CASE NUMBER: SPC-2016-0453C  ZAP COMMISSION DATE: December 5, 2017

PROJECT NAME: Westlake Residential

ADDRESS: 800 N Capitol of Texas Hwy

DISTRICT: 10

WATERSHED: Bee Creek (Water Supply Rural)

AREA: 19.96 acres/11.01 acres limits of construction

APPLICANT: 360 Development
6300 Bee Cave Rd
Austin, Texas 78746

AGENT: Lawrence Hanrahan, P.E.
CivilE, LLC
8200 Mopac, Ste 250
Austin, Texas 787596

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

EXISTING ZONING: PUD

PROPOSED USE: The applicant proposes to construct commercial multi-family with associated improvement within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor.

REQUEST: The site is located within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor, 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 will 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: Postponed from the November 7, 2017 meeting.
LEGAL DESCRIPTION: Lot 1 and Lot 5, Block A of the Rob Roy 360 Subdivision (200100089)
EXIST. ZONING: PUD
PROPOSED USE: Condominiums
ALLOWED F.A.R.: NA
PROPOSED F.A.R.: .2179:1
ALLOWED HEIGHT: 35’
PROPOSED HEIGHT: 35’
MAX. BLDG. COVERAGE: NA
PROPOSED BLDG. CVRG: 87,912 (12%)
MAX. IMPERV. CVRG.: 20.8%
PROPOSED IMP. CVRG.: 145,936 sf (19.91)
MIN. REQ. HC NATURAL AREA: 36,640 sf
PROVIDED: 44,790 sf
REQUIRED PARKING: 134
PROPOSED PARKING: 150

SUMMARY COMMENTS ON SITE PLAN:
Land Use: This site is part of the Davenport West PUD plan, which was approved per Ordinance 89020-B, 010719-115, 0101719-28, 021205-17, 20050825-040, 20070322-059, and 20140306-033. The project is comprised of 67 residential units, 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 Bee Creek watershed, and is subject to Water Supply Rural Watershed regulations. All environmental comments have been addressed and cleared.

Transportation: Access to the proposed site will be taken from Capitol of Texas Highway North. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:
North: Single-family residential (PUD and SF-1)
East: Capitol of Texas Hwy, then preserve
West: Preserve and single-family (SF-2 and ETJ)
South: Single-family and office (SF-2 and LO)

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<thead>
<tr>
<th>Street</th>
<th>R.O.W.</th>
<th>Surfacing</th>
<th>Classification</th>
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<tbody>
<tr>
<td>Capitol of Texas Hwy</td>
<td>380’</td>
<td>140’ (split)</td>
<td>Highway</td>
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NEIGHBORHOOD ORGANIZATION:
Austin Neighborhoods Council
Bat Conservation International, Inc.
Bike Austin
City of Rollingwood
Davenport Ranch Neighborhood Association
Lake Austin Collective
Preservation Austin
Rob Roy Homeowners Association, Inc.
Save Our Springs Alliance
SEL Texas
Sierra Club
The Island on Westlake Owners Assn.
Travis County Natural Resources
### Site Plan Notes and Calculations

#### Site Plan Notes

- **Parking Requirements**
  - Parking Provided
  - Item C-06

#### Calculation Details

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<tr>
<th><strong>Item</strong></th>
<th><strong>Description</strong></th>
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CASE#: SPC-2016-0453C
ADDRESS: 800 N Capitol of Texas Hwy
CASE NAME: Westlake Residential
MANAGER: Christine Barton-Holmes

OPERATOR: Christine Barton-Holmes