

**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 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**ALLOWED F.A.R.:** n/a**MAX. BLDG. COVERAGE:** 50%**MAX. IMPERVIOUS CVRG.:** 60%**REQUIRED PARKING:** 119**PROPOSED ACCESS:** R.M. 620**EXIST. ZONING:** MF-2**PROPOSED F.A.R.:** 0.41:1**PROPOSED BLDG. CVRG:** 15%**PROPOSED IMPERVIOUS CVRG:** 51%**PROVIDED PARKING:** 384**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

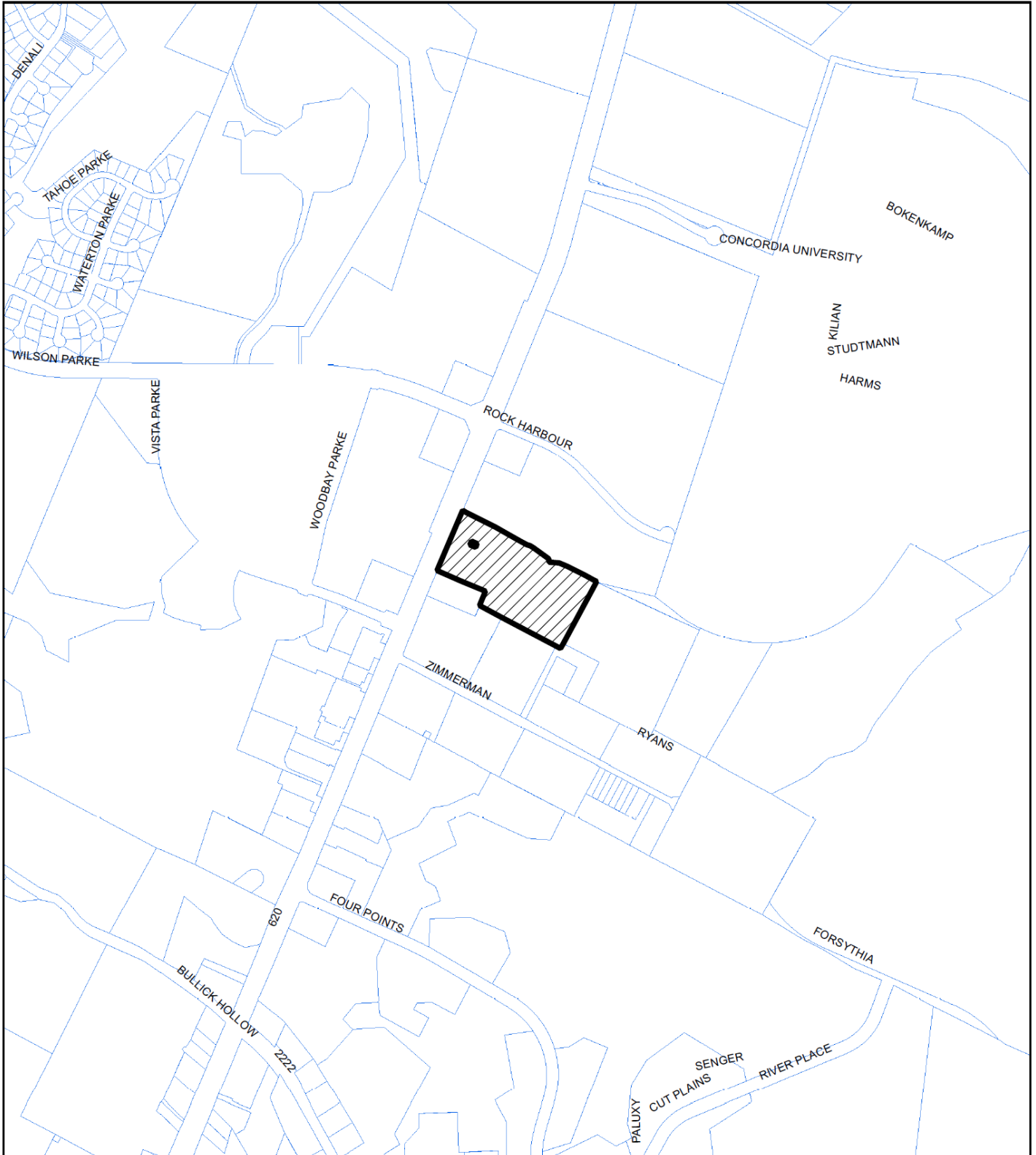
East: LO, Vacant

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



Subject Tract



Base Map

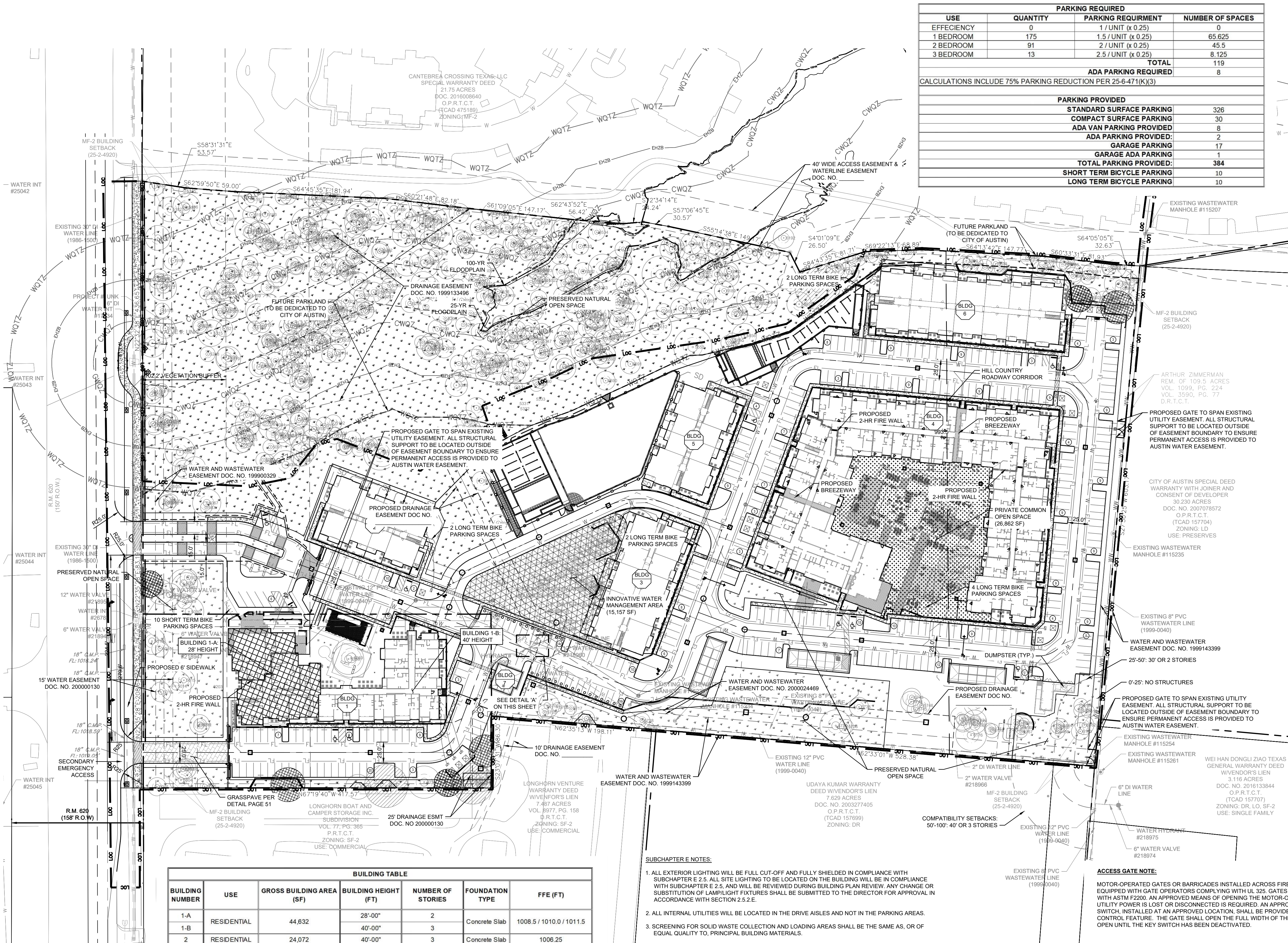
CASE NO: SP-2022-0365C
ADDRESS: 7907 N FM 620 ROAD



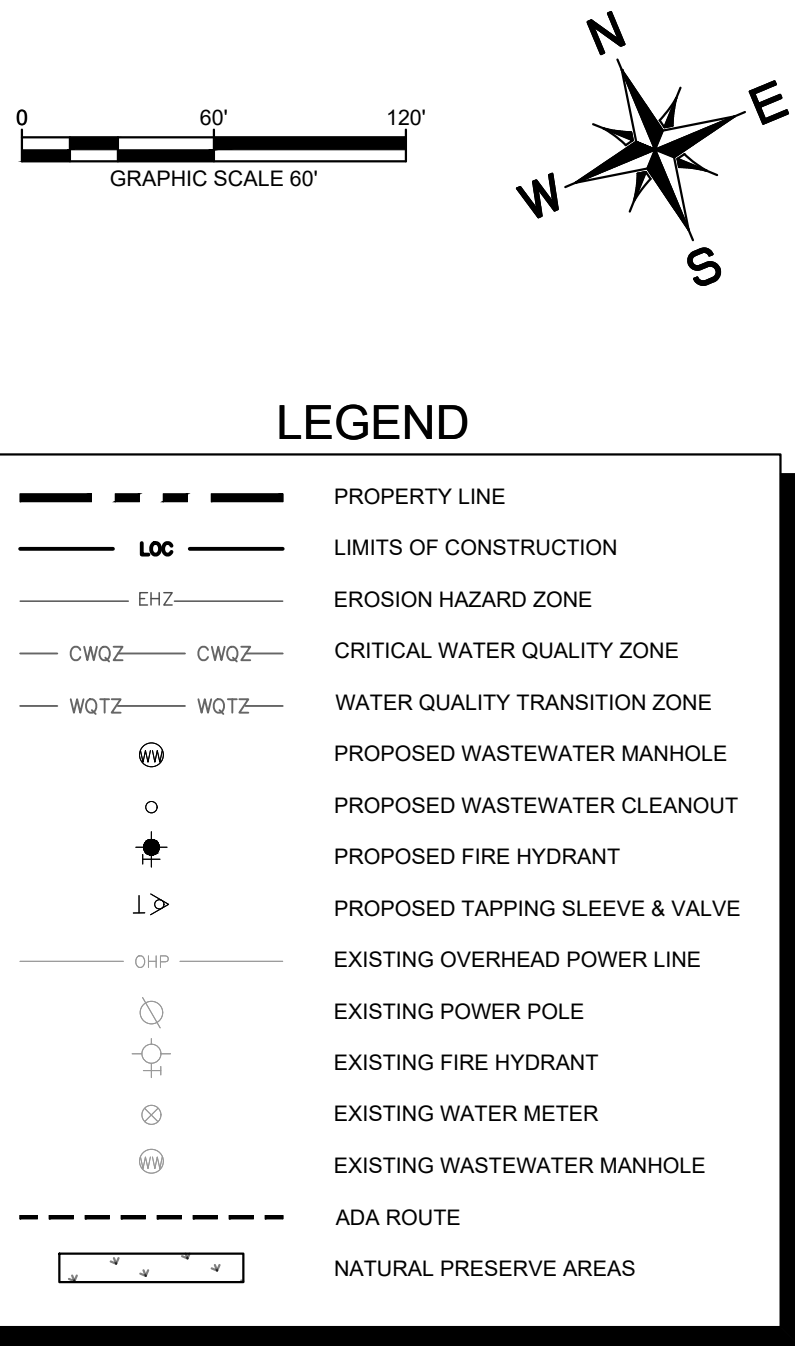
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

Plotted By: Olaya Travis Date: August 03, 2023 11:46:41 am File Path: K:\AUS Civil\069284601-8001 N FM 620\Coa\PlanSheets\Overall Site Plan.dwg
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PARKING REQUIRED			
USE	QUANTITY	PARKING REQUIREMENT	NUMBER OF SPACES
EFFECIENCY	0	1 / UNIT (x 0.25)	0
1 BEDROOM	175	1.5 / UNIT (x 0.25)	65.625
2 BEDROOM	91	2 / UNIT (x 0.25)	45.5
3 BEDROOM	13	2.5 / UNIT (x 0.25)	8.125
TOTAL			119
ADA PARKING REQUIRED			8
CALCULATIONS INCLUDE 75% PARKING REDUCTION PER 25-6-471(K)(3)			
PARKING PROVIDED			
STANDARD SURFACE PARKING			326
COMPACT SURFACE PARKING			30
ADA VAN PARKING PROVIDED			8
ADA PARKING PROVIDED:			2
GARAGE PARKING			17
GARAGE ADA PARKING			1
TOTAL PARKING PROVIDED:			384
SHORT TERM BICYCLE PARKING			10
LONG TERM BICYCLE PARKING			10



- NOTES:
- TREES AND TOPOGRAPHY BASED UPON SURVEY BY JONES | CARTER ON OCTOBER 13, 2021. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
 - ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
 - ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 801.4.2
 - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
 - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
 - EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE. AT THE HEAD OF THE PARKING SPACE, THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN USC, 3108(c) AND ANSI A117.1-1986-4.6.2.
 - CONTRACTOR TO COORDINATE WITH PROJECT ARCHITECT TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADIUS TO BE 3' UNLESS OTHERWISE NOTED.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
 - ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER EDCM 2.4.7.
 - COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-01).
 - REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512-505-7643).
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EDCM SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 - RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. (IBC CODE 105.2)
 - SEE ARCHITECTURAL PLANS FOR CARPORT DESIGN.
 - THE NUMBER OF DRIVEWAYS ON OLD SAN ANTONIO ROAD IS LIMITED TO ONE.
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
 - ALL FDC's TO BE TWO 2 1/2" SIAMENSE CONNECTIONS.
 - EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED.
 - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RISE OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (SECTION 25-2-1067).
 - ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 25-1-1104 EXEMPTIONS.
 - FIRE DEPARTMENT ACCESS BREEZEWAYS SHALL BE A MINIMUM OF 2-HOUR FLOOR AND CEILING CONSTRUCTION AND SPRINKLER SHALL BE PROVIDED FOR THE BREEZWAY.

BUILDING TABLE						
BUILDING NUMBER	USE	GROSS BUILDING AREA (SF)	BUILDING HEIGHT (FT)	NUMBER OF STORIES	FOUNDATION TYPE	FFE (FT)
1-A	RESIDENTIAL	44,632	28'-00"	2	Concrete Slab	1008.5 / 1010.0 / 1011.5
1-B			40'-00"	3		
2	RESIDENTIAL	24,072	40'-00"	3	Concrete Slab	1006.25
3	RESIDENTIAL	32,016	40'-00"	3	Concrete Slab	998.50 / 999.75 / 1001
4	RESIDENTIAL	139,711	40'-00"	3	Concrete Slab	996.0 / 994.75 / 993.50 / 995.0 / 996.5
5	RESIDENTIAL	24,072	40'-00"	3	Concrete Slab	992.0 / 993.25 / 994.5
6	RESIDENTIAL	45,819	40'-00"	3	Concrete Slab	998.00
7	MAINTENANCE	625	10'-00"	1	Concrete Slab	1004.25

SUBCHAPTER E NOTES:

- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW, ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

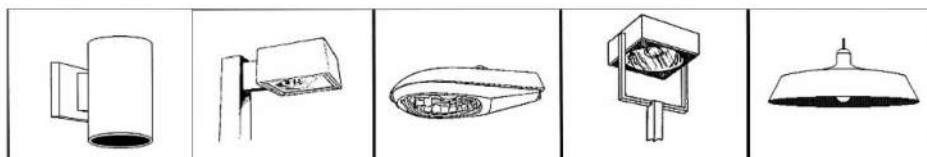
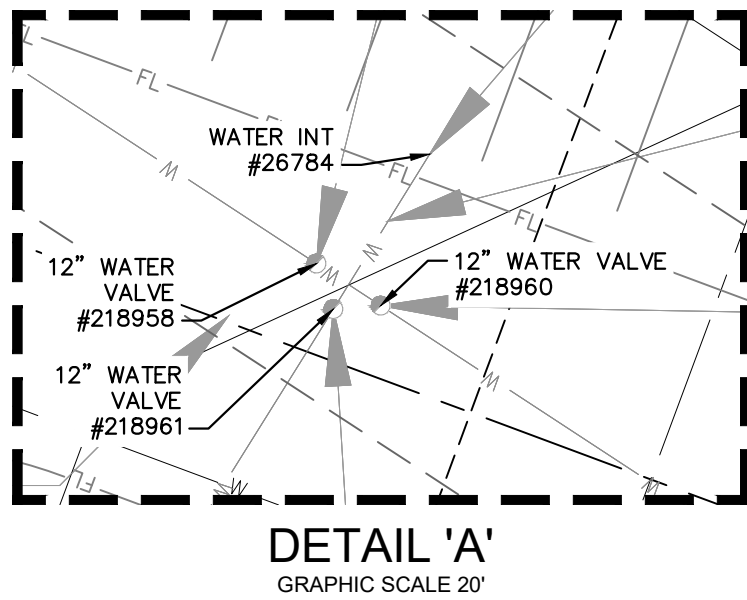



Figure 34: Examples of fully-shielded light fixtures.

SITE DATA TABLE													
ZONING:	PROPOSED USE	GROSS SITE AREA (SF)	NET SITE AREA (SF)	TOTAL GROSS FLOOR AREA (SF)	TOTAL FLOOR TO AREA RATIO, X:1	TOTAL BUILDING COVERAGE (SF)	TOTAL BUILDING COVERAGE (%)	MINIMUM SITE AREA (SF)	MAXIMUM BUILDING HEIGHT (FT)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)	PROPOSED PRIVATE COMMON/OPEN SPACE (SF)	PROPOSED OPEN SPACE (%)
PROPOSED	MULTIFAMILY	748,117	551,748	310,322	0.41:1	114,180	15%	748117	40'	285,805	51.80%*	44,906	6%
MAX ALLOWED	-	-	-	N/A	N/A	448,870	60%	599600	40'	285,754	51.80%*	N/A	-

*MAXIMUM ALLOWED IMPERVIOUS COVER IS BASED ON THE NET SITE AREA AND ACCOUNTS FOR A TRANSFER OF DEVELOPMENT INTENSITY IN ACCORDANCE WITH LDC 25-8-424-A-1



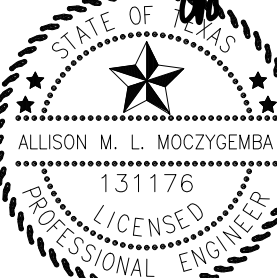


Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley»Horn

10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
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TBE Firm No. 928



07/28/2023

KHA PROJECT 069284601
DATE JULY 2023
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: AMLM

OVERALL SITE PLAN

JUNIPER APARTMENTS

7907 N. R.M. 620
AUSTIN, TEXAS, 78726