



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

MEMORANDUM

TO: Zoning and Platting Commission

FROM: Sarah Graham, Case Manager
Planning and Development Review Department

DATE: November 16, 2010

SUBJECT: Addendum for Item C-5

PROJECT: Four Points Centre – Lot 5, Block A
SP-06-0217C(XT2)

Staff recommends approval of this three-year extension request. Staff would like to clarify some incorrect information in the back-up material concerning Subchapter E: Design Standards' applicability to a new site plan application. The site's PUD Land Use Plan contains a note that reads: "Any site development standards not specifically established in this PUD Land Use Plan will be based on the Land Development Code Site Development Standards for the MF-2, GO and GR zoning base districts for the multifamily, office and retail/hotel tracts, respectively, *as such standards existed on December 5, 1995.*" (Four Points Centre PUD - C814-95-0002.05)

Therefore, if the applicant were to turn in a new site plan application, Subchapter E: Design Standards would not apply to the proposed project. Therefore, staff has found the site plan meets both Sections (1)(a) and (1)(b) of 25-5-63 below.

REVIEW AND EVALUATION CRITERIA

Per § 25-5-63, the Land Use Commission may extend the expiration date of this site plan if it finds that the site plan satisfies the criteria set forth in subsection (c) of Section 25-5-62. The Director shall make any one of the following findings:

- 1) (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval [*STAFF RESPONSE: Staff has found that the site meets this criteria. The PUD Land Use Plan states development standards apply as they existed on December 5, 1995.*];
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed [*STAFF RESPONSE: This site plan meets this criteria.*];
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; [*STAFF RESPONSE: Staff has found that the site plan does not meet this criteria. Although the attached document from the applicant states that the site plan meets this criteria, the applicant is in fact referring to an associated structure, permitted through a separate site plan, located on a different lot.*]; or

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan [*STAFF RESPONSE: Staff has found that the site plan does not meet this criteria. No infrastructure has been completed*].

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Graham', with a long horizontal flourish extending to the right.

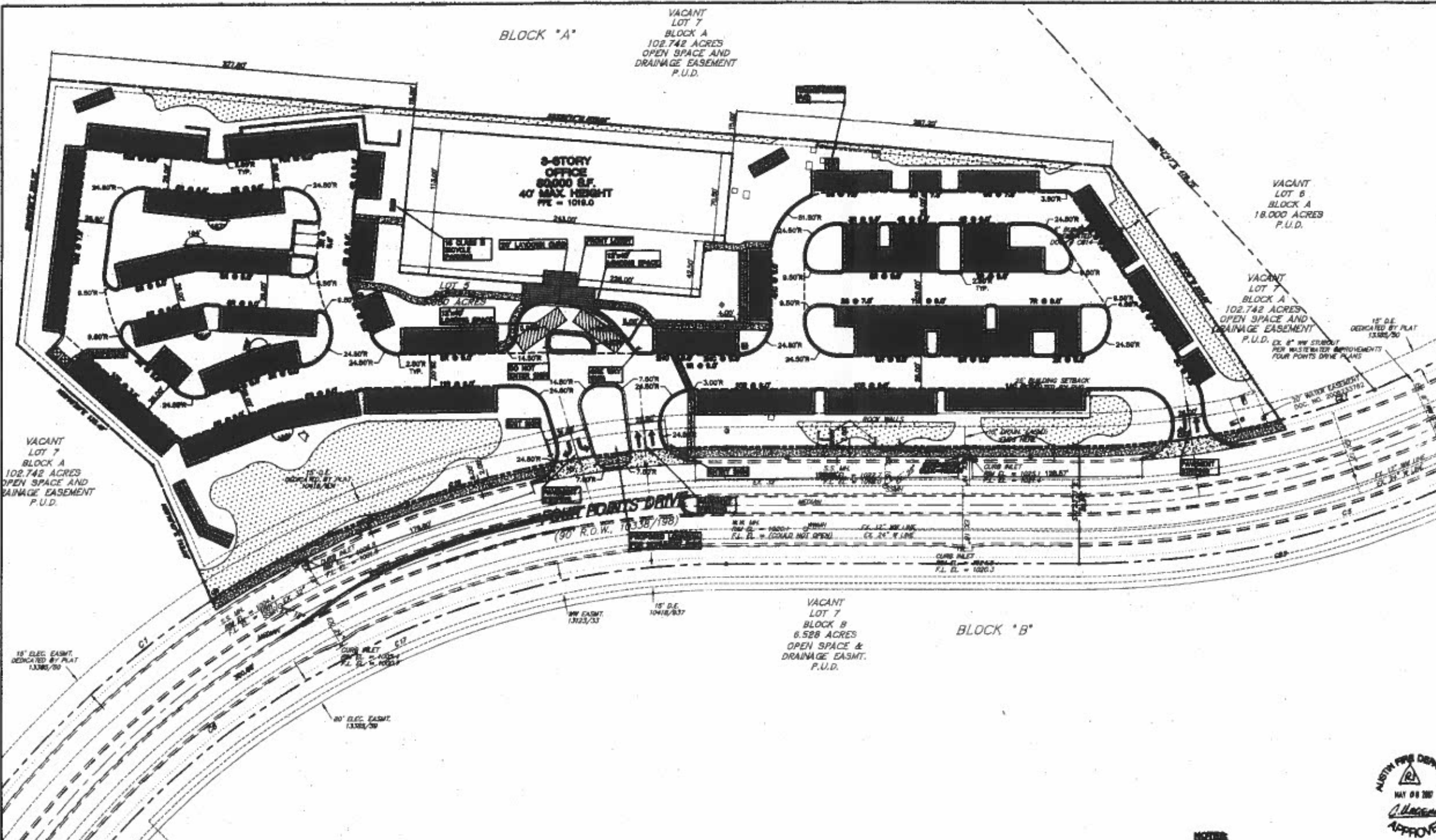
Sarah Graham

SITE, PAVING AND NATURAL AREA PLAN

FOUR POINTS CENTRE - LOT 6, BLOCK "A"
10400 FOUR POINTS DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS
THOMAS PROPERTIES GROUP, LLC

PLUTING SCALE: 1" = 1'
DATE PLOTTED: 04/11/07
SCALE: AS SHOWN
DRAWN BY: JRM
CHECKED BY: JRM
DATE: 04/11/07

SHEET 12 OF 28



LEGEND

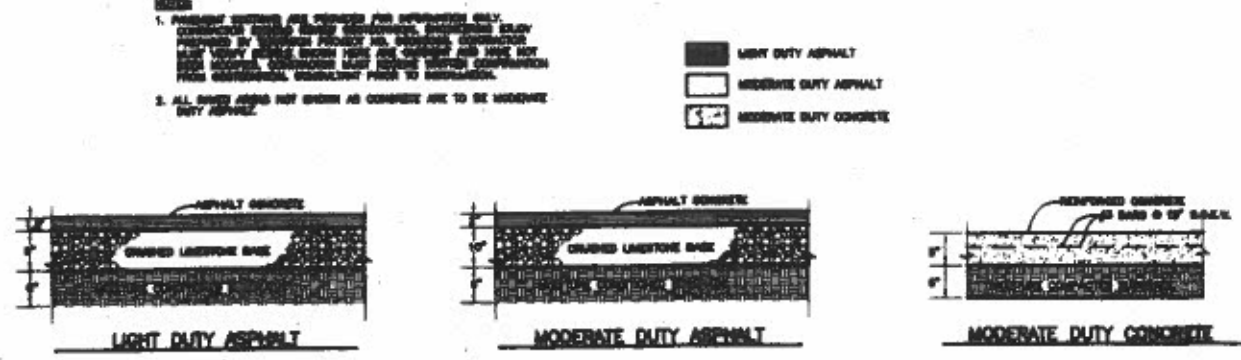
SYMBOL	PROPOSED	EXISTING (S.A.S.)
---	PROPERTY (S.A.S.) LINE	PROPERTY (S.A.S.) LINE
---	RECORD INFORMATION	RECORD INFORMATION
---	LIGHT POLE	LIGHT POLE
---	POLE BOX	POLE BOX
---	ROAD CUT	ROAD CUT
---	TRANSFORMER (SEE WARE)	TRANSFORMER (SEE WARE)
---	FIRE HYDRANT	FIRE HYDRANT
---	WATER VALVE	WATER VALVE
---	WATER METER	WATER METER
---	WATER METER VALVE	WATER METER VALVE
---	WATER BARREL	WATER BARREL
---	TELEPHONE BOX	TELEPHONE BOX
---	CABLE TV BOX	CABLE TV BOX
---	ELECTRIC BOX	ELECTRIC BOX
---	BLOCKING METER	BLOCKING METER
---	BASE METER	BASE METER
---	TRAFFIC CONTROL BOX	TRAFFIC CONTROL BOX
---	TRAFFIC SIGNAL POST	TRAFFIC SIGNAL POST
---	GRATE ALLEY	GRATE ALLEY
---	CURB ALLEY (SEE WARE)	CURB ALLEY (SEE WARE)
---	WALKWAY TRAP (SEE WARE)	WALKWAY TRAP (SEE WARE)
---	WIRE POLE	WIRE POLE
---	WOOD PILING	WOOD PILING
---	SQUARE LIGHT FIXTURE	SQUARE LIGHT FIXTURE
---	OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
---	ELECTRIC MANSARD (SEE WARE)	ELECTRIC MANSARD (SEE WARE)
---	WATERMETER MANSARD (SEE WARE)	WATERMETER MANSARD (SEE WARE)
---	STORMWATER MANSARD (SEE WARE)	STORMWATER MANSARD (SEE WARE)
---	TELEPHONE MANSARD (SEE WARE)	TELEPHONE MANSARD (SEE WARE)
---	PUMP/STAIR	PUMP/STAIR
---	TRASH COMPACTOR	TRASH COMPACTOR
---	DOOR & GUTTER	DOOR & GUTTER
---	EDGE OF PAVEMENT	EDGE OF PAVEMENT
---	FIRE LINE DEMONSTRATION	FIRE LINE DEMONSTRATION
---	MANHOLE ACCESS ROUGH	MANHOLE ACCESS ROUGH
---	CONCRETE SIDEWALK	CONCRETE SIDEWALK
---	WALK	WALK
---	WHEELSTOP	WHEELSTOP
---	ROLLERS	ROLLERS
---	PARKING COURT (SEE WARE)	PARKING COURT (SEE WARE)
---	PARKING COURT (SEE WARE)	PARKING COURT (SEE WARE)
---	LANDSCAPE SPACE	LANDSCAPE SPACE
---	NATURAL AREA TO REMAIN (UNDEVELOPED)	NATURAL AREA TO REMAIN (UNDEVELOPED)
---	LEVEL SPREADER	LEVEL SPREADER

- NOTES:**
1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:50 UNLESS DENIED AS A RAMP. (TMS 4.3.7)
 2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:15. THE MAXIMUM SLOPE FOR ANY RAMP RUN IS 20 IN. (TMS 4.3.2)
 3. ACCESSIBLE ROUTES MUST HAVE CROSS-SLOPE NO GREATER THAN 1:50. (TMS 4.3.7)
 4. GRADED SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. (TMS 4.3.1)
 5. ALL NEW PARKING SPACES ARE 5.0 FT TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 6. ALL PARKING SPACES ARE TO THE BACK-OF-CURB UNLESS OTHERWISE NOTED.
 7. WATER AND SEWERAGE SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A PERMIT IS REQUIRED.
 9. ALL LANDSCAPED AREAS ARE TO BE PROVIDED BY 2-INCH UNITS, UNLESS OTHERWISE SPECIFIED BY THE CITY OF AUSTIN FOR PERMITS 5.4.7.
 10. NO EXISTING BUILDINGS ARE LOCATED WITHIN 50 FEET OF THE SITE.
 11. SEE SITE PLAN NOTES AND DETAILS SHEET FOR SITE PLAN (SEE WARE).
 12. A MINIMUM VERTICAL CLEARANCE OF 8 FT WILL BE PROVIDED FOR VEHICULAR TRAVEL SPACES AND ALONG VEHICULAR ROUTES INSIDE THE PARKING GARAGE.
 13. EACH COMPACT PARKING SPACE/WALK WILL BE BUILT "SMALL ONE ONLY".

DEVELOPMENT CRITERIA FOR LOT 6, BLOCK "A" OF THE FOUR POINTS CENTER PLANNED UNIT DEVELOPMENT

	ALLOWED*	PROPOSED
LAND USE	OFFICE	OFFICE
LOT AREA*	6.36 AC	6.36 AC
BUILDING SQUARE FOOTAGE	80,000 SF	80,000 SF
BUILDING COVERAGE	NA	(11.9% OF LOT AREA)
BUILDING COVER	83% Net (Site Area)	82% Net (Site Area)
FLOOR TO AREA	0.34	0.34
BUILDING HEIGHT	40 FT	40 FT
NO. OF FLOORS	NA	3 - OFFICE
CURB CUT	2	2
NATURAL AREA	0.841 AC (10.1%)	0.875 AC (10.7%)

*Per Four Points Center PUD recorded in Travis County Document No. 20050006.
**Per the Development Criteria for the Four Points Center PUD (02/14/05, 0002.05).



SITE PLAN RELEASE

FILE NUMBER: 02-00-00000
DATE: 04/11/07
APPROVED BY: JRM
DATE OF RELEASE: 04/11/07

RELEASED BY: JRM
DATE OF RELEASE: 04/11/07

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