

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

CASE NUMBER: SP-2013-0470C(XT2)

ZAP COMMISSION DATE: March 5th, 2019

PROJECT NAME: Cameron Food Court

ADDRESS OF SITE: 9001 Cameron Road

AREA: 3.8 acres

WATERSHED: Little Walnut Creek

JURISDICTION: Full Purpose

APPLICANT: ZIF Holdings, INC.
11500 Citrus Cove
Austin, Texas, 78750
(512) 534-1158

AGENT: Moncada Enterprises LLC (Phil Moncada)
1301 S I H 35, Suite 204
Austin, Texas, 78741
(512) 474-2923

EXISTING ZONING: CS

PROPOSED DEVELOPMENT: The applicant is proposing to construct a convenience store, restaurant, and office.

SUMMARY STAFF RECOMMENDATION: The applicant is requesting a five-year extension, however a 3 year extension is recommended by staff. The staff recommended extension would grant the previously extended site plan the expiration date of December 19th, 2021.

The applicant has included a letter explaining details of the work completed so far and the efforts made toward obtaining all site plans; this is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C)(1)

(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

(1) The director determines that:

(a) The site plan substantially complies with the requirements that apply to a new application for site plan approval;

- (b) The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; **or**
- (d) The applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and"

CASE MANAGER: Clarissa Davis

Telephone: 974-1423

Clarissa.Davis@austintexas.gov

PREVIOUS APPROVALS:

The site plan was originally approved December 19th, 2014, with an expiration date of December 19th, 2017.

On October 25th, 2017, the applicant filed an application for an administratively approved 1-year extension, which was granted January 31st, 2018. The administrative extension to a previously approved site plan extended the expiration date from December 19th, 2017 to December 19th, 2018.

The current 3-year extension application was submitted October 23rd, 2018.

PROJECT INFORMATION: 3.8 acres

EXIST. ZONING: CS

MAX. BLDG. COVERAGE : 95%

PROP. BLDG CVRG: 6.9%

MAX. IMPERV. CVRG.: 95%

PROP. IMP. CVRG.: 55%

ALLOWED F.A.R.: 2:1

PROPOSED F.A.R.: .069:1

COMPREHENSIVE WATERSHED ORDINANCE: Complies with current code (the site plan substantially complies with the requirements that apply to a new application for site plan approval.)

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site is currently zoned CS. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The infrastructure for the site plan has been completed. Three structures on the property have been completed. The site plan substantially complies with current land use regulations.

ENVIRONMENTAL: Site Plan is within the Little Walnut Creek watershed. Environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: CS / Automobile Repair

South: CS/ Vacant; Office

East: CS/ Retail

West: LI-NP/ Office

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Cameron Road	110' - Varies	Varies	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District

Sierra Club, Austin Regional Group

Bike Austin

Neighborhood Empowerment Foundation

Homeless Neighborhood Association

TechRidge Neighbors

Harris Branch Master Association, Inc

Austin Neighborhood Council

SEL Texas

Friends of Austin Neighborhoods

North Growth Corridor

Moncada Consulting

Phil Moncada

1301 S. I-H 35 Suite # 204
Austin, Texas 78741

627-8815 cell
474-4923 fax

October 11, 2018

City of Austin
Planning and Development Review Department
505 Barton Springs Rd.
Austin, TX 78701

RE: 9001 Cameron Road | SP-2013-0470C
Site Plan Extension Summary Letter

Good Morning Staff,

We are requesting a site plan extension for the above referenced project. Our client has completed the first phase of the project including parking areas, Landscaping, driveways and Water Quality ponds. The first phase includes a convenience store with fuel dispensing and a restaurant located in the same building.

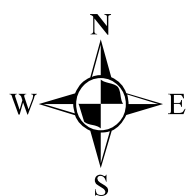
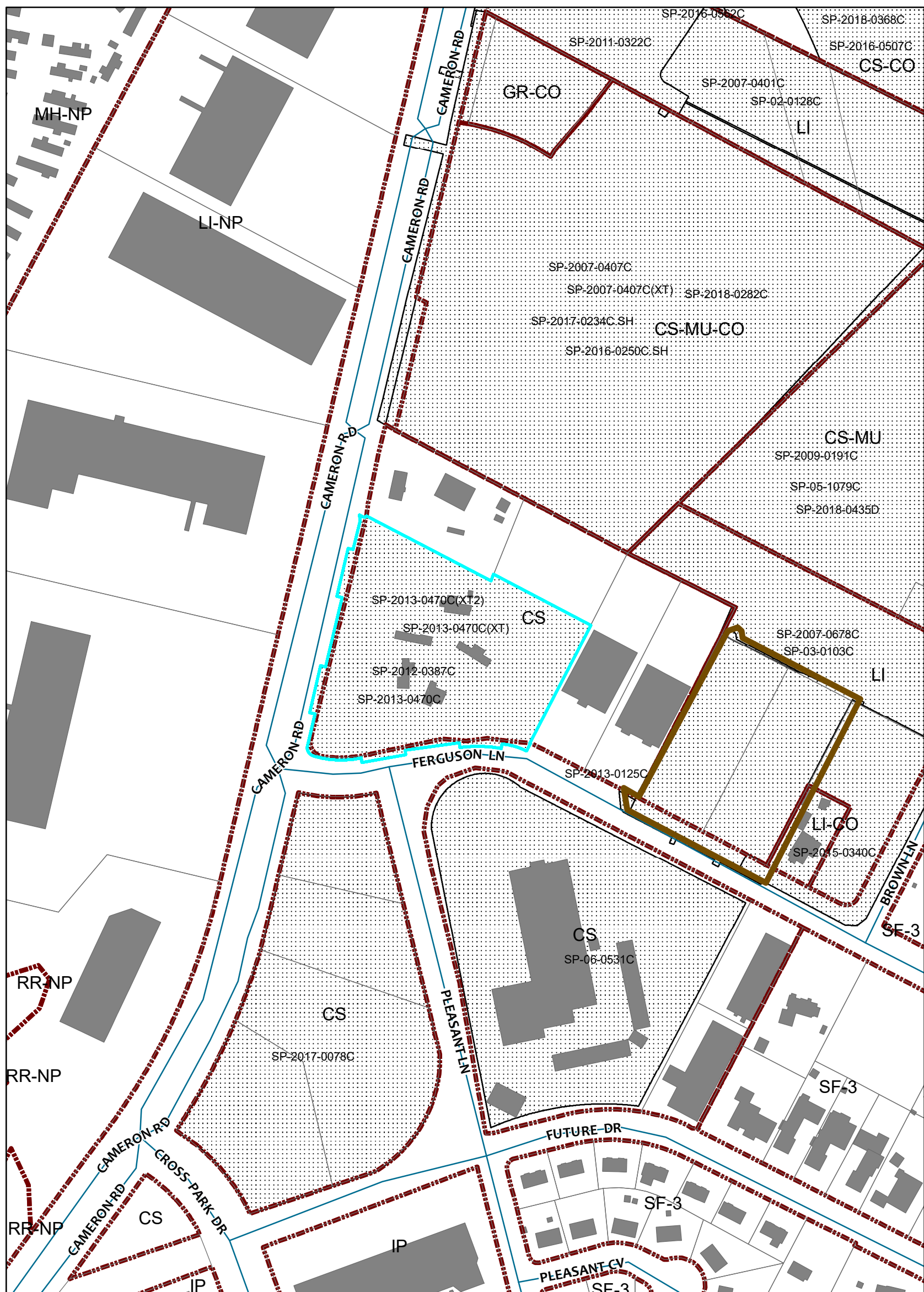
The client has requested this extension in order to secure a commercial tenant for the phase 2 portion of the site plan that will meets his needs and the neighborhood as it relates to permitted uses.

Thank you in advance for your consideration.

A handwritten signature in black ink that reads "Phil Moncada". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Phil Moncada
Principal

SP-2013-0470C



Legend

- Site Plan Case
Zoning

CASE#: SP-2013-0470C(XT2)
ADDRESS: 9001 Cameron Road
CASE NAME: Cameron Food Court
MANAGER: Clarissa Davis

0 125 250 500 Feet

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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OPERATOR: Clarissa Davis