

**CITY COUNCIL APPEAL
OF THE LAND USE COMMISSION'S
DECISION ON A SITE PLAN**

HILL COUNTRY ROADWAY SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2010-0071C.MGA **CITY COUNCIL DATE:** 06/23/2011
ZAP COMMISSION DATE: 05/17/2011
Postponed by Applicant: 03/15/2011
Postponed by Neighborhood: 4/19/2011
Postponed by Staff: 05/03/2011

PROJECT NAME: Tarlton 360 Townhomes

ADDRESS: 2500-2530 Walsh Tarlton Road

AREA: 16.24 Acres

APPLICANT: CRVI Loop 360, LP (Cypress Realty Advisors, Inc. - John Burnham)
301 Congress Ave., Suite 500
Austin, TX 78701
Telephone: (512) 494-8610

AGENT: Armbrust & Brown (David Armbrust)
100 Congress Avenue, Ste. 1300
Austin, TX 78701
Telephone: (512) 435-2368

ENGINEER: Longaro & Clarke (Alex Clarke)
7501 N. Capitol of Texas Highway, Bldg. A, Ste. 250
Austin, TX 78731
Telephone: (512) 306-0228

**OWNER'S
APPELLANT:** CRVI Loop 360, LP (Armbrust & Brown, David Armbrust)
100 Congress Avenue, Ste. 1300
Austin, TX 78701
Telephone: (512) 435-2368

NEIGHBORHOOD ASSOCIATION'S

APPELLANT: South Beecave Woods Neighborhood Association (Lynn Harrison-David)
3201 Foxfire Drive
Austin, TX 78746
Telephone: (512) 767-0877

PDRD STAFF: George Zapalac Telephone: 974-2725
Sue Welch Telephone: 974-3294
George.Zapalc@ci.austin.tx.us or Sue.Welch@ci.austin.tx.us

APPEAL:

The applicant believes the decision does not comply with the requirements of the City Code because the Zoning and Platting Commission is not authorized under the Code to act on a request to extend project duration under a Managed Growth Agreement.

Staff recommends disapproval of the applicant's appeal because the Commission's recommendation was not a condition of approval of the site plan. The Managed Growth Agreement is a separate item on Council's agenda and should be acted upon independently of the site plan.

The Neighborhood Association believes the Zoning and Platting Commission's first vote was to deny the waivers, 3-2-1 vote; the second vote was not made in accordance with the Commission's rules and/or Texas law and accordingly should be declared void.

Staff recommends disapproval of the neighborhood's appeal because the Commission acted in accordance with the bylaws for the reconsideration of the first vote.

Staff recommends that Council uphold the Zoning and Platting Commission's decision to approve the site plan and waivers, with staff conditions, and eliminating building #24.

EXISTING ZONING: GR-MU: Community Commercial- Mixed Use.

PROPOSED DEVELOPMENT: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 8,300 square feet of retail, and 3500 sq. ft. of restaurant use, parking garage and other associated improvements. The applicant requested and received approval from City Council for the Redevelopment Exception in the Barton Springs Zone per City Code Section 25-8-27 (approved 8/26/2010).

APPLICANT'S REQUESTS: The applicant is requesting approval of this Hill Country Roadway site plan with the following waivers: LDC Section § 25-2-1123: Construction on Slopes; LDC Section § 25-2-1122, for the Floor-To-Area Ratio of a Nonresidential Building; and LDC Section § 25-2-1124, to increase the height of the building from 40' to 53' in a moderate intensity zone of a Hill Country Roadway.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of this Hill Country Roadway site plan and the waivers with conditions (below). It will meet the all applicable requirements of the Land Development Code prior to its release.

Staff recommends approval of the site with the following conditions:

1. Austin Energy Green Building, minimum 1-star for the proposed buildings.
2. A scenic vista of Barton Creek will be preserved from the building.
3. Extending the required vegetative buffer from 100 to 200 feet from the Loop 360 right-of-way and restoring 40% of the site to natural Hill Country character.
4. The project will provide a mixed-use development with pitched roof for all buildings, private community facility, and pervious pavers for pedestrian routes.
5. An Integrated Pest Management Plan and Grow Green/native landscaping will be provided for the site.
6. Requirements per the TIA memo (see Transportation section).

The applicant has agreed to all conditions with notes on the coversheet.

ZONING AND PLATTING COMMISSION ACTION:

On May 17, 2011, the Zoning and Platting Commission voted 4-1-1 to approve the site plan as recommended by City Staff, with the elimination of building #24. The Commission also recommended to City Council that a Managed Growth Agreement only be approved for a total of five years from the date of site plan approval.

RELATED CASES:

C14-2010-0019: On May 4, 2010, the Zoning and Platting Commission approved staff's recommendation of GR-MU (by consent 8-0). City Council approved zoning GR-MU on August 26, 2010 (6-0 by consent).

ENVIRONMENTAL BOARD ACTION:

SPC-2010-0071C.MGA – Environmental Board received a courtesy review of the Hill Country Roadway zoning waivers, Barton Springs Zone Redevelopment Exception and Service Extension Request. The Board approved staff recommendation (5-0-1-1) on August 4, 2010. The Redevelopment Exception in the Barton Springs Zone was approved by City Council on August 26, 2010.

PROJECT INFORMATION

Site Area	16.24 Acres	707,414 sq. ft.	
Proposed Zoning	GR-MU (C14-2010-0019)		
Jurisdiction	Full & Limited		
Watershed	Barton Creek (Edwards Aquifer Recharge Zone)		
Watershed Ordinance	Barton Springs Redevelopment Exception		
Traffic Impact Analysis	A T.I.A. has been submitted.		
Capitol View Corridor	Not In View Corridor		
Proposed Access	Loop 360 & Walsh Tarlton		
	Allowed/Required	Existing	Proposed
Floor-to-Area Ratio	1:1	.07:1	0.675:1*
Building Coverage	75%	7 %	34%
Impervious Coverage	15% (SOS)	54%	54%**
Height	40' per HCRO	63'	40'/50' w/waiver
Number of Units (per MU)	589***		229
Parking	817		921

* requesting waiver for FAR on slopes

** allowed per Redevelopment Exception in Barton Springs Zone (approved by Council on 8/26/2010)

***is limited by 40% natural area per Hill Country requirements

LEGAL DESCRIPTION: Lot 1-A, Amended Plat of Lot 1, M-P Addition and Lot 1 Block A, Texas Commerce Bancshares Subdivision

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is proposing a mixed use project consisting of 229 residential units and approximately 75,819 square feet of office use, 8,300 square feet of retail, 3500 sq. ft. of restaurant uses, parking garage and other associated improvements. The majority of the site is located within the full purpose jurisdiction, with a small area being within the City's limited purposed annexation area. The site was partially developed under the provision of a 1986 Council approved site plan (C14r-86-136 & 137) and is primarily covered with the existing (vacant) theater which will be demolished, along with parking lots, utilities, drainage and water

quality facilities. There was also a previously approved 2006 site plan matching the 1986 plan that had 62% impervious coverage with 3 office/retail buildings (approximately 304,000 sq. ft.) and parking garages.

The site is located within a Moderate Intensity area of the Hill Country Roadway (HCR) Corridor (LDC Section 25-2-1121). The site is requesting three waivers to Hill Country Roadway from LDC Section § 25-2-1123: Construction on Slopes; LDC Section § 25-2-1122, for the Floor-To-Area Ratio of a Nonresidential Building; and LDC Section § 25-2-1124, for the height of the building to exceed the requirement from 40' to 53' in a moderate intensity zone.

The applicant is requesting a waiver to LDC § 25-2-1123: Construction on Slopes. No buildings or parking areas shall be constructed on slopes in excess of fifteen (15%), provided, however, that building and parking structures may be located on slopes of 15-25% when the four criteria under Section 25-2-1123 and 25-8-302, "Construction on Steep Slopes" are met. The applicant is also requesting development on slopes over 25%. The slopes are primarily man-made due to the existing development and were constructed with the previous cinema site plan. That site plan was approved and constructed prior to enactment of the construction on slopes provision (old Loop 360 ordinance). The applicant is proposing to use terracing techniques, and re-vegetate the disturbed areas with native vegetation and stabilizing the slope per 25-8-032. *Please see Exhibit B of the applicant's packet for additional information.* Staff recommends approval of the waiver.

It should also be noted the applicant is requesting two other waivers to the Hill Country Roadway Ordinance (HCRO). One waiver under LDC § 25-2-1122 is for the Floor-To-Area Ratio (FAR) of a Nonresidential Building. This waiver is for Building 3. HCRO limits the FAR to .10 on slopes more 15-25%, and the applicant is requesting .36. On slopes 25-35%, HCRO limits the FAR to .05 and the applicant is requesting .15; and for slopes over 35% the request is .08. These slopes are man-made due to the existing development and were constructed with the previous cinema site plan. *Please see Exhibit C of the applicant's packet for additional information.* Staff recommends approval of the waiver.

The last waiver is to increase height of the building from 40' to 53' in a moderate intensity zone (LDC § 25-2-1124). The Land Use Commission must approve the Development Bonus, under the criteria for 25-2-1129 (*see page 5 for criteria*). The applicant is proposing to meet 7 of the 12 criteria (only 6 are required). The existing cinema is approximately 63 ft. *Please see Exhibit D of the applicant's packet for additional information.* Staff recommends approval of the waiver.

The applicant will be restoring the previously-disturbed 40% natural area per Hill Country requirements. The site will comply with compatibility standards as well as the Subchapter E Design Standards. The project will also comply with the One-Star Green Building Program and will provide a Grow Green /native landscaping program. Several neighborhood groups have expressed support of the project although there is opposition from South Bee Caves Woods Neighborhood Association.

It should also be noted the applicant is requesting a 10-year expiration date to the site plan through a Managed Growth Agreement to City Council. The Managed Growth Agreement must be approved by City Council.

Environmental: It is within the Barton Creek Watershed and over the Edwards Aquifer Recharge Zone. The site received approval from City Council on August 26, 2010 to be redeveloped under the Redevelopment Exception to the Barton Springs Zone per Land Development Code (LDC) § 25-8-27. This section supersedes Article 12 (Save Our Springs Initiative) to the extent of conflict. This tract has approximately 54% impervious coverage that

will be allowed to be retained. Redevelopment of the property includes on-site water quality controls with sedimentation/sand filtration equivalency and the purchase of off-site mitigation land per LDC §25-8-27 (I). The applicant is proposing to pay approximately \$410,525 into the Barton Spring Zone Mitigation Fund to achieve this off-site land mitigation. This site will also have an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides. This project will be constructed and maintained in accordance with the terms and conditions of the SOS Ordinance provisions under the Redevelopment Exception.

Transportation: A traffic impact analysis was done in conjunction with the site plan for this development, and was also reviewed by the Austin Transportation Department and Texas Department of Transportation. The proposed mixed use development is anticipated to generate approximately 4,193 daily trips. The proposed plan will also generate 5,487 trips *less* than the previously-approved site plan on the property, although much of it was never built. The applicant is proposing to take access from three existing driveways: one driveway to Capital of Texas Highway (Loop 360) and two driveways along Walsh Tarlton.

The applicant will post a pro-rata share of fiscal surety for improvements to several intersections (approximately \$71,483). The applicant will improve the existing driveway to Loop 360 per TxDOT's driveway standards to provide improved access. The applicant has also agreed to reserve 15 spaces for car-pooling vehicles and 3 spaces for COA car sharing program on the site plan, encourage flexible work schedule for workers to reduce the am/pm peak travel, and provide free bus passes to all employees who give up their parking space in the garage.

SURROUNDING CONDITIONS: Zoning/ Land Use

North: LR – existing bank

East: ROW for Walsh Tarlton, then GR/LO, office & Barton Creek mall (retail)

South: LO, office building, and ROW for Hwy – Loop 360

West: GR/LR-CO, vacant and SF-2-CO single family residence

ABUTTING STREETS:

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Loop 360	250'	2 @ 42' (each way)	Highway (MAD4)
Walsh Tarlton	80'	2 @ 24' (each way)	Arterial (MAD4)

NEIGHBORHOOD ORGANIZATIONS:

Austin Parks Foundation
 Austin Neighborhood Council
 Austin Monorail Project
 Barton Creek North Property Owners
 City of Rollingwood
 League of Bicycling Voters
 Homeless Neighborhood Association
 Home Builders Association of Greater Austin
 Real Estate Council of Austin
 Save Barton Creek Association
 Save Our Springs Alliance
 Sierra Club, Austin Regional Group
 South Bee Cave Woods Neighborhood Assn.

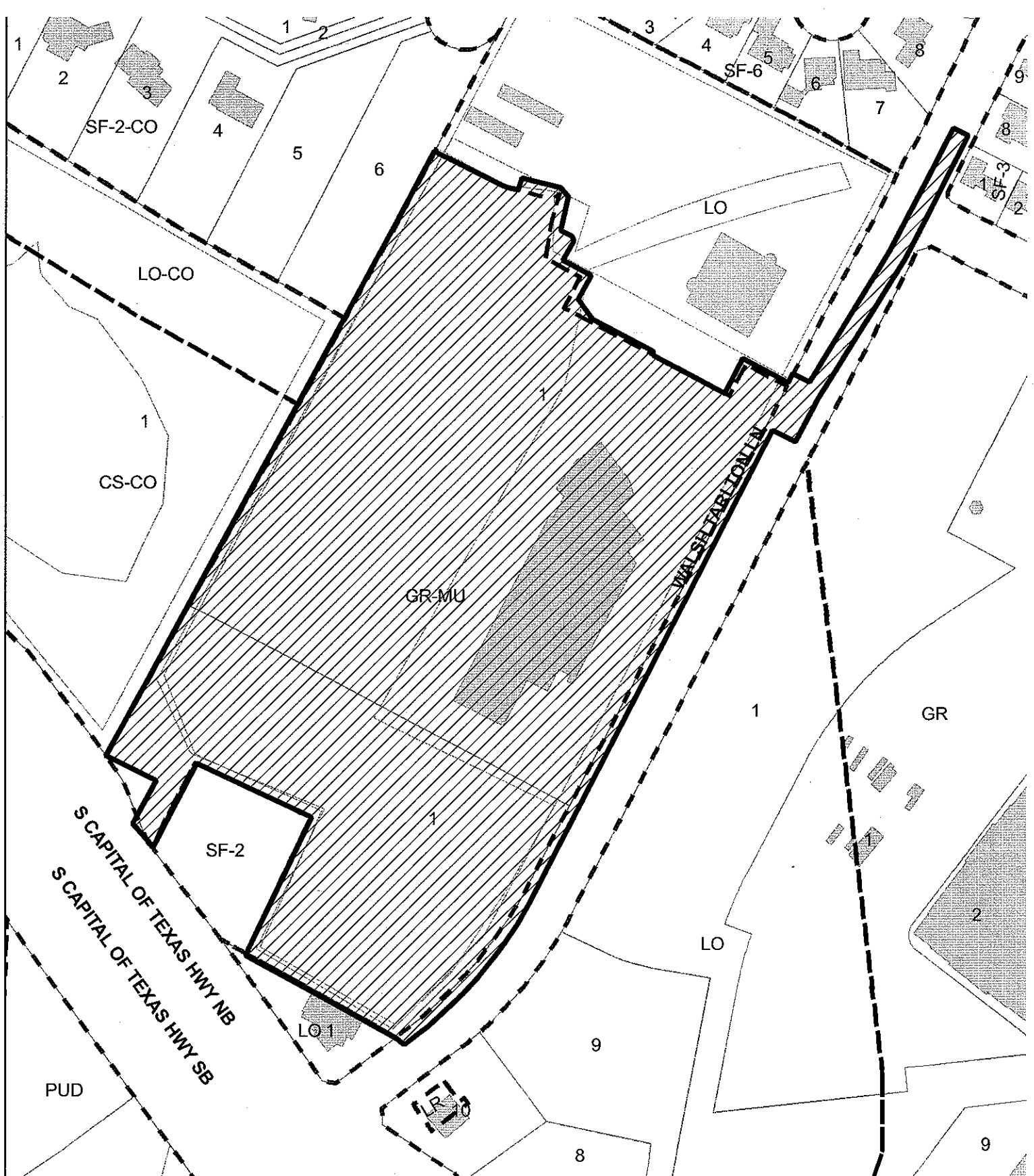
Stoneridge Neighborhood Association
Super Duper Neighborhood Objectors and Appealers Organization

§ 25-2-1129 CRITERIA FOR APPROVAL OF A DEVELOPMENT BONUS

In determining whether to approve a development bonus for a proposed development, the Land Use Commission may consider criteria that reasonably relate to the development bonus, including if the proposed development:

- (1) preserves a scenic vista and provides a place where the public can view the scenic vista; *the applicant is proposing a public vista*
- (2) limits access to a roadway that is not a hill country roadway if use of the roadway does not increase traffic in a residential area;
- (3) reduces by at least 15 percent the amount of impervious cover otherwise required for the development;
- (4) increases landscaping or a setback by more than 50 percent above the amount required for the development or increases a natural area; *the applicant is proposing to increase the hill country buffer area from 100 ft. to 200 ft.*
- (5) is a mixed-use development, particularly a mixed-use development that includes a residential use and community facility; *the project is meeting this criterion*
- (6) reduces building mass by breaking up buildings; *the project is breaking up the buildings*
- (7) uses pervious pavers although the development is not entitled to receive an impervious cover credit; *the project is using pavers along the pedestrian path*
- (8) consolidates small lots to create a parcel that has at least 300 feet of frontage on a hill country roadway;
- (9) uses pitched roof design features; *the project is complying with the roof design*
- (10) includes the construction or dedication of a public facility that is not required by a City ordinance, including a park, roadway and right-of-way, Police Department site, Fire Department site, emergency medical services facility site, or a regional drainage facility;
- (11) limits the construction of a building or parking area to an area with a slope that has a gradient of not more than 15 percent; or
- (12) uses an energy-conserving or a water-conserving device that reduces energy or water consumption below City requirements. *The applicant is proposing One-Star Green Building, and proposing to reduce water consumption.*

Please see Exhibit D of the applicant packet for additional information.



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-2010-0071C.MGA
 ADDRESS: 2500-2530 Walsh Tarlton
 GRID:
 MANAGER: Sue Welch

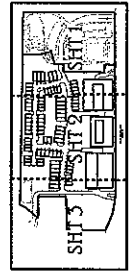
OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.









QUALITY
STANDARDS
DESIGN
DRAFTING

PL0	9/123
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PROPOSED TREES		PROPOSED SHRUBS	
SHADEL	QUANTITY	PLANT SPECIES	
	21	CELAIA OAK 2" CAL. 10' HT.	 16  17 LUCKWORM HAWK 1 CAL TEXAS WACE 1 CAL 4000 PER BUFFER HONEYBIRD
	17	LYLE OAK 2" CAL. 10' HT.	REMOVED TREES
	48	SHEALAND OAK 3" CAL. 10' HT.	 1 REMOVED

SHEET TITLE
ELEVATIONS
BLDG. 1
SHEET 24/123
A 2.1

DATE
24/123

PROJECT
TARLTON 360 TOWNHOMES
AUSTIN, TEXAS

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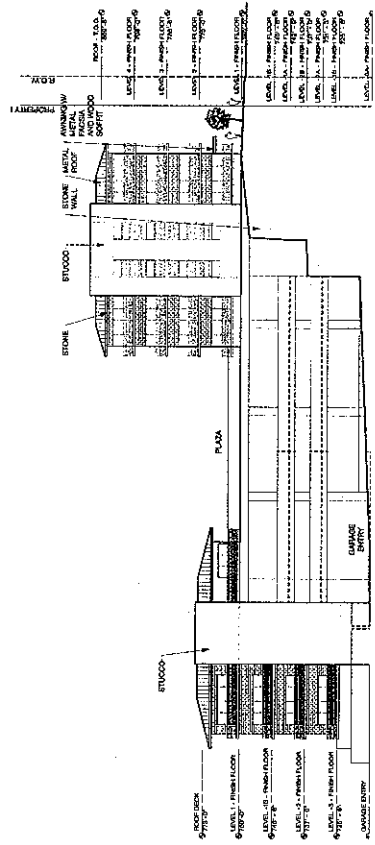
DESIGNER
DICK CLARK ARCHITECTS
201 WEST 10TH STREET
AUSTIN, TEXAS 78701
P 512.477.1887
F 512.477.1887

DATE
24/123

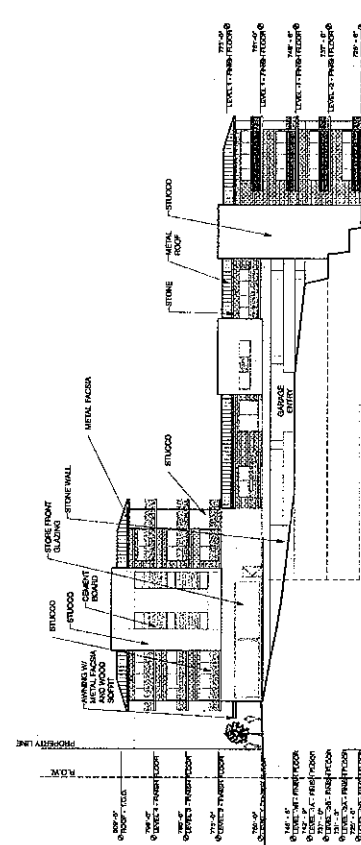
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AUSTIN, TEXAS

CLIENT
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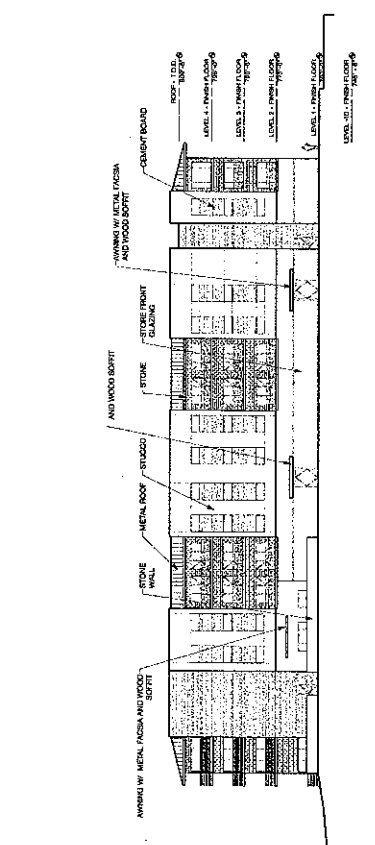
DESIGNER
DICK CLARK ARCHITECTS
201 WEST 10TH STREET
AUSTIN, TEXAS 78701
P 512.477.1887
F 512.477.1887



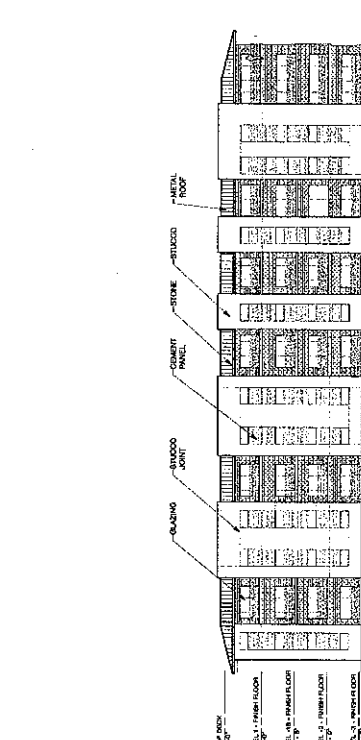
2 ELEVATION - SOUTH
TOWN 17-231



1 ELEVATION - NORTH
TOWN 17-231



4 ELEVATION - EAST
TOWN 17-231



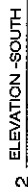
3 ELEVATION - WEST
TOWN 17-231

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-1126)

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLES OF SUBCHAPTER 6.19 REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

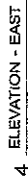


SHEET TITLE
ELEVATIONS
BLDG. 2
SHEET
25/123
A 2.2

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ELEVATION - NORTH

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. IMPROVED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED [SECTION 25-2-110].



Architectural section drawing of a building facade. The drawing shows a vertical cross-section of a multi-story building. The facade is composed of several distinct horizontal sections. From top to bottom, the sections are labeled with dashed lines and text:

- STAIRS: Located at the top, showing a staircase within a section.**
- CLIMATE BOARD:** A section below the stairs, showing a textured, possibly insulated, surface.
- STUCCO:** A section below the climate board, showing a rough, textured surface.
- METAL ROOF:** Located at the bottom, showing a sloped roof structure.

The drawing uses various hatching and stippling techniques to represent different materials and textures. The overall style is technical and detailed, typical of architectural drawings.

3 ELEVATION - WEST

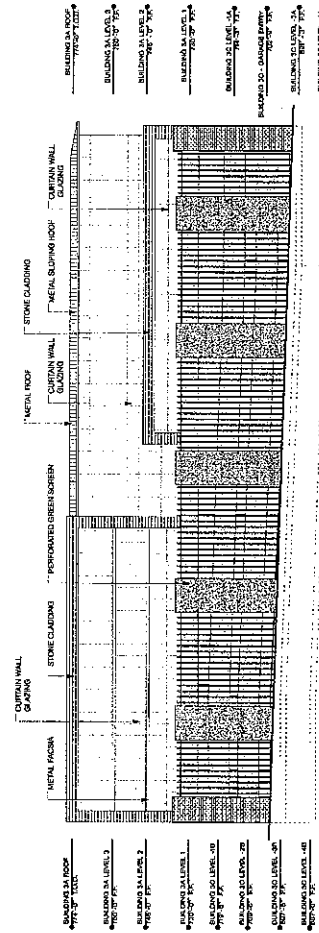


SHEET TITLE
BUILDING 3
ELEVATIONS

SHEET
26 / 123

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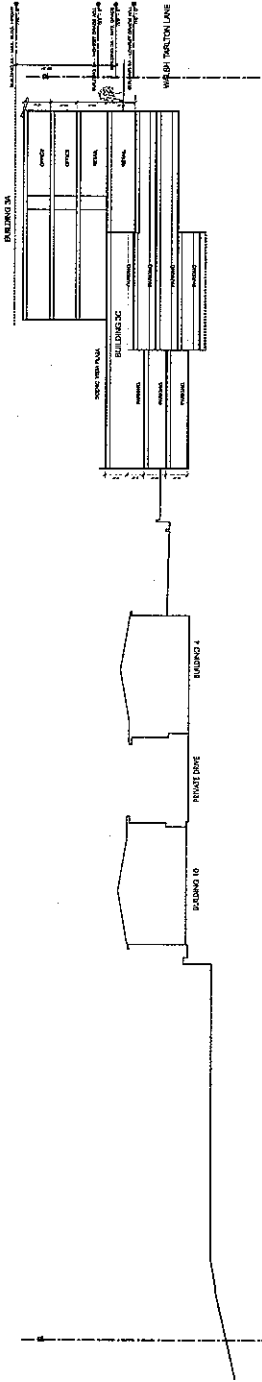
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3 ELEVATION - WEST

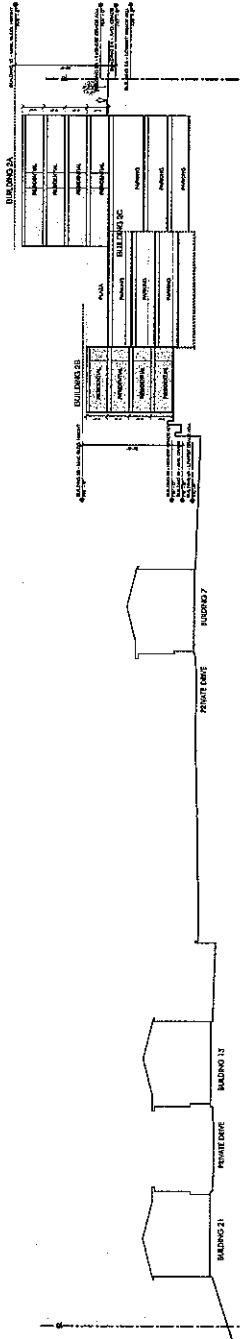
NOTE: BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-112f)

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



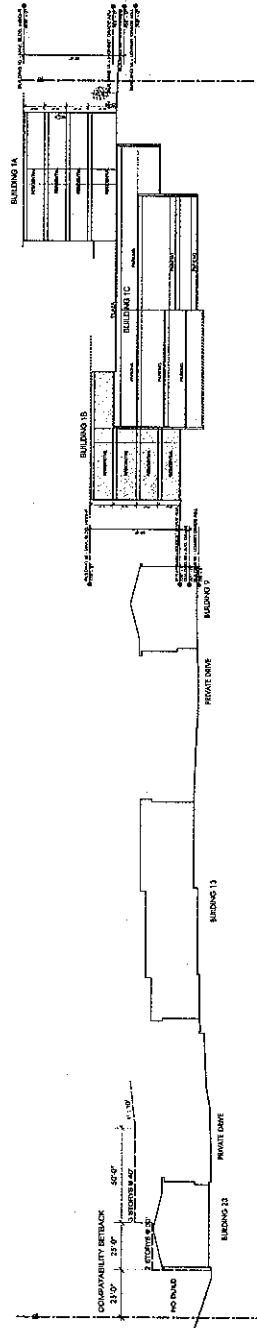
3 SITE SECTION @ BLDG 3A, 3B, & 3C
SCALE 1"=2'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-1126)



2 SITE SECTION @ BLDG 2A, 2B, & 2C
SCALE 1"=2'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-1126)



1 SITE SECTION @ BLDG 1A, 1B, & 1C
SCALE 1"=2'-0"

NOTE: BUILDINGS SHALL BE DESIGNED TO UTILIZE TO THE GREATEST EXTENT FEASIBLE BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-1126)

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 2 OF SUB-CHAPTER E IS REQUIRED, AND IS TO BE REFERRED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



Date: March 9, 2011
To: Sue Welch, Case Manager
CC: Leslie Pollack, P.E., HDR ONE COMPANY | Many Solutions
Reference: Tarlton 360 Townhomes - TIA Final Memo SPC-2010-0071 C.MGA

Tarlton 360 townhomes development is located on the northwest corner of the intersection of Walsh Tarlton Lane and Loop 360 (Capital of Texas Highway) in Austin, Texas. The proposed development will consist of 229 townhomes, 75,819 square feet of office, 8,300 square feet of shopping, and 3,500 square feet of restaurant. Development is anticipated to be complete by Year 2014.

Access to the development is proposed via three (3) existing locations: one (1) driveway on Loop 360 and two (2) driveways on Walsh Tarlton Road. Existing driveways will be reconstructed as part of this development. Additionally, there is a existing joint use access driveway with the property to the north (Chase Bank).

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Tarlton 360 Town homes dated June 16, 2010, prepared by Leslie Pollack, P.E., HDR and offer following comments:

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 4,193 unadjusted average daily trips (ADT) upon build out. The table below shows the adjusted trip generation by land uses for the proposed development.

Table 1: Adjusted Trip Generation						
Proposed Land Use	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Residential Townhouse	229 DU	1,232	16	77	74	36
General Office Building	75,819 SF	1,004	123	17	26	127
Shopping Center	8,300 SF	1,041	20	13	36	37
HT (Sit-Down) Restaurant	3,500 SF	325	20	18	12	8
Total		3,601	179	125	148	209

ASSUMPTIONS

1. Pass-by reductions of thirty-four (34) percent and forty-three (43) percent were assumed during the PM peak period for the shopping center and high turnover (sit-down) restaurant, respectively.
2. Five (5) percent internal capture reduction was assumed for all land uses during both the AM and PM peak periods.
3. Two (2) percent transit reduction was assumed for all land uses during both the AM and PM peak periods.
4. Based on information contained in previous studies in the area, a four (4) percent annual growth rate was assumed to account for increase in background traffic.

EXISTING AND PLANNED ROADWAYS

Loop 1 – The Austin Metropolitan Area Transportation Plan (AMATP) and CAMPO Mobility 2030 Plan classify Loop 1 as a six-lane freeway with frontage roads between RM 2244 and Loop 360. Based on 2008 TX DOT traffic counts, the adjusted 2010 traffic volumes on Loop 1, north and south of Loop 360 were approximately 164,160 and 144,720 vehicles per day (vpd), respectively. City of Austin has preliminary plans for construction of a bicycle bridge (Mopac Bike Bridge) near the Loop 1 and 360 interchange. No improvements are currently planned along this roadway.

Loop 360 – AMATP and CAMPO Mobility 2030 Plan classify Loop 360 as a four-lane divided major arterial between Westbank Drive and US 290 (W). Based on 2008 TX DOT traffic counts, the adjusted 2010 traffic volumes on Loop 360 (Capital of Texas Highway), west and east of Loop 1, were approximately 48,600 and 81,000 vpd, respectively. Capital Metro bus route number 328 provides service along Loop 360 near the site. No improvements are currently planned along this roadway.

Walsh Tarlton Lane – The Austin Metropolitan Area Transportation Plan (AMATP) and CAMPO Mobility 2030 Plan classify Walsh Tarlton Lane as a four-lane divided major arterial between Loop 360 and Tamarron Boulevard. Currently, Walsh Tarlton Lane is a two-lane divided roadway, with bicycle lanes, north of Tamarron Boulevard. 24-hour traffic volume data obtained by HDR in September 2008 and adjusted for 2010, south of Tamarron Boulevard, recorded approximately 10,730 vpd. Capital Metro bus route number 30 provides service along Walsh Tarlton Lane. No improvements are currently planned along this roadway.

Tamarron Boulevard – Tamarron Boulevard is a four-lane divided roadway between Walsh Tarlton Lane and Loop 1 West Frontage Road. Based on a review of the peak period traffic counts, 3,080 vpd are estimated on Tamarron Boulevard, east of Walsh Tarlton Lane. No improvements are currently planned along this roadway.

Stoneridge Road – Stoneridge Road is a two-lane undivided roadway between Walsh Tarlton Lane and Loop 360. Based on a review of the peak period traffic counts, 1,080 vpd are estimated on Stoneridge Road, north of Loop 360, and 2,150 vpd west of Walsh Tarlton Lane. No improvements are currently planned along this roadway.

Mistywood Drive/Tarlton Lane – Mistywood Drive and Tarlton Lane are two-lane undivided roadways near the proposed site. Based on a review of the peak period traffic counts, 270 vpd are estimated on Mistywood Drive, east of Walsh Tarlton Lane, and 290 vpd are estimated on Tarlton Lane, west of Walsh Tarlton Lane. No improvements are currently planned along these roadways.

Thousand Oaks Drive – Thousand Oaks Drive is a two-lane undivided roadway near the proposed site. Based on a review of the peak period traffic counts, 2,610 vpd are estimated on Thousand Oaks Drive, east of Walsh Tarlton Lane. No improvements are currently planned along this roadway.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 12 intersections, four of which are signalized. The results are summarized in the table below:

Intersection	2010 Existing		2014 Forecasted (without site)		2014 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
Loop 1 EFR and Loop 360*	F	E	F	F	F	F
Loop 1 WFR and Loop 360*	C	F	F	F	F	F
Loop 360 and Mall Dwy*	F	D	F	F	F	F
Loop 360 and Walsh Tarlton Ln*	D	C	F	D	E	E
Loop 360 and Stoneridge Dr	A	A	A	A	A	A
Walsh Tarlton Ln and Mall Dwy/Dwy B	A	A	A	A	A	C
Walsh Tarlton Ln and Tamarron Blvd/Bank Dwy	A	A	A	A	A	B
Walsh Tarlton Ln and Mistywood Dr /Tarlton Ln	A	A	A	A	A	A
Walsh Tarlton Ln and Stoneridge Rd	A	A	A	A	A	A
Walsh Tarlton Ln and Thousand Oaks Dr	A	A	A	A	A	A
Loop 360 and Dwy A	-	-	-	-	A	A
Walsh Tarlton Ln and Dwy C	-	-	-	-	A	A

* = Signalized

RECOMMENDATIONS

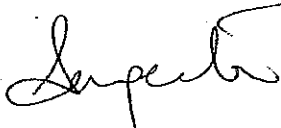
1. Pro-rata share of fiscal is required to be posted for the following improvements prior to any site development permit. Cost estimates have been approved by TX DOT and COA Transportation Department Signals Division.

Intersection	Improvements Needed	Total Cost	Pro-Rata Share	Developer's Cost
Loop 1 East Frontage Road and Loop 360	Extend the Eastbound Left-Turn Bay	\$115,336	8.1%	\$9,342
	Signal Timing Optimization	\$5,000	2.4%	\$120
Loop 1 West Frontage Road and Loop 360	Construct a Free-Flowing Eastbound Right-Turn Lane	\$150,492	5.7%	\$8,578
Loop 360 and Mall Driveway	Signal Timing Optimization	\$5,000	3.8%	\$190
Loop 360 and Walsh Tarlton Lane	Extend the Eastbound Left-Turn Bay	\$101,320	20.8%	\$21,075
	Signal Timing Optimization	\$5,000	4.8%	\$240
Walsh Tarlton Lane and Driveway B	Installation of a 'Do Not Block Intersection' Sign	\$1,848	100.0%	\$1,848
Walsh Tarlton Lane and Tamarron Boulevard	Installation of a Traffic Signal	\$150,000	2.5%	\$3,750
	Re-stripe Westbound Left Turn Bay	\$1,435	7.1%	\$102
Walsh Tarlton Lane and Stone Ridge Road	Construct an Eastbound Right Turn Bay	\$124,353	21.1%	\$26,239
	Total Cost	\$659,785		\$71,483

2. The applicant shall improve the existing driveway on Loop 360 per TX DOT's driveway standards to provide improved access (may include widening, improving curb radii, etc). This should be done as part of the site plan application.
3. TX DOT and COA Transportation Department Signals Division have approved the TIA.
4. Two copies of the final TIA are required to be provided prior to third Reading at City Council.
5. Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.
6. The site will implement the following Traffic Demand Measures (TDM) in order to minimize new trips that are added to the surrounding roadway network and to improve the overall level of service on the roadways:
 - Employer will encourage flexible work schedules for the workers to reduce AM / PM peak travel.
 - Free bus passes will be made available to all employees who give up their parking space in the garage.

- 15 spaces will be reserved for car-pooling vehicles and three spaces will be reserved for the City of Austin's car sharing program. These spaces will be located in prime spots near the stairs and elevators.
- Twelve months after the Certificate of Occupancy have been issued; a study will be conducted to determine the subsequent reduction of auto trips due to the provision of these TDM measures. The results of the study will be submitted to the City of Austin for review.
- Please add the above-mentioned measures as notes to the cover sheet.

If you have any questions or require additional information, please contact me at 974-2219.



Sangeeta Jain
Development Services process Coordinator
LUR Division, Planning and Development Review



ENVIRONMENTAL BOARD MOTION 080410-5a

Date: August 4, 2010

Subject: Tarlton 360 Townhomes SPC-2010-0071C.MGA.

Motioned By: Phil Moncada

Seconded by: Robin Gary

Recommendation

Recommend conditional approval and support of the Tarlton 360 Townhomes project allowed by the redevelopment exception to the SOS ordinance in the Barton Springs Zone (25-8-27). There are no Environmental Board conditions.

Support is based on staff's recommendation that the water quality ponds will be retrofitted to enhance and provide a higher level of pollutant removal using retention/ irrigation and that the owner will also provide \$410,525 into the Barton Springs Zone mitigation fund. Finally, redeveloping this site reuses existing development, preserves green space, increases the tax base, and is the first redevelopment case that has neighborhood support.

Vote 5-0-1-1

For: Moncada, Beall, Maxwell, Gary, and Neely

Against:

Abstain: Schissler

Absent: Anderson

Approved By:

Mary Gay Maxwell
Environmental Board Chair

Amanda Morrow

From: David Steinwedell [REDACTED]
Sent: Thursday, April 08, 2010 11:25 AM
To: Sue.Welch@ci.austin.tx.us
Cc: 'Litschi, Robert'; Amanda Morrow
Subject: Tarlton 360 Townhomes - SP-2009-0094C

Sue Welch
Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78701

RE: SP-2009-0094C - Tarlton 360 Townhomes

Dear Ms. Welch:

We are writing you on behalf of the Hill Country Estates Homeowners Association regarding the proposed development adjacent to our neighborhood referred to as the Tarlton 360 Townhomes, case number SP-2009-0094C. We fully support the new development and site plan as a mixed use development with townhomes, condos, office and retail. As the neighborhood directly adjacent to the site, we feel the use as currently proposed is far superior to both the old theatre and the 3 building multi story office complex that was previously proposed.

We understand that there is an issue with living unit equivalents (LUE) under the mixed use plan. We believe that a use that increases home ownership and provides a small additional amenity base is a good use of LUE allocation for the City especially since a plan with greater LUE's was previously approved.

If you have any questions about this correspondence or the homeowner's position on the proposed development, please feel free to contact David Steinwedell at 512-592-9906 who is the resident in the neighborhood leading our evaluation of this project.

Respectfully,

Robert Litschi
President
Architectural Control
Hill Country Estates Homeowners Association

David Steinwedell

Rebecca H. Games
2006 Stoneridge Terrace
Austin, TX 78746

May 3, 2010

Sue Welch, Case Manager
City of Austin
Planning and Development Review Department
905 Barton Springs Rd., 4th Floor
Austin, TX 78701

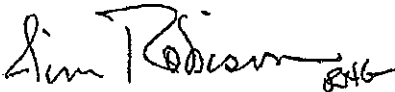
Re: Tarlton 360 Townhomes/ Zoning Case #C14-2010-0019.

Dear Ms. Welch:

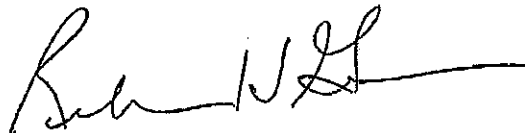
Since 2008, the Stoneridge Neighborhood Association has been included in all meetings held by the developer for Tarlton 360 Townhomes. The location of the proposed development is 2224-2620 Walsh Tarlton Lane. At every step of the project the key individuals involved have taken extraordinary steps to involve the community. Mr. David Armbrust, Ms. Amanda Morrow, and Mr. John Burnham have actively sought the participation of neighbors and been amenable to suggestions regarding features of the plan and their potential impact on the community. At no point have they endeavored to proceed without community support. Having had a representative present at all of their meetings, we have witnessed this first hand.

At 6PM tomorrow, May 3rd, the Zoning and Platting Commission will consider their request to rezone the property to include Mixed Use. This will enable the developer to orient the project more toward an emphasis on upscale townhomes and condos which will blend in with the neighborhood, rather than have the entire emphasis be on office buildings for commercial use.

We support this proposed use of the property and urge the City to approve the requested re-zoning request. If you have any questions or need further clarification, please feel free to contact us at the phone numbers listed below.



Jim Robison, MD
Chair, Stoneridge Neighborhood Assn.
377.0480



Rebecca H. Games
Past Chair, Stoneridge N.A.
378.5178

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;

• 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.

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-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Planning Commission, Mar 15, 2011

DEEPAK BURMAN

Your Name (please print)

3208 Tamaron Blvd

Your address(es) affected by this application

Q. Burman 3/14/11

Signature

Daytime Telephone: 512-788-3887

Date

Comments:

The area is very crowded why you want to add more office & residential Building. There is big traffic problem currently.

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

City of Austin

Planning and Development Review - 4th floor

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Mar 15, 2011

Maria Trinidad Rivera
Your Name (please print)

☐ I am in favor
☒ object

3808 Twimberry Cv.

Your address(es) affected by this application

Maria Trinidad Rivera
Signature

03-07-2011

Date

Daytime Telephone: _____

Comments: _____

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

City of Austin
Planning and Development Review - 4th floor
Sue Welch
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2010-0071C.MGA

Contact: Sue Welch, 512-974-3294 or

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Mar 15, 2011

Egencia de Hareo

Your Name (please print)

3218 Tamaran Blvd

Your address(es) affected by this application

03-11-2011

Date

[Signature]

Signature

Daytime Telephone: _____

Comments: _____

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

City of Austin

Planning and Development Review - 4th floor

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

October 27, 2010

Ms. Sue Welch
Case Manager
City of Austin
Planning and Development Review Department
505 Barton Springs Rd., 4th Floor
Austin, TX 78701

Dear Ms. Welch:

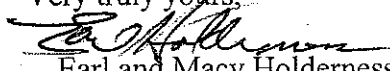
As residents of the South Bee Cave Woods neighborhood, we oppose planned development of the Tarlton/360 Townhomes project at the intersection of Walsh Tarlton Dr. and Loop 360 (Capital of Texas Highway). We believe the development plan that is currently under consideration would be detrimental to our neighborhood for the following reasons:

1. The density of the proposed development includes 4 four-story commercial buildings and 229 condos and townhomes on 16 acres, which would be more than one-half of the total number of residences in our neighborhood.
2. Increased and excessive traffic through our residential streets would result, which are already being used as cut-throughs from Mopac to Walsh Tarlton via Thousand Oaks Dr. and on streets from Thousand Oaks to Barton Creek Square Mall.
3. Not only is the site in close proximity to the sensitive Barton Springs Greenbelt, but the increase in impervious cover very likely would be detrimental to the environment in this area.

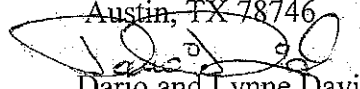
On March 8, 2010, Jim Nash, Chairman of the South Bee Caves Woods Neighborhood Association, sent you a letter stating that "...the SBWNA fully supports this development and site plan" and urged the City "to move forward with approval of this development as quickly as possible." That letter was sent without prior knowledge or approval of committee members or other members of the Association. After his letter was made known through an interview with the *Austin American Statesman*, Mr. Nash then called a general meeting of the SBWNA on May 25 to have members vote for or against the development, which he had already publicly supported. As a result, the election may have been biased in favor of the developer. Furthermore, membership in the Association includes only a small percentage of residents and may not represent the opinions of the majority of homeowners in the neighborhood.

In view of the above, we wish to reiterate our strong opposition to the development plan as currently submitted. A list of other homeowners who oppose this development will be forwarded to you.

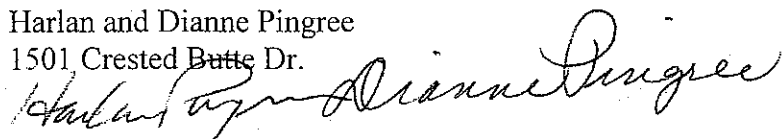
Very truly yours,

 Macy Holderness
Earl and Macy Holderness
2943 Thousand Oaks Dr.

Austin, TX 78746

 Lynne David
Dario and Lynne David
3201 Foxfire Dr.
Austin, TX 78746

Harlan and Dianne Pingree
1501 Crested Butte Dr.

 Dianne Pingree

SWBNA
SOUTH BEECAVE WOODS NEIGHBORHOOD ASSOCIATION
P.O. Box 160434
Austin, Texas 78716-0434

May 2, 2011

Dear Ms Welch,

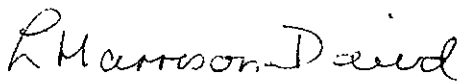
I am writing to you regarding the Tarlton 360 development. Over past months the South Beecave Woods Neighborhood Association (SBWNA) has requested additional information and clarification about the project. On Thursday April 28th, 2011 members voted with an overwhelming majority to oppose the present plan.

SBWNA is not against growth and has worked cooperatively in the past to support reasonable projects in the area.

Concerns expressed by our members during the meeting included traffic issues, environmental concerns, excessive tax payer burden of supporting infrastructure, proximity of the development to Cedar Creek Elementary and Hill Country Middle School, poor quality of the Traffic Impact Analysis document, excessive development concessions and weakening of the Hill Country Roadway ordinance

We would appreciate the opportunity to address our concerns at the Zoning and Planning Meeting dated May 3rd, 2011

Regards


Lynne Harrison-David
Chair - SBWNA

CC. E Holderness, M May, D Pingree