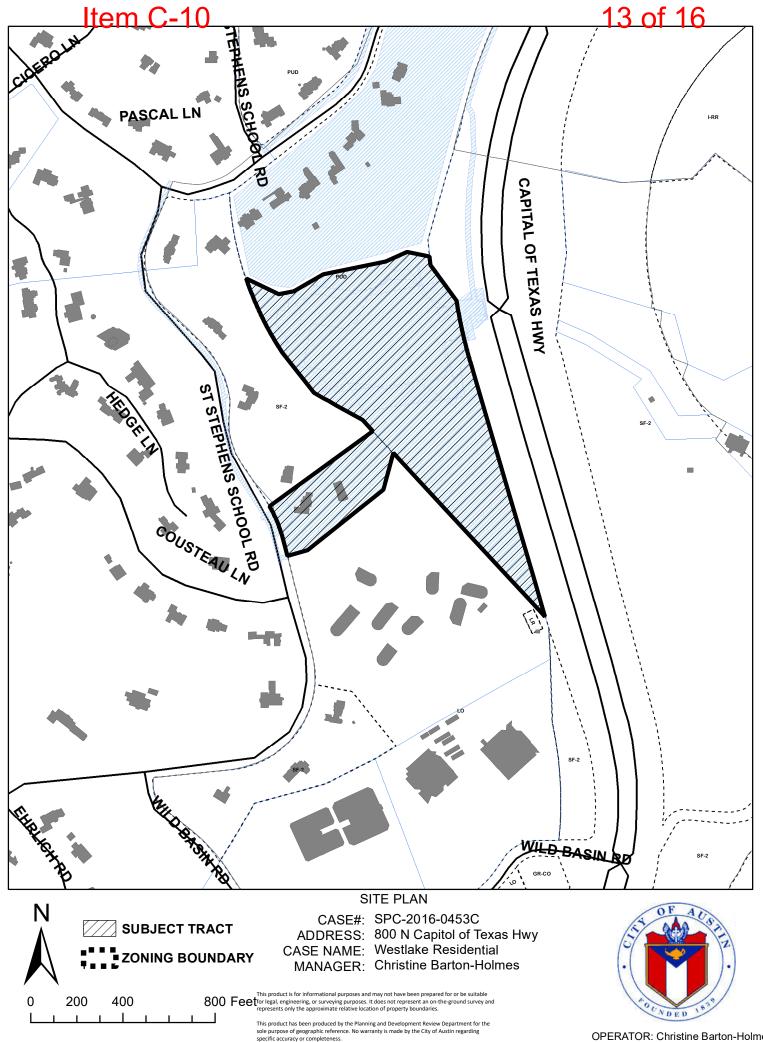
Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2016-0453C Contact: Christine Barton-Holmes, 512-974-2788 or Jeremy Siltala, (512) 974-2945 Public Hearing: Zoning and Platting Commission, Nov 07, 2017 REINA E. KILL FOIL

Your Name (please print)

20 PASCAL In, Austin TX 78746

Your address(es) affected by this application ☐ I am in favor **☒** I object Xeina I Kierful November 1,2017
Signature Date Daytime Telephone: (572) 947-1078 Comments: I object because it will Lower my property value. If you use this form to comment, it may be returned to: City of Austin Development Services Department – 4th floor **Christine Barton-Holmes** P. O. Box 1088 Austin, TX 78767-1088



Item C-10 14 of 16

Commissioner King Questions

Westlake Residential Questions

- 1. How many dwelling units are planned for the entire planned unit development (PUD) when it is fully built out? Applicant is researching. Current permitted acreage for residential is 243.89 acres, including all single-family, multifamily, and mixed use, out of 444.31 acres. This site is allowed 225 multifamily units per zoning; 67 units are proposed.
- 2. When is the PUD anticipated to be fully built out? *Unknown. PUD appears to be approximately 2/3 built out, based on GIS, and was initially approved in 1989.*
- 3. How many of the dwelling units will be designated for families earning at or below 60% MFI? 5%, or 3-4 units.
- 4. How many 3-bedroom dwelling units will be designated for rental by families earning at or below 60% MFI? *All units are for-sale.*
- 5. How many 3-bedroom dwelling units will be designated for purchase by families earning at or below 60% MFI? *Applicant information to be provided before or at hearing.*
- 6. When will the dwelling units designated for families earning at or below 60% MFI become available for purchase or rent? When the project has completed its Certificates of Occupancy and is open to the public. All units are purchase only.
- 7. How and when will compliance with the affordable housing requirements be verified, monitored, and reported to the public and City? The City's NHCD department will place appropriate land use restrictions on the property to ensure the required units are delivered. Once the affordable units are delivered, monitoring will occur based on a schedule determined by NHCD.
- 8. What is the anticipated selling price for 2-bedroom and 3-bedroom dwelling units respectively in the PUD? *Applicant information to be provided before or at hearing.*
- 9. What is the anticipated rental price for 2-bedroom and 3-bedroom dwelling units respectively in the PUD? *There are no rental units. All units are for-sale only.*
- 10. How many heritage trees will be impacted (cut down, moved, trimmed, etc.)? 0
- 11. How many protected trees will be impacted (cut down, moved, trimmed, etc.)? 9 protected trees approved for removal. In total, 4447 inches were surveyed; 2250 inches are approved for removal.
- 12. What are the implications of irrigating wastewater on the environmentally sensitive site in the Bee Creek Watershed? Has the Watershed Department and Environmental Commission reviewed and provided comments on the plan? See below.
- 13. How will the wastewater irrigation impact the springs, wetland, and biological resource buffer on the site? In compliance with LDC 25-8-281 (C)(2)(a) No wastewater irrigation is proposed within the boundary of the CEF buffers. Outside the CEF buffers, there are proposed wastewater irrigation fields. Properly designed and maintained effluent irrigation fields should not result in overland effluent flow to the CEF buffers or the CEFs they protect (springs and wetlands). There is always a concern about potential shallow groundwater contribution of additional nutrients and salts moving towards the wetlands, springs and the creek that may potentially lead to degradation of these features. However, the project is compliant with defining the irrigation fields outside the boundaries of the CEF buffer.
- 14. How is "Open Space" defined? Open Space is defined within Subchapter E. A minimum of 5% of site area is required, and may take one or more forms as outlined in 2.7.3

Item C-10 15 of 16

15. How much of the Open Space will be fully accessible to the public? How will the public access the Open Space? The Open Space will not – the applicant is paying fee-in-lieu for parkland.

- 16. Will access to the Open Space comply with the Americans with Disabilities Act (ADA)? No, because it is not open to the public. ADA is not required if it is not open to the public.
- 17. How much of the Open Space is accessible only to residents of the PUD and their guests? The Open Space on this site is primarily "Natural and Undeveloped private common open space". This space does not necessarily have to be accessible, and in this case most of it is not due to steep slopes.
- 18. How is "Natural Area" defined? Natural Area is defined in 25-2-1025. It must be left in a natural state, or restored if disturbed during construction, and is used as a buffer for Hill Country Roadway sites, and to preserve natural space and habitat. It is also defined in the Environmental Criteria Manual The Area of a site existing in a natural state.
- 19. Will the public have access to and use of the Natural Area? No, the developer is paying fee-in-lieu for parkland dedication. The priority of the Natural Area requirement is preservation rather than access; small trails are allowed. The site is also very steeply sloped.
- 20. Will access to the Natural Area comply with the ADA? *No, because it is not open to the public. ADA is not required if it is not open to the public.*
- 21. Will all dwelling units, commercial buildings, and public areas in the PUD comply with the ADA? All spaces open to the public must be accessible by Federal law. Dwelling units are private and not subject to ADA requirements.
- 22. How many of the dwelling units for rent will be designated for short-term rental use? All units are for-sale, not rent. STR is not part of site plan review. It is a separate process.
- 23. How many of the dwelling units for purchase will be designated for short-term rental use? *STR is not part of site plan review. It is a separate process.*
- 24. Will Lot 5 in Rob Roy Phase 3 (3.14 acres) ever have access to property located in Block A of the PUD? Access between the lots would only be for maintenance; no vehicular access is proposed from this development to St. Stephens School Road (Rob Roy Phase 3).
- 25. What is the purpose for expanding the PUD boundary for this site to include Lot 5 in Rob Roby Phase 3? Lot 5, which is 3.14 acres, will serve as an accessory re-irrigation site for Lot 1. However, the PUD boundary has not been expanded; Lot 5 is zoned SF-2 and the two sites will be tied together with a Unified Development Agreement.
- 26. Why is Lot 5 included in the project (2.3.1K)? Lot 5 is intended to serve as accessory to Lot 1, for treated wastewater irrigation. TCEQ is reviewing this.
- 27. What are maximum baseline entitlements (1.3.3)? For this section of the PUD, they are as follows:
 - 1. Impervious cover limited to 3.5 acres for a multifamily project
 - 2. Height limited to 35'
 - 3. Development of Lot 1-A cannot exceed 225 multifamily units (project is 67)
 - 4. Uses permitted in the mixed-use development are those permitted in the LO base district for Commercial and Civic, as well as single-family/multifamily/townhouse, with related development standards, according to the 2014 staff report.
- 28. Are any baseline requirements exceeded (2.5.2)? No, the project is within the PUD requirements.
- 29. Are any bonuses or waivers requested (1.4.1)? No
- 30. Are all PUD Tier One requirements met (2.3)? With the exception of the Green Building requirement, which I have been unable to track down, yes, the PUD meets all Tier One requirements.

Item C-10 16 of 16

31. Are 5% of the units designated affordable (2.5.4)? Yes, 5% of the units are designated for households with incomes at or below 60% of the median household income for Austin. Rental units must maintain affordability for 40 years, and for-sale units must maintain it for 99 years.

- 32. Will the project have a 3-star green rating (2.3.1D)? The original PUD was approved in 1989 and has gone through several revisions since then. In going through the revisions and the original, I have not been able to find a reference to the Green Building requirement.
- 33. Are any community amenities being provided (2.4)? Open space is being provided above and beyond what is required. The majority of Lot 1 has steep slopes and critical environmental features and is being preserved as natural space.