# 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

**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.

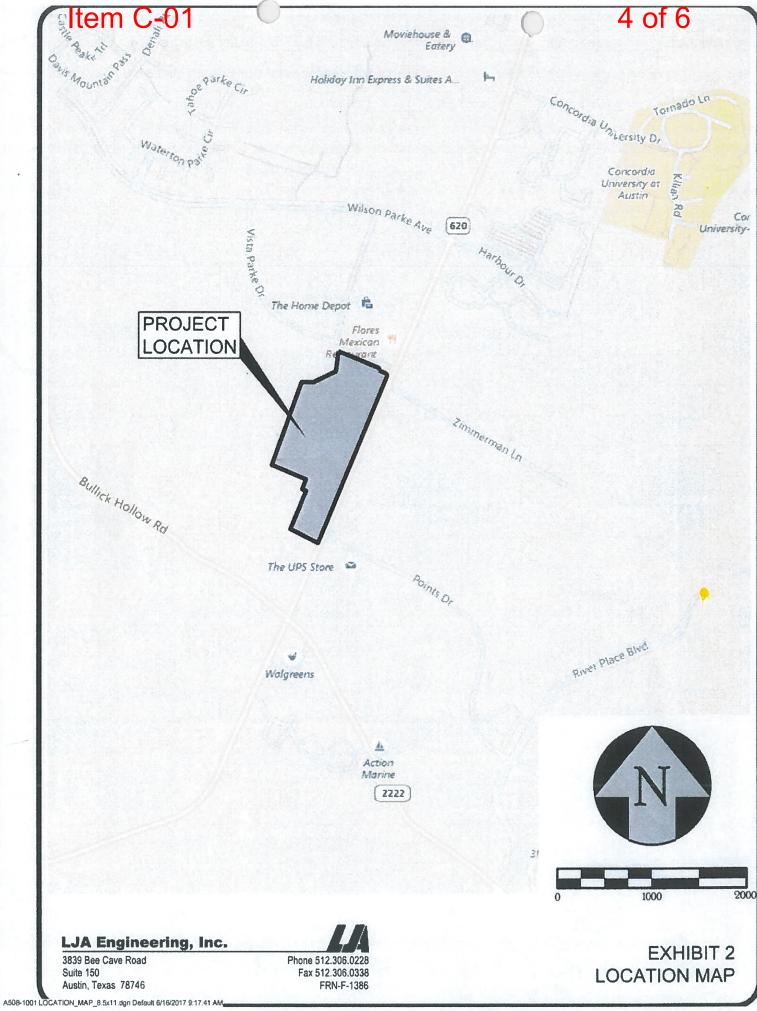
The site plan shows in more detail the various land uses and square footage for each land use and building.

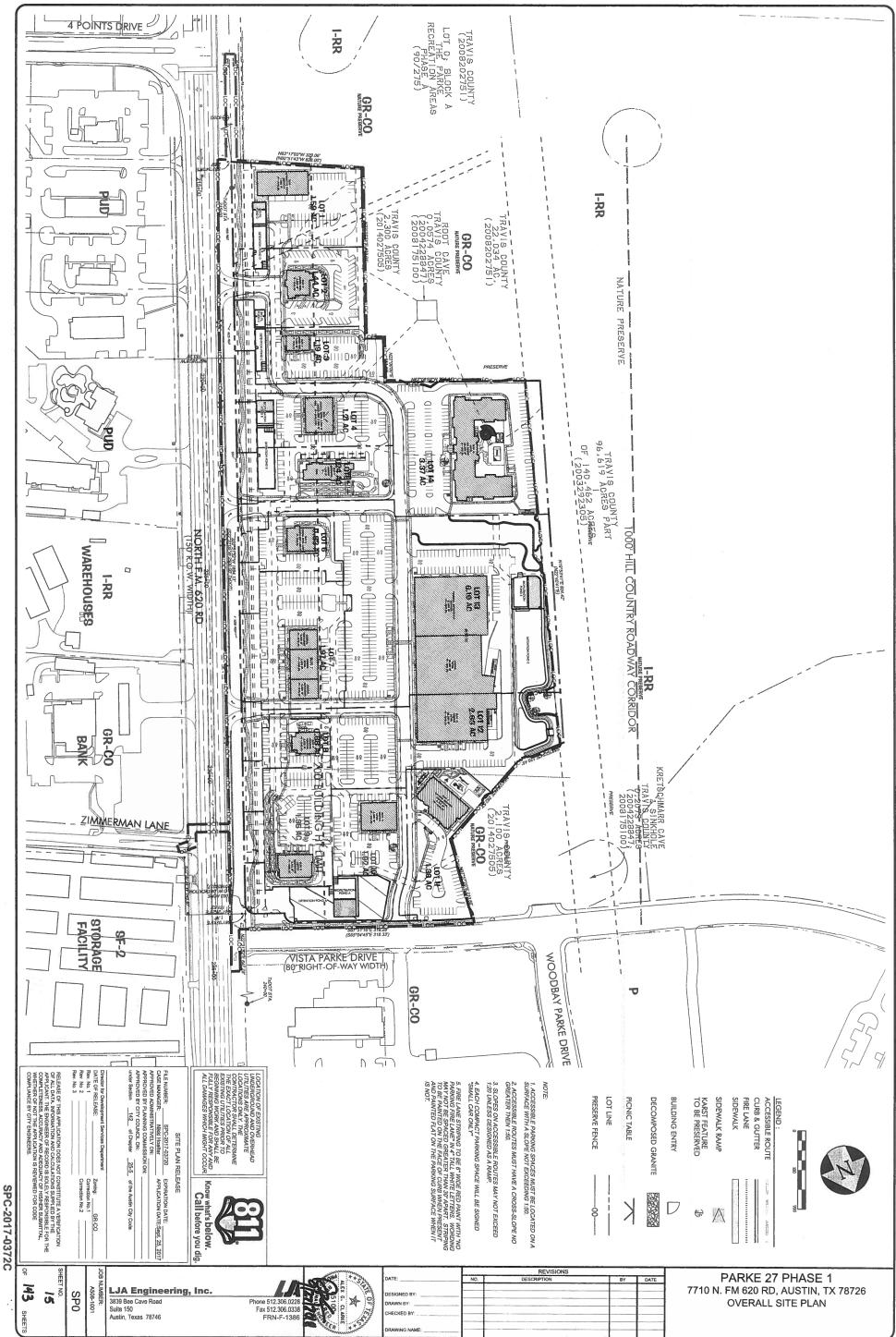
# **PROJECT INFORMATION**

SITE AREA	27.17 acres			
EXISTING ZONING	GR-CO	1	0	
WATERSHED	Lake Travis and Bull Creek			
WATERSHED ORDINANCE	Lake Travis watershed ordinance			
TRAFFIC IMPACT ANALYSIS	Required			
PROPOSED ACCESS	FM 620 Rd. and Vista Parke Drive			
	Allowed/Required	Existing	Proposed	
Gross floor area	1:1		.179:1	
			210,611 sq.ft.	
<b>Building Coverage</b>	75%	0	13.93%	
Impervious Cover	65% watershed limit	0	64%	
11	80% zoning			
Parking	813	0	965	

### **EXISTING ZONING AND LAND USES**

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





THE MAXIMUM SL RAMP RUN IS 30 I

# ACCESSIBLE ROUTE NOTES SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 403.3)

- LOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY INCHES. (TAS 405.2, 405.6)
- 3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:48. (TAS 403.3)
  GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. (TAS 302).

- SITE PLAN NOTES

  1. ALL CURB RADII ARE 300' UNLESS OTHERWISE NOTED ON PLANS.

  2. ALL DIMENSIONS ARE TO FACE OF CURBIFACE OF BUILDING UNLESS NOTED ON PLANS. BUILDING DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS, PRIOR TO LAYOUT OF SITE.
- 4. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
- 5. ALL ADA ACCESSIBLE SIDEWALKS SHALL BE CONCRETE, WITH A COURSE BROOM FINISH WITH A MINIMUM WIDTH OF 4' UNLESS OTHERWISE NOTED.

  6. ALL PARKING SPACES ARE 90 DEGREES AND 9.00' WIDE X 18.50' DEEP, UNLESS OTHERWISE INDICATED.

- 7. THIS SITE MEETS TEXAS ACCESSIBILITY STANDARDS AND AN ACCESSIBLE ROUTE WILL BE PROVIDED TO THE OTHER BUILDINGS AS NECESSARY.

  8. SEE DETAIL SHEETS FOR PARKING DETAILS

  9. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED

  10. ANY PROPOSED MODIFICATIONS, WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OF SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND DR CITY COUNCIL.

  11. EACH COMPACT PARKING SPACE / ASLE WILL BE SIGNED 'SMALL CAR ONLY'.

  12. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE ZONNING AND PLATTING COMMISSION AND DR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.

  13. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPULANCE WITH SUBCHAPTER'S 2.5 AND WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPULANCE OR SUBSTITUTION OF LAMPLIGHT INSTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.3.
- 14. BUILDING WILL NOT BE CONSTRUCTED WITH MIRROREÓ GLASS WITH A REFLECTANCE OF MORE THAN 20 PERCENT.

  15. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY, COMPLIANCE WITH ACCESSIBILITY STANDARS SUCH AS THE 2010 STANDARS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERRIFIED. THE APPLICABLE IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- A. INTERNAL UTILITIES LOCATED IN THE DRIVE AISLES.
  B. PROVIDING SHADED SIDEWALKS ALONG 100% OF BUILDING FACING PRINCIPAL STREETS

IMPROVE CONNECTIVITY 2.3.2 (TABLE B)

UNDERGROUND OF EXISTING
UNDERGROUND AND OVERHEAD
UNDERGROUND AND OVERHEAD
UNTIL TIES ARE APPROXIMATE
LOCATIONS ONLY THE
EXECUTION SHALL DETERMINE
THE EXACT LOCATION OF ALL
BROSHING OTHERS ARE AND A
ALL DAMAGES WHICH MIGHT OCCUR

Rev. No. 2	Director for Development Services Department DATE OF RELEASE: Rev. No. 1	SITE PLAN RELEASE RILE NUMBER: SPC-2017-03720 EXPIR CASE MANAGER: NIKKI Healiar APPL APPROVED AUMINISTRATIVELY ON: APPROVED BY PLANING COMMISSION ON: APPROVED BY CITY COUNCIL ON: MARKET COMMISSION ON: APPROVED BY CITY COUNCIL ON: MARKET COUN	EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.
Correction No.2	Zoning: GR-CO Correction No.1	N RELEASE  N PELEASE  APPLICATION DATE:  APPLICATIO	Know what's below. Call before you dig.
303	JOB NUMBER: A508-1001	LJA Engineering, 3839 Bee Cave Road Suite 150 Austin, Texas 78746	Inc.

-		
	DATE:	-
3	DESIGNED BY:	
3	DRAWN BY:	
	CHECKED BY:	
	DRAWING NAME:	

PARKE 27 PHASE 1 7710 N. FM 620 RD, AUSTIN, TX 78726 SITE PLAN NOTES & CALCULATIONS

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