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

CASE NUMBER: SP-06-0113C(XT2) **ZONING AND PLATTING COMMISSION**
HEARING DATE: October 19, 2010

PROJECT NAME: Camino Real

ADDRESS: 10140 Old San Antonio Road

APPLICANT: Moe, Larry, Curly (Mike Young) 473-8684
1623 Toomey Road
Austin, TX 78704

AGENT: Land Strategies Inc. (Mitch Wright) 326-6050
1010 Land Creek Cove, Suite 100
Austin, TX 78746

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

PROPOSED DEVELOPMENT:

The applicant is requesting a second extension of 10 months to a previously approved site plan. The proposed development will consist of 3 buildings, a 5,440 square foot restaurant (general), and a 1,206 square foot restaurant (general) and an existing 1206 square foot historic residence. The development will also include surface parking, driveway, utilities and water quality improvements. Detention will be provided through participation in the Regional Stormwater Management Program which is available for this area located in Slaughter Creek.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 10 month extension based on LDC Section 25-5-62(C)(1)(b) – the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

The 10 month extension will extend the permit from May 10, 2010 to March 6, 2011. Additional time cannot be granted by the Zoning and Platting Commission because the expiration for the project is March 6, 2011, under LDC Section 25-1-535(C)(3), Project Duration for projects in the Desired Development Zone. This section states all building permits must be filed for the project within 5 years of the initial submittal date. The initial submittal date for the project was March 6, 2006.

The site plan complies with all requirements of the Land Development Code.

If the applicant chooses to request an additional extension to the permit, it may be accomplished through a Managed Growth Agreement, in which City Council will have to approve. This would have to be completed as a separate application and additional review by staff.

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PROJECT INFORMATION

| | | | |
|--|---|-----------------|------------------------|
| TOTAL SITE AREA | 245373.48 square feet | 5.633 acres | |
| EXISTING ZONING | GR-CO; GR-MU-CO; GR-MU-H-CO | | |
| WATERSHED | Slaughter Creek (Suburban) | | |
| WATERSHED ORDINANCE | Comprehensive Watershed Ordinance (special exception Ordinance No. 040513-20) | | |
| TRAFFIC IMPACT ANALYSIS | Not required | | |
| CAPITOL VIEW CORRIDOR | None | | |
| PROPOSED ACCESS | Old San Antonio Road | | |
| GR-MU-H-CO & GR-CO TRACTS (Ord. No. 011206-18) Site area – 3.58 acres | Allowed | Existing | Proposed |
| FLOOR-AREA RATIO | 1:1 | 0 | .48:1 |
| BUILDING COVERAGE | 50% | 0 | 4.8% (7550 sf) |
| **IMPERVIOUS COVERAGE | CWQZ – 12,000 sf WQTZ – 43,000 sf | | 11,533 sf 41,885 sf |
| GR-MU-CO (Ord. No. 020822-270) Site area – 2.052 acres | Allowed | Existing | Proposed |
| FLOOR-AREA RATIO | 1:1 | 0 | .13:1 |
| BUILDING COVERAGE | 35% | 0 | 1.4% (1248 sf) |
| **IMPERVIOUS COVERAGE | CWQZ – 12,000 sf WQTZ – 43,000 sf | 17.6% | 11,533 sf 41,885 sf |
| PARKING | Required – 91 | 0 | Provided - 107 |

****Information is based on the entire site per Ordinance No. 040513-20; 43,000 square feet of impervious cover is permitted within the Water Quality Transition Zone and 12,000 square feet of impervious cover is permitted in the Critical Water Quality Zone.**

SUMMARY COMMENTS ON SITE PLAN:

The applicant is proposing to demolish approximately 20,000 square feet of impervious cover, that includes stables, driveways, structures and riding arena. The historic residential structure will remain on site. The site will be developed with 2 restaurants, parking, utilities and drainage and water quality improvements.

In 2004 City Council passed a special ordinance for the entire site (Ordinance No. 040513-20) permitting a maximum impervious cover of 12,000 square feet within the Critical Water Quality Zone and 43,000 square feet within the Water Quality Transition zone. The ordinance also waived the variance process by the Environmental Board and the Land Use Commission by which development in both areas would be granted. The owner was required to remove 20,000 square feet of impervious cover. It also required a site plan be approved by May 13, 2006 otherwise the ordinance would expire. The owner met this deadline and all requirements of the ordinance and received a site development permit on May 5, 2006. If the extension were not granted, the permit would expire and any new application would need to comply with all current ordinances.

Additional requirements for the development of the site are attached as Exhibit A.

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At this time no improvements have been started on the site.

COMPATIBILITY

There are no single family residences or single family zoning that would trigger compatibility standards.

PREVIOUS APPROVALS

March 24, 2010 - One year administrative extension approved, May 10, 2009 to May 10, 2010

EXISTING ZONING AND LAND USES

| | ZONING | LAND USES |
|--------------|-----------------------------------|--------------------------------|
| <i>Site</i> | GR-MU-CO, GR-MU-H-CO, GR-CO | Existing residence and stables |
| <i>North</i> | I-RR, CS-CO | Vacant, retail |
| <i>South</i> | MF-2-CO | Undeveloped |
| <i>East</i> | I-RR, CS-CO | Retail |
| <i>West</i> | I-RR, GR-MU-CO | Undeveloped |

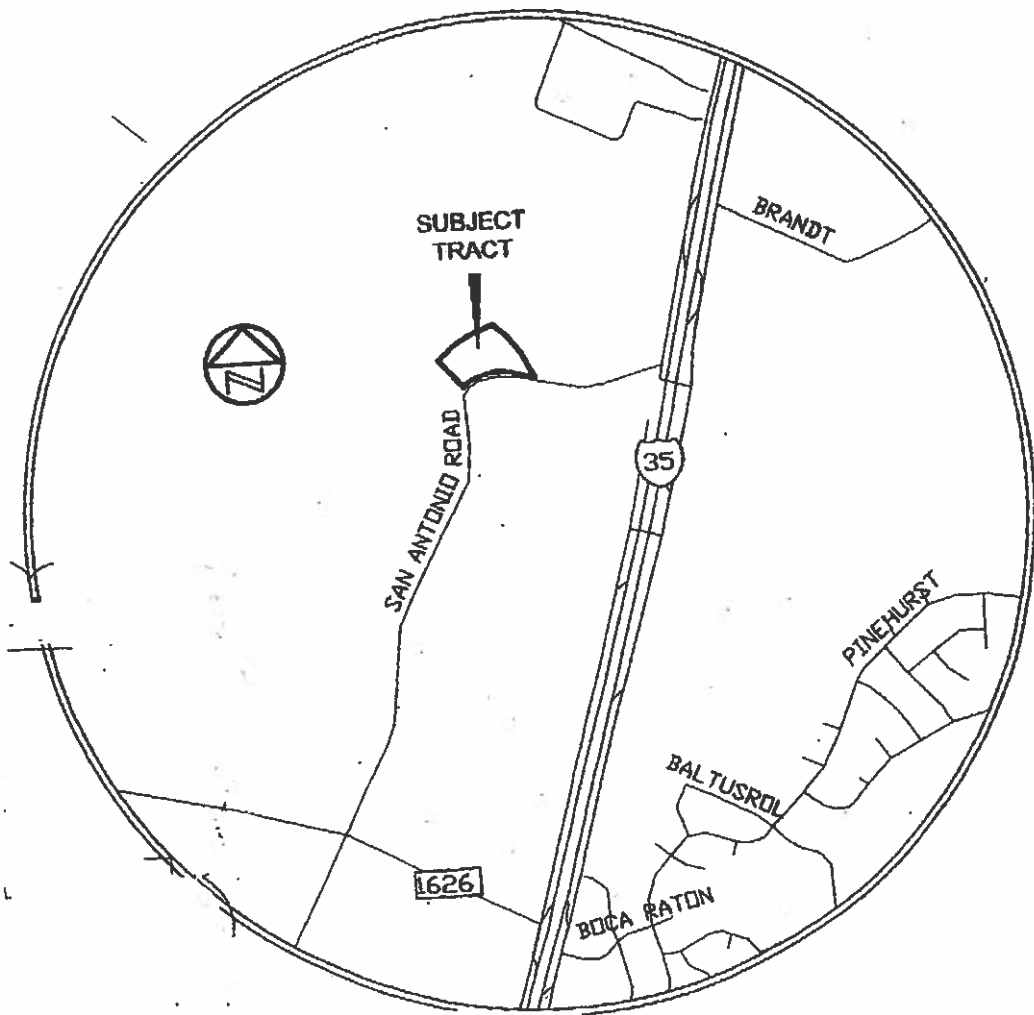
ABUTTING STREETS

| Street | Right-of-Way Width | Pavement Width | Classification |
|----------------------|---------------------------|-----------------------|-----------------------|
| Old San Antonio Road | Varies | 25ft | Collector |

NEIGHBORHOOD ORGNIZATIONS:

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1113 - Austin Parks Foundation
- 627 – Onion Creek Homeowners Association
- 1228 – Sierra Club Austin Regional Group
- 26 – Far South Austin Community Association

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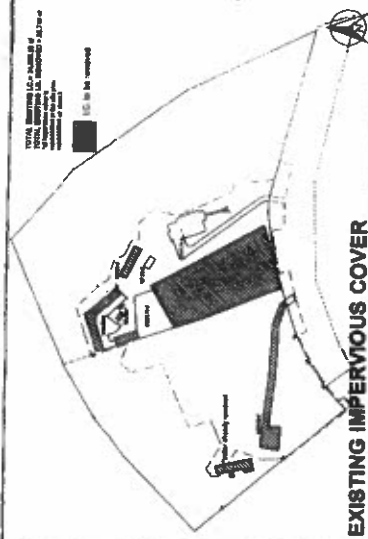
NOTES:

1. Driveways located on existing drive cuts
2. This site is composed of two lots/ tracts. It has been approved as one cohesive development. If portions of the lots/ tracts are sold, application for subdivision and site plan approval may be required.
3. There are no buildings within 60 feet of the site.

BLDG A **BLDG B** **BLDG C**
 use: general restaurant general restaurant residence
 area: 12,420 sq ft 12,248 sq ft 1,208 sq ft
 slab: 8" on grade 8" on grade slab on grade
 floor: single story single story two story (historic)
 not to exceed 36' not to exceed 35'

| LINE/TYPE | LEGEND |
|-----------|-----------------------------|
| | PROPERTY BOUNDARY |
| | POWER EASEMENT |
| | UTILITY |
| | EXISTING IMPERVIOUS COVER |
| | AREA FOR CONSTRUCTION COVER |
| | AREA FOR LANDSCAPING |
| | AREA FOR CONSTRUCTION COVER |
| | AREA FOR LANDSCAPING |

EXISTING IMPERVIOUS COVER



TOTAL IMPERVIOUS COVER = 14,420 SQ FT
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152.42 ACRES
 SP MEADOWS
 CENTRAL, LTD.
 (2005106425)
 CG-CO
 Undeveloped

152.42 ACRES
 SP MEADOWS
 CENTRAL, LTD.
 (2005106425)
 CG-CO
 Undeveloped

152.42 ACRES
 SP MEADOWS
 CENTRAL, LTD.
 (2005106425)
 CG-CO
 Undeveloped



EXISTING CONDITIONS
 SCALE: 1" = 60'
 AREA FOR CONSTRUCTION COVER
 AREA FOR LANDSCAPING

AREA FOR CONSTRUCTION COVER
 Proposed Cover within the
 LOC - DE 1.17 Acres

AREA FOR LANDSCAPING
 Proposed Cover within the
 LOC - DE 1.17 Acres

PORTION OF 6.394 ACRES
 DE LARRY & CURRY, LTD.
 (2005185418)
 (DESCRIBED IN
 201042924)

130,714 ACRES
 RIDGELL FAMILY
 LIMITED PARTNERSHIP
 (12246/985)
 Undeveloped

30,365 ACRES
 SHELTON
 STABLEWOOD, P
 (2005039224)
 W-CCO
 Undeveloped

152.42 ACRES
 SP MEADOWS
 CENTRAL, LTD.
 (2005106425)
 CG-CO
 Undeveloped

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 SP MEADOWS
 CENTRAL, LTD.
 (2005106425)
 CG-CO
 Undeveloped

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 SP MEADOWS
 CENTRAL, LTD.
 (2005106425)
 CG-CO
 Undeveloped

SHEET 18

Handwritten: 18

REPLACEMENT SHEET
 SP-06-0113C

SITE PLAN RELEASE
 I, the undersigned, certify that this site plan has been prepared by a registered professional engineer or architect and that the same is a true and correct copy of the original as shown to me by the engineer or architect.

Handwritten signature: [Signature]

THIS PLAN APPROVES THE USE OF THE SITE FOR THE PURPOSES SHOWN THEREON. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THAT THE SITE IS SUITABLE FOR THE PURPOSES SHOWN THEREON. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THAT THE SITE IS SUITABLE FOR THE PURPOSES SHOWN THEREON.



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GR-MU-CO

23

15-B

24

CS-CO

04-0124

MF-2-CO 25

04-0125

SP-06-0292C

15-A

REST

H01-0104

GR-CO

RRP

H01-0104

GR-MU-H-CO

02-0052

SP-06-0113C

FT2

CS-MU-CO

1
UNDEVELOPED

UNDEV

I-RR

MF-2-CO

I-RR

SF-2

980326-L

00-2031

OLD SAN ANTONIO RD

SITE PLAN



 SUBJECT TRACT

 ZONING BOUNDARY

OPERATOR:

CASE#: SP-06-0113C(XT2)
ADDRESS: 10140 Old San Antonio Rd.
GRID: F12, G12
MANAGER: Nikki Hoelter



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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7ORDINANCE NO. 040513-20

wqz AN ORDINANCE AUTHORIZING VARIANCES TO SECTIONS 25-8-392 AND 25-8-393 OF THE CITY CODE AND WAIVERS OF SECTIONS 25-1-213 AND 25-8-41 OF THE CITY CODE FOR PROPERTY LOCATED AT 10140 AND 10300 OLD SAN ANTONIO ROAD. cwqz

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. FINDINGS.

- (A) The City annexed the property located at 10140 and 10300 Old San Antonio Road in December 1997 under Ordinance No. 971211-B. When annexed, the property was developed with a single-family residence and with horses and horse-related structures.
- (B) The existing structures are located in the critical water quality zone. The horses and related structures are also located in the 100 year flood plain.
- (C) Under Ordinance Nos. 011206-18 and 020822-27, the property has commercial zoning. The tract of land that includes the house was given a historic zoning designation.
- (D) The owner desires to redevelop the site to provide the following uses and services: wedding, corporate retreat, family retreat, restaurant, bed and breakfast, and country inn. Under the proposed redevelopment the owner would remove approximately 20,000 square feet of impervious cover, including structures, driveways, and riding arena, from the property.
- (E) The City Council finds that the immediate removal of the equestrian uses from the critical water quality zone and flood plain, the decrease of impervious cover in the critical water quality zone and the 100 year flood plain, and redevelopment of the property in accordance with the requirements of Exhibit A will result in an improvement of the water quality on the property.

PART 2. This part applies to the redevelopment of the property located at 10140 and 10300 Old San Antonio Road for the uses and services described in Part 1.

- (A) A variance to Section 25-8-392 (*Critical Water Quality Zone*) is granted to allow a maximum impervious cover of 12,000 square feet in the critical water quality zone.

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- (B) A variance to Section 25-8-393 (*Water Quality Transition Zone*) is granted to allow a maximum impervious cover of 43,000 square feet in the water quality transition zone.
- (C) Sections 25-1-213 (*Review by the Environmental Board*) and 25-8-41 (*Land Use Commission Variances*) regarding the processing of variances from requirements of Chapter 25-8 (*Environment*) are waived.
- (D) Development must comply with Exhibit A of this ordinance, incorporated into this ordinance for all purposes.

PART 3. This ordinance will expire on May 13, 2006 if a site plan for the development described in this ordinance is not approved by that date.

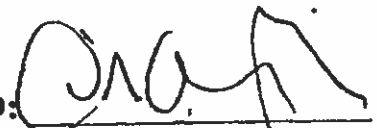
PART 4. This ordinance takes effect on May 24, 2004.

PASSED AND APPROVED

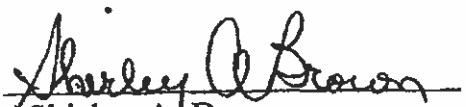
_____ May 13 _____, 2004

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§
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Mayor
Pro Tem
Will Wynn
Mayor

APPROVED: 

David Allan Smith
City Attorney

ATTEST: 

Shirley A. Brown
City Clerk

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Exhibit A

1. **Water quality controls shall be provided for all areas of new development or redevelopment. The water quality controls must include:**
 - a) **Use of pervious pavement with a subsurface gravel storage system capable of capturing and infiltrating, at a minimum, 1.3 inches of runoff from all new parking areas and driveways. The system must be designed so that infiltration of the design capture volume will occur within 72 hours after a rainfall event.**
 - b) **Capture of rainfall runoff from rooftops of the chapel and associated structures with reuse on-site. A minimum of 5,000 gallons of storage volume must be provided.**
 - c) **Discharge of storm water flows in excess of the capacity of the chapel rainfall capture system to water quality controls with a capture volume of 1.3 inches or greater. This treatment system shall include vegetated elements such as bioretention systems or vegetated filter strips to enhance nutrient removal.**
 - d) **All concentrated discharges of storm water runoff shall be dispersed into sheet flow with flow spreaders or other devices through vegetated areas before reaching Slaughter Creek, and**
 - e) **An Integrated Pest Management (IPM) Plan approved by the Director of the Watershed Protection and Development Review Department will be adopted by restrictive covenant for the site prior to issuance of a site plan.**
 - f) **The design of the pervious pavement/infiltration areas must incorporate a least 6 monitoring ports.**
 - g) **Before release of a site plan to construct the water quality facilities required in Section 1 of this Exhibit, the owner must provide the City with an access easement to allow the City to install any necessary monitoring equipment and to monitor the performance of the water quality facilities.**
2. **Ninety percent (90%) of the total plant material used in the project (exclusive of turf) shall be native to Central Texas, and/or native and adapted plants recommended in the Grow Green Native and Adapted Landscape Plants Guide prepared by the City of Austin and the Texas Cooperative Extension, and published August 2003. Plants listed on the Invasive Species list or the Problem Plants list in the Grow Green Plants Guide may not be included.**
3. **No coal tar-based pavement sealers will be allowed for new or existing pavement areas.**
4. **The total amount of impervious cover allowed in the critical water quality zone is 12,000 square feet.**
5. **No new development of impervious cover is allowed in the critical water quality zone within 100 feet of the existing FEMA 100-year floodplain.**

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6. The total amount of impervious cover allowed in the water quality allowed in the transition zone is 43,000 square feet.
7. Existing horse stables and all associated development, including but not limited to the riding arena, storage areas, and access, must be removed from the site and any disturbed areas must be revegetated before issuance of a certificate of occupancy for any new development.
8. All disturbed areas on the site must be restored with permanent vegetation.

SKETCH TO ACCOMPANY FIELD NOTES FOR PROPOSED ZONING CHANGES FOR PORTIONS OF THAT CERTAIN (3.354 ACRE) TRACT OF LAND OUT OF THE S.F. SLAUGHTER SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS, WHICH WAS CONVEYED TO MICHAEL AULICK AND WIFE, REBECCA ANN MCGAUGHY BY DEED RECORDED IN VOLUME 12070 PAGE 438 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

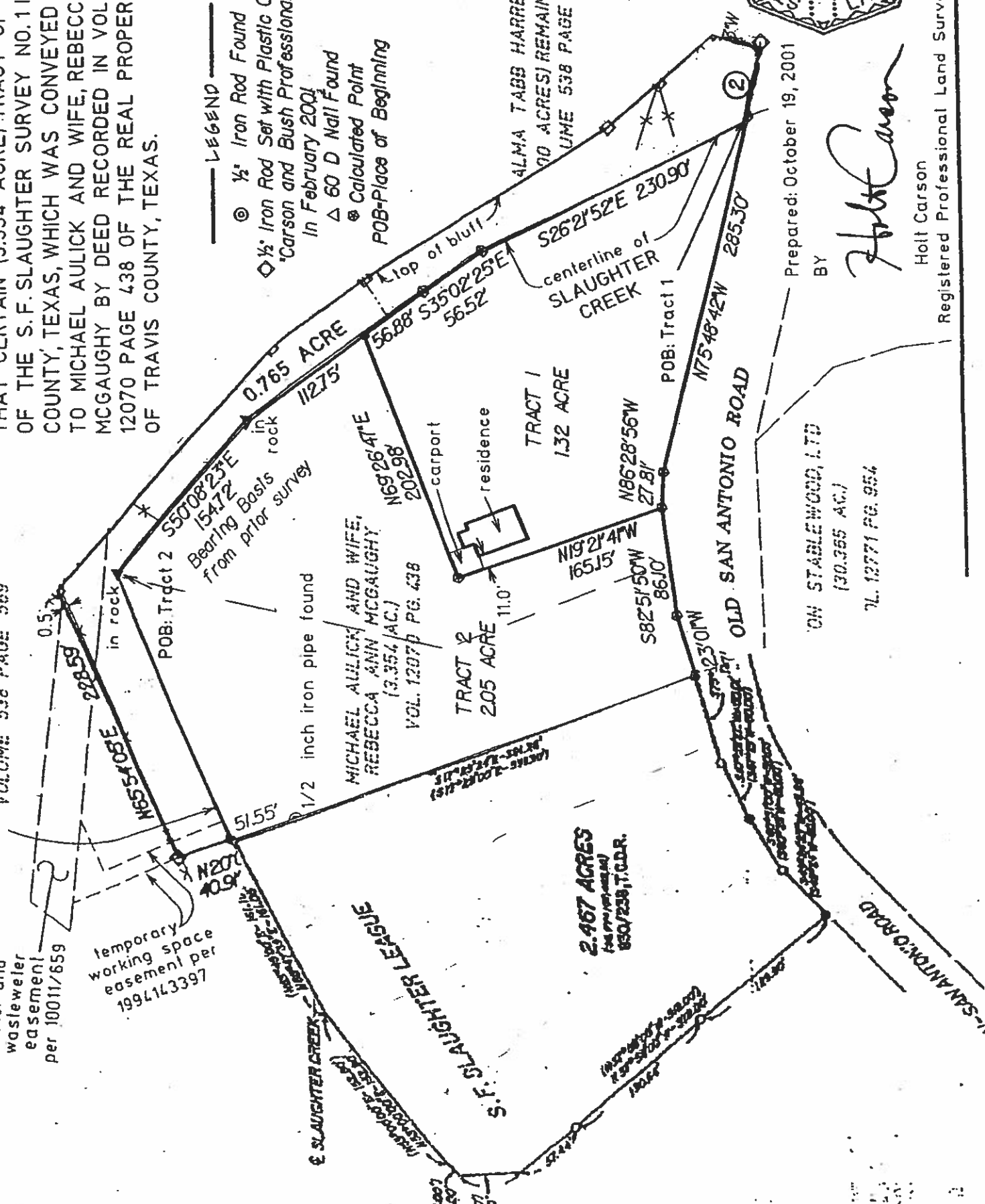
ALMA TABB HARRELL
(200 ACRES) REMAINDER
VOLUME 538 PAGE 569

SCALE: 1"=100'

water and
wastewater
easement
per 10011/659

temporary
working space
easement per
1941143397

- LEGEND
- 1/2" Iron Rod Found
 - ⊙ 1/2" Iron Rod Set with Plastic Cap Marked 'Carson and Bush Professional Surveyors' In February 2001
 - △ 60 D Nail Found
 - ⊙ Calculated Point
 - ⊙ POB-Place of Beginning



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Prepared: October 19, 2001
BY
Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166

STABLEWOOD, LTD
(30.365 AC.)
7L 12771 PG. 954

S.F. SLAUGHTER LEAGUE

2.467 ACRES
(44.77% ORIGINAL)
850/238 T.C.D.R.

OLD SAN ANTONIO ROAD

SAN ANTONIO ROAD

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**City of Austin Watershed Protection and
Development Review Department**
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

March 24, 2010

Paul W. Linehan
Land Strategies Inc.
1010 Land Creek Cove, Suite 100
Austin, TX 78746

RE: Extension Request: Camino Real SP-06-0113C(XT)

Dear Mr. Linehan,

The City of Austin has approved your request for a one time, one-year extension from May 10, 2009 to May 10, 2010 for the released site plan SP-06-0113C – Camino Real. This one-year extension is granted in accordance with Section 25-5-62 of the Land Development Code, after that no further extensions are allowed by administrative action.

Any additional extension for this released site plan requires approval of the Zoning and Platting Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. The request for an additional extension to be granted in accordance with Section 25-5-63 would have to be received prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provides that the decision of the Director to extend the site plan may be appealed to the Zoning and Platting Commission, provided an interested party files a completed notice of appeal no later than 20 days after an administrative decision. During this 20-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

If you have any questions, please me at 974-2863.

Sincerely,

A handwritten signature in black ink, appearing to read "Nikki Hoelter".

Nikki Hoelter, Case Manager
Watershed Protection and Development Review Department

xc: Environmental Inspection Division

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PAUL LINEHAN & ASSOCIATES

May 7, 2010

Attn: Review Team
City of Austin
Watershed Protection & Development Review
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Camino Real; SP-06-0113C
4-year P&Z Approval Extension Request

Dear Sir/Madam:

Land Strategies, Inc., on behalf of the landowner Moe, Larry & Curly, Ltd., respectfully request a four-year extension to the approved site plan SP-06-0113C for the Camino Real project, a 5.837-acre tract located at 10140 and 10300 Old San Antonio Road, in the full-purpose jurisdiction of the City of Austin, Travis County, Texas. An administrative one-year extension has been granted on the site plan, extending the life of the site plan to May 10, 2010. The following information provides justification for this request.

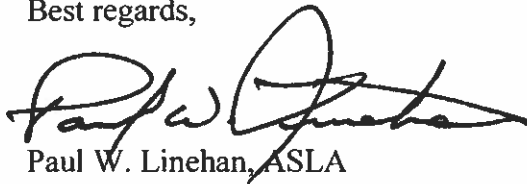
1. The project site is located within the Desired Development Zone (DDZ), and is on the edge of an emerging market area within close proximity to the substantial Southpark Meadows retail development of approximately ±1.6 million square feet, which has saturated this area with retail development.
2. City Council specifically restricted this site to GR development land uses, and although we have been busy preparing to develop a wedding/events center, the economy has slowed over the last year, which specifically dictated a slow-down in the overall market.
3. We met the requirements of Ordinance No. 040513-20, which states that "this ordinance will expire on May 13, 2006 if a site plan for the development described in this ordinance is not approved by this date." The site plan was formally approved on May 10, 2006, which was prior to the expiration date of this ordinance.
4. Since May 10, 2006 we have been marketing the tract for development. Additionally, we have been working with the City of Austin's Watershed Protection & Development Review Department to determine the best manner in which to manage storm water and water quality issues on the site. For example, we have worked with the City of Austin environmental staff regarding the pervious cover areas approved on the site, and we have coordinated with Stoney Crete regarding their pervious coverage products and how they may benefit development on the project site. Note that though the site is in the DDZ, we are proposing to utilize state-of-the-art environmental techniques. Specifically, although development of the property may not exceed 60% impervious cover as per Ordinance No. 040513-20, the overall approved impervious coverage has been restricted to 22.1% Net Site Area, with a total acreage of proposed impervious coverage of less than 1.26 acres.

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We have been aggressively pursuing development opportunities for this site. Our efforts have included cost estimates with multiple contractors and design updates (environmental and architectural) to meet the intent of this approved project. However, the slow-down in the economy over the last couple of years has made it necessary for us to request a site plan extension to allow additional time to complete the project.

Please feel free to contact me should you have any questions or need additional information. We appreciate your understanding of the economic slow-down as the main reason for this extension request. We believe this request is extremely reasonable given today's economic conditions, and hope that you concur with your recommendation to the Zoning & Platting Commission.

Best regards,



Paul W. Linehan, ASLA
President

PWL:enw

Enclosures

cc: Mike Young - Moe, Larry & Curly, Ltd.

SCANNED