

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

CASE NUMBER: SPC-2017-0239C **ZAP COMMISSION DATE:** July 3, 2018

PROJECT NAME: Shepherd Mountain

ADDRESS: 6301 FM 2222 Road

DISTRICT: 10

WATERSHED: West Bull Creek (Water Supply Suburban)

AREA: 45.38 acres gross site area / 8.52 acres limits of construction

APPLICANT: 2222 Cap Texas LLC
9811 Katy Freeway, Suite 925
Houston, Texas 77024

AGENT: Joel Wixson, P.E.
Kimley-Horn
10814 Jollyville Road, Avallon IV, Ste 300
Austin, Texas 78759

CASE MANAGER: Anaiah Johnson (512) 974-2932
anaiah.johnson@austintexas.gov

EXISTING ZONING: MF-4-CO and GO-CO

PROPOSED USE: The applicant proposes to construct 281 units of multifamily housing.

REQUEST: The site is located within the Low Intensity, Moderate Intensity, and High Intensity Zones of the RM 2222 Hill Country Roadway Corridor (with development only proposed in the Low 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 as modified by the Champions Tract Settlement Agreement. All comments will be cleared by time of permit. The focus of granting the request should be based upon the site development regulations meeting the criteria of the Hill Country Ordinance as modified by the Champions Tract Settlement Agreement and not the merits of the Council approved Settlement Agreement. The question is to grant or deny; additional conditions may not be imposed.

ZONING AND PLATTING COMMISSION ACTION: N/A**LEGAL DESCRIPTION:** Lot 1, Block A, Champion City Park East Subdivision**EXIST. ZONING:** MF-4-CO / GO-CO**PROPOSED USE:** Infrastructure**ALLOWED F.A.R.:** 0.75:1 / 1:1**PROPOSED F.A.R.:** 0.27:1 / 0:1**ALLOWED HEIGHT:** 40' (Low) / 53' (Mod)**PROPOSED HEIGHT:** 44'-4"**MAX. BLDG. COVERAGE:** 60% / 60%**PROPOSED BLDG. CVRG:** 10% / 0%**MAX. IMPERV. CVRG.:** 5.49 ac. (12.1%)**PROPOSED IMP. CVRG.:** 5.38 ac. (11.84%)**MIN. REQ. HC NATURAL AREA:** 18.15 ac.**PROVIDED:** 30.07 ac.**REQUIRED PARKING:** 466.5**PROPOSED PARKING:** 461**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: This site is part of the Champions Tract Settlement Agreement, which was approved per Ordinance 20180215-013. The project is comprised of a 281 units of multifamily housing across multiple buildings including townhouses, and complies with the Settlement Agreement. 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 Road and City Park Road. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:**North:** FM 2222, then Office**East:** Hwy 360, then undeveloped (GR-CO)**West:** City Park Road, then commercial (LR-CO)**South:** Single-family residential (SF-2 and MF-2)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 2222 Rd	240'	88'	Highway
City Park Road	90'	30'	Minor Arterial

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations, Inc.

Austin Independent School District

Austin Heritage Tree Foundation

Austin City Park Neighborhood Association

Bike Austin

Bull Creek Foundation

Bull Creek Homeowners Association

Canyon Creek HOA

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

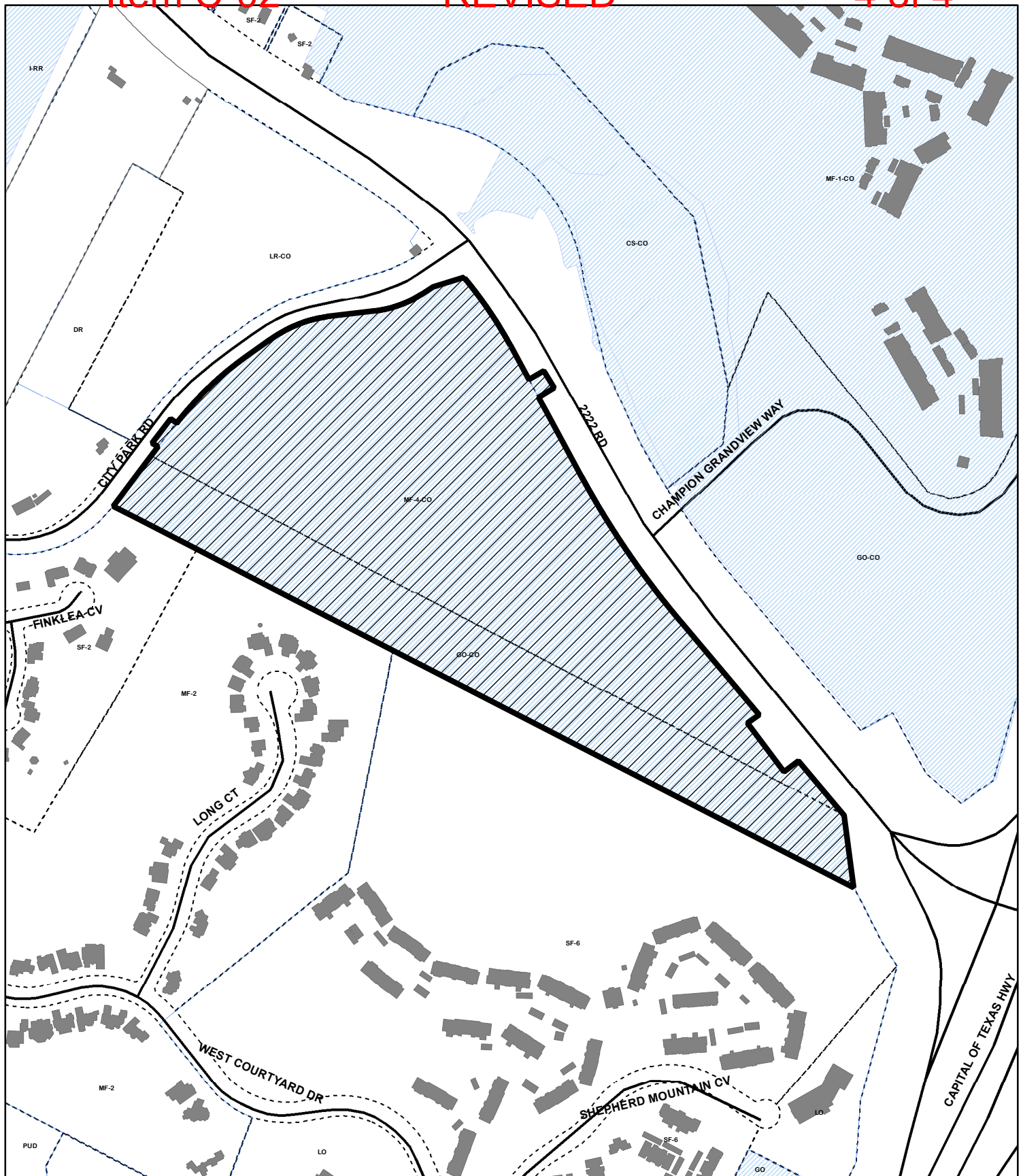
Lakewood Homeowners Assn.

Long Canyon Homeowners Assn.

Long Canyon Phase II & LLL Homeowners Assn, Inc.



Mountain Neighborhood Association

Northwest Austin Civic Association
Northwest Austin Coalition
NW Austin Working Group
Preservation Austin
River Place HOA
SEL Texas
Shepherd Mountain Neighborhood Association
Sierra Club
Steiner Ranch Community Association
Travis County Natural Resources



SITE PLAN



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 215 430 860 Feet

CASE#: SPC-2017-0239C
 ADDRESS: 6301 FM 2222 RD
 CASE NAME: Shepherd Mountain
 MANAGER: Anaiah Johnson



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OPERATOR: Christine Barton-Holmes