

CM / 1

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

CASE NUMBER: SP-99-0172B(XT4) **ZAP COMMISSION DATE:** July 2, 2013

PROJECT NAME: Waterfront Marina Condominiums – Davenport Ranch Ph. 4, Sec.3A

ADDRESS: 4408 Long Champ Drive

AREA: 14.25 acres

WATERSHED: Lake Austin (Suburban)

JURISDICTION: Full Purpose

APPLICANT: MFH Engineering
(Martha Magnum)
5807 Highland Pass
Austin, Texas 78731

AGENT: MFH Engineering
(Martha Magnum)
5807 Highland Pass
Austin, Texas 78731

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: The development consists of 43 condominium units, drives, water quality pond, amenity area, and associated improvements. The extension request to the previously approved site plan is to allow the completion of the three remaining individual condominium units, Nos. 33, 34, and 35.

STAFF RECOMMENDATION: Staff recommends the requested extension to July 27, 2018.

ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Christine Barton-Holmes, LEED AP Telephone: 974-2788
Christine.barton-holmes@austintexas.gov

PREVIOUS APPROVALS

10/29/02 – Zoning and Platting Commission approved a five-year extension to 7/27/10

5/15/07 – Zoning and Platting Commission approved a three-year extension to 7/27/10

6/15/2010 – Zoning and Platting Commission approved a three-year extension to 7/27/13

PROJECT INFORMATION: 14.25 acres

EXIST. ZONING: SF-6

MAX. BLDG. COVERAGE : 40%

MAX. IMPERV. CVRG.: 55%

ALLOWED F.A.R.: N/A

REQUIRED PARKING: 119 spaces

PROP. BLDG CVRG: 82,323 sq. ft (13%)

PROP. IMP. CVRG.: 152,079 sq. ft (24%)

PROVIDED PARKING: 122 spaces

PROPOSED ACCESS: Long Champ and Capital of Texas Hwy
LEGAL DESCRIPTION: Davenport Ranch Phase 4, Section 3A

C1/2

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This site plan is subject to the 1984 Lake Austin Watershed Ordinance.

HILL COUNTRY ROADWAY ORDINANCE: This site is located within a Hill Country Roadway Corridor, Loop 360/Low Intensity, however it is not subject to the Hill Country Roadway ordinance because the zoning site plan was approved prior to its inception.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The project was zoned on June 26, 1983 per zoning case C14R-82-014, with a site plan attached to the ordinance. The zoning site plan does not expire, and a construction application was submitted, Part B, SP-99-0172B. This site plan was for the construction of the condominiums and the associated improvements. The "B" site plan was reviewed and approved under the rules and regulations based on the 1983 Lake Austin Watershed Ordinance. The development is providing water quality for the site and the adjacent Austin Country Club. Storm water drains to nearby Lake Austin.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Capital of Texas Hwy – Right-of-way, Lake Austin

South: CS-1 and CR-CO – Austin Country Club and single-family residential

East: Lake Austin, CR-CO – Austin Country Club

West: CR-CO – single family residential

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Capital of Texas Hwy	varies	45'	Major arterial
Long Champ Dr	varies	20'	Neighborhood collector

NEIGHBORHOOD ORGANIZATION:

153 – Rob Roy Home Owners' Association, Inc

161 – Glenlake Neighborhood Association

331 – Bunny Run Neighborhood Association

511 – Austin Neighborhoods Council

803 – Save Our Springs Alliance

1037—Homeless Neighborhood Association

1075 – Bike Austin

1169 – Lake Austin Collective

1200—Super Duper Neighborhood Objectors and Appealers Organization

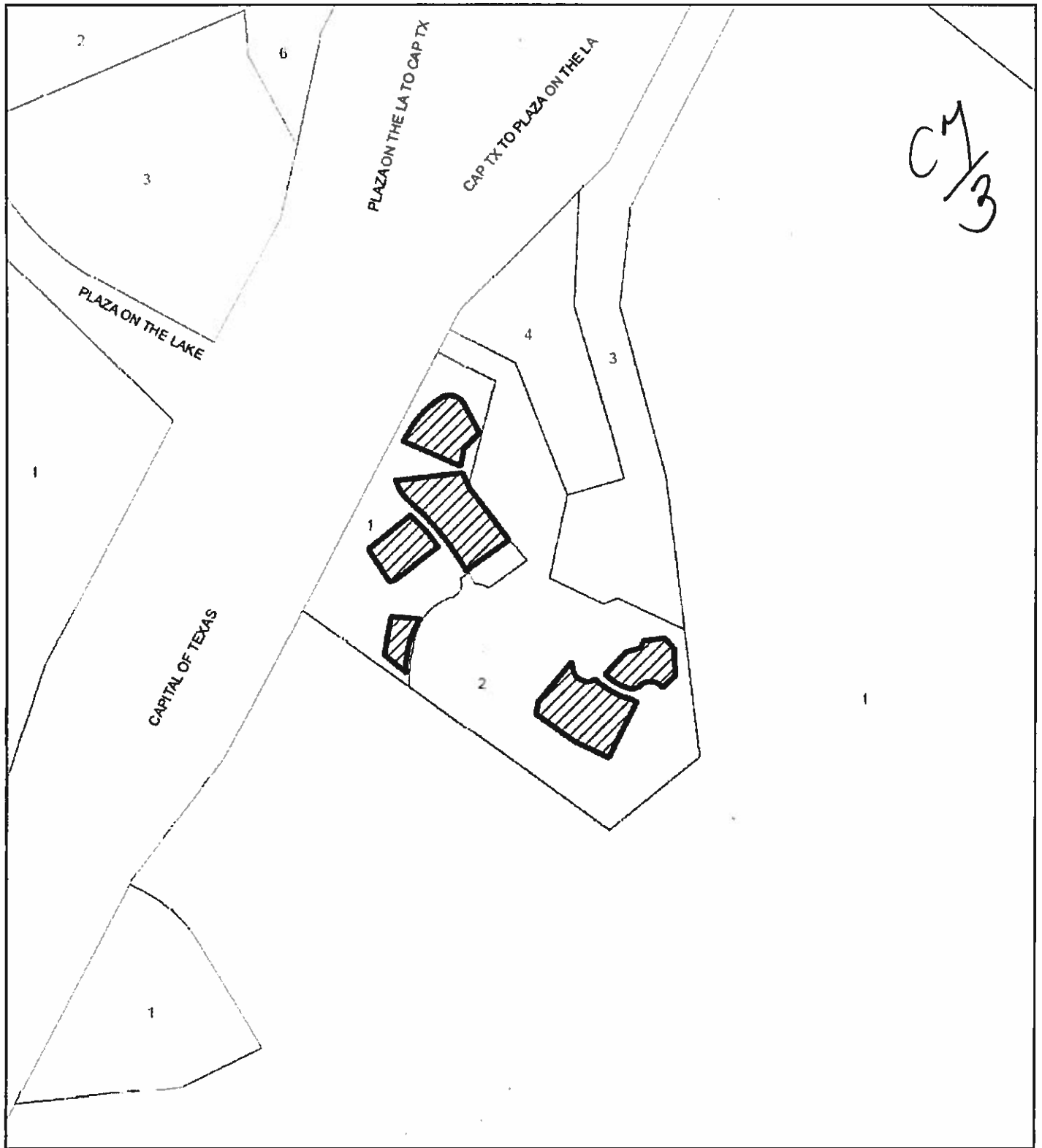
1224—Austin Monorail Project

1228—Sierra Club, Austin Regional Group

1236—The Real Estate Council of Austin, Inc

1340—Austin Heritage Tree Foundation

1363 – SELTexas



Subject Tract



Base Map

CASE#: SP-99-0172B(XT)
ADDRESS: 4408 Long Champ Drive



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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

MFH Engineering

5807 Highland Pass
Austin, TX 78731

Tel: 512-371-0991
mhmangum@gmail.com

CM/H

April 18, 2013

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

Re: **Request for Site Plan Extension**
Waterfront Marina Condominiums - Davenport Ranch Phase 4, Section 3A
City of Austin Case No. SP-99-0172B(XT)


Dear Mr. Guernsey,

As agent for the owners of Units 33, 34, and 35 of the Waterfront Marina Condominiums, MFH Engineering requests a five year extension to the Waterfront Marina Condominiums – Davenport Ranch Phase 4, Section 3A Site Plan (SP-99-0172B) located at 4408 Long Champ Drive. This request is to extend the expiration of this permit from July 27, 2013, to July 27, 2018. The complete site is comprised of four lots known as Lots 1, 2, 3, and 4, Davenport Ranch Phase 4, Section 3A subdivision (C8-83-011.2(85)) with Units 33, 34, and 35 being located on Lots 1 and 2. The site is located in the Drinking Water Protection Zone in the Lake Austin Water Supply Suburban Watershed and is currently zoned SF-6.

At this time all improvements indicated on the Site Development Permit outside of the construction of individual Condominium Unit Residences for 33, 34, and 35 and the driveways to the structures have been completed. Water and wastewater services are currently in place and no new public water, wastewater, or drainage improvements are required for the construction of the three units. In accordance with the tables on Sheet 2 of the Site Development Permit, the total impervious cover available for the construction of these three remaining units is 9,076 SF.

A three year extension of this application was approved in 2010, extending this application to July of this year. Although no improvements have been made since the last extension, two of the three remaining properties are under contract and due to close in May. The new owner is planning to begin construction as soon as the required design and permitting has been finalized. Economic conditions have delayed the construction of the last three units of this permit. With the current favorable real estate market, we believe the development will be completed soon if the approved site development permit is not allowed to expire. We would really appreciate your support of this request. Should you or your staff have any questions regarding this application, please call.

Sincerely,


Martha H. Mangum, P.E.



SCANNED

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the extension application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-99-0172B(XT)
Contact: Christine Barton-Holmes, 512-974-2788 or
Rosemary Ramos, 512-974-2784

☒ I meet the requirements for and request to be an interested party

MEL JOHNSON

713 725 2855

Name (please print)

Telephone number

4819 W. CAPITAL OF TEXAS HWY #6 AUSTIN, TX 78746

Address(es) affected by this application (Street, City, ZIP Code)

1 CALLIE COURT HOUSTON, TEXAS 77024

Mailing address (Street, City, ZIP Code)

5/30/2013

Signature

Date

Comments:

Mail comment forms to:

City of Austin

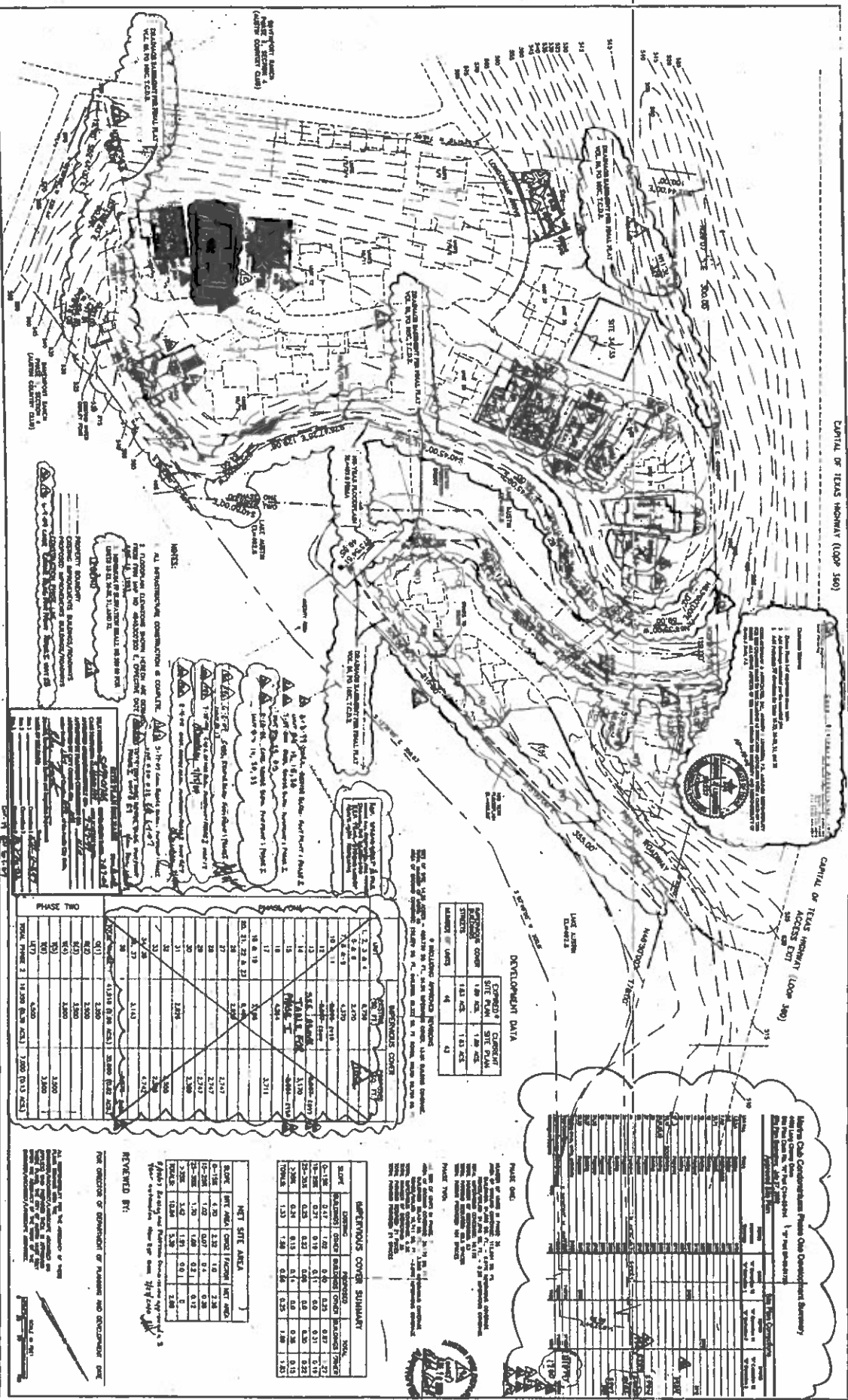
Planning and Development Review Department

Attn: Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-1088

CAPITAL OF TEXAS HIGHWAY (LOOP 360)



Associated Consulting Engineers, Inc.
901 S. Maple Ewy. Dept. 5 #185
Austin, Texas 78728



Confidential

WATERFRONT MARINA CONDOMINIUMS, INC.
5044 WEST CELIX DRIVE, GEORGETOWN, TEXAS 76750

PHASE 4, SECTION 3A
4408 LONGCHAMP DRIVE - 14.25 ACRES
CITY OF CHICAGO

DEVELOPMENT DATA

PHASE TWO		PHASE ONE	
1. 2, 3, 4, 6	6,799	1. 2, 3, 4, 6	6,799
5. 6, 8	4,750	5. 6, 8	4,750
7. 8, 9, 10	4,750	7. 8, 9, 10	4,750
11. 12	4,750	11. 12	4,750
13. 14	4,750	13. 14	4,750
15. 16	4,750	15. 16	4,750
17. 18	4,750	17. 18	4,750
19. 20	4,750	19. 20	4,750
21. 22	4,750	21. 22	4,750
23. 24	4,750	23. 24	4,750
25. 26	4,750	25. 26	4,750
27. 28	4,750	27. 28	4,750
29. 30	4,750	29. 30	4,750
31. 32	4,750	31. 32	4,750
33. 34	4,750	33. 34	4,750
35. 36	4,750	35. 36	4,750
37. 38	4,750	37. 38	4,750
39. 40	4,750	39. 40	4,750
41. 42	4,750	41. 42	4,750
43. 44	4,750	43. 44	4,750
45. 46	4,750	45. 46	4,750
47. 48	4,750	47. 48	4,750
49. 50	4,750	49. 50	4,750
51. 52	4,750	51. 52	4,750
53. 54	4,750	53. 54	4,750
55. 56	4,750	55. 56	4,750
57. 58	4,750	57. 58	4,750
59. 60	4,750	59. 60	4,750
61. 62	4,750	61. 62	4,750
63. 64	4,750	63. 64	4,750
65. 66	4,750	65. 66	4,750
67. 68	4,750	67. 68	4,750
69. 70	4,750	69. 70	4,750
71. 72	4,750	71. 72	4,750
73. 74	4,750	73. 74	4,750
75. 76	4,750	75. 76	4,750
77. 78	4,750	77. 78	4,750
79. 80	4,750	79. 80	4,750
81. 82	4,750	81. 82	4,750
83. 84	4,750	83. 84	4,750
85. 86	4,750	85. 86	4,750
87. 88	4,750	87. 88	4,750
89. 90	4,750	89. 90	4,750
91. 92	4,750	91. 92	4,750
93. 94	4,750	93. 94	4,750
95. 96	4,750	95. 96	4,750
97. 98	4,750	97. 98	4,750
99. 100	4,750	99. 100	4,750
101. 102	4,750	101. 102	4,750
103. 104	4,750	103. 104	4,750
105. 106	4,750	105. 106	4,750
107. 108	4,750	107. 108	4,750
109. 110	4,750	109. 110	4,750
111. 112	4,750	111. 112	4,750
113. 114	4,750	113. 114	4,750
115. 116	4,750	115. 116	4,750
117. 118	4,750	117. 118	4,750
119. 120	4,750	119. 120	4,750
121. 122	4,750	121. 122	4,750
123. 124	4,750	123. 124	4,750
125. 126	4,750	125. 126	4,750
127. 128	4,750	127. 128	4,750
129. 130	4,750	129. 130	4,750
131. 132	4,750	131. 132	4,750
133. 134	4,750	133. 134	4,750
135. 136	4,750	135. 136	4,750
137. 138	4,750	137. 138	4,750
139. 140	4,750	139. 140	4,750
141. 142	4,750	141. 142	4,750
143. 144	4,750	143. 144	4,750
145. 146	4,750	145. 146	4,750
147. 148	4,750	147. 148	4,750
149. 150	4,750	149. 150	4,750
151. 152	4,750	151. 152	4,750

DIFFERENTIAL COVER SUMMARY					
SLURRY	DYNAMIC		PRESSURIZED		TOTAL
	SLURRIES	COVER	SLURRIES	COVER	SLURRIES
0-1.98	0.17	1.02	0.40	0.25	0.87
1.98-2.96	0.37	0.19	0.11	0.0	0.31
2.96-3.94	0.23	0.13	0.06	0.0	0.30
3.94-4.92	0.25	0.13	0.1	0.0	0.35
TOTALS	1.33	1.58	0.66	0.25	1.09

NET SITE AREA				
8,000	NET AREA	CMS2	PERCENT	NET AREA
0-100	4.30	2.12	1.0	2.16
10-200	1.02	0.07	0.4	0.38
20-300	1.30	1.60	0.2	0.12
>300	3.42	1.91	0.1	0
TOTAL	10.04	5.70		2.66

FOR OFFICE OF COMMISSIONER OF PLANNING AND DEVELOPMENT USE



100 Feet

PLT NAME: PROPHET	DOB: 000-00	Sheet 2 of 8
ORDERED BY: L.L.T.	ISSUED BY: L.L.T.	
ORDERED BY: NCS	ISSUED BY: NCS	
SCALE: 1" = 50'	DATE: April 17, 1988	