

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

CASE NUMBER: SPC-2015-0493D **ZAP COMMISSION DATE:** August 2, 2016

PROJECT NAME: Construction Site Plan for Utilities to Vaught Ranch Road Commercial

ADDRESS: 6720 ½ Vaught Ranch Rd

DISTRICT: 10

WATERSHED: West Bull Creek (Water Supply Suburban)

AREA: 0.63 acres - limits of construction

APPLICANT: Adam B. Boenig
GSVR 2222, LLC
8140 N MoPac
Austin, TX 78759

AGENT: Norma Raven Divine
Garrett-Ihnen Civil Engineers
12007 Technology Blvd, Ste 150
Austin, Texas 78727

CASE MANAGER: Scott Grantham
(512) 974-2942
scott.grantham@austintexas.gov

EXISTING ZONING: N/A (ROW and within water easements)

PROPOSED USE: The applicant is proposing to construct 261 linear feet of public wastewater line, manholes, and cleanout, and 550 linear feet of public water line, fire hydrants, meter and back flow preventer, to provide utility service to Vaught Ranch Road Commercial.

REQUEST: The site is located within the FM 2222, Low Intensity and Moderate Intensity zones, 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: Abstract 212, Survey 467, O. Dalton, 1.933 Acres

EXIST. ZONING: NA	PROPOSED USE: Water and Wastewater Lines
ALLOWED F.A.R.: NA	PROPOSED F.A.R.: 0
ALLOWED HEIGHT: NA	PROPOSED HEIGHT: NA
MAX. BLDG. COVERAGE: NA	PROPOSED BLDG. CVRG: NA
MAX. IMPERV. CVRG.: NA	PROPOSED IMP. CVRG.: 0
MIN. REQ. HC NATURAL AREA: NA	PROVIDED: 0
REQUIRED PARKING: NA	PROPOSED PARKING: 0

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site plan proposes a water line and wastewater line to tie into Vaught Ranch Commercial, an approved site plan (SP-2013-0243D) located at the intersection of FM 2222 and Vaught Ranch Road. The currently submitted 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: This site is located primarily in the ROW of FM 2222. All transportation comments, including those related to traffic control, have been addressed and cleared.

SURROUNDING CONDITIONS:

North: FM 2222

East: FM 2222, then Office and Preserves (PUD)

West: Office and Undeveloped (IRR and NO)

South: FM 2222

Street: FM 2222

R.O.W.: varies

Surfacing: 90'

Classification: Major Arterial

NEIGHBORHOOD ORGANIZATIONS:

Bull Creek Foundation

Friends of Austin Neighborhoods

Bike Austin

Austin Heritage Tree Foundation

Long Canyon Homeowners Assn

River Place HOA

Glenlake Neighborhood Association

Steiner Ranch Community Association

2222 Coalition of Neighborhood Associations, Inc

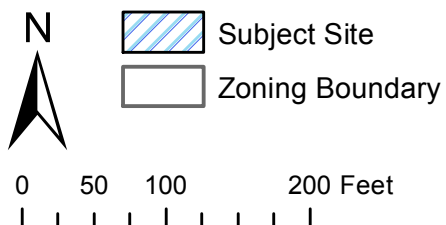
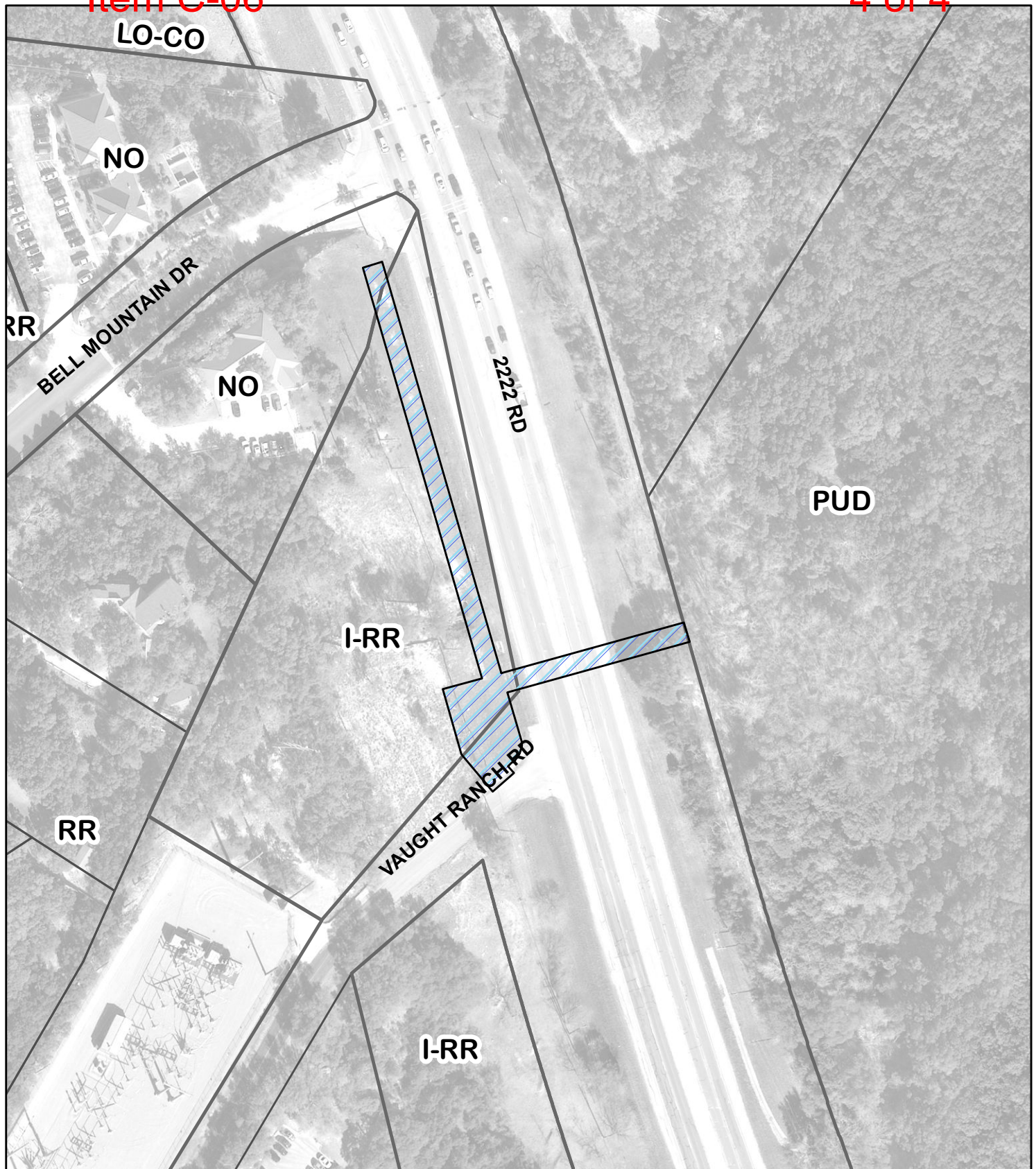
Long Canyon Phase I & II, Homeowners Assn Inc

Sierra Club, Austin Regional Group

Seltexas

Austin Independent School District

Lakewood Homeowners Assn



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Case Manager: Scott Grantham

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