

**PLANNING COMMISSION  
SITE PLAN REVIEW SHEET  
HILL COUNTRY ROADWAY**

**CASE NUMBER:** SPC-2017-0372C

**PLANNING COMMISSION DATE:** 11/6/2018

**PROJECT NAME:** Parke 27

**APPLICANT:** Parke Properties LP and GDF Realty Investment LTD

**AGENT:** LJA Engineering (Alex Clarke P.E.)

**ADDRESS OF SITE:** 7710 N FM 620 Rd.

**HILL COUNTRY ROADWAY:** FM 620 Moderate Intensity Roadway

**AREA:** 27.17 acres

**WATERSHED:** Lake Travis

**EXISTING ZONING:** GR-CO, Community Commercial

**CITY COUNCIL DISTRICT:** Jimmy Flannigan - 6

**CASE MANAGER:** Nikki Hoelter  
[nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov)

**PHONE:** 974-2863

**PROPOSED DEVELOPMENT:**

The applicant is proposing to construct a mixed use project, which includes the construction of 14 buildings. The buildings will include the following uses; hotel, retail, restaurant, automotive repair services, automotive washing, personal improvement services, commercial daycare, and financial services land use. The project includes surface parking, drives, open space, detention and bio filtration ponds and associated improvements on a total of 27.17 acres.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments will be cleared prior to release.

**SUMMARY COMMENTS ON SITE PLAN:**

The site is located in a moderate intensity corridor of the FM 620 Hill Country Roadway. The site is currently undeveloped, and was recently platted in to the 14 lots. The zoning is GR-CO, community commercial conditional overlay. The conditional overlay prohibits a service station use on the property. Access will be taken from 3 driveways on FM 620, and one drive along Vista Parke Drive. A TIA was required for the site because the project exceeds 2000 trips per day and is required as part of the zoning ordinance. Roadway improvements will be installed with the construction of the site.

The site is located within 1000' of the FM 620 Hill Country Roadway, Moderate intensity zone and must be presented to the Planning Commission for approval. The site is located in the Lake Travis and Bull Creek watershed, which are classified as water supply rural and water supply suburban, and within the Edwards Aquifer Recharge Zone. The project was granted vested rights to allow it to be governed by rules and regulations in effect on 1984, Ordinance No. 840308-K.

In addition, in 2016 a final judgement in Travis County court ruled this site did not have to comply with LDC Section 25-2-1023, which requires a vegetative buffer for a site located on a Hill Country Roadway corridor. The judgement stated that "any project consistent with the development described in the July 11, 1985 applications for a water and wastewater approach main" was not required to meet this code criteria. This site had obtained this application.

*A) Except as otherwise provided by this section, vegetation within 100 feet of the dedicated right-of-way may not be cleared, unless the clearing is necessary to provide utilities and access to the site.*

*(B) Except as otherwise provided by Subsection (D), in the roadway corridor along the Southwest Parkway:*

*(1) vegetation within 50 feet of the dedicated right-of-way or drainage easement may not be cleared, unless the clearing is necessary to provide utilities and access to the site; and*

*(2) a building must be at least 75 feet from the dedicated right-of-way or drainage easement.*

*(C) The council may, after a public hearing, waive the requirements of Subsection (B) for a site if the owner dedicated the right-of-way or a drainage easement to the public at no cost.*

*(D) Except as otherwise provided in Subsection (E), in a roadway corridor along a parkway identified in the Transportation Plan, other than Southwest Parkway:*

*(1) vegetation within 25 feet of the dedicated right-of-way or drainage easement may not be cleared, unless the clearing is necessary to provide utilities and access to the site; and*

*(2) a building must be at least 50 feet from the dedicated right-of-way or drainage easement.*

*(E) An area described in this section in which clearing is prohibited may not exceed 20 percent of the acreage of an applicant's property.*

The project complies with all other LDC code sections of the Hill Country Roadway requirements.

The site is adjacent to nature preserve along the south and west property line. Along the east property line, across FM 620 are a variety of uses, including a bank, warehouses and commercial services.

An ERI, environmental resource inventory was submitted, with several karst features identified.

The proposed development will provide bio filtration and detention ponds to address water quality and drainage improvements.

A portion of the site is located within the Balcones Canyonland Preserve, however a permit has been obtained for construction with conditions. The approval letter is provided in the plan set.

The site complies with Subchapter E, Commercial Design Guidelines.

The site plan shows in more detail the various land uses and square footage for each land use and building.

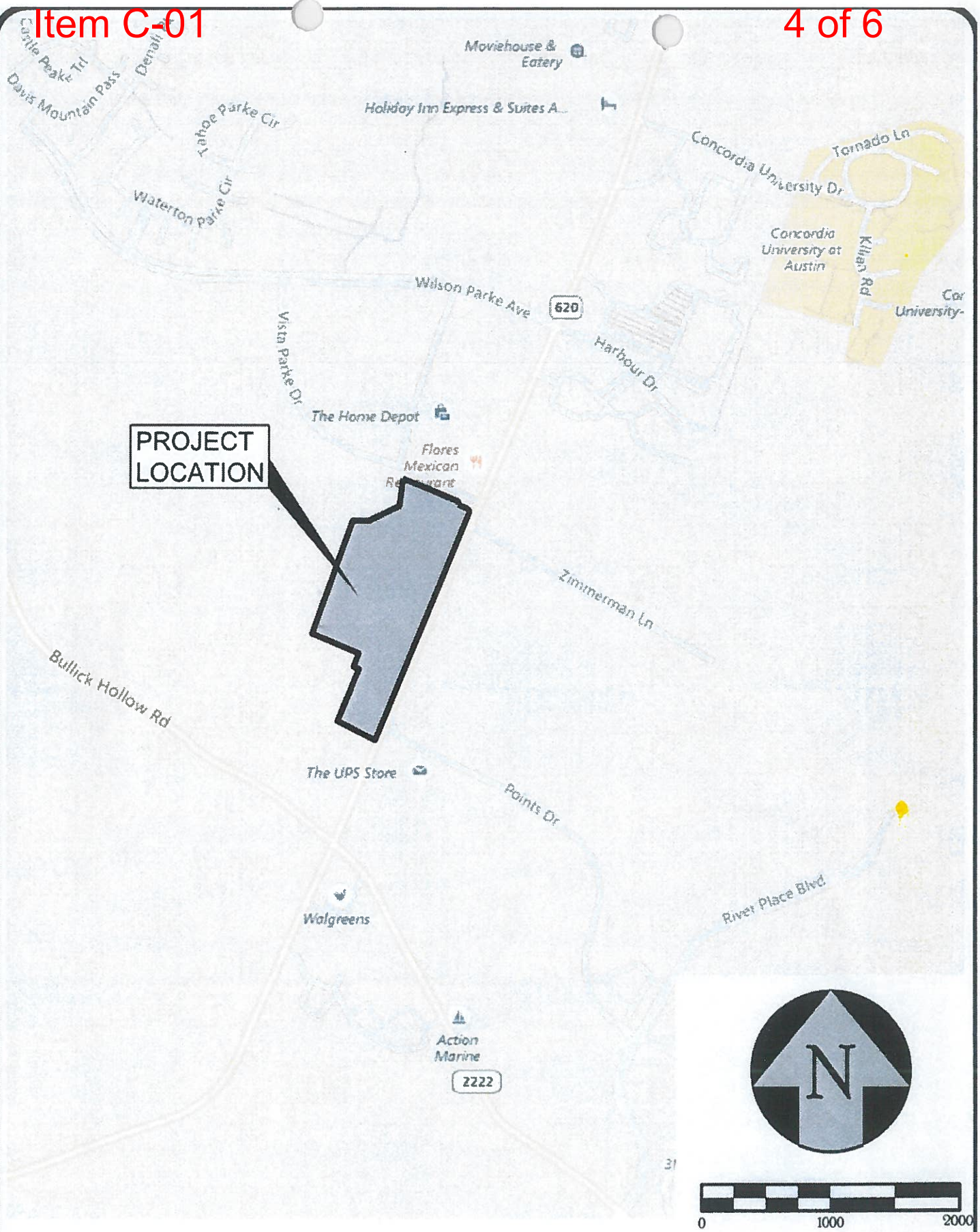
**PROJECT INFORMATION**

<b>SITE AREA</b>	27.17 acres		
<b>EXISTING ZONING</b>	GR-CO		
<b>WATERSHED</b>	Lake Travis and Bull Creek		
<b>WATERSHED ORDINANCE</b>	Lake Travis watershed ordinance		
<b>TRAFFIC IMPACT ANALYSIS</b>	Required		
<b>PROPOSED ACCESS</b>	FM 620 Rd. and Vista Parke Drive		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Gross floor area</b>	1:1		.179:1 210,611 sq.ft.
<b>Building Coverage</b>	75%	0	13.93%
<b>Impervious Cover</b>	65% watershed limit 80% zoning	0	64%
<b>Parking</b>	813	0	965

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-CO	Undeveloped
<i>North</i>	GR-CO	Commercial and Nature preserve
<i>South</i>	GR-CO	Nature preserve
<i>East</i>	PUD, GR-CO, I-RR, SF-2	Warehouses, bank and storage facilities
<i>West</i>	GR-CO, I-RR	Nature preserve





**LJA Engineering, Inc.**

3839 Bee Cave Road  
Suite 150  
Austin, Texas 78746

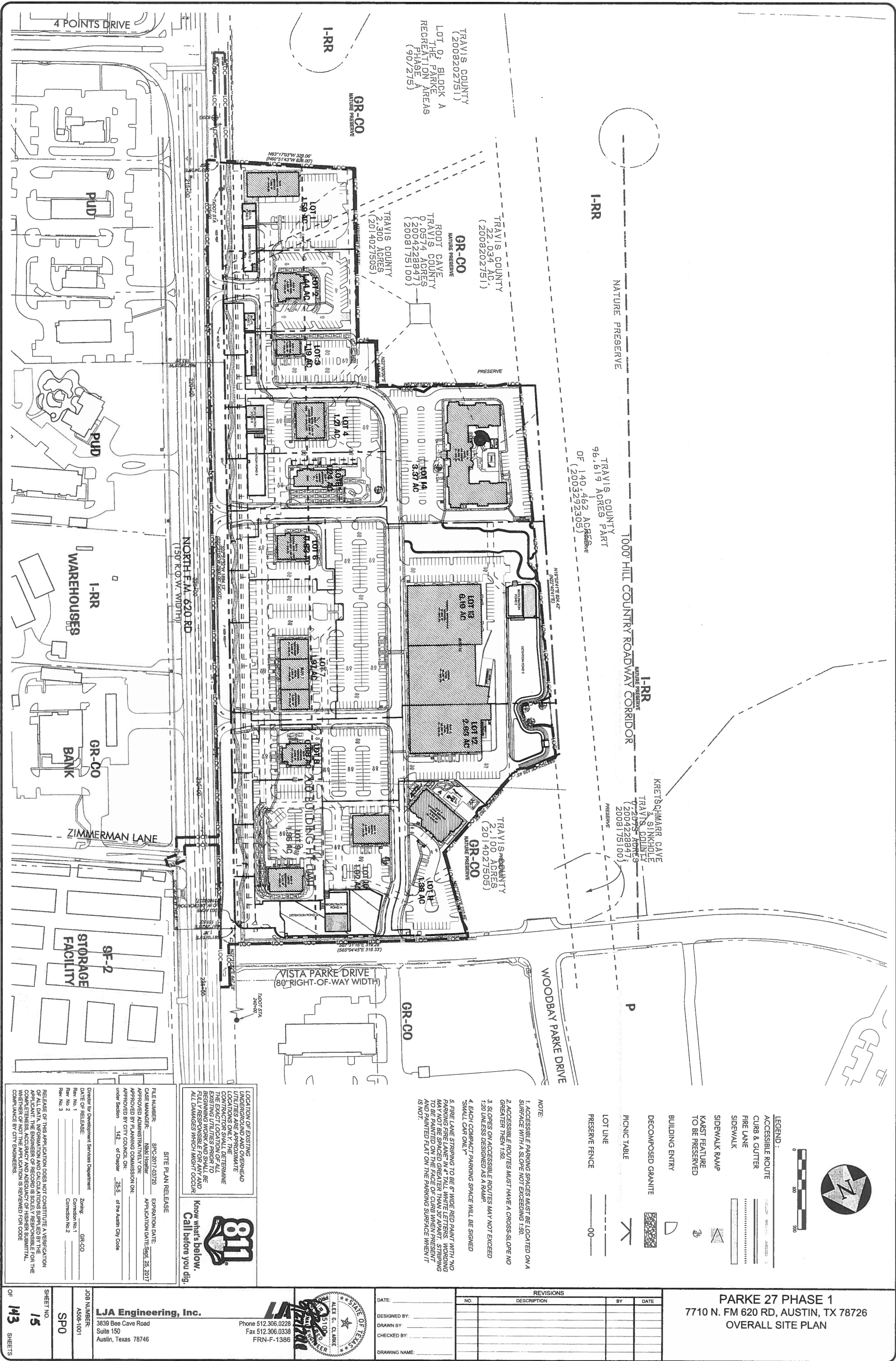


Phone 512.306.0228  
Fax 512.306.0338  
FRN-F-1386

**EXHIBIT 2  
LOCATION MAP**



AS06-100159 SITE PLAN 04/27/2018 3:50:29 PM



FILE NUMBER: SPC-2017-03720

EXPIRATION DATE: 25, 2017

CASE MANAGER: Nikki Heister

APPROVED ADMINISTRATION: ON

APPROVED BY CITY COUNCIL: ON

under Section 142.01 of Chapter 255.01 of the Austin City Code

Director for Development Services Department

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

Rev No. 1 \_\_\_\_\_

Rev No. 2 \_\_\_\_\_

Rev No. 3 \_\_\_\_\_

Zoning: GR-CO

Correction No. 1 \_\_\_\_\_

Correction No. 2 \_\_\_\_\_

RELINQUISH OF THE APPLICATION DOES NOT CONSTITUTE A SPECIFICATION OF ALL DATA INFORMATION AND CIRCUMSTANCES. 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.

LOCATION OF EXISTING UTILITIES AND PROPOSED UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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Know what's below.  
Call before you dig.

SHEET NO. 15

OF 143 SHEETS

JOB NUMBER: AS06-1001

SP0

LJA Engineering, Inc.

3839 Bee Cave Road  
Suite 150  
Austin, Texas 78746

Phone 512.306.0228  
Fax 512.306.0338  
FRN-F-1386

DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DRAWING NAME: \_\_\_\_\_

NO

DESCRIPTION

BY

DATE

PARKE 27 PHASE 1

7710 N. FM 620 RD, AUSTIN, TX 78726

OVERALL SITE PLAN



