

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

CASE NUMBER: SPC-2015-0447A.SH

COMMISSION DATE: December 15, 2015

PROJECT NAME: Cardinal Point Apartments

ADDRESS: 11015 & 11017 Four Points Drive

COUNCIL DISTRICT: District 6

WATERSHED: Bull Creek (Water Supply Suburban)

AREA: 8.556 Acres

APPLICANT: Foundation Communities (Walter Moreau)
3036 South 1st Street, Suite 200
Austin, Texas 78704
(512) 447-2026

AGENT: Civilitude (Nhat M. Ho)
1210 Rosewood Avenue
Austin, Texas 78702
(512) 761-6161

CASE MANAGER: Michael Simmons-Smith (512) 974-1225
michael.simmons-smith@austintexas.gov

EXISTING ZONING: PUD

PROPOSED USE: This project consists of the construction of five (5) three-story SMART Housing apartment buildings with a total of 120 residential dwelling units, one leasing center building and a community clubhouse for a total gross square footage of 164,120 s.f. The work will also include water quality and utility improvements, and associated parking to serve the development.

REQUEST: The site is located within the moderate intensity zone of the RM 2222 Hill Country Roadway Corridor and meets the development standards of Article 11 of the City of Austin Land Development Code (*Hill Country Roadway Requirements*). As per Section 25-5-142(2) of the Code, Land Use Commission

approval of a site plan is required for development within a Hill Country Roadway Corridor.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Several roads have been identified in the Land Development Code as Hill Country Roadways. In addition to the normal site requirements, site plans along these roads are subject to special development criteria, and require Land Use Commission approval.

Staff recommends approval of this Part “A” Hill Country Roadway site plan, with the condition that it comply with all Part “B” Construction Element requirements prior to release of the site development permit. The current Part “A” Land Use Element of the site plan as presented to the Zoning and Platting Commission for consideration complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations as described in Article 11 of the Land Development Code.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped, and is proposed to be developed as a multifamily apartment land use. It has been certified for acceptance into the SMART Housing program by the City of Austin Neighborhood Housing and Community Development Department. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in the Bull Creek Watershed, and is subject to Water Supply Suburban Watershed regulations.

Transportation: Access to the proposed site will be taken from two proposed driveways onto Four Points Drive. The site plan will comply with all transportation requirements prior to release.

LAND USE COMMISSION REVIEW

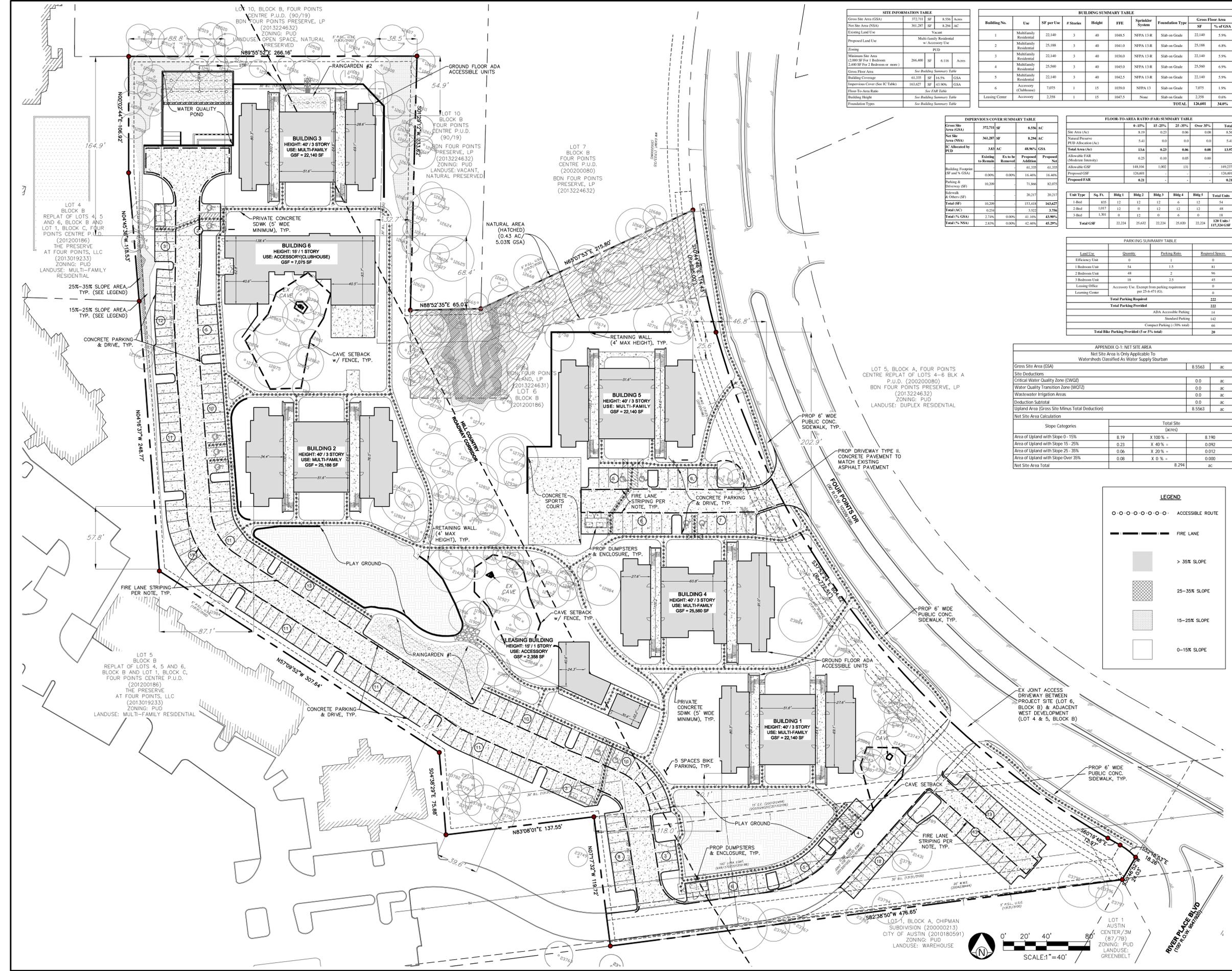
Unlike its review of a conditional use permit, the Land Use Commission has little discretion in reviewing a Hill Country Roadway Corridor site plan. As per Section 25-5-147(C), the Commission must approve the plan if it complies with the requirements of the Land Development Code, and may not impose additional conditions beyond what is allowed by the Code.

SURROUNDING CONDITIONS:

- North:** Undeveloped (PUD)
- East:** Four Points Drive
- West:** Four Points Center Apartments – Approved 2013 (PUD)
- South:** Undeveloped (GR-CO)

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Parks Foundation
Beyond2ndNature
Bike Austin
Bull Creek Foundation
Comanche Trail Community Association (CTCA)
Friends of Austin Neighborhoods
Glenlake Neighborhood Association
Homeless Neighborhood Association
Lake Austin Collective
Leander ISD Population & Survey Analysis
Long Canyon Homeowners Association
Long Canyon Phase II & III Homeowners Association
Northwest Austin Coalition
Real Estate Council of Austin, Inc.
River Place HOA
River Place MUD
SEL Texas
Sierra Club
2222 Coalition of Neighborhood Associations, Inc.



SITE INFORMATION TABLE

Gross Site Area (GSA)	372,711	SF	8,556	Acres
Net Site Area (NSA)	361,287	SF	8,294	AC
Existing Land Use	Vacant			
Proposed Land Use	Multi-Family Residential w/ Accessory Use			
Zoning	PUD			
Minimum Site Area (2,000 SF for 1 Bedroom, 2,400 SF for 2 Bedrooms or more)	266,400	SF	6,110	Acres
Gross Floor Area	See Building Summary Table			
Building Coverage	43,339	SF	14.5%	GSA
Impervious Cover (See IC Table)	163,627	SF	43.90%	GSA
Floor-To-Area Ratio	See FAR Table			
Building Height	See Building Summary Table			
Foundation Types	See Building Summary Table			

BUILDING SUMMARY TABLE

Building No.	Use	SF per Use	# Stories	Height	FFE	Sprinkler System	Foundation Type	Gross Floor Area	% of GSA
1	Multi-Family Residential	22,140	3	40	1048.5	NFPA 13.R	Slab on Grade	22,140	5.9%
2	Multi-Family Residential	25,188	3	40	1041.0	NFPA 13.R	Slab on Grade	25,188	6.8%
3	Multi-Family Residential	22,140	3	40	1036.0	NFPA 13.R	Slab on Grade	22,140	5.9%
4	Multi-Family Residential	25,500	3	40	1045.0	NFPA 13.R	Slab on Grade	25,500	6.9%
5	Multi-Family Residential	22,140	3	40	1042.5	NFPA 13.R	Slab on Grade	22,140	5.9%
6	Accessory (Clubhouse)	7,075	1	15	1039.0	NFPA 13	Slab on Grade	7,075	1.9%
Leasing Center	Accessory	2,358	1	15	1047.5	None	Slab on Grade	2,358	0.6%
TOTAL								126,401	34.0%

IMPERVIOUS COVER SUMMARY TABLE

Gross Site Area (GSA)	Site Area (NSA)	IC Allocated by PUD	Existing to Remain	Ex to be Removed	Proposed Addition	Proposed Net
372,711	361,287	48,960	61,235	16,465	16,465	61,235
372,711	361,287	48,960	61,235	16,465	16,465	61,235
372,711	361,287	48,960	61,235	16,465	16,465	61,235
372,711	361,287	48,960	61,235	16,465	16,465	61,235
372,711	361,287	48,960	61,235	16,465	16,465	61,235
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FLOOR-TO-AREA RATIO (FAR) SUMMARY TABLE

Site Area (Ac)	0-15%	15-25%	25-35%	Over 35%	Total
8.19	0.23	0.00	0.00	0.00	3.56
5.41	0.01	0.01	0.01	0.01	5.41
33.6	0.23	0.06	0.08	0.08	13.97
0.25	0.10	0.05	0.00	0.00	0.40
148,130	1,002	131	-	-	149,232
126,603	-	-	-	-	126,603
6.21	-	-	-	-	6.21

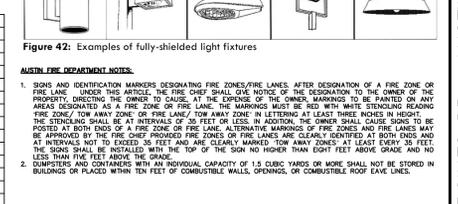
PARKING SUMMARY TABLE

Land Use	Quantity	Parking Ratio	Required Spaces
Leasing Office	0	1	0
1 Bedroom Unit	54	1.5	81
2 Bedroom Unit	68	2	136
3 Bedroom Unit	18	2.5	45
Leasing Office	Accessory Use	Exempt from parking requirement per 25-6-47 (G)	-
Leasing Center	Accessory Use	Exempt from parking requirement per 25-6-47 (G)	-
Total Parking Required			222
Total Parking Provided			222
ADA Accessible Parking			14
Standard Parking			142
Compact Parking (<30% area)			66
Total Bike Parking Provided (5 or 5% total)			0

APPENDIX Q.1: NET SITE AREA
Net Site Area is Only Applicable to Watersheds Classified as Water Supply Suburban

Gross Site Area (GSA)	8,556	ac
Site Deductions	0.0	ac
Critical Water Quality Zone (CWQZ)	0.0	ac
Water Quality Transition Zone (WQTZ)	0.0	ac
Wastewater Irrigation Areas	0.0	ac
Deduction Subtotal	0.0	ac
Upland Area (Gross Site Minus Total Deduction)	8,556	ac
Net Site Area Calculation		
Slope Categories		
Area of Upland with Slope 0 - 15%	8.19	X 100% = 8.190
Area of Upland with Slope 15 - 25%	0.23	X 40% = 0.092
Area of Upland with Slope 25 - 35%	0.06	X 20% = 0.012
Area of Upland with Slope Over 35%	0.08	X 0% = 0.000
Net Site Area Total	8.294	ac

- GENERAL NOTES:**
1. SITE IS LOCATED IN THE MODERATE INTENSITY ZONE OF THE R.M.2222 HILL COUNTRY ROAD CORRIDOR CONDITIONAL.
 2. ALL BUILDINGS WITHIN 50 FEET OF THE SITE HAVE BEEN SHOWN.
 3. PRIVATE OPEN SPACE AREAS MUST BE STABLE PERM AND SLIP RESISTANT.
 4. ALL PARKING SURFACES SHALL BE 4" COMPACTED SUBGRADE PER GEOTECH.
 5. PRIVATE OPEN SPACE AREAS SHALL BE CONCRETE UNLESS NOTED OTHERWISE.
 6. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OTHER BUILDINGS.
 7. EACH COMPACTED PARKING SPACE/AREA WILL BE SIDED "SMALL CAR ONLY".
 8. THE SIDEWALK WILL REMAIN AS UNDERGROUND MATING VEGETATION AREAS AND ARE CLEARLY SHOWN ON THE SITE PLAN.
 9. ALL IMPROVED UTILITIES ARE LOCATED UNDERGROUND.
 10. THE IMPROVED UTILITIES SHALL BE MAINTAINED WITH A REFLECTANCE GREATER THAN 20 PERCENT IS PROVIDED.
- ACCESSIBILITY NOTES:**
- ALL GROUND-LEVEL UNITS OR UNITS ACCESSIBLE BY ELEVATOR MUST BE ADAPTABLE (A FAIR HOUSING ACT FEDERAL REQUIREMENT).
 - 10% OF ALL MULTI-FAMILY UNITS MUST BE ACCESSIBLE, BUT GRAM BARS DO NOT NEED TO BE INSTALLED UNTIL A PROSPECTIVE RENTER REQUESTS ACCESS. ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE AND ADAPTABLE FIRST FLOOR UNITS AND COMMON AREAS.
 - ACCESSIBLE ENTRANCES, DOORWAYS, RAMPWAYS ARE REQUIRED IN THE FIRST FLOOR UNITS.
 - SAFE REFUGE AREAS ARE REQUIRED FOR ACCESSIBLE UNITS THAT ARE LOCATED ABOVE THE FIRST FLOOR (EXCEPT IN BUILDINGS WITH ELEVATORS).
 - THE BUILDING CODE AND FAIR HOUSING ACT REQUIRE 2% OF TOTAL PARKING SPACES TO BE ACCESSIBLE, IF TENANTS REQUEST ADDITIONAL ACCESSIBLE PARKING SPACES, OWNERS MUST INSTALL SIGNAGE AND RESTRICTIONS AT NO COST TO THE TENANT. APPLICANTS ARE NOT REQUIRED TO MAKE MORE THAN 10% OF SPACES ACCESSIBLE.
- TRAFFIC CONTROL NOTES:**
- ALL TRAFFIC CONTROL MEASURES ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING AND APPROVAL OF THE CITY OF AUSTIN. A TEMPORARY TRAFFIC CONTROL STRATEGY SHALL BE SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS AND APPROVED BY THE CITY OF AUSTIN. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF TRAFFIC CONTROL MEASURES. THE CITY OF AUSTIN WILL BE RESPONSIBLE FOR THE COST OF TRAFFIC CONTROL MEASURES THAT ARE REQUIRED BY THE CITY'S TRAFFIC CONTROL ORDINANCE. THE CITY OF AUSTIN WILL BE RESPONSIBLE FOR THE COST OF TRAFFIC CONTROL MEASURES THAT ARE REQUIRED BY THE CITY'S TRAFFIC CONTROL ORDINANCE. THE CITY OF AUSTIN WILL BE RESPONSIBLE FOR THE COST OF TRAFFIC CONTROL MEASURES THAT ARE REQUIRED BY THE CITY'S TRAFFIC CONTROL ORDINANCE.
- COMMUNITY IMPROVEMENT NOTES:**
- ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.3 AND E.2.3.1.
 - ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.3 AND E.2.3.1.
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APPENDIX Q.2: IMPERVIOUS COVER
Water Quality Transition Zone

Water Quality Transition Zone Outside of 100 Floodplain (Non-FWQI2) = 0 Acres				
Water Quality Transition Zone Inside of 100 Floodplain (Non-FWQI2) = 0 Acres				
Impervious Cover Allowed at 10% X Non-FWQI2 = 1.54 Acres				
Impervious Cover Allowed at 40% X Net Site Area = 3.424 Acres				
Gross Site Area (GSA)	8,556	acres		
Allowable Impervious Cover Breakdown by Slope Category				
Total Acreage at 15 - 25% Zone	0	acres		
Allowable IC at 15 - 25% Zone = 10% X Area	0	acres		
Proposed Total Impervious Cover	3.76	acres		
IC in WQTZ	0	acres		
IC in Uplands Zone	3.76	acres		
Proposed Impervious Cover on Slopes				
Slope Categories				
Total Site (acres)	Blgd and Other IC (acres)	Parking & Driveway IC (acres)		
Area of Upland with Slope 0 - 15%	8.19	1.87	21.9%	1.88
Area of Upland with Slope 15 - 25%	0.23	0.0	0.0%	0
Area of Upland with Slope 25 - 35%	0.06	0.0	0.0%	0
Area of Upland with Slope Over 35%	0.08	0.0	0.0%	0
Total	8.56	1.87	21.9%	1.88

- MUTUAL ENERGY NOTES:**
1. MUTUAL ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE PROPERTY NECESSARY TO KEEP THE SERVICE CLEAR. AUSTIN ENERGY SHALL BE RESPONSIBLE FOR THE COST OF PRUNING AND REMOVAL OF OBSTRUCTIONS IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 2. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EXPENSES AND MAINTENANCE ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC FACILITIES. THESE EXPENSES AND MAINTENANCE ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY AND HEALTH ADMINISTRATION (NEHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT PROVIDE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 5. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.

CARDINAL POINT APARTMENTS
11015 & 11017 FOUR POINTS DR. AUSTIN, TX 78726

LAND USE SITE PLAN

CIVILITUDE ENGINEERS & PLANNERS
1210 ROSEWOOD AVE. AUSTIN, TX 78702 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=40'
JOB NO: A165-001
DGN BY: NMH
DWN BY: EAK
RVW BY: FSX

STATE OF TEXAS
NHAH M. HO
119194
LICENSED PROFESSIONAL ENGINEER
11.30.15

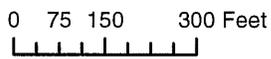
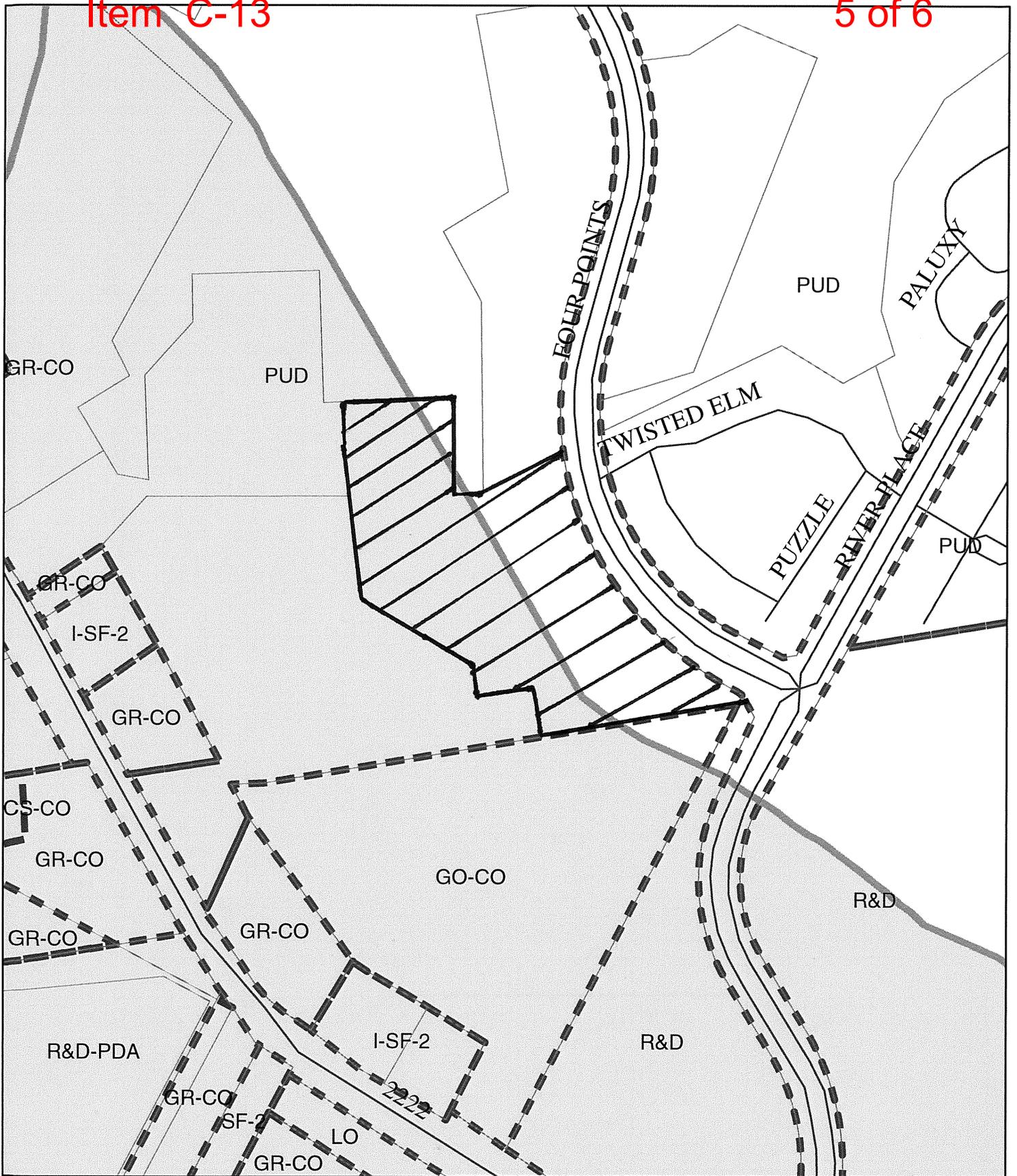
SITE PLAN APPROVAL SHEET OF APPLICATION DATE: _____ ON _____ UNDER SECTION _____ OF THE CITY OF AUSTIN CODE
CHAPTER _____ CASE MANAGER _____
EXPIRATION DATE (25-5-81, 12AC) _____ DWPZ _____ DDZ _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction if a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 08
OF 11



HILL COUNTRY ROADWAY SITE PLAN

CASE NO.: SPC-2015-0447A.SH
 ADDRESS: 11015 & 11017 FOUR POINTS DRIVE
 CASE MANAGER: MICHAEL SIMMONS-SMITH

