

**PLANNING COMMISSION SITE PLAN
PHASING EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2017-0451C **PC COMMISSION DATE:** Jan 29, 2019

PROJECT NAME: Easton Park Section 1B, Lot 3

ADDRESS: 7417 McKinney Falls Pkwy

AREA: 32.22 acres

WATERSHED: Cottonmouth Creek (Suburban)

COUNCIL DISTRICT: 2

JURISDICTION: Limited Purpose

APPLICANT: Meritage Homes
8920 Business Park Drive, Suite 350
Austin, Texas 78759

AGENT: Kitchen Table Civil Solutions
6805 N. Capital of Texas Hwy, Suite 315
Austin, Texas 78731

EXISTING ZONING: Pilot Knob PUD (Ordinance #20161110-032, 20170302-014)

PROPOSED DEVELOPMENT: The applicant is proposing a 263 lot condo regimen and the associated private roadway, private storm system, and public water and water waste infrastructures with associated improvements, to be constructed in multiple phases. The site is seeking approval for the site plan permit expiration date to be set 5 years from the release date, in order to be able to begin the final phase within the projected construction schedule.

STAFF RECOMMENDATION: Staff recommends the expiration for the phased site plan be extended beyond the standard 3-year period by an additional 2 years, per Section 25-5-21.B. The applicant has requested the additional time in order to accommodate the projected phased construction schedule of the condominium project.

PLANNING COMMISSION ACTION: N/A

CASE MANAGER: Jonathan Davila
jonathan.davila@austintexas.gov

Telephone: 974-2414

PREVIOUS APPROVALS: N/A

PROJECT INFORMATION: 32.22 acres

EXIST. ZONING: Pilot Knob PUD

MAX. BLDG. COVERAGE: N/A

MAX. IMPERV. CVRG: 90%

PROP. BLDG CVRG: 358,498.80 sq.ft. (25.54%)

PROP. IMP. CVRG: 16.85 acres (52.29%)

SUMMARY COMMENTS ON SITE PLAN:

WATERSHED ORDINANCE: This project complies with all watershed regulations.

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

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments will be cleared before permit is issued.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Pilot Knob PUD (undeveloped)

South: Colton Bluff Springs Rd (ETJ), then GR, SF-6, MF-3-CO, and SF-4A-CO (all undeveloped)

East: Pilot Knob PUD (undeveloped)

West: McKinney Falls Pkwy (ETJ), then SF-4A (Residential) and GR-MU-CO (undeveloped)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
McKinney Falls Pkwy	varies (+/- 148')	varies	County
Colton Bluff Springs Rd	varies (+/- 78')	varies	County

NEIGHBORHOOD ORGANIZATION:

Austin Neighborhoods Council

Bike Austin

Del Valle Community Coalition

Del Valle Independent School District

Dove Springs Neighborhood Association

Dove Springs Proud

Friends of Austin Neighborhoods

Go Austin/Vamos Austin (GAVA) – Dove Springs

Homeless Neighborhood Association

Onion Creek Homeowners Assoc.

SELTexas

Sierra Club, Austin Regional Group

Southeast Corner Alliance of Neigh (SCAN)

South Park Neighbors



January 8, 2019

Mr. James Shieh, Chair
City of Austin – Planning Commission
505 Barton Springs Road
Austin, TX 78704

RE: Easton Park Section 1B, Lot 3 Site Plan (SP-2017-0451C) Expiration Extension Request

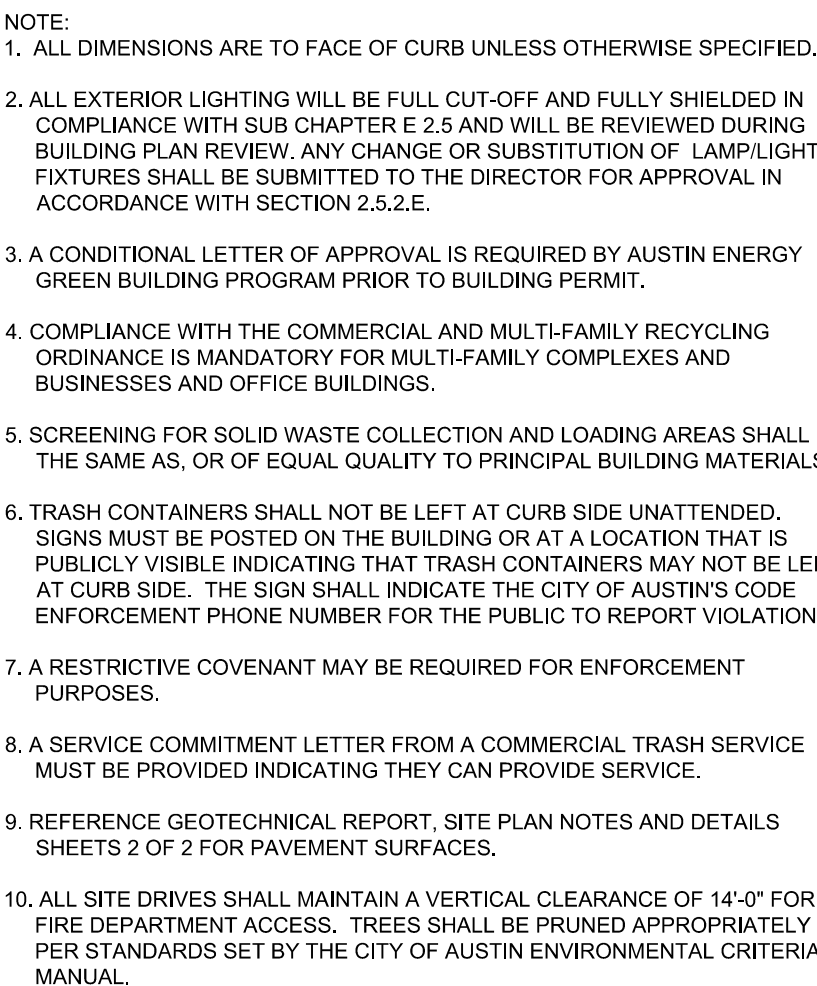
Dear Mr. Shieh,

We are submitting this letter to request a Site Plan expiration extension. We understand that under the current City ordinances Site Plans expire after a period of 3 years if work on a phase has not started. The Easton Park Section 1B, Lot 3 project will include approximately 263 single family condominium units constructed in phases to be determined at a later date and partially dependent on the pace of sales. We anticipate beginning development early this year immediately upon Site Plan approval with the completion of Phase A infrastructure expected in the 4th quarter of 2019. Homebuilding within Phase A will begin immediately upon completion and acceptance of the infrastructure. Construction of Phase B infrastructure will begin, so that homebuilding for Phase B can begin as Phase A home construction is completed. Phase C (park) will be completed concurrent with Phase B. We anticipate the last home phase to begin construction in the 3rd quarter of 2023 and respectfully request that the Site Plan expiration date be extended by two years beyond the standard 3-year period.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Fleming', is written over the typed name.

Jonathan Fleming, P.E.



BUILDING TYPE NOTES: THIS SITE IS COMPRISED OF TWO PAD TYPES				
PAD TYPE	PAD AREA	GROSS FLOOR AREA	TOTAL ONSITE	BUILDING #'S
A	1210 SF	PLAN 1: 1109 SF PLAN 2: 1109 SF PLAN 3: 1150 SF	24	1, 3, 15, 40, 51, 67, 77, 81, 84, 87, 90, 102, 151, 154, 205, 208, 213, 220-222, 233, 234, 237, 239
B	1375 SF	PLAN 4: 1243 SF PLAN 5: 1250 SF	239	2, 4-14, 16-39, 41-50, 52-66, 68-76, 78-80, 82-83, 85-86, 88-89, 91-101, 103-150, 152-153, 155-204, 206-207, 209-212, 214-219, 221-232, 233-236, 238, 240-263

PUD Exhibit G: Site Development Regulations		
MIXED RESIDENTIAL AREA (MR)		
Easton Park Section 1B - Lot 3		
Residential Multi-Family		
	PUD Requirements	Easton Park 1B - Lot 3 Proposed
Minimum Lot Size	12,500 SF	1,399,411 SF
Minimum Lot Width	80 FT	791 FT
Maximum Height	65 FT	65 FT
Minimum Front Yard Setback	5 FT	5 FT
Minimum Street Side Yard Setback	5 FT	5 FT
Minimum Interior Side Yard Setback	10 FT	10 FT
Minimum Rear Setback	5 FT	5 FT
Maximum Impervious Cover	90%	54%

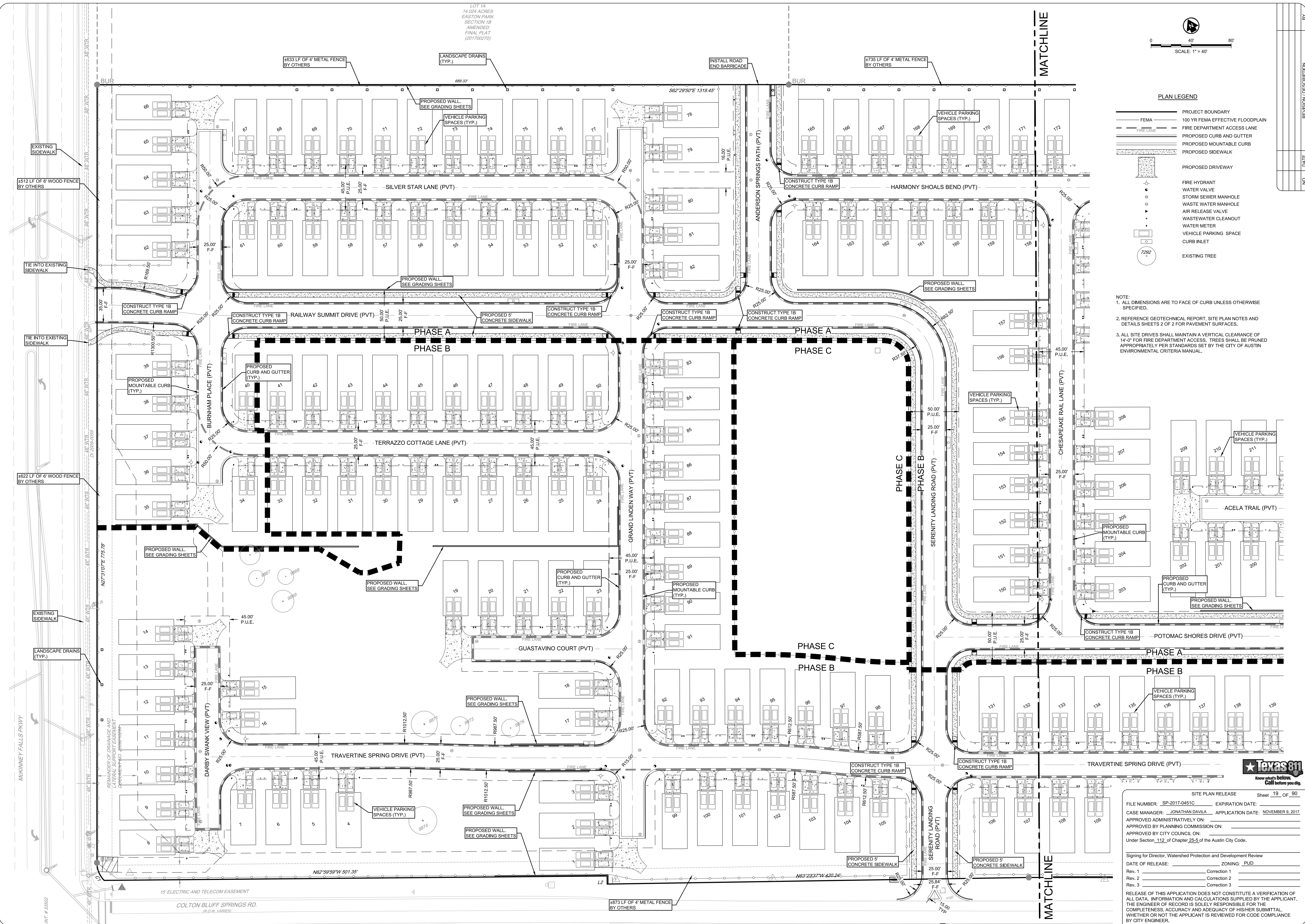
Figure 34:
Examples of fully-shielded light fixtures.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	44°40'37"	19.49'	N05°13'32"E	19.00'
C2	500.00'	44°21'44"	387.13'	S04°15'23"W	377.54'

PLAN LEGEND

-
- PROJECT BOUNDARY
 FEMA 100 YR FEMA EFFECTIVE FLOODPLAIN
 FIRE DEPARTMENT ACCESS LANE
 PUBLIC UTILITY EASEMENT
 PROPOSED DRIVEWAY
 VEHICLE PARKING SPACE
 EXISTING TREE

- NOTE: 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUB CHAPTER E 2.5 AND WILL BE RECEIVED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
3. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
4. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
5. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL THE SAME AS, OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
6. TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS EASILY VIEWED FROM THE STREET. TRASH CONTAINERS MAY NOT BE LEFT AT CURB SIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATION.
7. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
8. A SERVICE COMMITMENT LETTER FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE.
9. REFERENCE GEOTECHNICAL REPORT, SITE PLAN NOTES AND DETAILS SHEETS 2 OF 2 FOR PAVEMENT SURFACES.
10. ALL SITE DRIVES SHALL MAINTAIN A VERTICAL CLEARANCE OF 14'-0" FOR FIRE DEPARTMENT ACCESS. TREES SHALL BE PRUNED APPROPRIATELY PER STANDARDS SET BY THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.



KITCHEN TABLE
CIVIL SOLUTIONS

6005 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 738-7474
TXPE FIRM NO. F-18129

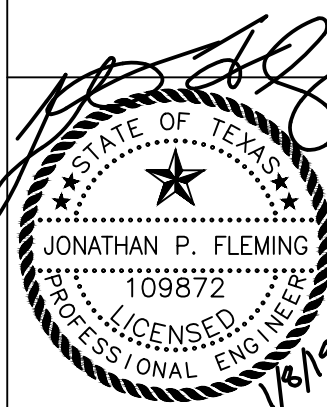
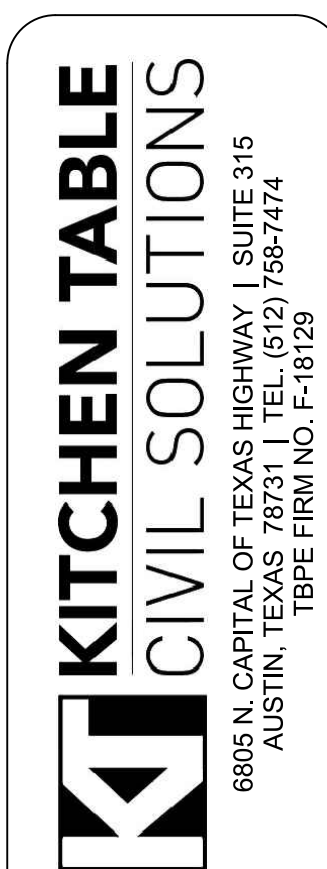
Meritage Homes

EASTON PARK
SECTION 1B, LOT 3
AUSTIN, TRAVIS COUNTY, TEXAS

SITE PLAN 1 OF 2

SHEET
19
OF 90

CASE# SP-2017-0451C



NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY AGENCIES

EASTON PARK
SECTION 1B, LOT 3
AUSTIN, TRAVIS COUNTY, TEXAS

SITE PLAN 2 OF 2

SHEET
20
OF 90
CASE# SP-2017-0451C



NOTICE OF PUBLIC HEARING SITE PLAN EXTENSION

Este aviso le informa de una audiencia pública tratando de un propuesto desarrollo o cambio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-9116.

Mailing Date: January 11, 2019

Case Number: SP-2017-0451C

The City of Austin has sent this letter to inform you that we have received an application for a site plan. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

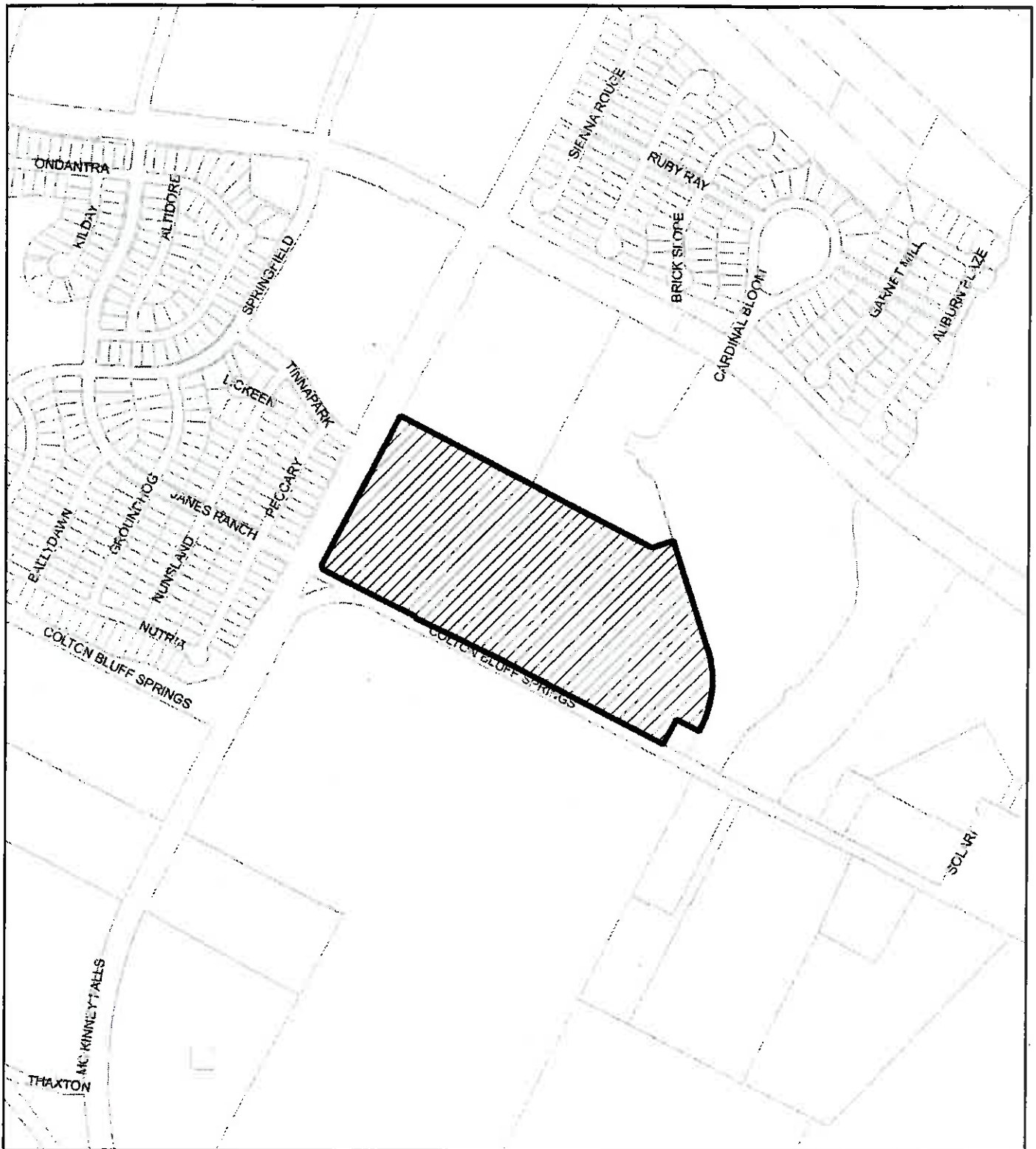
Applicant:	Kitchen Table Civil Solutions, Jonathan Fleming, (512) 785-7474
Owner:	Carma Easton LLC., Luke Gosda, (512) 391-1345
Project Name:	Easton Park Section 1B, Lot 3
Project Address:	7417 MCKINNEY FALLS PKWY

Project Description: The applicant is proposing a 263 lot condo regimen in multiple phases, and is requesting a 2-year extension beyond the 3-year expiration.

This application is scheduled to be heard by the **Planning Commission** on **Jan 22, 2019**. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 6:00 p.m.

You can find more information on this site plan by inserting the case number at the following Web site: <https://abc.austintexas.gov/web/permit/public-search-other>. For additional questions about the project please contact the applicant, Jonathan Fleming, (512) 785-7474. For technical questions about the permitting process, please contact the case manager, Jonathan Davila, at 512-974-2414 or via e-mail at jonathan.davila@austintexas.gov and refer to the case number located at the top of this notice. You may examine the site plan at One Texas Center by appointment or between the hours of 8:00 a.m. and 11:00 a.m. with the case assistant, Ramon Rezvanipour at (512) 974-3124 or via email at, ramon.rezvanipour@austintexas.gov, Monday Through Friday. The case manager's office is located at One Texas Center, 4th Floor, 505 Barton Springs Road, Austin, Texas.

For additional information on the City of Austin's land development process, please visit our web site www.austintexas.gov/devservices.



Subject Tract



Base Map

CASE#: SP-2017-0451D

LOCATION: 7417 MC KINNEYFALLS PKWY

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.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2017-0451C

Contact: Jonathan Davila, 512-974-2414 or
Ramon Rezvanipour, (512) 974-3124

Public Hearing: Planning Commission, Jan 22, 2019

Rick Shelden RKS Texas Investments

Your Name (please print)

☒ I am in favor
☐ I object

Slw corner William Cannon & McKinney Falls

Your address(es) affected by this application

1/14/19

Date

Signature

Daytime Telephone: *210-490-2500*

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department - 4th floor

Jonathan Davila

P. O. Box 1088

Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.