

CASE NUMBER: SPC-2010-0116C Z.A.P. COMMISSION DATE: September 7, 2010

ADDRESS: 6611 Sitio Del Rio

WATERSHED: Bull Creek (Water Supply Suburban)

AREA: 3.69 acres

EXISTING ZONING: GO-CO

PROJECT NAME: Austin Orthodontics

PROPOSED USE: The applicant is proposing construction of two-story 3,026 sq. ft. medical

office with parking and associated improvements.

APPLICANT: Austin Orthodontics

David R. Nelson, D.D.S

901 S. MOPAC, Building 4, Suite 250

Austin, Texas 78746 (512) 331-7900

AGENT: Bury & Partners, Inc.

Jonathan Neslund / Charlie Brown

221 W. 6th Street, Suite 600

Austin, TX 78701 (512) 328-0011

NEIGHBORHOOD ORGANIZATION:

190 - Middle Bull Creek Neigh. Assoc.

426 - River Place Residential Community Assoc., Inc.

434 - Lake Austin Business Owners

439 - Concerned Citizens for P & B of FM 2222

448 - Canyon Creek Homeowners Assoc.

475 - Bull Creek Foundation

965 - Old Spicewood Springs Rd., Neigh. Assoc.

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: N/A

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:

Staff recommends approval of this Hill Country Road Corridor Site Plan. This site plan complies with all applicable requirements of the Land Development Code.

ZONING AND PLATTING COMMISSION ACTION:

PHONE: 974-3404

PG10

CASE MANAGER: Cesar Zavala

cesar.zavala@ci.austin.tx.us

PROJECT INFORMATION: GR-CO (Lot 8A) / GO-CO (Lot 9A)

A Unified Development Agreement exists to provide compliance with impervious cover and undisturbed area limits on lots 8A and 9A as a whole. The medical office building will be on Lot 9A and is zone GO-CO, the proposed use is allowed in the GO-CO zoning. Lot 8A is developed and zoned GR-CO with an existing financial service building approved in 2005 under case number SPC-04-0043C.

EXIST. ZONING: GR-CO & GR (8A) PROPOSED USE: Medical Office

GO-CO (9A)

ALLOWED F.A.R.: .25:1* **PROPOSED F.A.R.:** .03: 1

ALLOWED HEIGHT: 40'*

MAX. BLDG. COVERAGE: 60%

MAX. IMPERV. CVRG.: 40%*

PROPOSED HEIGHT: 26.25' (two stories)

PROPOSED BLDG. CVRG: 3,206 sf (3.5%)

PROPOSED IMP. CVRG.: 9,366 sf (10.48%)

REQUIRED PARKING: 18 PROPOSED PARKING: 18

* HCRO

LEGAL DESCRIPTION: Amended Plat of Block A, Lots 8 and 9 of the Twenty-Two Twenty-Two Business Park

SUMMARY COMMENTS ON SITE PLAN:

Land Use: Lot 9A is zoned GO-CO and is undeveloped. Lot 8A is zoned GR-CO with a developed 3,438 sq. ft. bank building with parking, and a detention and water quality pond. The conditional overlay prohibits structures to exceed 40 feet in height. The applicant is complying with this condition. The proposed development is for a 3,208 sq. ft medical office building with associated parking and improvements. The surrounding properties are zoned GO, GR, and MF-2. Water quality controls and detention pond have been provided with the subdivision and serve Lot 8A and Lot 9A. Both Lot 8A and Lot 9A comply with the Unified Development Agreement and the Hill Country Roadway Corridor 40% impervious cover requirement. The applicant is using building materials that are compatible with the Hill Country environment and will install underground utilities. The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in the Bull Creek Watershed and subject to Water Supply Suburban Watershed regulations. There are no critical environmental features.

Transportation: Access to the proposed site will be taken from Sitio Del Rio Blvd.

SURROUNDING CONDITIONS:

Zoning/Land use

North: GR-CO & GR (financial services)

West: Sitio Del Rio Blvd., then GO-CO & GR (medical office & medical office, personal

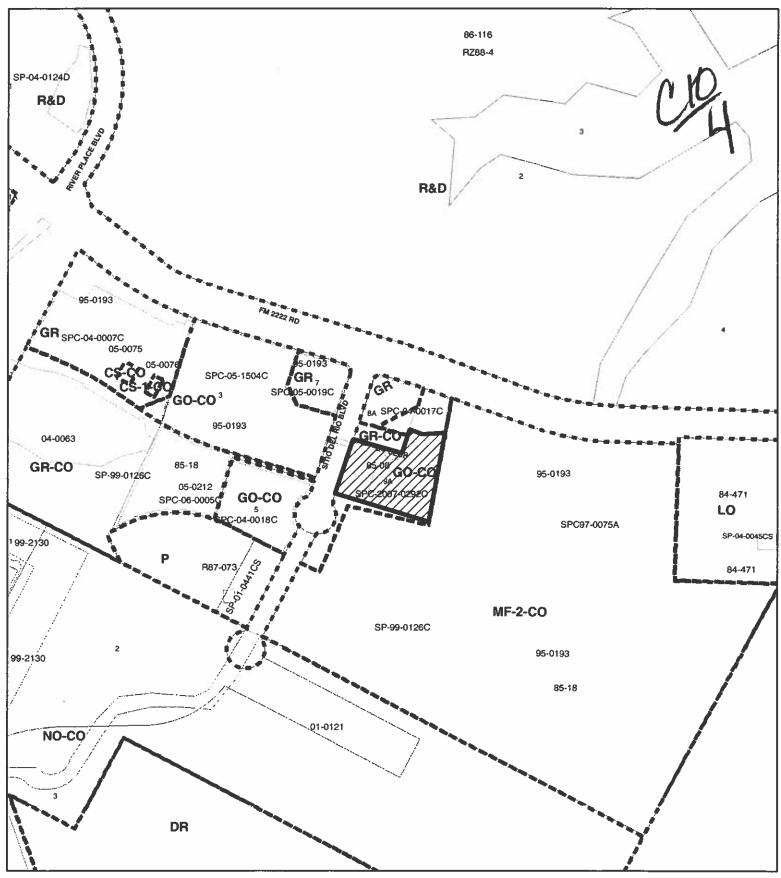
service, retail)

East: MF-2-CO (apartments)
South: MF-2-CO (apartments)

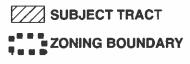
SPC-2010-0116C

Austin Orthodontics

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OPERATOR: C. ZAVALA

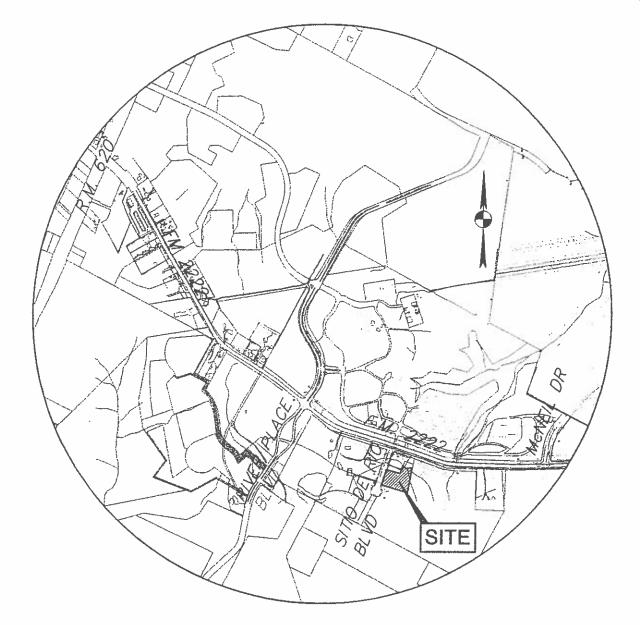
CASE#: SPC-2010-0116C

ADDRESS: AUSTIN ORTHODONTICS

PROJECT: 6611 SITIO DEL RIO GRID: D33

MANAGER: CESAR ZAVALA





NOT TO SCALE

SITE LOCATION MAP

CITY OF AUSTIN GRID D33 MAPSCO PAGE 492

FILE: G:\2218\01\EXH\221801VIC01.0WG

PROJECT No.: 2218-01.00

SCALE: N.T.S.

Bury-Partners
221 Red Sixth Street, State 600
Austia, Texas 78701
Tel. (\$12)528-0011 Fes 1512)528-0325
TBPE Registration Number F-1048
Bury-Partners, Inc. &Copyright 2016



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AUSTIN ORTHODONITICS DAVID R. NELSON, D.D.S. 901 S. MOPAC, BULDING 4, SUITE 250 AUSTIN, TEXAS 78746 (\$12) 331-7900

OWNER:

ARCHITECT: EUWER & ASSOCIATES P.O. BOX 163812 AUSTIN, TEXAS 78716 (512) 328-7813

BURY+PARTNERS, INC. 221 WEST SIXTH STREET, SUITE 600 AUSTIN, TEXAS 78701 (512) 328-0011

LANDSCAPE
ARCHTECT: TBG PARTNERS
901 SOUTH MOPAC
AUSTIN, TEXAS 78746
(512) 327-1011

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DIESELED SQUARE ON FOR OF CURB ELEVATION - 1086.36" ENCHMARK NOTE

SUBDIVISION No: C8-04-0151.0A ZONING ORDINANCE No.: C14-95-0193

Bury+Parmers
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AMERI, THEN WITH ul. (512)229–0011 Par (512)228–0225 MPS Rejestration Number F-1848 http://Partiaeri, loc. OCopyright 2010

2. NO SERVICE EXTENSION REQUEST & REQUIRED. I THERE ARE NO SLOPES OPENTER THAN 136 ON STE

PLAN SUBMITTALS:

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SUBMITTED BY :

PROJECT DURATION DATE:

APRIL 30, 2013 APRIL 30, 2010

SUBMITTAL DATE :

ADDRESS :

6611 SITIO DEL RIO BOULEVARD SUBURBAN (SITIO DEL RIO BOULEVARD)

PRINCIPAL STREET TYPE :

PERMIT NO. :

SPC-2010-0116C

JOSÉPH A. ISAJA, P.E. BURY+PARTICERS, INC. 221 WEST SIXTH STREET, SUITE 600 AUSTIN, TEXAS 78701

8-31-10 DATE

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APPROVAL/DATE M

REVIEWED BY:

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