

# ZONING AND PLATTING COMMISSION SITE PLAN COMMISSION APPROVAL REVIEW SHEET

**CASE NUMBER:** SPC-2020-0168C **ZAP DATE:** 2/16/2021

**PROJECT NAME:** Amarra Multifamily

**ADDRESS:** 5321 Barton Creek Boulevard

**APPLICANT:** Stratus Properties Operating Company, LP

**AGENT:** LJA Engineering Danny Miller, P.E., (512) 439-4700

**CASE MANAGER:** Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

**WATERSHED:** Barton Creek

**APPLICATION REQUEST:** Subject property is located within the Low Intensity Zone of the Southwest Parkway Hill Country Roadway Corridor and must be presented to the Zoning and Platting Commission for approval.

**PROJECT DESCRIPTION:** The applicant proposes construction of a multifamily residential project.

**STAFF RECOMMENDATION AND SUMMARY FOR HILL COUNTRY ROADWAY SITE PLAN:**

Staff recommends approval of the request. The site plan complies with all Hill Country Roadway development regulations and will comply with all other requirements of the Land Development Code prior to its release. The focus of granting the request should be based upon whether the project meets the criteria of the Hill Country Roadway Ordinance. The commission's action is simply to grant or deny- additional conditions may not be imposed.

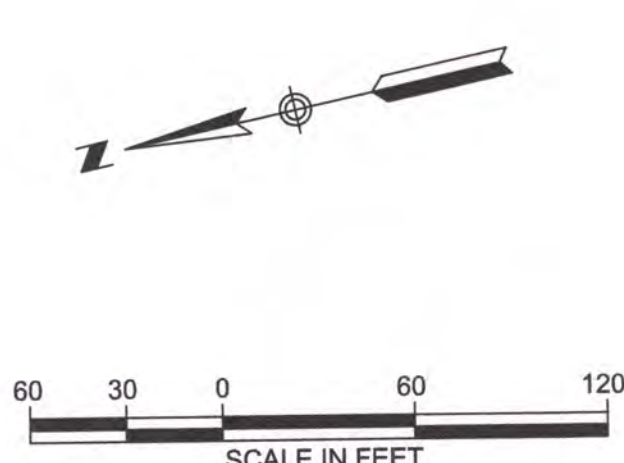
**PROJECT INFORMATION:**

<b>SITE AREA</b>	35.7 acres or 1,559,015 SF
<b>ZONING</b>	MF-1-CO
<b>LAND USES</b>	Multifamily Residential
<b>IMPERVIOUS COVER</b>	5.3 acres or 233,003 SF, 20%
<b>BUILDING HEIGHTS</b>	40 FT, 4 stories
<b>FLOOR-TO-AREA RATIO (FAR)</b>	0.15:1
<b>PARKING</b>	335 total (18 bicycle)
<b>VEHICULAR ACCESS</b>	Barton Creek Boulevard
<b>OPEN SPACE</b>	1.9 acres or 83,087 SF, 5.3%

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Bike Austin  
 City of Rollingwood  
 East Oak Hill Neighborhood Association  
 Friends of Austin Neighborhoods  
 Oak Hill Association of Neighborhoods (OHAN)  
 Oak Hill Trails Association  
 Save Our Springs Alliance  
 Sierra Club, Austin Regional Group  
 TNR BCP - Travis County Natural Resources





LEGEND	
PROPOSED	EXISTING
[Symbol]	[Symbol]
CONTOUR LINE	
OPEN SPACE	
STAINED CONCRETE WALK	
POROUS CONCRETE	
CONCRETE SIDEWALK	
DECOMPOSED GRANITE WALKWAY	
PAVER/BRICK SIDEWALK	
PROPERTY BOUNDARY	
FIRE LANE	
ACCESSIBLE ROUTE	
PROPOSED RETAINING WALL	
SITE WALL	
LANDSCAPE WALL	
SIDEWALK RAMP	
HANDICAPPED PARKING SPACE & SIDEWALK RAMP	
CROSSWALK	
ST	ST
WW	WW
WL	WL
RWL	RWL
IR	IR
WMH	WMH
SMH	SMH
GR	GR
1/2" REBAR FOUND (OR AS NOTED)	
1/2" REBAR WITH CAP FOUND	
1/2" REBAR WITH CHAPARRAL CAP SET	
WATER METER	
UTILITY POLE	
OVERHEAD UTILITIES	
ELEC. UTILITY	
ELEC. MANHOLE	
LIGHT POLE	
TELEPHONE UTILITY	
UNDERGROUND FIBER OPTIC MARKER	
TELEPHONE MANHOLE	
UNDERGROUND GAS MARKER	
CHAIN LINK FENCE	

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

**811**  
Know what's below.  
Call before you dig.

**SITE PLAN RELEASE**

FILE NUMBER: SPC-2020-0168C EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: JEREMY SILTALA APPLICATION DATE: \_\_\_\_\_  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section \_\_\_\_\_ of Chapter \_\_\_\_\_ of the Austin City Code.

DEVELOPMENT SERVICES DEPARTMENT

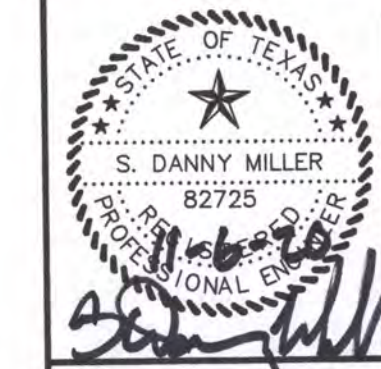
DATE OF RELEASE: \_\_\_\_\_ Zoning: \_\_\_\_\_  
Rev. No. 1 \_\_\_\_\_ Correction No.1 \_\_\_\_\_  
Rev. No. 2 \_\_\_\_\_ Correction No.2 \_\_\_\_\_  
Rev. No. 3 \_\_\_\_\_

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 SUBMITTAL, WHETHER OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

AMARRA MULTI-FAMILY  
PLANS FOR SITE DEVELOPMENT  
OVERALL SITE PLAN

REVISIONS	DATE	BY
DESCRIPTION		
NO.		

DATE:	7/12/2019
DESIGNED BY:	KCQ
DRAWN BY:	KCQ
CHECKED BY:	SDM
DRAWING NAME:	AMARRA MULTI-FAMILY



**LJA Engineering, Inc.**  
Phone 512.439.4700  
Fax 512.439.4716  
FRNF-1388

JOB NUMBER:  
A107-409

**OP01**

SHEET NO.  
**17**  
OF 87 SHEETS



