

**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

CASE NUMBER: SP-2012-0302C(XT3)

PLANNING COMMISSION

HEARING DATE: June 12, 2018

PROJECT NAME: Met Center II, Buildings 3, 4 & 10

ADDRESS: 6800 and 7100 Metropolis Drive

APPLICANT: CyrusOne LLC (Sylvia Kang)
1649 West Frankfort Road
Carrollton, TX 75007

AGENT: Thrower Design (Beth Turner)
P.O. Box 41957
Austin, TX 78704

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.gov

NEIGHBORHOOD PLAN: Southeast Neighborhood

COUNCIL DISTRICT: Delia Garza – District 2

PROPOSED DEVELOPMENT:

The applicant is requesting a 5 year extension to previously approved site plan. The development is for the construction of three, one-story office/warehouse buildings, parking, utilities, drainage and water quality pond, with associated improvements. Building 10 is the last building to be constructed. Building 10 is a 129,600 square foot office building, without a warehouse component. The overall gross floor area of all three buildings is 464,340 square feet on a 41.14 acre tract.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the five year extension based on LDC Section 25-5-62(C)

- 1) (C) At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed,

In granting the extension the commission would not be providing additional entitlements that a new project wouldn't receive.

The five year extension will extend the permit from August 13, 2017 to August 13, 2022. The site plan complies with all requirements of the Land Development Code.

PREVIOUS APPROVALS

June 9, 2016 – A one year administrative extension was approved, from August 13, 2016 to August 12, 2017

PROJECT INFORMATION

SITE AREA	1,748,529 sq. ft.	40.14 acres
EXISTING ZONING	LI-PDA-NP	
WATERSHED	Onion Creek (Suburban)	
NEIGHBORHOOD PLAN	Southeast	
TRAFFIC IMPACT ANALYSIS	Complies with the Lockheed TIA, C14-00-2014	
PROPOSED ACCESS	Metropolis Drive	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	1:1	0.27:1
BUILDING COVERAGE	75%	482,340 square feet -- 27%
IMPERVIOUS COVERAGE	80%	78%
PARKING	1189	1566

SUMMARY COMMENTS ON SITE PLAN:

The request for a second extension (XT2) to the approved site plan was filed for completeness check, however the submittal expired before it could be submitted formally. Although the case number reflects it as a 3rd request, it's only the 2nd extension request.

Since the approval of the site plan in 2013, building 10 was changed from office/warehouse use to 100% office use. Buildings 3 and 4 remain as office/warehouse land use.

The site complies with the restrictive covenant and phasing agreement associated with the traffic impact analysis, Lockheed TIA, associated with the zoning case, C14-00-2014.

The site consist of 3 lots which are tied together with a unified development agreement.

The site has access to Metropolis Drive.

COMPATIBILITY

Compatibility is not triggered for the site.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LI-PDA-NP	Office/warehouse
<i>North</i>	LI-PDA-NP	Industrial/warehouse use
<i>South</i>	LI-PDA-NP	Office/warehouse
<i>East</i>	LI-PDA-NP	Warehouse
<i>West</i>	LI-PDA-NP	Drainage easement

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District

Homeless Neighborhood Assn.

Sierra Club Austin Regional Group

SEL Texas

Dove Springs Neighborhood Association

Neighborhood Empowerment Foundation

Bike Austin

Del Valle Community Coalition

Onion Creek Homeowners Assoc.

Friends of Austin Neighborhoods

Southeast Corner Alliance of Neigh.

Austin Neighborhoods Council

Thrower Design

P.O. Box 41957
Austin, Texas 78704
(512) 476-4456

February 14, 2018

Rodney Gonzales
Director
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Met Center II, Buildings 3, 4, & 10 Site Plan
SP-2012-0302C(XT1)

We are requesting your consideration for a 5 year administrative site plan application extension on the Met Center II, Buildings 3, 4 & 10 Site Plan SP-2012-0302C. The current site plan expiration date is August 13, 2017. Buildings 3 & 4 have been constructed for this site. Therefore, we are requesting the extension in order to complete the remaining building 10 in relation to the approved site plan and any other revisions that may occur within this time frame.

Should you have any questions or need additional information, please do not hesitate to call.

Sincerely,

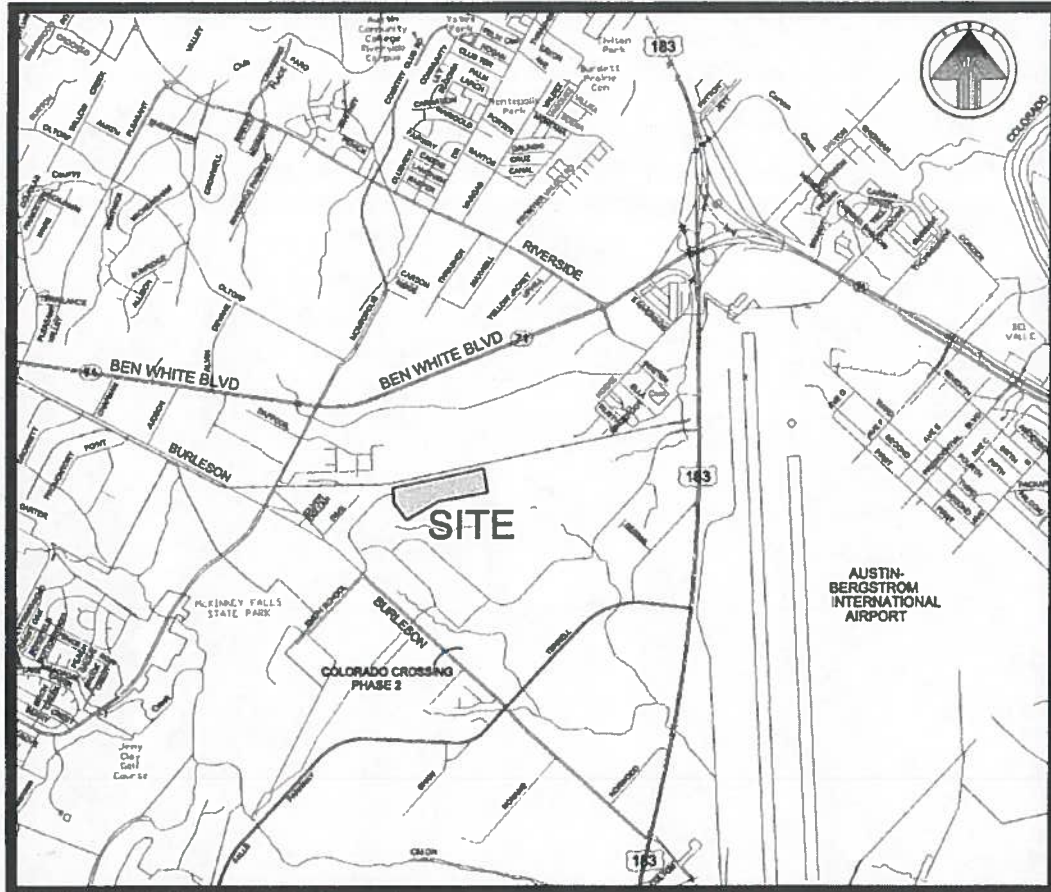


Beth Turner



Zoning Text

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

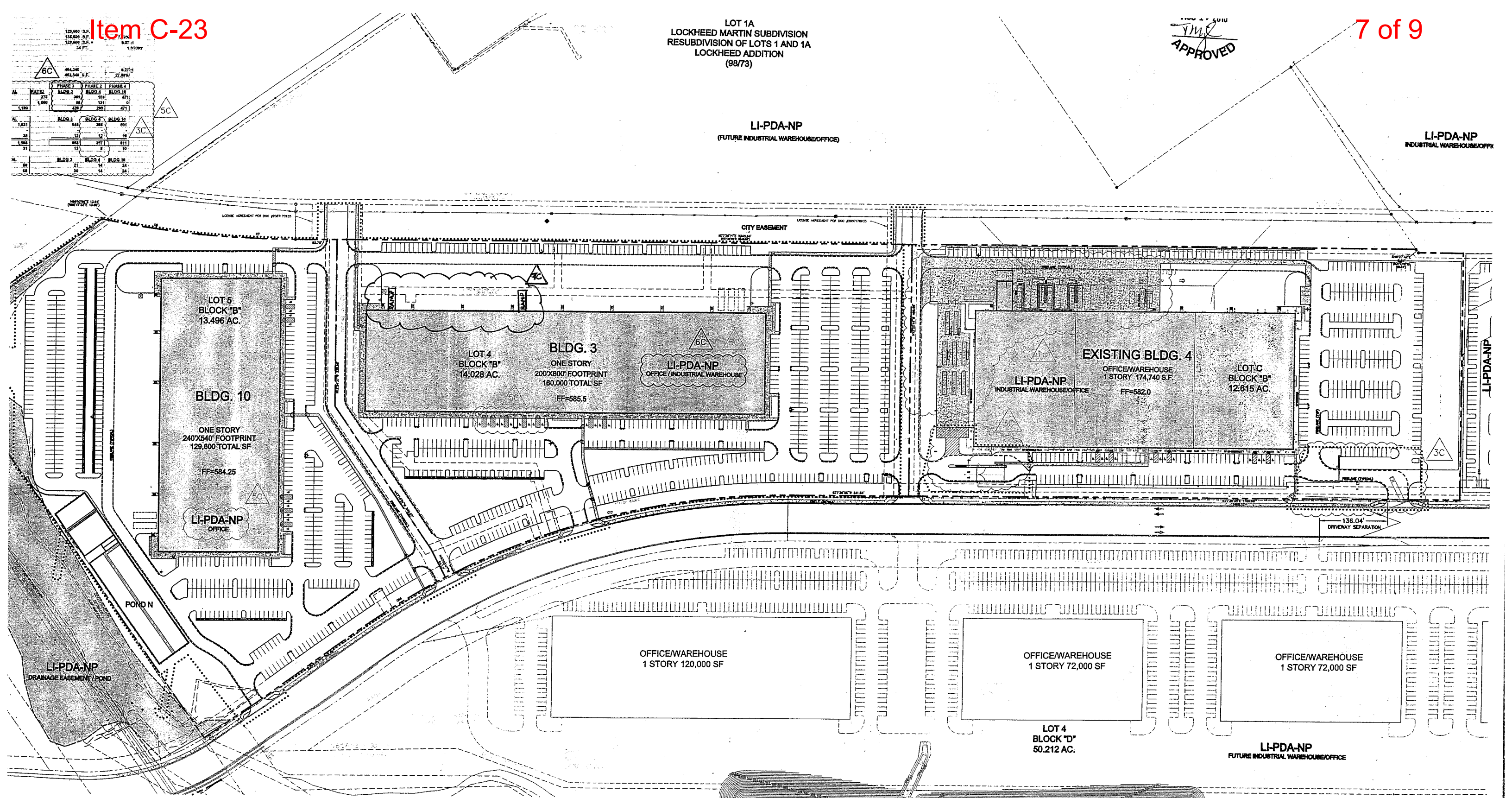


LOCATION MAP

N.T.S.

LI-PDA-NP
(FUTURE INDUSTRIAL WAREHOUSE/OFFICE)

LI-PDA-NP
INDUSTRIAL WAREHOUSE/OFFICE



SITE PLAN APPROVAL SHEET 11 OF 38

FILE NUMBER: SP-2012-0302C APPLICATION DATE: 09-06-2012
APPROVED BY PLANNING COMMISSION ON: 09-06-2012 UNDER SECTION: 112
OF CHAPTER: 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5.1, LDC): 09-06-2017 CASE MANAGER: LYNDIA COURTNE
PROJECT EXPIRATION DATE (FOR ATTORNEYS): 8/13/16 DWPZ DOZ X
Nicholas Wilkins FOR 6c LI-PDA-NP
City of Austin Planning and Development Department

RELEASED FOR GENERAL COMPLIANCE: 09-06-2012
Rev. 1: 09-06-2012
Rev. 2: 09-06-2012
Rev. 3: 09-06-2012

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 REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

LIMITS OF CONSTRUCTION =	28.675 ACRES =	1,249,100 S.F.
SITE AREA		
"LI-PDA-NP" ZONING	40.141 ACRES =	1,748,529 S.F.
IMPERVIOUS COVER SUMMARY		
ALLOWABLE IMPERVIOUS COVER		
"LI-PDA-NP" ZONED PORTION @ 80%	32.113 ACRES =	1,398,823 S.F.

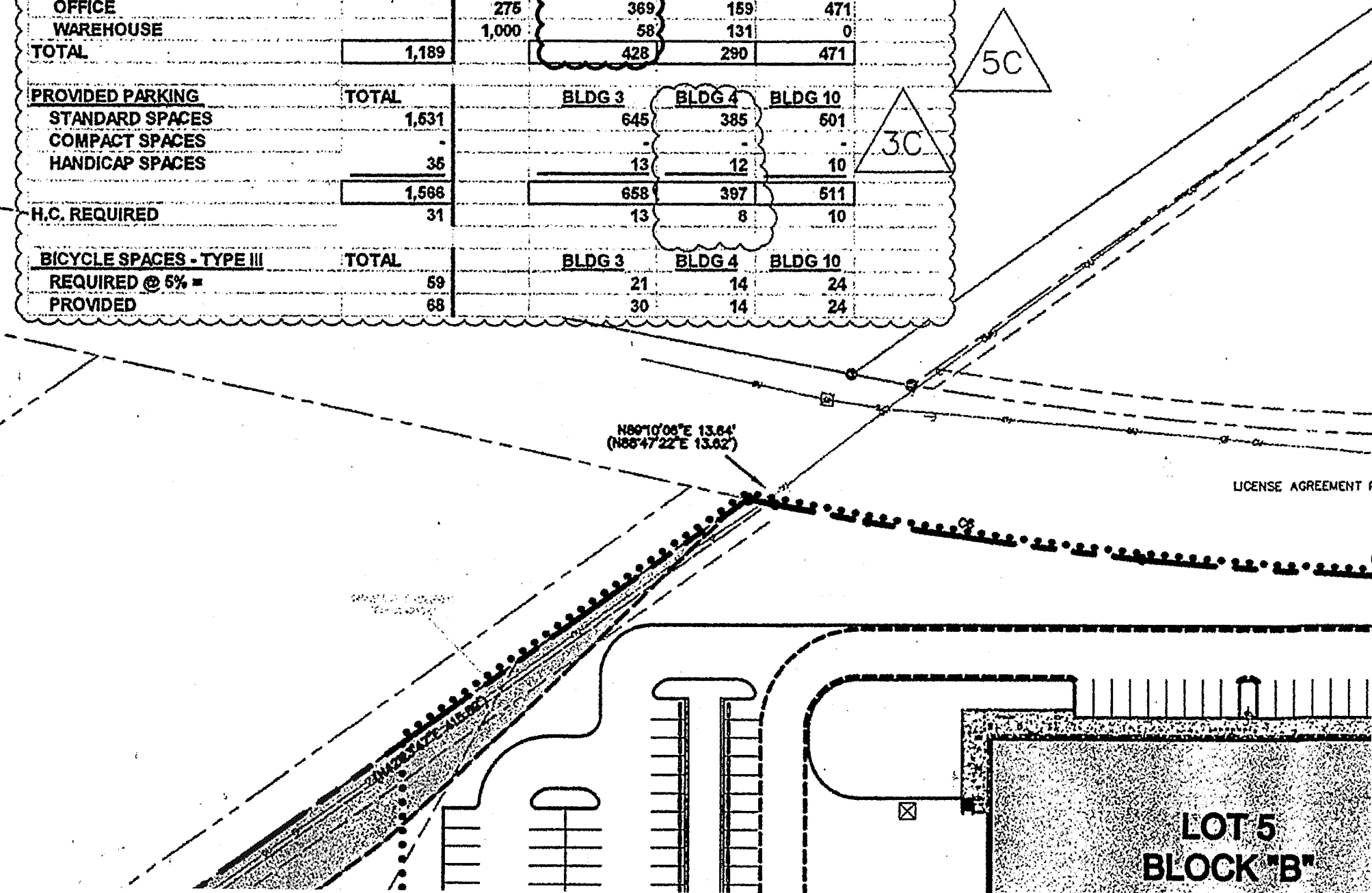
EXISTING IMPERVIOUS COVER		
BUILDINGS	200,944 S.F.	
PARKING, DRIVES & WALKS	328,752 S.F.	
	529,696 S.F.	30.29%
PROPOSED IMPERVIOUS COVER		
BUILDINGS	464,340 S.F.	
PARKING, DRIVES & WALKS	916,835 S.F.	
	1,380,175 S.F.	78.93%

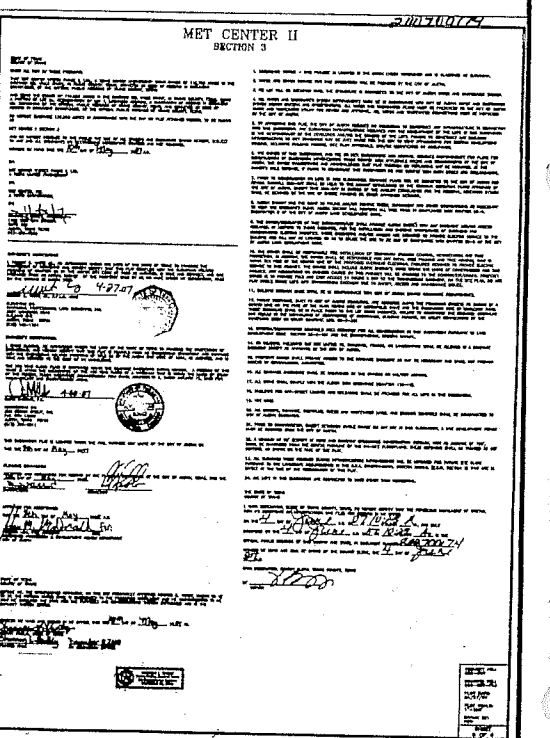
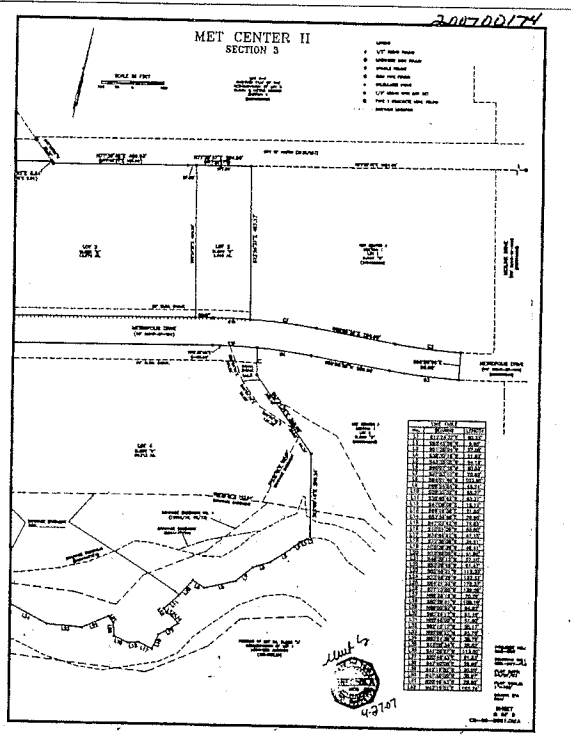
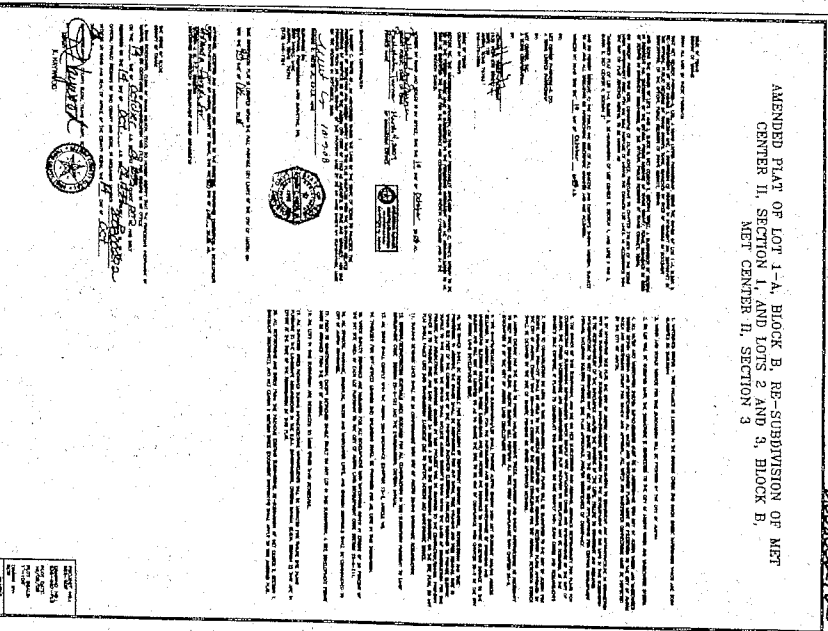
USE			
BUILDING 3	OFFICE	101,564 S.F.	63%
	WAREHOUSE	58,436 S.F.	37%
BUILDING 4	OFFICE	43,685 S.F.	28%
	WAREHOUSE	131,055 S.F.	78%
BUILDING 10	OFFICE	129,600 S.F.	100%
	WAREHOUSE	- S.F.	0%

BUILDING SUMMARY			
BUILDING 3			
BUILDING SIZE =	160,000 S.F.		
BUILDING COVERAGE =	166,000 S.F. =	9.49%	
BUILDING F.A.R. =	160,000 S.F. =	0.09 :1	
BUILDING HEIGHT =	34 FT.	1.3 STORY	
FOUNDATION = SLAB ON GRADE			
BUILDING 4			
BUILDING SIZE =	174,740 S.F.		
BUILDING COVERAGE =	180,740 S.F. =	10.34%	
BUILDING F.A.R. =	174,740 S.F. =	0.10 :1	
BUILDING HEIGHT =	34 FT.	1.3 STORY	
FOUNDATION = SLAB ON GRADE			
BUILDING 10			
BUILDING SIZE =	129,600 S.F.		
BUILDING COVERAGE =	135,800 S.F. =	7.76%	
BUILDING F.A.R. =	129,600 S.F. =	0.07 :1	
BUILDING HEIGHT =	34 FT.	1.3 STORY	
FOUNDATION = SLAB ON GRADE			

TOTAL BUILDING INFO			
BUILDING F.A.R.	464,340	0.27 :1	
BUILDING COVERAGE	482,340 S.F.	27.59%	

PARKING SUMMARY					
REQUIRED PARKING	TOTAL	RATIO	PHASE 3 BLDG 3	PHASE 2 BLDG 4	PHASE 4 BLDG 10
OFFICE		275	369	159	471
WAREHOUSE		1,000	58	131	0
TOTAL	1,189		428	290	471
PROVIDED PARKING	TOTAL		BLDG 3	BLDG 4	BLDG 10
STANDARD SPACES	1,631		645	385	601
COMPACT SPACES	-		-	-	-
HANDICAP SPACES	36		13	12	10
	1,568		658	397	611
H.C. REQUIRED	31		13	8	10
BICYCLE SPACES - TYPE III			BLDG 3	BLDG 4	BLDG 10
REQUIRED @ 5% =	59		21	14	24
PROVIDED	68		30	14	24





SITE PLAN APPROVAL		DATE: 3 of 35
FILE NUMBER: SP-2021-09002	APPLICATION DATE: 11/8/2021	
APPROVED BY: JAMES COMMISSIONER ON BEHALF OF THE CITY OF ALABAMA		
DATE: 2/5/22		
BY: CHAIRMAN		
APPROVED DATE: 02-04-22	LOCAL: 02/10/22	CASE NUMBER: 11899
PROJECT: IMPROVEMENTS TO SPAN 1000044		DATE: 02/27/22
PROJECT: IMPROVEMENTS TO SPAN 1000044		DATE: 02/27/22
RECEIVED BY: JAMES COMMISSIONER ON BEHALF OF THE CITY OF ALABAMA		
DATE: 02/04/22		
Comments 1	Comments 2	Comments 3
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Thrower Design
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LAND PLANNERS

AMC
DESIGN
GROUP

ENGINEERING AND
CONSULTANTS

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