

ZONING AND PLATTING COMMISSION
HILL COUNTRY ROADWAY SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2022-0125D **ZAP DATE:** November 21, 2023

PROJECT NAME: Barton Creek Blvd & Southwest Parkway Intersection Improvements

ADDRESS: 8700-1/2 Southwest Parkway

AREA: 5.61 acres

APPLICANT: The Saint June, LP
212 Lavaca, Suite 300
Austin, TX 78701
(512) 478-5788

AGENT: Attn: S. Danny Miller
LJA Engineering, Inc.
7500 Rialto Blvd., Bldg. II Suite 100
Austin, Texas 78735
(512) 439-4700

COUNCIL DISTRICT: 8

WATERSHED: Barton Creek Watershed (Barton Springs Zone)

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 street, drainage and related improvements within the rights-of-way of Barton Creek Boulevard and Southwest Parkway to serve adjacent planned development. The site is within the Low Intensity Zone of Southwest Parkway. No buildings or other vertical construction is proposed as a part of this project.

ZONING:

Properties adjacent to the affected right-of-way are zoned DR, MF-1-CO, GR-NP, and MF-1-CO-NP.

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.

CASE MANAGER: Randall Rouda, 512-974-3338
Randall.Rouda@austintexas.gov

PROJECT INFORMATION:

SITE AREA: 5.614 acres (Within Limits of Construction)
EXIST. ZONING: None (Adjacent to MF-1-CO, MF-1-CO-NP, GR-NP and DR)
ALLOWED F.A.R.: n/a PROPOSED F.A.R.: n/a
MAX. BLDG. COVERAGE: n/a PROPOSED BLDG. CVRG: n/a
MAX. IMPERVIOUS CVRG.: n/a PROPOSED IMPERVIOUS CVRG: 44%
REQUIRED PARKING: n/a PROVIDED PARKING: 0
PROPOSED ACCESS: n/a: Project is within the right-of-way of Southwest Parkway and Barton Creek Blvd

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 Low Intensity Zone of Southwest Parkway. The site plan proposes construction of street, drainage and related improvements within the right-of-way of Southwest Parkway and Barton Creek Blvd. All Hill Country Roadway and zoning requirements have been met. All comments which could affect design of the project are cleared.

ENVIRONMENTAL: This site is in the Barton Creek Watershed which is classified as a Barton Springs Zone Watershed. The site is not located over the Edwards Aquifer Recharge Zone. All Hill Country Roadway and zoning requirements have been met. All comments are cleared except fees.

TRANSPORTATION: All comments are cleared except fees.

SURROUNDING CONDITIONS (ZONING/LAND USE):

North: MF-1-CO, Single Family Residence
South: GR-NP, Vacant
East: MF-1-CO-NP, Vacant
West: DR, Vacant

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District
Austin Lost and Found Pets
City of Rollingwood
East Oakhill Neighborhood Association
Friends of Austin Neighborhoods
Oak Hill Association of Neighborhoods (OHAN)

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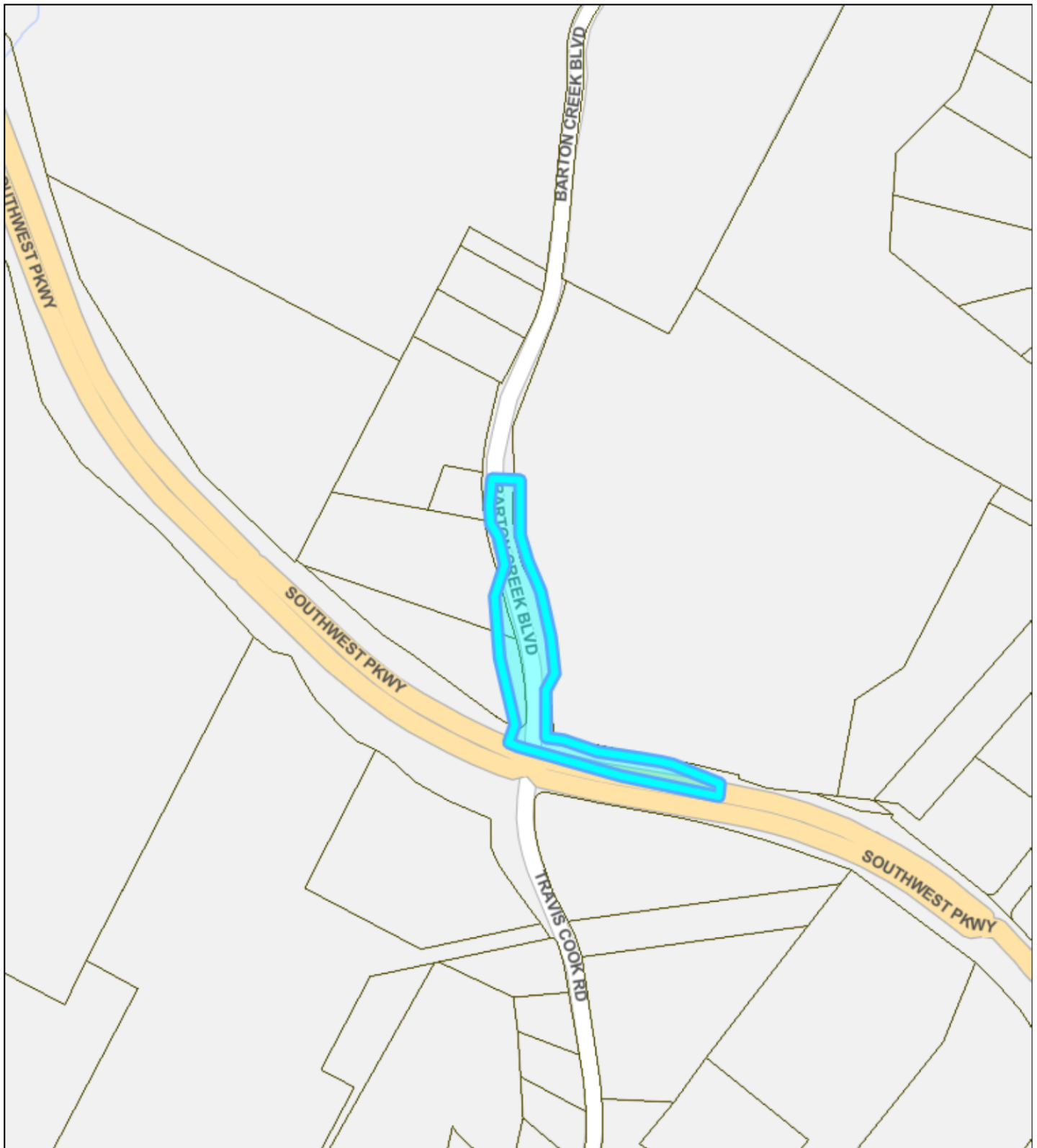
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Barton Creek Blvd & Southwest Parkway Intersection Improvements

Oak Hill Trails Association

Save Our Springs Alliance

TNR BCP - Travis County Natural Resources



1: 4800

Lot Lines

Lot Line

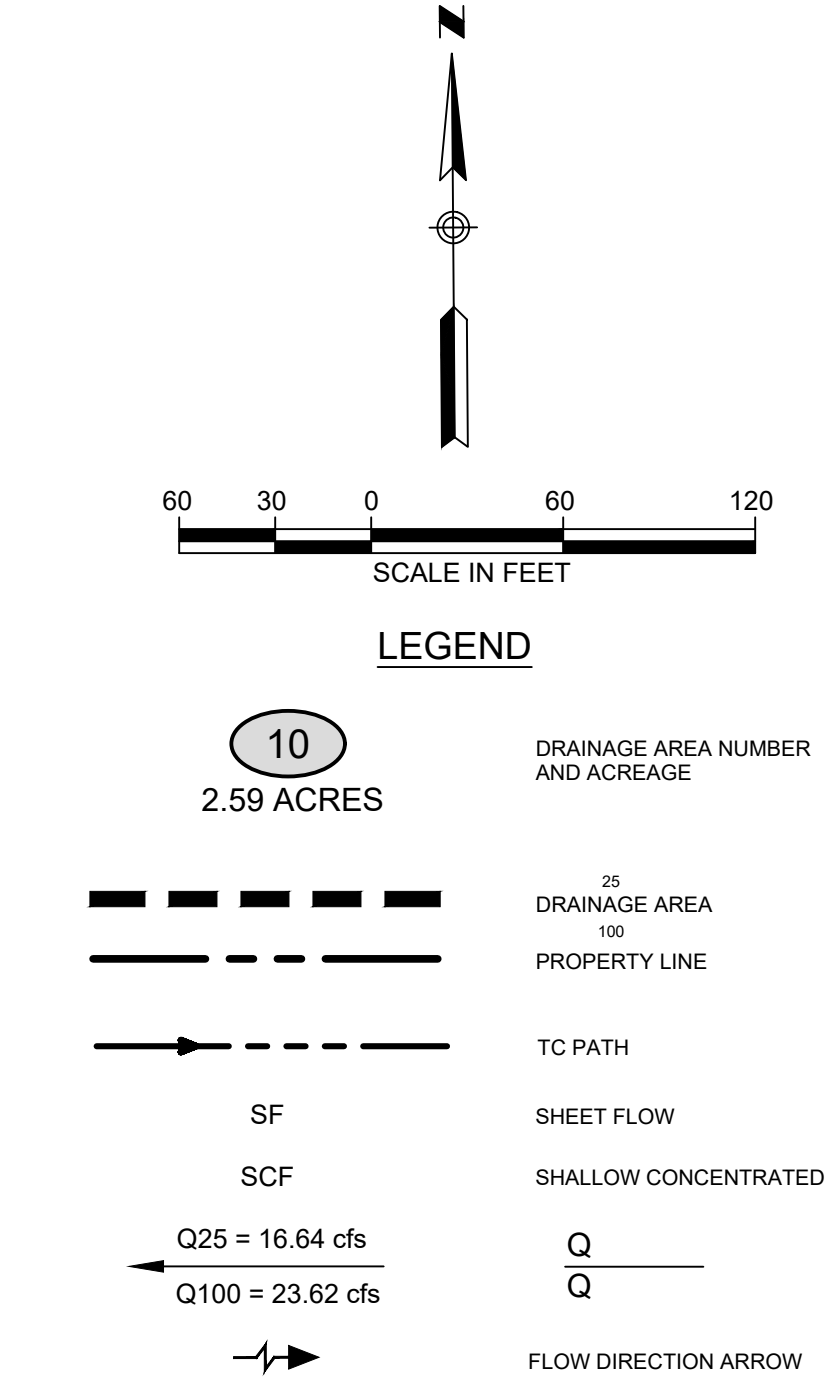
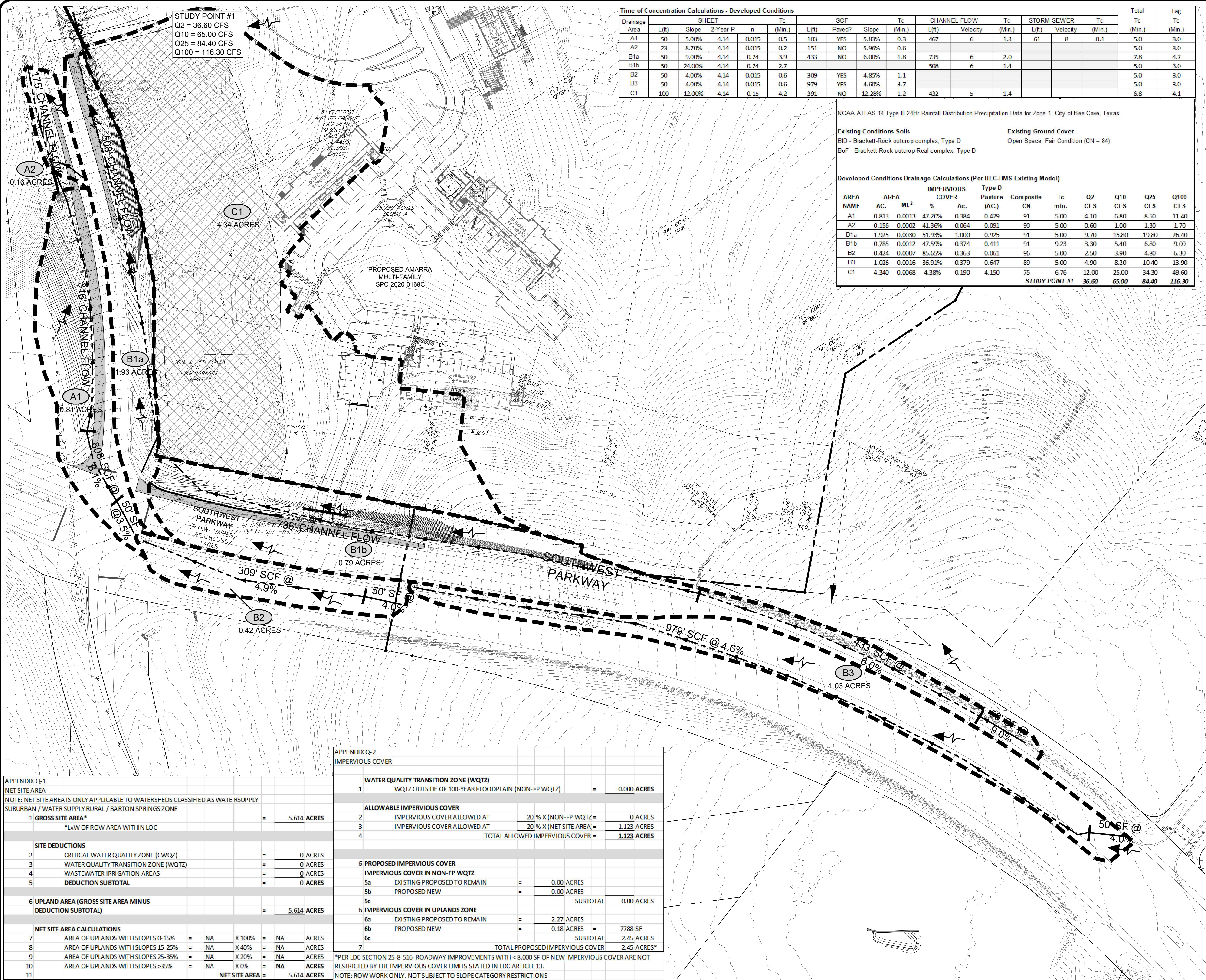
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8700 1/2 SOUTHWEST PKWY



11/7/2023

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NOTE: STUDY POINT #1 INCLUDES THE CONVERGENCE OF AREAS A, B, AND C, WHICH COMBINE TO DRAIN INTO A TRIBUTARY ON THE WEST SIDE OF BARTON CREEK BLVD.

STUDY POINT SUMMARY			
STORM	EXISTING	PROPOSED	
Study Point #1			
Q2	35.50	36.60	
Q10	63.50	65.00	
Q25	82.60	84.40	
Q100	114.00	116.30	

DATE: 07/19/2023

DESIGNED BY: CDS

DRAWN BY: HR

CHECKED BY: HR

NO.

BY

REVISIONS

DESCRIPTION

07/19/2023

OF

S. DANNY MILLER

82725

REGISTERED

PROFESSIONAL ENGINEER

LJA Engineering, Inc.

7500 Riata Boulevard

Building II, Suite 100

Austin, Texas 78735

Phone 512.439.4700

Fax 512.439.4716

FRN-F-1386

JOB NUMBER:

A107-0409

DM02

SHEET NO.

11

OF 30 SHEETS

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.

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Know what's below. Call before you dig.

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