

## ZONE CHANGE REVIEW SHEET

C8/1

**CASE:** C814-88-0001.10

Canyons @ Rob Roy Rezoning

**Z. P. C. DATE:** 11/05/13

**ADDRESS:** 800 N. Capitol of Texas Highway

**AREA:** 16.82 acres

**APPLICANT:** Brandywine Acquisition Partners, LP  
(Ralph Bistline)

**AGENT:** Armbrust & Brown, L.L.P.  
(Amanda Morrow)

**NEIGHBORHOOD PLAN AREA:** N/A

**CAPITOL VIEW:** No

**T.I.A.:** Yes

**HILL COUNTRY ROADWAY:** Yes

**WATERSHED:** Bee Creek

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** PUD – Planned Unit Development.

**ZONING TO:** PUD – Planned Unit Development.

### **SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends Planned Unit Development (PUD) zoning with the following changes to Exhibit “H” of the PUD Land Use Plan -

1. Change the Overall Summary by General Land Use Table on Sheet 1 to reflect a change from office use to multifamily use; adjust the acreages accordingly.
2. Change the Land Use Summary Table on Sheet 1 to reflect the correct lot and change the proposed land use from office to multifamily.
3. Clarify Ordinance Compliance Note #1 on Sheet 2 to read “*Single family* residential areas are limited to a density of one unit per two acres of gross site area, with minimum one acre lots.”
4. Change the Hill County Roadway Ordinance Calculations on Sheet 2 to deduct the site area calculations of Lot A-1.
5. Change the F.A.R. & Parking Summary Table on Sheet 2 to reflect Lot A-1 as a multifamily project.
6. Change the diagram on Sheet 2 for Lot A-1 from “LO” to “MF-2”.
7. Remove the floor to area multiplier calculations and the allowable square footage calculations on Sheet 3.
8. Change the proposed impervious cover from 3.16 acres to 3.50 acres on sheet 3.
9. Change the Impervious Cover Summary Table on Sheet 3 to reflect the proposed impervious cover and to account for a different building configuration and parking layout.

C8<sup>2</sup>/<sub>2</sub>

10. Remove the Hill County Roadway Ordinance Table on Sheet 3.
11. Change the Comprehensive Watershed Ordinance Table on Sheet 3 to reflect the proposed impervious cover.
12. Remove the diagram on Sheet 3 of the office project.
13. Add a note on Sheet 3 that clarifies the maximum height allowed on Lot A-1 is 35 feet.
14. Remove the note on Sheet 3 that reads "Due to the pitch of the roof design and height limitations the square footage of the third story of this building will be reduced by approximately 50% from the first two stories."

**PLANNING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The site is located at 800 North Capital of Texas Highway and is currently undeveloped. The property is part of the Davenport Ranch West Planned Unit Development (PUD) that was approved by ordinance number 890202-B on February 2nd, 1989. The Davenport Ranch West PUD consists of approximately 113.46 acres. This tract is known as Lot A-1, Tract D, Section 1 of the Davenport Ranch West PUD. The site is currently designed as "office" under the Davenport Ranch West PUD. The applicant proposes to amend the PUD to allow multifamily residential use of the Property in accordance with multifamily residence low density "MF-2" district. The project will consist of a maximum of 245 dwelling units with structured parking on 16.29 acres. The project will comply with the height and impervious cover allowances for the Property as originally proposed and shown on the land use plan. The staff is recommending approval of the change in land use since the proposed "multifamily" use is a less intense use than an "office" use as well as an overall vehicle trip reduction with the proposed "multifamily" use. In order to change the uses, the following changes need to be made to the PUD Land Use Plan. And they are as follows:

Exhibit "H" Land Use Plan. Change the Overall Summary by General Land Use Table on Sheet 1 to reflect a change from office use to multifamily use; adjust the acreages accordingly.

Justification. The Property was zoned for office use in 1988, since then it has remained undeveloped. West Austin lacks a sufficient supply of multifamily development for families looking to move to the area that otherwise might not be able to afford owning their own home. The few multifamily developments located in the surrounding area experience an occupancy rate of over 90%. Additionally, the proposed low density multifamily residential use provides a better transition between Capital Texas Highway located to the west and the residential uses located to the north and east of the site.

Exhibit "H" Land Use Plan. Change the Land Use Summary Table on Sheet 1 to reflect the correct lot and change the proposed land use from office to multifamily.

C8/3

Justification. The Property was zoned for office use in 1988, since then it has remained undeveloped. West Austin lacks a sufficient supply of multifamily development for families looking to move to the area that otherwise might not be able to afford owning their own home. The few multifamily developments located in the surrounding area experience an occupancy rate of over 90%. Additionally, the proposed low density multifamily residential use provides a better transition between Capital Texas Highway located to the west and the residential uses located to the north and east of the site.

Exhibit "H" Land Use Plan. Clarify Ordinance Compliance Note #1 on Sheet 2 to read "*Single family*" residential areas are limited to a density of one unit per two acres of gross site area, with minimum one acre lots."

Justification. As supported by Section 1.04 of the Restrictive Covenant recorded in Volume 10909, Page 1601 of the Real Property Records of Travis County, Texas for the Davenport Ranch West Planned Unit Development Section One, this restriction was intended to apply solely to single family residential development. I have attached a copy of the Restrictive Covenant for your reference with the companion Restrictive Covenant Amendment case.

Exhibit "H" Land Use Plan. Change the Hill County Roadway Ordinance Calculations on Sheet 2 to deduct the site area calculations of Lot A-1.

Justification. Per the Hill County Roadway Ordinance the floor to area limitations only apply to nonresidential buildings.

Exhibit "H" Land Use Plan. Change the F.A.R & Parking Summary Table on Sheet 2 to reflect Lot A-1 as a multifamily project.

Justification. The parking table only provides parking calculations associated with the office development on Tract D. Since the use is changing from office to multifamily we have updated the table accordingly.

Exhibit "H" Land Use Plan. Change the diagram on Sheet 2 for Lot A-1 from "LO" to "MF-2".

Justification. The Property was zoned for office use in 1988, since then it has remained undeveloped. West Austin lacks a sufficient supply of multifamily development for families looking to move to the area that otherwise might not be able to afford owning their own home. The few multifamily developments located in the surrounding area experience an occupancy rate of over 90%. Additionally, the proposed low density multifamily residential use provides a better transition between Capital Texas Highway located to the west and the residential uses located to the north and east of the site.

Exhibit "H" Land Use Plan. Remove the floor to area multiplier calculations and the allowable square footage calculations on Sheet 3.

Justification. Per the Hill County Roadway Ordinance the floor to area limitations only apply to nonresidential buildings.

Exhibit "H" Land Use Plan. Change the proposed impervious cover from 3.16 acres to 3.50 acres.

C8/4

Justification. While the proposed impervious cover is slightly more than the previous office project, this project is still under the 3.52 acres of impervious cover allowed for Lot A-1.

Exhibit "H" Land Use Plan. Change the Impervious Cover Summary Table on Sheet 3 to reflect the proposed impervious cover and to account for a different building configuration and parking layout.

Justification. While the proposed impervious cover is slightly more than the previous office project, this project is still under the 3.52 acres of impervious cover allowed for Lot A-1. The prior office project proposed a vast amount of surface parking with a small building footprint. Since the use of the site is changing from office to multifamily the size and configuration of the building and parking area must also change to accommodate a more user friendly development. The proposal is to provide a wrapped product type with structured parking within.

Exhibit "H". Land Use Plan. Remove the Hill County Roadway Ordinance Table on Sheet 3.

Justification. Per the Hill County Roadway Ordinance the floor to area limitations only apply to nonresidential buildings.

Exhibit "H" Land Use Plan. Change the Comprehensive Watershed Ordinance Table on Sheet 3 to reflect the proposed impervious cover.

Justification. While the proposed impervious cover is slightly more than the previous office project, this project is still under the 3.52 acres of impervious cover allowed for Lot A-1.

Exhibit "H" Land Use Plan. Remove the diagram on Sheet 3 of the office project.

Justification. Zoning is used to establish the best use for a site and should not be used to dictate the location of site improvements. This should be deferred to the site development stage when engineered documents and related reports are available to assess the proper location of improvements based on site constraints. Also by removing the diagram from the land use plan it prevents future amendments to the PUD should the location of the site improvements fluctuate slightly.

Exhibit "H" Land Use Plan. Add a note on Sheet 3 that clarifies the maximum height allowed on Lot A-1 is 35 feet.

Justification. There is no change from the previous proposal.

Exhibit "H" Land Use Plan. Remove the note on Sheet 3 that reads "Due to the pitch of the roof design and height limitations the square footage of the third story of this building will be reduced by approximately 50% from the first two stories."

Justification. This note is unnecessary since the building is limited to 35 feet with height limit exceptions, as prescribed by 25-2-531 of the City Code, for certain architectural elements including pitched roof designs.

C8/5

**BASIS FOR RECOMMENDATION:**

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting PUD zoning to change the land use from "Office" to "Multifamily" for the subject tract will be compatible with adjacent uses and adjacent zoning in the area to the north and west and act as a buffer for the adjacent uses from N. Capitol of Texas Highway.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
SITE	PUD	Undeveloped
NORTH	PUD	Single family residential
SOUTH	LO	Office complex
EAST	SF-2	Undeveloped
WEST	SF-2	Single family residential

**CASE HISTORIES:**

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-93-0060	From SF-2 to P	Approved P [Vote: 7-0]	Approved P [Vote: 7-0]
C14-98-0180	From RR to SF-1	Approved SF-1 [Vote: 7-0]	Approved SF-1 [Vote: 7-0]

**NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhood Council
- Rob Roy HOA, Inc.

**SCHOOLS:**

Bridge Point Elementary School  
West Ridge Middle School  
West Lake High School

**SITE PLAN:**

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.

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08/16

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. There is currently a site plan application in review for office development on this tract, case number SPC-2013-0214C. Upon approval of this PUD Land Use Plan amendment to multifamily, the office site plan case must be withdrawn.

### **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bee Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

2. Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.
3. According to flood plain maps there is no flood plain in or within close proximity of the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

C7 8/7

7. The land use plan currently includes a map showing proposed commercial development along with undisturbed areas / downstream buffers. This map is proposed to be removed from the land use plan. If this map is to be removed, notes or a replacement map illustrating the undisturbed areas / downstream buffers must be added to the land use plan. The undisturbed areas / downstream buffers must be clearly shown in the land use plan revision.

### **TRANSPORTATION:**

TR1. The Transportation Review Section has no objections to the proposed PUD amendment since the estimated traffic generation for the proposed MF-2 land use will be significantly less than the currently approved Office land use.

### **COMPREHENSIVE PLAN:**

The Canyons at Rob Roy (a 16.29 acre parcel) is part of the Davenport Ranch PUD, which is a 444 acre mixed use project, containing single family houses, condos, multi-family apartments, offices, commercial land uses, and the St. Stephens School. The property is not located in the boundaries of an area with an adopted neighborhood plan and is located to the west of N. Capital of Texas Highway, south of Pascal Lane and east of St. Stephens School Road. The request is to construct a 245 unit multi-family apartment complex.

### **Imagine Austin**

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses mixed use development and promoting a compact and connected city:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being located within a project that is developing into a complete community with a variety of residential and commercial uses, and the Imagine Austin policies above that promote complete communities, staff believes that this proposed project is supported by the Imagine Austin Comprehensive Plan.



**CITY COUNCIL DATE:** December 12<sup>th</sup>, 2013

**ACTION:**

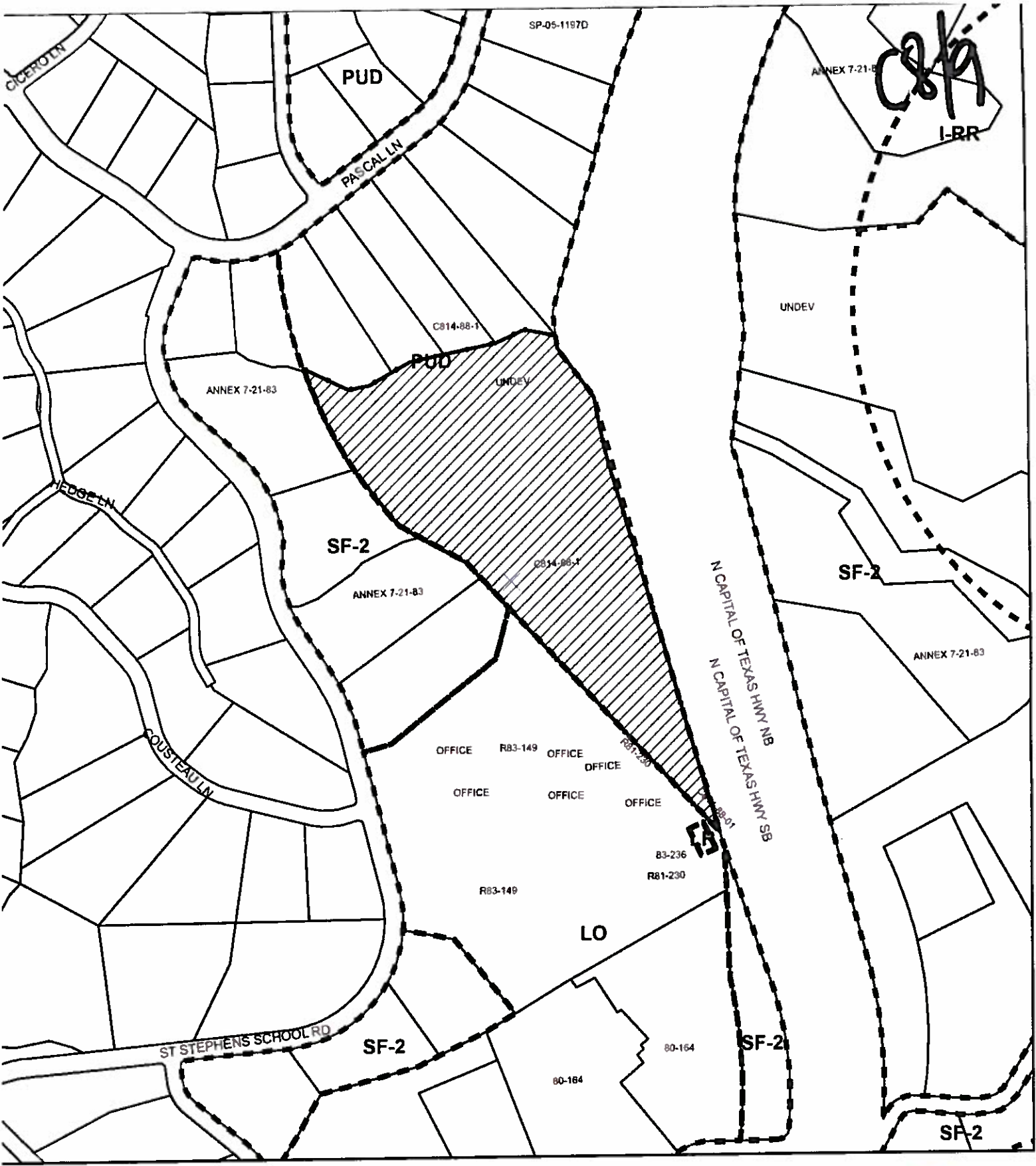
**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>




**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
**C814-88-0001.10**

1" = 400'

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.

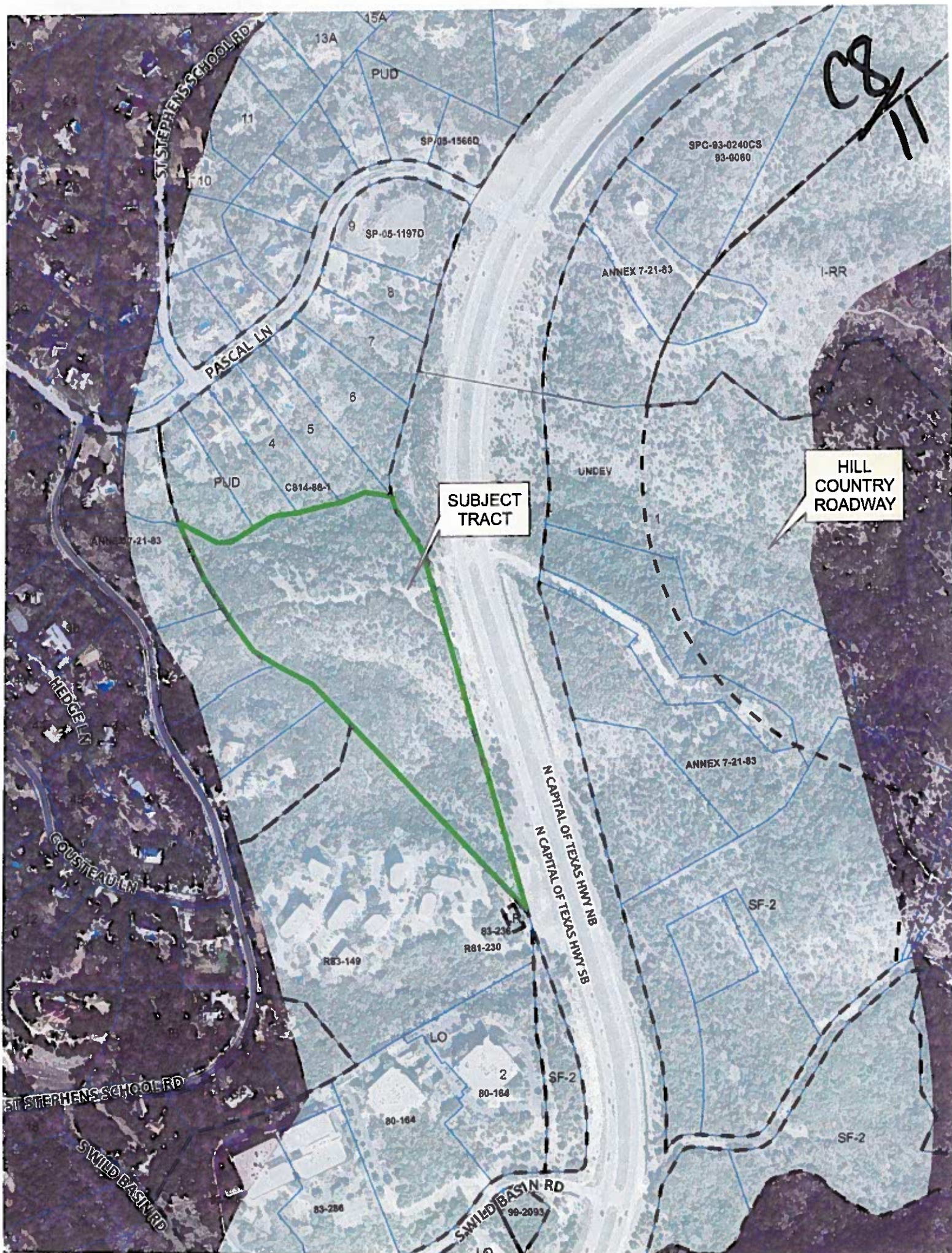
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



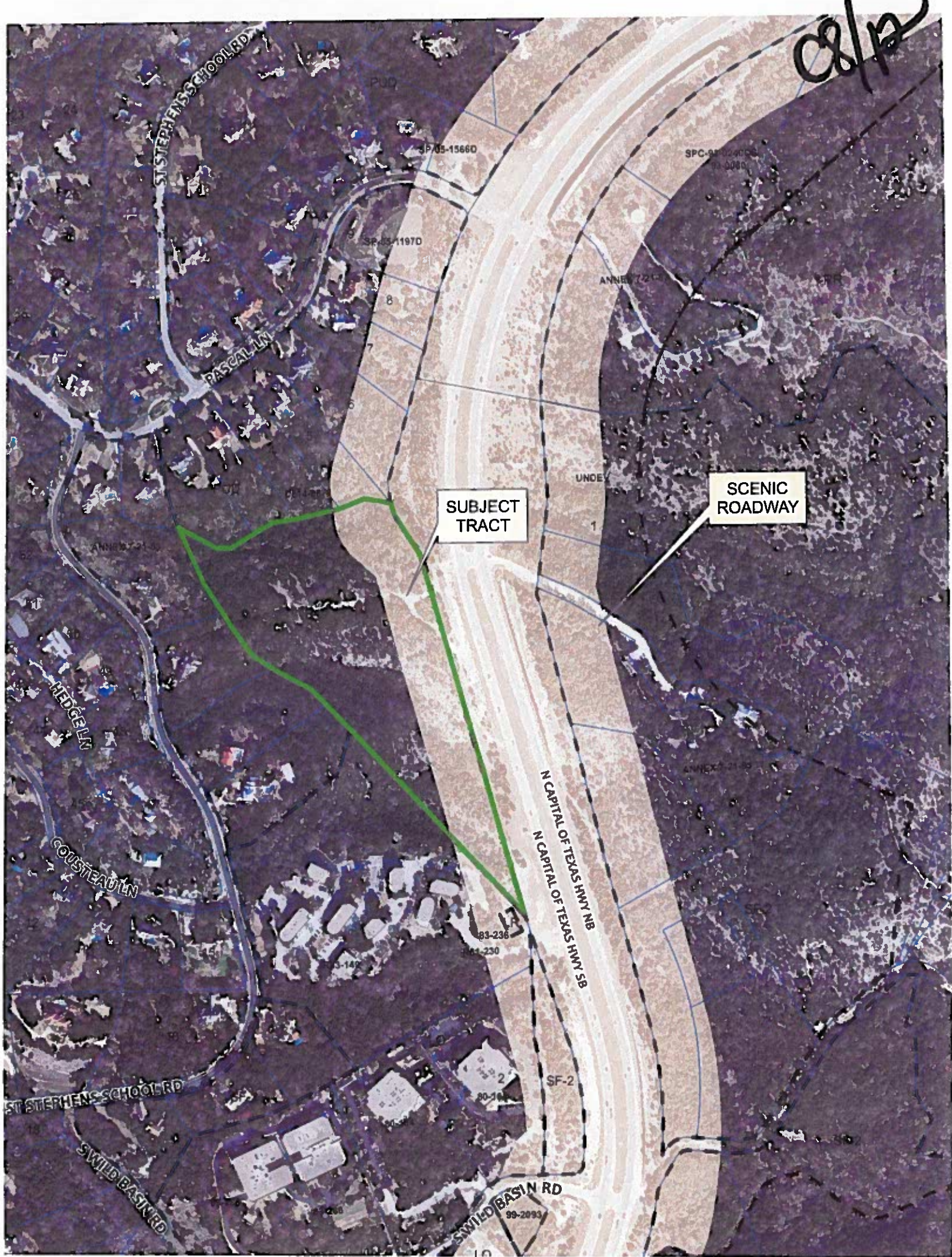












08/12

SUBJECT TRACT

SCENIC ROADWAY

ST STEPHENS SCHOOL RD

PASCAL LN

HEDGE LN

COUSTEAU LN

ST STEPHENS SCHOOL RD

SWILD BASIN RD

SWILD BASIN RD

N CAPITAL OF TEXAS HWY NB

SP-05-15660

SP-05-11970

SPC-01-024000  
99-0080

ANNEX 7-21

UNDEV

83-236

84-230

83-142

SF-2

99-16

99-2093



C8/13



Google earth

feet  
meters



C8/14

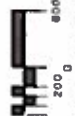


Google earth

feet 10  
meters 3





[illegible]

JULY 1988 SUMMARY: AVERAGE WINTER FISH		JULY 1988 SUMMARY: AVERAGE WINTER FISH	
Species	Count	Species	Count
Yellow Perch	15	Yellow Perch	15
White Perch	10	White Perch	10
Rock Bass	10	Rock Bass	10
Striped Bass	10	Striped Bass	10
Channel Catfish	10	Channel Catfish	10
Blackchin Shiner	10	Blackchin Shiner	10
Golden Shiner	10	Golden Shiner	10
Common Carp	10	Common Carp	10
Brook Silverside	10	Brook Silverside	10
Other	10	Other	10
Total	100	Total	100
Species	Count	Species	Count
Yellow Perch	15	Yellow Perch	15
White Perch	10	White Perch	10
Rock Bass	10	Rock Bass	10
Striped Bass	10	Striped Bass	10
Channel Catfish	10	Channel Catfish	10
Blackchin Shiner	10	Blackchin Shiner	10
Golden Shiner	10	Golden Shiner	10
Common Carp	10	Common Carp	10
Brook Silverside	10	Brook Silverside	10
Other	10	Other	10
Total	100	Total	100

DAVENPORT RANCH WEST PUD.  
MASTER INDEX PUD SITE PLANS MAP

**CANYON ENGINEERING INCORPORATED**  
18121 107 4022

LANDCO RE

NOTE:  
SHEET 2, 7, 11, AND 14 OF 18  
ARE COVER / CALCULATION SHEETS

PROJECT OWNER.

CT OWNER.  
WESTVIEW DEVELOPMENT INC.  
5000 Plaza On The Lake, Suite 275 Austin, Texas 78741  
BURKS  
Reprographics

REVISED: March 14, 2000  
\*REVISED 22 DEC. 1999:  
DECEMBER 7, 1999  
REVISED: SEPTEMBER 24, 1999  
C 814 - 9 - 4 - 188

W231C4 Revised 04-08-0001 rsl(a)  
with raise paper TC summary table

This P.D.B. is subject to the restrictions imposed by Executive Certificate, No. 1 of the City of Austin Planning Board, case number C-14-10-1000.

10-11-68

Abstract of this article is available on microfiche form. Please refer to the microfiche label for details.



# TRACT D - SECTION 1 / TRACT C-3 - SECTION 2 INFORMATION

## OVERALL ORDINANCE INFORMATION

## TYPICAL NOTES

1. The proposed development shall conform to the following minimum standards:

- 1.1. The proposed development shall conform to the minimum standards of the City of Austin, Texas, as they may be amended from time to time.
- 1.2. The proposed development shall conform to the minimum standards of the State of Texas, as they may be amended from time to time.
- 1.3. The proposed development shall conform to the minimum standards of the United States, as they may be amended from time to time.



Location Map (N.T.S.)

## CONTROLLING ORDINANCES

The following ordinances are controlling over the proposed development:

- City of Austin, Texas, Ordinance 123456
- State of Texas, Ordinance 789012
- United States, Ordinance 345678

## TYPICAL PARKING BAY



## SECTION 1 FIELD NOTES

1. The proposed development shall conform to the following minimum standards:

- 1.1. The proposed development shall conform to the minimum standards of the City of Austin, Texas, as they may be amended from time to time.
- 1.2. The proposed development shall conform to the minimum standards of the State of Texas, as they may be amended from time to time.
- 1.3. The proposed development shall conform to the minimum standards of the United States, as they may be amended from time to time.

## APPROVAL BOX



**Davenport Ranch**

PROJECT OWNER: WESTVIEW DEVELOPMENT INC.  
5000 Park Dr., The Lake, Suite 215 Austin, Texas 78746  
C 915-33-0000

MASTER INDEX & SURROUNDING LAND USE MAP (SCALE 1"=800')

9/16



# ORDNANCE CALCULATION SUMMARY

Area	Impervious	Permeable	Total
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00

# IMPERVIOUS COVER SUMMARY

Area	Impervious	Permeable	Total
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00

# FAR & PARKING SUMMARY

Area	Impervious	Permeable	Total
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00



# ORDNANCE CALCULATIONS

Area	Impervious	Permeable	Total
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00

Area	Impervious	Permeable	Total
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00

NOTE: WASTEWATER WILL BE PROVIDED BY ON SITE SEPTIC

# CONCEPTUAL SITE PLAN

Scale: 1" = 100'  
 Contour datum: City standard  
 DATE: MARCH 21, 1988  
 REVISED: JULY 1, 1988  
 REVISION: JANUARY 22, 1989



PROJECT OWNER: WESTVIEW DEVELOPMENT INC.  
 5000 Plaza Of The Lake, Suite 275 Austin, Texas 7874E

**CEI**  
 CANYON  
 ENGINEERING  
 INCORPORATED  
 1000 WESTLAKE HIGH DRIVE  
 AUSTIN, TEXAS 78746  
 (512) 321-4022

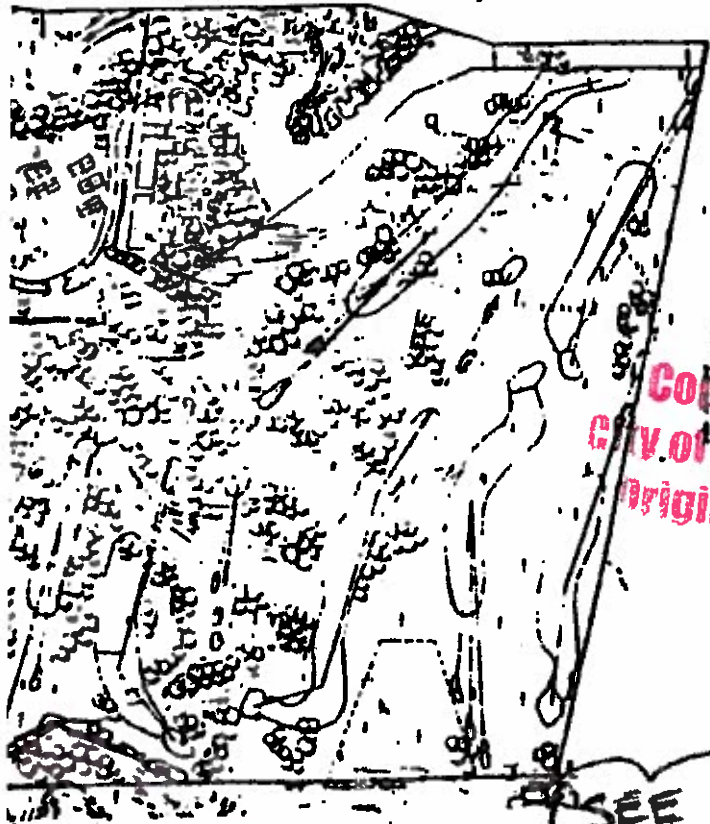
**LANDCORP**  
 1508 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0100

DAVENPORT WEST P.U.D.  
 LOT 1 TRACT D  
 SECTION 1

*Handwritten signature and date: 1/2/89*

Lot	Land Use	Acres
Entire Office		3.37 ac.

Lot	Land Use	Acres
Ph 7, Condominium (70 uni)		17.84 ac.
Sec 1, Single-family		23.64 ac.
Lot 1 Conserv. Exmt		1.09 ac.
R.O.W. Roadway		1.43 ac.
Total		43.90 ac.



Copy of  
City of Austin  
Originals



SEE SHEET 20

IMARY BY GENERAL LAND USE

Office	32.15	34.70 ac.
Office/Retail		20.73 ac.
Condominium		17.84 ac.
Single-family		182.10 ac.
St. Stephens School use		104.84 ac.
Conservation Easement		2.82 ac.
Right-of-way		21.80 ac.
Total project acreage		444.31 ac.

OFFICE	57.69
OFFICE/RETAIL	73.98
TOURHOUSE	12.13
CONDOMINIUM	10.81
MULTIFAMILY	33.14
COMMERCIAL	10.85
	1.04

COPY OF CITY  
PLANNING ORIGINAL

PLANNING ORIGINAL  
BURKS  
Reprographics

LOPMENT INC.

, Suite 275 Austin, Texas 78741

REVISED: March 14, 2000

REVISED 22, DEC. 1999



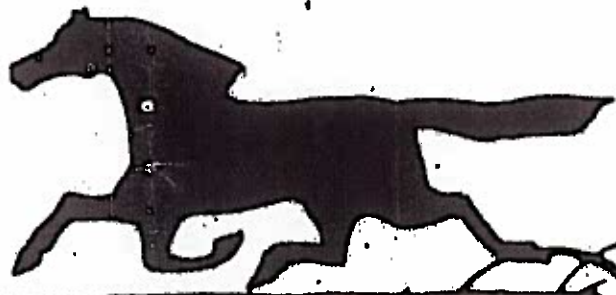
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AUSTIN

2/18

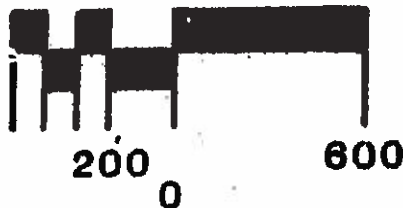
DAVENPORT RANCH WEST P.U.D.

MASTER INDEX P.U.D. SITE PLANS MAP





# Davenport Ranch



LAND STRATEGIES INC.

DEVELOPMENT CONSULTING & PROJECT MANAGEMENT  
1712 RIO GRANDE • AUSTIN, TEXAS 78701 • 512/474-0874

## LAND USE SUMMARY - DAVENPORT WEST P.U.D.

Section 1 (Tract D)	Lot	Land Use	Acreage
	A 2	Office <i>multifamily</i>	18.29 ac.
	A 2-9	Single-family	18.48 ac.
	B 1-23	Single-family	58.73 ac.
	B 30	Conserv. Exmt	1.53 ac.
	B 33	Office	10.00 ac.
	B 34	Office	7.41 ac.
	R.O.W.	Roadway	3.02 ac.
	Total		113.46 ac.

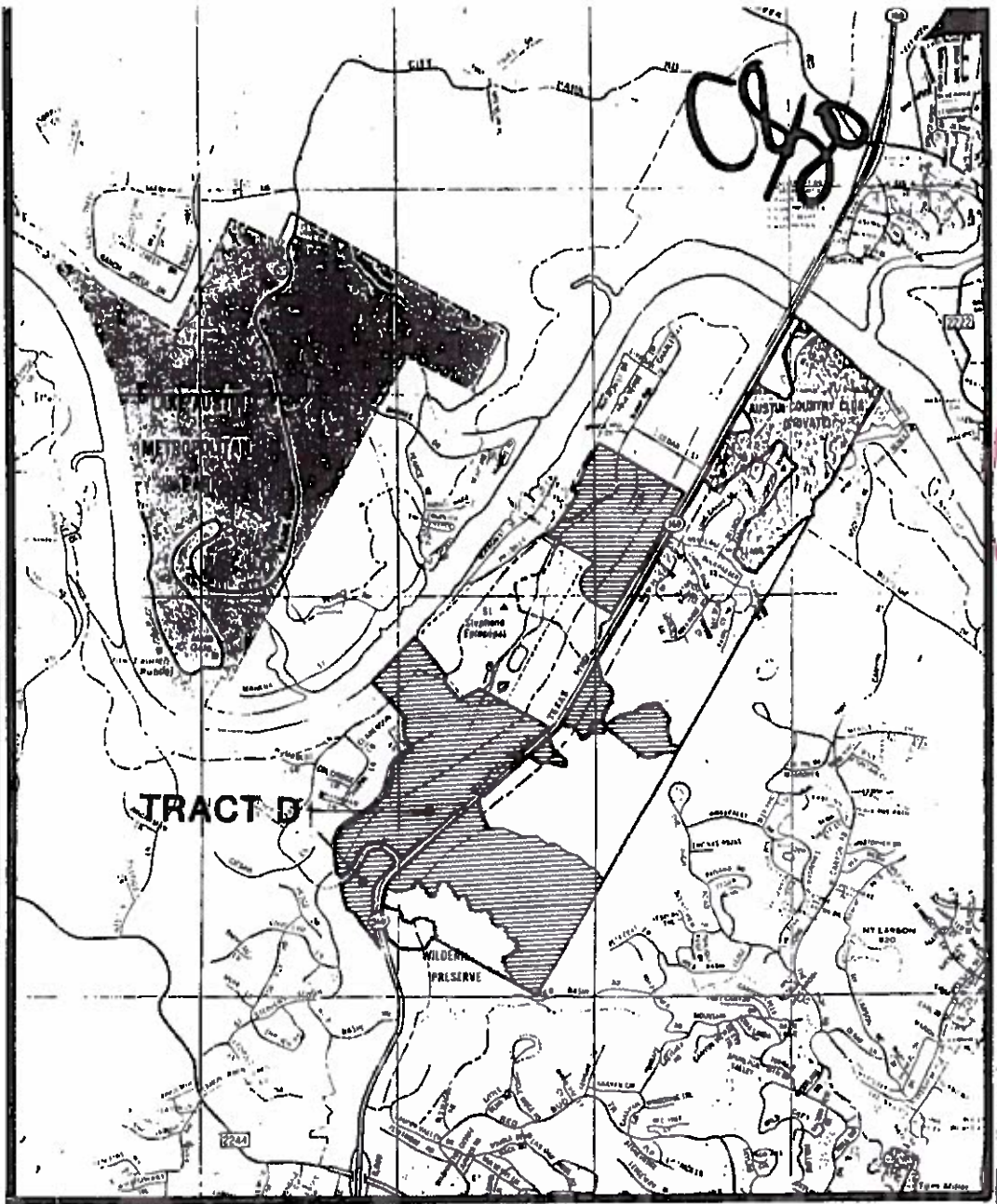
Section 2 (Tract C-3)	Lot	Land Use	Acreage
	A 1 17	Single-family	32.47 ac.
	R.O.W.	Roadway	1.56 ac.
			34.03 ac.

Section 3 (Tract C)	Lot	Land Use	Acreage
	B 35	St. Stephens School	104.84 ac.

Section 4 & 5 (Tract F)	Lot	Land Use	Acreage
	A 1-18	Single-family	20.20 ac.
	B 1-38	Single-family	11.45 ac.
	B 37	Office	10.56 ac.
	B 38	Office	1.83 ac.
	B 39	Office	4.58 ac.
	B 40	Office	3.78 ac.
	B 41	Office	10.88 ac.

SEE SHEETS 20, 21, AND 22.

ANYON  
MONTANA



Location Map (n.t.s.)



## CONTROLLING ORDINANCES

### Controlling Ordinances

Comprehensive Watershed Ordinance, as modified by the First Amendment to the Agreement Concerning Creation and Operation of Davenport Ranch N.U.D. (First Amendment)

Hill Country Roadway Ordinance (Low Intensity)

### Ordinance Compliance Notes

1. Residential areas are limited to a density of one unit per two acres of gross site area, with minimum one acre lots.
2. Submittal of detailed site plans, landscape plans and tree surveys will be postponed until final site development permitting, in accordance with the First Amendment.
3. Required parkland will come from Tract A-1 as depicted on Exhibit A of the First Amendment.



# TRACT D - SECTION

## OVERALL ORDINANCE INFORMATION

18/2

### HILL COUNTRY ROADWAY ORDINANCE CALCULATIONS (Low Intensity with Bonus)

Slope	0-15%	15-25%	25-35%	>35%	Total
Area	11.28 16.82 ac.	4.15 10.59 ac.	1.30 4.77 ac.	.68 1.52 ac.	17.41 33.70 ac.
F.A.R. Multiplier	0.25	0.08	0.04	0.00	
Allowable Square Feet	122,859.20 183,170 s.f.	14,461.92 36,904 s.f.	2,865.12 8,311 s.f.	0 s.f.	228,385 s.f.
Proposed Square Feet					139,516.24 159,400 228,200 s.f.
Required 40% Natural Area					13.48 ac.
Natural Area Provided					19.57 ac.

### COMPREHENSIVE WATERSHED ORDINANCE CALCULATIONS (includes R.O.W. of Santa Anita Cove)

Slope	0-15%	15-25%	25-35%	>35%	Total
Area	18.55 ac.	10.98 ac.	4.77 ac.	1.52 ac.	35.82 ac.
Net Site Area Multiplier	1.00	0.40	0.20	0.00	
Net Site Area	18.55 ac.	4.39 ac.	0.95 ac.	0.00 ac.	23.90 ac.
Allowable Impervious Cover Multiplier			0.40		
Allowable Impervious Cover			9.56 ac.		
Proposed Impervious Cover			9.44 ac.		
Required Downstream Buffer			13.48 ac.		
Downstream Buffer Provided			10.69 ac.		

### IMPERVIOUS COVER TRANSFERS

(For R.O.W. transfers only)

LOT	ALLOWABLE	PROPOSED	REMAINING
A-1	2.88 ac.	2.67 ac.	0.21 ac.
B-33	2.57 ac.	2.39 ac.	0.18 ac.
B-34	2.29 ac.	2.11 ac.	0.18 ac.
TOTAL	7.74 ac.	7.17 ac.	0.57 ac.

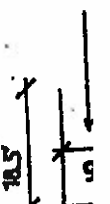
R.O.W.	ALLOWABLE	PROPOSED	REQUIRED TRANSFER
0-15%	0.71 ac.	0.91 ac.	0.20 ac.
>15%	0.04 ac.	0.41 ac.	0.37 ac.

TOTAL TRANSFER REQUIRED	0.57 ac.
TOTAL TRANSFER AVAILABLE	0.57 ac.

- The 25 and 100 y easements and greenb
- Subdivision is classi drainage or wastew Standards.
- Roadways will be c the First Amendment
- All access to state acquired before fina
- Water and Wastewa on site septic dispos
- All greenbelts, pub easements will be association.
- Access to drainage public streets.
- Property owner sho be necessary and sh
- No buildings, fence within any drainag by the City of Aust
- There will be no drainage, or recreat
- Prior to constructi and Travis County by ponding or oth site plans for appr
- The responsibility facilities lies with the facilities are k
- Parking structure approval prior to
- The Austin Fire or concrete as an
- The required wi manner, includin appropriate notic shall be maintain

### TYPICAL

REQU  
9'x



# F.A.R. & PARKING SUMMARY

C8/22

Block	Lot	Development	Type	Required Parking	Parking Furnished		Type			
					Surface Covered	Total	Regular	Compact	Handicap	
Block A	Lot 1	88,800 s.f.	Office	296	296	0	296	213	77	6
245 multifamily units				350	0	350	350	300	40	10





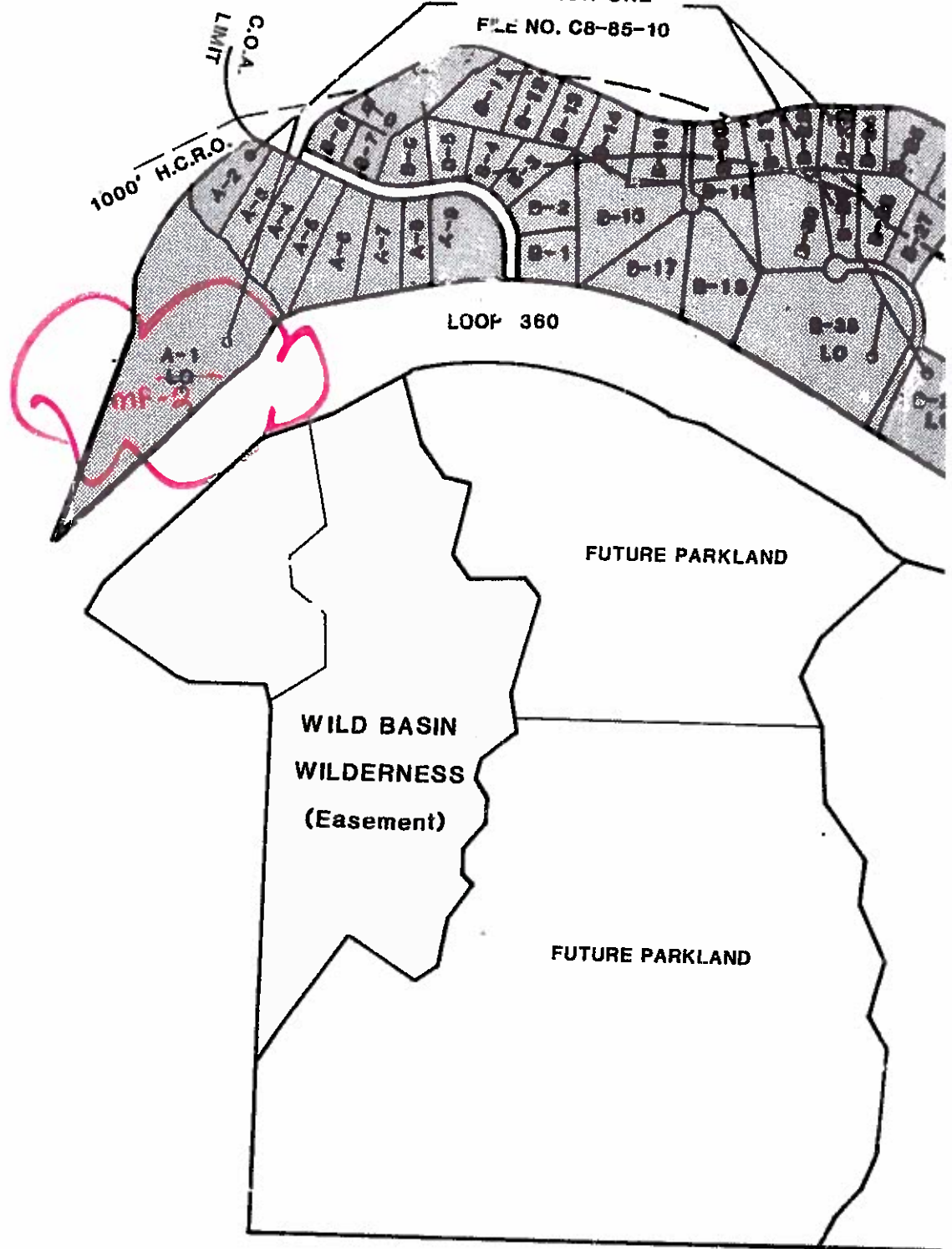
ROB ROY NEIGHBORHOOD

09/3

**TRACT D**

DAVENPORT WEST  
SECTION ONE

FILE NO. C8-85-10



# ORDINANCE CALCULATION SUMMARY

08/24

Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
P.A.R. Multiplier	0.25	0.00	0.04	0.00	
Allowable Square Feet	60,331 s.f.	22,440 s.f.	5,046 s.f.	0 s.f.	88,819 s.f.

Proposed Square feet

434,200  
88,800 s.f.

Required 40% Natural Area  
Natural Area Provided

6.52 ac.  
10.02 ac.

## COMPREHENSIVE WATERSHED ORDINANCE CALCULATIONS

Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
Net Site Area Multiplier	1.00	0.40	0.20	0.00	
Net Site Area	5.54 ac.	2.58 ac.	0.69 ac.	0.00 ac.	8.81 ac.

Allowable Impervious Cover Multiplier  
Allowable Impervious Cover  
Proposed Impervious Cover

0.40  
3.52 ac.  
3.16 ac. 3.50

Required Downstream Buffer  
Downstream Buffer Provided

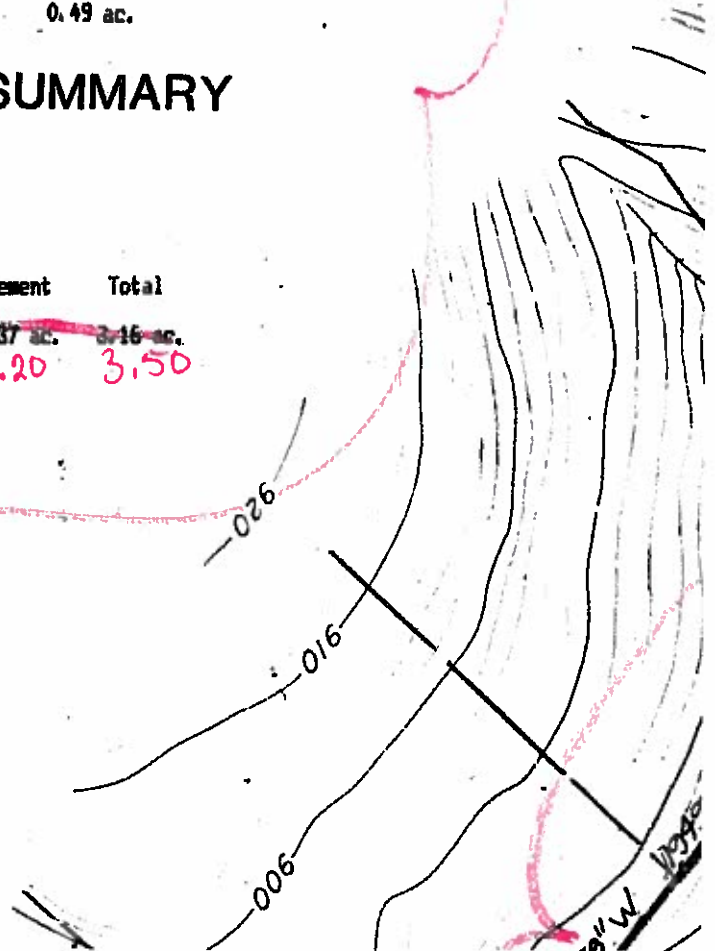
6.52 ac.  
4.67 ac.

Allowable Imp. Cover on Slopes of 15-25%  
Proposed Imp. Cover on Slopes of 15-25%

0.64 ac.  
0.49 ac.

## IMPERVIOUS COVER SUMMARY

Block	Lot	Acreage	Building Cover	Pavement	Total
Block A	Lot 1	16.29 ac.	0.79 ac. 3.30	2.37 ac. .20	3.16 ac. 3.50





# ORDINANCE CALCULATION SUMMARY

C8/25

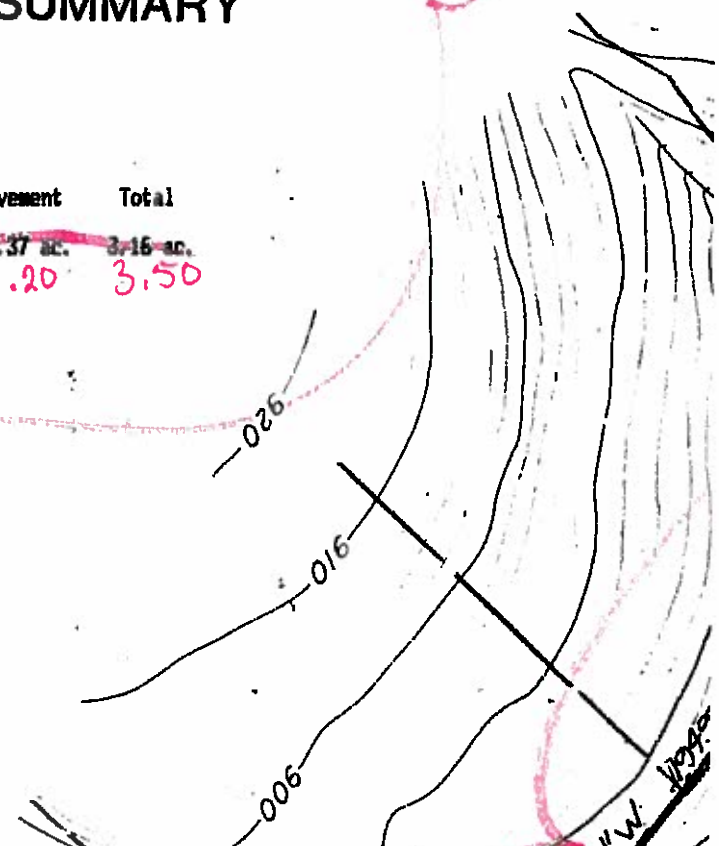
Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
P.A.R. Multiplier	0.25	0.00	0.04	0.00	
Allowable Square Feet	60,331 s.f.	22,441 s.f.	5,046 s.f.	0 s.f.	88,819 s.f.
Proposed Square feet					434,200
Required 40% Natural Area				6.52 ac.	
Natural Area Provided				10.02 ac.	

## COMPREHENSIVE WATERSHED ORDINANCE CALCULATIONS

Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
Net Site Area Multiplier	1.00	0.40	0.20	0.00	
Net Site Area	5.54 ac.	2.58 ac.	0.69 ac.	0.00 ac.	8.81 ac.
Allowable Impervious Cover Multiplier			0.40		
Allowable Impervious Cover			3.52 ac.		
Proposed Impervious Cover			3.16 ac.		3.50
Required Downstream Buffer			6.52 ac.		
Downstream Buffer Provided			4.67 ac.		
Allowable Imp. Cover on Slopes of 15-25%			0.64 ac.		
Proposed Imp. Cover on Slopes of 15-25%			0.49 ac.		

## IMPERVIOUS COVER SUMMARY

Block	Lot	Acreage	Building Cover	Pavement	Total
Block A	Lot 1	16.29 ac.	0.79 ac.	2.37 ac.	3.16 ac.
			3.30	.20	3.50



# ORDINANCE CALCULATION SUMMARY

C8/26

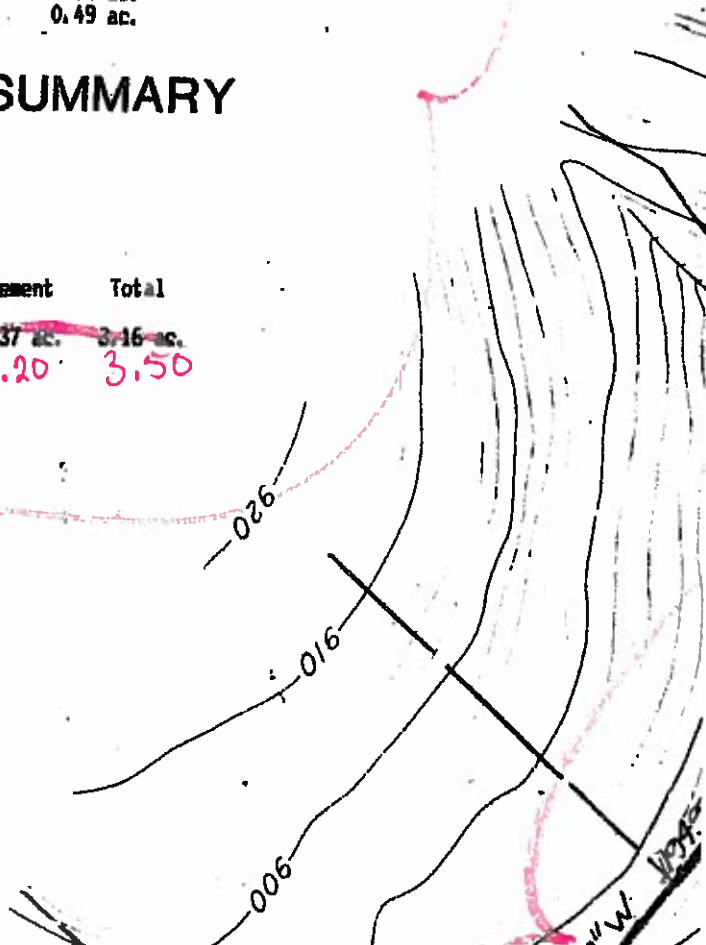
Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
P.A.R. Multiplier	0.25	0.00	0.04	0.00	
Allowable Square Feet	60,331 s.f.	22,440 s.f.	6,046 s.f.	0 s.f.	88,819 s.f.
Proposed Square Feet					434,200 88,800 s.f.
Required 40% Natural Area				6.52 ac.	
Natural Area Provided				10.02 ac.	

## COMPREHENSIVE WATERSHED ORDINANCE CALCULATIONS

Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
Net Site Area Multiplier	1.00	0.40	0.20	0.00	
Net Site Area	5.54 ac.	2.58 ac.	0.69 ac.	0.00 ac.	8.81 ac.
Allowable Impervious Cover Multiplier			0.40		
Allowable Impervious Cover			3.52 ac.		
Proposed Impervious Cover			3.16 ac.		3.50
Required Downstream Buffer			6.52 ac.		
Downstream Buffer Provided			4.67 ac.		
Allowable Imp. Cover on Slopes of 15-25%			0.64 ac.		
Proposed Imp. Cover on Slopes of 15-25%			0.49 ac.		

## IMPERVIOUS COVER SUMMARY

Block	Lot	Acreage	Building Cover	Pavement	Total
Block A	Lot 1	16.29 ac.	0.79 ac.	2.37 ac.	3.16 ac.
			3.30	.20	3.50



887.8

896 2

HILL COUNTRY ROADWAY ORDINANCE  
(Low Intensity with Bonus)

# ORDINANCE CALCULATIONS

Tract	0-15% Slope	15-25% Slope	25-35% Slope	35% Slope	Total	Allowable F.R.R.	Natural Area	Total Development	Overall F.R.R.
Lot A - 1	5.54	6.44	3.47	0.84	16.29	88,819 s.f.	6.52	88,800 s.f.	0.13
Proposed						88,800 s.f.	10.02		

## COMPREHENSIVE WATERSHED ORDINANCE

Lot or Tract	Tract Area	CMLZ	WDBL	Uplands Zone Acreage			Zone Total	Downstream Buffer	Net Site Area	Special Categories of Impervious Cover				TOTAL IMPERVIOUS COVER
				0-15% Slope	15-25% Slope	25-35% Slope				35% Slope	15-25% Slopes	35% Slopes	500 Yr Floodplain	
Lot A - 1	16.29	0.00	0.00	5.54	6.44	3.47	0.84	16.29	6.52	8.81	0.00	0.00	0.00	3.16
Proposed														

3.16

3.16

8/28/8

896 2

# ORDINANCE CALCULATIONS

HILL COUNTRY ROADWAY ORDINANCE  
(Low Intensity with Bonus)

Tract	Slope			Total	Allowable F.R.R.	Natural Area	Total Development Overall F.R.R.
	0-15%	15-25%	25-35%				
Lot A - 1	5.54	6.44	3.47	15.45	89,819 s.f.	6.52	89,800 s.f.
Proposed					89,800 s.f.	10.02	F.R.R. = 0.13

## COMPREHENSIVE WATERSHED ORDINANCE

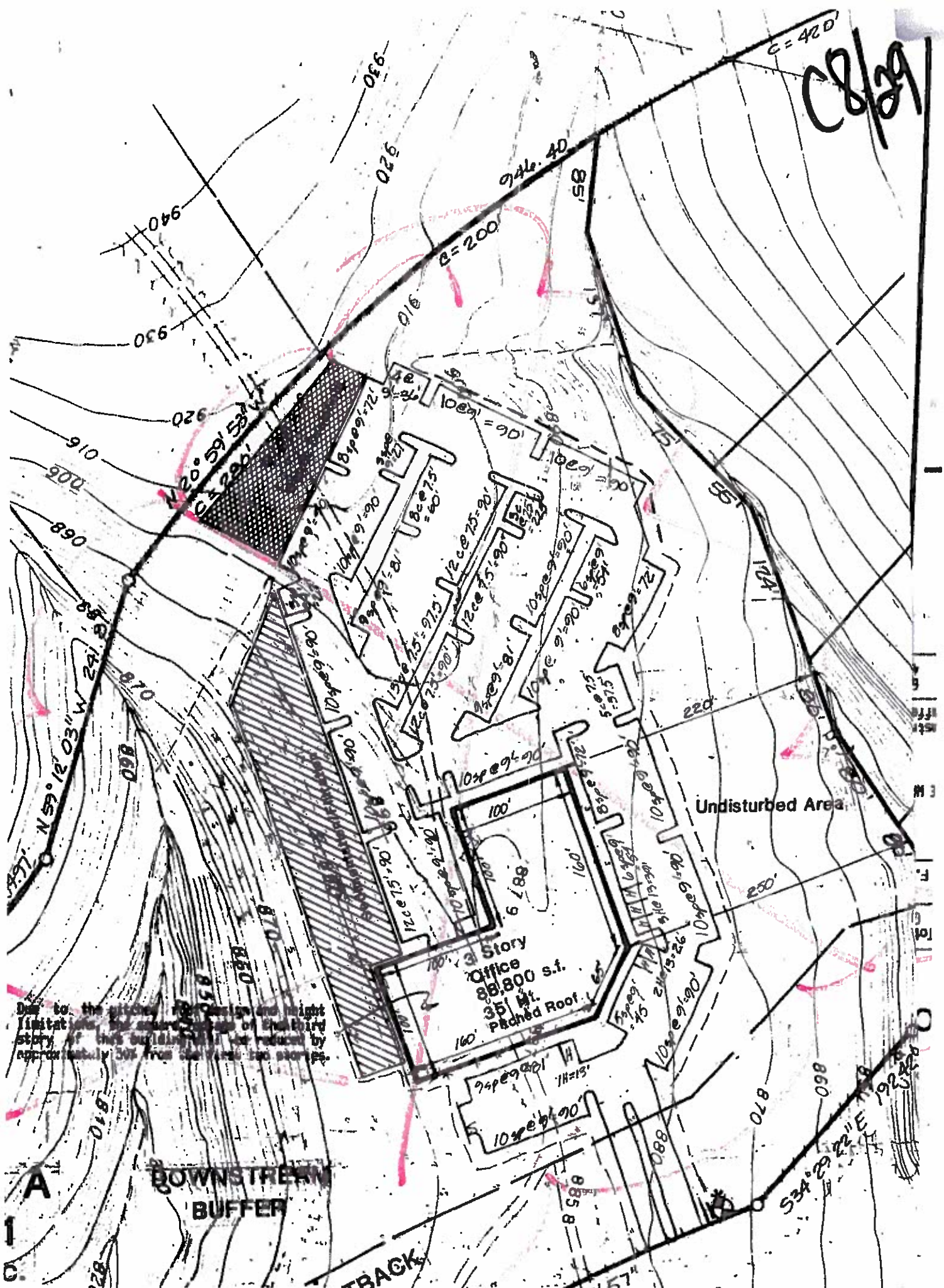
Lot or Tract	Tract Area			Uplands Zone			Zone Total	Domestic Buffer	Net Site Area	CMZ	WDB	Special Categories of Impervious Cover			TOTAL IMPERVIOUS COVER
	CMZ	WDB	0-15%	15-25%	25-35%	35%						15-25%	25%	300 Yr Floodplain	
Lot A - 1	16.29	0.00	0.00	5.54	6.44	3.47	16.29	6.52	8.81	0.00	0.0	3.52	0.64	0.00	3.16
Proposed								4.67							3.16

3.16

3.16



C8/29



Due to the pitch, floor design and height limitations, the square footage of the third story of this building will be reduced by approximately 30% from the first two stories.

DOWNSIDE  
BUFFER

Undisturbed Area

3 Story  
Office  
88,800 s.f.  
35' Mt.  
Pitched Roof

TRACK



# ORDINANCE CALCULATION SUMMARY

Use	0-15	15-25	25-35	35-45	45-55
Area	1.75 ac	1.40 ac	1.00 ac	1.00 ac	0.27 ac

**2.23** **5.35** **2.40** **2.00** **1.27**

**5.35** **2.40** **2.00** **1.27** **1.27**

**Proposed** **5.35** **2.40** **2.00** **1.27** **1.27**

**Proposed** **5.35** **2.40** **2.00** **1.27** **1.27**

**Proposed** **5.35** **2.40** **2.00** **1.27** **1.27**

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**Proposed** **5.35** **2.40** **2.00** **1.27** **1.27**

**Proposed** **5.35** **2.40** **2.00** **1.27** **1.27**

## IMPERVIOUS COVER SUMMARY

Use	Lot	Impervious	Permitted	Percent	Total
Lot 1	1.75 ac	0.72 ac	0.72 ac	41.1%	1.75 ac

Lot A-1 shall not exceed a height of 35 ft.

Use	Lot	Impervious	Permitted	Percent	Total
Lot 1	1.75 ac	0.72 ac	0.72 ac	41.1%	1.75 ac

08/30

## ORDINANCE CALCULATION

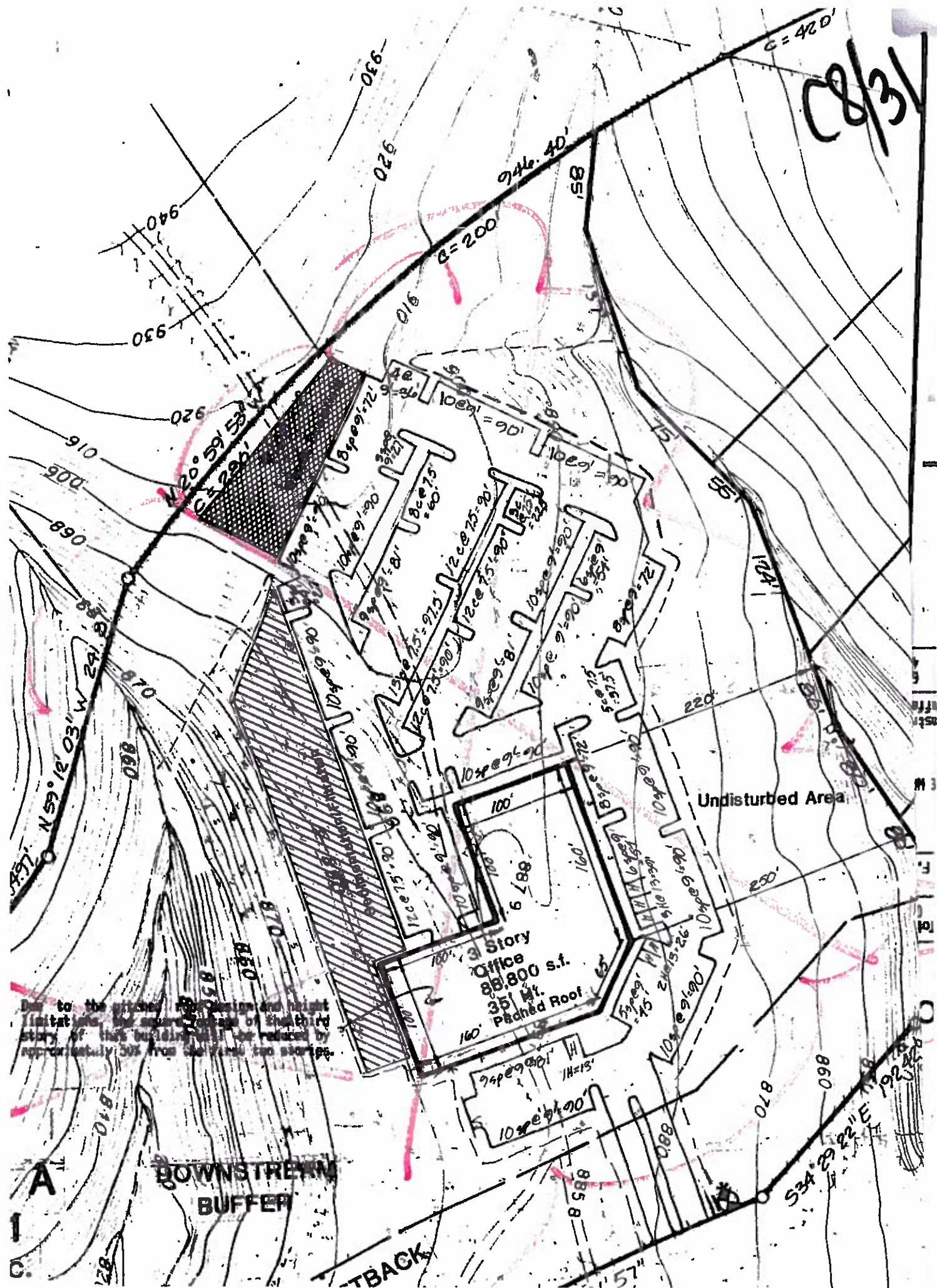
ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE

Use	0-15	15-25	25-35	35-45	45-55	60-75	75-90	90-100	Total
Lot 1	1.75	0.72	0.72	0.72	0.72	0.72	0.72	0.72	1.75

## IMPERVIOUS COVER SUMMARY

Use	Lot	Impervious	Permitted	Percent	Total
Lot 1	1.75 ac	0.72 ac	0.72 ac	41.1%	1.75 ac





C8/32

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 board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-88-0001.10  
Contact: Clark Patterson, 512-974-7691  
Public Hearing: Nov 5, 2013, Zoning and Platting Commission  
Dec 12, 2013, City Council

Sandra Ferguson  
Your Name (please print)

☐ I am in favor  
☒ I object

12 Hedge Lane  
Your address(es) affected by this application

Sandra Ferguson  
Signature

Oct 27, 2013  
Date

Daytime Telephone: \_\_\_\_\_

Comments: Super Office Building

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Development Review Department  
Clark Patterson  
P. O. Box 1088  
Austin, TX 78767-8810