

ZONING AND PLATTING COMMISSION SITE PLAN COMMISSION APPROVAL REVIEW SHEET

CASE NUMBER: SPC-2020-0168C **ZAP DATE:** 3/16/2021

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:

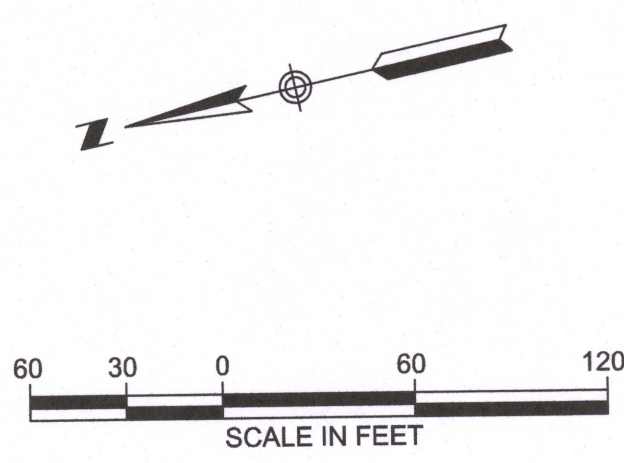
Staff recommends approval of the request. The site plan complies with all Hill Country Roadway development regulations and will comply with all other requirements of the Land Development Code prior to its release. The focus of granting the request should be based upon whether the project meets the criteria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

PROJECT INFORMATION:

SITE AREA	35.7 acres or 1,559,015 SF
ZONING	MF-1-CO
LAND USES	Multifamily Residential
IMPERVIOUS COVER	5.3 acres or 233,003 SF, 20%
BUILDING HEIGHTS	40 FT, 4 stories
FLOOR-TO-AREA RATIO (FAR)	0.15:1
PARKING	335 total (18 bicycle)
VEHICULAR ACCESS	Barton Creek Boulevard
OPEN SPACE	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	
		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	STORM SEWER LINE
WW	WW	WASTEWATER LINE
		WASTEWATER SERVICE
WL	WL	WATER LINE
		WATER SERVICE
RWL		CONDENSATE RECOVERY
IR		IRRIGATION LINE
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" REBAR WITH CAP FOUND
		1/2" REBAR WITH CHAPARRAL CAP SET
		WATER METER
		UTILITY POLE
—OU—		OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
—O—		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

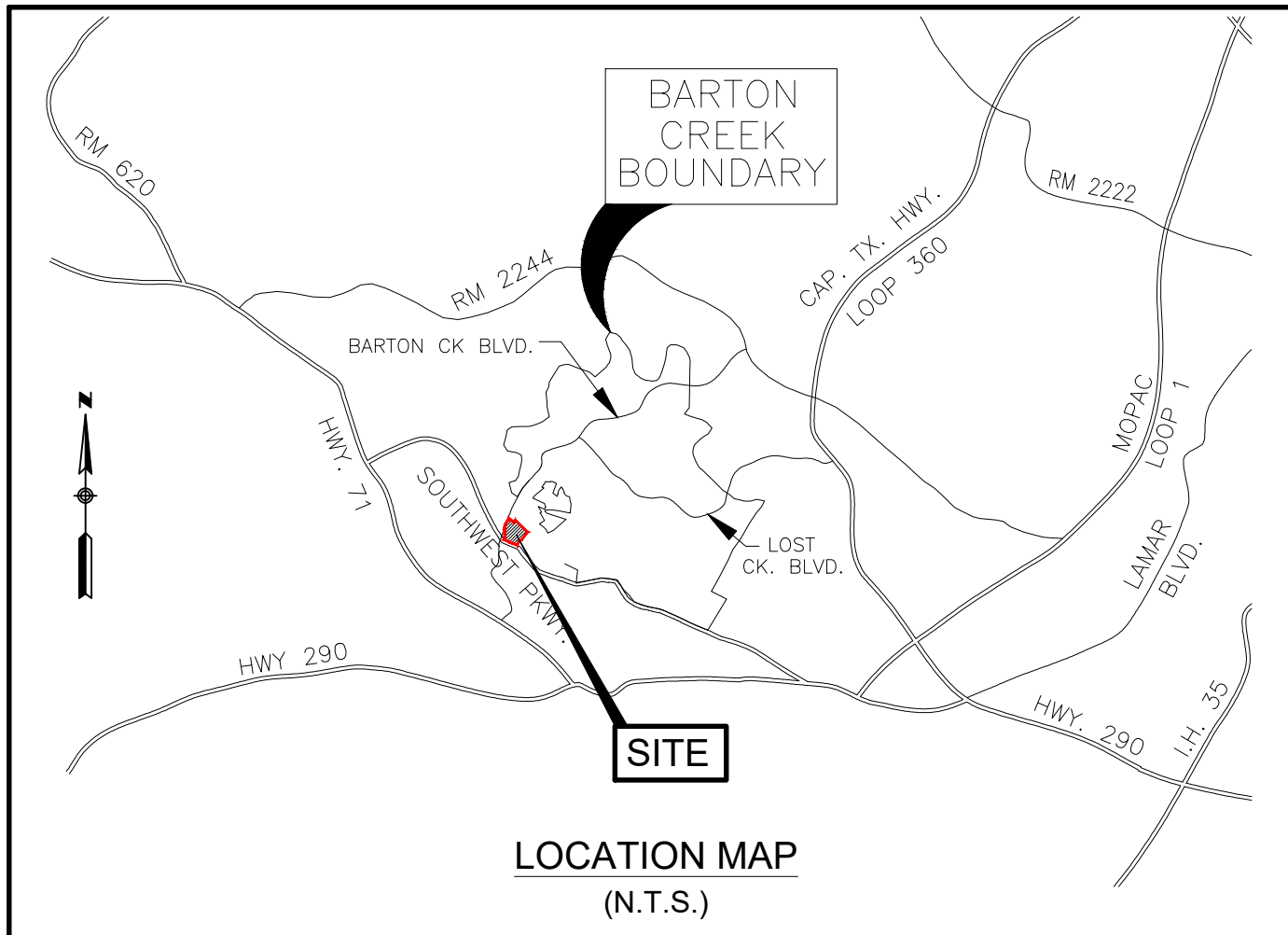
REVISIONS	DATE	BY	DESCRIPTION
NO.			

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



LJA Engineering, Inc.
Phone 512.439.4700
5516 Highway 290 West
Suite 150
Austin, Texas 78735
Fax 512.439.4716
FRNF-1388

JOB NUMBER: A107-409
OP01
SHEET NO. 17
OF 87 SHEETS



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2020-0168C

Contact: Jeremy Siltala, 512-974-2945 or

Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Feb 02, 2021

Joseph Cody

Your Name (please print)

☐ I am in favor
☒ I object

4816 Amarra Drive

Your address(es) affected by this application

[Signature]

Signature

1/28/21

Date

Daytime Telephone: 612 644 0440

Comments: I object to this development for 2 major reasons: (1) The current plans disrupt a pristine hill country woodland and will bring high density housing and all the consequences (noise, light pollution) to an area where there is none. (2) There is a unethical conflict of interest where the nearby HOA is run by the same developer of this proposed site. The homeowners have not been allowed to organize against this development. ~~also~~ We have not been allowed to occupy board seats on the HOA

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Jeremy Siltala

P. O. Box 1088

Austin, TX 78767-8810

