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**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2007-0697D(XT2) **PC COMMISSION DATE:** August 13, 2013

PROJECT NAME: Lakeshore Phase I

ADDRESS OF SITE: 2201 S Lakeshore Blvd.

AREA: 26.945 acres

WATERSHED: Town Lake (Urban) **JURISDICTION:** Full Purpose

APPLICANT: CRV Shoreline TRS Inc. (David Cox)
301 Congress Ave. Suite 500
Austin, TX 78701
(512) 494-9495

AGENT: Jones & Carter, Inc. (James M Schissler, P.E.)
1701 Directors Blvd. Suite 400
Austin, Texas 78744
(512) 441-9493

EXISTING ZONING: PUD (Lakeshore Planned Unit Development)

PROPOSED DEVELOPMENT: A mixed-use, multi-lot development is proposed. The applicant requests a ten year extension to the site plan in order to complete all site plans and building permits.

SUMMARY STAFF RECOMMENDATION: Recommended by staff. The applicant is requesting a ten-year extension to a previously extended site plan (from December 19, 2012 to December 19, 2022).

The applicant has included a letter explaining details of the work completed so far and the efforts made toward obtaining all site plans; this is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: "the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*)."

25-5-62(C)(1)

(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

" (1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

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- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; **or**
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and"

PLANNING COMMISSION ACTION:

CASE MANAGER: Donna Galati
Donna.Galati@austintexas.gov

Telephone: 974-2733

PREVIOUS APPROVALS: A 1-year administrative extension to a previously approved site plan was approved on March 26, 2012 for one year (from December 19, 2011 to December 19, 2012).

PROJECT INFORMATION: 26.945 acres

EXIST. ZONING: PUD

MAX. BLDG. COVERAGE : 80%

MAX. IMPERV. CVRG.: 90%

ALLOWED F.A.R.: none

PROP. BLDG CVRG: 0*

PROP. IMP. CVRG.: 64,580 sq. ft. (8.06%)*

PROPOSED F.A.R.: 0.58:1

* Consolidated site plans are submitted separately for buildings and parking. Building coverage and impervious coverage is added with these subsequent consolidated site plans.

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

COMPREHENSIVE WATERSHED ORDINANCE: Complies with current code (the site plan substantially complies with the requirements that apply to a new application for site plan approval.)

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: Site is currently zoned PUD; new development applications are subject to the Planned Unit Development. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The site plan still complies with the PUD. One lot has been developed with a building, and a significant amount of infrastructure has been completed. This site is in the Desired Development Zone.

ENVIRONMENTAL: There are no Critical Environmental Features on this site. All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Lakeshore Blvd, then P-NP (Parkland)

South: Elmont Dr., then ERC (Multi-family)

East: PUD (Undeveloped)

West: Tinnin Ford Rd., then South Shore PUD (mixed use development underway)

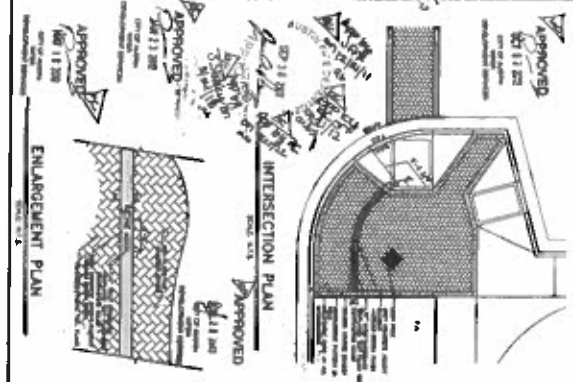
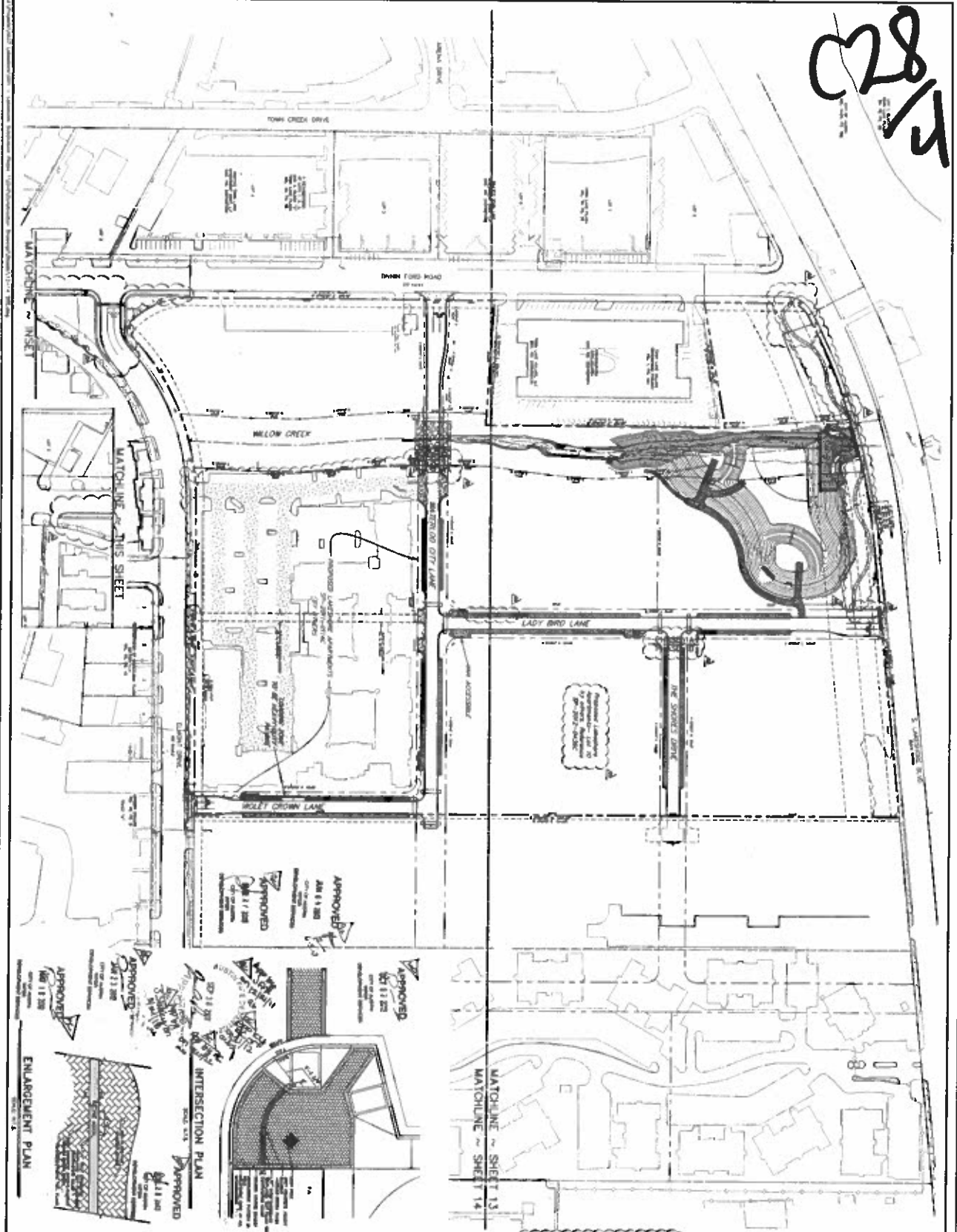
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<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Lakeshore Blvd 88'	111'	42'	Minor Arterial
Tinnen Ford Rd.	69'	40'	Collector Local
Elmont Dr.	80'	43'	Collector Local

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Monorail Project
 Austin Neighborhoods Council
 Cristo Rey Neighborhood Association
 Crossing Gardenhome Onwers Assn. (The)
 Del Valle Community Coalition
 East River City Citizens
 El Concilio Coalition of Mexican American Neigh. Assn.
 Greater East Austin Neighborhood Association
 Home Builders Association of Greater Austin
 Homeless Neighborhood Assn.
 League of Bicycling Voters
 Pleasant Valley
 PODER
 Save Town Lake.Org
 SELTEXAS
 Sentral Plus East Austin Koalition (SPEAK)
 Sierra Club, Austin Regional Group
 South Central Coalition
 Southeast Austin Neighborhood Alliance
 South River City Citizens Assn.
 Super Duper Neighborhood Objectors and Appeals Organization
 Tejano Town
 The Real Estate Council of Austin, Inc.
 United East Austin Coalition
 Waterfront Condominium HOA
 Waterfront Planning Advisory Board
 Zoning Committee of South River City Citizens Assn.

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LEGEND

- EXISTING
- PROPOSED
- ADJUSTED
- ADJUSTED

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

OWNER'S SITE PLAN

MASTER SITE PLAN

DESIGNER'S SITE PLAN

APPROVED

APPROVED

APPROVED

PROJECT INFORMATION

OWNER'S SITE PLAN

MASTER SITE PLAN

DESIGNER'S SITE PLAN

APPROVED

APPROVED

APPROVED

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July 17, 2013

Texas Board of Professional Engineers Registration No. F-439

City of Austin Planning Commission
301 Willie Nelson Blvd.
Austin, TX 78701

Re: Site Plan Extension Request
Lakeshore Phase One
SP-2007-0697D (XT2)

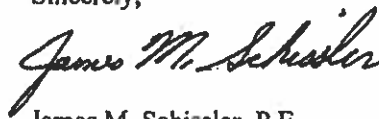
Dear Commissioners:

On behalf of our client, CRV Shoreline TRS, Inc., we are requesting a Site Plan Extension for the Lakeshore Phase 1 project. This project was separated into three phases: 1A, 1B, and 1C. The construction of the Phase 1A improvements, which represents approximately 80% of the total project, has been completed. Phase 1A included the public street and drainage improvements, the majority of the public water and wastewater improvements, and the majority of the private driveways, sidewalks, and landscaping. The Shores Drive and a portion of Waterloo City Lane will be built at a later date as Phases 1B and 1C, respectively.

The construction cost paid to date is \$2,858,000 for the subdivision improvements. The public facilities in Phase 1A of the project have been accepted by the City into the one year warranty period. Additionally, the Lakeshore Pearl Apartments constructed on Lot 9 of the property were completed and opened in January 2013 (SP-2011-0114C). A site plan has also been submitted for apartments on Lot 10 of the property (SP-2012-0436C).

To allow the construction of Lakeshore Phases 1B and 1C at a later date, we respectfully request a ten year site plan extension. If you have any questions or need more information, please call.

Sincerely,



James M. Schissler, P.E.

JMS/cgm

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cc: Mr. David Cox – CRV Shoreline TRS, Inc.