

**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2013-0379B(XT2) **ZAP COMMISSION DATE:** 9/17/2019

PROJECT NAME: The Pinnacle at Great Hills

ADDRESS: 5717 Lost Horizon Drive

COUNCIL DISTRICT: 10

WATERSHED: Bull Creek (Water Supply Rural)

AREA: 7.595 Acres

APPLICANT: Great Hills Pinnacle (Charles Nichols, Jr)
5000 Bee Caves Road
Austin, Texas 78746

AGENT: Garrett-Ihnen Civil Engineers (Norma Divine)
12007 Technology Boulevard, Ste. 150
Austin, Texas 78727

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: The applicant is proposing construction of 6 out of 13 total single-family condominiums. Seven of the 13 units have been completed or are under construction currently.

REQUEST: The site is requesting a three-year extension to a previously-approved site plan. The extension would move the site plan expiration date to September 17, 2022. Two of the thirteen structures and all infrastructure have been completed.

STAFF RECOMMENDATION: Staff recommends approval of this site plan extension. Staff previously approved an administrative one-year extension from July 24, 2018 to July 24, 2019. The site plan will comply with all applicable requirements of the Land Development Code.

ZONING AND PLATTING COMMISSION ACTION:

LEGAL DESCRIPTION: Great Hills St, Lot 2, Book 77, Pages 268-270

EXIST. ZONING: SF-6

ALLOWED F.A.R.: NA

ALLOWED HEIGHT: 35'

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG.: 55%

REQUIRED PARKING:42

PROPOSED USE: SF Condo Residential

PROPOSED F.A.R.: NA

PROPOSED HEIGHT: 35'

PROPOSED BLDG. CVRG: 6.39% (21062 sf)

PROPOSED IMP. CVRG.: 18.12% (59692 sf)

PROPOSED PARKING: 57

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently partly developed, and is proposed to be completed with 13 single-family condominiums. There are no Critical Environmental Features on the site, and the site plan complies with all requirements of the Land Development Code.

Environmental: This site is located in the Bull Creek Watershed, and is subject to Water Supply Rural Watershed regulations.

Transportation: Access to the proposed site will be taken from Lost Horizon Drive. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Lost Horizon Dr, then Community Recreation (CR, PUD)

East: Rain Creek Pkwy, then open space (SF-2)

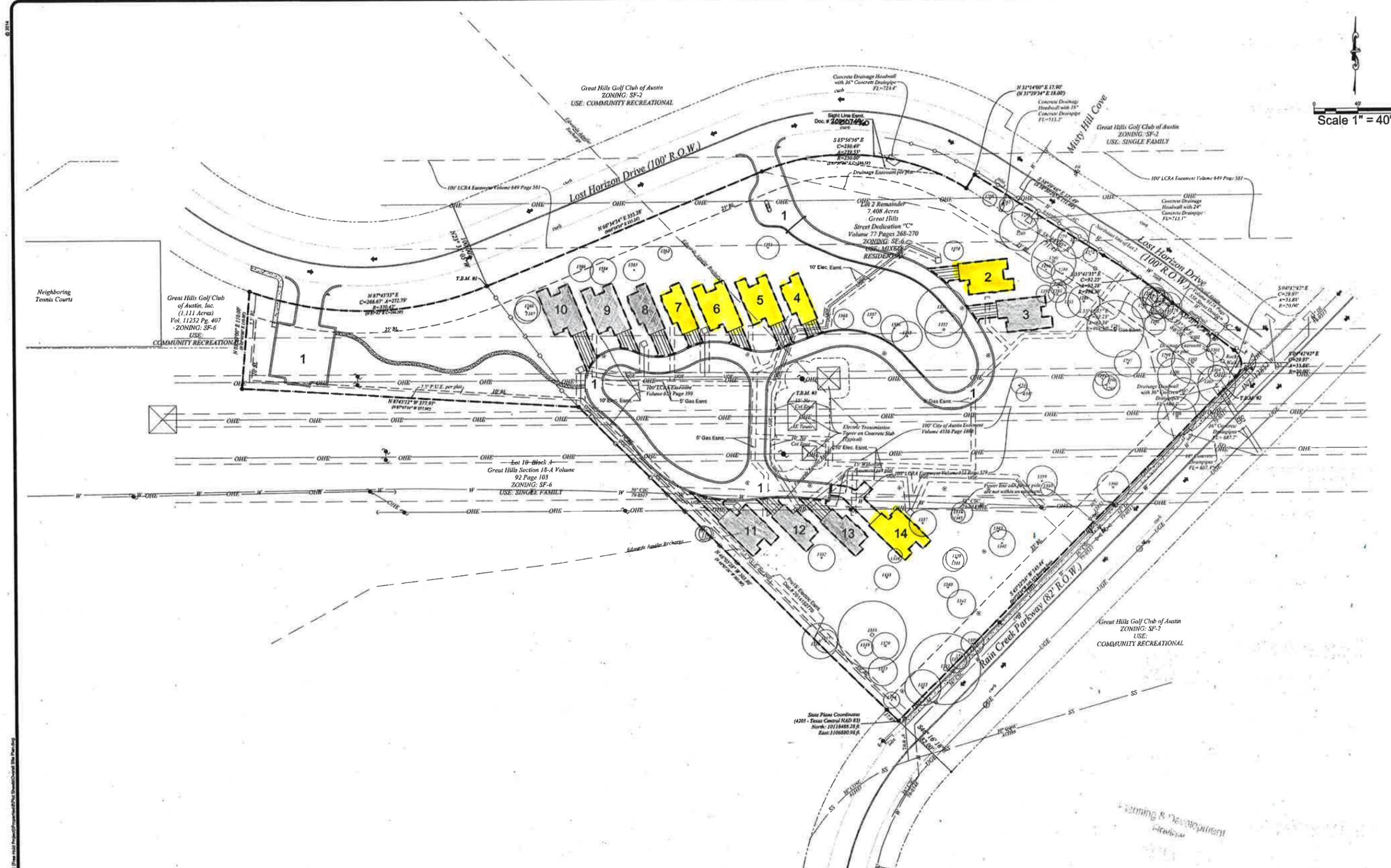
West: Open space and single-family residential (SF-6)

South: Open space and single-family residential (SF-6)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Lost Horizon Dr	90'	40'	Local Connector

NEIGHBORHOOD ORGANIZATION:

- Austin Independent School District
- Bike Austin
- Bull Creek Foundation
- Friends of Austin Neighborhoods
- Great Hills VII HOA
- Great Hills Sec. VIII Homeowners, Inc.
- Long Canyon Homeowners Association
- Mountain Neighborhood Association (MNA)
- Neighborhood Empowerment Foundation
- North Oaks Neighborhood Association
- Northwest Austin Coalition
- SEL Texas
- Sierra Club
- Travis County Natural Resources



DATE:	7/26/2014
DESIGNED:	TA
DRAWN:	SL
CHECKED:	SL
JOB NO.:	CHST-1392

NO.	REVISIONS/CORRECTIONS	DESCRIPTION

The Pinnacle Condominiums
 5717 Lost Horizon Dr
 Austin, Texas 78759
 Phasing Plan



GARRETT-IHNNERS
 CIVIL ENGINEERS
 12007 TECHNOLOGY BLVD
 SUITE 1150
 AUSTIN, TEXAS 78727
 TELEPHONE: (512) 454-2400
 FACSIMILE: (512) 454-2430
 TUBE FIRM NO. F-630

SHEET NUMBER
 7 OF 33

Compatibility Standards Notes

- All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-1064]
- All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive. [Section 25-2-1067]
- The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067]
- The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses [Section 25-2-1067]

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact the Texas Excavation Safety System @ 1-800-344-5377 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of water and gas crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submission, whether or not the application is reviewed for Code compliance by City engineers.

Legend:
 - - - - - Phasing Line

Benchmarks
 T.B.M. #1 - Top of Cotton Gin Spindle. Elevation: 814.97'
 T.B.M. #2 - Chiseled "X" in concrete. Elevation: 694.15'
 T.B.M. #3 - Chiseled Square on Northwest corner of concrete slab. Elevation: 794.49'

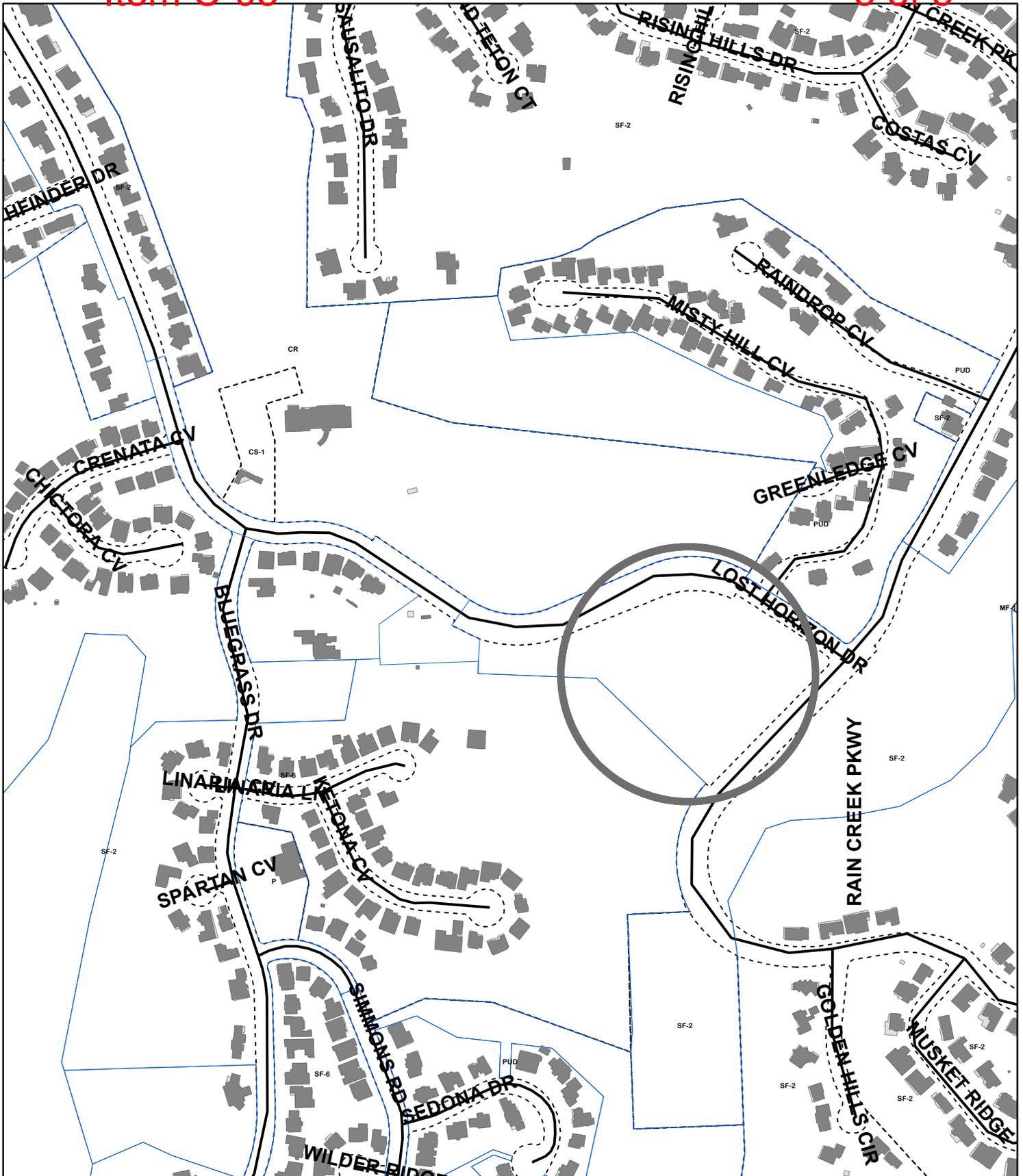
Legal Description
 Lot 2, less 6,738 s.f. Great Hills Street Dedication C.

SITE PLAN APPROVAL SHEET 7 of 33
 FILE NUMBER SP-2013-0379B APPLICATION DATE October 9, 2013
 APPROVED ON UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81 LDC) 5-18-18 CASE MANAGER Michael Simmons-Smith
 PROJECT EXPIRATION DATE (ORD 897005-A) NA DWPZ DDZ

Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING SF6

Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 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.



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

0 200 400 800 Feet

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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