



Addendum C-7  
#1

**City of Austin Planning and  
Development Review Department**  
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

**MEMORANDUM**

**TO:** Zoning and Platting Commission,

**FROM:** Sarah Graham, Case Manager  
Planning and Development Review Department

**DATE:** November 2, 2010

**SUBJECT:** Addendum for Item C-7

**PROJECT:** The Trails at 620  
SPC-2009-0349C

Staff recommends approval of this Hill Country Roadway site plan and its associated variance requests with the conditions that were included in the staff back-up material.

The City of Austin's Bicycle Program has recommended the applicant provide striping for a bicycle lane along RM 620. The applicant is in agreement to provide the striping, and has been coordinating with TxDOT on the design of this improvement. If the Commission would like to include the striping for a bicycle lane as a condition of the approval, the applicant will be required to show these improvements on the site plan prior to the release of the permit.

The Legal Department suggests that if this additional condition is to be included with an approval, that it is a "condition subject to TxDOT approval".

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The following documents are included within this addendum:

2. Memorandum from the City of Austin's Bicycle Program (Public Works Department) recommending a bicycle lane along RM 620.
3. Letter of support from Mr. Johnathan McLaurin
4. Letter of support for a bicycle lane from Mr. Jim Smitherman, The Parke HOA
5. Letter of support of project with conditions from Mrs. Carol Torgimson, 2222 CONA
6. Letter of support for a bicycle lane from Mr. Lane Wimberley, The League of Bicycling Voters

Sincerely,

  
Sarah Graham

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C-1  
#2

## MEMORANDUM

**TO:** Shandrian Jarvis, Planner Senior, Planning & Development Review Department

**FROM:** Eric Dusza, Planner III, Public Works Department

**DATE:** October 21, 2010

**SUBJECT:** SPC-2009-0349C

**CC:** Sarah Graham, Senior Planner, Planning & Development Review Department  
Michael Curtis, Division Manager, Public Works Department  
Annick Beaudet, AICP, Program Consultant, Public Works Department  
Scott Cunningham, P.E., Traffic Engineer, Texas Department of Transportation

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The City of Austin Bicycle Program recommends as a condition of approval for this project the applicant in coordination with the Texas Department of Transportation provide a bicycle lane plus shoulder on RM 620 and hereby request this comment be incorporated into the staff recommendation. The Wal-Mart directly across the street from this project has a bicycle lane plus full shoulder so there is a precedent and it would lend itself to continuity.

The basis for this recommendation is per Goal 1 – Objectives 1.0.2 and 1.0.2b of the adopted 2009 Bicycle Plan Update, Ordinance No. 20090611-075. The Goal and Objectives state to complete the City's bicycle network by eliminating gaps in the existing bicycle network to allow continuous bicycle travel in the Austin Area. Additionally stated, new development that abuts or includes existing or planned City of Austin bicycle routes shall provide continuity of that route (and existing or planned bicycle facility) through the property, or seek an appropriate amendment to the Bicycle Plan as defined in this Plan (See Appendix H).

The City of Austin, Public Works Department, Bicycle Program is available to discuss facility design with the applicant upon request. Please contact me at 974-6504 should you need further clarification or information.

# **PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice.

Case Number: SPC-2009-0349C

Contact: Sarah Graham, 974-2826 or Michelle Castillas, 974-2024

Public Hearing: Zoning and Platting Commission, Nov 2, 2010

AL Senior Housing

Jonathan McLaurin dba Property Owner 2

Your Name (please print)

☒ I am in favor  
☐ I object

11400 Concordia University Drive, Lot 1, Uss 0.4728 AC Schumberger Subd  
Your address(es) affected by this application



Signature

10/29/10  
Date

Daytime Telephone: 770-490-1984

Comments:

If you use this form to comment, it may be returned to:

City of Austin  
Planning and Development Review/4<sup>th</sup> Floor  
Sarah Graham  
P. O. Box 1088  
Austin, TX 78767-8810

**Graham, Sarah**

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C-7  
#4

**From:** Jim Smitherman [jim@harvesthunting.com]  
**Sent:** Tuesday, November 02, 2010 10:21 AM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;  
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com;  
donna.zap@gmail.com  
**Cc:** Graham, Sarah  
**Subject:** The Trails at 620/Bike Lanes on 620

Dear Commissioners

The intent of this email is to inform you of The Parke HOA's support of bike lanes on 620 in front of this project. We would like to see the bike lanes on 620 in front of this project mirror those found directly across the street in front of Wal-Mart. This would add continuity to the development out here. These would be in addition to the trail that is found on the property itself.

If you have any questions, please do not hesitate to contact me. I will be in attendance at the public hearing. Thank you for your time and consideration.

Sincerely,

Jim Smitherman  
President The Parke HOA

C-7  
#5

**Graham, Sarah**

**From:** Carol Torgrimson [REDACTED]  
**Sent:** Tuesday, November 02, 2010 4:04 PM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;  
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com  
**Cc:** Graham, Sarah  
**Subject:** The Trails at 620, SPC-2009-0349C - Item 7 on ZAP agenda

Chair Baker and Commissioners:

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA) is a group of homeowners associations and neighborhood associations located along the RM 2222 corridor. In addition to our formal membership, we work with many other associations in our area, including those from Volente to Steiner Ranch along the RM 620 corridor. Our primary area of concern is traffic safety, and since the major roads in our area are state highways, we work closely with TxDOT to address traffic safety issues.

2222 CONA will have representatives at tonight's Zoning and Platting Commission hearing to present our opposition to the variance request for a third driveway onto RM 620 for the Trails at 620 site plan. While we are very supportive of the project and are not opposed to the requested environmental variance for cut and fill, the driveway variance is not warranted and that the third driveway presents traffic safety issues which far outweigh any benefits which might be derived from it.

In our initial meeting with the project team on September 25, 2009, we discussed the issues we had with the proposed additional driveways on RM 620 and expressed our opposition to the variance which would be required for the development to have more than two driveways under LDC. We have reiterated this position on a number of occasions in the past 14 months.

About three weeks ago, we were informed by a representative for the project that the owners had agreed to go forward with the two driveways on RM 620 allowed under code, which would have resulted in this case being presented on consent. Subsequent to that, the applicants were informed by City of Austin staff that reducing the number of driveways to two would require a TIA addendum. This would have delayed the case beyond the application expiration and jeopardized leasing agreements. Consequently the developers decided to go forward with the three driveways and variance request.

While there is no doubt that the applicants would prefer three driveways on RM 620 in addition to the two driveways on Wilson Parke Avenue, it is clear that the site does not need more than two driveways on RM 620. The applicants were prepared to go forward with the driveway at Concordia University Drive and the one full-access driveway south of Concordia until the complication was discovered with the TIA.

We have read the brief report prepared by Kathy Hornaday of HDR to "justify" the third driveway. The report provides insufficient data or calculations to support its assumptions and conclusions. It does not explain how removing the third driveway from the northern end of the development, which services only southbound traffic, would result in an increase of traffic on Wilson Parke Avenue at the opposite end of the development, which services northbound traffic. It is hard to believe that cars traveling south on RM 620 would bypass an intersection with a signal and an additional driveway in order to use Wilson Parke Avenue to access the development.

Our numerous conversations with TxDOT have reinforced our conviction that the additional driveway is not only unnecessary but detrimental to traffic on RM 620. TxDOT has expressed concerns about this driveway, and contrary to what you may have heard, they have never expressed support of the project having three driveways onto RM 620.

We believe it is in the best interest of public safety to deny the variance for the additional driveway on RM 620. Every additional driveway on RM 620 adds another point of conflict to traffic flow and negatively impacts traffic safety on this key artery. We respectfully request that you support the intent of the Hill Country Roadway Ordinance and the Commercial Design Standards by encouraging internal circulation traffic patterns on this development by limiting the number of driveways on RM 620 to the two allowed by code.

11/2/2010

C-7  
#5

We will be present at the public hearing tonight to ask that Zoning and Platting approve the site plan, with the following conditions:

1. that the variance for the additional driveway on RM 620 be denied;
2. that the variance for cut and fill be approved;
3. that the bicycle lane on the shoulder of RM 620 as recommended by the City of Austin Bicycle Program be indicated on the site plan; and
4. that all outstanding staff comments be cleared.

Thank you for your time and consideration.

Sincerely,

Carol Torgrimson  
Vice President, Transportation  
2222 CONA

338-4722

Graham, Sarah

C-7  
#6

**From:** Lane Wimberley  
**Sent:** Tuesday, November 02, 2010 4:55 PM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com  
**Cc:** Graham, Sarah; Beaudet, Annick; Tom Wald  
**Subject:** The Trails at 620

Zoning and Platting Commissioners,

I am writing this email to inform the Zoning and Platting Commission for the City of Austin that the League of Bicycling Voters supports staff recommendation that bicycle facilities be included in the trails at 620 development, that the developer coordinate the design and implementation of those facilities with TxDOT, and that the site plan be amended to show these improvements prior to the release of the permit.

If the Commission is disinclined to follow staff recommendation, then I would request that the Commission postpone action on the item until the next hearing in order that the League may have an opportunity to review the plan.

Thank you for your attention and consideration.

Sincerely,

-Lane Wimberley  
President, The League of Bicycling Voters

● 中国书画函授大学肇庆分校建校二十周年纪念册



C7



Texas  
Engineering  
Solutions



5000 Bee Caves Road  
Suite 200  
Austin, Texas 78746  
O: 512-904-4555  
F: 512-904-4559  
TSPE No. 11296



Urban Design  
Community Planning  
Conservation Planning  
Landscape Architecture

608 Blanco Street  
Austin, Texas 78703  
O: 512-472-7332  
F: 512-472-4168  
www.bossepharis.com

PROJECT DATA

COUNTY: TRAVIS  
CITY LIMITS/CLA: AUSTIN  
FINAL PLAN NUMBER: 200000233  
RELATED CASES: SP-98-21820  
ADDRESS: 8300 N FM 620 RD  
AUSTIN, TX 78726  
ORD NUMBER: 035  
ZONING: CO-CO/UR-CO  
USAGE:  
FEMA MAP PANEL: 48453C0240E  
OWNER / DEVELOPER:  
68 Grandview  
512-633-1700  
CONSULTANTS:

REVISIONS

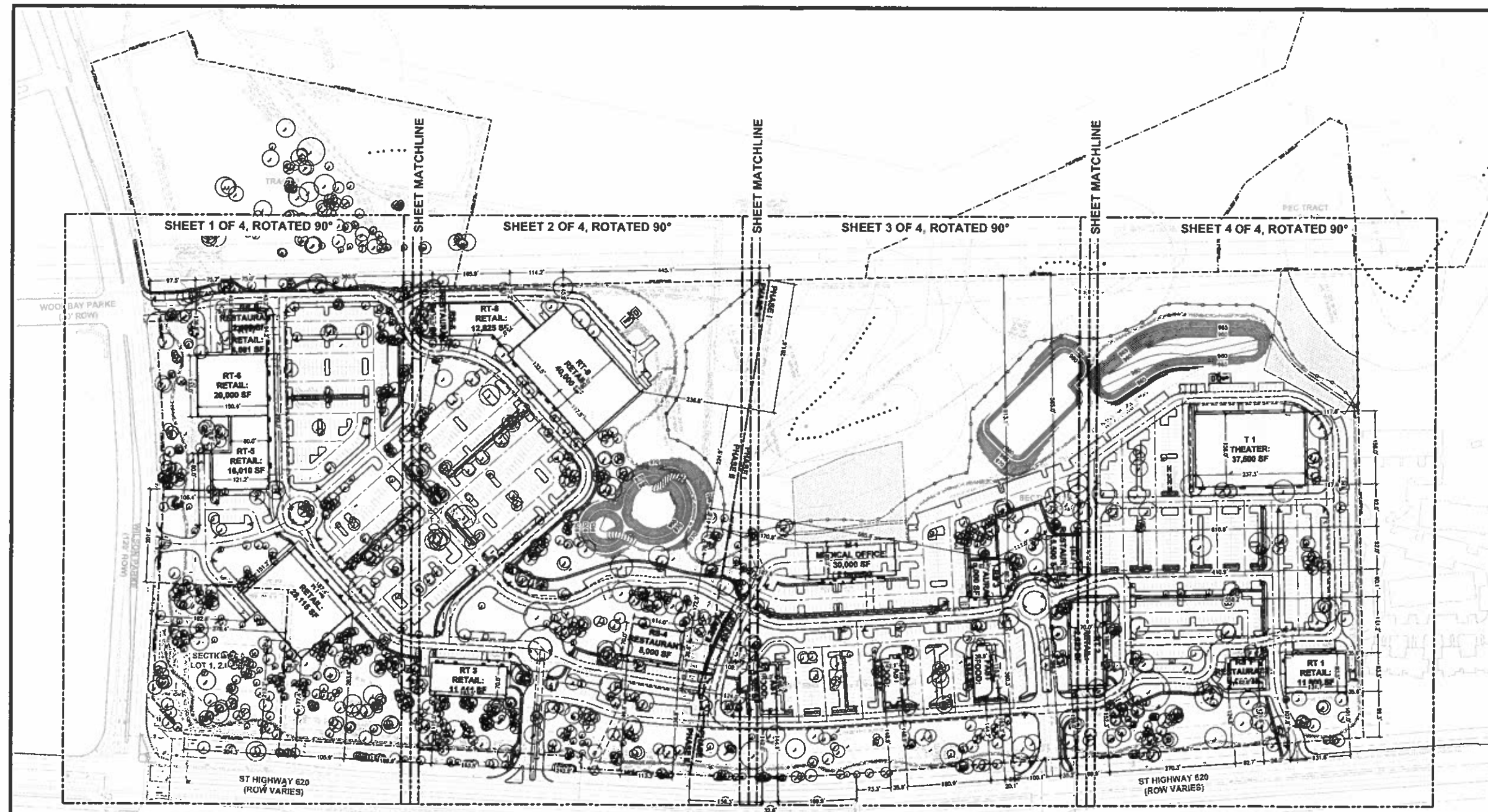
NO.	DATE	DESCRIPTION

EDITED: October 22, 2010  
PLOTTED: October 23, 2010  
PLOTTED BY: [Signature]  
HORIZONTAL SCALE:  
VERTICAL SCALE:

THE TRAILS  
AT 620

SITE PLAN  
INDEX SHEET

25  
OF 128



**SEE PLAN NOTES**  
1. THE SITE IS COMPOSED OF FIVE (5) LOTS/TRACTS. IF THIS BEEN APPROVED AS ONE COMBINE DEVELOPMENT, IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.  
2. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELATED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.  
3. APPROVAL OF THIS SITE PLAN DOES NOT IMPOSE BUILDING AND FIRE CODE APPROVAL, NOR BUILDING PERMIT APPROVAL.  
4. ALL EXISTING AND PROPOSED UTILITIES OF THE LAND DEVELOPMENT CODE (CHAPTER 25-16).  
5. ADDITIONAL ELECTRIC CABLEWAYS MAY BE REQUIRED AS A LATER DATE.  
6. SOUND AND VIBRATION MONITORING SHALL BE PROVIDED BY THE CITY OF AUSTIN FOR IDENTIFY THE SERVICE PROVIDED BY OTHER THAN THE CITY OF AUSTIN.  
7. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A REMOVAL PERMIT FROM THE CITY OF AUSTIN UNDERSTANDING PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.  
8. A DEVELOPMENT PERMIT MUST BE OBTAINED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NEW-CONSTRUCTION OR PLANNING COMMISSION APPROVED SITE PLAN.  
9. FOR DRAINAGE CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.  
10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A SIGN EXEMPTION PERMIT IS REQUIRED.  
11. ALL EXISTING LIGHTING SHALL BE SHUT-OFF AND FULLY REMOVED IN COMPLIANCE WITH SUBCHAPTER E, § 2.3. ALL NEW LIGHTING TO BE LOCATED ON THE BUILDING SHALL BE IN COMPLIANCE WITH SUBCHAPTER E, § 2.3, AND SHALL BE REVIEWED USING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHTING FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.3.2.3 (SEE FIGURE 42).  
12. ALL ON-SITE UTILITIES SHALL BE LOCATED UNOCCUPIED UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1125).  
13. ALL BUILDINGS SHALL BE DESIGNED TO REFLECT THE CHARACTER OF THE SURROUNDING AREA, INCLUDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY SHOROUGH, APPROVED CLASS WITH A REFERENCE GROUPER THAT IS PROHIBITED.

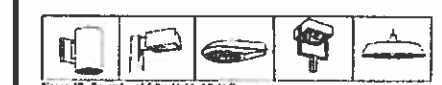


Figure 42: Examples of fully-shaded light fixtures

**LEGEND**

--- ADA ROUTE

**SCALE & NORTH**

**CITY APPROVAL**

**SITE PLAN RELEASE** Sheet \_\_\_\_\_ Of \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_ COMMISSION DATE: \_\_\_\_\_

CASE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_

APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_

APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

Under Section \_\_\_\_\_ Chapter \_\_\_\_\_ Of The Austin City Code

Director, Department of Planning and Development

DATE OF RELEASE: \_\_\_\_\_ Zoning: \_\_\_\_\_

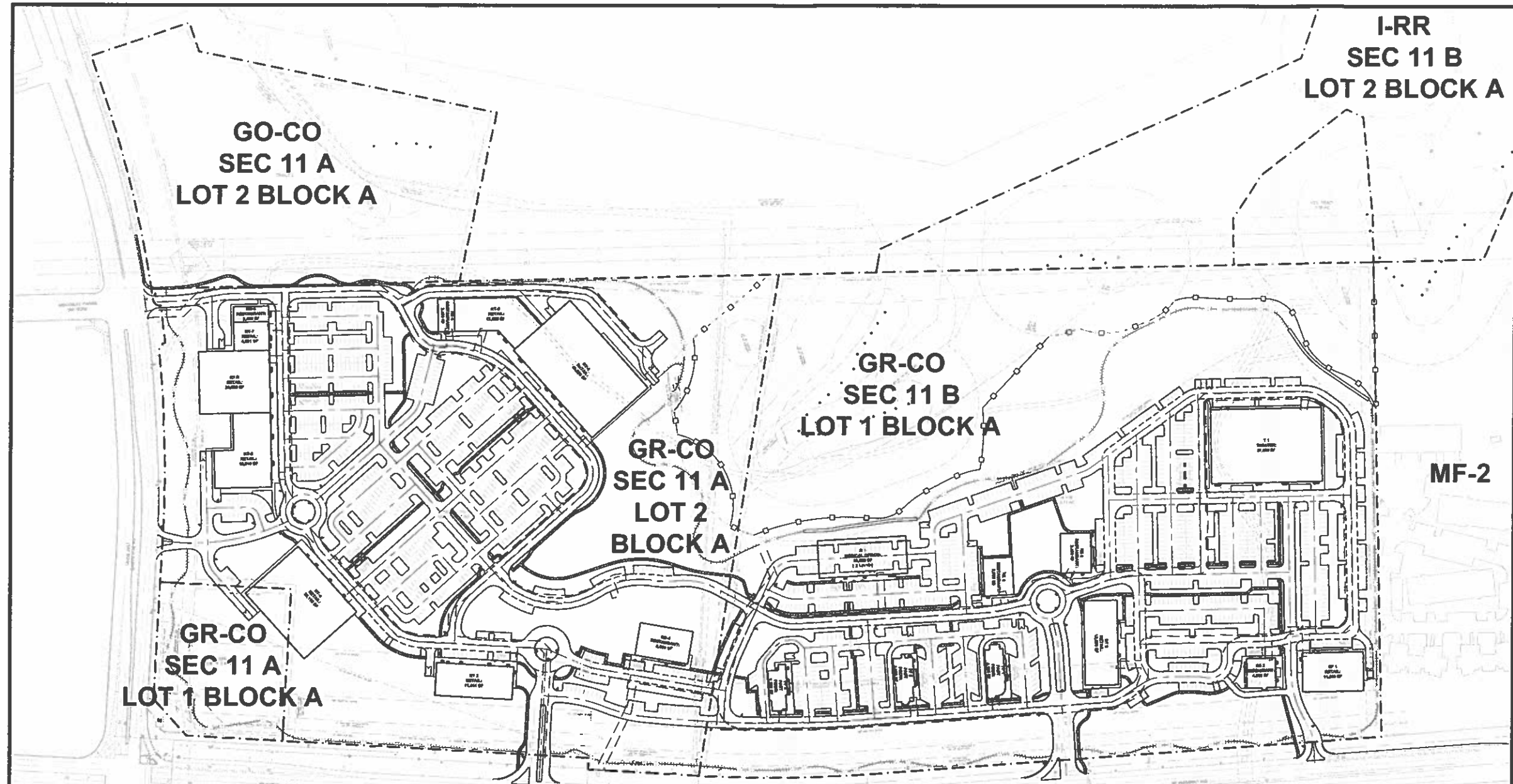
Rev 1 \_\_\_\_\_ Committee 1 \_\_\_\_\_

Rev 2 \_\_\_\_\_ Committee 2 \_\_\_\_\_

Rev 3 \_\_\_\_\_ Committee 3 \_\_\_\_\_

CU





NOTES:  
1. PER ORDINANCE 91149-1-10 FOR THE NORTHERN PORTION OF THE GR-CO ZONED AREA, THE CONDITIONAL OVERLAY REQUIRED FOR A SINGLE OCCUPANT OF A GENERAL RETAIL (LIMITED) USE OR A GENERAL RETAIL (GENERAL) USE MAY NOT OCCUPY MORE THAN 10,000 SQUARE FEET OF FLOOR AREA. THE CONDITIONAL OVERLAY ALSO PROHIBITS USES FOR THIS TRACT THAT ARE NOT PROHIBITED.  
2. PER ORDINANCE 90300-1-11 FOR THE SOUTHERN PORTION OF THE GR-CO ZONED AREA AND THE GO-CO ZONED AREA, THE CONDITIONAL OVERLAY REQUIRED FOR A RETAIL USE BY A SINGLE TENANT OF THE PROPERTY OR NOT EXCEED 10,000 SQ. FT. OF GROSS FLOOR AREA AND AN OFFICE USE BY A SINGLE TENANT OF THE PROPERTY MAY NOT EXCEED 10,000 SQ. FT. OF GROSS FLOOR AREA. THE CONDITIONAL OVERLAY ALSO PROHIBITS USES FOR THIS TRACT THAT ARE NOT PROHIBITED.

Building Usage Square Footage and Required Parking			
Use	Square Footage	COA Requirement	Required Parking
Theater	37,500	1/4 seats @ 1500 seats	375
Permit	156,608	1/275 SF	569
Restaurant	27,498	1/75 SF	367
Fast Food	11,754	1/75 SF	153
Medical Office (2 Floors)	30,000	1/200 SF	15
Total	263,960		1079

Parking Count	
Parking Spots	1,520
Handicap Spots	90
Total	1,610

BUILDING LABEL	ZONING	USE	MAX HEIGHT ALLOWED*	PROPOSED HEIGHT	MAX FLOOR AREA (SF)	PROPOSED FLOOR AREA (SF)
T 1	GR-CO	THEATER	40'	40'	100,000	37,500
RT 2	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	20'	100,000	11,000
RT 3	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	20'	100,000	12,623
RT 4	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	20'	100,000	11,444
RT 5	GR-CO	GENERAL RETAIL SALES (GENERAL)	28'	20'	100,000	28,115
RT 6	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	20,000
RT 7	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	4,591
RT 8	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	12,825
RT 9	GR-CO	GENERAL RETAIL SALES (GENERAL)	40'	20'	100,000	40,000
RS 1	GR-CO	RESTAURANT (GENERAL)	28'	20'	100,000	4,000
RS 1	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	5,500
RS 1	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	5,000
RS 8	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	3,000
RS 5	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	2,499
RS 6	GR-CO	RESTAURANT (GENERAL)	40'	20'	100,000	2,499
FE 1	GR-CO	RESTAURANT (LIMITED)	28'	20'	100,000	4,134
FE 2	GR-CO	RESTAURANT (LIMITED)	28'	20'	100,000	3,900
FE 3	GR-CO	RESTAURANT (LIMITED)	28'	20'	100,000	2,300
MO 1	GR-CO	MEDICAL OFFICES	40'	40'	100,000	30,000

\*Maximum building height is based on Hill Country Roadway requirements.

ZONING USE TABLE - IMPERVIOUS COVERAGE IS LIMITED DUE TO WATERFED REGULATIONS - SEE SET 18

SECTION 11 A LOT 1, BLOCK A (GR-CO) - 2.00 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	75.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	8.79%	10.00%	0.07	0.00	0.00

SECTION 11 A LOT 2, BLOCK A (GR-CO) - 8.09 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	80.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	0.00%	0.00%	0.00	0.00	0.00

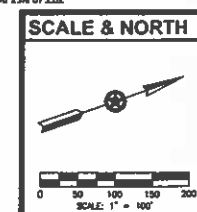
SECTION 11 A LOT 2, BLOCK A (GR-CO) - 26.197 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	75.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	11.22%	48.78%	0.12	0.00	0.00

SECTION 11 B LOT 2, BLOCK A (I-RR) - 108.886 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	30.00%	25.00%	N/A	N/A	N/A
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	0.00%	0.00%	0.00	0.00	0.00

SECTION 11 B LOT 1, BLOCK A (GR-CO) - 32.717 ACRES					
BLDG COVERAGE	IMP COVER	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	75.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	7.18%	38.97%	0.08	0.00	0.00

OVERALL (GO-CO & GR-CO)					
BLDG COVERAGE	IMP COVER**	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)	
ALLOWED	80.00%	90.00%	0.25	0.10	0.05
EXISTING	0.00%	0.00%	0.00	0.00	0.00
PROPOSED	8.23%	37.78%	0.08	0.00	0.00

\*\* Allowable impervious cover for overall site based on 80% of 11A and 25% of 11B.



CITY APPROVAL	
SITE PLAN RELEASE	
FILE NUMBER: _____	SHEET _____ OF _____
CASE NUMBER: _____	EXPIRATION DATE: _____
APPROVED ADMINISTRATIVELY BY: _____	APPLICATION DATE: _____
APPROVED BY PLANNING COMMISSION ON: _____	
APPROVED BY CITY COUNCIL ON: _____	
Under Section _____ Chapter _____	Of The Austin City Code
Director, Department of Planning and Development	
DATE OF RELEASE: _____	
Rev 1: _____	Correction 1: _____
Rev 2: _____	Correction 2: _____
Rev 3: _____	Correction 3: _____



Texas Engineering Solutions  
5000 Bee Caves Road Suite 206  
Austin, Texas 78746  
O: 512-404-0505 F: 512-404-0500  
TBPE No. 17205

BOSSE & PHARIS ASSOCIATES INC.  
Urban Design  
Community Planning  
Conservation Planning  
Landscape Architecture  
606 Blanco Street  
Austin, Texas 78703  
O: 512-472-7352 F: 512-472-4168  
www.bossepharis.com

PROJECT DATA	
COUNTY:	Travis
CITY LIMITS/ETC:	AUSTIN
FINAL PLAN NUMBER:	200000233
RELATED CASES:	SP-98-11820
ADDRESS:	8300 M FM 820 RD AUSTIN, TX 78724
GRID NUMBER:	035
ZONING:	GO-CO/GR-CO
OWNER / DEVELOPER:	69 Grandview 512-633-1700
CONSULTANTS:	

REVISIONS	
NO.	DATE - DESCRIPTION

DATE: October 22, 2010  
DRAWN: October 25, 2010  
PLOTTED BY: [signature]  
HORIZONTAL SCALE: [blank]  
VERTICAL SCALE: [blank]

THE TRAILS AT 620  
OVERALL ZONING MAP  
26 OF 128



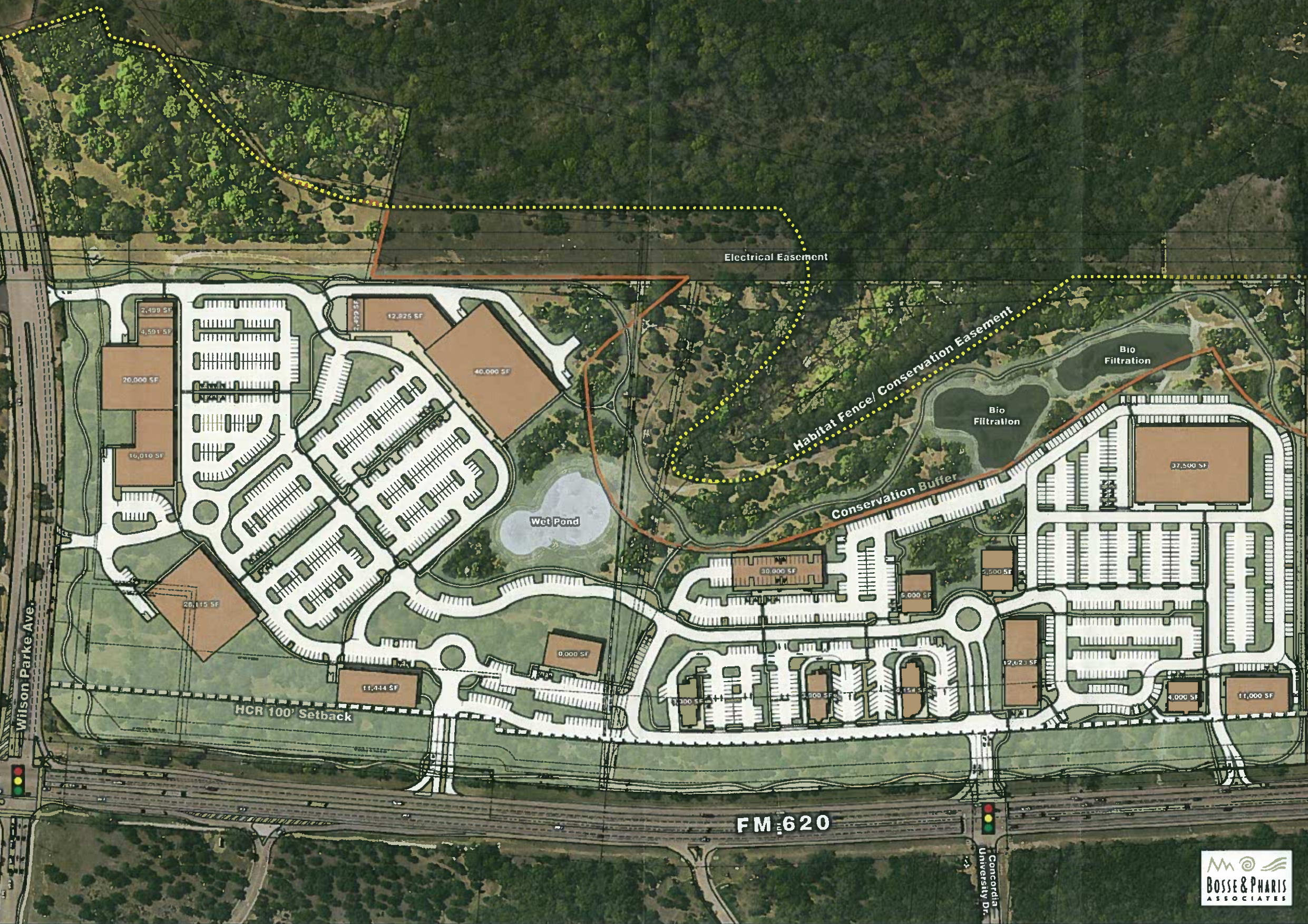








# MASTER PLAN



Wilson Parke Ave.

FM 620

Concordia University Dr.







# THE TRAILS at 620

MIXED USE DEVELOPMENT CONCEPT  
BY 69 GRANDVIEW LP

## OPEN SPACE

**Hill County Roadway Ordinance**  
**NATURAL AREA:** At least 40% of a site excluding dedicated right of way must be left in a natural state. Natural areas within parking medians and in an area in which clearing is prohibited count toward this requirement.

**SUMMARY**  
**SITE AREA**  
**OPEN SPACE**

**169.85 AC (100%)**  
**124.74 AC (73%)**

**11A LOT 1**  
**2.01 AC**

**11A LOT 2**  
**34.23 AC**

**11B LOT 1**  
**32.72 AC**

**11B LOT 2**  
**100.89 AC**

**FM 620**

**Concordia University Dr.**

**Wilson Parks Ave.**

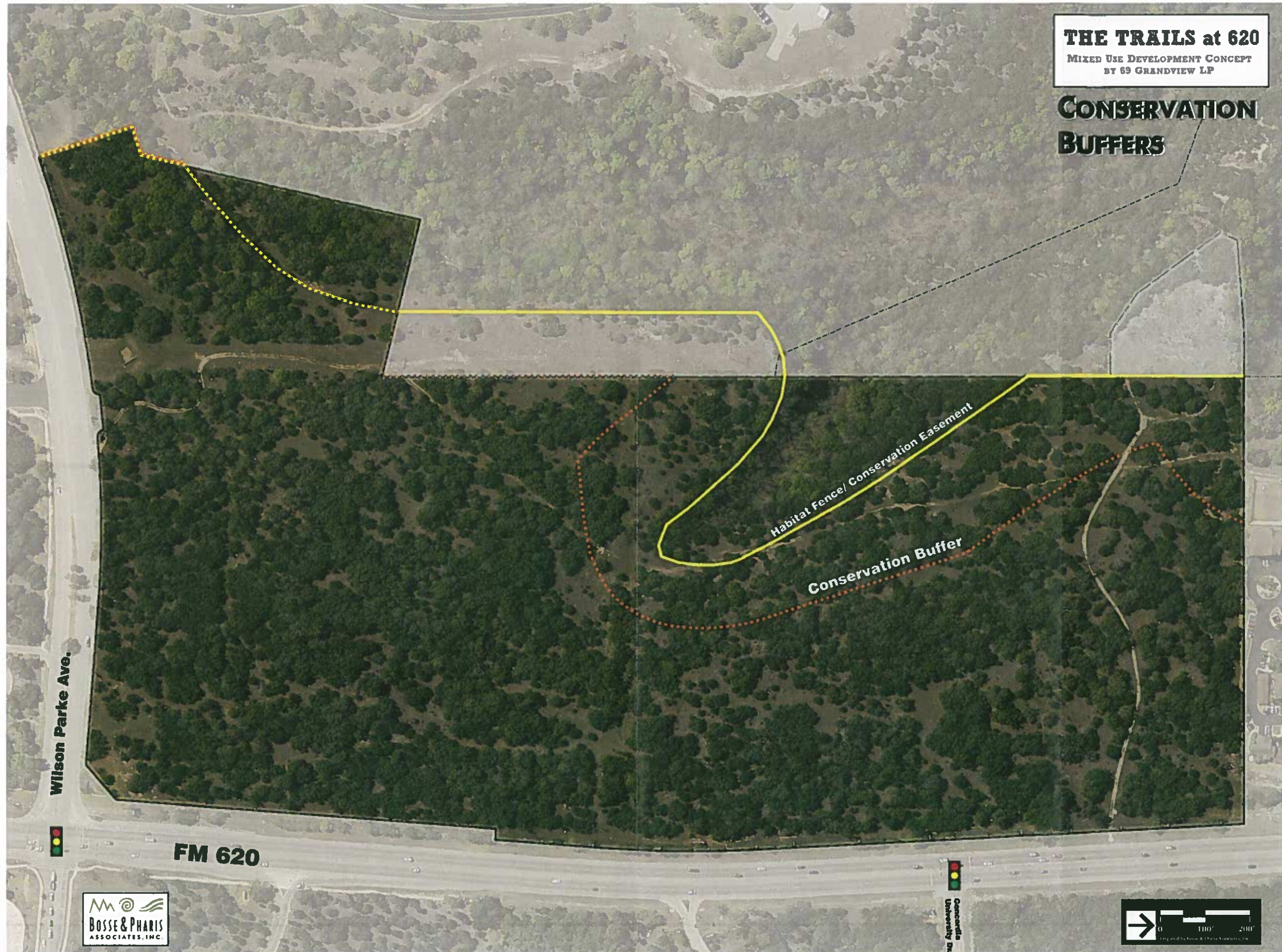






**THE TRAILS at 620**  
MIXED USE DEVELOPMENT CONCEPT  
BY 69 GRANDVIEW LP

## CONSERVATION BUFFERS



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