

North Trail Office

Site Plan Approval

Summary

The applicant is proposing a low-profile, low-density office use on Loop 360.

The property's location along a Hill Country Roadway requires the site plan be presented to the commission.

Staff has confirmed that the site plan meets all requirements needed for approval.

Hill Country Roadway Site Plan

25-5-142 – Land Use Commission Approval

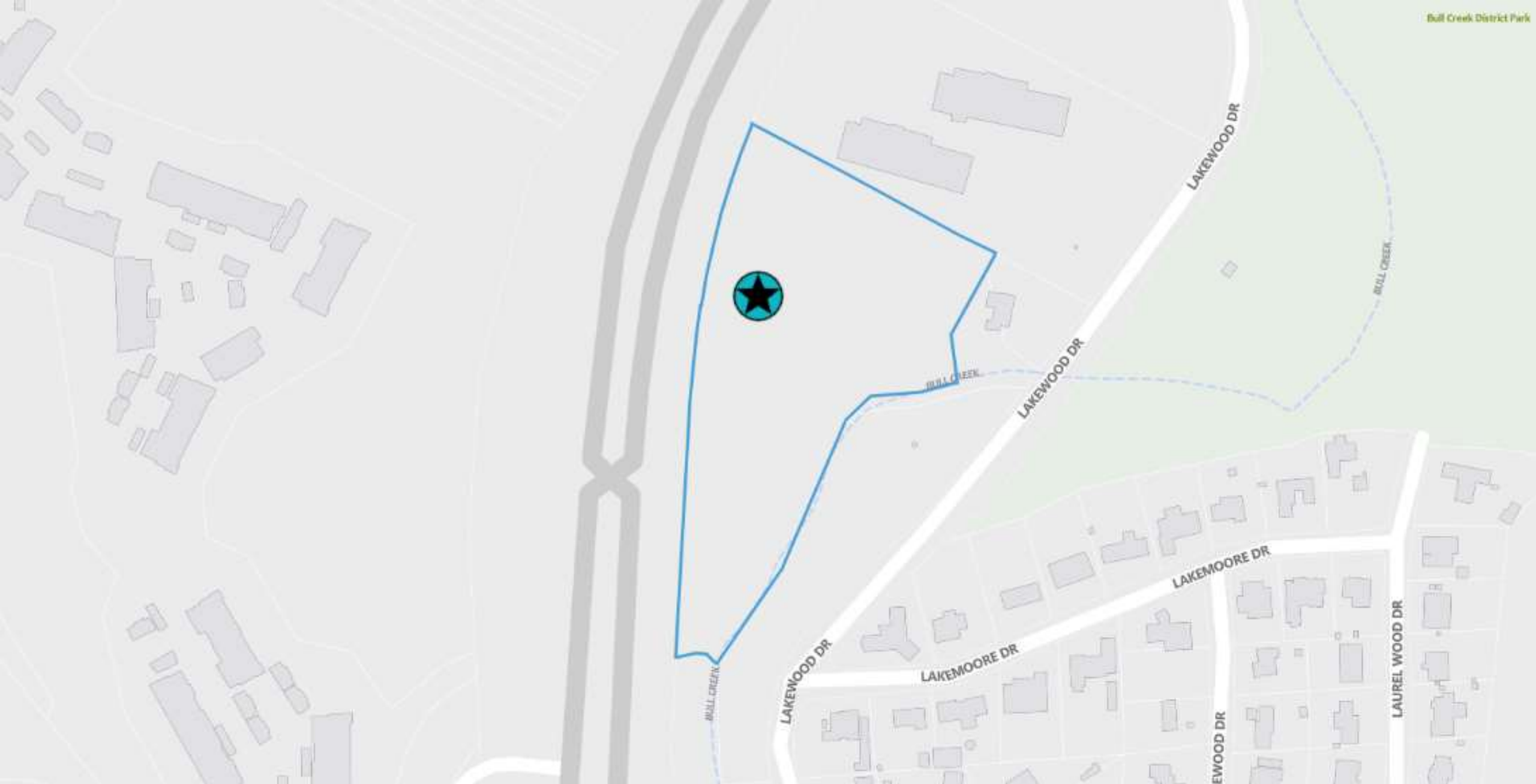
“Land Use Commission approval of a site plan is required for... development in a Hill Country Roadway Corridor.”

25-2-147 – Action By the Land Use Commission

“The Land Use Commission shall approve a site plan for development in a Hill Country Roadway Corridor if the Land Use Commission determines that the proposed development complies with the requirements of this title.”



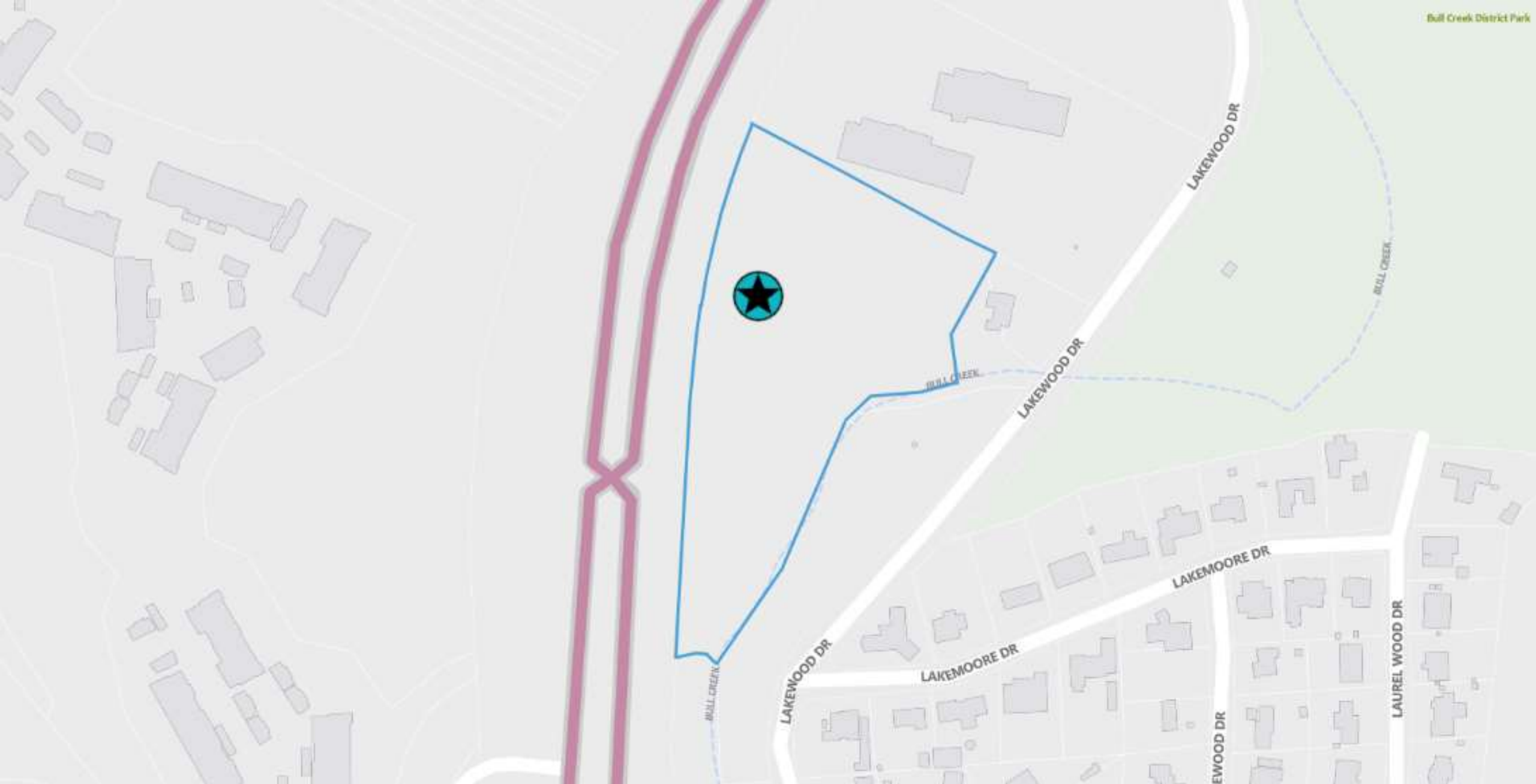
The Property



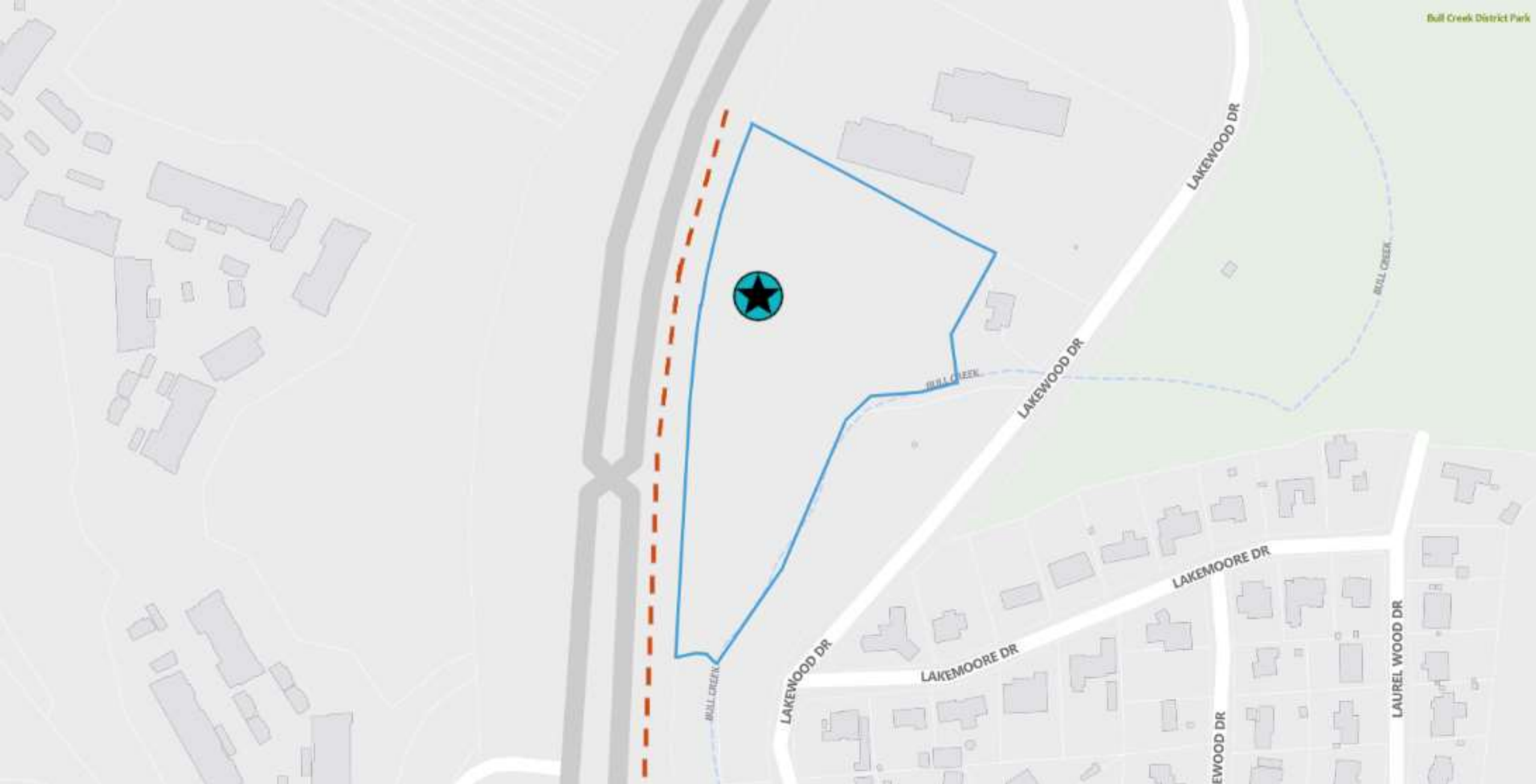
The property is proposed for a low-profile, low-density office use.

Standard	Project
Uses	Office
Impervious Cover	15.5%
Building Cover	8.6%
Height	28 ft.
FAR	0.26 : 1
Water Quality	10% more volume than required
Detention Pond	15% larger than required

The property is proposed for a low-profile, low-density office use.



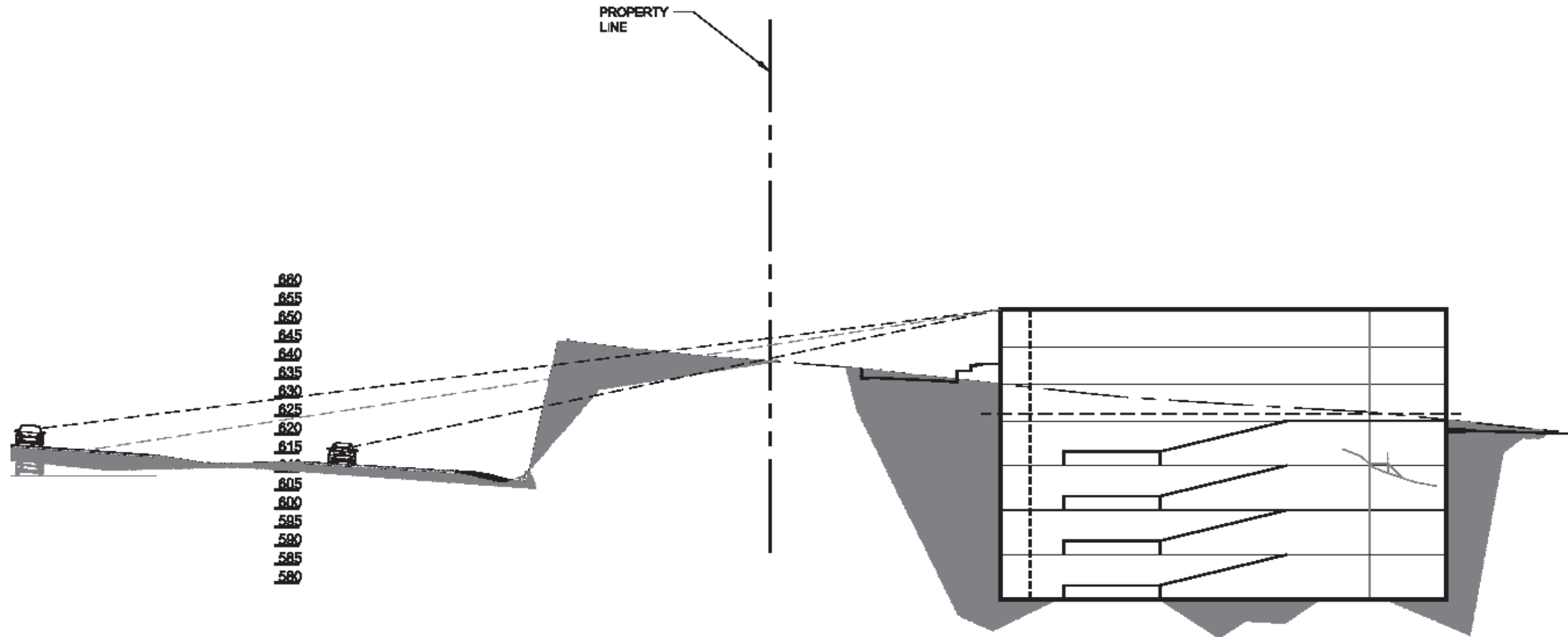
The project will take access off of Loop 360.



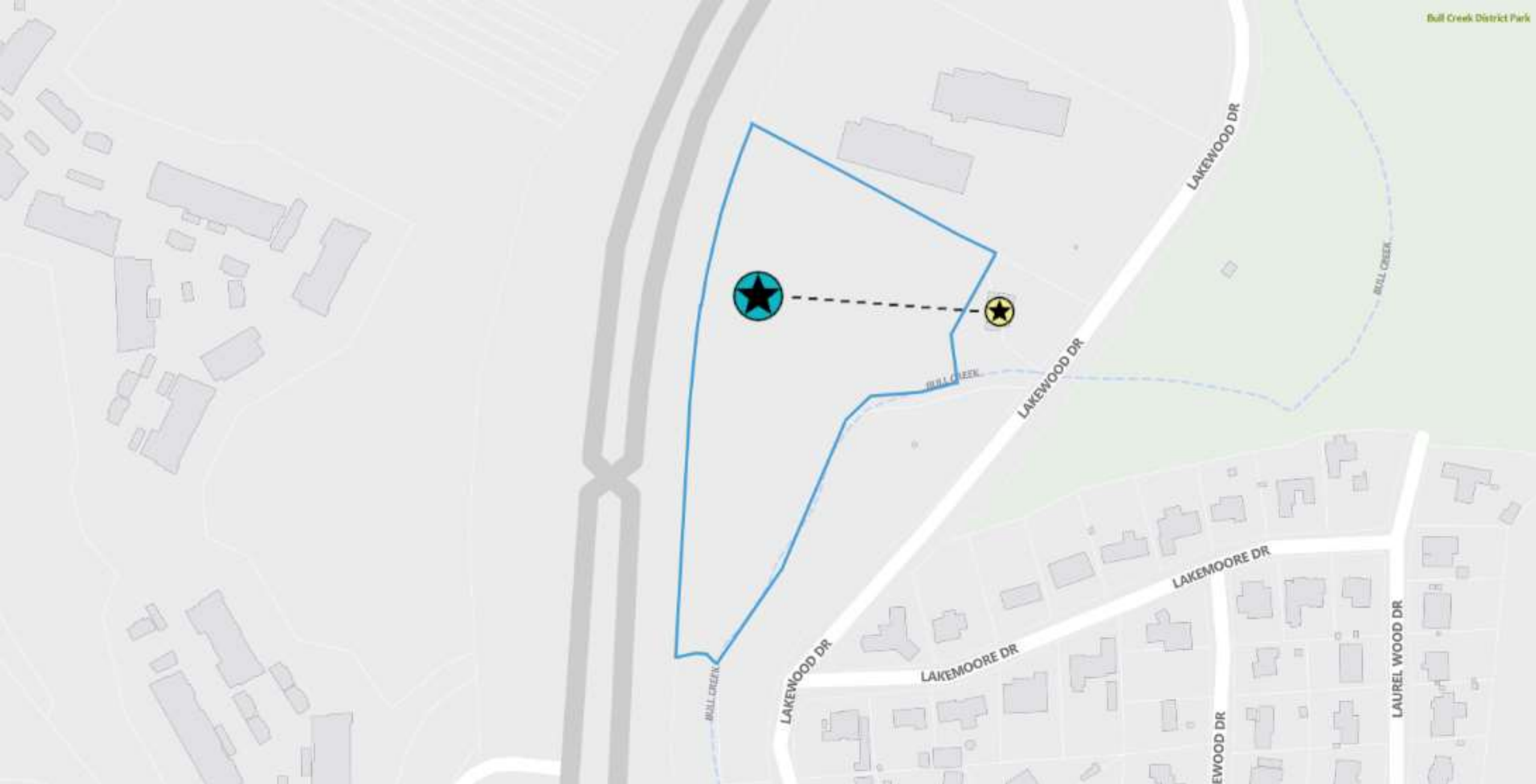
The property abuts a Loop 360 'cut' wall, limiting the project's visibility from the highway.



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The proposed building is a compatible distance (over 350 ft.) from the closest residential structure.

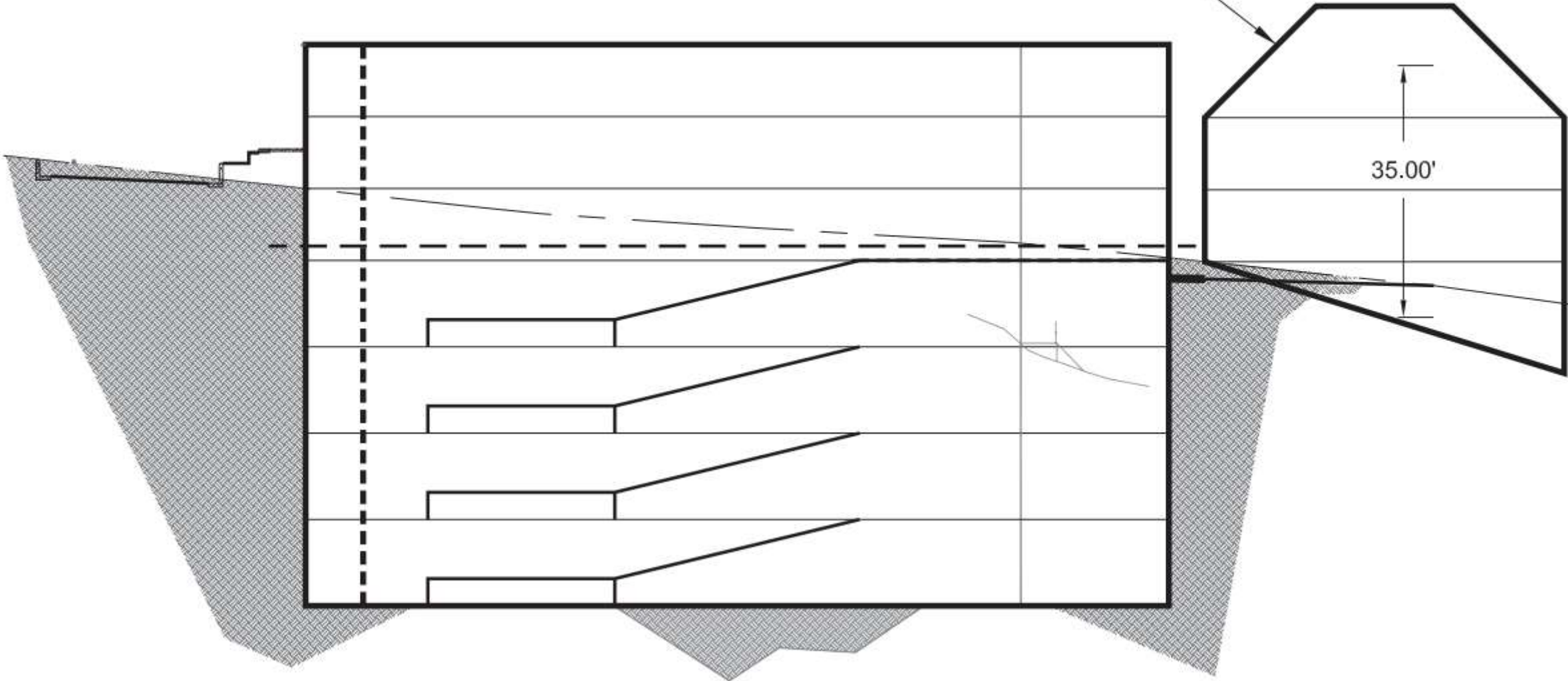
Key Takeaways

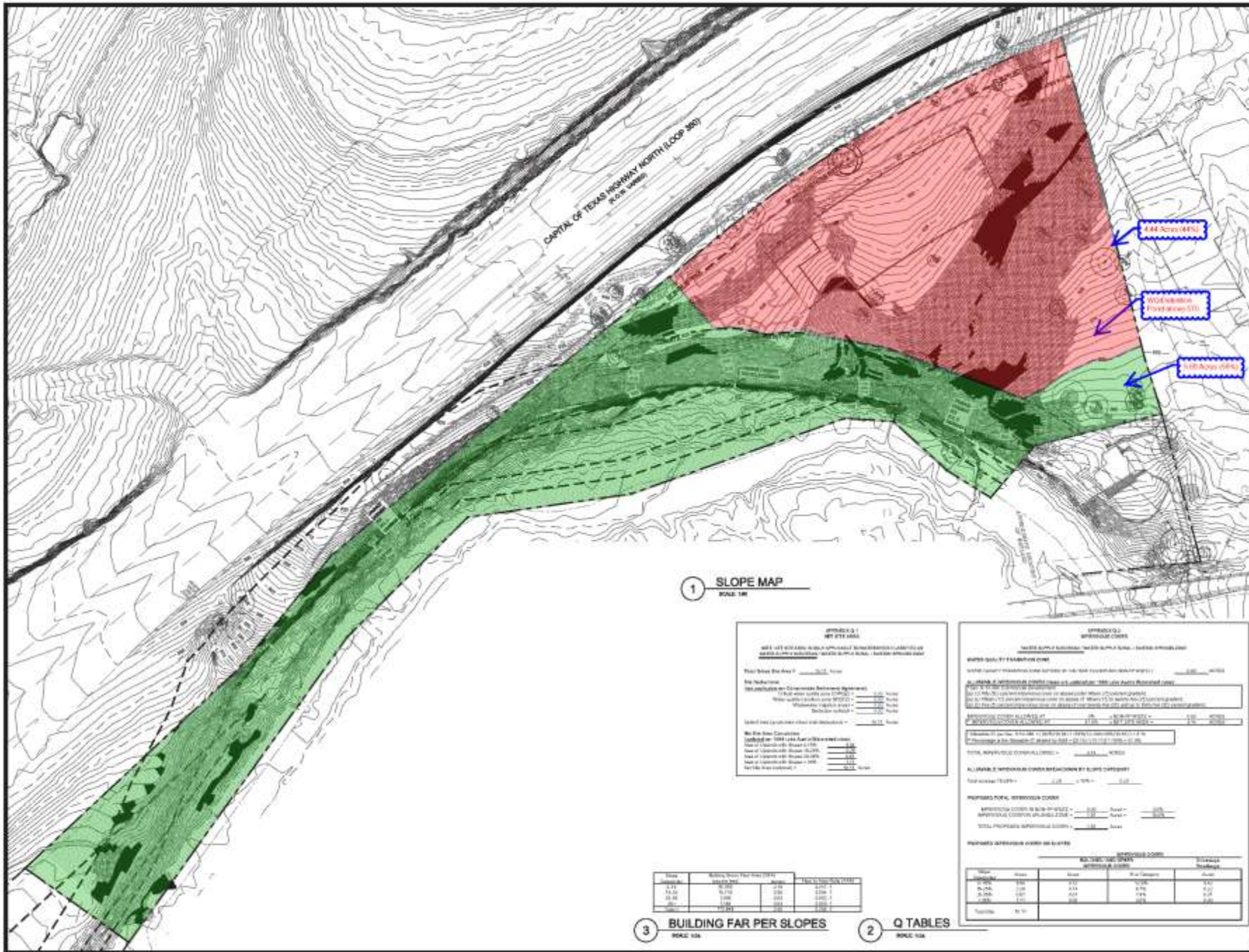
The project complies with all applicable rules and regulations, meeting the Land Development Code's threshold for commission approval.

The project provides lower intensity than the applicant is entitled, with lower impervious cover than otherwise allowed.

The project commits to better outcomes than are otherwise required, with larger water quality and detention facilities than required.

EXAMPLE
HOUSE





LEGEND

[Red Hatched Box]	5% - 10% - 0.84 AC (24,382.40 SQ. FT.)
[Green Hatched Box]	15% - 20% - 2.02 AC (59,088.00 SQ. FT.)
[Dark Green Box]	25% - 20% - 5.04 AC (141,724.80 SQ. FT.)
[Light Green Box]	30% - 1.07 AC (34,315.60 SQ. FT.)
TOTAL AREA	13.17 AC (374,510.80 SQ. FT.)

THOMPSON LAND ENGINEERING, LLC
 Land Planning, Site Design, Substation Engineering
 P.O. Box 160062, Austin, Texas 78716 (512) 376-0000
 email: info@tleng.net
 www.tleng.net

1 SLOPE MAP
SCALE: 1" = 60'

SPREADSHEET 1
BY DATE AREA

AREA: 13.17 AC (374,510.80 SQ. FT.)

Total Area: 13.17 AC

NO. OF AREAS:

5% - 10%	0.84 AC
15% - 20%	2.02 AC
25% - 20%	5.04 AC
30%	1.07 AC
TOTAL	13.17 AC

SPREADSHEET 2
SLOPE CORNERS

PROPOSED TOTAL SLOPE CORNERS:

Area	Area	Area	Area	Area
5% - 10%	0.84	1.11	1.11	2.06
15% - 20%	2.02	1.11	1.11	5.25
25% - 20%	5.04	1.11	1.11	7.26
30%	1.07	1.11	1.11	3.29
TOTAL	9.08	4.44	4.44	17.96

3 BUILDING FAR PER SLOPES
SCALE: 1" = 60'

Area	Building Footprint (SQ. FT.)	Building Footprint (AC)
5% - 10%	2,110	0.06
15% - 20%	14,100	0.41
25% - 20%	17,640	0.51
30%	8,280	0.24
TOTAL	42,130	1.22

2 Q TABLES
SCALE: 1" = 60'



NORTHTRAIL OFFICE PARK
 5601 N CAPITAL OF TEXAS HIGHWAY NORTH, AUSTIN, TX 78711

SLOPE MAP

DATE: 11/11/2023

PROJECT NO: SPC-2023-0357C

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