

The Center at Four Points

FM 620 & FM 2222 | Austin, TX

Another Quality Development by
THE FERBER COMPANY, INC.



Overview

AVAILABLE	Up to 25,000 SF & Pad Sites
PRICE	Call for Pricing

Description

- Pad site and small shop retail space available.
- Reduced set back from FM 620 not granted to other area developments
- Highly desirable area with large household incomes
- High volume HEB grocer across the street

Demographics

	1 MILE	3 MILE	5 MILE
Active Population	2,541	24,586	105,362
Residential Count	1,297	10,377	41,066
Average Household Income	\$113,706	\$134,772	\$132,732
Growth Since 2010 Census	35.6%	22.39%	14.20%

Year: 2016 | Source: 2010 Census

Traffic Counts

FM 620 N.	35,000 VPD
FM 620 & Bullick Hollow Rd.	30,394 VPD
Ranch Rd. 2222 & River Place Blvd.	37,876 VPD
FM 620 & Comanche Trl.	42,756 VPD

Year: 2016 | Source: East

Site Facts

- 27.17 acre parcel, legally known as Lot 1, Blk. A, Parke 27 subdivision.
- The site is zoned Community Commercial Conditional Overlay (“GR-CO”).
- Currently the site is vacant.
- Allowed floor to area ratio – 1:1
- Allowed impervious cover – 65%
- The site adjoins BCCP land, owned by Travis County, to the west and south
- There are 7 caves located on the site.
- There are no trees greater than 19” onsite.
- The property has a current 10-A permit that allows all of the caves to be filled in.
- The site is located within the Bull Creek and Lake Travis watersheds.
- The site is located in the Moderate Intensity Zone of the Hill Country Roadway.
- The property is subject to city rules and regulations in effect on July 11, 1985.
- The applicant believes that this site is not subject to Austin municipal zoning regulations that affect landscaping, tree preservation, open space, park dedication, property classification, lot size, lot dimensions, lot coverage, or building size and is furthermore “grandfathered” under Texas State Law Chapter 245. City staff believes it is subject to Austin municipal code (legal disagreement!).

Applicable Development Regulations

- The property is subject to city rules and regulations in effect on July 11, 1985. The Hill Country Roadway Ordinance went into effect in January 1986, and was codified as a municipal zoning regulation.
 - The developer believes that under protection of State Law Chapter 245, the site is exempt from regulations of the Hill Country Roadway Ordinance that affect the following: landscaping, tree preservation, open space, park dedication, property classification, lot size, lot dimensions, lot coverage, and building size. City staff does not currently agree with this.
- Lake Travis Watershed Ordinance applies.
- Commercial Design Standards apply (except for disagreement with city staff as noted above).

Proposed Project

- The property is being subdivided into 14 new lots, currently under review at the city as subdivision case number C8-2017-2001.0A.
- The proposed impervious cover is 64.13%
- The proposed building coverage is 13.88%
- The proposed open space is approximately 35% of the site area.
- The maximum building height ranges from 23.5 feet – 38.85 feet with an average building height of 28.53 feet.
- The project proposes the following uses:
 - 64,727 sq. ft. of retail
 - 23,963 sq. ft. of restaurant
 - 13,146 sq. ft. automotive
 - 27,500 sq. ft. fitness center
 - 3,558 sq. ft. bank
 - 69,000 sq. ft. hotel (approximately 100 keys)
 - 8,750 sq. ft. daycare center
 - Total 210,611 sq. ft.
- The project will preserve 6 of the 7 caves located onsite. The proposal is to fence off the caves and provide signage identifying each cave and its unique attributes.
- The site will comply with current water quality requirements (i.e. biofiltration ponds), even though it is exempt for such requirements.
- The developer agrees to allow “plant rescue” prior to site clearing.
- The project will comply with "Dark Skies" lighting standards.
- There will be a 50 foot vegetative buffer and meandering sidewalk along FM 620.
- The site proposes 3 right-in/right-out (RI/RO) only driveways on FM 620, with a full functioning driveway on Vista Parke Drive:
 - The original proposal contemplated 1 RI/RO only driveway with 2 full functioning driveways on FM 620, and 1 full functioning driveway on Vista Parke Drive. However, after extensive discussion with neighborhood representatives, the developer agreed to limit driveway access facing FM 620 to 3 RI/RO only driveways.
 - In addition, the driveways along FM 620 will be constructed in a fashion that will deter vehicles from turning left out of the site.
 - Each driveway will have a deceleration lane to allow vehicles to pull out of the travel lane (FM 620) and safely turn into the site.
 - The project proposes a light at Vista Parke and FM 620.
 - Currently the project proposes to generate 18,420 vehicular trips/day, which equates to an adjusted trip assumption of 1,432 A.M. peak hour trips and 614 P.M. peak hour trips.

