

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

CASE NUMBER: SPC-2016-0453C **ZAP COMMISSION DATE:** February 20, 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.

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. The application was also postponed from the January 16, 2018 agenda by mutual applicant and neighborhood request.

LEGAL DESCRIPTION: Lot 1 and Lot 5, Block A of the Rob Roy 360 Subdivision (200100089)

EXIST. ZONING: PUD	PROPOSED USE: Condominiums
ALLOWED F.A.R.: NA	PROPOSED F.A.R.: .2179:1
ALLOWED HEIGHT: 35'	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)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Capitol of Texas Hwy	380'	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

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, 010719-28, 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.

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".
- l. 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.

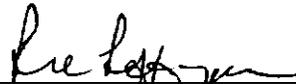
The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B. Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all other rules, regulations and ordinances of the City apply to the PUD.

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

PASSED AND APPROVED

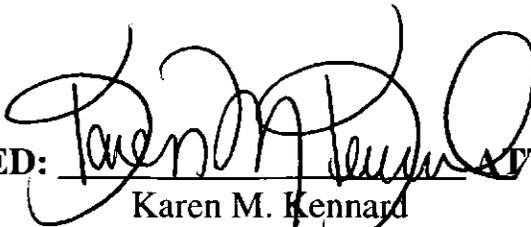
February 27, 2014

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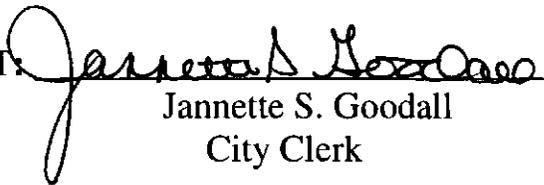
Lee Leffingwell
Mayor

APPROVED:

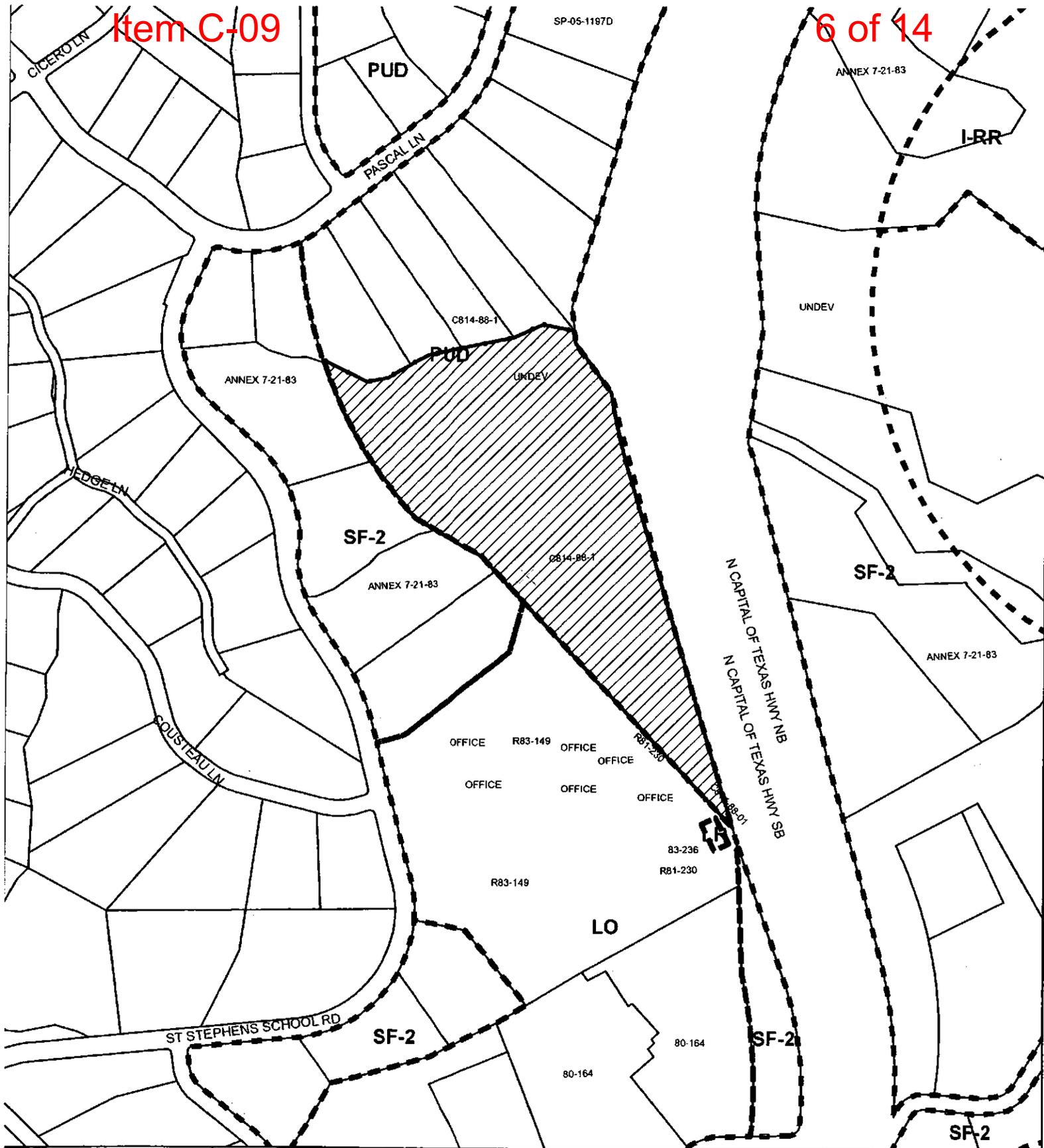


Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C814-88-0001.10

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 by the City of Austin regarding specific accuracy or completeness.



TRACT D - SECTION 1/ TRACT C-3 - SECTION 2 INFORMATION

OVERALL ORDINANCE INFORMATION

TYPICAL NOTES



Table with 4 columns: Type, Area, and other metrics. Includes rows for 'ALL OTHER BOUNDARY COLLISIONS' and 'COMPARATIVE PERMITTED DEVELOPMENT'.

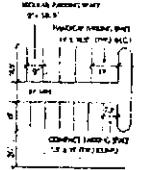
Table with 4 columns: Type, Area, and other metrics. Includes rows for 'COMPARATIVE PERMITTED DEVELOPMENT' and 'PERMITTED DEVELOPMENT'.

IMPERVIOUS COVER TRANSFERS

Table with 4 columns: Type, Area, and other metrics. Includes rows for 'IMPERVIOUS COVER TRANSFERS' and 'PERMITTED DEVELOPMENT'.

- List of typical notes numbered 1 through 40, detailing various site-specific requirements and regulations.

TYPICAL PARKING BAY

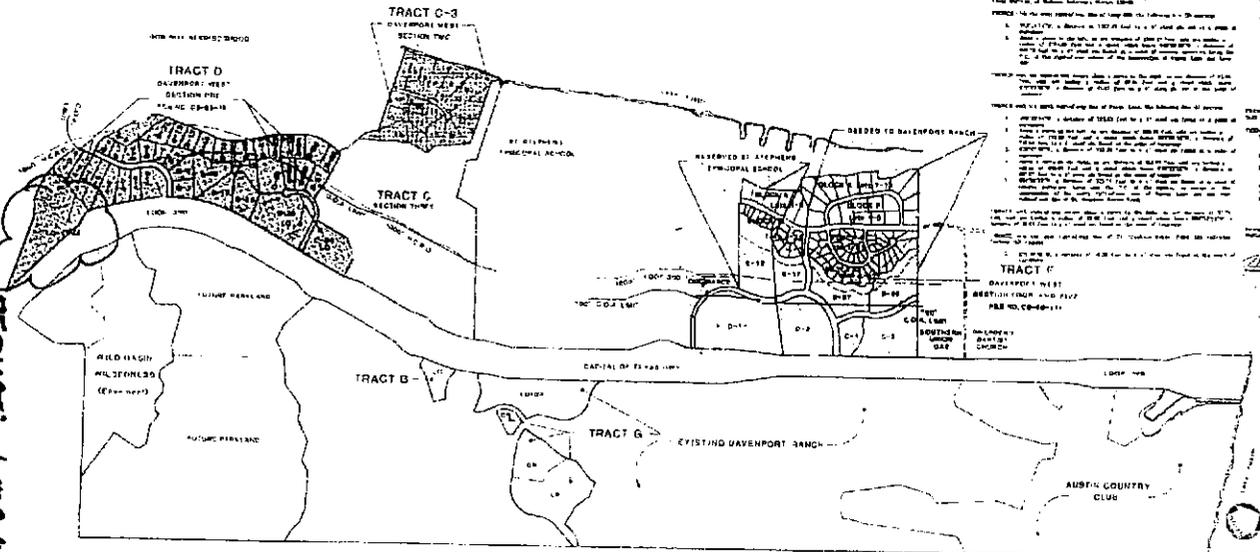


CONTROLLING ORDINANCES

- List of controlling ordinances including city codes and regulations.

F.A.R. & PARKING SUMMARY

Summary table for FAR and parking, including columns for 'Total FAR', 'Total Parking', and 'Total Units'.



SECTION 1 FIELD NOTES

Detailed field notes for Section 1, providing specific site observations and survey data.

TYPICAL NOTES (cont.)

- Continuation of typical notes, numbered 41 through 45.

APPROVAL BOX

Approval box containing signatures, dates, and official stamps for project review.



Project owner information: WESTVIEW DEVELOPMENT INC., 5000 Plaza On The Lake, Suite 275 Austin, Texas 78746.

Revision dates: DATE: MARCH 21, 1988; REVISED: JULY 1, 1988; SEPTEMBER 22, 1988.

Vertical sidebar containing 'CANYON ENGINEERING INCORPORATED' logo and contact information for Westlake High Drive, Austin, Texas.

Exhibit C

REDUCTION OF SHEET 2

MASTER INDEX & SURROUNDING LAND USE MAP (Scale 1"=800')

914-38-0007

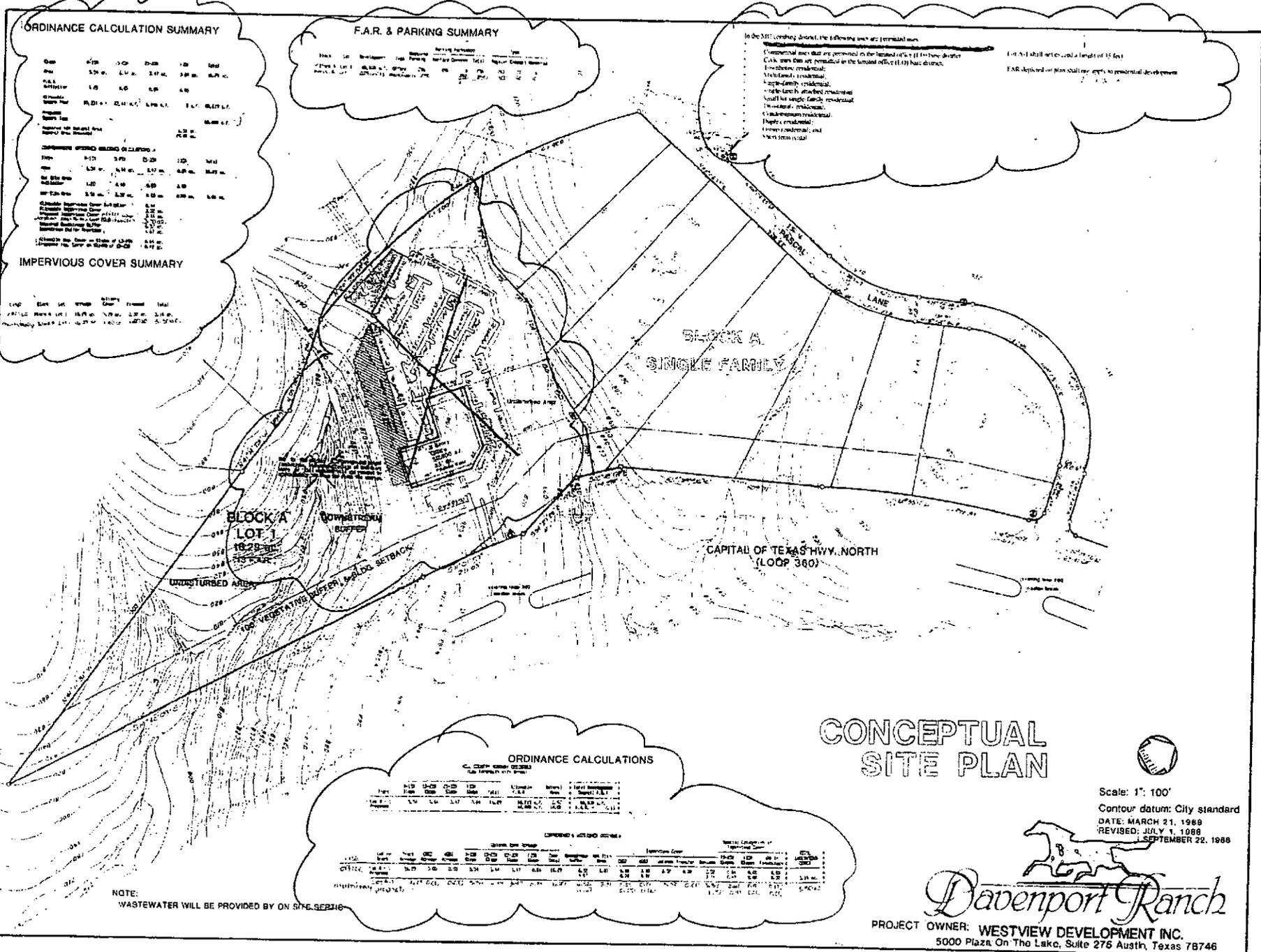


Exhibit D

REDUCTION OF SHEET 3

LANDCORP
1002 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0000

CANYON ENGINEERING INCORPORATED
1000 WESTLAKE HIGH DRIVE
AUSTIN, TEXAS 78746
(512) 327-4022

DAVENPORT WEST P.U.D.
LOT A-1 TRACT D
SECTION 1

SHEET 3 OF 4

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.

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. KILLFOIL

Your Name (please print)

20 PASCAL Ln, Austin TX 78746

Your address(es) affected by this application

Reina E Killfoil

Signature

November 1, 2017

Date

Daytime Telephone: (512) 947-1078

Comments: I object because it will lower my property value.

I am in favor
 I object

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

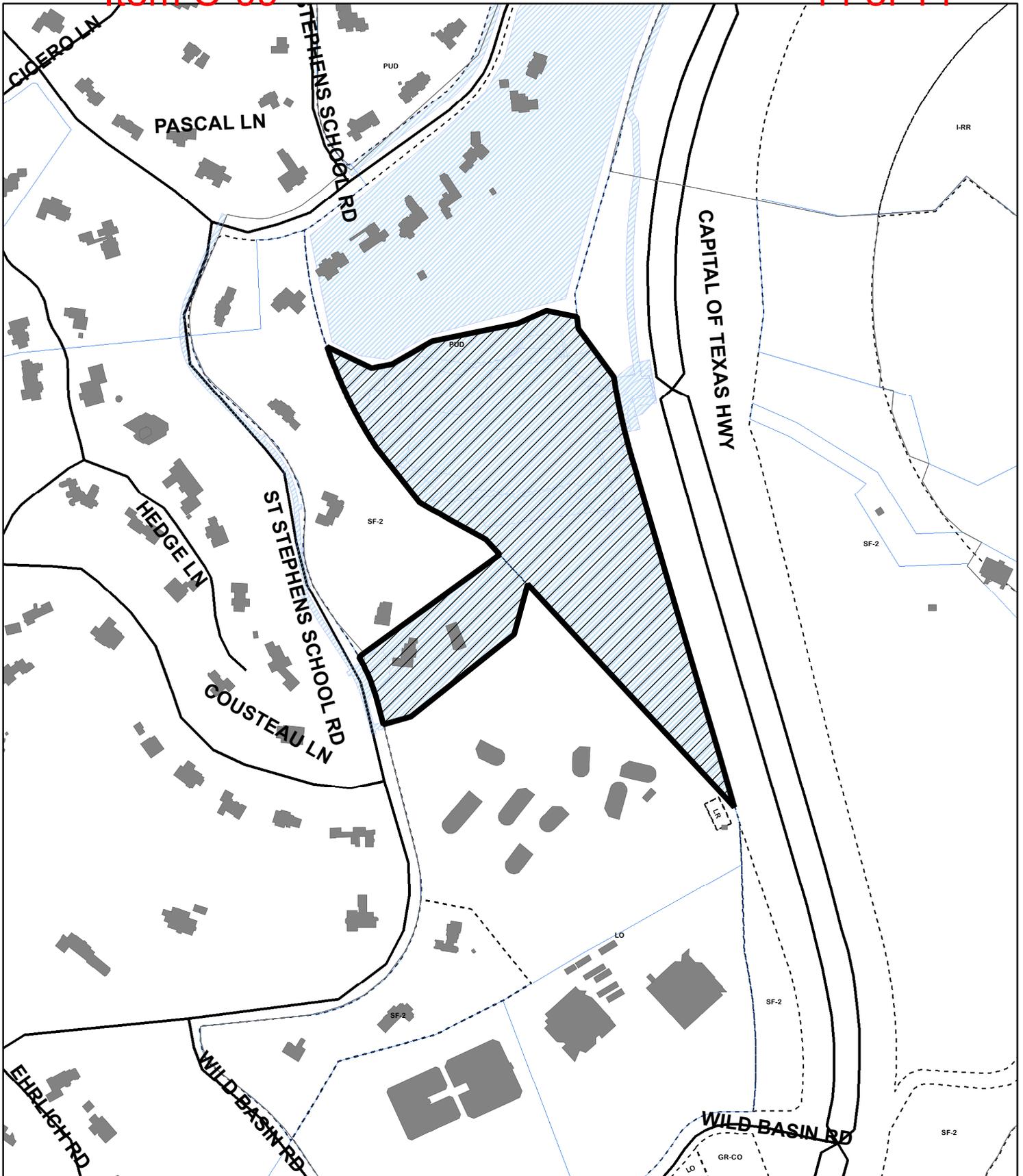
City of Austin
 Development Services Department - 4th floor
Christine Barton-Holmes
 P. O. Box 1088
 Austin, TX 78767-1088

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*
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 Roy 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.*
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.*



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY



CASE#: SPC-2016-0453C
 ADDRESS: 800 N Capitol of Texas Hwy
 CASE NAME: Westlake Residential
 MANAGER: Christine Barton-Holmes



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OPERATOR: Christine Barton-Holmes