

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

CASE NUMBER: SPC-2015-0471C **ZAP COMMISSION DATE:** July 19, 2016

PROJECT NAME: Canyon Ridge Lot 6

ADDRESS: 8110 FM 2222 Rd

DISTRICT: 10

WATERSHED: West Bull Creek (Water Supply Suburban)

AREA: 21.56 acres/5.23 acres limits of construction

APPLICANT: CSGM Canyon Ridge LP
8012 Bee Cave Road, Ste. 300
Austin, Texas 78746

AGENT: Sharon Teague, P.E.
Cunningham Allen, Inc
3103 Bee Cave Road, Ste. 202
Austin, Texas 78746

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: PUD (Planned Unit Development)

PROPOSED USE: The applicant is proposing to construct 22 condominium units within 9 buildings on 5.23 acres within an existing, partially built-out subdivision.

REQUEST: The site is located within the FM 2222, Low Intensity Zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

WAIVER REQUEST: There are no waiver requests with this application.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared.

ZONING AND PLATTING COMMISSION ACTION: NA

LEGAL DESCRIPTION: Lot 6, Block A of the Canyon Ridge Phase B Subdivision Vol. # 93, pages 5-9 (C8-93-0010.A)

EXIST. ZONING: PUD

ALLOWED F.A.R.: NA

ALLOWED HEIGHT: 28'

MAX. BLDG. COVERAGE: NA

MAX. IMPERV. CVRG.: 26.37%

MIN. REQ. HC NATURAL AREA: 40%

REQUIRED PARKING: 202

PROPOSED USE: Condominiums

PROPOSED F.A.R.: NA

PROPOSED HEIGHT: 28'

PROPOSED BLDG. CVRG: 125,594 (13.37%)

PROPOSED IMP. CVRG.: 26.36 ac (26.36%)

PROVIDED: 40%

PROPOSED PARKING: 311

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is part of the Canyon Ridge Phase B PUD plan, which was approved per Ordinance 911114-F and Land Use Plan Amendment 3 – C814-89-0006.03. The project will complete the build-out of Canyon Ridge Phase B, with 22 additional condominium units in 9 buildings, and complies with the PUD. 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 West Bull Creek watershed, and is subject to Water Supply Suburban Watershed regulations. All environmental comments have been addressed and cleared.

Transportation: Access to the proposed site will be taken from FM 2222. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Preserve, then single-family residential (PUD and SF-1)

East: Preserve, then single-family residential (PUD and SF-2)

West: Preserve (DR and SF-2)

South: FM 2222, then single-family residential (SF-2 and LO-CO)

Street

FM 2222

R.O.W.

varies

Surfacing

90'

Classification

Major Arterial

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation

Austin ISD

Bike Austin

Bull Creek Foundation

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

Lakewood Homeowners Association

Long Canyon Homeowners Association

Long Canyon Phase II Homeowners Association

River Place HOA

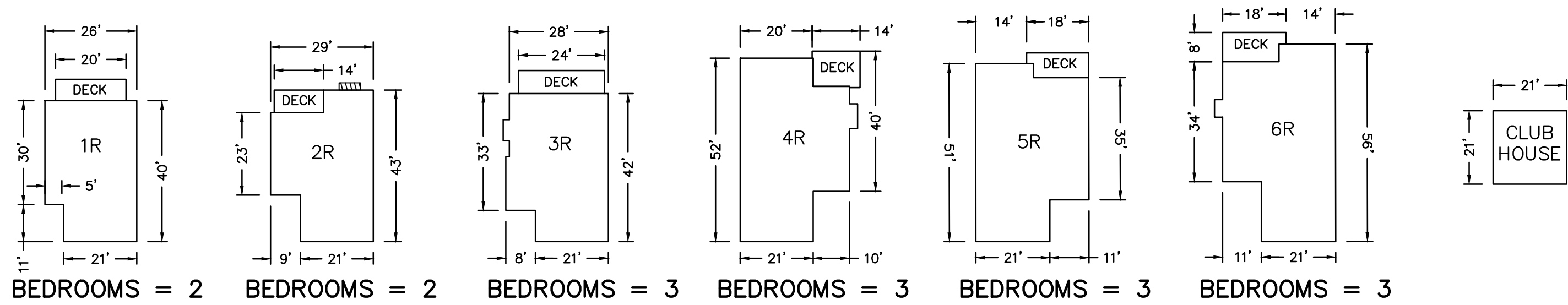
SEL Texas

Sierra Club

Steiner Ranch Community Association

2222 Coalition of Neighborhood Associations, Inc.

BUILDING UNIT LAYOUT AND DIMENSION CONTROL



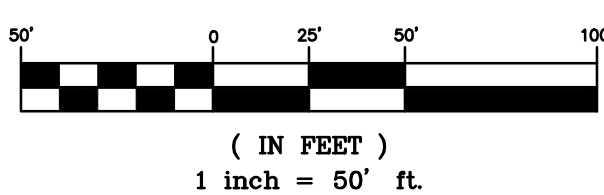
PARKING LABEL LEGEND

(1)	REGULAR PARKING	(1T)	TANDEM PARKING
(1H)	HANDICAPPED PARKING	(1G)	GARAGE PARKING

NOTES:

1. REFER TO SHEET 16 FOR ALL SITE PLAN NOTES
2. REFER TO SHEET 14, PHASING PLAN FOR ALL WILDFLOWER SEEDING AREAS.
3. THERE ARE NO ADAPTABLE UNITS WITH THIS SITE PLAN

GRAPHIC SCALE



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CRITICAL WATER QUALITY ZONE (CWQZ)
---	WATER QUALITY TRANSITION ZONE (WQTZ)
---	PROPOSED FIRE LANE
---	PROPOSED FIRE HYDRANT
HCRC	HILL COUNTRY ROADWAY CORRIDOR
ECOCRETO DECK OR WALKWAY	
WOODEN DECK OR WALKWAY	

THERE ARE NO STREET IMPROVEMENTS PROPOSED WITH THIS SET OF PLANS. REFER TO SP-04-0605B PLAN SHEETS (#10-15, 18-22, 24-26, 29-39) FOR DESIGN INFORMATION.

LOT	SLOPE CATEGORY	PERCENT ALLOWED HCRC	CATEGORY AREA	F.A.R. ALLOWED PER CATEGORY (AC.)
LOT 6	0-15	0.2	10.7080	2.1416
	15-25	0.08	9.6727	0.7738
	25-35	0.04	1.1249	0.0450
LOT 5 (AREA 2)	0-15	0.2	9.5435	1.9087
	15-25	0.08	6.6585	0.5327
	25-35	0.04	3.4830	0.1393
LOT 5 (AREA 3)	0-15	0.2	0.0617	0.0123
	15-25	0.08	2.4892	0.1991
	25-35	0.04	2.8686	0.1147
COMBINED	0-15	0.2	20.3132	4.0626
	15-25	0.08	18.8204	1.5056
	25-35	0.04	7.4765	0.2991
				5.8673

TOTAL PROPOSED FLOOR AREA = 168,770 SF
FAR FOR 0-15% = 168,770
20.3132 X 43.5560
= 884.19

BUILDING UNIT	FIRST FLOOR	SECOND FLOOR	TOTAL	MAXIMUM HEIGHT (ft)
1R	478	817	1,295	28
2R	520	840	1,360	28
3R	646	900	1,546	28
4R	916	801	1,717	28
5R	844	1,197	2,041	28
6R	916	1,360	2,275	28
(**CLUB)	360	0	360	28

(**) CLUB CONSISTS OF BATHROOMS

NOTE:
ALL BUILDING FOUNDATIONS ARE SLAB ON GRADE.

TOTAL AREA OF SITE	= 21,558 Ac.
TOTAL FLOOR/AREA RATIO	= 0.18
TOTAL IMPERVIOUS COVER	= 247,540 sq.ft.
	= 26.36% GSA
TOTAL BUILDING COVERAGE	= 125,594 sq.ft.
	= 13.37% GSA
TOTAL F.A.R., IMPERVIOUS COVER, AND BUILDING COVERAGE INCLUDES EXISTING BUILDING AND EXISTING IMPERVIOUS COVER.	

TABULATION OF BUILDING DATA

BUILDING NUMBER	NUMBER OF UNITS UNIT TYPE							FLOOR AREA (SF)		TOTAL
	1	2	3	4	5	6	Total	FIRST FLOOR	SECOND FLOOR	
(*)1	1	1	2				4	2,290	3,457	5,747
(*)2	1	1	2				4	2,290	3,457	5,747
(*)3	1	1	2				4	2,290	3,457	5,747
(*)4	1	1	2				4	2,290	3,457	5,747
(*)5	1	1					2	998	1,657	2,655
(*)6			1				1	646	900	1,546
(*)7				2			2	1,832	1,802	3,634
(*)8				2			2	1,832	1,802	3,634
(*)9				1			1	916	901	1,817
10			1				1	646	900	1,546
11	1	1					2	998	1,657	2,655
12			1				1	646	900	1,546
13				2			2	1,832	1,802	3,634
14				2			2	1,832	1,802	3,634
15			2				2	1,292	1,800	3,092
(*)16	1						1	478	817	1,295
(*)17							1	916	1,360	2,276
18					1		1	844	1,197	2,041
19					1	1	2	1,760	2,557	4,317
20				2			2	1,832	1,802	3,634
21				2			2	1,832	1,802	3,634
22				2			2	1,832	1,802	3,634
(*)23			1				1	916	901	1,817
24		3				2	5	3,393	5,240	8,632
25				2			2	1,832	1,802	3,634
26				2			2	1,832	1,802	3,634
(*)27				1			1	916	901	1,817
(*)28	1	1	2				4	2,290	3,457	5,747
29					5	2	7	6,052	8,705	14,757
30	1	1			3	2	7	5,362	7,968	13,330
31	2	2	2				6	3,288	5,114	8,402
32	2	2	2				6	3,288	5,114	8,402
33	1	1	2				4	2,290	3,457	5,747
34					1		1	844	1,197	2,041
35					1	1	2	1,760	2,557	4,317
36					1		1	844	1,197	2,041
37	1	1	2				4	2,290	3,457	5,747
38				2			2	1,292	1,800	3,092
39					1		1	844	1,197	2,041
(*)Club							0	360	0	360
TOTALS	15	17	25	21	14	9	101			168,770

PARKING / ZONING TABLE

LOT #	USE	ZONING	PARKING		
			DWELLING UNITS	REQUIRED PER UNIT	TOT. REQ. TOT. PROVIDED
LOT 6	CONDOMINIUM RESIDENTIAL	PUD (ORDINANCE NO. 911114-F)	101	(***)2	237 311
LOT 6	CLUB HOUSE	PUD (ORDINANCE NO. 911114-F)	N/A	N/A	X X

(***) = 2 PER UNIT PLUS 0.5 SPACES PER EACH ADDITIONAL BEDROOM BEYOND 2
BEDROOMS NOTE: (32 @ 2 = 64) + (69 @ 2.5 = 173) = 237

PARKING PROVIDED

2-CAR GARAGES	202
OTHER	12
TANDEM	27
STANDARD	70
TOTAL	311
BICYCLE	9

(*)1. 72 MAX PER CODE @ 30% OF 241 = (202+12+27)

2. SITE CONTAINS AN ADDITIONAL 90 COMPACT DRIVEWAY PARKING SPACES

"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

SITE PLAN APPROVAL

SHEET 15 OF 48
FILE NUMBER: SPC-2015-0471C APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF CHAPTER 25.5, OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC): _____ CASE MANAGER: _____
PROJECT EXPIRATION DATE (ORD.#970905-A): _____
DW/PZ_X_D02

Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING PUD
Rev. 1: _____ Correction 1
Rev. 2: _____ Correction 2
Rev. 3: _____ Correction 3

Final plat 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.

!!! CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

CANYON RIDGE PHASE B, LOT 6
DEVELOPMENT CALCULATIONS AS PER P.U.D. ORDINANCE NO. 911114-F

TRACT	MAXIMUM HEIGHT ALLOWED PROPOSED (STORIES)	MAXIMUM HEIGHT ALLOWED PROPOSED (FEET)	MINIMUM SQ. FT. PER UNIT REQUIRED	MINIMUM SQ. FT. PER UNIT PROPOSED	TOTAL ACREAGE	DENSITY ALLOWED PER ACRE	DENSITY PROPOSED PER ACRE	MAXIMUM UNITS ALLOWED	MAXIMUM UNITS PROPOSED
VI	2	28(**)	28	1,000 SQ. FT.	1,332 SQ. FT.	20.40 AC	5	2.55	100
VII	2	28(**)	28	1,000 SQ. FT.	1,332 SQ. FT.	10.55 AC	5	4.74	50

* 52 UNITS DOES NOT INCLUDE EXISTING SINGLE FAMILY RESIDENCE LOCATED ON LOT 7 OF CANYON RIDGE PHASE B FINAL PLAT.
** PER PUD

40% NATURAL STATE CALCULATIONS

DESCRIPTION	ACRES	NOTES
LOT 6	21.558	40% OF 51.3719 ACRES = 20.55 ACRES
LOT 5 AREA 2	22.3389	LOT 5 AREAS 2 AND 3 ARE TO REMAIN IN NATURAL STATE, WHICH SATISFIES THIS REQUIREMENT.
LOT 5 AREA 3	7.4772	
TOTAL	51.3719	

MATCHLINE SEE A-A

SF-2

CANYON RIDGE - LOT 6 (2015)
8110 F.M. 2222 RD
SITE AND DIMENSION CONTROL PLAN (1 OF 2)

PROJECT No.

268.0103

DESIGN

EGH

DRAWN

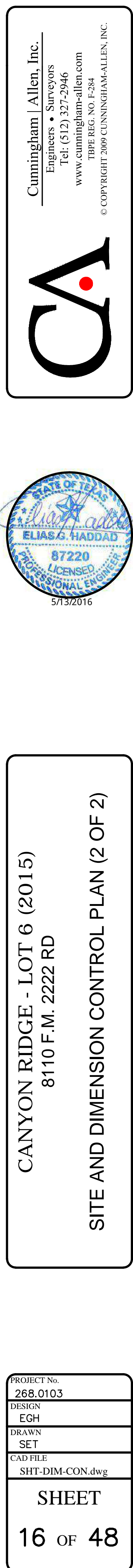
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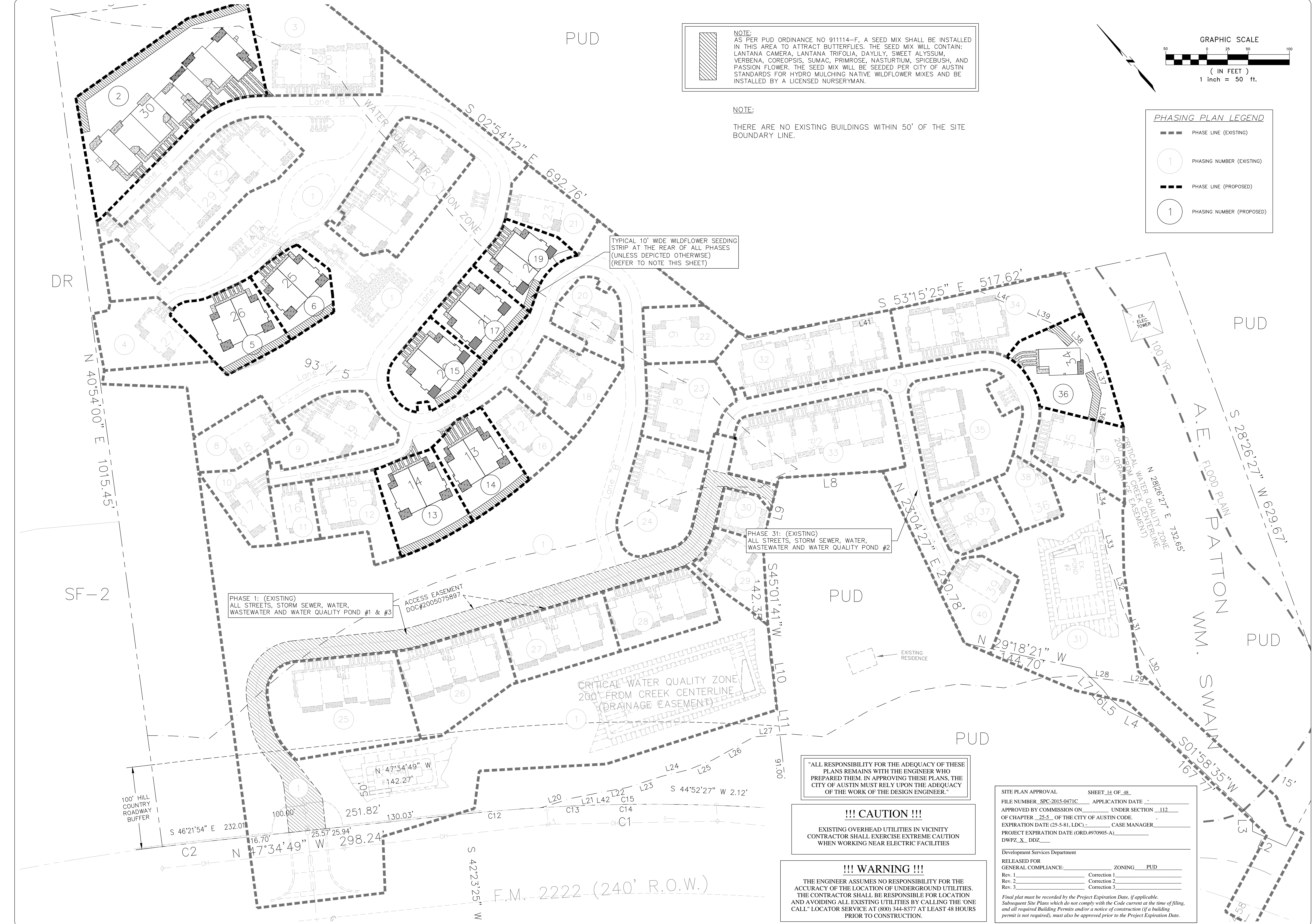
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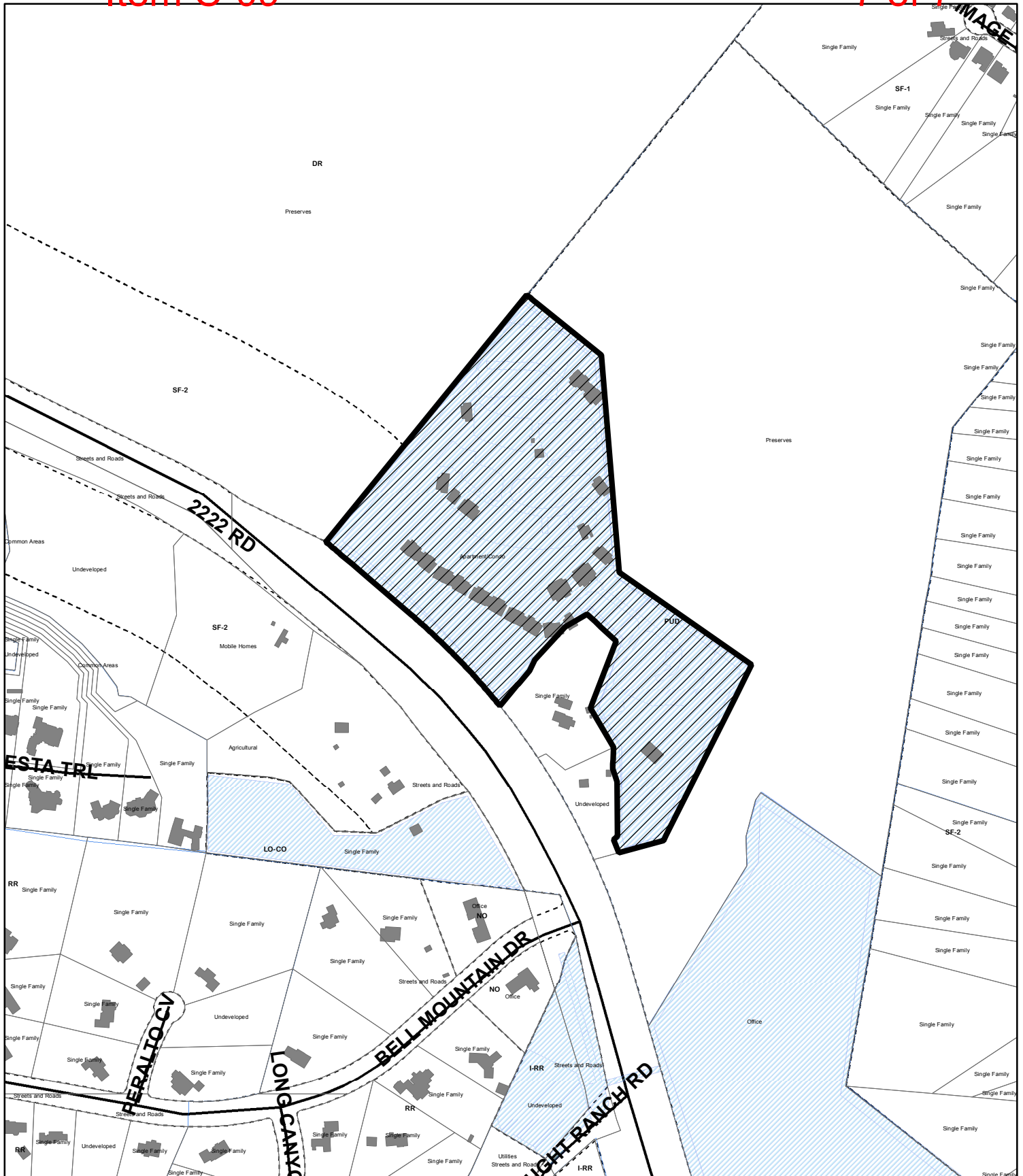
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SHEET

15 OF 48







SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

0 200 400 800 Feet

CASE#: SPC-2015-0471C
 ADDRESS: 8110 FM 2222
 CASE NAME: Canyon Ridge Lot 6
 MANAGER: Christine Barton-Holmes

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

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



OPERATOR: Christine Barton-Holmes