

**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

C17
—
1

CASE NUMBER: SP-06-0519C(XT2) **PLANNING COMMISSION
HEARING DATE:** July 12, 2011

PROJECT NAME: Spring Condominiums

ADDRESS: 300 Bowie Street

APPLICANT: Third Street Offices Ltd. (Diana Zuniga
918 W. 3rd St., Austin, TX 78703

Fifth/Lamar Retail I, Ltd. (David Vitanza)
601 N. Lamar Blvd., Austin, TX 78703

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 2 months to a previously approved site plan. The proposed development consists of 8 lots, which include the construction of a 42 story condominium building, with retail, personal improvement, offices, retail and restaurant on the lower floors. Additionally a 25,000 square foot retail and office building is proposed. Parking will be provided within a garage under the condo building. It's a 3 phase development, Only one structure, its associated parking and loading area remains to be built.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 2 month extension based on LDC Section 25-5-62(C)(1)(c) – The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy.

The 2 month extension will extend the permit from July 26, 2011 to September 12, 2011. The 2 month time frame is due to the Project Duration expiration of a 5 year maximum for a project, for projects within the Desired Development Zone [Section 25-1-535(C)(3)]. A one year extension was granted to July 26, 2011. The expiration for Project Duration is based on the initial submittal date of the project which was 9/12/2006. Therefore the 5 year expiration is September 12, 2011. No further extension can be requested; if the remaining building permits are not obtained by this date a new site plan would need to be filed and reviewed and approved to continue the project.

The site plan complies with all requirements of the Land Development Code when it was approved on 7/26/2007.

C17
2

PROJECT INFORMATION

SITE AREA	133,305 sq. ft.	3.06 acres
EXISTING ZONING	DMU-CURE-CO	
WATERSHED	Shoal Creek/Town Lake (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	TIA waived	
CAPITOL VIEW CORRIDOR	Barton Creek Pedestrian Bridge View Corridor	
PROPOSED ACCESS	W. 5 th St., Bowie St., Lamar Blvd.	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	12;1	11.91:1
BUILDING COVERAGE	100%	67,309 sf./ 50.49%
IMPERVIOUS COVERAGE	100%	127,334 sf./ 95.52%
PARKING	368	798

SUMMARY COMMENTS ON SITE PLAN:

The applicant is proposing to complete the final phase of the project, which includes a 3 story 25,000 square foot retail/office building. All infrastructure, parking, residential tower, streetscape improvements, and utilities have been constructed. Phase 1 and 2 has been completed.

The site plan complies with all code requirements.

COMPATIBILITY

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

PREVIOUS APPROVALS

January 28, 2011– A one year administrative extension was approved, extending the expiration from July 26, 2010 to July 26, 2010.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	DMU-CURE-CO	Retail, office, condos, personal improvement, restaurant
<i>North</i>	DMU	Whole Foods
<i>South</i>		ROW, Gables Multi family
<i>East</i>	DMU	Equipment rental/office
<i>West</i>	CS-MU-CO-NP/ LI-PDA-NP	Right of way, retail, office, condo

ABUTTING STREETS

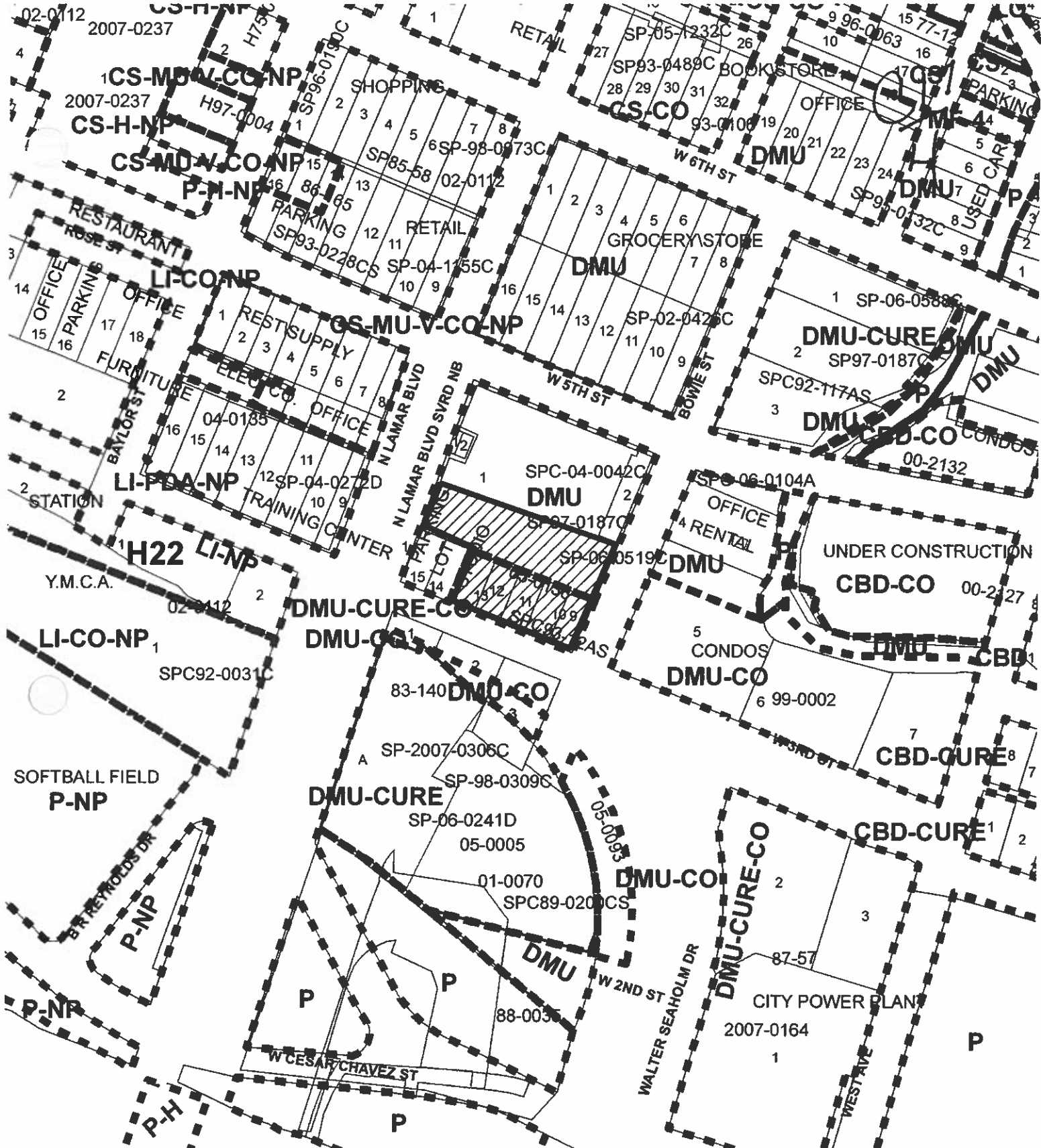
Street	Right-of-Way Width	Pavement Width	Classification
W. 5 th St.	80'	60'	Arterial
Bowie St.	80'	40'	Collector
Lamar Blvd.	Varies	Approx. 160'	Arterial

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

CM
3



SITE PLAN



- SUBJECT TRACT
- ZONING BOUNDARY

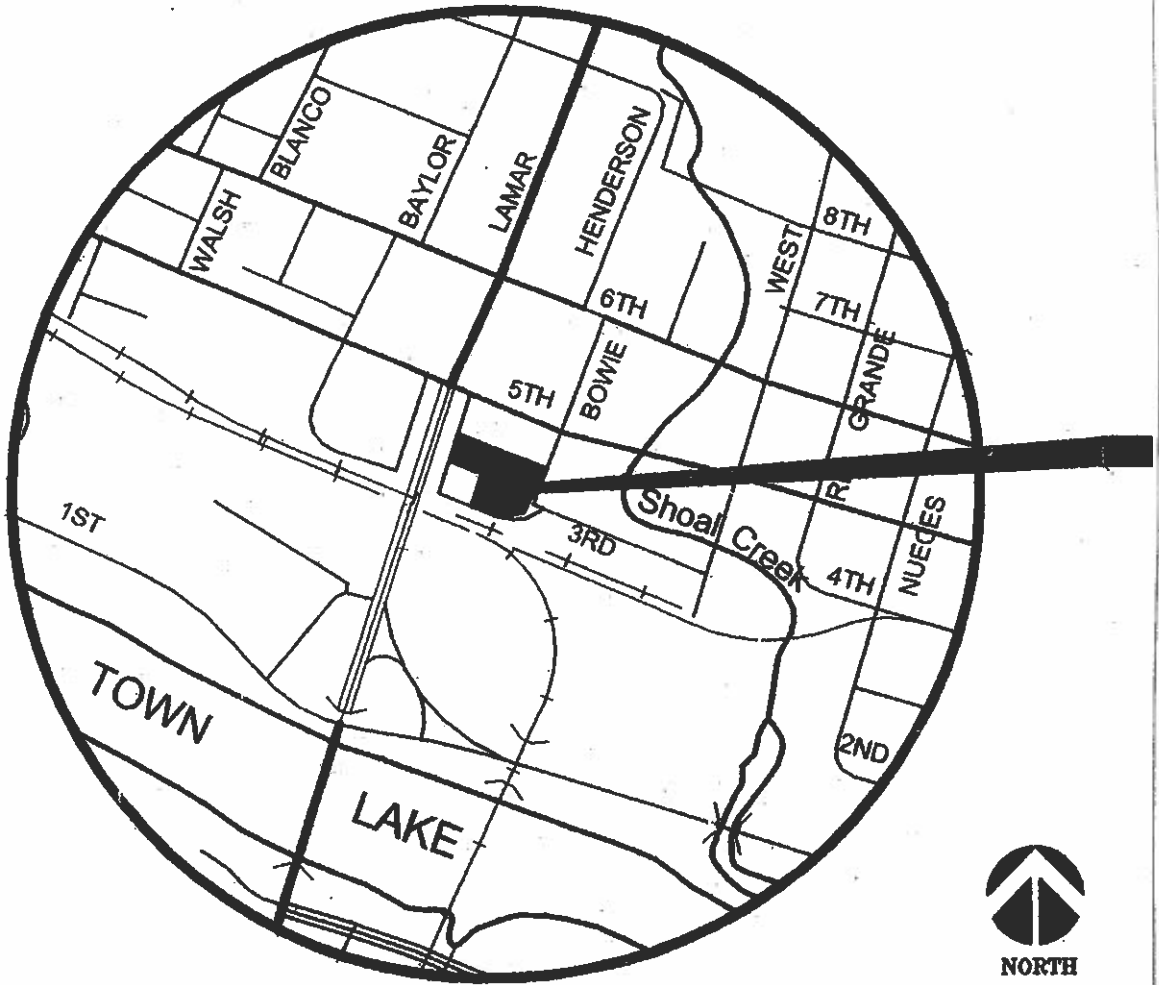
CASE#: SP-06-0519C(XT2)
 ADDRESS: 300 Bowie Street
 GRID: H22
 MANAGER: Nikki Hoelter



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.

CM 5



MARCO 2127 524 MARCO 2127 524

LEGEND

- EXISTING IMPROVEMENTS
- EXISTING UTILITY
- EXISTING TREE
- EXISTING SIGN
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING DRIVE
- EXISTING DRIVE CURB
- EXISTING DRIVE SIDEWALK
- EXISTING DRIVE DRIVEWAY
- EXISTING DRIVE DRIVEWAY CURB
- EXISTING DRIVE DRIVEWAY SIDEWALK
- EXISTING DRIVE DRIVEWAY DRIVEWAY
- EXISTING DRIVE DRIVEWAY DRIVEWAY CURB
- EXISTING DRIVE DRIVEWAY DRIVEWAY SIDEWALK
- EXISTING DRIVE DRIVEWAY DRIVEWAY DRIVEWAY
- EXISTING DRIVE DRIVEWAY DRIVEWAY DRIVEWAY CURB
- EXISTING DRIVE DRIVEWAY DRIVEWAY DRIVEWAY SIDEWALK
- EXISTING DRIVE DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY
- EXISTING DRIVE DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY CURB
- EXISTING DRIVE DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY SIDEWALK
- EXISTING DRIVE DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY

SITE DATA

PHASE	PHASE A	PHASE B	PHASE C
TOTAL AREA (SQ. FT.)	58,945	58,945	58,945
IMPROVEMENTS AREA (SQ. FT.)	58,945	58,945	58,945
IMPROVEMENTS PERCENTAGE (%)	100.00	100.00	100.00
TOTAL COST (\$)	1,500,000	1,500,000	1,500,000
IMPROVEMENTS COST (\$)	1,500,000	1,500,000	1,500,000
IMPROVEMENTS COST PERCENTAGE (%)	100.00	100.00	100.00
TOTAL NUMBER OF UNITS	100	100	100
IMPROVEMENTS PER UNIT (\$)	15,000	15,000	15,000

PARKING TABLE (PHASE A)

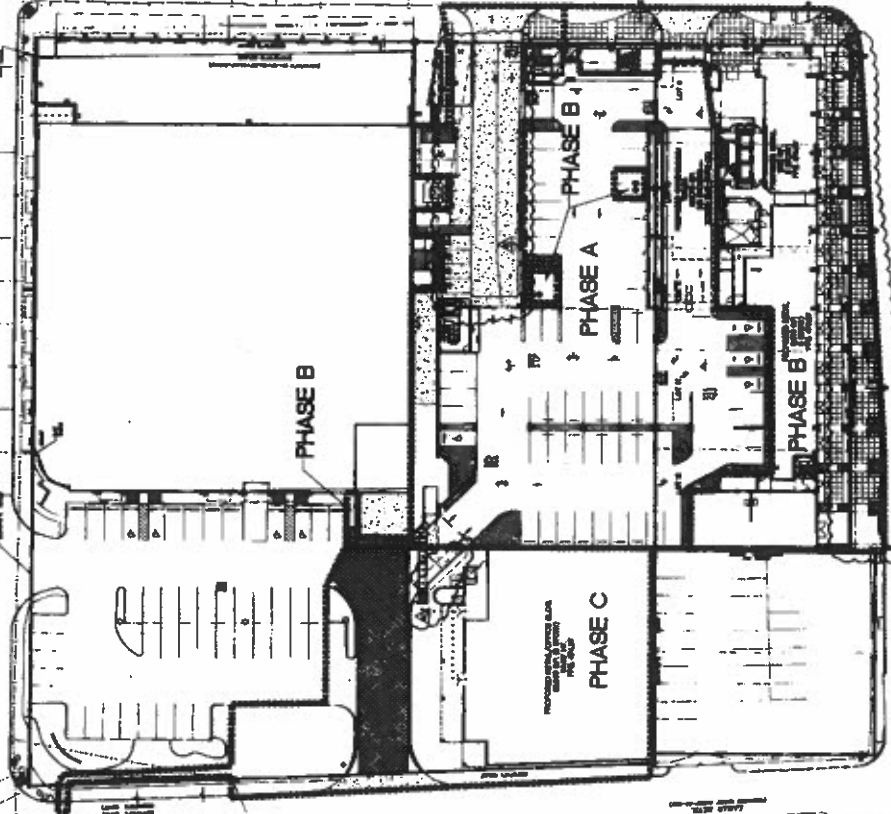
USE	TYPE	AMOUNT	PERCENTAGE
TOTAL	MINIMUM	20	20
	MAXIMUM	20	20
	AVERAGE	20	20
TOTAL	MINIMUM	20	20
	MAXIMUM	20	20
	AVERAGE	20	20

PARKING TABLE (PHASE B)

USE	TYPE	AMOUNT	PERCENTAGE
TOTAL	MINIMUM	20	20
	MAXIMUM	20	20
	AVERAGE	20	20
TOTAL	MINIMUM	20	20
	MAXIMUM	20	20
	AVERAGE	20	20

PARKING TABLE (PHASE C)

USE	TYPE	AMOUNT	PERCENTAGE
TOTAL	MINIMUM	20	20
	MAXIMUM	20	20
	AVERAGE	20	20
TOTAL	MINIMUM	20	20
	MAXIMUM	20	20
	AVERAGE	20	20



Consort Inc
1805 R Street, Suite 100, Austin, TX 78701
www.consortinc.com

Consort Inc
1805 R Street, Suite 100, Austin, TX 78701
www.consortinc.com



CM
8

March 22, 2011

Director
Watershed Protection & Development Review Department
P.O. Box 1088
Austin, Texas 78767

Re: Site Plan Extension Request
Spring Condominiums
SP-06-0519C

Dear Director:

On behalf of the owner of the above referenced project, we wish to respectfully request an extension to the five year maximum under the Project Duration limits for site plans. This is effectively a two month extension to September 26, 2011. Although a significant portion of the project has been constructed, the downturn in the economy as a whole has affected the development of the remaining commercial phases. A drop in interest in commercial development has significantly extended the originally anticipated schedule, necessitating this extension request. The owner hopes development will resume in the near future.

If you have any questions, please feel free to call.

Very truly yours

Axiom Engineers Inc.

A handwritten signature in black ink that reads "Alan D. Rhames". The signature is written in a cursive style with a long horizontal stroke at the end.

Alan D. Rhames, P.E.