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**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

CASE NUMBER: SP-2007-0241C(XT2)

PLANNING COMMISSION

HEARING DATE: February 14, 2012

PROJECT NAME: Crestview Station

ADDRESS: 950 Banyon Street

APPLICANT: High Street Crestview Station LLC;
Crestview Station Phase I LLC
100 Congress Ave., Suite 225
Austin, TX 78701

AGENT: Bury & Partners Inc.
221 W. Sixth Street, Suite 600
Austin, TX 78701

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

PROPOSED DEVELOPMENT:

The applicant is requesting a second extension of 3 months to a previously approved site plan. The proposed development consists of 5 multi-family buildings and 2 commercial (General Retail, Professional Office & Restaurant General) buildings with associated utilities, drives, parking and drainage facilities.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the second extension to April 17, 2012 based on LDC Section 25-5-62(C)(1)(c)(d) – The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy and the applicant has constructed a significant portion of the infrastructure required for the development of the original site plan.

The 3 month extension will extend the permit from January 28, 2012 to April 17, 2012. The 3 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 administrative extension was granted to January 28, 2012. The expiration for Project Duration is based on the initial submittal date of the project which was April 17, 2007, therefore the 5 year expiration is April 17, 2012. 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 January 28, 2008.

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PROJECT INFORMATION

SITE AREA	3,245,220 sq. ft.	74.5 acres
EXISTING ZONING	TOD-NP	
WATERSHED	Waller Creek	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	TIA required	
CAPITOL VIEW CORRIDOR	NA	
PROPOSED ACCESS	N. Lamar Blvd., Morrow St. and Banyon	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	2:1	1.4:1
BUILDING COVERAGE	85%	1,201,750 sq. ft. / 46.3%
IMPERVIOUS COVERAGE	85%	45%
PARKING	1101	1350

SUMMARY COMMENTS ON SITE PLAN:

The applicant is proposing to complete the remaining 3 phases of the project, which include 3 multifamily buildings and parking structures. Currently, Phase 1-4 and Phase 7 are complete, which include the roads, infrastructure, ponds, multi family building, and retail/office/restaurant building and associated parking. The site plan complies with the Lamar/Justin Transit Oriented Development ordinance and all other code requirements.

COMPATIBILITY

There are single family residences to the southwest of the project site; the site plan complies with compatibility standards.

PREVIOUS APPROVALS

December 20, 2011– A one year administrative extension was approved, extending the expiration from January 28, 2011 to January 28, 2012.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	TOD-NP	Retail, office, condos, personal improvement, restaurant
<i>North</i>	SF-3-NP; LI-PDA-NP; CS-MU-CO-NP	Sports Fields, and Single Family Residence,
<i>South</i>	TOD-NP	Office, retail
<i>East</i>	SF-3-NP/ TOD-NP	Retail, restaurant, residences
<i>West</i>	SF-3-NP	Single Family Residence, and commercial

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Banyon St.	varies	Approx. 30'	Collector
Morrow	varies	Approx. 35'	Collector
Lamar Blvd.	Varies	Approx. 80'	Arterial

618
3

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

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December 22, 2011

Mr. Greg Guernsey, Director
City of Austin
Watershed Protection and Development Review
505 Barton Springs Road
Austin, Texas 78704

Re: Site Plan Extension Request Letter
Crestview Station Phase I
SP-2007-0241C
Austin, Travis County, Texas

Dear Mr. Guernsey:

Please accept this letter and attached application as our formal submittal for a second Site Plan Extension for the Crestview Station Phase I project located at 950 Banyon in Austin, Travis County, Texas. The project was originally permitted on January 28, 2008, and the Site Plan's first extension request will expire on January 28, 2012. We acknowledge that the site plan can only be extended to a maximum of five (5) years from initial submittal date of April 17, 2007.

We are requesting the extension to the site plan to allow sufficient time to obtain building permit for the next multi-family building and to complete construction of this phase. All the initial Phase and the main infrastructure are constructed. Bury+Partners, Inc. and our client, Crestview Station RTB Land, LP, have also been coordinating with City staff regarding channel stabilization along the Austin and Northwestern Railroad. Therefore, additional time will be required to clear the remaining comments received from the City staff and to complete the construction of the project. We believe that granting this Extension Request, to perform the above, will best serve the interest of the City of Austin and our client. Your favorable consideration of this request is appreciated.

We appreciate your review and comment on the attached application. Should you have any questions, please do not hesitate to contact us.

Sincerely,



Charles E. Fowler, Jr., P.E.
Principal

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BURY+PARTNERS, INC.
221 West Sixth Street, Suite 600
Austin, Texas 78701

SCANNED
(512) 328-0011
(512) 328-0325

www.burypartners.com
TBPE No. F-1048

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City of Austin
Watershed Protection & Development Review Department
One Texas Center - 505 Barton Springs Road

CITY OF AUSTIN
Site Plan Permit

Permit No.: SP-2007-0241C Expiration Date: January 28, 2011
Project Name (or description): CRESTVIEW STATION PHASE-1
Address or Location Description: 950 Banyon Street
Watershed: Waller Creek
Owner of Property: Crestview Station RTB Land, LP (Lance Sallis)
Address: 400 W 15th Street Suite 1100 Austin, TX 78701 Phone: 512-474-9900
Owner's Representative: Bury + Partners, Inc. (Chad Kimball)
Address: 221 W 6th Street Suite 600 Austin, TX 78701 Phone: 512-328-0011
Legal Description: Lots 1-10 of the Crestview Station Subdivision as recorded in Document No. 200700309 in the Official Public Records of Travis County, Texas.

PERMIT IS HEREBY ISSUED FOR:

The construction of 5 multi-family buildings and 2 commercial (General Retail, Professional Office & Restaurant General) buildings with associated utilities, drives, parking and drainage/detention facilities for a total of 507,491 sq.ft. or 19.5% building coverage and 762,300 sq.ft. or 29.4% impervious cover.

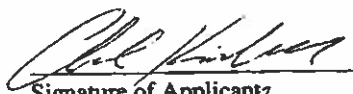
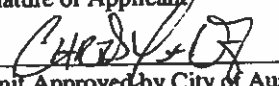
CONDITIONS OF PERMIT

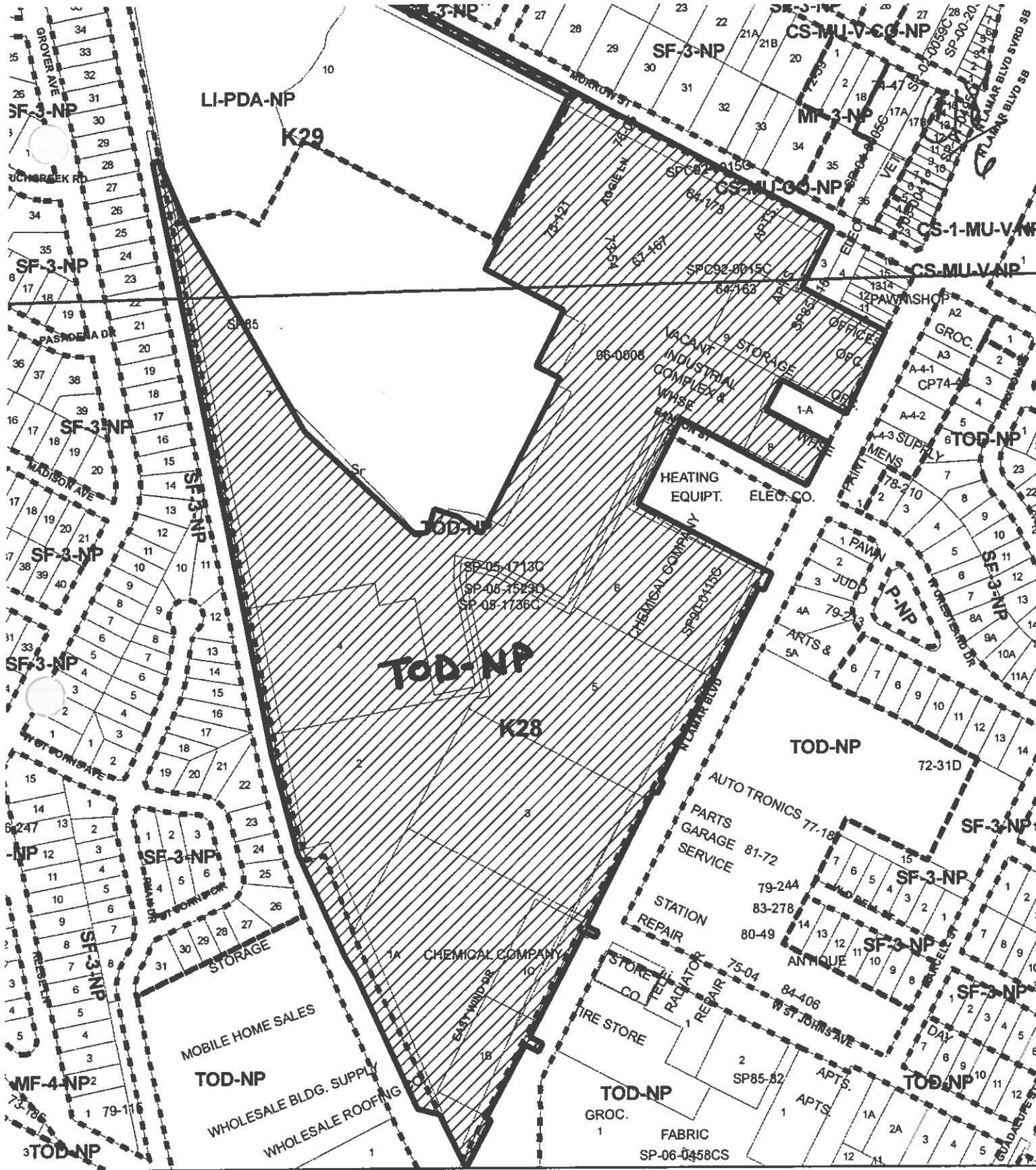
It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS:

 For Crestview Station RTB Land, LP 1-28-08
Signature of Applicant Owner Date
 1-28-08
Permit Approved by City of Austin Date



SITE PLAN

-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SP-2007-0241C(XT2)
 ADDRESS: 950 Banyon Street
 GRID: K28, K29
 CASE 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.





Address **950 Banyon St**
Austin, TX 78752

Get Google Maps on your phone



Text the word "GMAPS" to 466453



DATE RECEIVED 1/20/80
BY: [illegible]
PROJECT NO. 100-113

CRESTVIEW STATION LP,
BANYON STREET AUSTIN, TEXAS

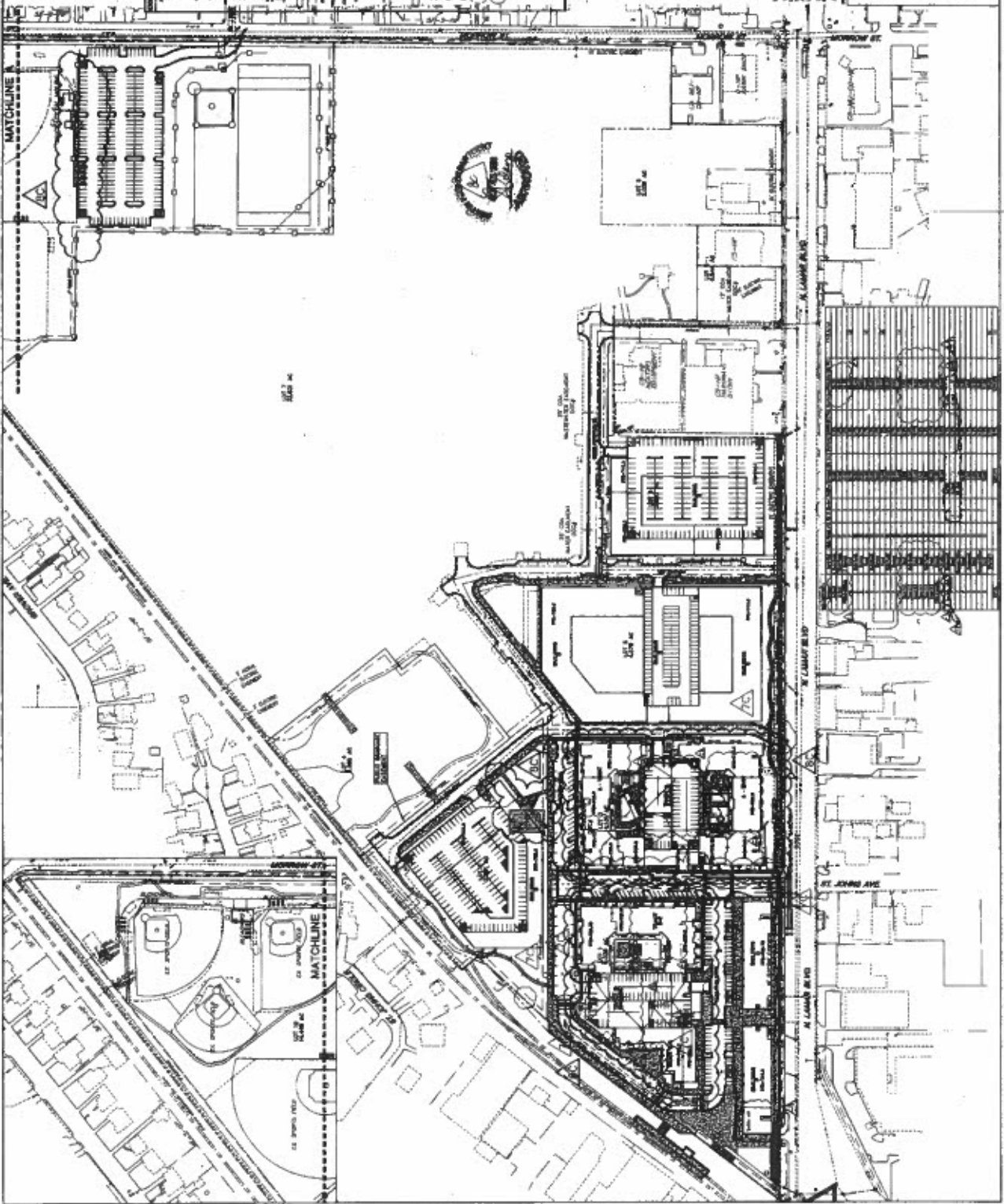
MASTER SITE PLAN



pBuy+Partners
ADMINISTERING SOLUTIONS
200 East 10th Street, Suite 400
Iowa City, Iowa 52241
The pBuy+Partners Inc. (pBuy+Partners)
2000 Regent Square Drive
Burlington, MA 01803-1000

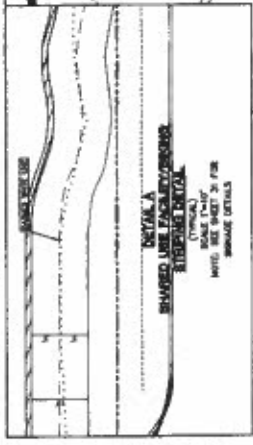
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INFORMATION NO. 01-07-0004-01
 DATE 01-07-0004-01
 NAME 01-07-0004-01
 ADDRESS 01-07-0004-01
 CITY 01-07-0004-01
 STATE 01-07-0004-01
 ZIP 01-07-0004-01
 PHONE 01-07-0004-01
 FAX 01-07-0004-01
 E-MAIL 01-07-0004-01
 COMMENTS 01-07-0004-01



DATE PLANTED 1/25/88
LOTION SCALE 100-1000
GROWN BY: SUE PAT. CEE. TAW
PLANTED BY: CEE. TAW
PROJECT NO. 103-113

SITE PLAN\DIMENSION
CONTROL PLAN "A" PHASE I



DETAIL A
SHARDED LITE FACILITY ROOF
SHEDDING DETAIL
(TYPICAL)
SCALE 1"=10'
NOTE: SEE SHEET 20 FOR
SHEDDING DETAILS

Replaced Set 8
 8/10/10

25

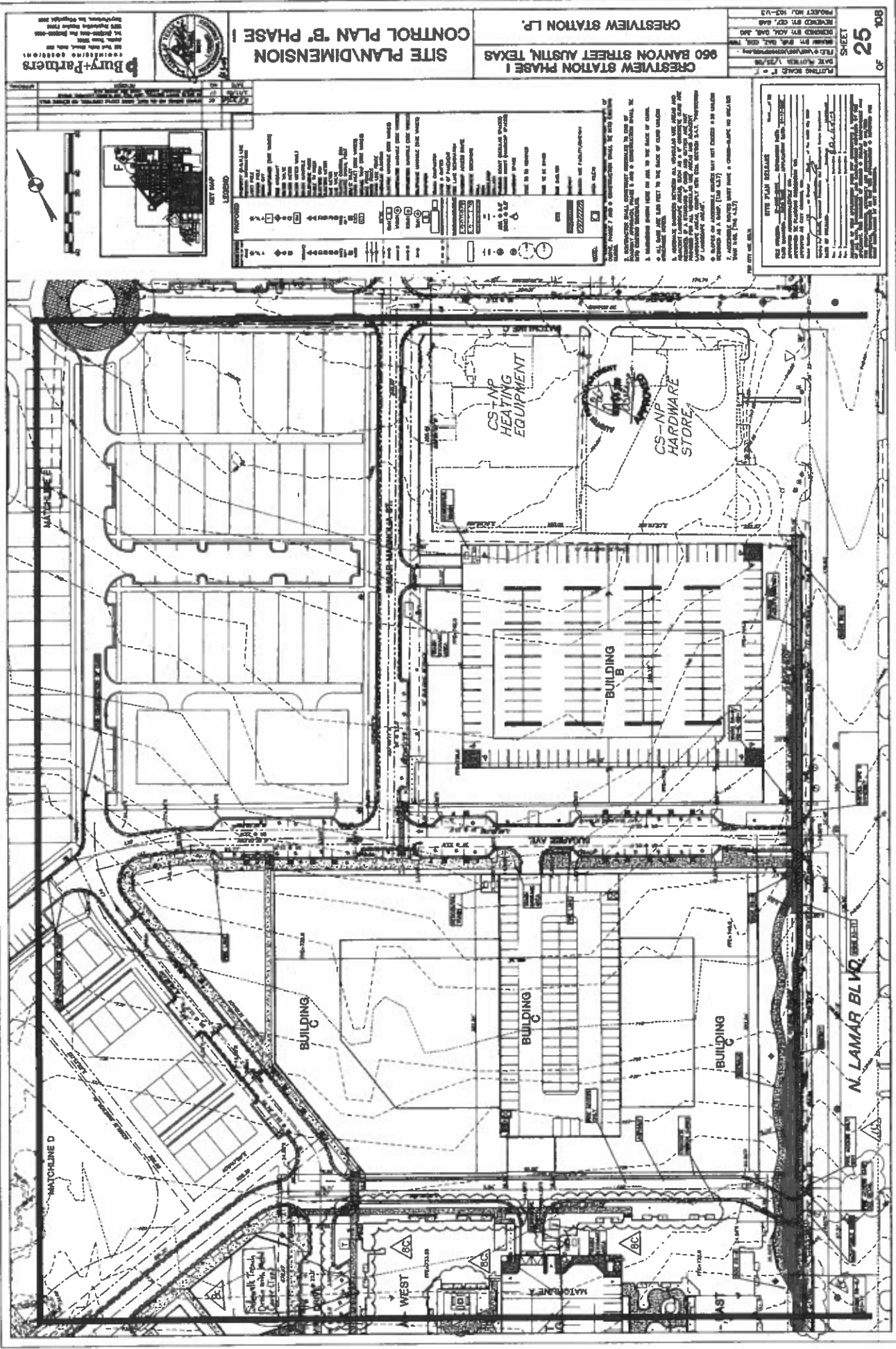
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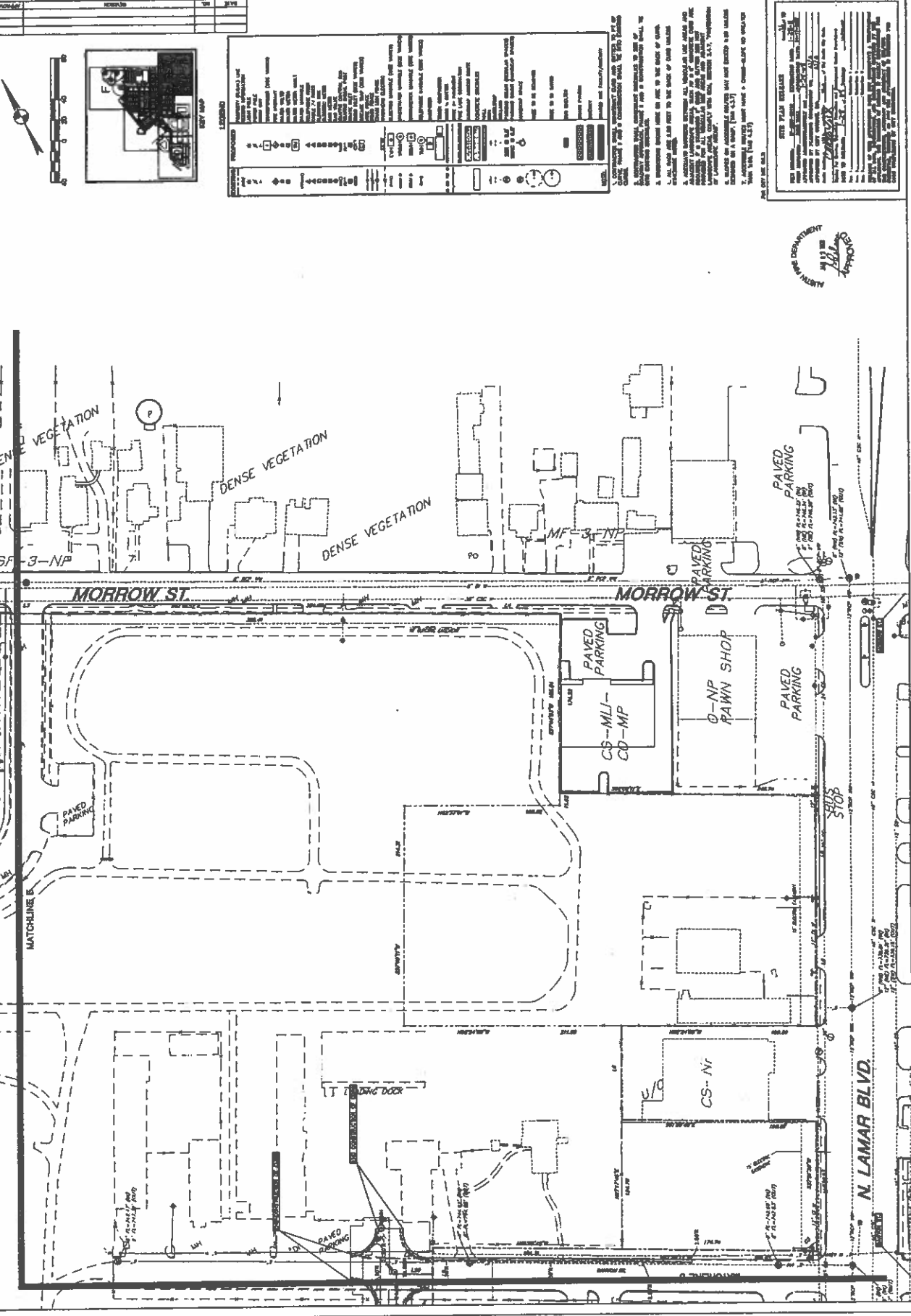
PROJECT NO. 102-123
 DRAWING NO. 102-123
 DATE: 10/10/10
 FILE: 102-123

CRESTVIEW STATION PHASE I
 950 BAYON STREET AUSTIN, TEXAS
 CRESTVIEW STATION L.P.

SITE PLAN/DIMENSION
 CONTROL PLAN "B" PHASE I

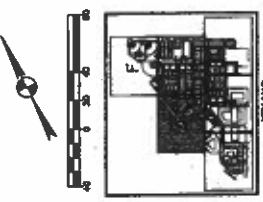
City of Austin
 Department of Public Works
 Engineering Division
 1000 Red River Street
 Austin, Texas 78701
 512.475.3100
 www.austintexas.gov





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SITE PLAN\DIMENSION
CONTROL PLAN "D" PHASE I

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21/12/13

REPLACEMENT SHEET A

© 2007 VECO Engineering, Inc. All rights reserved. Any material not shown on this sheet is not to be used.

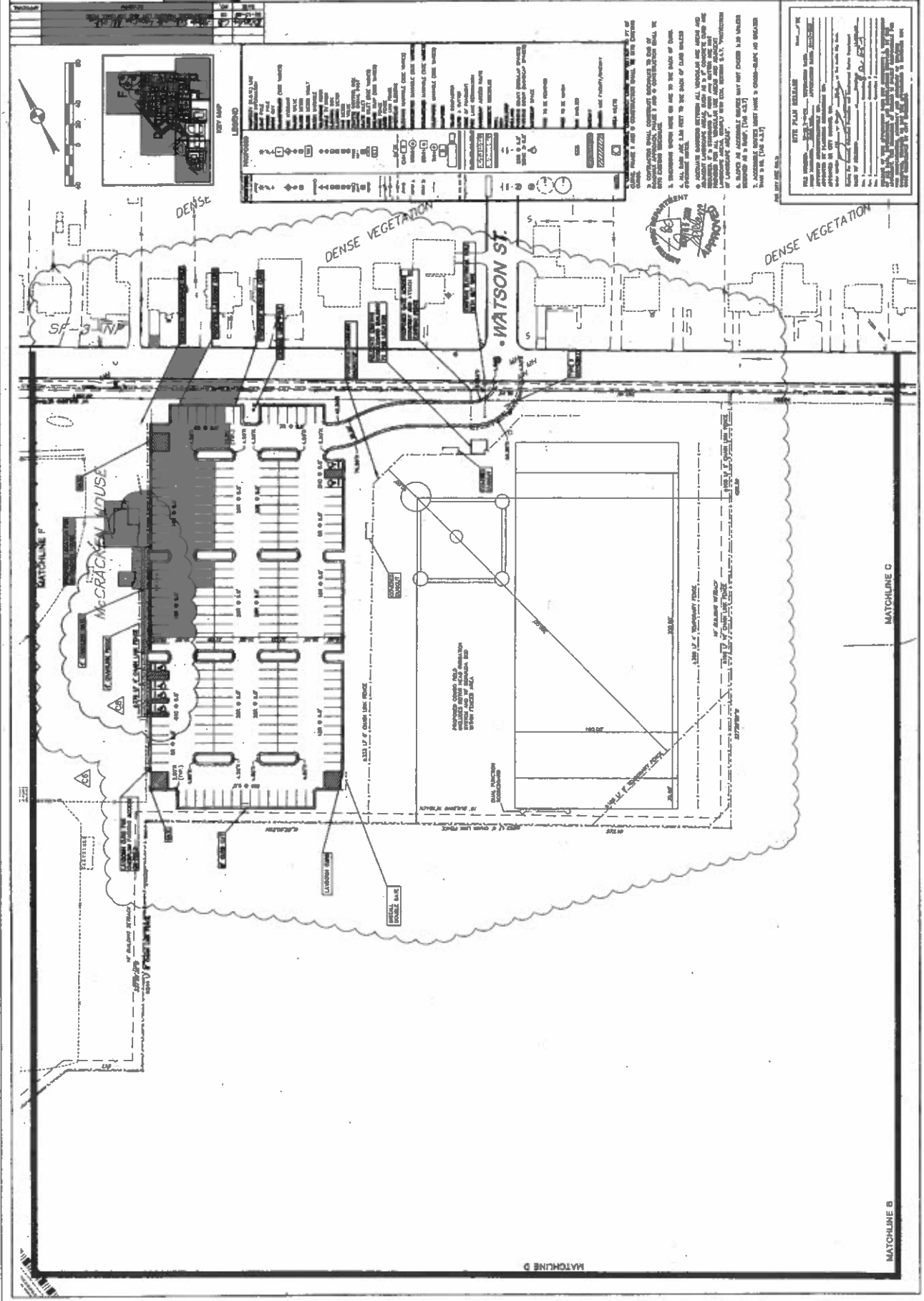
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OF
103

DATE: 1/1/00
PROJECT: 001-001-001
DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
APPROVED BY: J. L. L. L.

CRESTVIEW STATION PHASE I
850 BANYON STREET AUSTIN, TEXAS
CRESTVIEW STATION L.P.

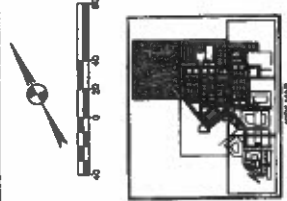
SITE PLAN/DIMENSION
CONTROL PLAN 'E' PHASE I

Bury+Partners
INCORPORATED
10000 N. Mopac Expressway, Suite 1000
Austin, Texas 78753
Tel: 512.452.1000
Fax: 512.452.1001
www.burypartners.com



7. ACCESSIBLE INQUIRY ABOUT NAME, A NUMBER-ONE AND ONE-TO-ONE
THAN 10. (TAM 4.5/7)

SITE PLAN\DIMENSION
CONTROL PLAN "F" PHASE I

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1. CONSTRUCTION SHALL COME OUT AND RETURN TO PL OF ORIGIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE TRIP. IF THE CONTRACTOR FAILS TO COMPLY WITH THIS ORDER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE TRIP.
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