

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

**CASE NUMBER:** SPC-2016-0453C    **ZAP COMMISSION DATE:** January 2, 2018

**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](mailto: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 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:** Postponed from the November 7, 2017 meeting by staff, and from the December 5, 2017 meeting by neighborhood request.

**LEGAL DESCRIPTION:** Lot 1 and Lot 5, Block A of the Rob Roy 360 Subdivision (200100089)

**EXIST. ZONING:** PUD

**ALLOWED F.A.R.:** NA

**ALLOWED HEIGHT:** 35'

**MAX. BLDG. COVERAGE:** NA

**MAX. IMPERV. CVRG.:** 20.8%

**MIN. REQ. HC NATURAL AREA:** 36,640 sf

**REQUIRED PARKING:** 134

**PROPOSED USE:** Condominiums

**PROPOSED F.A.R.:** .2179:1

**PROPOSED HEIGHT:** 35'

**PROPOSED BLDG. CVRG:** 87,912 (12%)

**PROPOSED IMP. CVRG.:** 145,936 sf (19.91)

**PROVIDED:** 44,790 sf

**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)

**Street**

Capitol of Texas Hwy

**R.O.W.**

380'

**Surfacing**

140' (split)

**Classification**

Highway

**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



## City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road 5<sup>th</sup> Floor  
P.O. Box 1088, Austin, Texas 78767  
(512) 974-3207

March 6, 2015

Mr. Steve Drenner  
Drenner Group  
200 Lee Barton Drive Suite 100  
Austin, TX 78704

Re: Rob Roy Multifamily – Planning and Development Review Department  
confirmation of land application of wastewater as a permitted accessory use in  
residential zoning.

Dear Mr. Drenner:

This letter is to outline and confirm the current permitting and process regulations applicable to land application of wastewater by drip irrigation as an accessory use for a principal residential use. Per our meeting on February 17, 2015, we understand that a wastewater use for a multifamily property is subject to the regulations of Land Development Code § 25-2-893(H), *Accessory Uses for a Principal Residential Use*:

*A use other than one described in this section is permitted as an accessory use if the director determines that the use is necessary, customary, appropriate, incidental, and subordinate to a principal use.*

Consistent with this code regulation, a multifamily wastewater irrigation by land application use is a permitted land use on a single-family zoned property. The properties will be governed and permitted by a unified development agreement and site plan, and **no development will occur on the single-family tract other than actions necessary and incidental to the irrigation installation.**

Sincerely,

Jerry Rusthoven, AICP  
Manager  
Current Planning Division

**ORDINANCE NO. 20140306-033**

**AN ORDINANCE AMENDING ORDINANCE NO. 890202-B FOR THE PROJECT KNOWN AS DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 800 NORTH CAPITAL OF TEXAS HIGHWAY FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Davenport Ranch West Planned Unit Development (the "Davenport PUD") is comprised of approximately 444.31 acres of land. This ordinance amends 16.82 acres of land located generally at 800 North Capital of Texas Highway and more particularly described as follows:

Lot 1, Block A, Rob Roy 360 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100089 of the Official Public Records of Travis County, Texas (the "Property"),

**PART 2.** Davenport Ranch West PUD was approved on February 2, 1989, under Ordinance No. 890202-B (the "Original Ordinance"), and amended under Ordinance Nos. 010719-115, 010719-28, 021205-17, 20050825-040, and 20070322-059.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-88-0001.10, on file at the Planning and Development Review Department and locally known as 800 North Capital of Texas Highway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 4.** This ordinance amends the Land Use Plan, attached as Exhibits "B"- "D", to change the following:

Exhibit "B", Sheet 1 of the Land Use Plan

- a. The Overall Summary by General Land Use table is changed from office use to office use-mixed use and adjust the acreages for each use.
- b. The Land Use Summary Table – Section 1 is changed from office use to office use-mixed use and change a lot designation.

Exhibit "C", Sheet 2 of the Land Use Plan

- c. Ordinance Compliance Note #1 is changed 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".
- d. F.A.R. and Parking Summary Table is changed to reflect Lot A-1 as either an office project or a multifamily project.
- e. Change the diagram for Lot A-1 from limited office (LO) district zoning to limited office-mixed use (LO-MU) combining district zoning.

Exhibit "D", Sheet 3 of the Land Use Plan

- f. Increase impervious cover on Lot A-1 from 3.16 acres to 3.5 acres for a multifamily project.
- g. Change Impervious Cover Summary table to reflect the proposed impervious cover and account for a new building configuration and parking layout for a multifamily project.
- h. Change Comprehensive Watershed Ordinance table to increase impervious cover from 3.16 acres to 3.5 acres for a multifamily project.
- i. Delete the office project diagram.
- j. Add a note that height, as defined by City Code, of Lot A-1 is 35 feet.
- k. Delete the note 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".
- l. Development of Lot A-1 shall not exceed 225 residential units.
- m. Floor-to-area ratio shall not apply to a residential development.
- n. The following uses are permitted uses in a mixed use development:
  - Commercial uses that are permitted in the limited office (LO) base district;
  - Civic uses that are permitted in the limited office (LO) base district;
  - Townhouse residential;
  - Multifamily residential;
  - Single-family residential;
  - Single-family attached residential;
  - Small lot single-family residential;
  - Two-family residential;
  - Condominium residential;
  - Duplex residential;
  - Group residential; and,
  - Short term rental

**PART 5.** The following shall apply to the PUD.

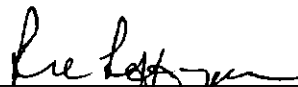
- a. Development of the Property shall comply with City Code Section 25-8 (*Environment*) as amended from time to time, excluding Article 1, Division 4 (*Impervious Cover Determinations*).
- b. Five percent of the dwelling units on the Property for rent or sale shall be reserved for persons whose household income is at or below 60 percent of the median family income in the Austin statistical metropolitan area. The units will remain affordable for 40 years from the date of the certificate of occupancy for rental units and 99 years from the date of the certificate of occupancy for sale units.

The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B. Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all other rules, regulations and ordinances of the City apply to the PUD.

**PART 6.** This ordinance takes effect on March 10, 2014.**PASSED AND APPROVED**

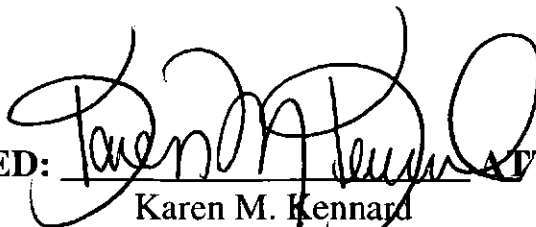
February 27, 2014

§  
§  
§



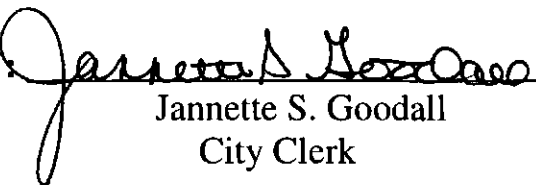
Lee Leffingwell  
Mayor

APPROVED:

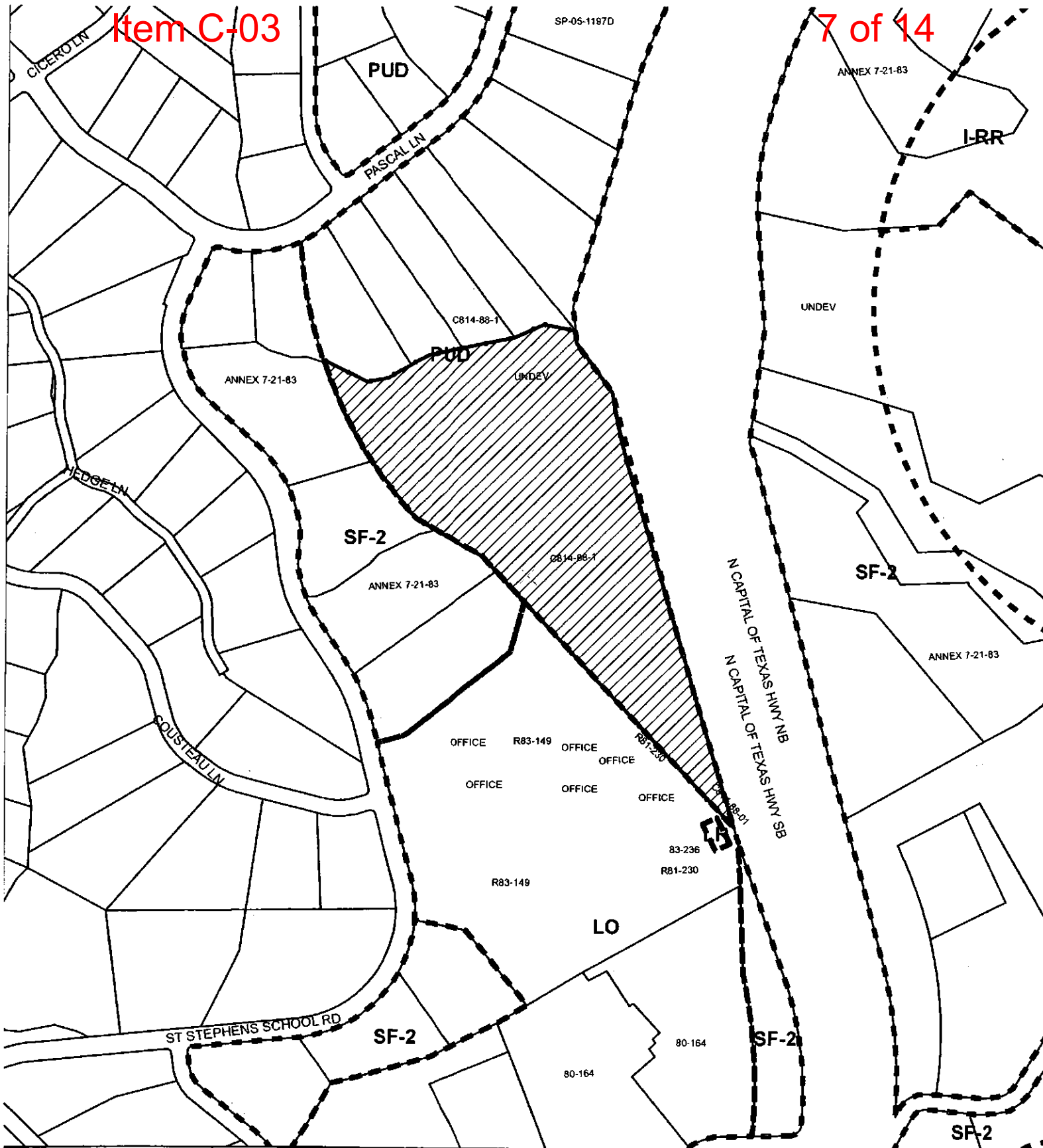





Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk



-  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 by the City of Austin regarding specific accuracy or completeness.



Exhibit A



**PUBLIC HEARING INFORMATION**

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: SPC-2016-0453C**

**Contact: Christine Barton-Holmes, 512-974-2788 or  
Jeremy Siltala, (512) 974-2945**

**Public Hearing: Zoning and Platting Commission, Nov 07, 2017**

REINA E. KILLFOIL

Your Name (please print)

20 PASCAL Ln, Austin TX 78746

Your address(es) affected by this application

Reina E Killfoil

Signature

November 1, 2017

Date

Daytime Telephone: (512) 947-1078

Comments: I object because it will  
lower my property value.

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department – 4<sup>th</sup> floor

**Christine Barton-Holmes**

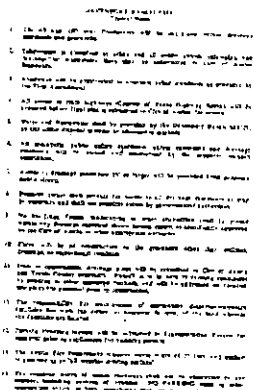
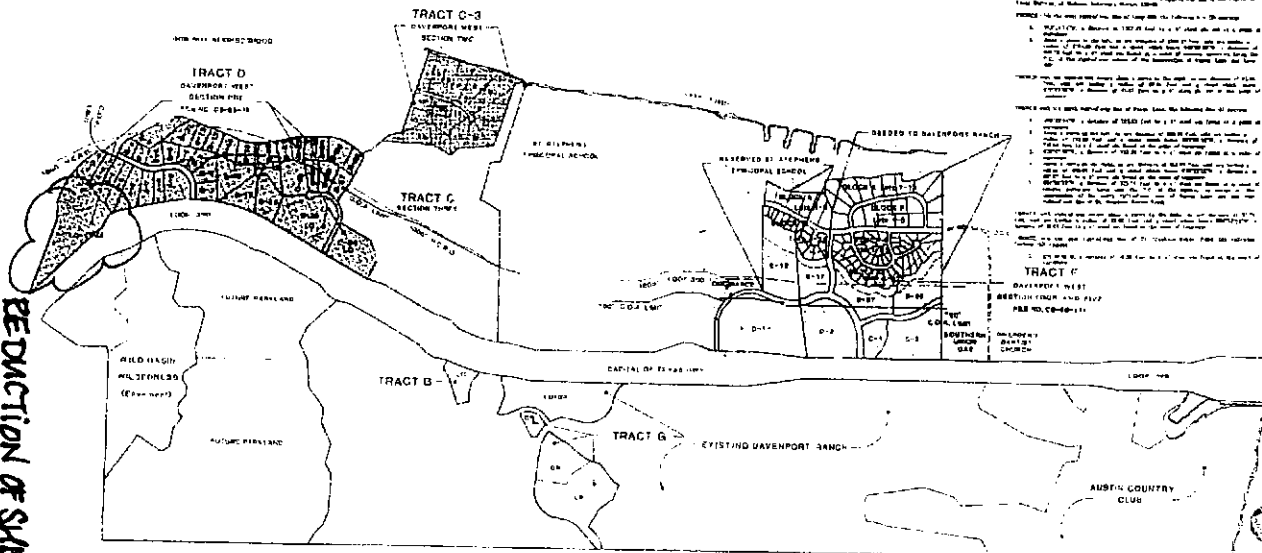
P. O. Box 1088

Austin, TX 78767-1088





## TYPICAL NOTES

[illegible][illegible][illegible][illegible]

MASTER INDEX &amp; SURROUNDING LAND USE MAP (Scale: 1" = 800')


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

  
Davenport Ranch

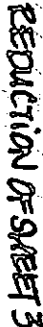
DATE: MARCH 21, 1988  
REVISED: JULY 1, 1988  
SEPTEMBER 22, 1988

DAVENPORT RANCH WEST  
PLANNED UNIT DEVELOPMENT  
TRACT D & TRACT C-3 SECTION 1 & 2

**CEI** CANYON  
ENGINEERING  
INCORPORATED  
1000 WESTLAKE HIGH DRIVE  
BUILDING 5-A  
AUSTIN, TEXAS 78746  
(512) 327-6173



**LANDCORP**  
1502 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0800

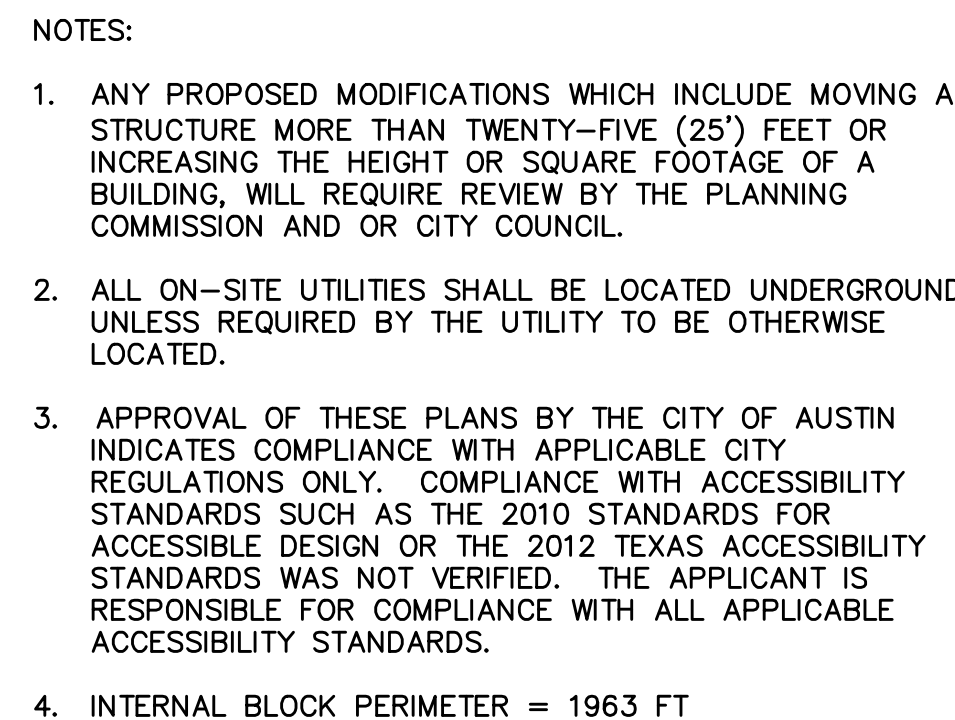
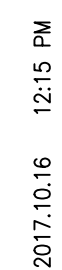




28 OF 92

Proposed Site Data - Lot 5		
Zoning		SF-2
Total Site Area (ac./sf.)	3.14	ac. / 136,834.0 sf.
Floor to Area Ratio	0.0000	Max. Allowable FAR - N/A
Total Impervious Cover (ac.)	0.0000	Max. Allowable = 0.78 ac. - 40%
Total Impervious Cover (sf.)	0	Max. Allowable = 33,872.26 sf. - 40%
% of Site with Impervious Cover	0.00%	
Total Building Coverage (ac.)	0.00	
Total Building Coverage (sf.)	0	
Total Building Coverage (%)	0.00%	
Total Building Area (sf)	0	
Total Parking and Sidewalks (ac.)	0.0000	





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

SITE PLAN APPROVAL \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_ 92  
FILE NUMBER: SPC-2016-0453C APPLICATION DATE: 09/28/2016  
APPROVED BY COMMISSION ON \_\_\_\_\_ N/A  
UNDER SECTION: 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
\_\_\_\_\_  
C. BARTON-HOLMES  
EXPIRATION DATE(25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ\_ODDZ \_\_\_\_\_

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: PUD, SF-2

REV. 1 \_\_\_\_\_ CORR. 1 \_\_\_\_\_

REV. 2 \_\_\_\_\_ CORR. 2 \_\_\_\_\_




REV. 3 \_\_\_\_\_ CORR. 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.

SPC-2016-045

CASE NO: SPC-2016-0453C

**LEGEND**

	CEF BUFFER
	OPEN SPACE
	CONCRETE PAVEMENT

**WESTLAKE RESIDENTIAL**  
Site Development Plans  
800 N. Capital of Texas Highway  
Austin, Texas 78746  
**SITE PLAN OVERALL**

## SITE PLAN OVERALL

# Civil

**CIVILE, LLC**  
88200 N. MOPAC EXPY  
SUITE 250  
AUSTIN, TX 78759  
OFFICE: 512-402-6878  
FAX: 512-402-6947

TEXAS REGISTERED  
ENGINEERING FIRM E-15581

12 OCT 2017

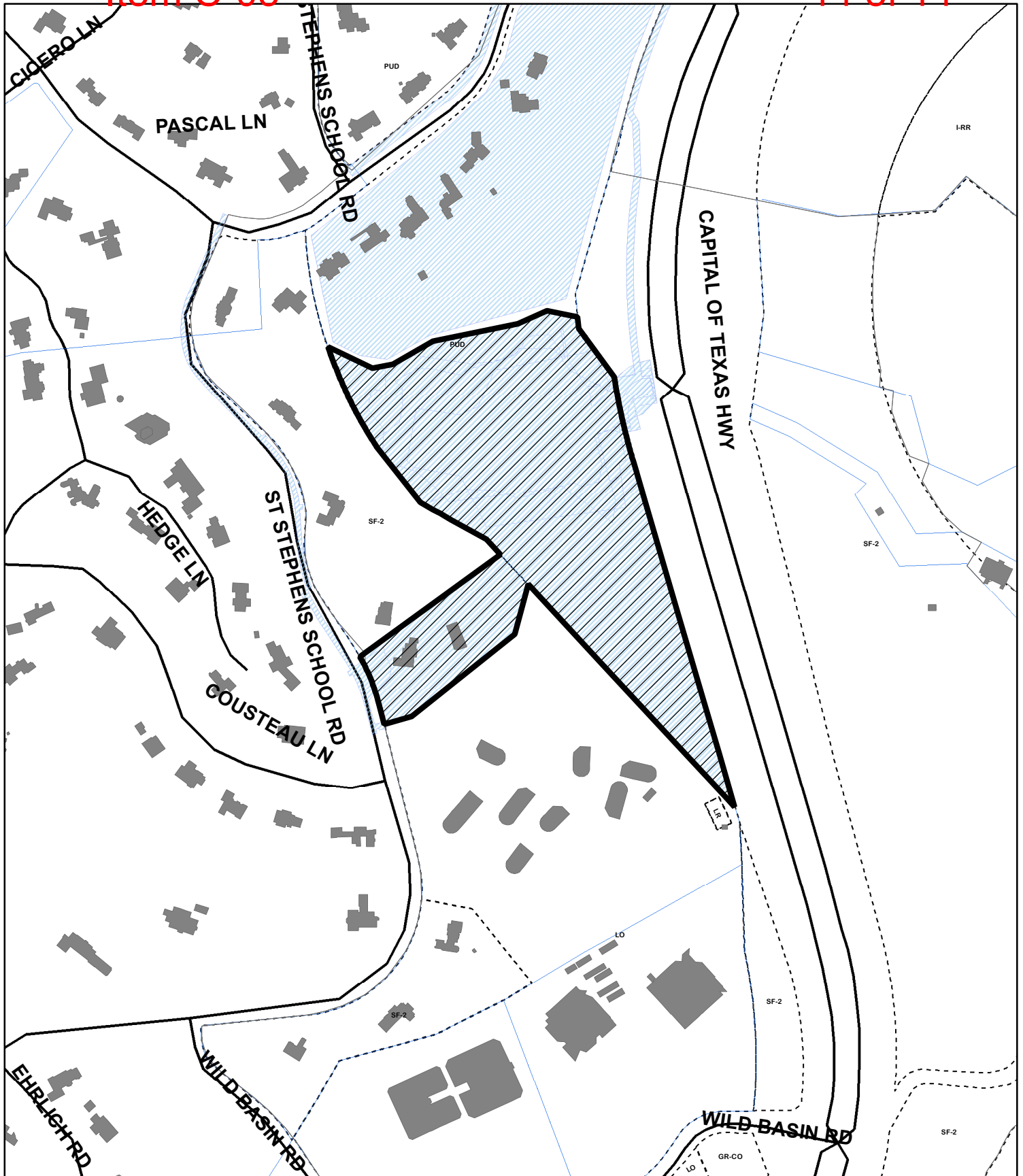
12 OCT 2017 TBPE FIRM #1558

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SITE PLAN  
OVERALL



SHEET NO.  
27 OF 92





SITE PLAN



 SUBJECT TRACT  
 ZONING BOUNDARY

0 200 400 800 Feet

CASE#: SPC-2016-0453C  
 ADDRESS: 800 N Capitol of Texas Hwy  
 CASE NAME: Westlake Residential  
 MANAGER: Christine Barton-Holmes



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OPERATOR: Christine Barton-Holmes