CASE NUMBER: SPC-2017-0372C(R1)  ZAP COMMISSION DATE: December 17, 2019

PROJECT NAME:  Parke 27 Site Plan Improvements, Revision 1
ADDRESS:  7710 N FM 620 Road
DISTRICT:  6
WATERSHED:  Bull Creek/Lake Travis (Water Supply Rural)
AREA:  27.17 acres

APPLICANT:  Parke 27 Offices LLC
6836 Bee Caves Rd, Bldg 3, Suite 302
Austin, Texas  78746
Steve Harren, (512) 786-0755

AGENT:  Russ Tomer
KBGE
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, Texas 78746

CASE MANAGER:  Randall Rouda, AICP,  (512) 974-3338
Randall.rouda@austintexas.gov

EXISTING ZONING:  GR-CO

PROPOSED USE:  The applicant proposes to construct a commercial development consisting of a total of 18 buildings with associated improvements within the Moderate Intensity Zone of the FM 620 Road Hill Country Roadway Corridor.

REQUEST:  Pursuant to the Hill Country Roadway Ordinance, SP-2017-0372C was presented to the Zoning and Platting Commission for approval at its meeting of November 6, 2018 at which time it was approved by consent. The applicant is requesting approval of Revision 1 to SP-2017-0372C which primarily consists of the removal of two commercial buildings (with a common wall) and the addition of six new commercial buildings, along with related changes to on-site circulation, utilities and drainage to serve the revised layout. The total number of buildings would increase from 14 to 18, but there would be no change in the amount of anticipated Impervious Cover.

WAIVER REQUEST:  There are no waiver requests with this application, however, some standards of the Hill Country Roadway Ordinance and other current regulations were determined not to be applicable on the basis of vested rights established prior to the applications for the original Site Plan and the Revision.
SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan revision. The site plan complies with all other applicable requirements of the Land Development Code including all applicable Hill Country Roadway Corridor development regulations. All design related comments have been cleared. The question is to grant or deny; additional conditions may not be imposed.


LEGAL DESCRIPTION: Lots 1-14 of Resubdivision of Lot 1, Block A, Parke 27. Doc. No. 2018800288

EXIST. ZONING: GR-CO PROPOSED USE: Commercial (Various)

<table>
<thead>
<tr>
<th>REQUIREMENT</th>
<th>PRIOR APPROVED</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>F.A.R</td>
<td>MAX 0.25:1</td>
<td>0.179:1</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>MAX 60’</td>
<td>30’</td>
</tr>
<tr>
<td>BUILDING COVERAGE</td>
<td>MAX 75%</td>
<td>13.84%</td>
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<tr>
<td>IMPERVIOUS COVERAGE</td>
<td>MAX 90%</td>
<td>64.5%</td>
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<tr>
<td>PARKING</td>
<td>MIN 820(Orig)/MIN 973(R1)</td>
<td>958</td>
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SUMMARY COMMENTS ON SITE PLAN:
Land Use: The revised project is comprised of 17 commercial buildings on 27.17 acres and complies with the applicable GR-CO Zoning, the Compatibility requirements of LDC Article 10 and the design criteria of LDC Subchapter E. A total of 251,174 square feet of gross floor area is proposed which is an increase of approximately 42,200 square feet from the original approval. 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 Bull Creek and Lake Travis watersheds, 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 FM 620 Road and will be developed with an Internal Circulation Route (ICR). The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Vista Parke Drive, Commercial and Elementary School (GR-CO/P/R&D-PDA)
East: FM 620, Commercial, Multifamily (GR-CO/I-RR/PUD)
West: Preserve (I-RR)
South: Vacant, Commercial (GR-CO)

<table>
<thead>
<tr>
<th>Street</th>
<th>R.O.W.</th>
<th>Surfacing</th>
<th>Classification</th>
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</thead>
<tbody>
<tr>
<td>FM 620 Rd</td>
<td>155’</td>
<td>83’</td>
<td>Suburban</td>
</tr>
<tr>
<td>Vista Parke</td>
<td>80’</td>
<td>65’</td>
<td>Suburban</td>
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</table>
NEIGHBORHOOD ORGANIZATION:
  Austin Lost and Found Pets
  Bike Austin
  Friends of Austin Neighborhoods
  Leander ISD Population and Survey Analysts
  Neighborhood Empowerment Foundation
  SEL Texas
  Sierra Club
  Travis County Natural Resources
  The Parke HOA
  Volente Neighborhood Association
CASE#: SPC-2017-0372C(R1)
ADDRESS: 7710 N FM 620 Road
CASE NAME: Parke 27 Site Plan Improvements Revision 1
MANAGER: Randall Rouda

Legend

\[\text{Site Plan Case}\]
\[\text{Zoning}\]

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