ZONING AND PLATTING COMMISSION HILL COUNTRY ROADWAY SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2022-0365C ZAP DATE: September 19th, 2023

PROJECT NAME: Juniper Apartments

ADDRESS: 7907 N FM 620 Road

AREA: 17.1 acres

APPLICANT: Joseph and Margaret Lucas

3802 Hidden Hollow Austin, TX 78731

AGENT: Allison Moczygemba (Kimley-Horn)

10814 Jollyville Road, Avallon IV, Suite 300

Austin, Texas 78759

COUNCIL DISTRICT: 10

WATERSHED: Bull Creek

(Watersupply Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant requests approval of a Hill Country Roadway Site Plan to construct a multifamily development. The site is located within the Moderate Intensity Zone of N FM 620. There are 279 units total within 6 multifamily buildings and a maintenance. The maximum height of the buildings is 40 ft.

ZONING:

The site is zoned MF-2. Residential use is a permitted within this zoning.

The site plan requires approval by a Land Use Commission because of its location within the Hill Country Overlay. All Hill Country Roadway requirements have been met.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:

Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all applicable requirements of the Land Development Code and the zoning ordinance. All administrative requirements will be met prior to site plan release and all fees/fiscal will be posted prior to permit issuance. This application must be approved or denied. No conditions can be made.

CASE MANAGER: Clarissa Davis, 512-974-1423

Clarissa.Davis@austintexas.gov

PROJECT INFORMATION:

PROJECT INFORMATION: 17.1 acres **EXIST. ZONING:** MF-2 **ALLOWED F.A.R.:** n/a **PROPOSED F.A.R.:** 0.41:1

MAX. BLDG. COVERAGE: 50% PROPOSED BLDG. CVRG: 15%

MAX. IMPERVIOUS CVRG.: 60% PROPOSED IMPERVIOUS CVRG: 51%

REQUIRED PARKING: 119 **PROVIDED PARKING:** 384

PROPOSED ACCESS: R.M. 620

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: This request is for approval of a Hill Country Roadway site plan. This site is located within the Moderate Intensity Zone of FM 620. The site plan proposes construction of multifamily buildings. All Hill Country Roadway and zoning requirements have been met. All comments are cleared.

ENVIRONMENTAL: This site is in the Bull Creek Watershed which is classified as Water Supply Suburban. This site is located over the Edwards Aquifer Recharge Zone. All Hill Country Roadway and zoning requirements have been met. All comments are cleared except fees.

TRANSPORTATION: TxDot approval has been obtained. All comments are cleared except fees.

SURROUNDING CONDITIONS (ZONING/LAND USE):

North: MF-2, Multifamily

South: SF-2, Storage East: LO, Vacant West: ROW- RR 620

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations, Inc.,

Austin Lost and Found Pets, Bull Creek Foundation, Canyon Creek H.O.A.,

Friends of Austin Neighborhoods,

Leander ISD Population and Survey Analysts,

Long Canyon Homeowners Assn.,

Long Canyon Phase II & III Homeowners Assn

Inc.,

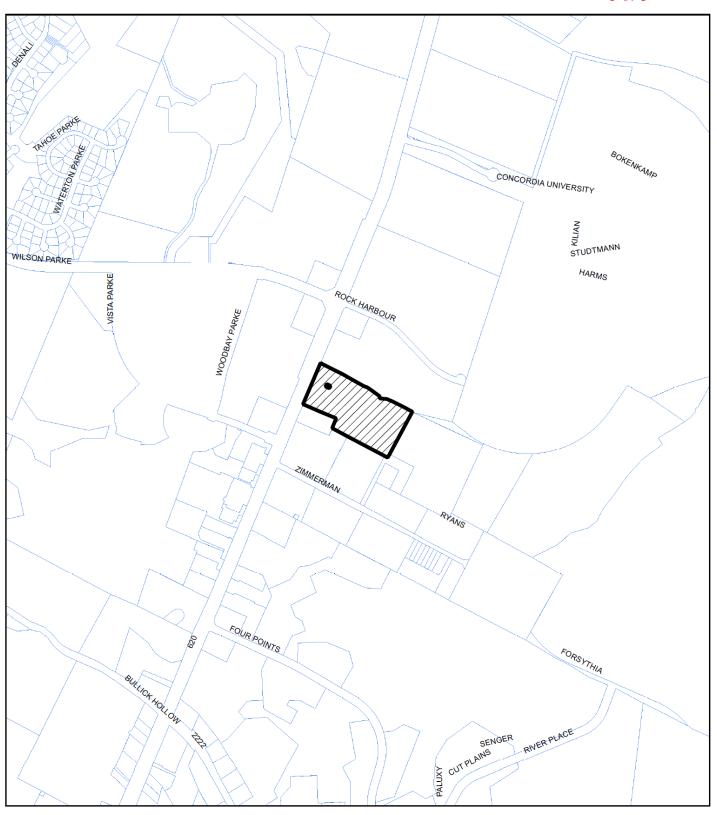
Mountain Neighborhood Association (MNA), Neighborhood Empowerment Foundation,

River Place HOA,

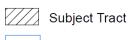
SELTexas, Sierra Club,

Austin Regional Group,

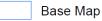
TNR BCP - Travis County Natural Resources







CASE NO: SP-2022-0365C ADDRESS: 7907 N FM 620 ROAD



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.





REVISIONS/CORRECTIONS REVISE (R) NO. **TOTAL SITE** CHANGE **AUSTIN** IMP. COVER DESCRIPTION SHEETS IMP. COVER **APPROVAL** (SQ. FT.)/% IN PLAN (SQ. FT.)

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF

AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY,

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 OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY

AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS

THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.

NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS

CONDITIONED UPON ALL FEES AND CHARGES ARE PAID

REQUIRED TO BE ON SITE AT ALL TIMES.

4. THERE ARE NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%

A PORTION OF THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48453C0240K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE

CIVIL SITE DEVELOPMENT PLANS FOR

JUNIPER APARTMENTS

DEVELOPER NAME AND ADDRESS WAYFINDER PROPERTIES, LLC 904 RIO GRANDE ST STE 100

OWNER NAME AND ADDRESS: JOSEPH AND MARGARET LUCAS 3802 HIDDEN HOLW **AUSTIN, TX 78731**

AUSTIN, TX 78701

SUBDIVISION CASE NO.: C8-99-0069.0A, C8-99-2081.0A

ZONING CASE NO.: C14-2021-0126

WATERSHED: BULL CREEK

PRESSURE ZONE: NORTHWEST

SUBMITTAL DATE: 7/12/2022

INTEGRATED PEST MANAGEMENT

TRAFFIC CONTROL STRATEGIES:

RIGHT OF WAY MANAGEMENT.

SURVEY NO. 805, A-224

TRAVIS COUNTY, TEXAS.

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.: N/A

LOT 1, 620 COMMERCIAL & LOT 1, BLOCK A MATT LUCAS

SUBDIVISION BEING 17.174 ACRES OUT OF THE ALEX DUNLAP

FOR INTEGRATED PEST MANAGEMENT PLAN. SEE AGREEMENT

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A

UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO

CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE

REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION

MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE

MAINTAINED AT ALL TIMES, UNLESS OTHER WISE AUTHORIZED BY

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS

RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE

ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC

PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN

OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A

OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A

PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY

TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE

PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE

TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL

THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC

RIGHT OF WAY MANAGEMENT DIVISION. THE

_, OFFICIAL PUBLIC RECORDS

ZONING: MF-2

SITE IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS. 10. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE

FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY

11. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE

THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT IN DOCUMENT NUMBER OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IF THE LOTS OR PORTIONS OF THE LOTS/TRACTS ARE SOLD. APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

13. FOR MAINTENANCE OF THE WATER QUALITY AND DETENTION FACILITIES, SEE AGREEMENT FILED UNDER DOCUMENT NO. , OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,

14. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO.658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S

15. THIS PROJECT IS LOCATED IN THE BULL CREEK WATERSHED, WHICH IS CLASSIFIED AS A WATER SUPPLE SUBURBAN WATERSHED.

16. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS.@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6].

17. THIS PROPERTY LIES WITHIN THE WILDLAND-URBAN INTERFACE (WUI). THE PROPERTY AND ALL STRUCTURES SHALL COMPLY WITH THE 2015 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC). DUE TO THEIR PROXIMITY TO THE WILDLAND AS CURRENTLY DESIGNED, BUILDINGS 2 AND 5 SHALL BE BUILT TO CLASS A IGNITION RESISTANT (IR) CONSTRUCTION STANDARDS AND THE REMAINDER OF THE BUILDINGS SHALL BE BUILT TO CLASS B IR CONSTRUCTION STANDARDS.

18. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 279 UNITS BY THE DEDICATION OF PARKLAND AND A CREDIT FOR AMENITIES TO BE CONSTRUCTED. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.

19. COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.

20. ALL PROPOSED PONDS TO BE PRIVATELY MAINTAINED.

21. DRAINAGE FOR THIS DEVELOPMENT DOES NOT DRAIN TO TXDOT ROW, DOES NOT CAUSE TXDOT DRAINAGE TO BE BLOCKED, AND HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY.

ARCHITECT STEINBERG DICKEY COLLABORATIVE 8100 WASHINGTON AVE STE 250 HOUSTON, TX 77007 LANDSCAPE ARCHITECT NORRIS DESIGN 3218 MANOR ROAD, STE 200 AUSTIN, TX 78723 JONES | CARTER 3100 ALVIN DEVANE BLVD #150

AUSTIN, TX 78741

LISTS OF CONTACTS: WATER & SANITARY SEWER AUSTIN WATER UTILITY 625 E. 10TH STREET, SUITE 715 **AUSTIN, TX 78701** PH. (512) 972-0207

AUSTIN FIRE DEPARTMENT RALPH CASTILLO ONE TEXAS CENTER SUITE 200 505 BARTON SPRINGS ROAD AUSTIN, TX 78704 PH. (512) 974-0192

TEXAS GAS SERVICE LINDA BARGAR 5613 AVENUE F AUSTIN, TX 78751 PH. (512) 465-1134 LBARGAR@TXGAS.COM

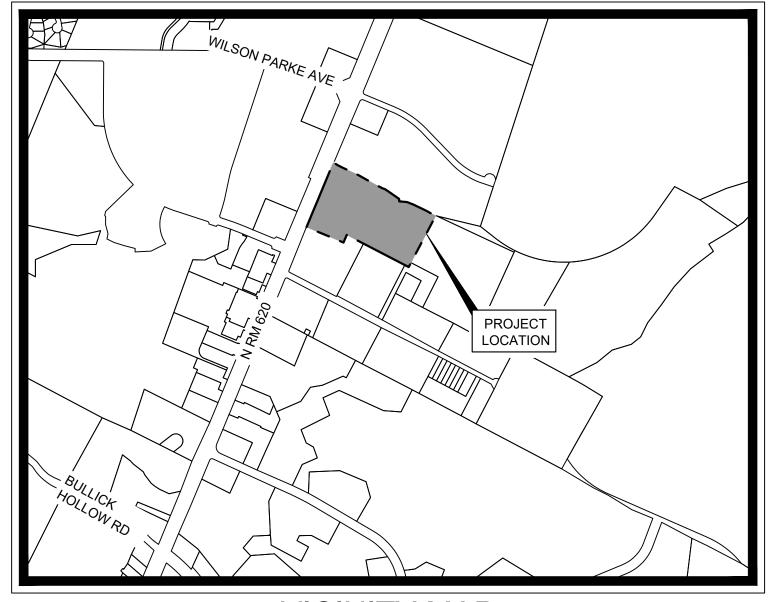
AUSTIN ENERGY JIM ROWIN 2412 KRAMER LANE, BUILDING C 712 EAST HUNTLAND, ROOM 229 AUSTIN, TEXAS 78758 PH. (512) 505-7665

CITY OF AUSTIN PLANNING & DEVELOPMENT REVIEW DEPARTMENT 505 BARTON SPRINGS ROAD **AUSTIN, TX 78704** PH. (512) 974-2680

DAVID A. WILLIAMS **AUSTIN, TX 78752** PH. (512) 870-4760 DW8132@ATT.COM

021 INTERNATIONAL FIRE CODE WITH CITY OF AUSTIN LOCAL AMENDMENTS DESIGN STANDARDS FIRE FLOW AVAILABLE @ 20 PSI 769 GPM OMESTIC NTENDED USE ONSTRUCTION CLASSIFICATION BUILDING FIRE AREA UTOMATIC FIRE SPRINKLER SYSTEM ULL NFPA 13 REDUCED FIRE FLOW DEMAND @ 20 PSI 1,687.S GPM FIRE HYDRANT FLOW TEST DATE FIRE HYDRANT FLOW TEST LOCATION 7900 N FM 620 LTERNATIVE METHOD OF COMPLIANCE N/

7907 N RM 620 AUSTIN, TX 78726



VICINITY MAP

COA GRID: D34 MAPSCO: 703D, 703H NOTE: DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE

PLAN, OR REVISIONS THEREOF, ARE REQUIRED

TO COMPLY WITH THE CITY OF AUSTIN IMPACT

AS APPLICABLE, PRIOR TO ACQUIRING THE

COLLECTING STREET IMPACT FEES WITH ALL BUILDING PERMITS ISSUED ON OR AFTER JUNE

21, 2022, FOR MORE INFORMATION PLEASE VISIT

NOTE: DEVELOPEMENT OF STRUCTURES THAT

EQUIRE A BULDING PERMIT WITHIN THIS SITE

PLAN, OR REVISIONS THEREOF, ARE REQUIRED

TO COMPLY WITH THE CITY OF AUSTIN STREET

MUST BE PAID UPON COMPLETION OF THE

BUILDING PERMIT PLAN REVIEW FOR EACH

NOTE: RETAINING WALLS OVER FOUR FEET IN

FOOTING TO THE TOP OF THE WALL, SHALL BE

ENGINEERED AND WILL REQUIRE A SEPARATE

PERMIT (UNIFORM BUILDING CODE 106.2.5)

HEIGHT, MEASURED FROM THE BOTTOM OF THE

IMPACT FEE ORDINANCES, AS APPLICABLE, AND

BUILDING PERMIT. THE CITY SHALL START

THE STREET IMPACT FEE WEBSITE

[austintexas.gov/streetimpactfee]

[https://www.austintexas.gov/edims/document.cfm?id=352887]

[https://www.austintexas.gov/edims/document.cfm?id=352739]

FEE ORDINANCES 20201220-061

JULY 2023

AUSTIN WATER UTILITY	DATE
CITY OF AUSTIN FIRE DEPARTMENT	DATE
FOR DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	DATE

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE. ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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SITE PLAN APPROVAL SHEET 1 OF 75 FILE NUMBER SP-2022-0365C APPLICATION DATE JULY 12, 2022 UNDER SECTION 112 OF APPROVED BY COMMISSION ON CHAPTER **25-5** OF THE CITY OF AUSTIN CODE. EXPIRATION DATE (25-5-81,LDC) CASE MANAGER CAMPBELL PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ Director, Development Services Department RELEASED FOR GENERAL COMPLIANCE: ZONING MF-2 Correction 1

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.

EXTERIOR ELEVATIONS (SHEET 18 OF 18)

VERIFY PRESENCE AND EXACT ____ LOCATION OF ALL UTILITIES > PRIOR TO CONSTRUCTION.

SPC-2022-0365C

OF 88

SHEET NUMBER

Fax No. (512) 418-1791 CERTIFICATE OF REGISTRATION #928

