

ZONE CHANGE REVIEW SHEET

C2
1

CASE: C814-88-0001.10
Canyons @ Rob Roy Rezoning

Z. P. C. DATE: 11/05/13, 11/19/13

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.

- C2/2²
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 I 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.

C2/3

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.

C2/A

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.

C2/5

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.

C2/6

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.

- C2/X
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.

C2/4

CITY COUNCIL DATE: December 12th, 2013

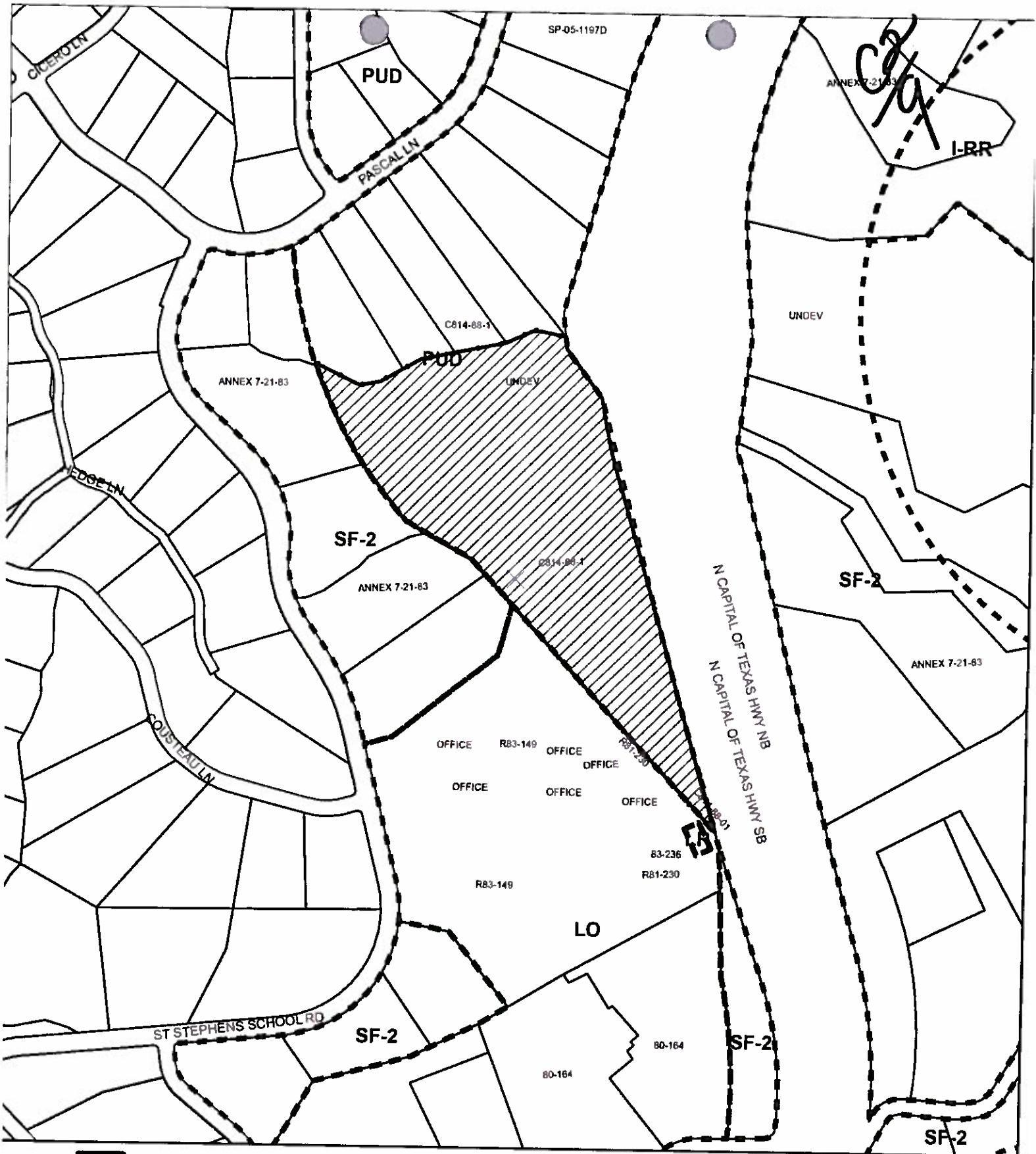
ACTION:




ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
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.





02/10

SUBJECT TRACT

STEPHENS SCHOOL RD

PASCALL LN

HEDGE LN

COUSTEAU LN

STEPHENS SCHOOL RD

SKULD BASIN RD

N CAPITAL OF TEXAS HWY NB

P77-10862

SP 45-11870

SPC 93-05902
93-1080

SP 45-12140

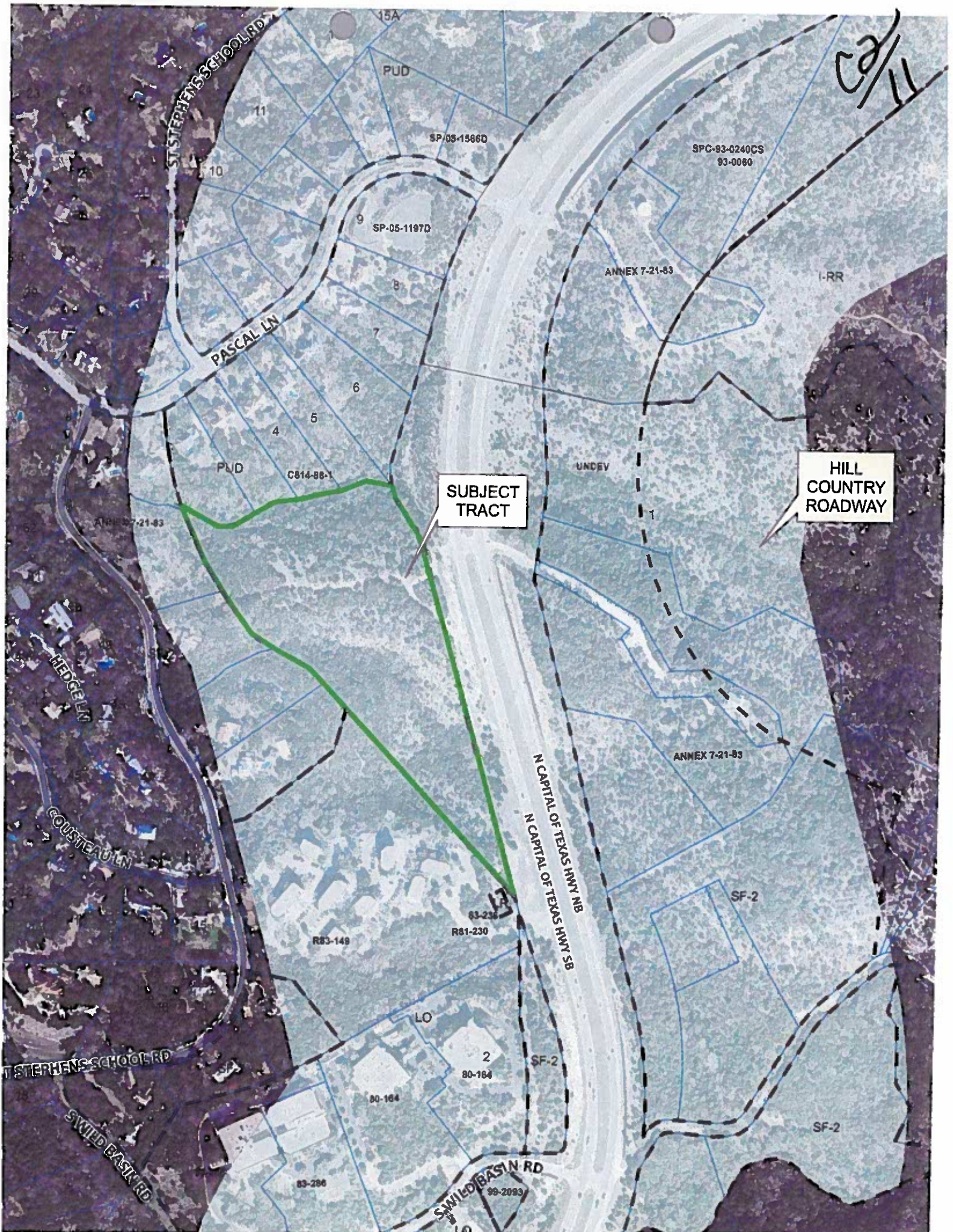
ANNEX 21-83

93-140

94-220

80-18

SKULD BASIN RD



C2/11

SUBJECT TRACT

HILL COUNTRY ROADWAY

ST STEPHENS SCHOOL RD

PASCAL LN

N CAPITAL OF TEXAS HWY NB
N CAPITAL OF TEXAS HWY SB

ST STEPHENS SCHOOL RD

SWILD BASIN RD

SWILD BASIN RD

PUD

SP-05-1566D

SP-05-1197D

SPC-93-0240CS
93-0080

ANNEX 7-21-83

I-RR

PUD

C814-88-1

UNDEV

ANNEX 7-21-83

SF-2

SF-2

SF-2

LO

R83-149

R81-230

80-164

80-164

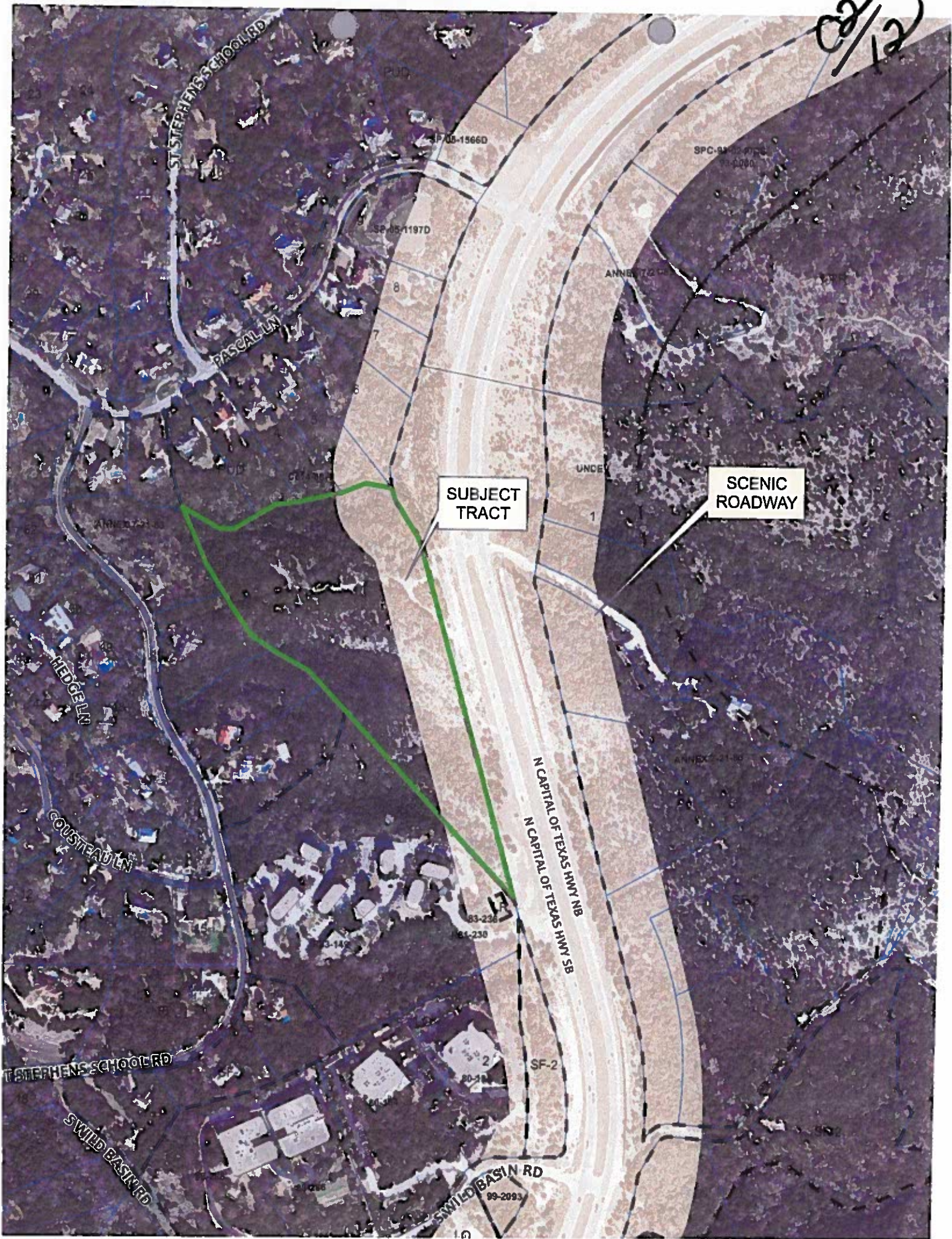
83-296

99-2093

HEDGE LN

COUSTEAU LN

02/12



SUBJECT TRACT

SCENIC ROADWAY

N CAPITAL OF TEXAS HWY NB
N CAPITAL OF TEXAS HWY SB

STEPHENS SCHOOL RD

PASCAL LN

HEDGE LN

COUSTEAU LN

STEPHENS SCHOOL RD

SWILD BASIN RD

SWILD BASIN RD

C2/13



Google earth

feet 700
meters 200



C2/14

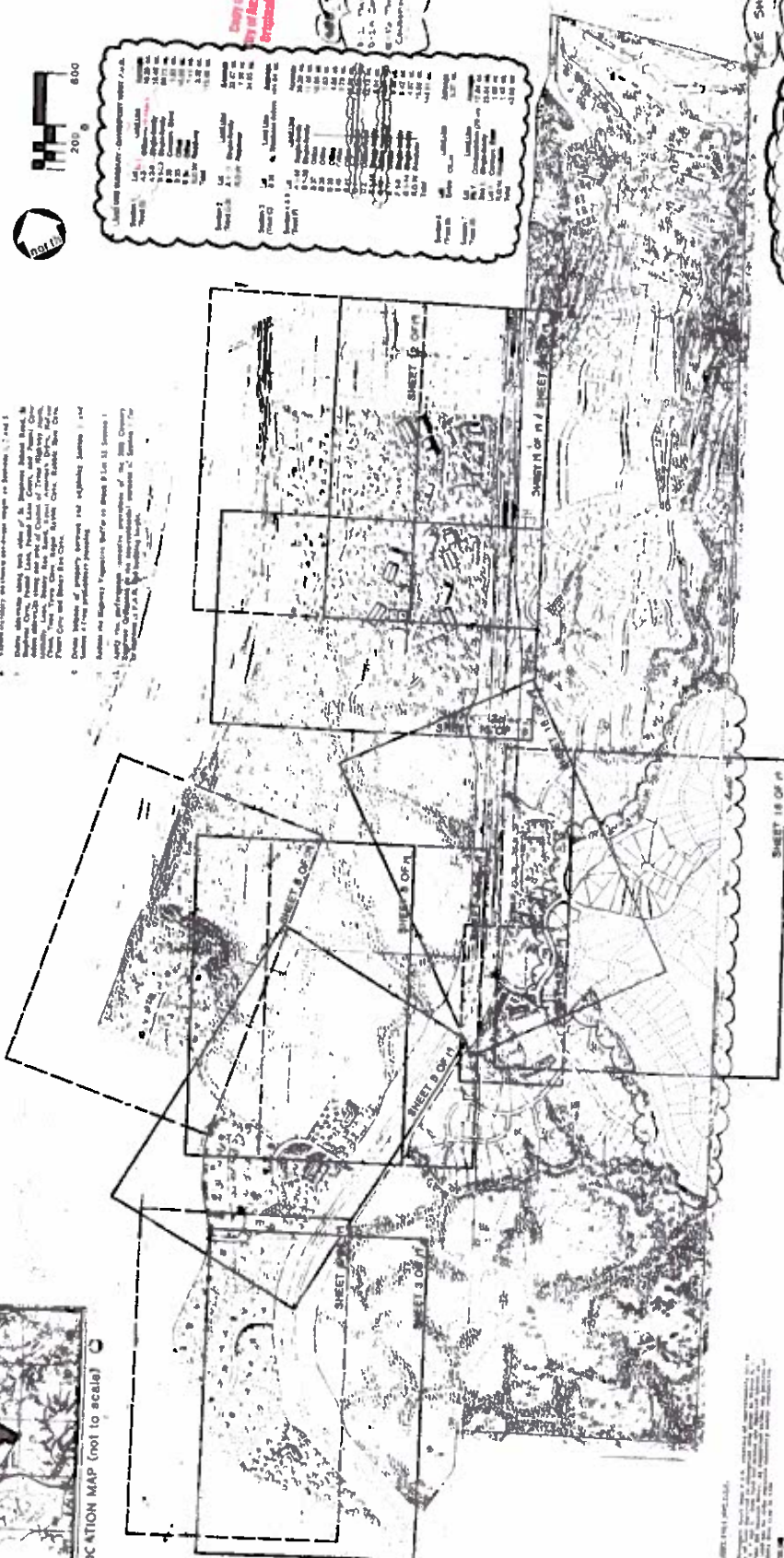


Google earth





LOCATION MAP (not to scale)

[illegible]

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

PROJECT OWNER,

BURKS
Photography
WESTVIEW DEVELOPMENT INC.
5000 Plaza On The Lake, Suite 275 Austin, Texas 78741
[RECEIVED: 10/2/80]

ig: 3' 4' Revised CEN-58 non. c.s(a)
now revise page 22 TC Summary

The P.A.M. is subject to the control of the Ministry of Agriculture, and is subject to the provisions of the P.A.M. Act, 1911.

STANDARD CREDIT SERVICE, INC. 1111 N. 1ST ST. ST. LOUIS, MO. 63102

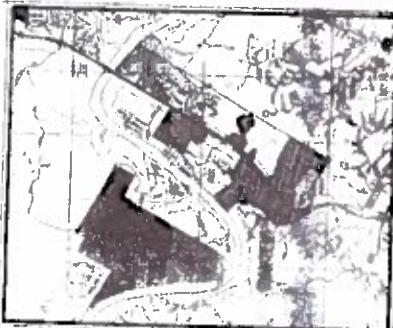
DAVENPORT RANCH WEST PUD.
MASTER INDEX PUD ST PLANS MAP

CANYON ENGINEERING INCORPORATED
1000 WEST 14TH AVENUE
DENVER, COLORADO 80202
(303) 733-4022

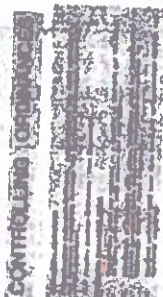
LANDCORP

BURKS

REVISED: March 14, 2000
REVISED: 22 DEC. 1999
REVISED: SEPTEMBER 7, 1983
C 874 - 4 - 1000



Location Map (via)



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

OVERALL ORDINANCE INFORMATION

TYPICAL NOTES

- 1. The proposed development shall conform to the following ordinance requirements:
- 2. The proposed development shall conform to the following ordinance requirements:
- 3. The proposed development shall conform to the following ordinance requirements:
- 4. The proposed development shall conform to the following ordinance requirements:
- 5. The proposed development shall conform to the following ordinance requirements:
- 6. The proposed development shall conform to the following ordinance requirements:
- 7. The proposed development shall conform to the following ordinance requirements:
- 8. The proposed development shall conform to the following ordinance requirements:
- 9. The proposed development shall conform to the following ordinance requirements:
- 10. The proposed development shall conform to the following ordinance requirements:

TYPICAL PARKING BAY



SECTION 1 FIELD NOTES

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MASTER INDEX & SURROUNDING LAND USE MAP (Scale 1" = 300')

Davenport Ranch

PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
5000 Plaza On The Lake, Suite 275 Austin, Texas 78746

DAVENPORT RANCH WEST
PLANNED UNIT DEVELOPMENT
TRACT D & TRACT C-3 ACTION

CEI
CANYON
ENGINEERING
INCORPORATED

LANDCO R.P.
1000 WEST 10TH STREET, SUITE 100
AUSTIN, TEXAS 78701 • 512/474-0800

CONCEPTUAL SITE PLAN

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



DATE: MARCH 21, 1988
REVISED: JULY 1, 1988
BY: T. J. H. 22, 1065

 Davenport Ranch

PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
5000 PLYMOUTH OR THE LAKES, SUITE 275 ALBANY, TEXAS

1057-98-0

F.A.R. & PARKING SUMMARY

Room	Size	Occupancy	Type	Bed/Bath	Price	Notes
Room 1	10	2	Double	1 Bath	\$100	245
Room 2	10	2	Double	1 Bath	\$100	245
Room 3	10	2	Double	1 Bath	\$100	245
Room 4	10	2	Double	1 Bath	\$100	245
Room 5	10	2	Double	1 Bath	\$100	245
Room 6	10	2	Double	1 Bath	\$100	245
Room 7	10	2	Double	1 Bath	\$100	245
Room 8	10	2	Double	1 Bath	\$100	245
Room 9	10	2	Double	1 Bath	\$100	245
Room 10	10	2	Double	1 Bath	\$100	245
Room 11	10	2	Double	1 Bath	\$100	245
Room 12	10	2	Double	1 Bath	\$100	245
Room 13	10	2	Double	1 Bath	\$100	245
Room 14	10	2	Double	1 Bath	\$100	245
Room 15	10	2	Double	1 Bath	\$100	245
Room 16	10	2	Double	1 Bath	\$100	245
Room 17	10	2	Double	1 Bath	\$100	245
Room 18	10	2	Double	1 Bath	\$100	245
Room 19	10	2	Double	1 Bath	\$100	245
Room 20	10	2	Double	1 Bath	\$100	245
Room 21	10	2	Double	1 Bath	\$100	245
Room 22	10	2	Double	1 Bath	\$100	245
Room 23	10	2	Double	1 Bath	\$100	245
Room 24	10	2	Double	1 Bath	\$100	245
Room 25	10	2	Double	1 Bath	\$100	245
Room 26	10	2	Double	1 Bath	\$100	245
Room 27	10	2	Double	1 Bath	\$100	245
Room 28	10	2	Double	1 Bath	\$100	245
Room 29	10	2	Double	1 Bath	\$100	245
Room 30	10	2	Double	1 Bath	\$100	245
Room 31	10	2	Double	1 Bath	\$100	245
Room 32	10	2	Double	1 Bath	\$100	245
Room 33	10	2	Double	1 Bath	\$100	245
Room 34	10	2	Double	1 Bath	\$100	245
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Room 56	10	2	Double	1 Bath	\$100	245
Room 57	10	2	Double	1 Bath	\$100	245
Room 58	10	2	Double	1 Bath	\$100	245
Room 59	10	2	Double	1 Bath	\$100	245
Room 60	10	2	Double	1 Bath	\$100	245
Room 61	10	2	Double	1 Bath	\$100	245
Room 62	10	2	Double	1 Bath	\$100	245

ORDINANCE CALCULATION SUMMARY

IMPERVIOUS COVER SUMMARY

[illegible]

**Organizing
History in a
Library**

CAPITAL OF TEXAS - AUSTIN, NORTH
FLOOR - 3007

PERFORMANCE CALCULATIONS

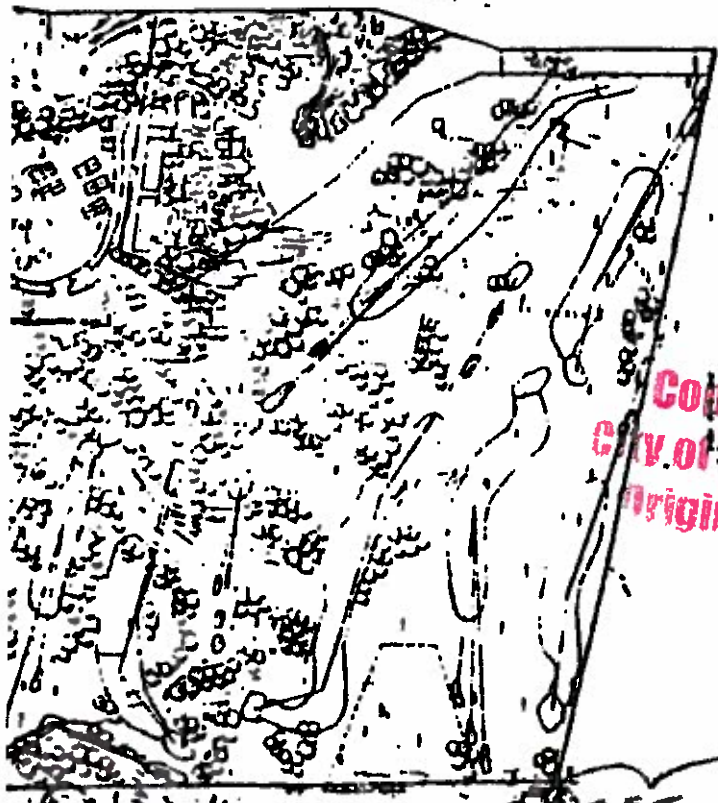
	0-25 Days	26-50 Days	51-75 Days	76-90 Days	Total	% Complete
Actual	14	18	20	22	74	92.5%
Budget	15	20	22	25	82	100%

[illegible]

NOTE:
WASTEWATER WILL BE PROVIDED BY ON SITE SEPTIC

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	23.54 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

PRIMARY 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	2.62	ac.
Right-of-way	21.60	ac.
Total project acreage	444.31	ac.

OFFICE 32.15

OFFICE/RETAIL 20.73

CONDOMINIUM 17.84

MULTIFAMILY 182.10

COMMERCIAL 104.84

1.09

COPY OF CITY

PLANNING ORIGINAL

BEST FRIENDLY SERVICE SINCE 1963

BURKS

Reprographics

DEVELOPMENT INC.

Suite 275 Austin, Texas 78741

REVISED: March 14, 2000

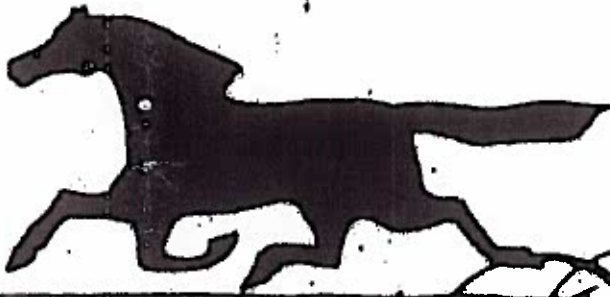
REVISED 22 DEC 1999

DAVENPORT RANCH WEST P.U.D.

MASTER INDEX P.U.D. SITE PLANS MAP



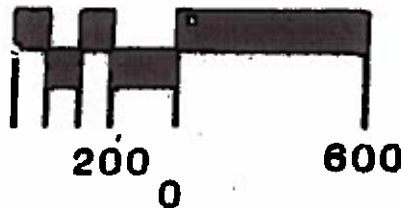
12/8



Davenport Ranch

LAND STRATEGIES INC.

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

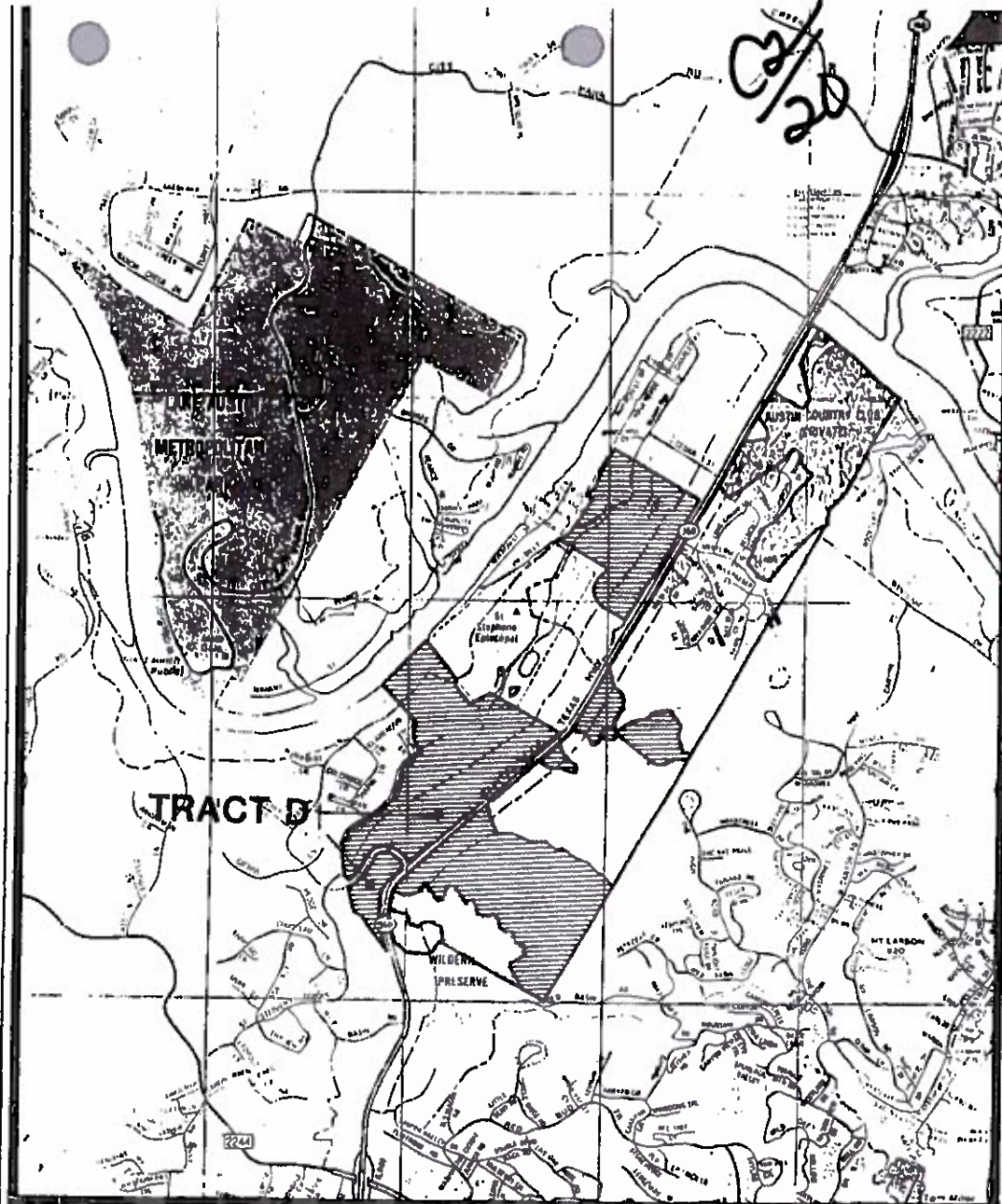


LAND USE SUMMARY - DAVENPORT WEST P.U.D.

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	10.58 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
CONSULTING



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.W.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. Submission 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.

C2/2

OVERALL ORDINANCE INFORMATION

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	12,839.20 183,170 s.f.	14,461.92 36,904 s.f.	2,865.12 8,311 s.f.	0 s.f.	139,566.24 228,385 s.f.
Proposed Square Feet					139,400 228,200 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)

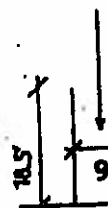
LOT	ALLOWABLE	PROPOSED	REMAINING
A-1	2.88 ac.	2.67 ac.	0.21 ac.
B-33	2.57 ac.	2.39 ac.	0.18 ac.
B-34	2.29 ac.	2.11 ac.	0.18 ac.
TOTAL	7.74 ac.	7.17 ac.	0.57 ac.

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.

1. The 25 and 100 y easements and green
2. Subdivision is class drainage or waste Standards.
3. Roadways will be c the First Amendmen
4. All access to state acquired before fina
5. Water and Wastewa on site septic dispos
6. All greenbelts, put easements will be association.
7. Access to drainage public streets.
8. Property owner sh be necessary and sh
9. No buildings, fence within any drainag by the City of Aust
10. There will be no drainage, or recrea
11. Prior to constructi and Travis County by ponding or oth site plans for appri
12. The responsibility facilities lies with the facilities are le
13. Parking structure approval prior to
14. The Austin Fire l or concrete as an
15. The required wil manner, includin appropriate actio shall be maintain

TYPICAL

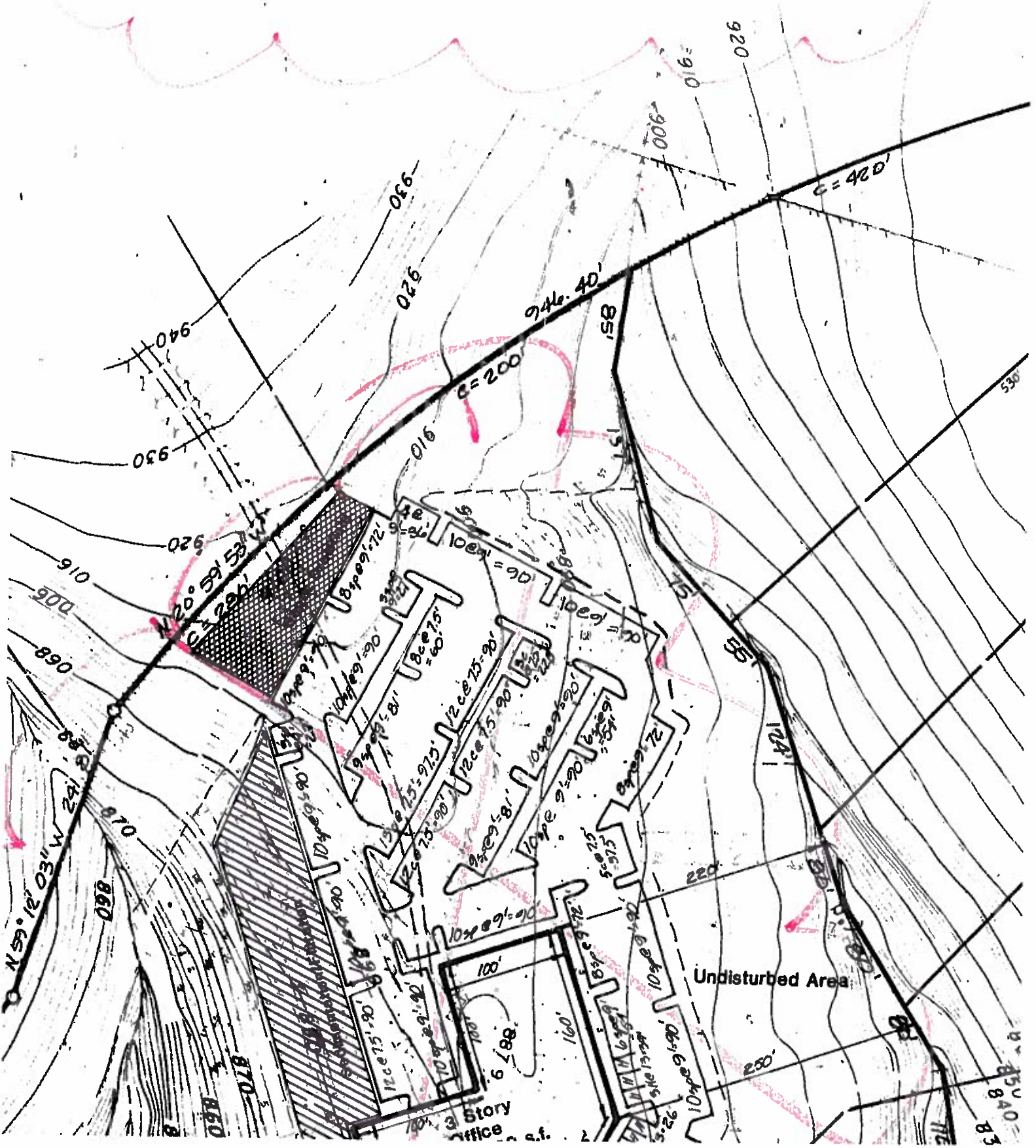
REQU
9'x



F.A.R. & PARKING SUMMARY

2/22

Block	Lot	Development	Type	Required Parking	Parking Furnished		Type	Regular	Compact	Handicap
					Surface Covered	Total				
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

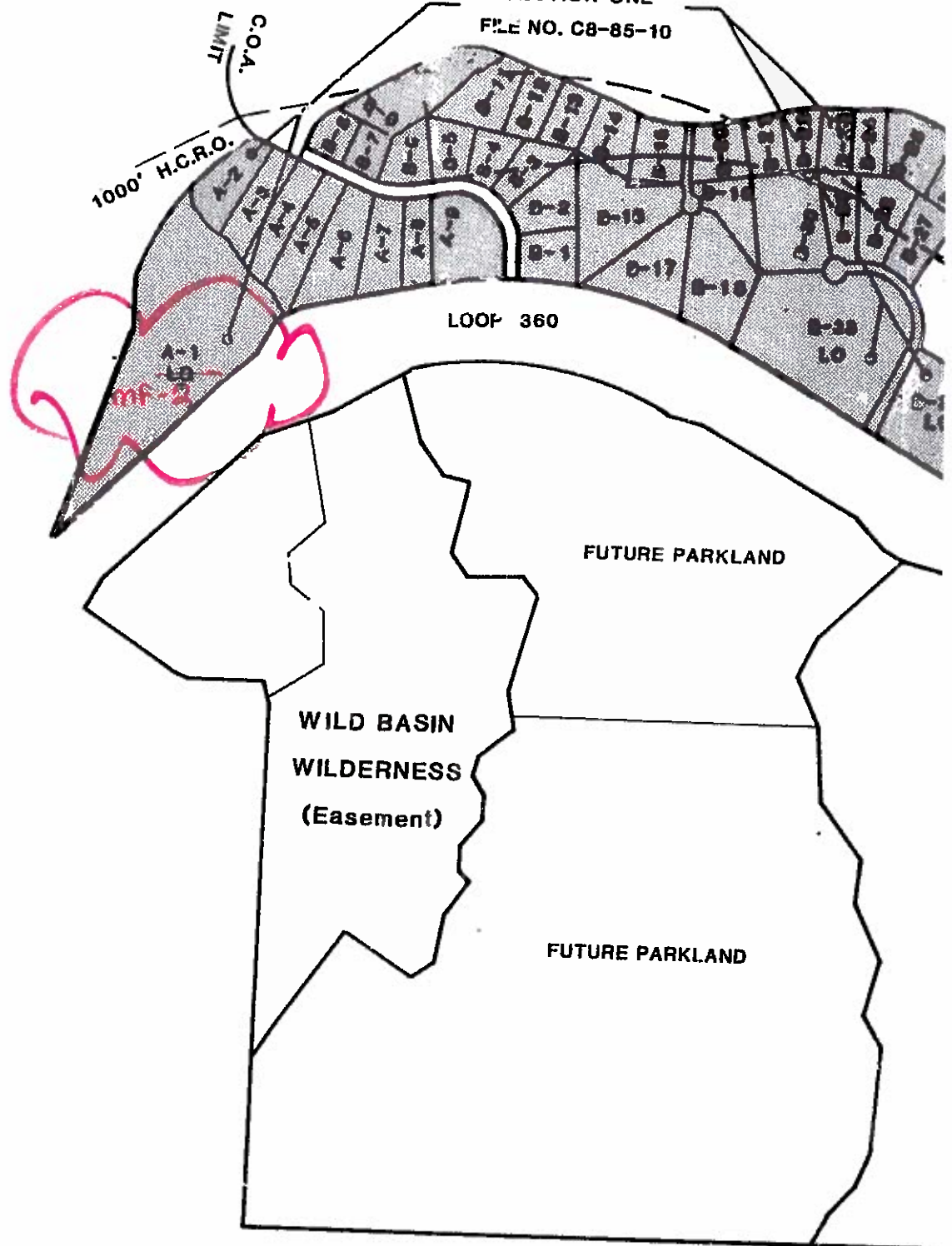
12/23

TRACT D

DAVENPORT WEST

SECTION ONE

FILE NO. C8-85-10



ORDINANCE CALCULATION SUMMARY

C2/24

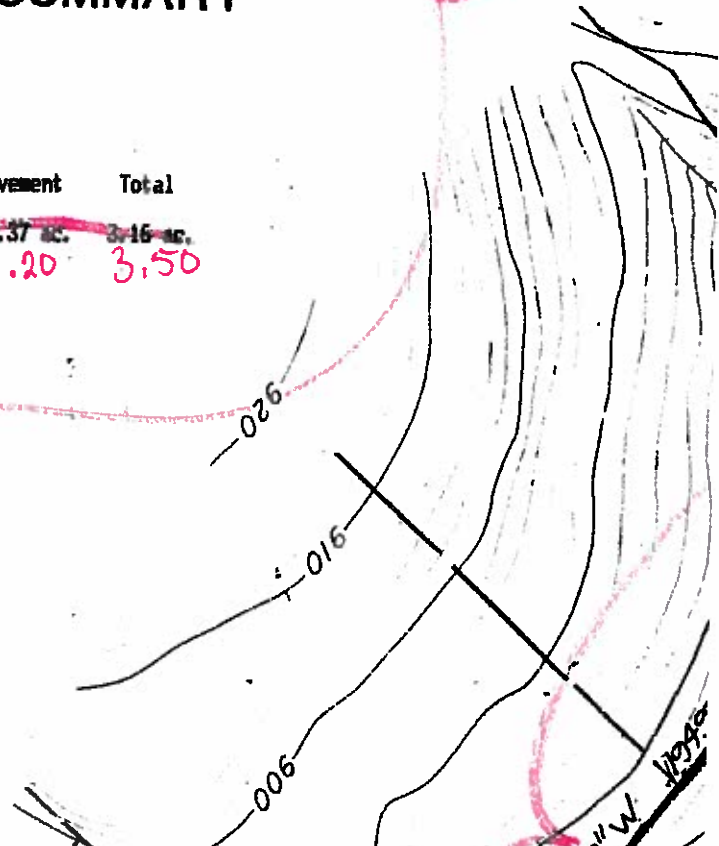
Slope	0-15%	15-25%	25-35%	35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
P.A.R. Multiplier	0.25	0.01	0.04	0.00	
Allowable Square Feet	60,331 s.f.	22,440 s.f.	6,046 s.f.	0 s.f.	88,819 s.f.
Proposed Square feet					434,200
Required 40% Natural Area					6.52 ac.
Natural Area Provided					10.02 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

02/25

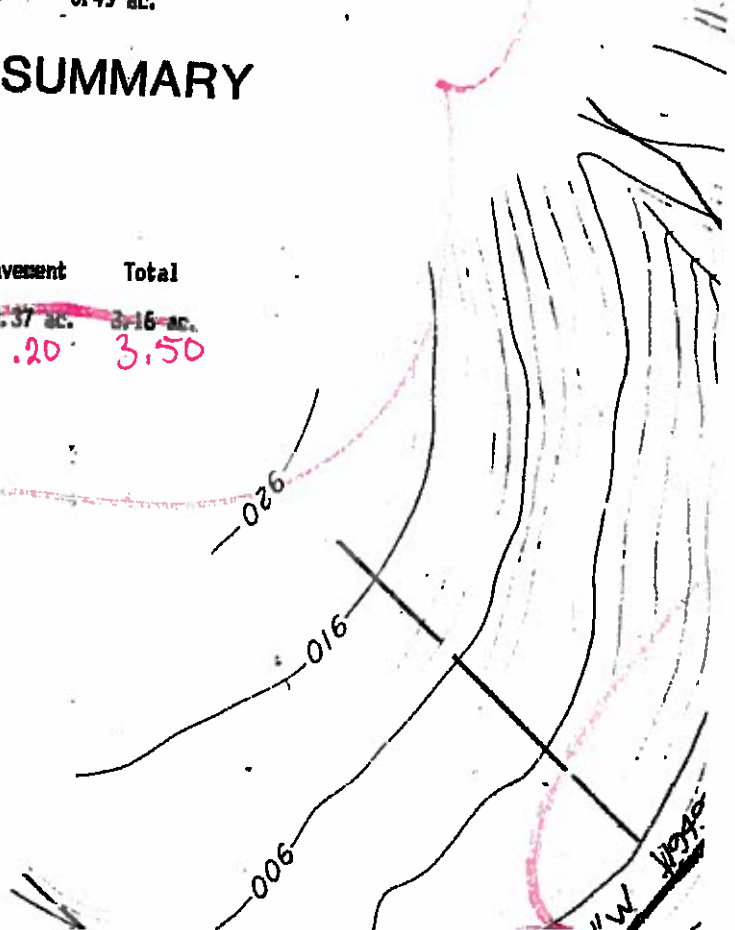
Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
P.A.R. Multiplier	0.25	0.00	0.04	0.00	
Allowable Square Feet	60,331 s.f.	22,44 s.f.	5,046 s.f.	0 s.f.	88,819 s.f.
Proposed Square feet					434,200
Required 40% Natural Area					88,800 s.f.
Natural Area Provided				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			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.	0.75 ac.	2.37 ac.	3.16 ac.
			3.30	.20	3.50



ORDINANCE CALCULATION SUMMARY

C2/26

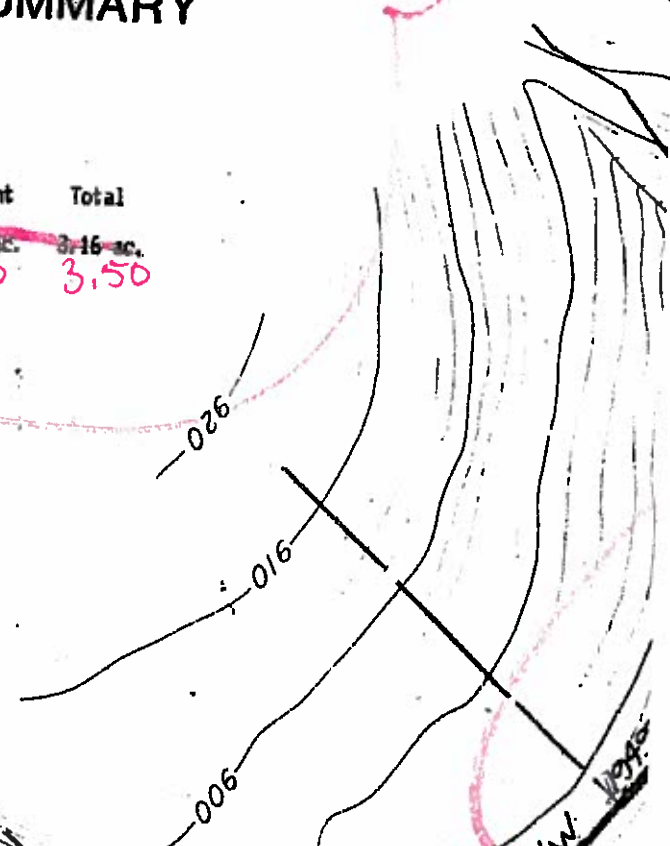
Slope	0-15%	15-25%	25-35%	>35%	Total
Area	5.54 ac.	6.44 ac.	3.47 ac.	0.84 ac.	16.29 ac.
P.A.R. Multiplier	0.25	0.01	0.04	0.00	
Allowable Square Feet	60,331 s.f.	22,411 s.f.	6,046 s.f.	0 s.f.	88,819 s.f.
Proposed Square feet					434,200
Required 40% Natural Area					88,800 s.f.
Natural Area Provided				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			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



9/2/92

887.8

896 2

HILL COUNTRY ROADWAY ORDINANCE
(Low Intensity with Bonus)

ORDINANCE CALCULATIONS

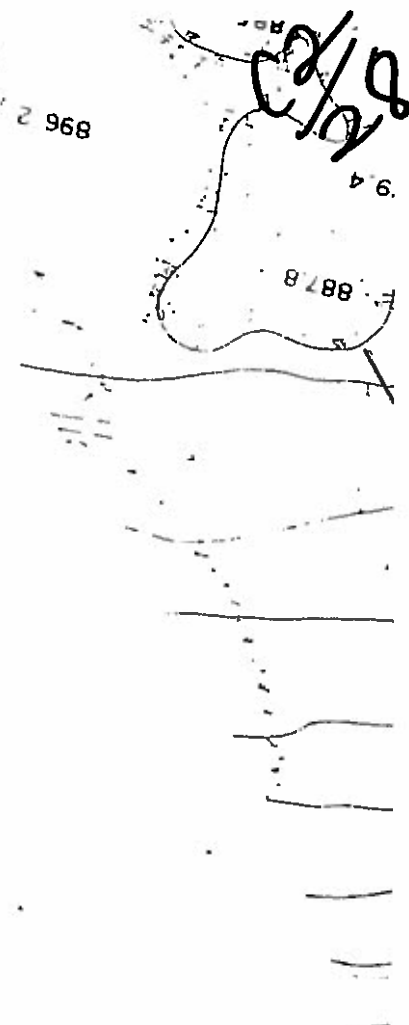
Tract	0-15% Slope	15-25% Slope	25-35% Slope	35% Slope	Total	Allowable F.R.R.	Natural Area	Total Development	Overall F.R.R.
Lot A - 1	5.54	6.44	3.47	0.84	16.29	88,819 s.f.	6.52	88,800 s.f.	0.13
Proposed						88,800 s.f.	10.02		

COMPREHENSIVE WATERSHED ORDINANCE

Lot or Tract	Tract Area	DMZ Area	MMZ Area	Uplands Zone					Downstream Buffer	Net Site Area	Impervious Cover					TOTAL IMPERVIOUS COVER		
				0-15% Slope	15-25% Slope	25-35% Slope	>35% Slope	Zone Total			DMZ	MMZ	Uplands Transfer	Maximum Slopes	15-25% Slopes		>25% Slopes	300 Yr Floodplain
Lot A - 1	16.29	0.00	0.00	5.54	6.44	3.47	0.84	16.29	5.52	8.61	0.00	0.00	0.00	3.52	0.64	0.00	0.00	3.16
Proposed									4.67									

3.16

3.50



ORDINANCE CALCULATIONS

HILL COUNTRY ROADWAY ORDINANCE
(Low Intensity with Bonus)

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 Proposed	5.54	6.44	3.47	0.84	16.29	88,819 s.f.	0.52	88,800 s.f.	0.13
						88,800 s.f.	10.02		

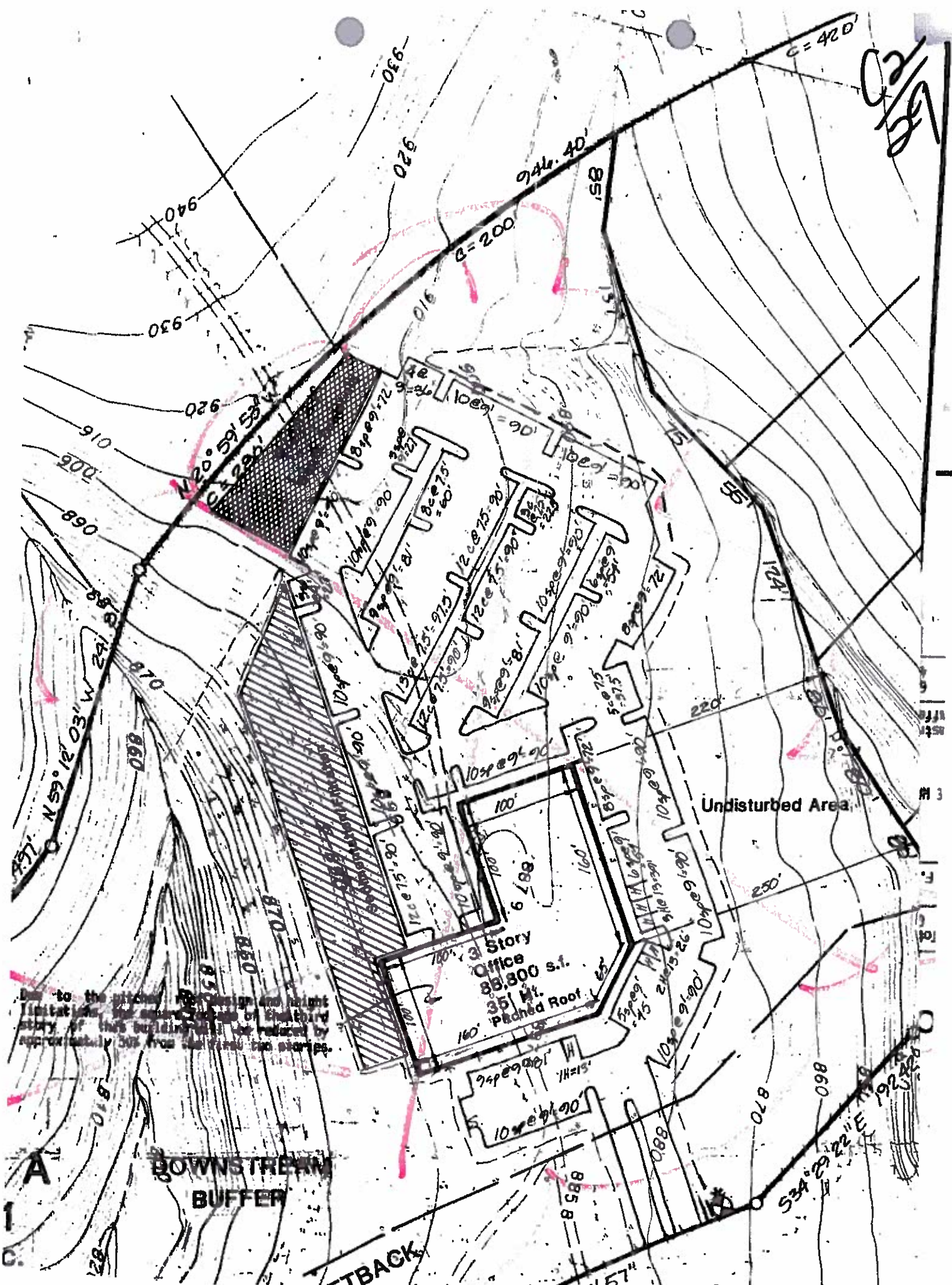
COMPREHENSIVE WATERSHED ORDINANCE

Lot or Tract	Tract Area	CMLZ Percentage	MGBZ Percentage	Uplands Zone Percentage				Zone Total	Downstream Buffer	Net Site Area	CMLZ	MGBZ	Impervious Cover			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 Proposed	16.29	0.00	0.00	5.54	6.44	3.47	0.84	16.29	6.52	8.81	0.00	0.00	3.52	0.00	0.00	0.00	0.00	3.52	
									4.57										

3.32

3.32

02/29



Due to the pitch, design and height limitations, the second and third story of this building will be reduced by approximately 50% from the first two stories.

A
1
C.

DOWNSTREAM
BUFFER

TBACK

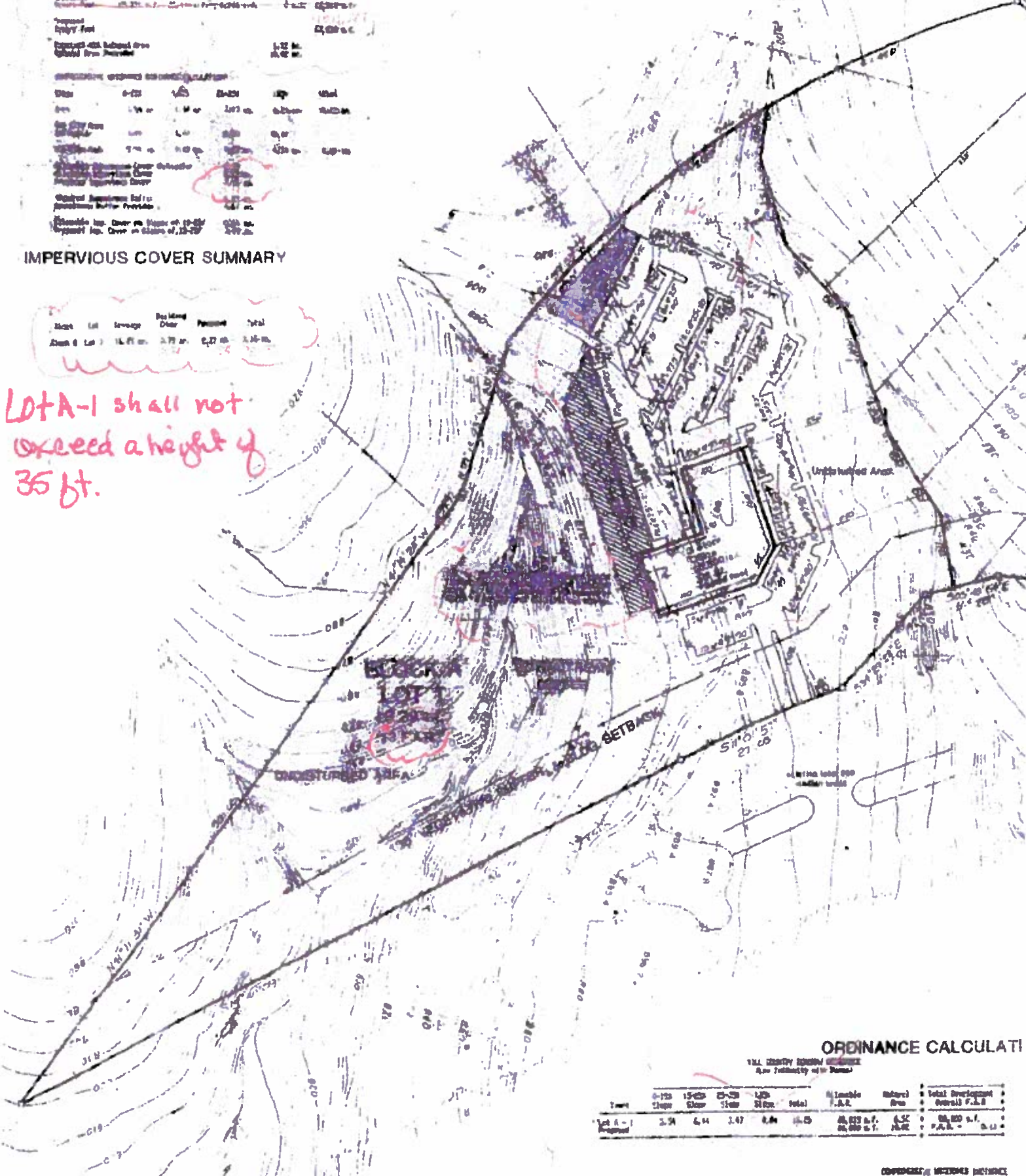
Start	End	Description	Type	Original Parking	Park Barcode	Total	Original	Amount	Amount
08/01/2016	08/01/2016	08/01/2016	OPTION	000		000	77	77	0

2/30

1960	9-25	2-25	2-25	2-25	2-25
1961	9-25	2-25	2-25	2-25	2-25
1962	9-25	2-25	2-25	2-25	2-25
1963	9-25	2-25	2-25	2-25	2-25
1964	9-25	2-25	2-25	2-25	2-25
1965	9-25	2-25	2-25	2-25	2-25
1966	9-25	2-25	2-25	2-25	2-25
1967	9-25	2-25	2-25	2-25	2-25
1968	9-25	2-25	2-25	2-25	2-25
1969	9-25	2-25	2-25	2-25	2-25
1970	9-25	2-25	2-25	2-25	2-25
1971	9-25	2-25	2-25	2-25	2-25
1972	9-25	2-25	2-25	2-25	2-25
1973	9-25	2-25	2-25	2-25	2-25
1974	9-25	2-25	2-25	2-25	2-25
1975	9-25	2-25	2-25	2-25	2-25
1976	9-25	2-25	2-25	2-25	2-25
1977	9-25	2-25	2-25	2-25	2-25
1978	9-25	2-25	2-25	2-25	2-25
1979	9-25	2-25	2-25	2-25	2-25
1980	9-25	2-25	2-25	2-25	2-25
1981	9-25	2-25	2-25	2-25	2-25
1982	9-25	2-25	2-25	2-25	2-25
1983	9-25	2-25	2-25	2-25	2-25
1984	9-25	2-25	2-25	2-25	2-25
1985	9-25	2-25	2-25	2-25	2-25
1986	9-25	2-25	2-25	2-25	2-25
1987	9-25	2-25	2-25	2-25	2-25
1988	9-25	2-25	2-25	2-25	2-25
1989	9-25	2-25	2-25	2-25	2-25
1990	9-25	2-25	2-25	2-25	2-25
1991	9-25	2-25	2-25	2-25	2-25
1992	9-25	2-25	2-25	2-25	2-25
1993	9-25	2-25	2-25	2-25	2-25
1994	9-25	2-25	2-25	2-25	2-25
1995	9-25	2-25	2-25	2-25	2-25
1996	9-25	2-25	2-25	2-25	2-25
1997	9-25	2-25	2-25	2-25	2-25
1998	9-25	2-25	2-25	2-25	2-25
1999	9-25	2-25	2-25	2-25	2-25
2000	9-25	2-25	2-25	2-25	2-25
2001	9-25	2-25	2-25	2-25	2-25
2002	9-25	2-25	2-25	2-25	2-25
2003	9-25	2-25	2-25	2-25	2-25
2004	9-25	2-25	2-25	2-25	2-25
2005	9-25	2-25	2-25	2-25	2-25
2006	9-25	2-25	2-25	2-25	2-25
2007	9-25	2-25	2-25	2-25	2-25
2008	9-25	2-25	2-25	2-25	2-25
2009	9-25	2-25	2-25	2-25	2-25
2010	9-25	2-25	2-25	2-25	2-25
2011	9-25	2-25	2-25	2-25	2-25
2012	9-25	2-25	2-25	2-25	2-25
2013	9-25	2-25	2-25	2-25	2-25
2014	9-25	2-25	2-25	2-25	2-25
2015	9-25	2-25	2-25	2-25	2-25
2016	9-25	2-25	2-25	2-25	2-25
2017	9-25	2-25	2-25	2-25	2-25
2018	9-25	2-25	2-25	2-25	2-25
2019	9-25	2-25	2-25	2-25	2-25
2020	9-25	2-25	2-25	2-25	2-25

Account	Est.	Severage	Residual	Other	Payroll	Total
Account 1	100	100	100	100	100	500

LOTA-1 shall not exceed a height of 35 ft.



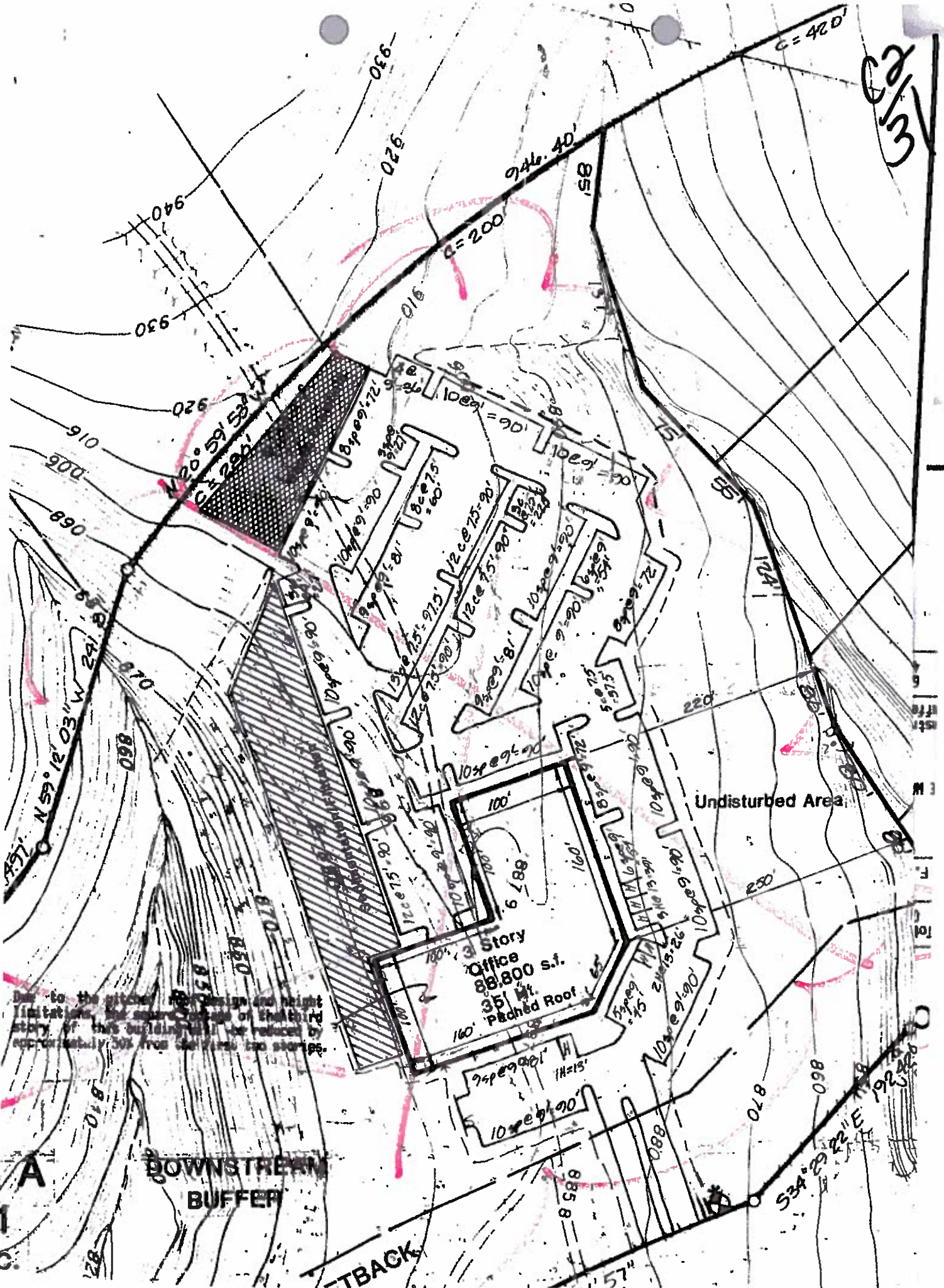
ALL RIGHTS RESERVED

Year	4-125 Slows	15-225 Slows	23-250 Slows	275- Slows	290- Slows	4-125 F.A.R.	290- F.A.R.	Total Development Overall F.A.R.
1961	2.54	6.44	2.47	0.84	11.25	48,025 s.f. 20,000 ±	4.50 14.00	68,000 s.f. 14.00

CONTENTS • INTRODUCTION • PRACTICES

[illegible]

C2/31



Due to the pitched 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.

DOWNSTREAM
BUFFER

Undisturbed Area

TBACK

C2/32

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 Oct 27, 2013
Signature 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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

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

EDWARD AND SHARON NEBEL
Your Name (please print)

☐ I am in favor
☒ I object

14 PASCAR LN 78746

Your address(es) affected by this application

Edward A. Jume

Signature

10/27/13

Date

Daytime Telephone: 512 882 1406

Comments:

The proposed development for N. Leguizamo
14th Highway is currently a lot of traffic and noise
congestion in this already crowded highway. Traffic
between 6:30 am - 9:30 am and 3:30 pm - 7 pm is very
heavy. Traffic in the morning and afternoon is very
heavy. Building will only make it worse.
More traffic and noise will be added to the
area. This project.

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

12/33