

C5
1

**ZONING AND PLATTING COMMISSION
HILL COUNTRY SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2012-0335C **COMMISSION DATE:** February 5, 2013

PROJECT NAME: Ribelin Ranch Medical Office

ADDRESS: 7011 Ribelin Ranch Dr.

AREA: 1.67 acres

WATERSHED: West Bull Creek (Watersupply Suburban, DWPZ)

EXISTING ZONING: PUD (Planned Unit Development)

APPLICANT: Austin Baptist Church
(Tom Stacy)
823 Congress, Suite 1111
Austin, TX 78701
(512) 476-9999

AGENT: Hanrahan-Pritchard Engineering
(Stephen R. Jamison, P.E.)
8333 Cross Park Dr.
Austin, Texas 78754
(512) 459-4734

PROPOSED USE: The applicant requests approval of a Hill Country Roadway site plan in order to construct a single story medical office with associated improvements. This site is located within the Low Intensity Zone of RM 2222, a Hill Country Roadway.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan with the condition that all remaining staff comments are cleared prior to site plan release. The site plan complies with all other applicable requirements of the Land Development Code and the PUD ordinance. All administrative requirements will be met prior to site plan release.

The site plan must be approved by the Zoning and Platting Commission because of its location within the Hill Country Overlay. All Hill Country Roadway requirements have been met.

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Current Code

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

PREVIOUS APPROVALS: N/A

PROJECT INFORMATION:**PROJECT INFORMATION:** 1.67 acres**EXIST. ZONING:** PUD (GO-MU district site development regulations apply to Tract 1A)**MAX. BLDG. COVERAGE :** 60%**PROP. BLDG CVRG:** 9,318 sq. ft. (12.8%)**MAX. IMPERV. CVRG:** 67% (per PUD)**PROP. IMP. CVRG:** 38,754 sq. ft. (54.6%)**ALLOWED F.A.R.:** 1:1**PROPOSED F.A.R.:** 0.128:1**SUMMARY COMMENTS ON SITE PLAN:**

LAND USE: This request is for approval of a Hill Country Roadway land use site plan. This site is located within the Low Intensity Zone of RM 2222.

The site is zoned PUD. The PUD ordinance, C814-04-0061, took effect June 28, 2004. According to the PUD zoning ordinance, the City's Hill Country Roadway Requirements apply except as modified. The site plan complies with all Hill Country Roadway and PUD requirements.

The proposed site plan proposes construction of a 1-story, 9,318 sq. ft. Medical Office building, parking, drive, and utilities. The site proposes pedestrian connections from the building to Ribelin Ranch Court as well as to Ribelin Ranch Dr.

ENVIRONMENTAL: This site is in the Drinking Water Protection Zone. All Hill Country Roadway and PUD requirements have been met.

TRANSPORTATION: All comments cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Ribelin Ranch Court, then PUD (Vacant)

South: RM 2222, then SF-2 (Vacant)

East: SF-6-CO (Multi-family under construction)

West: Ribelin Ranch Dr., then PUD (Vacant, with office site plan in review)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Ribelin Ranch Dr.	70'	50'	Local
Ribelin Ranch Ct.	53'	30	Local
RM 2222	167'	65'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations, Inc.

Austin Heritage Tree Foundation

Austin Monorail Project

Bull Creek Foundation

Courtyard Homeowner Assn.

Glenlake Neighborhood Association

Home Builders Association of Greater Austin

Homeless Neighborhood Association

League of Bicycling Voters

Leander ISD Population and Survey Analysts

Long Canyon Homeowners Assn.

C5/3

Long Canyon Phase II & LLL Homeowners Assn. Inc.

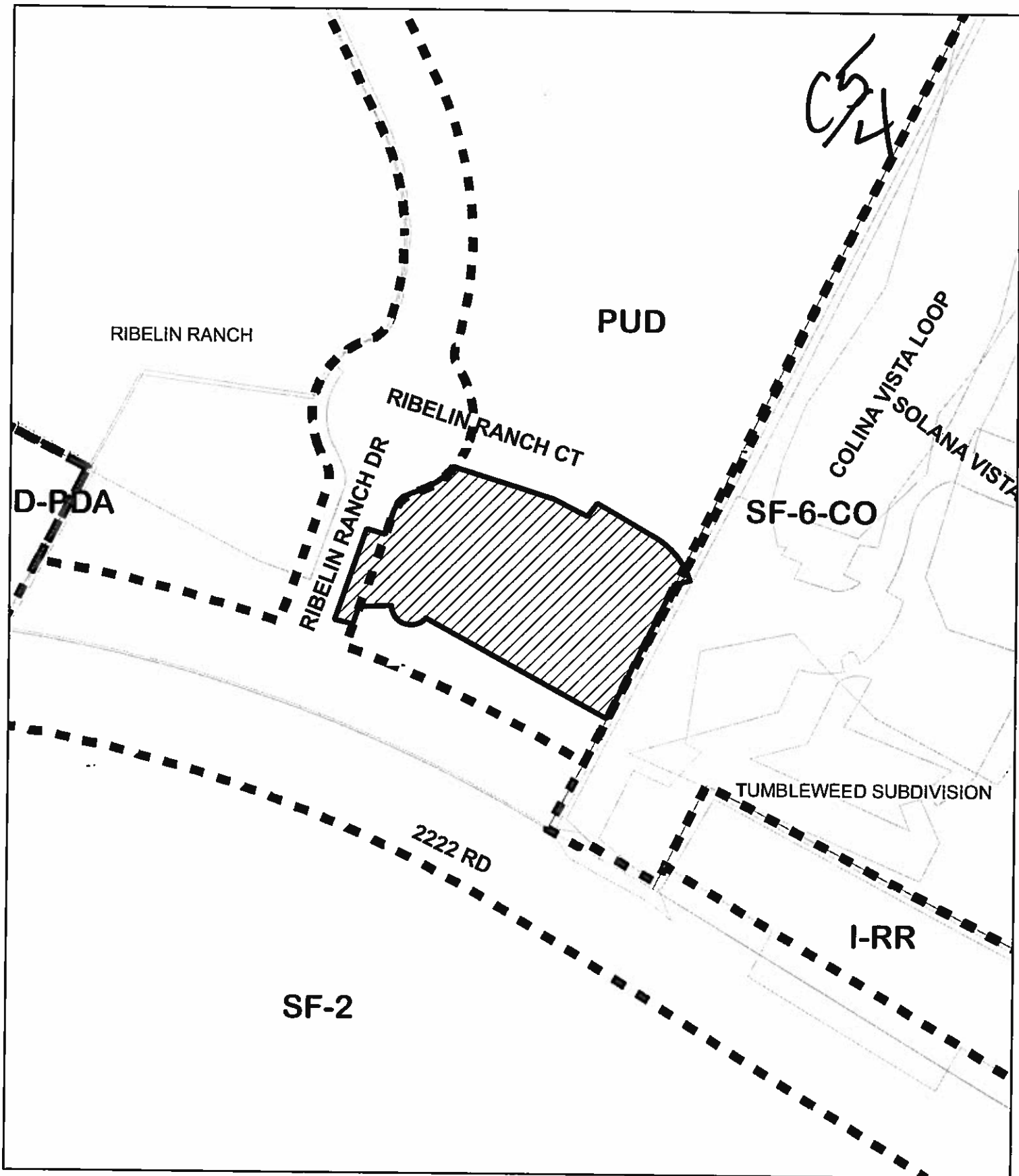
Sierra Club, Austin Regional Group

SELTexas

Steiner Ranch Community Association

Super Duper Neighborhood Objectors and Appealers Organization

The Real Estate Council of Austin, Inc.



SUBJECT TRACT



ZONING BOUNDARY

0 62.5 125 250 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SITE PLAN

CASE#: SPC-2012-0335C

ADDRESS: 7011 Ribelin Ranch Drive

CASE NAME: Ribelin Ranch Medical Office

MANAGER: Donna Galati



OPERATOR: Donna Galati

5/5

ZONING (RUB)
LAND USE (CHURCH)



ZONING (RUB)
LAND USE (WACANT)

ZONING (RUB)
LAND USE (POND)

RIBELIN RANCH COURT
 (PRIVATE ACCESS EXISTING)
 DOC. NO. 2007221851-O.P.R.I.C.T.

ZONING (RUB)
LAND USE (WACANT)

ZONING (SF-6-CO)
LAND USE (CONDOS)
 (SP-08-04110)

ZONING (SF-6-CO)
LAND USE (WACANT)

ZONING (SF-6-CO)
LAND USE (WACANT)

ZONING (SF-6-CO)
LAND USE (WACANT)

ZONING (SF-6-CO)
LAND USE (WACANT)

ZONING (SF-6-CO)
LAND USE (WACANT)

CHILL COUNTRY ROADWAY
 RLM 2222
 (R.O.W. Varies)

SPC-2012-03350

SITE CALCULATIONS: PUD (ORDINANCE 040817-36)
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.

APPENDIX Q-1
NET SITE AREA

NET SITE AREA CALCULATIONS:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-2
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-3
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-4
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-5
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-6
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-7
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-8
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-9
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-10
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-11
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-12
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-13
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-14
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-15
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

APPENDIX Q-16
APPROXIMATE COVER

APPROXIMATE COVER:
 TOTAL GROSS AREA: 17,171 S.F. / 1.0 AC.
 MINUS: 1,111 S.F. / 0.025 AC.
 NET SITE AREA: 16,060 S.F. / 0.366 AC.

RIBELIN RANCH MEDICAL OFFICE
SITE & DIMENSION CONTROL PLAN
 7011 RIBELIN RANCH DRIVE
 AUSTIN, TEXAS 78750

HANRAHAN • PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 101 PM PARKWAY
 78750 Austin, Texas
 OFFICE: 512-335-1111
 FAX: 512-335-1112
 HPE

File Path: Ribelin Ranch/Eng/Site Plan
Job No.: 2012-03350
Scale: 1/8" = 1'-0"
Date: 09/03/10
Checked by: SPV
Drawn by: SPV
Sheet: 08 of 25