

**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2014-0495B(XT2)      **PC MEETING DATE:** Nov 12, 2019

**PROJECT NAME:** Terrace Section Five Block A Lot 3(Extension)

**ADDRESS:** 3000 Via Fortuna

**AREA:** 7.78 acres

**WATERSHED:** Barton Creek (Barton Springs Zone)

**COUNCIL DISTRICT:** 8

**JURISDICTION:** Full Purpose

**APPLICANT:** Desta Three Partnership, Ltd  
Rodger Arend  
PO Box 4598  
Austin, Texas 78765

**AGENT:** Armbrust and Brown  
Richard Suttle  
100 Congress Ave., Suite 1300  
Austin, Texas 78701

**EXISTING ZONING:** PUD

**PROPOSED DEVELOPMENT:** The applicant requests a five-year extension for a previously approved site plan. The approved site plan includes a 7-story administrative office building with a total floor area of 220,857 sq. ft., with associated garage and surface parking, and other improvements. The site was originally approved with SP-2014-0495B, to be constructed as part of the Terrace PUD, Ordinance C814-86-009.

**STAFF RECOMMENDATION:** Staff recommends the requested five-year extension to June 12, 2024. Staff previously granted a one-year administratively approved extension from June 12, 2018 to June 12, 2019.

**PLANNING COMMISSION ACTION:** N/A

**CASE MANAGER:** Jonathan Davila  
[jonathan.davila@austintexas.gov](mailto:jonathan.davila@austintexas.gov)

Telephone: 974-2414

**PREVIOUS APPROVALS:** The site plan was granted a one year administratively approved extension from June 12, 2018 to June 12, 2019.

**PROJECT INFORMATION:** 7.78 acres

**EXIST. ZONING:** PUD

**MAX. BLDG. COVERAGE:** 24%

**MAX. IMPERV. CVRG:** 44%

**PROP. BLDG CVRG:** 82,783 sq. ft. (24%)

**PROP. IMP. CVRG:** 148,762 acres (44%)

**A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS**

**WATERSHED ORDINANCE:** This project complies with applicable watershed regulations.

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

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**SURROUNDING CONDITIONS:****Zoning/ Land Use**

North: PUD (Via Fortuna ROW and undeveloped)

South: PUD (Undeveloped)

East: PUD (Undeveloped)

West: ROW (Loop 360 and Loop 1)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Via Fortuna	varies (+/- 45')	varies (+/- 20')	Urban Roadway

**NEIGHBORHOOD ORGANIZATION:**

Austin Neighborhoods Council

Barton View Neighborhood Assn.

Bike Austin

East Oak Hill Neighborhood Association

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Oak Hill Trails Association

Perry Grid 614

Preservation Austin

Save Barton Creek Assn.

Save Our Springs Alliance

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition

TNR BCP – Travis County Natural Resources



CIVIL ENGINEERING \* DEVELOPMENT CONSULTING \* PROJECT MANAGEMENT

August 2, 2019

Ms. Denise Lucas  
City of Austin  
Development Services Department  
P O Box 1088  
Austin, TX 78767

Re; Site Plan Permit  
SP-2014-0495B  
Terrace Section Five Block A Lot 3

Dear Ms. Lucas:

Please accept the attached application, plan, and submittal documents as our request for a five-year extension for the site development permit on The Terrace Section Five Block A Lot 3 project. This project is located at 3000 Via Fortuna in the city limits of Austin. This project was previously approved for a one-year extension on September 17, 2018 under SP-2014-0495B(XT). The expiration of this extension is June 12, 2019.

The following comments are applicable to this extension request. These comments follow LDC Section 25-5-62 (C):

(a) This project is to comply with the restrictive covenants of the Terrace PUD Ordinance C814-86-009 as approved on April 9, 1987 and subsequent amendments thereto and with certain subsequent requirements related to health, safety, and public welfare restrictions in addition to the PUD Ordinance requirements. The site plan as submitted herewith complies with all these requirements.

(b) The application for the site plan approval as filed was submitted with the good faith expectation that the site plan would be constructed. Construction of some buildings in the zoning-approved PUD site plan have already been constructed.

(c) This Site Plan Permit is part of a larger approved PUD site plan for the 109.25 acre PUD project. Some buildings per the approved PUD Site Plan have been constructed.

(d) Almost all the original infrastructure for the original PUD has been constructed.

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In addition to the above comments the following information is provided:

(1) To construct this project off-site improvements for water and turn lane infrastructure were required to be constructed in the adjacent Mopac Expressway right-of-way. The water improvements consist of a water line that the City Water Utility requested be oversized to also serve as a City infrastructure improvement. Our Client agreed to assist the City Water Utility and agreed to project manage this improvement. This water line improvement needed to be approved by the City Development Department, the Austin Water Utility, and TXDOT. The City requested that the developer provide environmental report for this improvement. The City is a cost participant in this improvement. The approval process for this work has been lengthy due to the processes required by the approval agencies. The water line is in final acceptance process at the Water Utility.

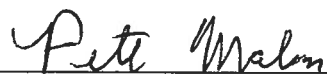
An off-site turn lane improvement also had to be approved by the three public agencies listed above. This improvement was constructed in 2018.

(2) This Site Plan Permit is part of a larger approved PUD site plan. Four office buildings and 308 apartments have already been constructed under the PUD site plan. The improvements for this Site Plan Permit consist of a 220,857 square foot building, garage parking, and surface parking on a 7.78 acre lot which were approved in the PUD Ordinance site plan. This Site Plan Permit may be evaluated for potential phasing which may require the extension of the Site Plan Permit. The building permit submittal and review have been waiting for the completion of the aforementioned off-site water line as this water line will affect the review of the building permit.

(3) Submittal of building permits for this site are waiting for completion of the off-site water line. Therefore we are requesting a five-year extension to allow for the issuance of the building permit which includes a multi-story building and parking garage. This Site Plan may be affected by the final planning and revision of two proposed buildings that are part of the approved PUD Site Plan and located adjacent to this Site Plan Permit.

(4) Additional comments on the site are included in the attached engineer's summary letter.

Please contact me if you have any questions. My phone number is 512/899-0601 x228.

  
Pete Malone

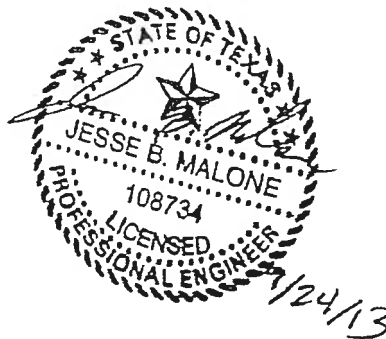
## ENGINEER'S SUMMARY LETTER

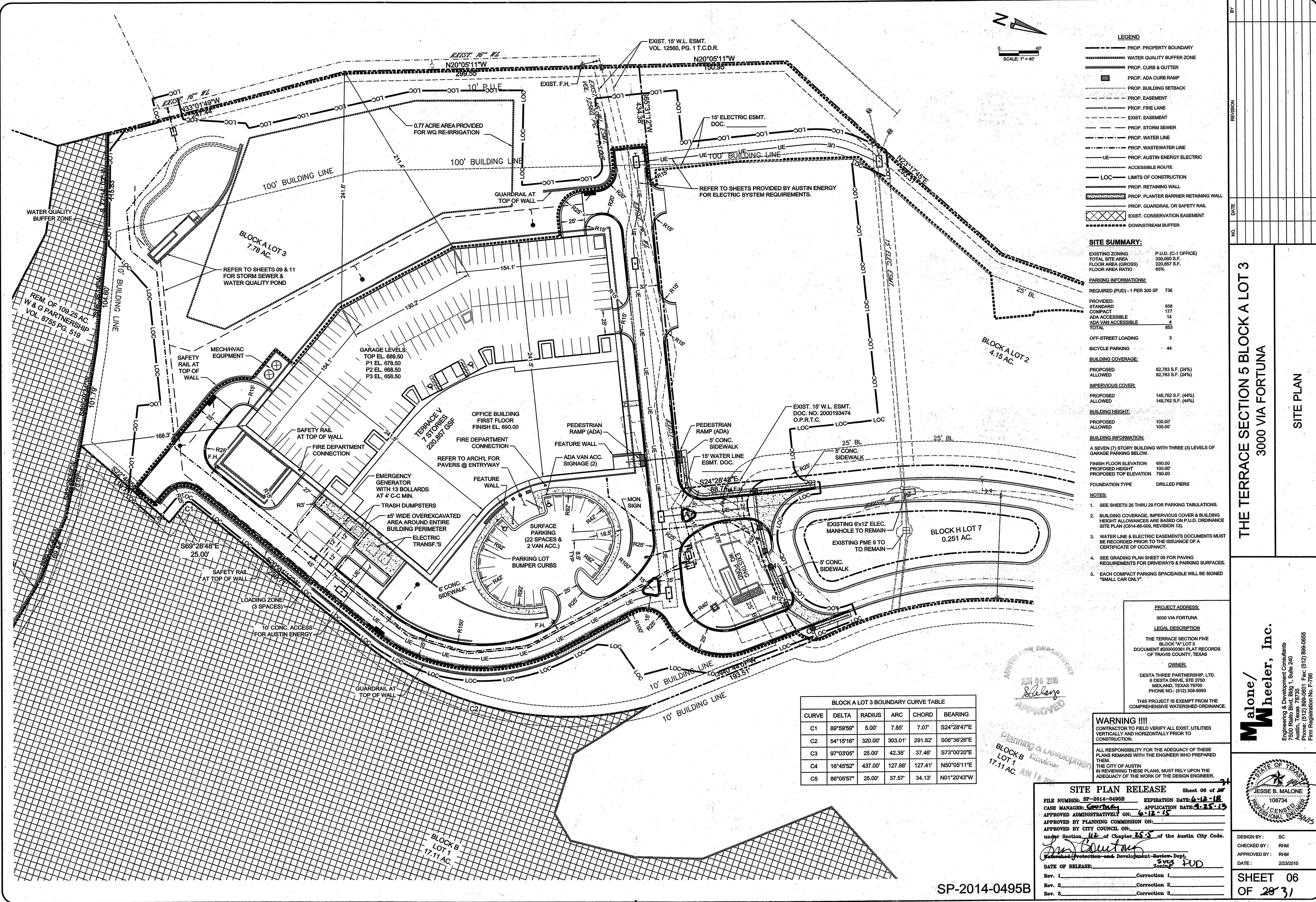
for

## The Terrace Section Five Block A Lot 3 Site Plan

In accordance with the required submittal documents for "Non-Consolidated Site Plan" the following information is provided:

- Acreage to be developed: 7.78 Acre Lot ( 8.66 Limit of Construction)
- Watershed: Barton Creek
- Type of development: 220,857 SF office with associated parking garage
- Project to be built in one phase
- Stormwater will be collected via roof drains and site inlets and conveyed via storm sewer pipes to retention ponds. Water from the retention ponds (1.0" capture volume) will be irrigated on site to meet water quality requirements. Runoff bypassing the retention ponds will be released via headwalls and will flow into an existing on-site drainageway.
  - Detention requirements will be met by participation in the RSMP. All previous development in the Terrace PUD has been approved for RSMP.
- Project will change the character of the land from undeveloped woodlands to an office development. PUD ordinance requirements will constrain clearing to only those areas needed for construction of the office building, garage, site parking, and driveways. Clearance will be limited to 15' from proposed development.
  - Drainage patterns will be unchanged. Runoff will exit the site via an existing drainageway. Runoff in this drainageway will eventually enter an existing storm sewer system associated with downstream roadways. This storm sewer system was designed to convey the developed flows from this site.
- Project is not subject to Watershed Protection Regulations. Project is governed by PUD Ordinance No. 87-0430 G and associated restrictive covenants.





- LEGEND**
- PROP. PROPERTY BOUNDARY
  - WATER QUALITY BUFFER ZONE
  - PROP. CURB & GUTTER
  - PROP. ADA CURB RAMP
  - PROP. BUILDING SETBACK
  - PROP. EASEMENT
  - PROP. FIRE LANE
  - EXIST. EASEMENT
  - PROP. STORM SEWER
  - PROP. WATER LINE
  - PROP. WASTEWATER LINE
  - UE --- PROP. AUSTIN ENERGY ELECTRIC
  - ACCESSIBLE ROUTE
  - LOC --- LIMITS OF CONSTRUCTION
  - PROP. RETAINING WALL
  - PROP. PLANTER BARRIER RETAINING WALL
  - PROP. GUARDRAIL OR SAFETY RAIL
  - EXIST. CONSERVATION EASEMENT
  - DOWNSTREAM BUFFER

**SITE SUMMARY:**

EXISTING ZONING: P.U.D. (C-1 OFFICE)  
TOTAL SITE AREA: 339,080 S.F.  
FLOOR AREA (GROSS): 220,857 S.F.  
FLOOR AREA RATIO: 65%

**PARKING INFORMATION:**

REQUIRED (PUD) - 1 PER 300 SF 736

PROVIDED:  
STANDARD 658  
COMPACT 177  
ADA ACCESSIBLE 14  
ADA VAN ACCESSIBLE 4  
TOTAL 853

OFF-STREET LOADING: 3  
BICYCLE PARKING: 44

**BUILDING COVERAGE:**

PROPOSED 82,783 S.F. (24%)  
ALLOWED 82,783 S.F. (24%)

**IMPERVIOUS COVER:**

PROPOSED 148,762 S.F. (44%)  
ALLOWED 148,762 S.F. (44%)

**BUILDING HEIGHT:**

PROPOSED 100.00'  
ALLOWED 100.00'

**BUILDING INFORMATION:**

A SEVEN (7) STORY BUILDING WITH THREE (3) LEVELS OF GARAGE PARKING BELOW.

FINISH FLOOR ELEVATION 690.00  
PROPOSED HEIGHT 100.00'  
PROPOSED TOP ELEVATION 790.00

FOUNDATION TYPE DRILLED PIERS

- NOTES:**
- SEE SHEETS 26 THRU 29 FOR PARKING TABULATIONS.
  - BUILDING COVERAGE, IMPERVIOUS COVER & BUILDING HEIGHT ALLOWANCES ARE BASED ON P.U.D. ORDINANCE SITE PLAN (C814-88-009, REVISION 13).
  - WATER LINE & ELECTRIC EASEMENTS DOCUMENTS MUST BE RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - SEE GRADING PLAN SHEET 09 FOR PAVING REQUIREMENTS FOR DRIVEWAYS & PARKING SURFACES.
  - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".

**PROJECT ADDRESS:**  
3000 VIA FORTUNA

**LEGAL DESCRIPTION:**  
THE TERRACE SECTION FIVE  
BLOCK "A" LOT 3  
DOCUMENT #20000381 PLAT RECORDS  
OF TRAVIS COUNTY, TEXAS

**OWNER:**  
DESTA THREE PARTNERSHIP, LTD.  
6 DESTA DRIVE, STE 2760  
MIDLAND, TEXAS 79705  
PHONE NO.: (512) 308-9093

THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

**WARNING !!!**  
CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.

THE CITY OF AUSTIN IN REVIEWING THESE PLANS, MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

**BLOCK A LOT 3 BOUNDARY CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	89°59'59"	5.00'	7.85'	7.07'	S24°28'47"E
C2	54°15'16"	320.00'	303.01'	291.82'	S06°36'26"E
C3	97°03'05"	25.00'	42.35'	37.46'	S73°00'20"E
C4	16°45'52"	437.00'	127.86'	127.41'	N50°05'11"E
C5	86°05'57"	25.00'	37.57'	34.13'	N01°20'43"W

**SITE PLAN RELEASE** Sheet 06 of 28

FILE NUMBER: SP-2014-0495B EXPIRATION DATE: 6-12-18  
CASE MANAGER: Courtney APPLICATION DATE: 4-25-15  
APPROVED ADMINISTRATIVELY ON: 6-12-15  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section 112 of Chapter 25-5 of the Austin City Code.

*Jesse B. Malone*  
Professional Engineer  
State of Texas License No. 108734

DATE OF RELEASE: 5/12/15  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

BY: \_\_\_\_\_

REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_

NO. \_\_\_\_\_

**THE TERRACE SECTION 5 BLOCK A LOT 3**

**3000 VIA FORTUNA**

**SITE PLAN**

**Malone/Heeler, Inc.**

Engineering & Development Consultants  
7500 Rialto Blvd. Bldg 1, Suite 240  
Austin, Texas 78735  
Phone: (512) 889-0801 Fax: (512) 889-0855  
Firm Registration No. F-786

DESIGN BY: SC  
CHECKED BY: RHM  
APPROVED BY: RHM  
DATE: 2/23/2015

**SHEET 06**

**OF 28**

## CONSTRUCTION PLANS

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