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**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2008-0251C(XT2) **ZAP COMMISSION DATE:** April 16, 2013

PROJECT NAME: Southpark Meadows II – Luby’s. – LUC Site Plan Extension

ADDRESS: 415 West Slaughter Lane

AREA: 2.495 acres

WATERSHED: Slaughter Creek (Watersupply Suburban, DDZ)

JURISDICTION: Full Purpose

APPLICANT: Luby’s Restaurant, LP
(Michael Rokas, Director of Construction)
13111 Northwest Freeway
Houston, Texas 77040
(713) 329.6800

AGENT: Cunningham-Allen, Inc
(Ruben Lopez, Jr, PE)
3013 Bee Cave Road, Suite 202
Austin, Texas 78701
(512) 327.2946

EXISTING ZONING: GR-CO

PROPOSED DEVELOPMENT: A one-story, 11,515-square foot restaurant building is proposed with this previously approved site plan. The site is being improved in two phases. The first phase, which is now complete, was the construction of four box culverts to help drain the site. The second phase, which is not yet started, will include site work and construction of the restaurant building.

STAFF RECOMMENDATION: Staff recommends the requested extension to February 3, 2014. Staff previously granted this site plan an administrative 1-year extension from February 4, 2012 to February 3, 2013.

ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Christine Barton-Holmes, LEED AP
Christine.barton-holmes@austintexas.gov

Telephone: 974-2788

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from February 4, 2012 to February 3, 2013.

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PROJECT INFORMATION: 2.495 acres

EXIST. ZONING: GR-CO

MAX. BLDG. COVERAGE : 50%

MAX. IMPERV. CVRG.: 80%

PROP. BLDG CVRG: 11,515 sq. ft. (10.8%)

PROP. IMP. CVRG.: 80,510 sq. ft (75.4%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This project complies with current watershed regulations. .

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site plan complies with all zoning regulations.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-2-CO (multifamily residential)

South: SF-4A (single-family residential)

East: I-RR, then I-SF-4A (single-family residential)

West: GR-CO (commercial retail)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Slaughter Lane	120'	90'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

26 – Far South Austin Community Association

242 – Slaughter Lane Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners' Association

742 – Austin Independent School District

1037—Homeless Neighborhood Association

1200—Super Duper Neighborhood Objectors and Appealers Organization

1224—Austin Monorail Project

1228—Sierra Club, Austin Regional Group

1236—The Real Estate Council of Austin, Inc

1340—Austin Heritage Tree Foundation



Cunningham | Allen

January 31, 2013

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Mr. Greg Guernsey, Director
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Extension Request for Approved Application
Southpark Meadows II Luby's
415 W Slaughter Lane
COA Case No.: SP-2008-0251C (XT)
CAI File No.: 456.0102

Dear Mr. Guernsey:

On behalf of Luby's Restaurant, LP we hereby respectfully request a 1 year City of Austin Zoning and Platting Commission approved extension for the Southpark Meadows II Luby's (SP-2008-0251C (XT)) site plan as outlined in the City of Austin (COA) Land Development Code (LDC), Chapter 25-1, Article 12. The current expiration date for this site plan is February 3, 2013.

The proposed development consists of 2.495 acres of land that is described as Lot 3, Block A of the Amended Plat of Lots 2 and 3, Block A, Southpark Meadows Commercial Phase 4 (Doc No. 201200171 O.P.R.T.C.T.). The site is located along the eastbound lane on the south side of the West Slaughter Lane R.O.W.; in between the intersection of W. Slaughter Lane with South First Street and the entrance of Southpark Meadows Drive onto W. Slaughter Lane. The site's western property line is approximately 721 ft west of the Southpark Meadows Drive at Slaughter intersection.

No portion of this site is within the boundaries of the 100 year floodplain according to the data from the Federal Insurance Administration FIRM panel #48453C0595 H, dated September 26, 2008, for Travis County, Texas.

The property is located in Travis County and the City of Austin's Full Purpose Jurisdiction. The property is currently zoned community commercial with a conditional overlay. The ordinance number is #20060518-046 and allows an impervious cover of 80% for development of this site.

The site was improvements were separated into two (2) phases; the first being the construction of four 7'x3' Box Culverts which will extend from the West Slaughter Lane R.O.W. (Travis County C.I.P. No 3-002 Slaughter Lane Improvements) through our site, Lot 3, Block A and the southwest corner of Lot 2, Block A to the beginning of the channel improvements to the unnamed tributary to Nichols Branch Creek associated with The Reserve at Southpark Meadows Subdivision (C8-06-0172.1B). The first phase has been completed and accepted by the City of Austin. The second phase of this project will be the development of Lot 3, Block A as a +/- 12,333 s.f. restaurant and the associated site improvements (parking, drives, grading, drainage, and utilities).

SCANNED

Cunningham | Allen, Inc. • Engineers • Surveyors • Planners

3103 Bee Cave Road, Suite 202 • Austin, Texas 78746-5580 • Tel: (512) 327-2946 • Fax: (512) 327-2973 • www.cunningham-allen.com

TBPE Firm Registration #: F-284

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The property abutting the southern boundary is Lot 30, Block A of the Reserve at Southpark Meadows Subdivision. Phase 1A of the Reserve at Southpark Meadows Preliminary Plan has been constructed while the southwest portion that served as Phase 3 is currently undeveloped. The zoning for Lot 30 Block A is currently SF-4. There are several applications for this property under C8-06-0172.1B and C8-06-0172 which includes Phase 1A and the Preliminary Plan, respectively. The property abutting the eastern boundary is Lot 2, Block A. This lot is an automotive use site plan and can be referenced by the COA Site Plan No. SP-2008-0158C. The property abutting the western boundary is Lot 3, Block A, of the Southpark Meadows Commercial Phase 2 (C8-07-0051.0A). This lot is zoned GR-CO and has been developed as an Automotive Repair Shop (Groovy Lube) and a Car Wash Facility (H2O Car Wash), referenced by the COA Site Plan No. SP-2007-0430C.

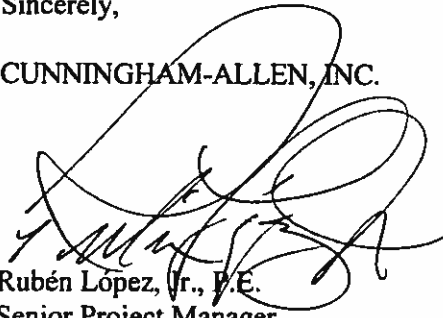
The property is located within the watershed basin of Slaughter Creek as defined by the City of Austin and is classified as a suburban watershed. The site is generally located at the lower end of the basin. The property is **not** located within the Edward's Aquifer Recharge Zone or the Barton Springs' Recharge Zone.

The intent of the owner has been to start construction of Phase II, including necessary supporting infrastructure associated with the Southpark Meadows II Luby's project. Unfortunately, the initial site plan approval of this development project directly coincided with the beginning of the national housing and economic crisis. Efforts continue from the owners to find available capital to move forward with the on-site Phase II infrastructure improvements for the proposed restaurant. However, our client is requesting additional time to secure the necessary funds needed to begin construction. It is for these reasons that we respectfully request the administrative one year extension for this released site plan.

If you have any questions regarding this project, or if you require any additional information to assist you in your review of this request, please contact Gabriel T. Hovdey or me at 327-2946.

Sincerely,

CUNNINGHAM-ALLEN, INC.



Rubén López, Jr., P.E.
Senior Project Manager
gth

SCANNED



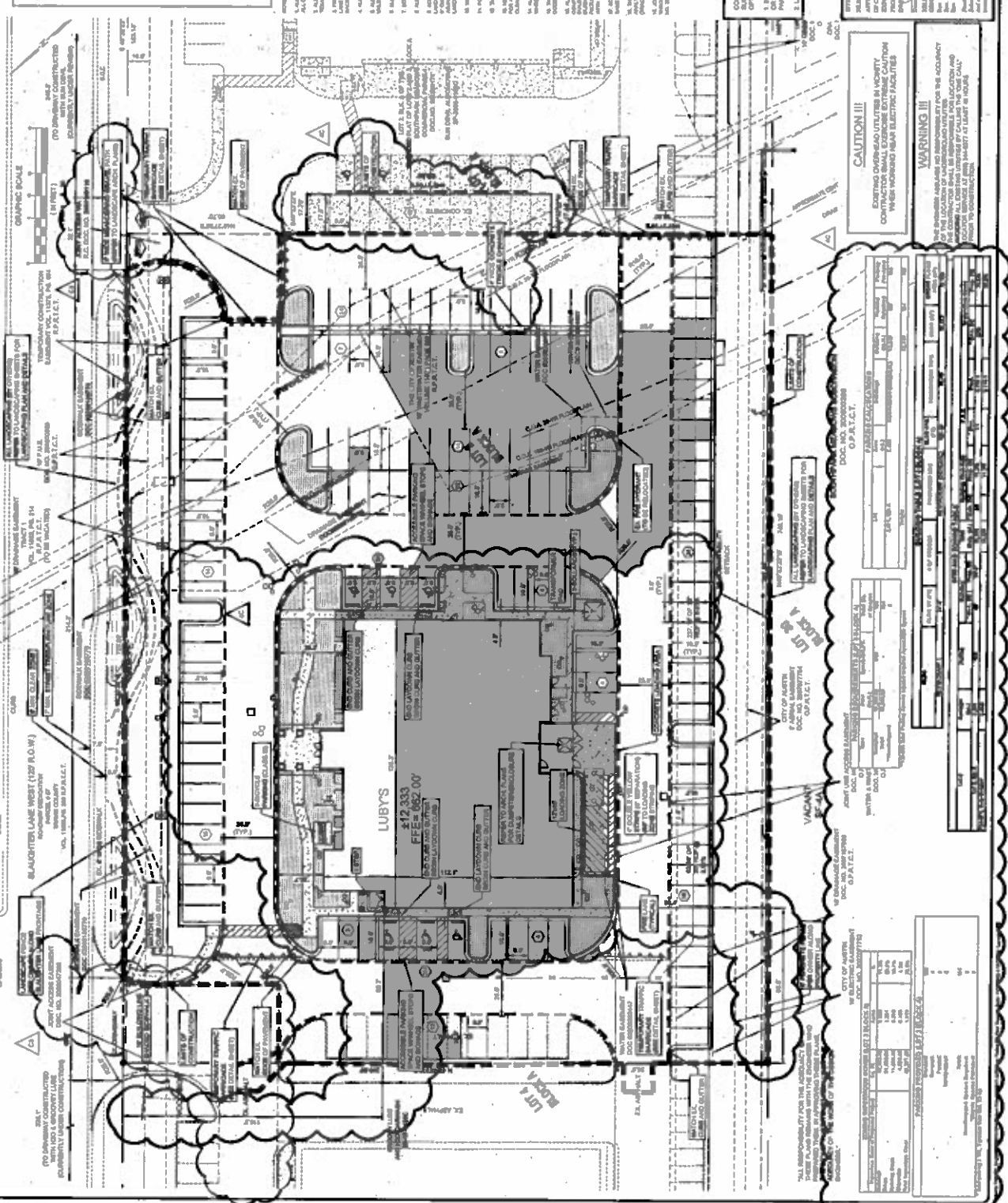
PHASE 2 - SITE PLAN
 415 WEST SLAUGHTER LANE
 AUSTIN, TEXAS 78748

LEGEND

	Proposed Road
	Proposed Driveway
	Proposed Sidewalk
	Proposed Stormwater Management Facility
	Proposed Landscaping
	Proposed Utility
	Proposed Structure
	Proposed Parking
	Proposed Access
	Proposed Easement
	Proposed Right-of-Way
	Proposed Boundary
	Proposed Survey Point
	Proposed Utility Pole
	Proposed Manhole
	Proposed Valve
	Proposed Fire Hydrant
	Proposed Street Light
	Proposed Sign
	Proposed Fence
	Proposed Gate
	Proposed Wall
	Proposed Foundation
	Proposed Footing
	Proposed Column
	Proposed Beam
	Proposed Slab
	Proposed Roof
	Proposed Floor
	Proposed Ceiling
	Proposed Wall Finish
	Proposed Floor Finish
	Proposed Ceiling Finish
	Proposed Window
	Proposed Door
	Proposed Staircase
	Proposed Elevator
	Proposed Ramp
	Proposed Walkway
	Proposed Pathway
	Proposed Trailway
	Proposed Roadway
	Proposed Highway
	Proposed Freeway
	Proposed Bridge
	Proposed Tunnel
	Proposed Viaduct
	Proposed Overpass
	Proposed Underpass
	Proposed Interchange
	Proposed Roundabout
	Proposed Median
	Proposed Shoulder
	Proposed Subgrade
	Proposed Embankment
	Proposed Cut
	Proposed Fill
	Proposed Retention Wall
	Proposed Slope
	Proposed Erosion Control
	Proposed Stormwater Management Facility
	Proposed Landscaping
	Proposed Utility
	Proposed Structure
	Proposed Parking
	Proposed Access
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	Proposed Shoulder
	Proposed Subgrade
	Proposed Embankment
	Proposed Cut
	Proposed Fill
	Proposed Retention Wall
	Proposed Slope
	Proposed Erosion Control

1. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY MAPS AND RECORDS. THE ENGINEER HAS REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT. THE ENGINEER HAS ALSO REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT. THE ENGINEER HAS ALSO REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT.

REPLACEMENT SHEET
 THIS SHEET IS A REPLACEMENT SHEET FOR SHEET 21 OF 33. IT CONTAINS THE SAME INFORMATION AS SHEET 21 OF 33, BUT WITH CORRECTIONS TO THE UTILITY MAPS AND RECORDS. THE ENGINEER HAS REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT. THE ENGINEER HAS ALSO REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT. THE ENGINEER HAS ALSO REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT.



CAUTION III

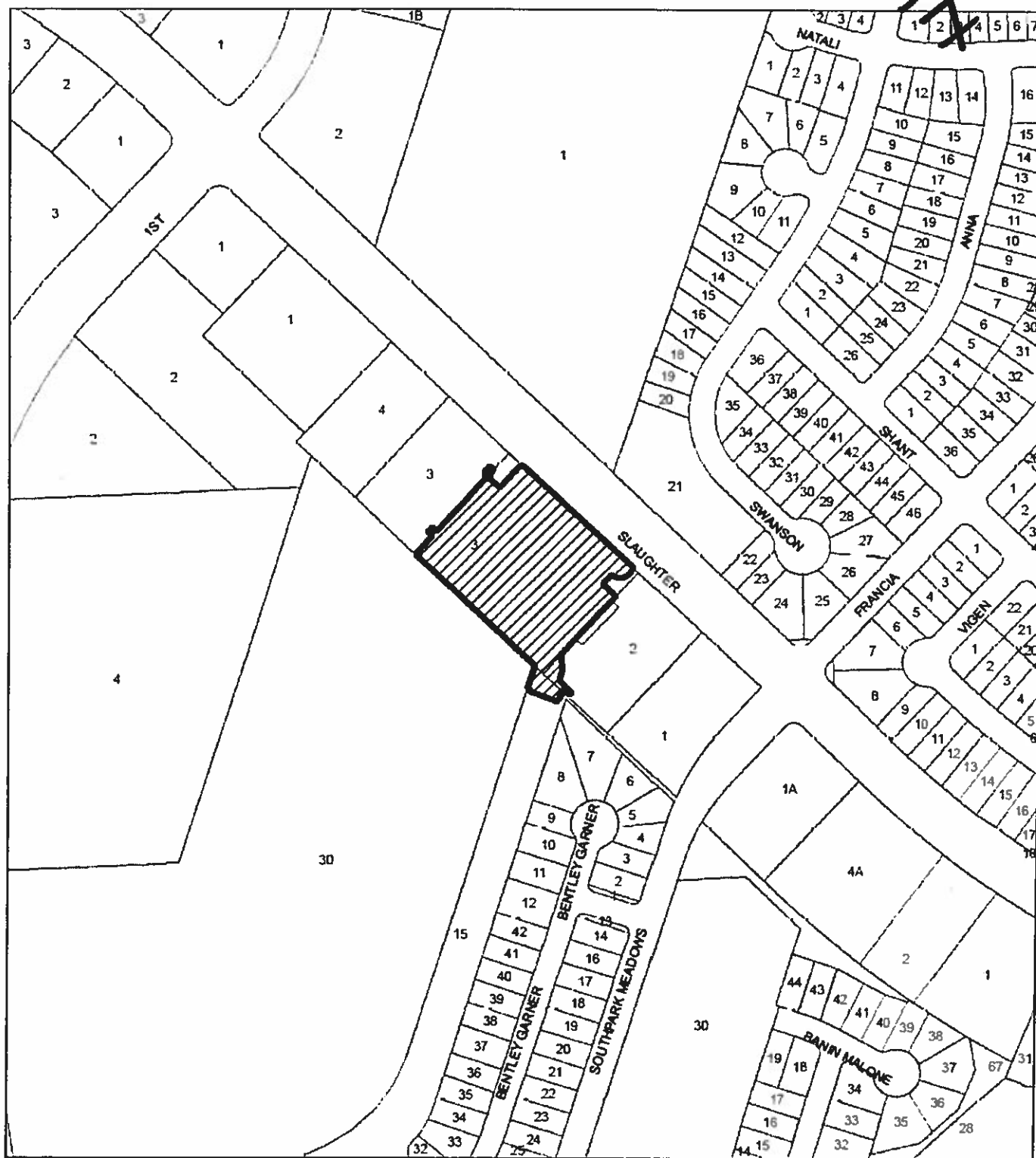
EXISTING OVERHEAD UTILITIES IN HOVITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

WARNING III

THE ENGINEER HAS REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT. THE ENGINEER HAS ALSO REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT. THE ENGINEER HAS ALSO REVIEWED THE CITY OF AUSTIN UTILITY MAPS AND RECORDS AND HAS FOUND NO CONFLICTS WITH THE PROPOSED DEVELOPMENT.

NO.	DATE	BY	REVISION
1	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
2	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
3	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
4	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
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7	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
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11	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
12	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
13	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
14	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
15	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
16	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
17	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
18	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
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21	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
22	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
23	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
24	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
25	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
26	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
27	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
28	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
29	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
30	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
31	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
32	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT
33	12/31/2010	DAVID L. ALLEN	ISSUED FOR PERMIT

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Subject Tract



Base Map

CASE#: SP-2008-0251C(XT2)
ADDRESS: 415 W. Slaughter Lane



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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