ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET

CASE NUMBER: SP-2013-0379B(XT2) ZAP COMMISSION DATE: 9/17/2019

PROJECT NAME: The Pinnacle at Great Hills

ADDRESS: 5717 Lost Horizon Drive

COUNCIL DISTRICT: 10

WATERSHED: Bull Creek (Water Supply Rural)

AREA: 7.595 Acres

APPLICANT: Great Hills Pinnacle (Charles Nichols, Jr)
5000 Bee Caves Road
Austin, Texas 78746

AGENT: Garrett-Ihnen Civil Engineers (Norma Divine)
12007 Technology Boulevard, Ste. 150
Austin, Texas 78727

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

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: The applicant is proposing construction of 6 out of 13 total single-family condominiums. Seven of the 13 units have been completed or are under construction currently.

REQUEST: The site is requesting a three-year extension to a previously-approved site plan. The extension would move the site plan expiration date to September 17, 2022. Two of the thirteen structures and all infrastructure have been completed.

STAFF RECOMMENDATION: Staff recommends approval of this site plan extension. Staff previously approved an administrative one-year extension from July 24, 2018 to July 24, 2019. The site plan will comply with all applicable requirements of the Land Development Code.

ZONING AND PLATTING COMMISSION ACTION:

LEGAL DESCRIPTION: Great Hills St, Lot 2, Book 77, Pages 268-270
EXIST. ZONING: SF-6
ALLOWED F.A.R.: NA
ALLOWED HEIGHT: 35’
MAX. BLDG. COVERAGE: 40%
MAX. IMPERV. CVRG.: 55%
REQUIRED PARKING: 42

PROPOSED USE: SF Condo Residential
PROPOSED F.A.R.: NA
PROPOSED HEIGHT: 35’
PROPOSED BLDG. CVRG.: 6.39% (21062 sf)
PROPOSED IMP. CVRG.: 18.12% (59692 sf)
PROPOSED PARKING: 57
SUMMARY COMMENTS ON SITE PLAN:

**Land Use:** This site is currently partly developed, and is proposed to be completed with 13 single-family condominiums. There are no Critical Environmental Features on the site, and the site plan complies with all requirements of the Land Development Code.

**Environmental:** This site is located in the Bull Creek Watershed, and is subject to Water Supply Rural Watershed regulations.

**Transportation:** Access to the proposed site will be taken from Lost Horizon Drive. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

**North:** Lost Horizon Dr, then Community Recreation (CR, PUD)
**East:** Rain Creek Pkwy, then open space (SF-2)
**West:** Open space and single-family residential (SF-6)
**South:** Open space and single-family residential (SF-6)

<table>
<thead>
<tr>
<th>Street</th>
<th>R.O.W.</th>
<th>Surfacing</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lost Horizon Dr</td>
<td>90’</td>
<td>40’</td>
<td>Local Connector</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD ORGANIZATION:
- Austin Independent School District
- Bike Austin
- Bull Creek Foundation
- Friends of Austin Neighborhoods
- Great Hills VII HOA
- Great Hills Sec. VIII Homeowners, Inc.
- Long Canyon Homeowners Association
- Mountain Neighborhood Association (MNA)
- Neighborhood Empowerment Foundation
- North Oaks Neighborhood Association
- Northwest Austin Coalition
- SEL Texas
- Sierra Club
- Travis County Natural Resources