

C6

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

CASE NUMBER: SP-99-0172B(XT3) **ZAP DATE:** June 15, 2010

PROJECT NAME: Waterfront Marina Condominiums – Davenport Ranch Ph. 4, Sec. 3A

ADDRESS: 4408 Long Champ Drive

AREA: 14.25 acres

APPLICANT: Waterfront Marina Condominiums Inc.
JJ Minahan Jr.
Bravmo LLC
Bruce Colborne
2414 Exposition Dr.
Austin, TX 78703

AGENT: Linseisen & Associates Inc. (Andy Linseisen P.E.)
P.O. Box 1832
Austin, TX 78767

CASE MANAGER: Nikki Hoelter Telephone: 974-2863
Nikki.hoelter@ci.austin.tx.us

PROPOSED DEVELOPMENT The development consists of 43 condominium units, drives, utilities, water quality pond, amenity area and associated improvements. The extension request to the previously approved site plan is to allow the completion of 3 individual condominium units, units 33, 34, and 35.

EXISTING ZONING: SF-6

NEIGHBORHOOD ORGANIZATION:

943 – Save Our Springs
786 – Homebuilder Association of Greater Austin
511 – Austin Neighborhood Council
1037 – Homeless Neighborhood Organization
605 – City of Rollingwood
1113 – Austin Parks Foundation
434 – Lake Austin Business Owners
1228 – Sierra Club Austin Regional Group
1075 – League of Bicycling Voters
1169 – Lake Austin Collective
1236 – Real Estate Council of Austin
1200 – Super Duper Neighborhood Objector
511 – Austin Neighborhood Council

COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:**Comprehensive Watershed Ordinance:**

This site plan is subject to the 1984 Lake Austin Watershed Ordinance

Hill Country Roadway Ordinance: This site is located within a Hill Country Roadway Corridor, Loop 360/Low Intensity, however not subject to the Hill Country Roadway Ordinance because the zoning site plan was approved prior to its inception.

WATERSHED: Lake Austin (Suburban)

APPLICABLE WATERSHED ORDINANCE: Lake Austin Water Supply Suburban (1/26/83)

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not required

RELATED CASES: C8-83-11.2(85)
C14R-82-014

SUMMARY STAFF RECOMMENDATION: Based on LDC Section 25-5-62(C) - At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed; staff recommends approval of a 5-year extension to the approved site plan. The applicant has completed construction of all improvements with the exception of 3 condominium units. The extension would allow sufficient time to obtain buyers for the units, and secure building permits for construction.

Since the approval of the last extension in 2007, three condominium units have been constructed and one unit is under construction.

If the 5 year extension is approved, the new expiration date will be 7/27/2015.

PREVIOUS APPROVALS

10/29/02 – Zoning and Platting Commission approved a 5 year extension to 7/27/07

5/15/07 - Zoning and Platting Commission approved a 3 year extension to 7/27/10

PROJECT INFORMATION

SITE AREA: 14.25 acres

EXIST. ZONING: SF-6

MAX. BLDG. COVERAGE : 40%

PROP. BUILDING CVR: 82323 sq. ft (13%)

MAX. IMPERV. CVRG.: 55%

PROP. IMP. CVRG.: 152,079 sq. ft. (24%)

ALLOWED F.A.R.: N/A

REQUIRED PARKING: 119

PROVIDED PARKING: 122 spaces

PROPOSED ACCESS: Long Champ and Capital of Texas Hwy

LEGAL DESCRIPTION: Davenport Ranch Phase 4, Section 3A

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The project was zoned on June 26, 1983 per zoning case C14R-82-014, with a site plan attached to the ordinance. The zoning site plan does not expire (C14R-82-014), and a construction application was submitted, a part B, SP-99-0172B. This site plan was for the

construction of the condominiums and the associated improvements. The "B" site plan was reviewed and approved under the rules and regulations based on the 1983 Lake Austin Watershed Ordinance. The development is providing water quality for the site and the adjacent Austin Country Club. Storm water drains to nearby Lake Austin.

ENVIRONMENTAL: This site is not located in the Edwards Aquifer Recharge Zone, but located within the Drinking Water Protection Zone. There are no Critical Environmental Features on this site. All environmental comments have been cleared.

TRANSPORTATION: Access is from Long Champ Drive and Capital of Texas Highway. All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

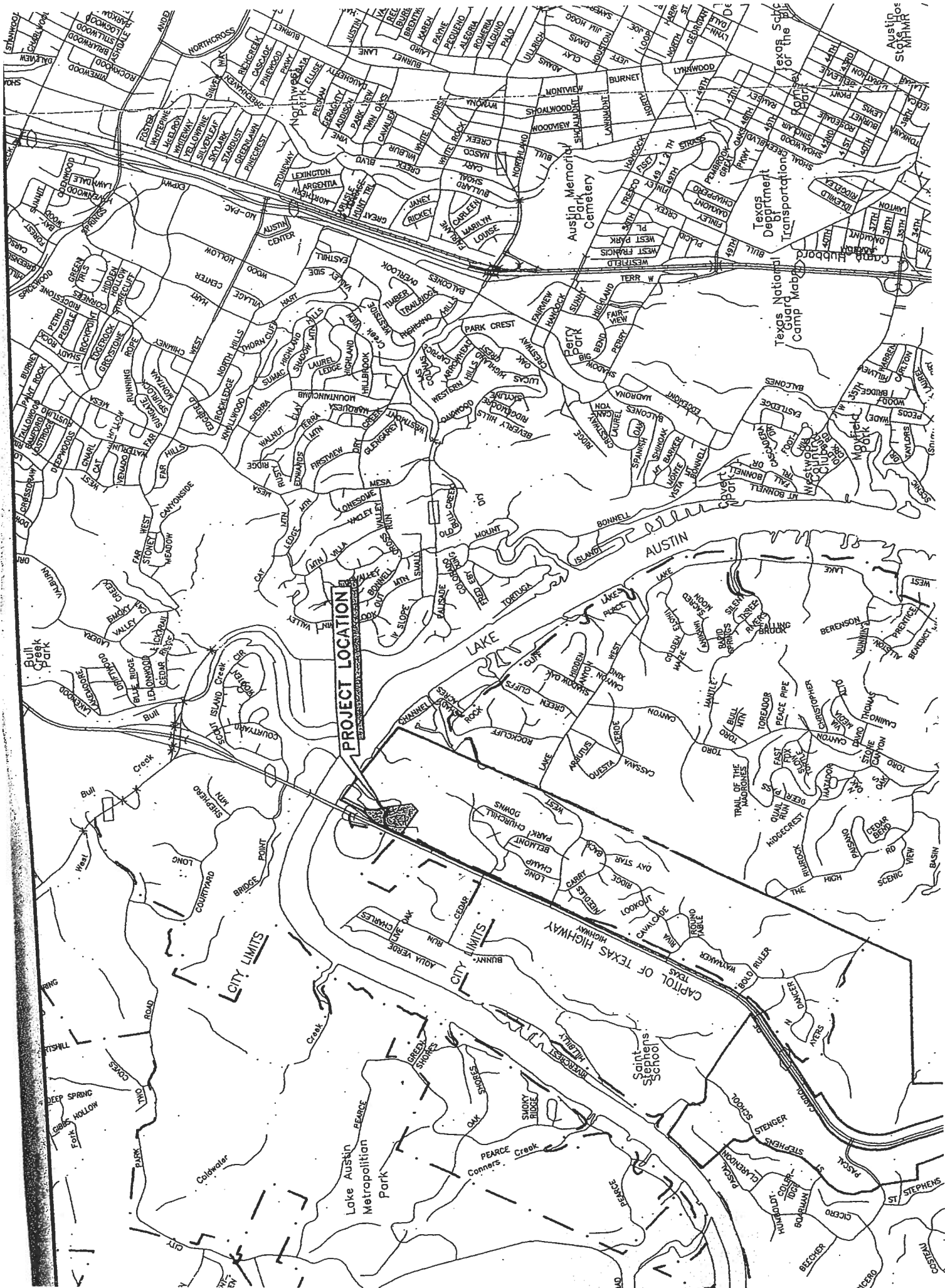
North: Cap. Of TX Hwy – right of way, Lake Austin

South: CS-1 and CR-CO – Austin Country Club and single family residences

East: Lake Austin, CR-CO – Austin Country Club

West: CR-CO- single family residences

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Capital of Tx Hwy (frontage road)	varies	45'	Major Arterial
Long Champ Dr.	varies	20'	Neighborhood Collector





January 5, 2010

Mr. Greg Guernsey, Director
Planning and Development Review
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: **Request for Site Plan Extension**
Waterfront Marina Condominiums - Davenport Ranch Phase 4, Section 3A
City of Austin Case No. SP-99-0172B

Dear Greg,

As agent for the owners of Units 33, 34, and 35 of the Waterfront Marina Condominiums, Linseisen & Associates hereby requests a five year extension to Site Development Permit No. SP-99-0172B known as Waterfront Marina Condominiums – Davenport Ranch Phase 4, Section 3A located at 4408 Long Champ Drive. This request is to extend the expiration of this permit from July 27, 2010, to July 27, 2015. The complete site is comprised of four lots known as Lots 1, 2, 3, and 4, Davenport Ranch Phase 4, Section 3A subdivision (C8-83-011.2(85)) with Units 33, 34, and 35 being located on Lots 1 and 2. The site is located in the Drinking Water Protection Zone in the Lake Austin Water Supply Suburban Watershed and is currently zoned SF-6.

At this time all improvements indicated on the Site Development Permit outside of the construction of individual Condominium Unit Residences for 33, 34, and 35 and the driveways to the structures have been completed. Water and wastewater services are currently in place and no new public water, wastewater, or drainage improvements are required for the construction of the three units. In accordance with the tables on Sheet 2 of the Site Development Permit, the total impervious cover available for the construction of these three remaining units is 9,076 SF. Due to the current economic conditions, the owners of these three units are unable to design, permit, secure appropriate financing, and start construction of the units prior to the expiration of the Site Development Permit. We look forward to hearing of your favorable approval of this request in the short term. Should you or your staff have any questions regarding this application, please call.

Sincerely,

Andrew J. Linseisen, P.E.

Attachments

cc: Mr. Joseph Rutledge – The Joseph Rutledge Company

SCANNED

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-99-0172B(XT3)

Contact: Nikki Hoelter, 974-2863 or Cindy Casillas, 974-3437

☒ I am in favor ☐ I object

☐ I meet the requirements for and request to be an interested party

Nikki Hoelter 324-6940
Name (please print) Telephone number

4400 Low Chavez Dr. No 5 Austin 78746
Address(es) affected by this application (Street, City, ZIP Code)

Case As Above
Mailing address (Street, City, ZIP Code)

Nikki Hoelter 2-25-10
Signature Date

Comments:

I AM in favor of this Commission

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Nikki Hoelter

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 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.ci.austin.tx.us/development.

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-99-0172B(XT3)

Contact: Nikki Hoelter, 512-974-2863 or Cindy Casillas, 512-974-3437

Public Hearing: Zoning & Planning Commission, Jun 15, 2010

Parker Davis

Your Name (please print)

4408 Long Champ #36

Your address(es) affected by this application

[Signature]

Signature

6/6/10

Date

Daytime Telephone: 512 423-8535

Comments:

Applicant has had ample time to develop site plan & build. I am in favor of only 3 more years

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

City of Austin

Planning and Development Review - 4th floor

Nikki Hoelter

P. O. Box 1088

Austin, TX 78767-8810