

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

**CASE NUMBER:** SPC-2019-0147C    **ZAP COMMISSION DATE:** June 16, 2020

**PROJECT NAME:** The Addie

**ADDRESS:** 800 N Capitol of Texas Hwy

**DISTRICT:** 10

**WATERSHED:** Bee Creek (Water Supply Rural)

**AREA:** 16.82 acres

**APPLICANT:** VTC Addie LLC  
205 Wild Basin Rd South Bldg 1  
Austin, Texas 78746

**AGENT:** Anthony Ennis  
LandDev Consulting, LLC  
8200 North MOPAC, Ste. 250  
Austin, Texas 78759

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP    (512) 974-2788  
[christine.barton-holmes@austintexas.gov](mailto: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 with 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:** A previous, similar case, SPC-2016-0453C, which proposed 67 units, was 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, and from the February 20, 2018 agenda due to a posting error. The case was withdrawn by staff at the March 8, 2018 hearing and subsequently expired. The case presented here is a new case comprised of only Lot 1, rather than Lots 1 & 5.

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

**EXIST. ZONING:** PUD

**PROPOSED USE:** Condominiums

**ALLOWED F.A.R.:** NA

**PROPOSED F.A.R.:** .1830:1

**ALLOWED HEIGHT:** 35'

**PROPOSED HEIGHT:** 35'

**MAX. BLDG. COVERAGE:** NA

**PROPOSED BLDG. CVRG:** 10.77%

**MAX. IMPERV. CVRG.:** 20.8%

**PROPOSED IMP. CVRG.:** 19.32%

**MIN. REQ. HC NATURAL AREA:** 6.73 ac

**PROVIDED:** 7.40 ac

**REQUIRED PARKING:** 92

**PROPOSED PARKING:** 108

#### **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 47 residential units, with all but 12 of them in a single-family configuration, 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)

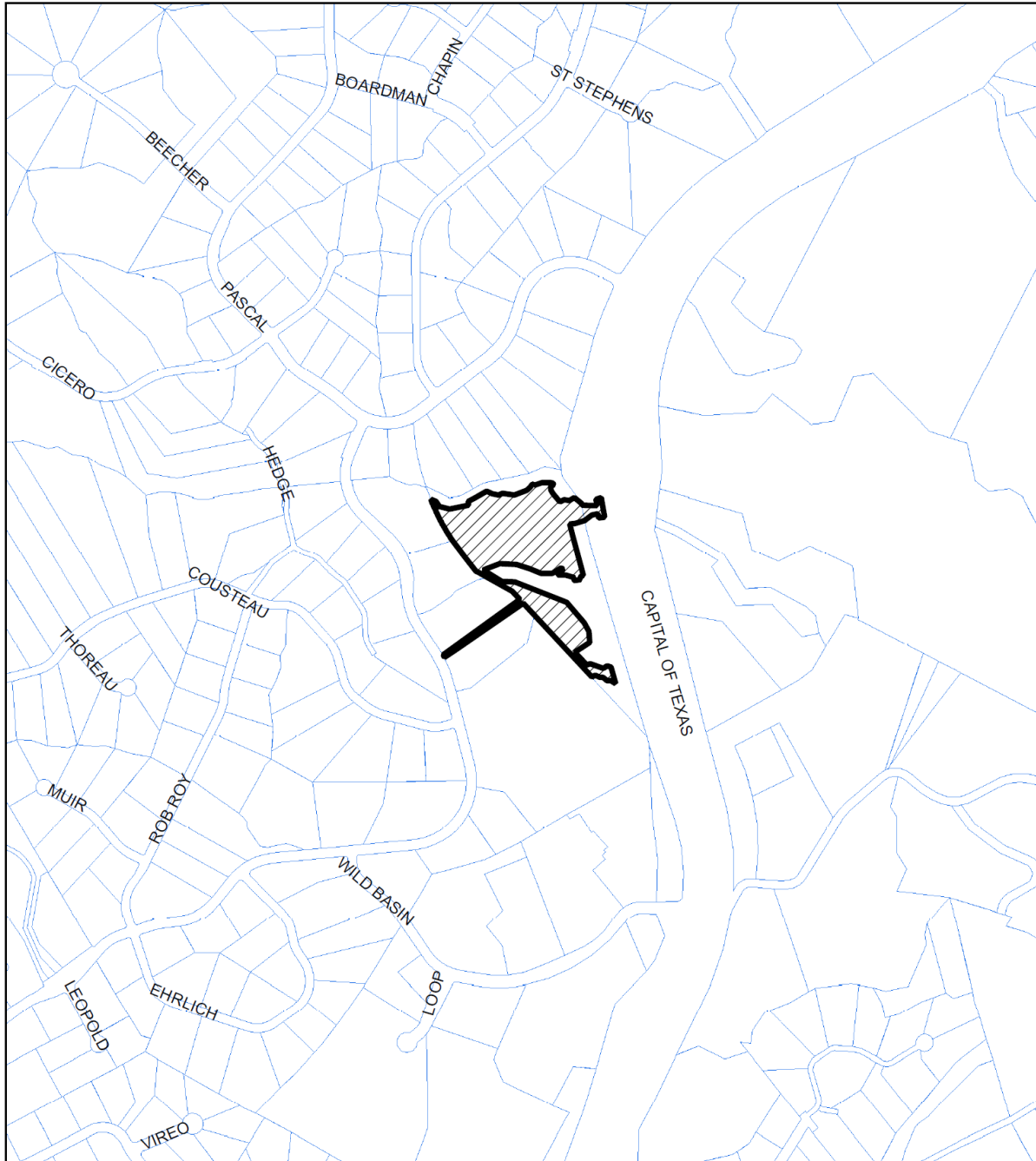
**South:** Single-family and office (SF-2 and LO)

<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  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 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



Subject Tract



Base Map

CASE#: SPC-2019-0147C

LOCATION: 800 N CAPITAL OF TEXAS HWY SB

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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







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ADDIE  
SITE DEVELOPMENT PLANS  
800 N. CAPITAL OF TEXAS HIGHWAY  
AUSTIN, TEXAS 78746

GENERAL NOTES

1. PLANS PRESENTED FOR REFERENCE ONLY AND MAY INCLUDE OPTIONAL FEATURES. REFER TO BUILDING PERMIT SETS FOR FINAL CONFIGURATION OF WALLS AND OPTIONS.
2. ELEVATION DRAWINGS DEPICT DESIGN INTENT ONLY. MATERIALS SHOWN MAY VARY AND ARE SUBJECT TO AVAILABILITY. REFER TO BUILDING PERMIT SETS FOR FINAL CONFIGURATION.
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4. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.
5. TYPICAL WINDOW HEAD HEIGHT IS 8'-1" ABOVE T.O. SUB-FLOOR TYPICAL U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
6. FENCING IS SHOWN FOR DESIGN INTENT ONLY. ACTUAL MATERIALS AND DESIGN MAY VARY PER BUILDER SPECIFICATION.
7. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED. SPECIFIC LOCATIONS TO BE DETERMINED IN THE FUTURE.
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9. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-1064).
10. ALL DUMPSTER AND ANY PERMANENTLY PLACED REFUSE RECEPTACLE WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED A SF-5 OR MORE RESTRICTIVE (SECTION 25-2-1087).
11. 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 25-2-1087).
12. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-1087).

NOTE: PLANS AND ELEVATIONS ARE SUBJECT TO CHANGE BY LEGACY DCS OR ITS AFFILIATES.  
ARCHITECT: DAVID S. WILLIAMS #25041  
NOT FOR REGULATORY PERMITTING OR CONSTRUCTION.

DRAWN BY: OL  
CHECKED BY: SH  
PROJECT NO.: 2018040.13  
ISSUE DATE: 08/12/2019  
REVISIONS:  
02/14/2020

SHEET TITLE:  
BUILDING 1  
ELEVATIONS  
SHEET NUMBER:



4 BUILDING 1 - RIGHT ELEVATION  
1/8"=1'-0" SCALE



3 BUILDING 1 - REAR ELEVATION  
1/8"=1'-0" SCALE



2 BUILDING 1 - LEFT ELEVATION  
1/8"=1'-0" SCALE

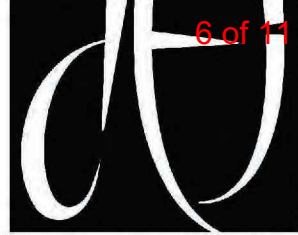


1 BUILDING 1 - FRONT ELEVATION  
1/8"=1'-0" SCALE

SITE PLAN APPROVAL Sheet 69 of  
FILE NUMBER APPLICATION DATE  
APPROVED BY COMMISSION ON UNDER SECTION OF  
CHAPTER OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER

Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3  
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SHEET TITLE:

PLAN 1  
ELEVATIONS

SHEET NUMBER:

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4 PLAN 1 - RIGHT ELEVATION  
1/8"=1'-0" SCALE



3 PLAN 1 - REAR ELEVATION  
1/8"=1'-0" SCALE



2 PLAN 1 - LEFT ELEVATION  
1/8"=1'-0" SCALE



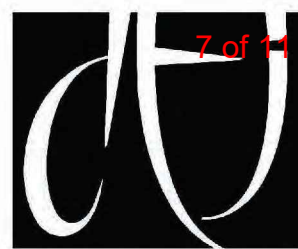
1 PLAN 1 - FRONT ELEVATION  
1/8"=1'-0" SCALE

SITE PLAN APPROVAL Sheet 73 of 73  
FILE NUMBER \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

Director, Planning and Development Review Department  
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Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

Final plot 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.





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CHECKED BY: SH  
PROJECT NO.: 2018040.13  
ISSUE DATE: 08/12/2019  
REVISIONS:  
02/14/2020

SHEET TITLE:  
PLAN 2  
ELEVATIONS

SHEET NUMBER:



4 PLAN 2 - RIGHT ELEVATION  
1/8"=1'-0" SCALE



3 PLAN 2 - REAR ELEVATION  
1/8"=1'-0" SCALE



2 PLAN 2 - LEFT ELEVATION  
1/8"=1'-0" SCALE



1 PLAN 2 - FRONT ELEVATION  
1/8"=1'-0" SCALE

SITE PLAN APPROVAL Sheet 73 of 73  
FILE NUMBER \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_  
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Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

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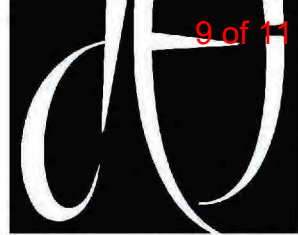
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4 PLAN 4 - RIGHT ELEVATION  
1/8"=1'-0" SCALE



3 PLAN 4 - REAR ELEVATION  
1/8"=1'-0" SCALE



2 PLAN 4 - LEFT ELEVATION  
1/8"=1'-0" SCALE



1 PLAN 4 - FRONT ELEVATION  
1/8"=1'-0" SCALE

SITE PLAN APPROVAL Sheet 78 of  
FILE NUMBER APPLICATION DATE  
APPROVED BY COMMISSION ON UNDER SECTION OF  
CHAPTER OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER

Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

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SHEET TITLE:

PLAN 4  
ELEVATIONS

SHEET NUMBER:







