

PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET

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CASE NUMBER: SP-06-0095C(XT2).MGA

**PLANNING COMMISSION
HEARING DATE:** Dec. 14, 2010

PROJECT NAME: Shire's Court

ADDRESS: 1910 ½ Wickshire Lane

APPLICANT: Benchmark Development Inc. (David Mahn)
6001 W. William Cannon Dr., Suite 201
Austin, TX 78749

AGENT: Axiom Engineers Inc. (Alan Rhames P.E.)
13276 Research Blvd., Suite 208
Austin, TX 78750

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

PROPOSED DEVELOPMENT:

The applicant is requesting a second extension of 5 months to a previously approved site plan. The new expiration date will be March 21, 2011, which is 5 years from the original application date. The applicant is currently processing a MGA, Managed Growth Agreement, to extend the site development beyond the project duration expiration date. The MGA process requires City Council approval, therefore a longer process, however the owner is ready to continue construction and obtaining building permits.

The proposed development will consist of 290 condo units, with attached garages, private drives, detention and water quality pond, utilities, sidewalks and associated improvements. The developer has constructed the ponds, a majority of the private drives and approximately 55 units.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 5 month extension based on LDC Section 25-5-62(C)(1)(c) – the applicant constructed at least one structure shown on the site plan that is suitable for permanent occupancy and Section 25-5-62(C)(1)(d) – the applicant has constructed a significant portion of the infrastructure required for development of the original site plan.

The 5 month extension will extend the permit from September 27, 2010 to March 21, 2011. Additional time can only be permitted through a Managed Growth Agreement with the approval of City Council. The MGA will be scheduled on the Council agenda in early 2011.

The site plan complies with all requirements of the Land Development Code and meets current code requirements.

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PROJECT INFORMATION

TOTAL SITE AREA	1,132,560 square feet	26.024 acres	
EXISTING ZONING	SF-6-CO-NP		
WATERSHED	Country Club East		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Wickshire Lane, Metcalfe Road and Parker Lane		
SF-6-NP	Allowed	Existing	Proposed
FLOOR-AREA RATIO	N/A	0	N/A
BUILDING COVERAGE	40%	0	27%
IMPERVIOUS COVERAGE	55%	0	49%

SUMMARY COMMENTS ON SITE PLAN:

Currently at least 40 units are occupied, the amenity center and pool have been built and the water quality and detention facilities are operating. The applicant is proposing to continue construction of the remaining 3 phased project which is about 240 units.

The entire site is zoned SF-6-CO-NP, and within the East Riverside/Oltorf Combined Neighborhood Plan. The development complies and is compatible with the standards outlined within the plan.

COMPATIBILITY

Compatibility standards are triggered from the properties to the north and east. The development meets the setback, height and screening requirements along this portion of the property.

PREVIOUS APPROVALS

One year administrative extension approved, September 27, 2009 to September 27, 2010.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-6-CO-NP	Condominiums
<i>North</i>	SF-3-NP	Single family homes, duplexes
<i>South</i>	MF-2-CO	Apartments
<i>East</i>	P-NP, SF-3-NP	Elementary school, duplexes
<i>West</i>	MF-2-NP, SF-3-NP, PUD-NP	Duplexes, four plexes

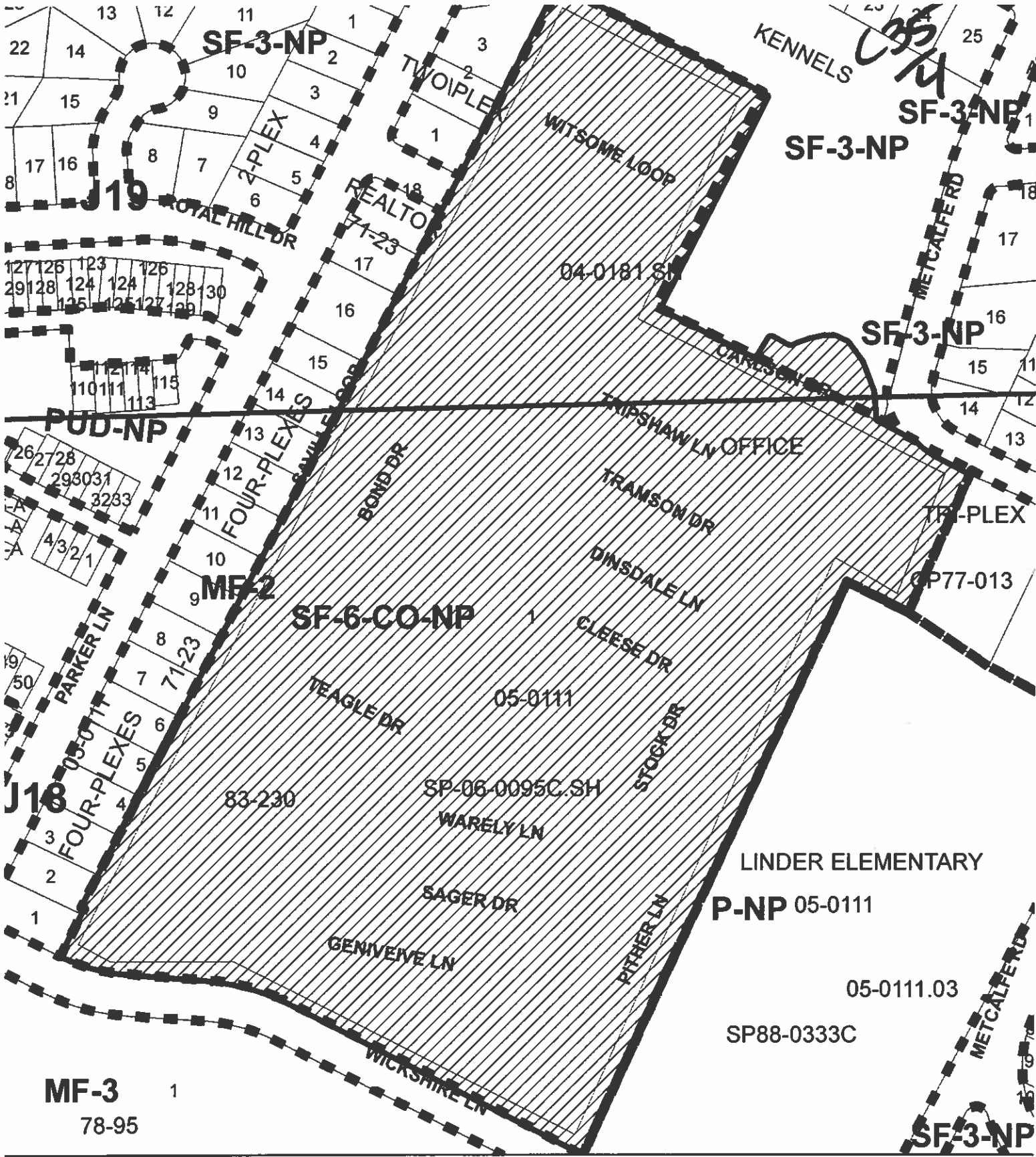
ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Wickshire Lane	60 feet	44 ft	Collector
Metcalfe Road	60 feet	44 ft	Collector
Parker Lane	Varies	44 ft	Collector

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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
- 1228 - Sierra Club Austin Regional Group
- 694 - Burleson Parker Neighborhood Association
- 189 - Southeast Austin Neighborhood Alliance
- 972 - PODER
- 299 - Crossing Garden Homeowners Association
- 781 - Southeast Coalition
- 1258 - Del Valle Community Coalition

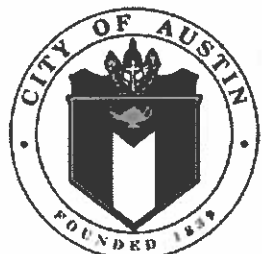


SITE PLAN



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

CASE#: SP-06-0095C(XT2).MGA
 ADDRESS: 1910 1/2 Wickshire Lane
 GRID: J18, J19
 MANAGER: Nikki Hoelter



OPERATOR:

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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- LEGEND**
- PROPOSED PAVEMENT
 - EXISTING PAVEMENT
 - PROPOSED DRIVE
 - EXISTING DRIVE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED UTILITY
 - EXISTING UTILITY
 - PROPOSED LANDSCAPE
 - EXISTING LANDSCAPE
 - PROPOSED TREES
 - EXISTING TREES
 - PROPOSED PLANTINGS
 - EXISTING PLANTINGS
 - PROPOSED LIGHTING
 - EXISTING LIGHTING
 - PROPOSED SIGNAGE
 - EXISTING SIGNAGE
 - PROPOSED FENCE
 - EXISTING FENCE
 - PROPOSED WALL
 - EXISTING WALL
 - PROPOSED CURB
 - EXISTING CURB
 - PROPOSED DRAINAGE
 - EXISTING DRAINAGE
 - PROPOSED EROSION CONTROL
 - EXISTING EROSION CONTROL
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED ADJACENT PROPERTY
 - EXISTING ADJACENT PROPERTY



REPLACEMENT SHEET

AUSTIN INTERMEDIATE SCHOOL DISTRICT
1000 PEARL AVENUE
AUSTIN, TEXAS 78701

MP-3-NP

NO CONSTRUCTION SHALL BE ALLOWED ON ANY BUILDING, OTHER THAN PERMITTED UNDER THIS PERMIT, UNTIL THE PERMIT HAS BEEN OBTAINED. A PERMIT SHALL BE OBTAINED FROM THE CITY OF AUSTIN, TEXAS, BEFORE ANY CONSTRUCTION BEGINS. THE CITY OF AUSTIN, TEXAS, SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THIS PERMIT.

MP-2-NP

WICKSHIRE LANE
60' ROW

PLEASE SEE PLAN SHEET 2 OF 3 FOR NOTES.

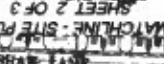
CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR ASSUMES ALL LIABILITY FOR ANY DAMAGE TO EXISTING UTILITIES.

SITE PLAN RELEASE
THIS PLAN RELEASE IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE ORIGINAL SITE PLAN SHEETS AND A COPY OF THE PERMIT TO CONSTRUCT.

DATE OF RELEASE: 08/15/19
BY: [Signature]
FOR: [Signature]

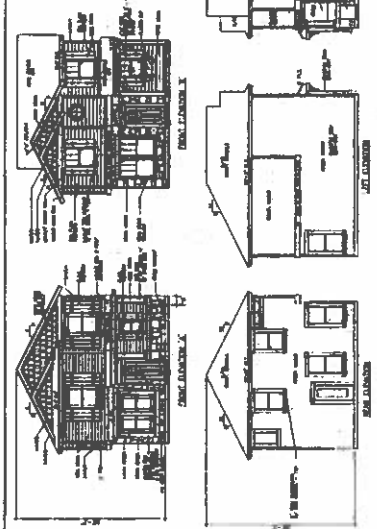
DATE: 8/15/19

MP-2-NP
MP-3-NP
MP-3-NP

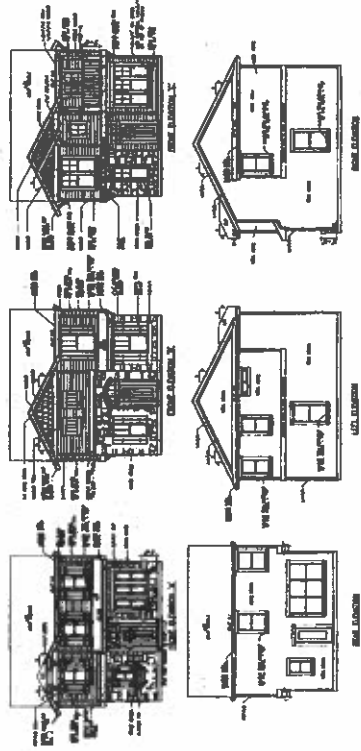
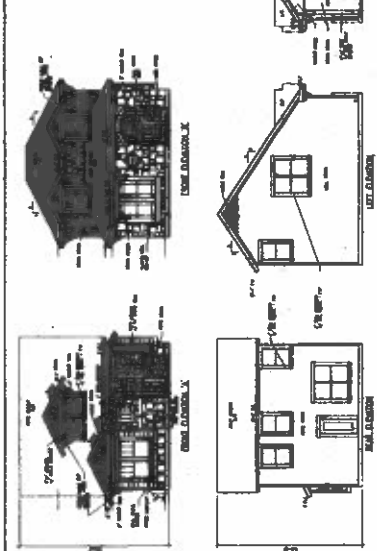




**COTTAGE 2
 GOULD
 1103**

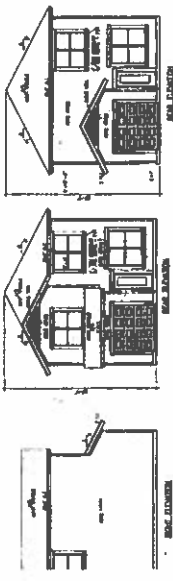


**COTTAGE 1
 CRICK
 1102**

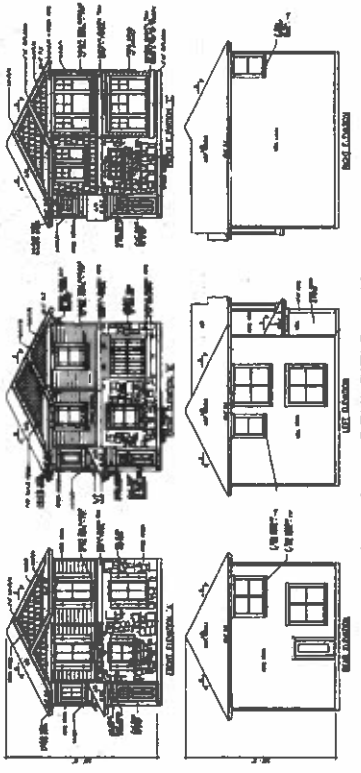


COTTAGE 4 - SACKS - 1105

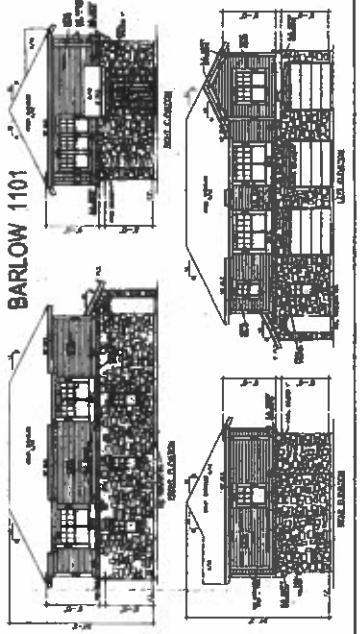
**2-3 BEDROOM
 SINGLE
 FAMILY
 ATTACHED
 OPTION**



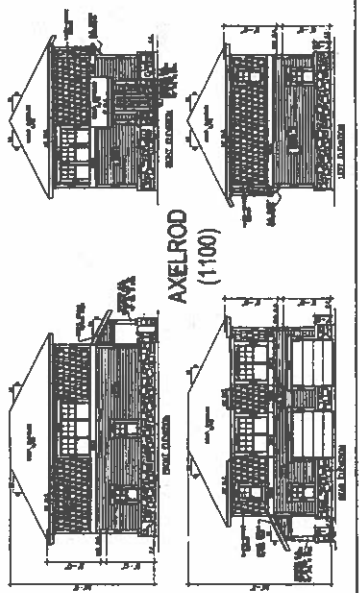
COTTAGE 3 - PENNFIELD - 1104



BARLOW 1101



**AXELROD
 (1100)**



SITE PLAN RELEASE

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DATE: 01/09/06
 PROJECT: SHIRE'S COURT
 SHEET: 3 OF 3

APPROVED BY: [Signature]
 TITLE: [Title]

DATE: 01/09/06

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REPLACEMENT SHEET

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LOCATION MAP
NTS