

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

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**CASE NUMBER:** SP-2007-0374C(XT2) **ZONING AND PLATTING COMMISSION**  
**HEARING DATE:** August 7, 2012

**PROJECT NAME:** Dittmar Commercial

**ADDRESS:** 623 W. Dittmar

**APPLICANT:** Parmer 6 Ltd. (Michael H. Giles)  
1406 Camp Craft Road, Ste 222  
West Lake Hills, TX 78746

**AGENT:** Moncada Consulting (Phil Moncada)  
1301 S. IH 35 Suite 204  
Austin, TX 78741

**CASE MANAGER:** Nikki Hoelter Phone: 974-2863  
[nikki.hoelter@ci.austin.tx.us](mailto:nikki.hoelter@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a second extension of 2 years to a previously approved site plan. The proposed application is currently going through a revision of the plans to convert the project into a service station and convenient store. It was originally a small retail strip center; however the economic climate forced a change in use and a new owner of the property.

The extension will need to be approved by Commission before the revision application can be approved.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the 2 year 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.

A new owner was recently acquired and plans for the site changed, prompting a revision to the site plan.

The 2 year extension will extend the permit from April 22, 2012 to April 22, 2014.

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

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# PROJECT INFORMATION

<b>SITE AREA</b>	108,464 sq. ft.	2.49 acres
<b>EXISTING ZONING</b>	LR, Neighborhood Commercial	
<b>WATERSHED</b>	South Boggy Creek ( Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not Required	
<b>CAPITOL VIEW CORRIDOR</b>	N/A	
<b>PROPOSED ACCESS</b>	Dittmar Road and South 1 <sup>st</sup> Street	
	<b>Allowed/Required</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	.5:1	.081:1
<b>BUILDING COVERAGE</b>	50%	8.03%
<b>IMPERVIOUS COVERAGE</b>	80%	30.93%
<b>PARKING</b>	32	54

## SUMMARY COMMENTS ON SITE PLAN:

The applicant is proposing to begin construction once the revision is approved,  
The site plan complies with all code requirements including Subchapter E Commercial Design Guidelines.

## COMPATIBILITY

The project complies with all compatibility standards, including setback, lighting, height and screening. The nearest single family property is 60 feet from any of the proposed improvements. Dense vegetation and a drainage easement, which is up to 120 feet in some areas will serve as screening to the single family homes to the south.

## PREVIOUS APPROVALS

November 1, 2012 – A one year administrative extension was approved, from April 22, 2011 to April 22, 2012.

## EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LR	Undeveloped
<i>North</i>	ROW, LR, SF-3	Service station, convenience store, single family residence
<i>South</i>	Easement, SF-2	Drainage easement, single family residence
<i>East</i>	SF-3	Single family residence
<i>West</i>	ROW, SF-2	Single family home

## ABUTTING STREETS

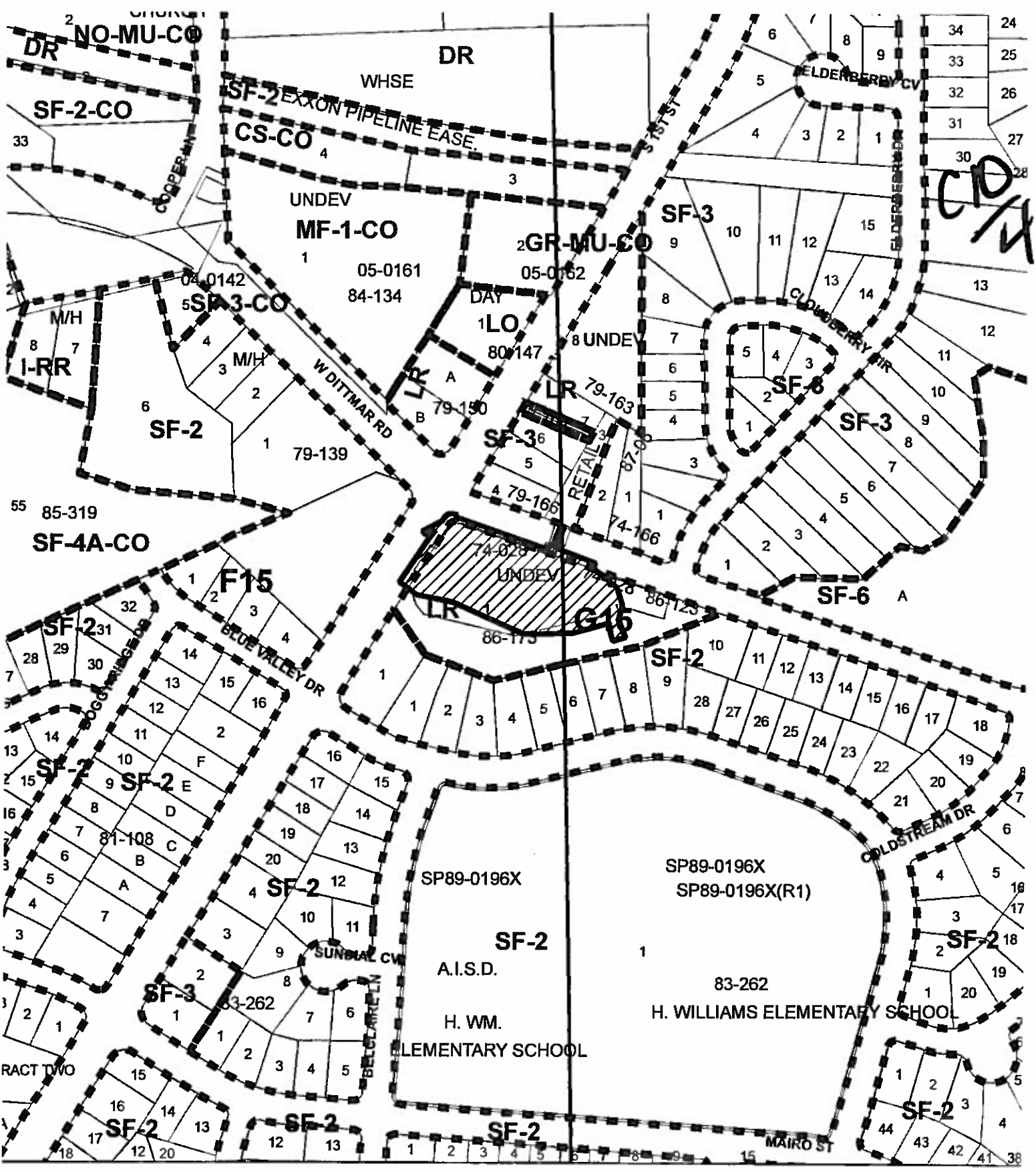
<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
S. 1 <sup>st</sup> Street	Varies	Approx. 40'	Collector
Dittmar Road	Varies	Approx. 40'	Collector

## 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  
1228 – Sierra Club Austin Regional Group

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SITE PLAN

CASE#: SP-2007-0374C(XT2)  
 ADDRESS: 623 W. Dittmar  
 GRID:  
 MANAGER: Nikki Hoelter

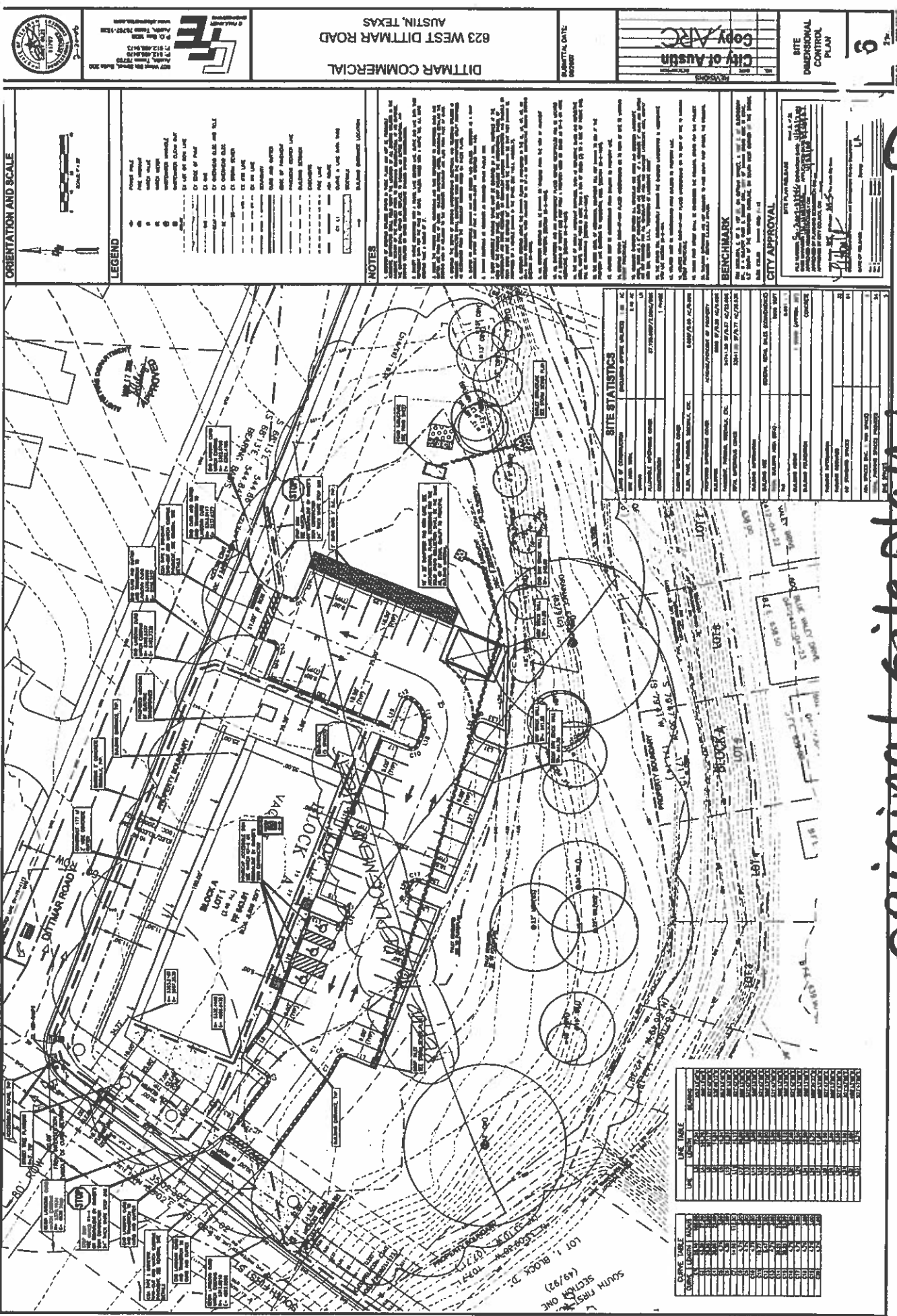
OPERATOR:

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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Original site plan



ORIENTATION AND SCALE

LEGEND

NOTES

SITE STATISTICS

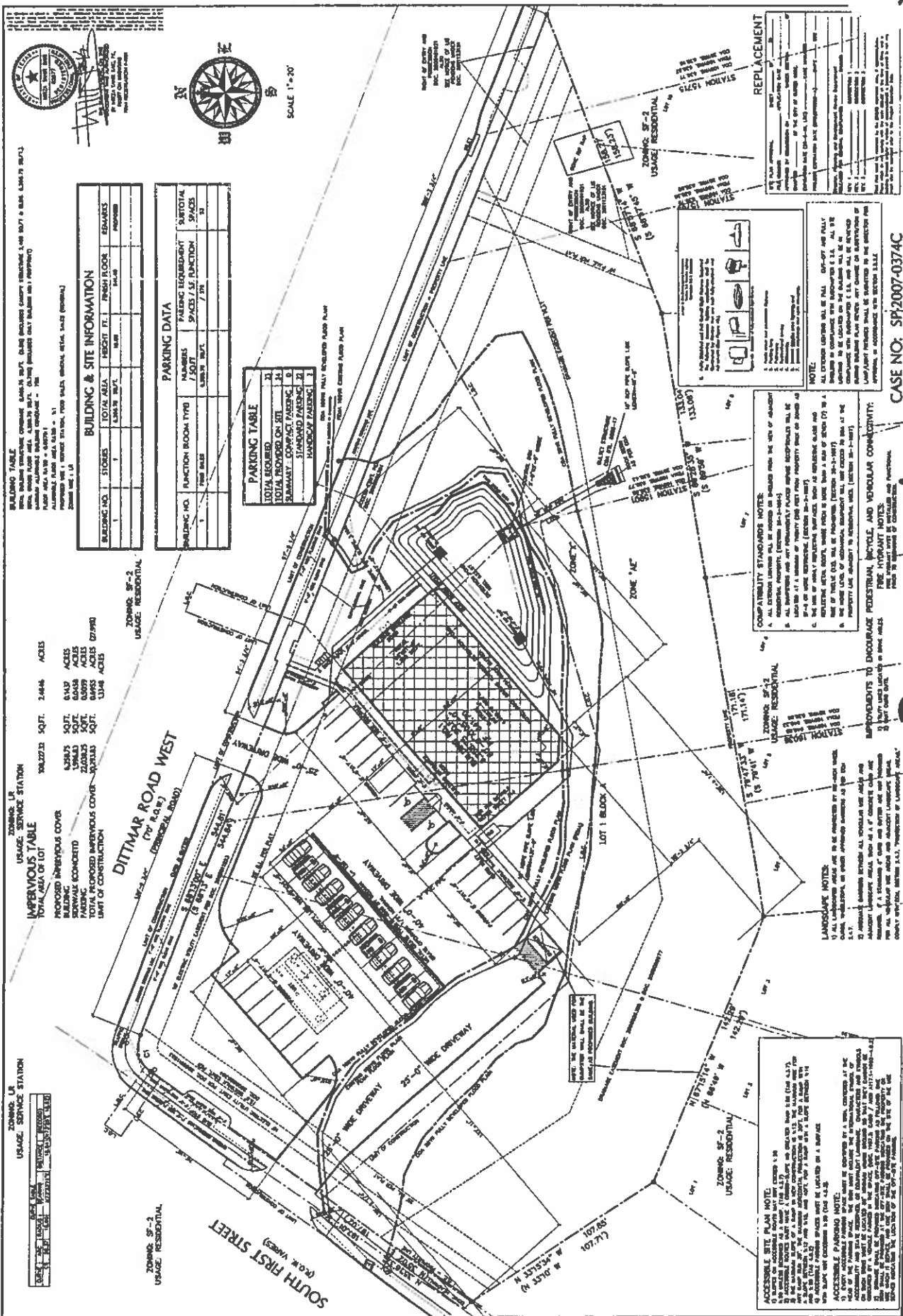
BENCHMARK

CITY APPROVAL

Form for City Approval, including fields for Project Name, Address, and other details.

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**BUILDING TABLE**  
 BUILDING NO. 1  
 TOTAL AREA 1,000 SQ. FT.  
 TOTAL FLOOR AREA 1,000 SQ. FT.  
 TOTAL FLOOR AREA 1,000 SQ. FT.  
 TOTAL FLOOR AREA 1,000 SQ. FT.

**IMPERVIOUS TABLE**  
 TOTAL AREA OF LOT 1,000 SQ. FT.  
 TOTAL AREA OF LOT 1,000 SQ. FT.  
 TOTAL AREA OF LOT 1,000 SQ. FT.  
 TOTAL AREA OF LOT 1,000 SQ. FT.

**BUILDING & SITE INFORMATION**

BUILDING NO.	STORIES	TOTAL AREA	HIGHEST FT.	FLOOR FLOOR	REMARKS
1	1	1,000	10	1,000	1,000

**PARKING DATA**

BUILDING NO.	FUNCTION ROOM TYPE	PARKING SPACES / FUNCTION	SPACES
1	1	1	1

**PARKING TABLE**

LOT NO.	FUNCTION ROOM TYPE	PARKING SPACES / FUNCTION	SPACES
1	1	1	1

**COMPATIBILITY STANDARDS NOTES:**  
 1. ALL EXISTING LOTS SHALL BE ADJACENT TO THE NEW LOT.  
 2. ALL EXISTING LOTS SHALL BE ADJACENT TO THE NEW LOT.  
 3. ALL EXISTING LOTS SHALL BE ADJACENT TO THE NEW LOT.

**LANDSCAPE NOTES:**  
 1. ALL LANDSCAPE AREAS SHALL BE ADJACENT TO THE NEW LOT.  
 2. ALL LANDSCAPE AREAS SHALL BE ADJACENT TO THE NEW LOT.  
 3. ALL LANDSCAPE AREAS SHALL BE ADJACENT TO THE NEW LOT.

**ACCESSIBLE SITE PLAN NOTE:**  
 1. ALL ACCESSIBLE AREAS SHALL BE ADJACENT TO THE NEW LOT.  
 2. ALL ACCESSIBLE AREAS SHALL BE ADJACENT TO THE NEW LOT.  
 3. ALL ACCESSIBLE AREAS SHALL BE ADJACENT TO THE NEW LOT.

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**Revision**

CASE NO: SP2007-0374C

# Moncada Consulting

1301 S. I-H 35 Suite #204  
Austin, TX 78741.

Phone: (512) 474-7377 Cell: (512) 627-8815

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March 13, 2012

Planning and Development and Review Department  
Nikki Hoelter  
505 Barton Springs  
Austin, Texas 78704

**RE: Site Plan Extension Request SP-2007-0374C (XT)  
623 Dittmar**

Dear Nikki,

We are requesting an additional 2-year extension for the above referenced site plan. We are currently responding to comments from our site plan revision submittal (SP-2007-0374C R1). Our request for additional time is associated with the owner's desire to modify the site plan and add a canopy with fueling dispensers. Our client recently purchased this property and we need the additional time to complete our site development process.

Your consideration to this matter is greatly appreciated. If you have any questions or need any additional information please contact me at your earliest opportunity. My cell phone is 512-627-8815.

Respectfully Submitted,



Phil Moncada  
Principal

cc: file

RECEIVED