

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

CASE NUMBER: SPC-2021-0215C **ZAP DATE:** June 21, 2022

PROJECT NAME: Aura High Pointe

ADDRESS: 6701 N FM 620 Rd

AREA: 14 acres

APPLICANT: PRIII TRG High Pointe Owner, LP
8235 Douglas Avenue, Ste 950
Dallas, TX 75225
(214) 212-1251

AGENT: Ryan LaMarre, Jones & Carter Inc.
3100 Alvin Decave Blvd, Ste 150
Austin, Texas 78741
(512) 441-9493

COUNCIL DISTRICT: 10

WATERSHED: Lake Travis and Panther Hollow
(Watersupply Rural, DWPZ)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant requests approval of a Hill Country Roadway Site Plan to construct a multifamily development. The site is located within the High Intensity Zone of FM 620/FM 2222. There are 322 units total within 4 multifamily buildings, a clubhouse, and leasing office building, the maximum height of the buildings is 4 stories.

ZONING:

The site is zoned GR-MU. Residential use is a permitted use with the MU in the zoning string. Zoning ordinance 20210506-058 approved on May 6, 2021 added the MU to the GR base zoning.

The site plan requires approval by a Land Use Commission because of its location within the Hill Country Overlay. All Hill Country Roadway requirements have been met.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:

Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all applicable requirements of the Land Development Code and the zoning ordinance. All administrative requirements will be met prior to site plan release and all fees/fiscal will be posted prior to permit issuance.

CASE MANAGER: Rosemary Avila, 512-974-2784
Rosemary.avila@austintexas.gov

PROJECT INFORMATION:**PROJECT INFORMATION:** 14 acres**ALLOWED F.A.R.:** 1:1**MAX. BLDG. COVERAGE:** 75%**MAX. IMPERVIOUS CVRG.:** 50%**REQUIRED PARKING:** 567**PROPOSED ACCESS:** RR 620**EXIST. ZONING:** GR-MU**PROPOSED F.A.R.:** 0.1:1**PROPOSED BLDG. CVRG:** 4.4%**PROPOSED IMPERVIOUS CVRG:** 11.8%**PROVIDED PARKING:** 631**SUMMARY COMMENTS ON SITE PLAN:**

LAND USE: This request is for approval of a Hill Country Roadway site plan. This site is located within the High Intensity Zone of FM 620/FM 2222. The site plan proposes construction of multifamily buildings. All Hill Country Roadway and zoning requirements have been met. All comments are cleared.

ENVIRONMENTAL: This site is in the Drinking Water Protection Zone, in the Lake Travis and Panther Hollow Watersheds which are classified as Water Supply Rural. All Hill Country Roadway and zoning requirements have been met. All comments are cleared except fees.

TRANSPORTATION: TxDot approval has been obtained. All comments are cleared except fees.

SURROUNDING CONDITIONS (ZONING/LAND USE):

North: GR-MU-CO, Multifamily

Southeast: GR-CO, Undeveloped

West: ROW- RR 620

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations, Inc.

Austin Lost and Found Pets

Bull Creek Foundation

Canyon Creek H.O.A.

Comanche Trail Community Assn. (CTCA)

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

Leander ISD Population and Survey Analysts

Long Canyon Homeowners Assn.

Long Canyon Phase II and LLL Homeowners Assn
Inc.

Mountain Neighborhood Association (MNA)

Neighborhood Empowerment Foundation

River Place HOA

SEL Texas

Sierra Club, Austin Regional Group

Steiner Ranch Community Association

Steiner Ranch Master Homeowners Association

Steiner Ranch Neighborhood Association

TNR BCP – Travis County Natural Resources

Westminster Glen HOA



3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

June 9th, 2022

Austin Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Site Plan Application
Aura High Pointe Village
6701 N FM 620
Austin, TX 78732

To Whom it may concern,

On behalf of our client, Trinsic Residential Group, Jones|Carter has prepared the site plan application package for the Aura High Pointe Village project. This 14.34-acre lot is proposed for Multi-Family usage. It is located southeast of the intersection of N FM 620 Hwy and RM 2222 Hwy within the City of Austin Full Purpose Jurisdiction in Travis County.

The property is within the Panther Hollow and Lake Travis watersheds, which are defined as a rural watersheds by the City of Austin. The tract is within the Edwards Aquifer Recharge Zone. There are 4 karst features located on the west side of the site that were given a buffer in accordance with critical environmental feature regulations. The 100-year FEMA floodplain does not encroach onto the site.

The proposed improvements include constructing approximately 2,150 feet of 12" water main that will be constructed from the existing 12" water main (Project No. 2005-0799) located in N FM 620 Rd, and extend south along N FM 620 Rd, southeast along northern boundary of the subject tract, and then east to the existing 12" water main (Project No. 99-0819). The site is currently undeveloped and generally slopes from the center out. Runoff from the improvements will be conveyed to three water quality sedimentation & filtration ponds and one rain garden located onsite. This site is exempt from detention per note 20 of Resubdivision of Lot 1, New Corridor at River Place Subdivision. A waiver from stormwater detention requirement was granted for this subdivision on August 31, 2006.

If there is additional information that you require, please contact me at (512) 441-9493.

Sincerely,

William A.C. McAshan, P.E.

WACM/rwl

K:\05812\05812-0003-01 High Pointe Village\2 Design Phase\Reports\Engineering Report\05812-0003-01 Eng Summary Letter.docx

Avila, Rosemary

From: K.J. Bartosh [REDACTED]
Sent: Wednesday, May 18, 2022 1:21 PM
To: Amanda Swor
Cc: Max Godvin; Brian Koster; John Males
Subject: Re: Original CR

Hi Amanda,

We're happy to voice our support for your project as it was presented to the Board of Directors of Alicante Townhomes. We have appreciated the good-faith efforts of you and your company to work with us in developing a plan to mitigate all of our concerns that has been codified in a restrictive covenant filed with Travis County. We look forward to continuing to work with you all as we become neighbors.

Please let me know if you need anything else from us to confirm our support.

Best,
K.J. Bartosh

On Wed, May 18, 2022 at 10:02 AM Amanda Swor [REDACTED] wrote:

Hi K.J.,

I hope this email finds you well. I wanted to touch base with you as this project is moving forward. We are close to pulling the site development permit. The case manager has asked if we had a neighborhood support letter for the project for the site plan. I sent the rezoning letter and they asked if we had anything new. I wanted to see if it would be possible to get a quick email just reiterating the covenant and support for the project? It doesn't need to be anything fancy 😊

Let me know if you have any questions or if I can provide any additional information.

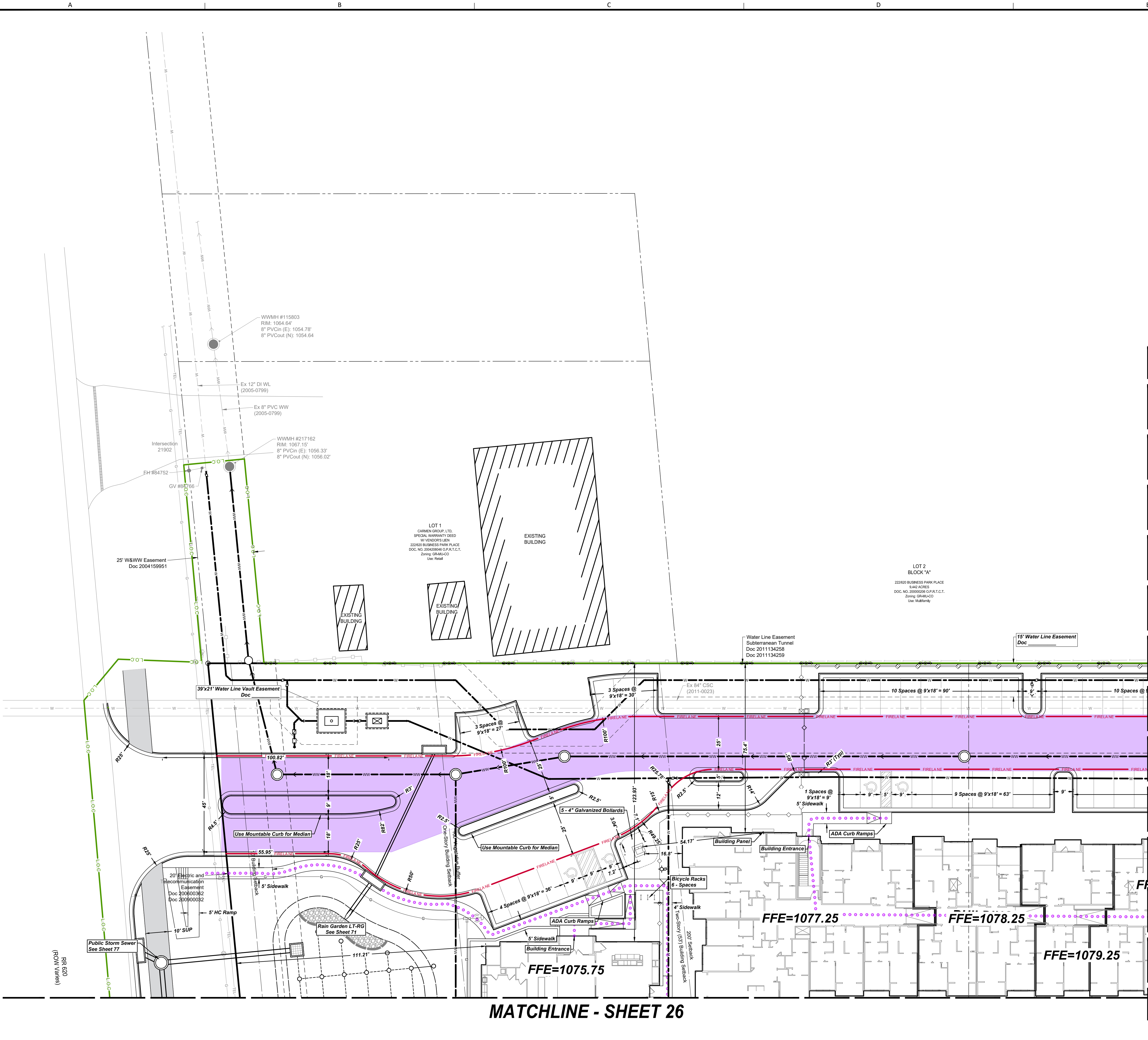
Have a fantastic day!

Amanda W Swor, Director of Entitlements & Policy

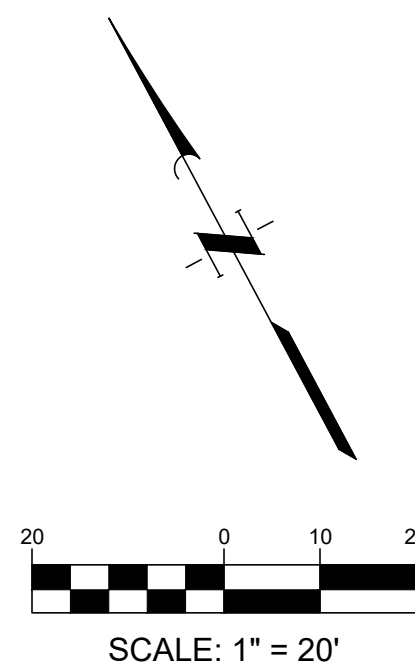
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704

512-807-2904 direct | 512-496-8573 cell | [REDACTED]

B-7
1
2
3
4
© 2018 Jones | Carter



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING LEGEND

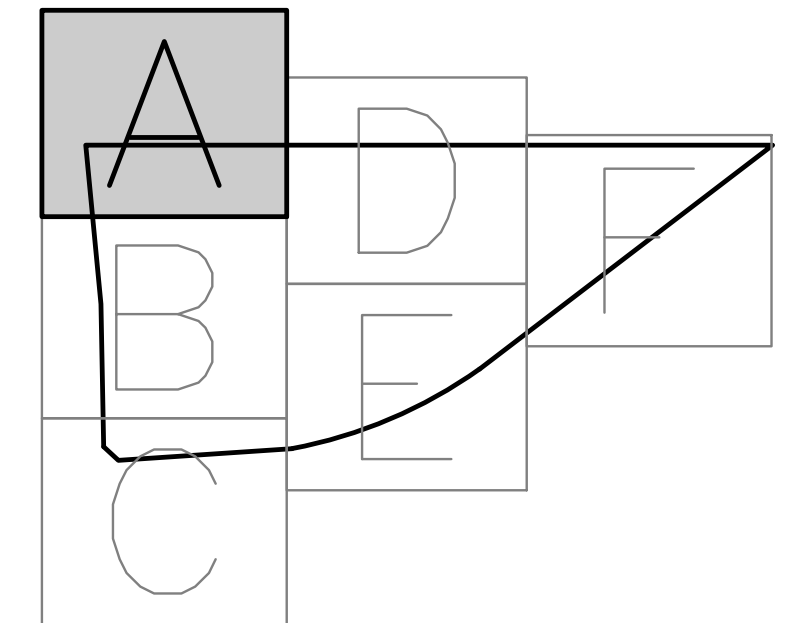
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- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- JUNCTION BOX
- OVERHEAD ELECTRIC W/ POWER POLE

PROPOSED LEGEND

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- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- L.O.C. LIMITS OF CONSTRUCTION
- ADA ROUTE
- FIRE LANE
- OPEN SPACE
- INTERNAL CIRCULATION ROUTE

All ADA ramps shall have a 5'x5' flat landing (max 2%).
For ramps over 6" in height see detail E-2 on sheet 64.

- Fire Access Notes:
- A sign meeting City of Austin Specification Manual detail 901-S6 is required at each exit and entry point of a fire lane. Signs shall be at least 5 feet but no greater than 8 feet above grade.
 - Power operated gates across fire access roads must be equipped with gate operators listed in accordance with UL 325. Gates intended for automatic operation must be designed, constructed and installed per ASTM F2200. Each power operated gate shall be equipped with a Knox fire department key switch. A manual means of opening the gate in the event of power loss is required.



KEY MAP
N.T.S.

SITE PLAN APPROVAL SHEET 25 OF 106
FILE NUMBER: SPC-2021-0215C APPLICATION DATE: 06/21/2021
APPROVED BY COMMISSION ON UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-61, LDC) CASE MANAGER Rosemary Aziz
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 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.

7 of 12

REVISIONS

No. Date

DESIGNED BY: ZDM

CHECKED BY: RWL

DRAWN BY: SLH

SCALE: AS SHOWN

DWG ISSUANCE: 02/09/2022

JOB NO.: 05812-0003-01

JONES CARTER

Texas Board of Professional Engineers Registration No. F-439

3100 Avon Drive Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

JC

STATE OF TEXAS

William A.C. McAshen

132371

PROFESSIONAL ENGINEER

4/19/2022

TRANSIC RESIDENTIAL GROUP

AURA HIGH POINTE VILLAGE

6701 N FM 620

SITE PLAN A

SHEET NO. 25

OF 106

SPC-2021-0215C

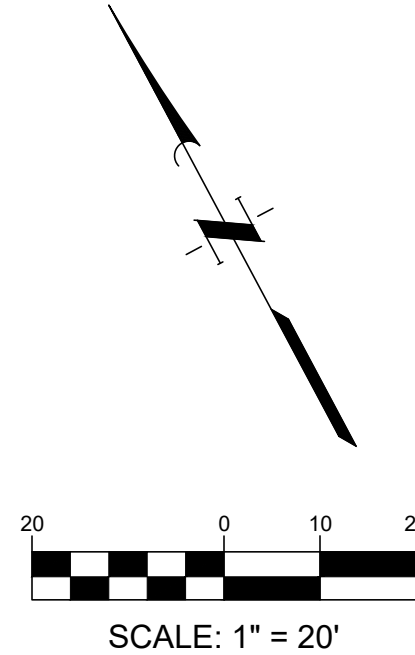
MATCHLINE - SHEET 25

MATCHLINE - SHEET 28

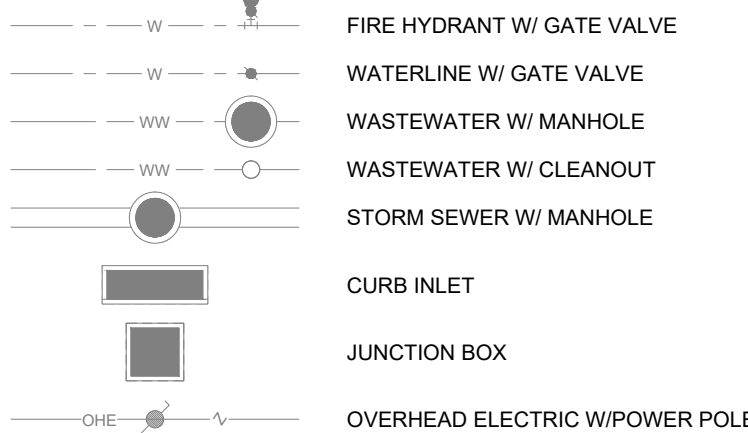
MATCHLINE - SHEET 29

MATCHLINE - SHEET 27

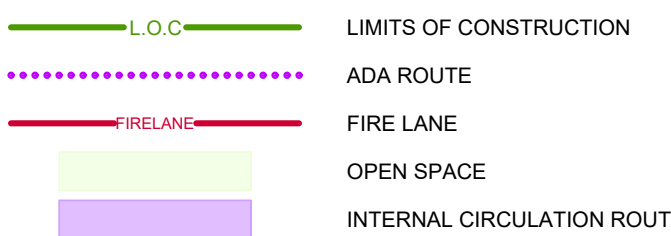
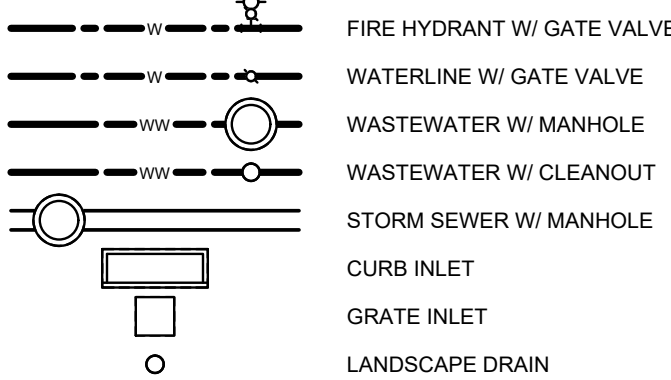
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EXISTING LEGEND



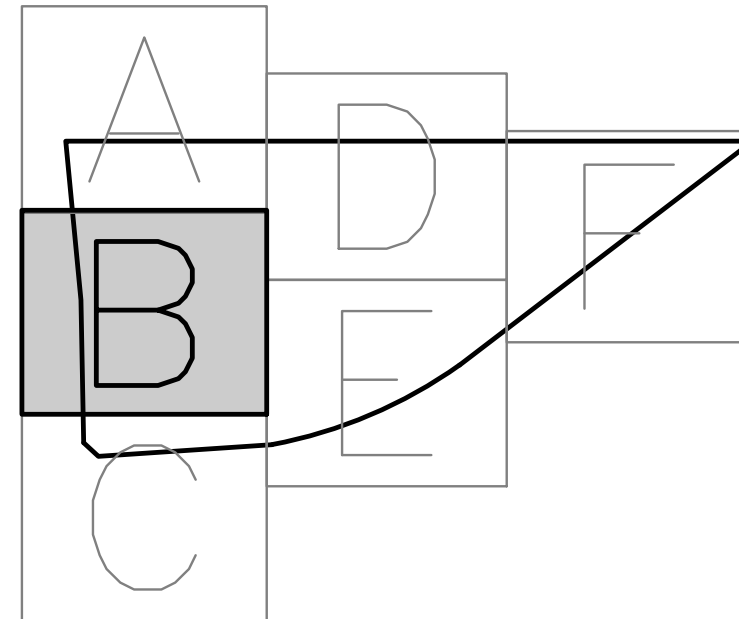
PROPOSED LEGEND



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CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-61, LDC) CASE MANAGER Rosemary Avila
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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No.	Date	REVISIONS

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Avon Drive Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: AS SHOWN
DESIGNED BY: ZDM
CHECKED BY: RWL
DRAWN BY: SLH

DWG ISSUANCE: 02/09/2022
JOB NO.: 05812-0003-01

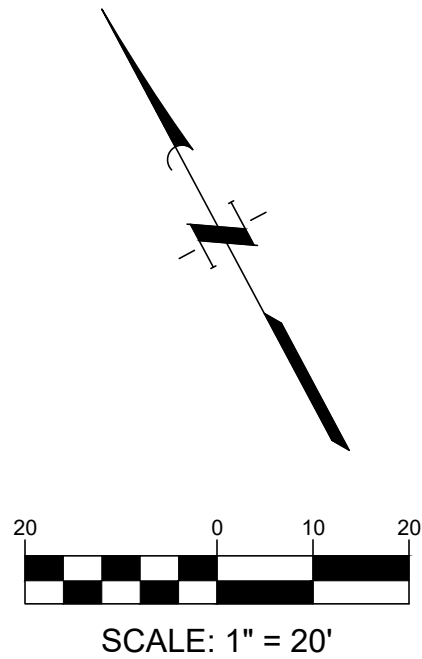


TRANSIO RESIDENTIAL GROUP
AURA HIGH POINTE VILLAGE
6701 N FM 620
SITE PLAN B

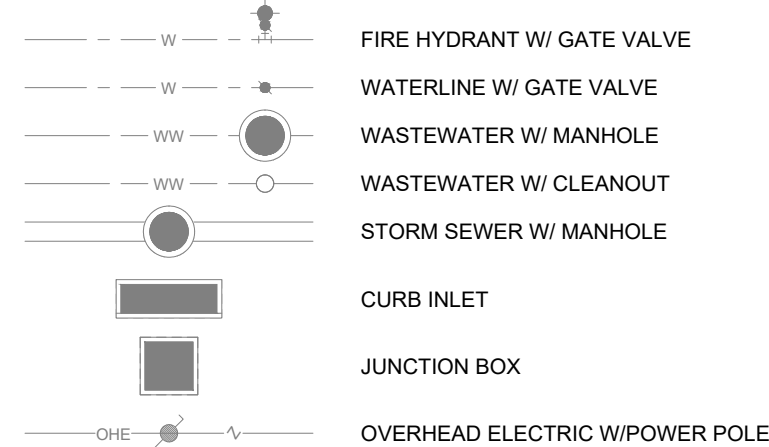
MATCHLINE - SHEET 26

MATCHLINE - SHEET 29

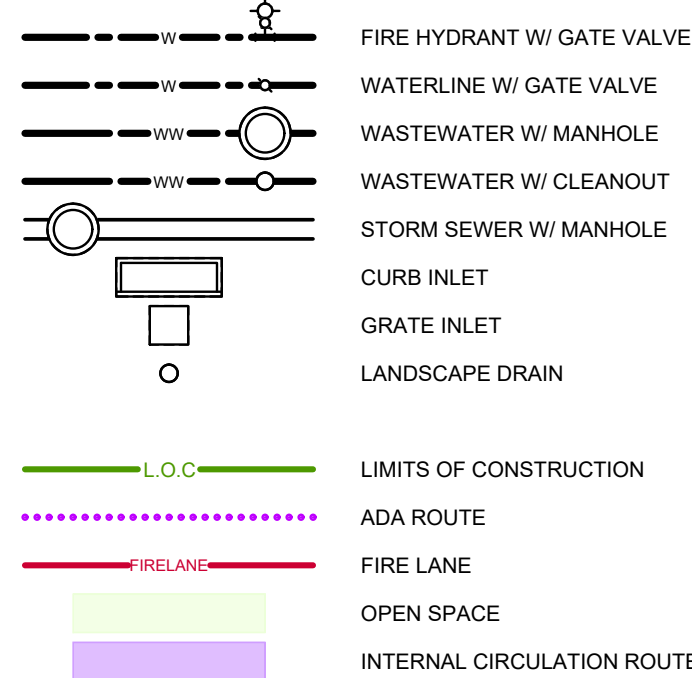
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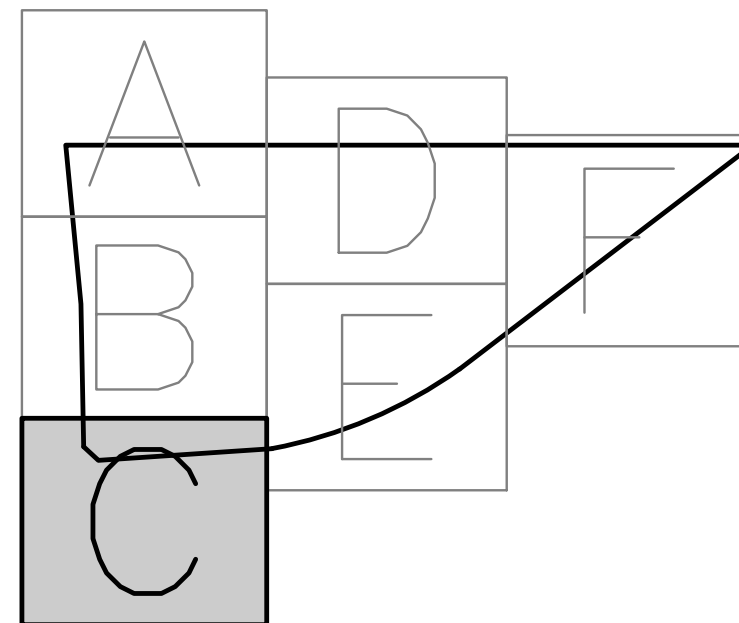
PROPOSED LEGEND



[All ADA ramps shall have a 5'x5' flat landing (max 2%). For ramps over 6" in height see detail E-2 on sheet 64.]

Fire Access Notes:

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EXPIRATION DATE (25-5-61, LDC) CASE MANAGER Rosemary Avila
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 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.

App.	No.	Date	REVISIONS

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Avon Ochsne Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: AS SHOWN

DESIGNED BY: ZDM

DWG ISSUANCE: 02/09/2022

JOB NO.: 05812-0003-01

CHECKED BY: RWL

DRAWN BY: SLH



TRANSIC RESIDENTIAL GROUP

AURA HIGH POINTE VILLAGE

6701 N FM 620

SITE PLAN C

SHEET NO. 27

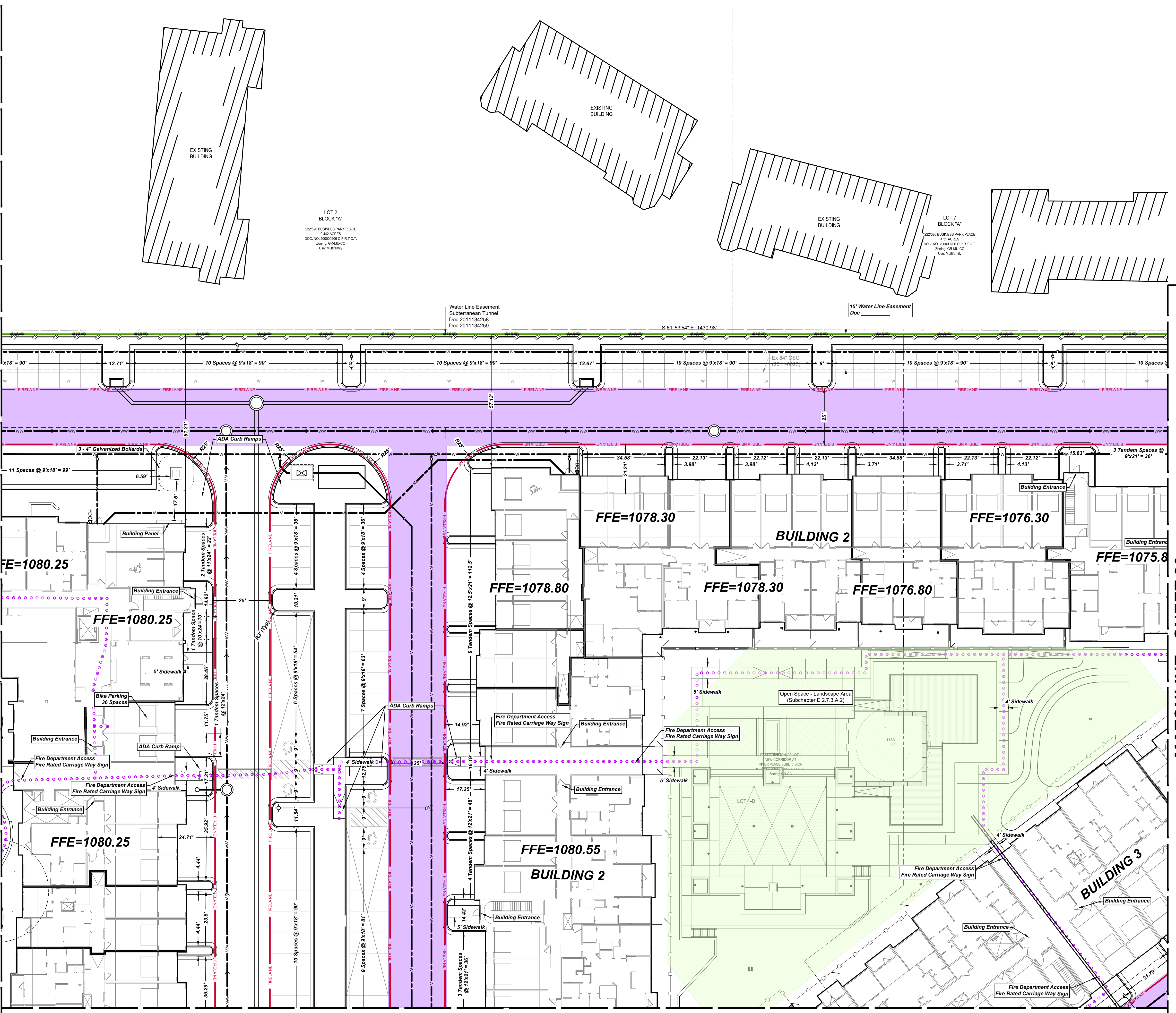
OF 106

MATCHLINE - SHEET 25

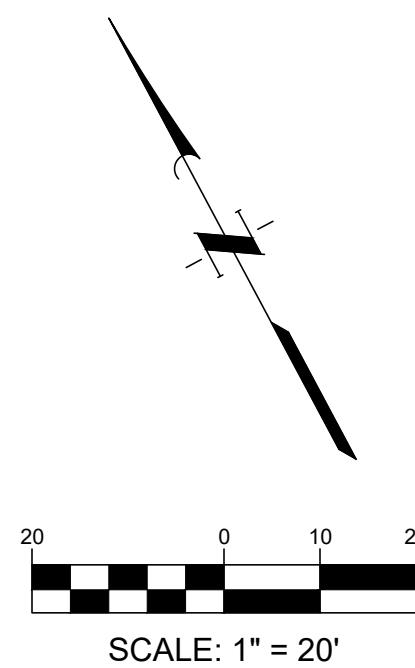
MATCHLINE - SHEET 26

MATCHLINE - SHEET 29

MATCHLINE - SHEET 30



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EXISTING LEGEND

- WIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- JUNCTION BOX
- OVERHEAD ELECTRIC W/POLE POLE

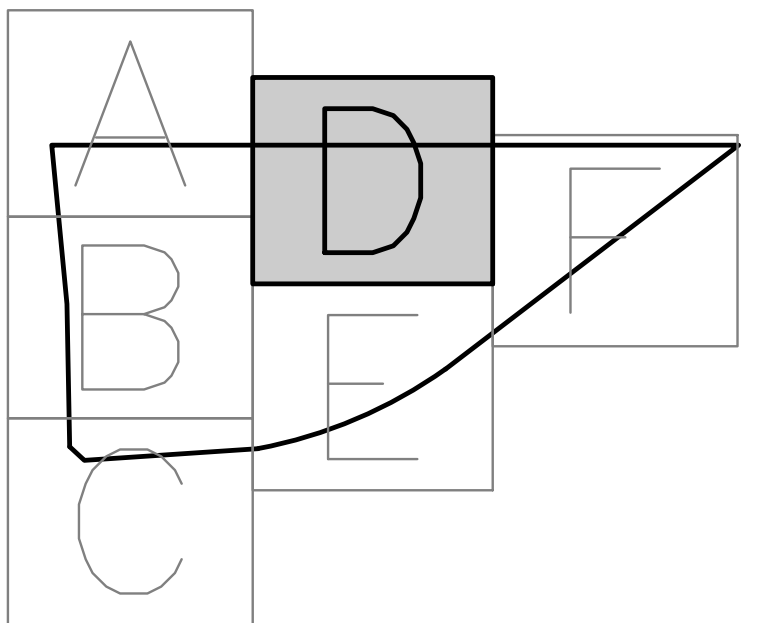
PROPOSED LEGEND

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- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
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- GRATE INLET
- LANDSCAPE DRAIN
- L.O.C. LIMITS OF CONSTRUCTION
- ADA ROUTE
- FIRE LANE
- OPEN SPACE
- INTERNAL CIRCULATION ROUTE

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Rev. 2 Correction 2
Rev. 3 Correction 3

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No.	Date	App.

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Texas Board of Professional Engineers Registration No. F-439
3100 Avon Drive Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: AS SHOWN
DESIGNED BY: ZDM
CHECKED BY: RWL
DWG ISSUANCE: 02/09/2022
JOB NO.: 05812-0003-01
DRAWN BY: SLH

STATE OF TEXAS
William A.C. McAshen
132371
LICENSED PROFESSIONAL ENGINEER
4/19/2022

TRANSIS RESIDENTIAL GROUP
AURA HIGH POINTE VILLAGE
6701 N FM 620
SHEET NO. 28
OF 106

SITE PLAN D

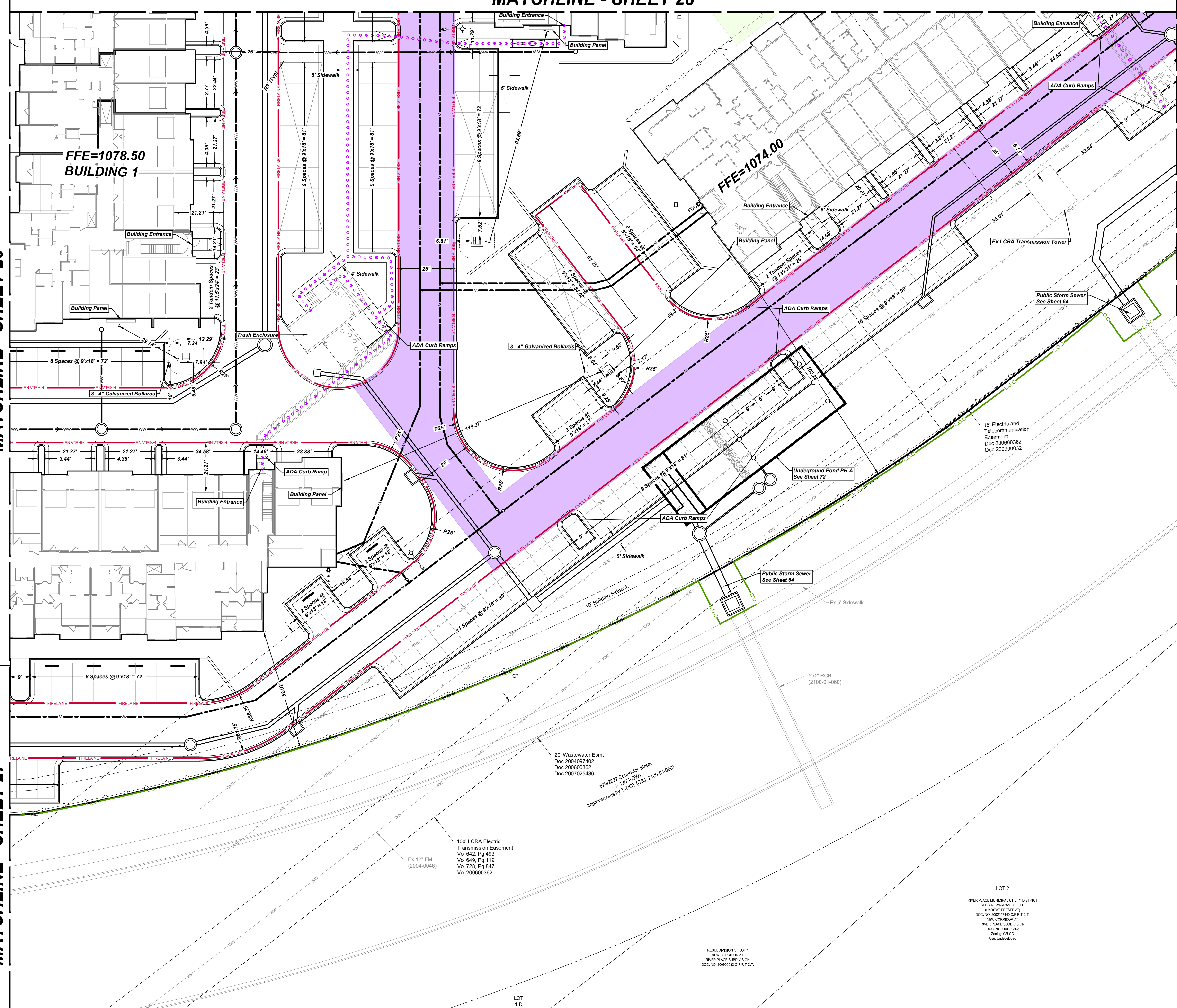
SPC-2021-0215C

MATCHLINE - SHEET 28

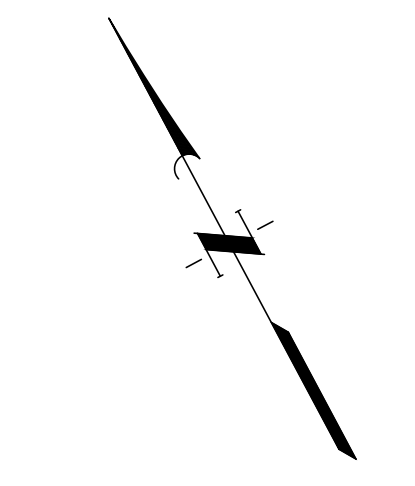
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MATCHLINE - SHEET 27

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SCALE: 1" = 20'

EXISTING LEGEND

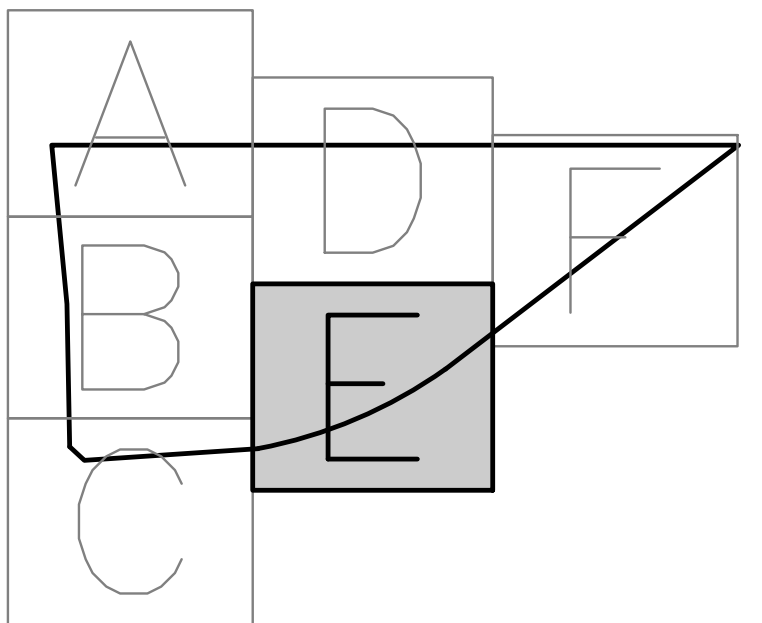
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- WW- WASTEWATER W/ CLEANOUT
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- GI- GRATE INLET
- LD- LANDSCAPE DRAIN
- LOC- LIMITS OF CONSTRUCTION
- ADA- ADA ROUTE
- FL- FIRE LANE
- OS- OPEN SPACE
- ICR- INTERNAL CIRCULATION ROUTE

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SITE PLAN APPROVAL SHEET 29 OF 106

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APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-61, LDC) CASE MANAGER Rosemary Avila

PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-MU

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

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App.

No.

Date

REVISIONS

JONES CARTER

Texas Board of Professional Engineers Registration No. F-439

3100 Avon Avenue Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: AS SHOWN DESIGNED BY: ZDM

DWG. ISSUANCE: 02/09/2022 CHECKED BY: RWL

JOB NO.: 05812-0003-01 DRAWN BY: SLH

STATE OF TEXAS

William A.C. McAshen

132371

PROFESSIONAL ENGINEER

4/19/2022

TRANSIC RESIDENTIAL GROUP

AURA HIGH POINTE VILLAGE

6701 N FM 620

SITE PLANE

SHEET NO. 29

OF 106

SPC-2021-0215C

