

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2013-0148C(XT2)

PC HEARING DATE: March 10, 2020

PROJECT NAME: Riverside Retail

ADDRESS OF SITE: 7800 E Ben White Blvd

COUNCIL DISTRICT: 3

NEIGHBORHOOD PLANNING AREA: Montopolis

WATERSHED: Carson Creek
(Suburban)

JURISDICTION: Full Purpose

**APPLICANT/
OWNER:** Zahir Walji, Riverside Retail, LP
8708 Broken Point Drive
Irving, TX 75063

(512) 987-0050

AGENT: Zahir Walji, Riverside Retail, LP
8708 Broken Point Drive
Irving, TX 75063

(512) 987-0050

CASE MANAGER: Rosemary Avila
rosemary.avila@austintexas.gov

(512) 974-2784

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to a previously approved site plan. The previously approved site plan consists of a general retail (convenience) building, a limited restaurant building with a drive thru, and service station gas pumps.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from March 22, 2019 to March 22, 2022 based on the case meeting criteria from the LDC Section 25-5-62(C).

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) 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”

SUMMARY OF SITE PLAN:

LAND USE: The site is zoned ERC, all site calculations are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

05/22/2015 Site Plan administrative approval, permit expiration 05/22/2018.

11/01/2018 One year Site Plan Extension administrative approval, permit expiration 05/22/2019.

PROJECT INFORMATION

SITE AREA	80,930 sf	1.86 acres
EXISTING ZONING	ERC	
	Allowed	Proposed
FLOOR-AREA RATIO	2:1	0.17:1
BUILDING COVERAGE	90%	16.7%
IMPERVIOUS COVERAGE	90%	28.49%
PARKING	47 required	51 provided

EXISTING ZONING AND LAND USES

	ZONING / LAND USES
<i>Site</i>	ERC / Retail, Restaurant, Service Station
<i>Northeast</i>	ERC / Hotel
<i>Southeast</i>	E. Ben White Blvd
<i>Northwest</i>	Discovery Drive then ERC / Hotel
<i>Southwest</i>	East Riverside Drive then ERC / Vacant

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
East Riverside Drive	124 feet	90 feet	Level 2; divided; corridor mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Austin Neighborhood Council
 Bike Austin
 Carson Ridge Neighborhood Association
 Crossing Gardenhome Owners Assn.
 Del Valle Community Coalition
 Del Valle ISD
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods

Friends of Austin Neighborhoods
 Go Austin Vamos Austin 78744
 Homeless Neighborhood Association
 Montopolis Community Alliance
 Montopolis Neighborhood Association
 Neighborhood Empowerment Foundation
 Pleasant Valley
 SEL Texas
 Sierra Club, Austin Regional Group



ENGINEERING & SURVEYING

August 12, 2019

Ms. Rosemary Avila
COA - Planning and Development Review
505 Barton Springs Road
Austin, Texas 78704

RE: *Request for Site Plan Extension*
Riverside Retail
SP-2013-0148C(XT2)
7800 E Ben White Boulevard
Austin, Travis County, Texas

Dear Ms. Avila,

On behalf of the project owner, *Riverside 71 LP*, and in accordance with Section 25-5-63 of the Land Development Code, we respectfully request a three-year extension for the above referenced project. This is our second extension request for this project, and we understand that this request will be determined by public hearing through the Land Use Commission.

This extension is necessary to resolve issues with the sale of three lots previously included in this site development project. While no infrastructure has been constructed per the original site plan, the owner has made a good faith effort to continue the development of this project. A site plan revision was submitted September 26, 2018 and is currently in review in order to remove the sold lots from the site design and to bring the project into compliance with current development codes and the East Riverside Corridor Regulating Plan [SP-2013-0148C(R1)]. We have also been coordinating with the Corridor Program Office and Austin Transportation Department regarding the impact that our proposed design has on the Austin Metropolitan Plan, the Urban Trails Master Plan, and the East Riverside Corridor Plan. Additionally, the previous Unified Development Agreement for the project has been terminated and a new UDA document has been approved by the City of Austin Legal Department for the remaining lots; a Joint Use Access Easement has already been recorded to provide connectivity to adjacent lots.

In the original site plan review of this project, a traffic impact analysis (TIA) was completed with zoning case, C14-86-316. This required the owners to pay 100% fiscal for the signalization of Riverside Drive and Bennett Drive (also known as Airport Commerce Drive), which was paid prior to the third reading of the zoning case. The owners were also required to pay a pro-rata share for a westbound, right turn lane at SH 71 and dedicate right-of-way. Due to the reduction in lots, our proposed revision will generate even less traffic than the original 2013 site plan and the traffic generation assumed under the original zoning case.

Request for Site Plan Extension
Riverside Retail: SP-2013-0148C(XT2)
August 12, 2019
Page 2 of 2

We sincerely appreciate your expeditious review and consideration of this request. Please do not hesitate to contact our office at (512) 394-1900 should you have any questions.

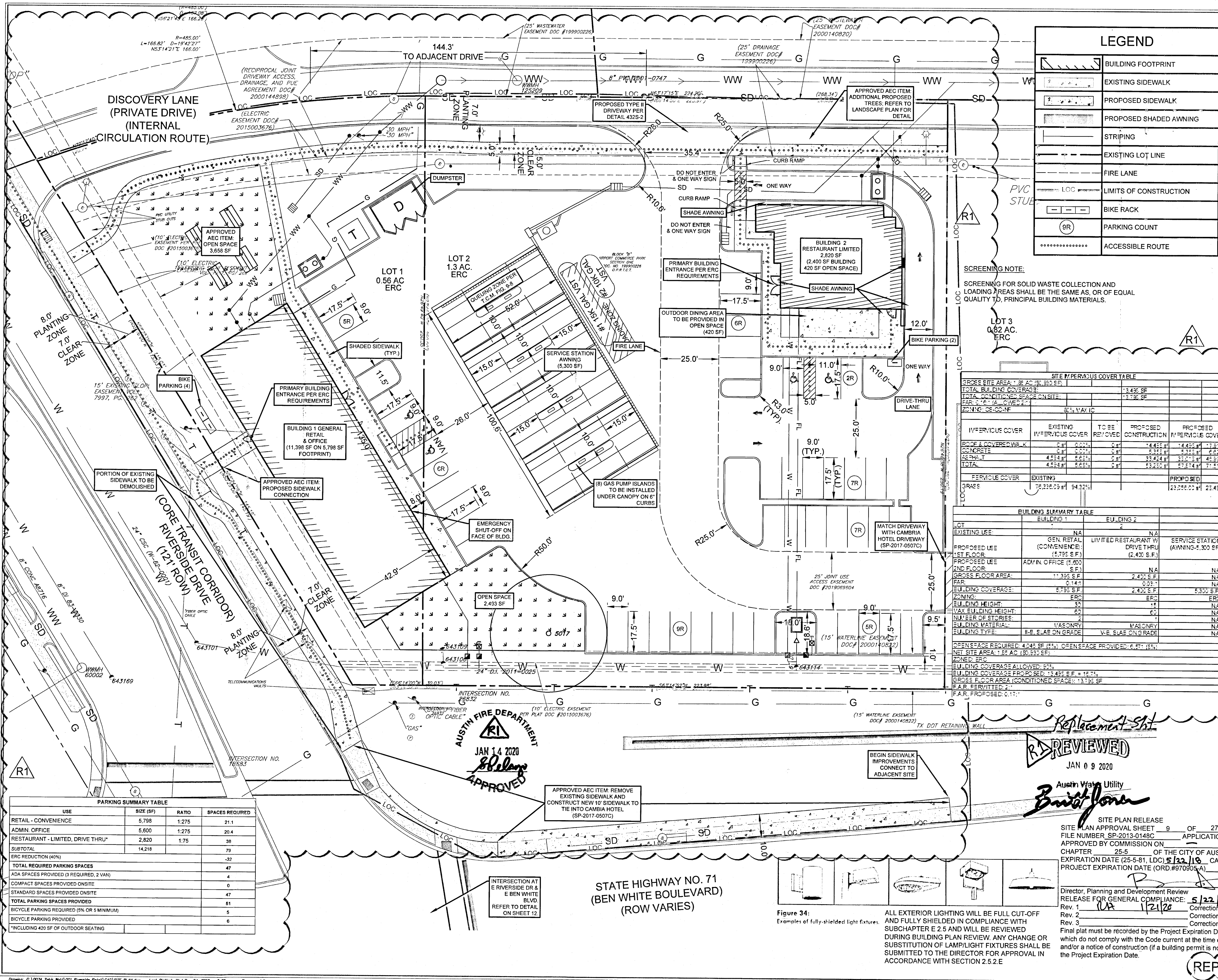
Respectfully,

A handwritten signature in blue ink, appearing to read "Joan Ternus Angil".

Joan Ternus Angil, P.E.
West Group
TBPE Firm # F-15324

Attachments:

- (A) *Revision Completeness Check - revision in review [SP-2013-0148C(R1)]*
- (B) *Termination of Restrictive Covenant - Document No. 2019069602*
- (C) *Joint Use Access Easement - Document No. 2019069604*



- SITE PLAN RELEASE NOTES:**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
 - ALL DIMENSIONS FROM FOC TO FOC UNLESS OTHERWISE NOTED.
 - NO BUILDINGS LOCATED WITHIN 50' OF SITE.
 - THIS PROPERTY IS WITHIN THE AIRPORT OVERLAY ZONE AO-3. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS DEFINED IN FEDERAL AVIATION REGULATIONS PART 77, AS ADOPTED BY THE CITY IN SECTION 25-13.23, ARE PROHIBITED. NOISE LEVEL REDUCTION MEASURES MAY BE REQUIRED FOR CERTAIN NEW STRUCTURES.
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.1, ANSI 502.7]
 - A UNIFIED DEVELOPMENT AGREEMENT HAS BEEN RECORDED FOR THIS SITE, DOC # 2019130308.
 - GROUND FLOOR MUST BE 12' IN HEIGHT (MIN).
 - UPPER FLOOR MUST BE 8' IN HEIGHT (MIN).
 - ALL PAVING TO BE ASPHALT. REFER TO GEOTECH REPORT FOR SPECIFICATIONS.

ALTERNATIVE EQUIVALENT COMPLIANCE FROM ERC:

THIS PROJECT WAS GRANTED ALTERNATIVE EQUIVALENT COMPLIANCE FROM THE EAST RIVERSIDE CORRIDOR REGULATING PLAN FOR THE FOLLOWING SECTIONS BY PROPOSING THE FOLLOWING ALTERNATIVES:

- 3.5.7 PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION; & 3.2 DIRECT PEDESTRIAN ACCESS TO SH 71 - CONSTRUCTION OF 10' SIDEWALK ALONG SH 71
- 4.3.3 BUILDING PLACEMENT STANDARDS - ADDITIONAL OPEN SPACE
- 5.2.2.1 ACTIVE USE AREA - CONNECTING SIDEWALK AND ADDITIONAL TREES ALONG DISCOVERY LANE

SITE PLAN RIVERSIDE RETAIL 1900 DISCOVERY LANE

12/04/2019



ENGINEERING & DESIGN

FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512) 394-1900

SHEET
9 OF 27
SP-2019-0148C

REVIEWED
JAN 09 2020
Austin Water Utility
Bridget Jones

SITE PLAN RELEASE
SITE PLAN APPROVAL SHEET 9 OF 27
FILE NUMBER SP-2019-0148C APPLICATION DATE APRIL 25, 2019
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC 5/12/15) CASE MANAGER DONNA GALATI
PROJECT EXPIRATION DATE (ORD #970905A) DWPZ DDZ

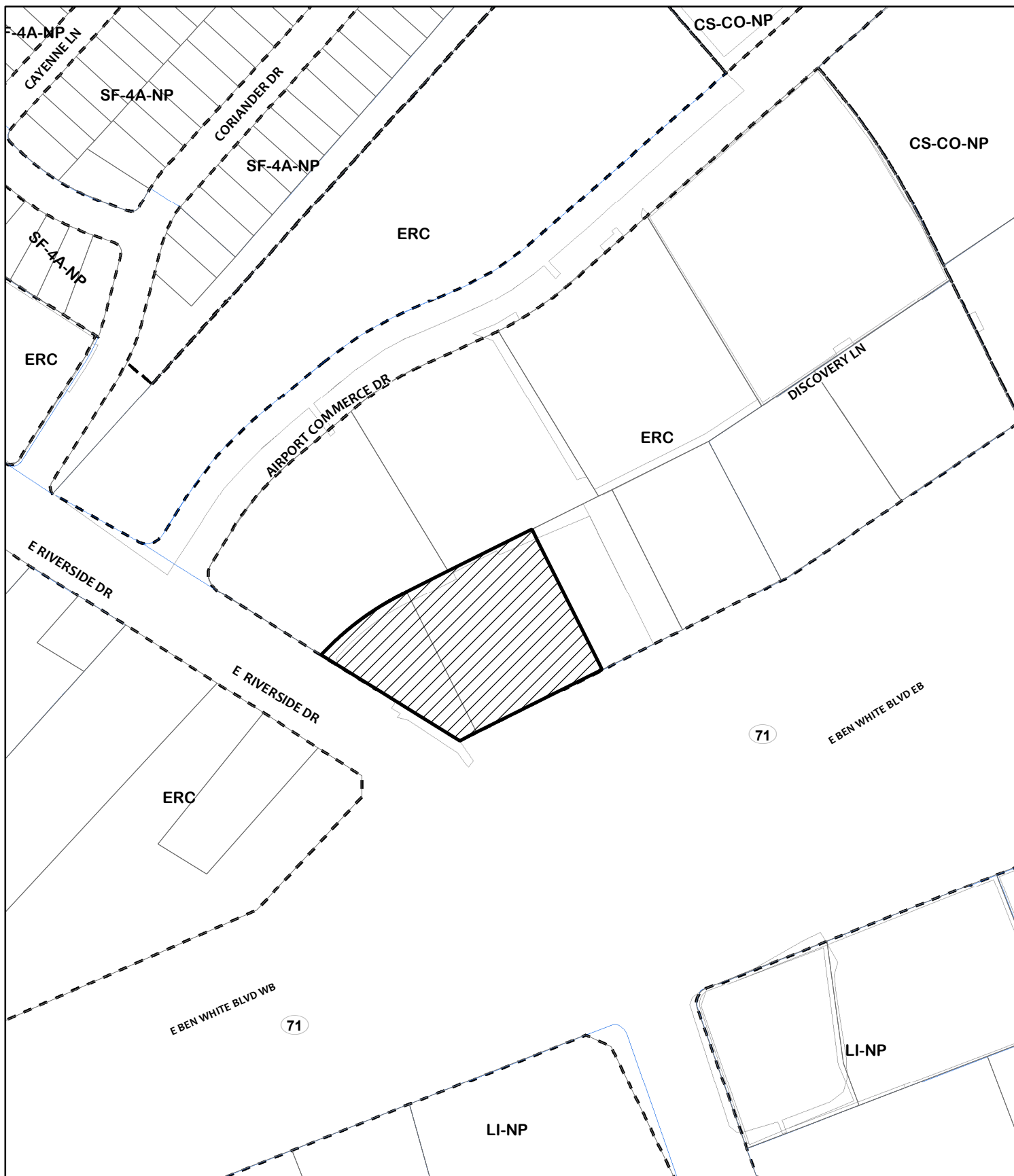
Director, Planning and Development Review
RELEASE FOR GENERAL COMPLIANCE: 5/12/15 ZONING ERC
Rev. 1: 12/18 Correction 1
Rev. 2: 12/18 Correction 2
Rev. 3: 12/18 Correction 3
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



REPLACEMENT SHEET

USE	SIZE (SF)	RATIO	SPACES REQUIRED
RETAIL - CONVENIENCE	5,798	1:275	21.1
ADMIN. OFFICE	5,800	1:275	20.4
RESTAURANT - LIMITED, DRIVE THRU*	2,820	1:75	38
SUBTOTAL	14,218		79
ERC REDUCTION (40%)			-32
TOTAL REQUIRED PARKING SPACES			47
ADA SPACES PROVIDED (3 REQUIRED, 2 VAN)			4
COMPACT SPACES PROVIDED ONSITE			0
STANDARD SPACES PROVIDED ONSITE			47
TOTAL PARKING SPACES PROVIDED			51
BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM)			5
BICYCLE PARKING PROVIDED			6
INCLUDING 420 SF OF OUTDOOR SEATING			

STATE HIGHWAY NO. 71
(BEN WHITE BOULEVARD)
(ROW VARIES)

Figure 34:
Examples of fully-shielded light fixtures.
ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED 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



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 100 200 400 Feet

CASE#: SP-2013-0148C(XT2)
 ADDRESS: 7800 E Ben White Blvd
 CASE NAME: Riverside Retail
 MANAGER: Rosemary Avila

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. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: R. Avila