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

C12

**CASE NUMBER:** 

SP-2008-0324C(XT2) **ZAP COMMISSION DATE**: 9-3-2013

**ADDRESS:** 

13001 Center Lake Drive

WATERSHED:

Walnut Creek (Suburban)

AREA:

38.2I4A

**EXISTING ZONING:** L1-PDA, SF-2

PROJECT NAME:

Tech Ridge, Section One

PROPOSED USE:

Hotel, Office, Restaurant

AGENT:

Jones and Carter, Inc. (Jim Schissler)

1701 Directors Blvd., Ste. 400

Austin, TX 78744-1024

(512) 441-9493

OWNER:

Centerstate 99, Ltd.

4330 Gaines Ranch Loop, Ste. 100

Austin, TX 78746 (512) 472-5000

#### **NEIGHBORHOOD ORGANIZATION:**

511- Austin Neighborhoods Council

1200- Super Duper Neighborhood Objectors and

Appealers Assn.

1236- The Real Estate Council of Austin114- North Growth Corridor Alliance1037- Homeless Neighborhood Assn.786- Homebuilders Assn of Greater Austin

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF RECOMMENDATION: Recommended ZONING AND PLATTING COMMISSION ACTION: 9-3-2013

CASE MANAGER: Lynda Courtney, 974-2810

#### PROJECT INFORMATION:

EXIST. ZONING: LI-PDA, SF-2 SITE AREA: 38.214 Acres

EXIST. USE: Vacant

PROP. USE: Hotel. Office, Restaurant

## (1)

#### **SUMMARY COMMENTS ON SITE PLAN:**

The applicant is requesting a 10- year extension of an approved site plan. A previous administrative one-year extension has already been approved, extending the site plan to February 26, 2013. Prior to that expiration, the applicant submitted an application for MGA, Managed Growth Agreement, requesting a ten year extension. City Council approval of this request would have extended the life of the site plan to February 26, 2023, but before this review was completed, the Land Development Code provision which provided for MGA's was repealed (Project Duration was repealed March 28, 2013). Without the limitation of project duration or the extension method of MGA, this site plan became eligible for a second extension, so the MGA application was changed to an "XT2" application, which requires approval by a land use commission, in this case, Zoning and Platting Commission.

The site was formerly developed as the Austin Executive Airpark and an LCRA substation. The current site plan is one of four sections of redevelopment of a multi-phased commercial mixed-use project.

The total square footage of buildings proposed is 275,173, with a floor-to-area ratio of .165:1, and the total of the proposed parking spaces is 1162. (Minimum required number of total parking spaces is 710).

Staff recommends approval of the site plan extension request.

#### SITE PLAN EXTENSION REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-62, 63 of the Land Development Code states: "The Land Use Commission may extend the expiration date of a released site plan... if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62."

#### The Director determines that:

- The site plan substantially complies with the requirements that apply to a new application for site plan approval; Staff response: This application complies with the requirements of this title.
- 2. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed; Staff response: The applicant filed the original site plan with the good faith expectation that the site plan would be constructed.

- 3. The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy, or, the applicant has constructed a significant portion of the infrastructure required for the development of the original site plan; Staff response: Some public streets and utilities have been constructed on this site plan, as well as the 25-acre wet pond. No buildings are yet constructed on this section, although seven of the 16 proposed buildings on the overall project have been completed. Infrastructure on this site also serves the other sections of the overall project.
- 4. If a Traffic Impact Analysis (TIA) was submitted with the application for site plan approval, the assumption and conclusions of the TIA are valid, or, if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the TIA that demonstrates traffic will be adequately mitigated, or, if a TIA was not submitted with the site plan application for approval, the applicant demonstrates that the traffic impact will be adequately mitigated; Staff response: The assumptions presented with the original TIA are still valid. No update of TIA is required.

#### CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER:

CASE MANAGER:

SP-2008-0324C(XT2)

**REVISION #:** 

00 -2000-002-00(X12

**Lynda Courtney** 

UPDATE: PHONE #:

512-974-2810

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PROJECT NAME: LOCATION:

Tech.Ridge Section One (Extension) 13001 CENTER LAKE DR W/BLDGS

SUBMITTAL DATE:

July 5, 2013 July 19, 2013

REPORT DUE DATE: July 19, 2013 FINAL REPORT DATE: July 19, 2013

#### STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

#### UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. The final update to clear all comments must be submitted by the update deadline, which is September 23, 2013. Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

#### **EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

#### **UPDATE SUBMITTALS:**

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 1 copy of the plans and 1 copy of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1.

#### **REVIEWERS:**

Planner 1: Rosemary Ramos Site Plan: Lynda Courtney



### Environmental Review - Jim Dymkowski - 512-974-2707

EV 0 This extension is no longer being reviewed as an MGA but as a standard extension. Former comments EV 1- EV no longer apply and are cleared.

### Site Plan Review - Lynda Courtney - 512-974-2810

SP 1-2. Comments addressed.

SP 3. Please complete the easement labels and notations on the site plan sheet by adding the recordation numbers.

Update # 1. Pending correction to the site plan.

SP 4. Comment addressed.

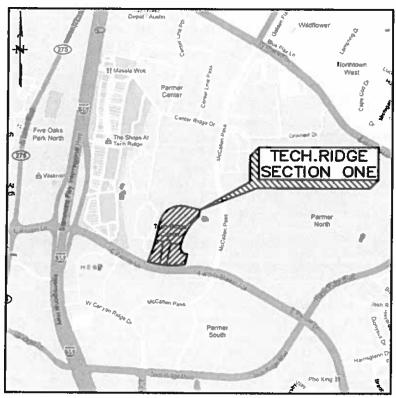
SP 5. N/A.

Austin Water Utility Review - Neil Kepple - 512-972-0077

WW1. Comments released, current AWU approval valid 2/9/15

**End of Report** 

CIZ





OWNER: CENTERSTATE 99, LTD.
XXX OW WEST SIXTH STREET, SUITE 1900
ALISTIN, IECAS 78701
(512) 320-5590

XEVEL OPER:

SAB ARCHTECTURE 17 EAST MAIN STREET, SUITE 100 PENSACOLA, PLORIDA 32502 (850) 432-7772 ARCHITECT

BURY+PARTHERS, INC. 221 WEST SIXTH STREET, SUITE 600 AUSTIN, TEXAS 78701 (512) 328—0011

CONSORT, IMC. 315 BOME STREET AUSTIN, TEXAS 78703 (512) 469-0500

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# SITE DEVELOPMENT PERMIT PLANS

SHEET INDEX

Pleaning & Databoom

## FOR

# Section One Tech.Ridge

PERMIT NO. : SP-2008-0324C

PROJECT DURATION

13001 CENTER LAKE DRIVE AUSTIN, TEXAS 78753-JUNE 30, 2013

SUBMITTAL DATE: JUNE 30, 2008

PLAN SUBMITALS:

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SUBMETERING IS RECURRED ON THIS PROJECT.

APPROVED FOR ACCEPTANCE

STATIC PRESSURE - 70 PS

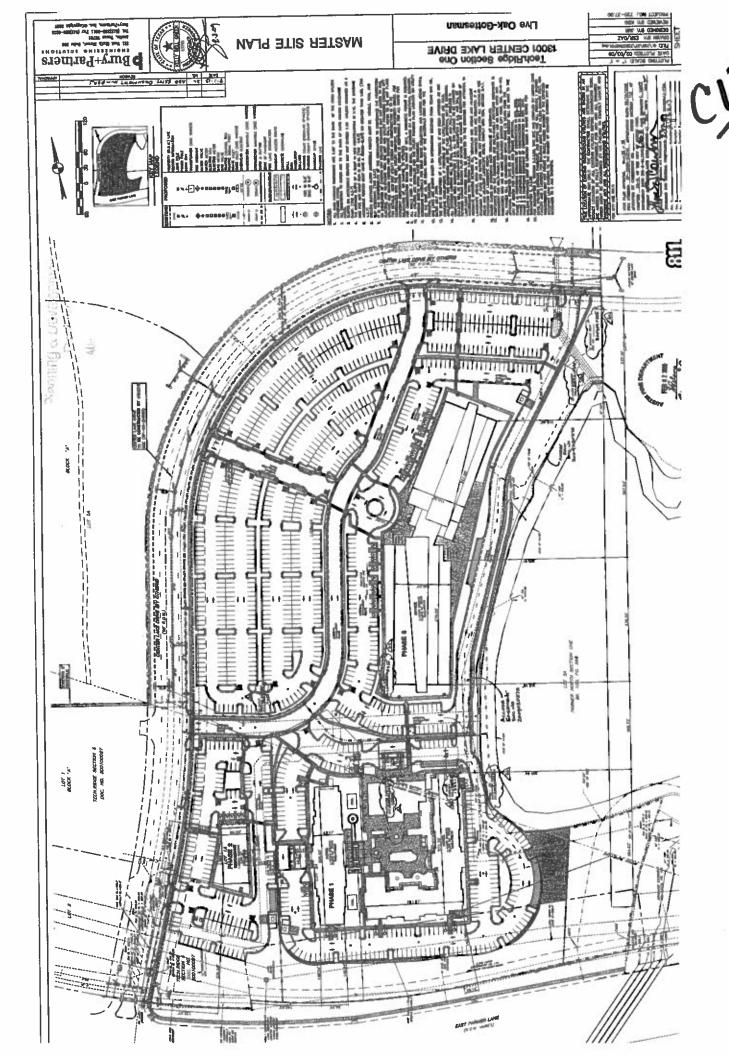
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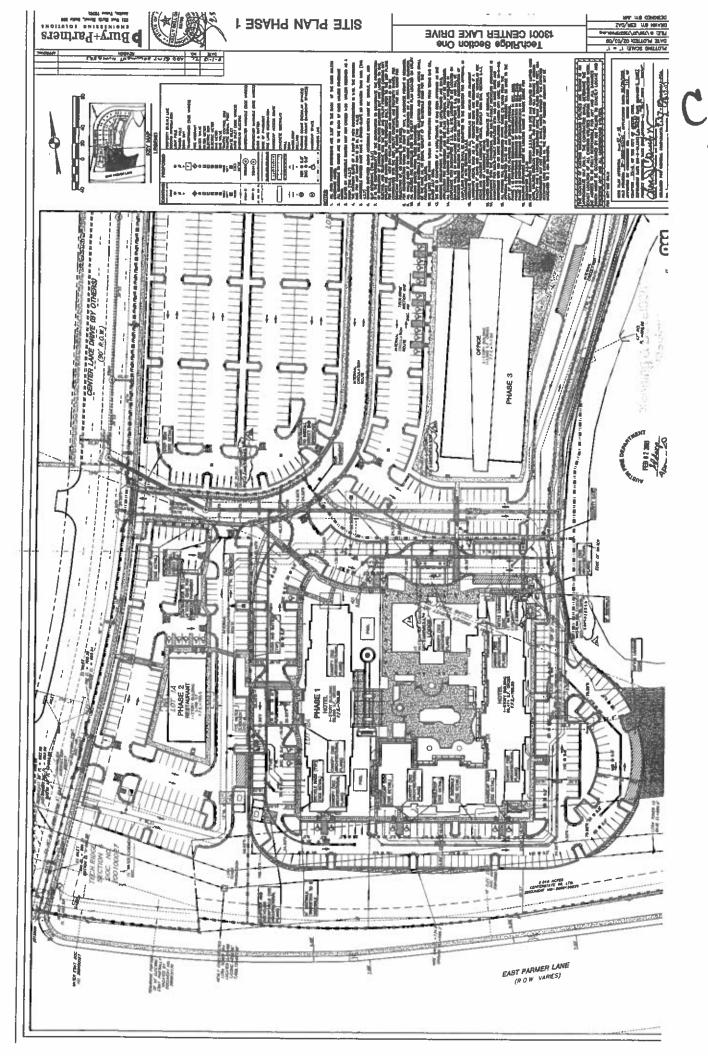
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