

CP/1

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

CASE NUMBER: SP-2009-0216C(XT2) **ZAP COMMISSION DATE:** July 15, 2013

PROJECT NAME: Research Park Plaza III

ADDRESS OF SITE: 12301 Research Blvd.

AREA: 6.05 acres

WATERSHED: Walnut Creek (Suburban) **JURISDICTION:** Full Purpose

APPLICANT: Cousins Research Park V LLC (Tim Hendricks)
6300 Bee Caves Rd., Ste 220, B-2
Austin, TX 78746
(512) 477-3434

AGENT: 360 Professional Service, Inc.
P.O. Box 3639
Austin, Texas 78630
(512) 354-4682

EXISTING ZONING: LI

PROPOSED DEVELOPMENT: An office development is proposed and partially completed. This site plan is for a 174,000 square foot office building. The applicant requests a three year extension to the site plan in order to complete the building permit.

SUMMARY STAFF RECOMMENDATION: Recommended by staff. The applicant is requesting a three-year extension to a previously extended site plan (from July 22, 2014 to July 22, 2017).

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;

- (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"

C12
2

ZONING AND PLATTING COMMISSION ACTION:

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

Telephone: 974-2733

PREVIOUS APPROVALS:

The site plan was originally approved July 22, 2010, with an expiration date of July 22, 2013. On February 20, 2013, the applicant filed an application for an administratively approved 1-year extension, which was granted May 30, 2013. The administrative extension to a previously approved site plan extended the expiration date from July 22, 2013 to July 22, 2014. The current 3-year extension application was submitted April 11, 2014.

PROJECT INFORMATION: 6.05 acres

EXIST. ZONING: LI

MAX. BLDG. COVERAGE : 75%

MAX. IMPERV. CVRG.: 80%

ALLOWED F.A.R.: 1:1

PROP. BLDG CVRG: 37.86%

PROP. IMP. CVRG.: 56.94%

PROPOSED F.A.R.: 0.66:1

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site is currently zoned LI. 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 substantially complies with current land use regulations.

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: LI (Professional Office)

South: Research Blvd., then GR (Retail)

East: Riata Trace, then LI (commercially zoned strip, followed by SF-3 zoned strip, then residential)

West: LI (Professional Office)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Research Blvd	300'	282'	Highway
Riata Trace	148'	75'	Collector

C12
/3

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation

Austin Monorail Project

Austin Northwest Association

Bike Austin

Bull Creek Foundation

Friends of Angus Valley

Homeless Neighborhood Assn.

Long Canyon Homeowners Assn.

North Oaks Neighborhood Assn.

Raintree Estates

SELTEXAS

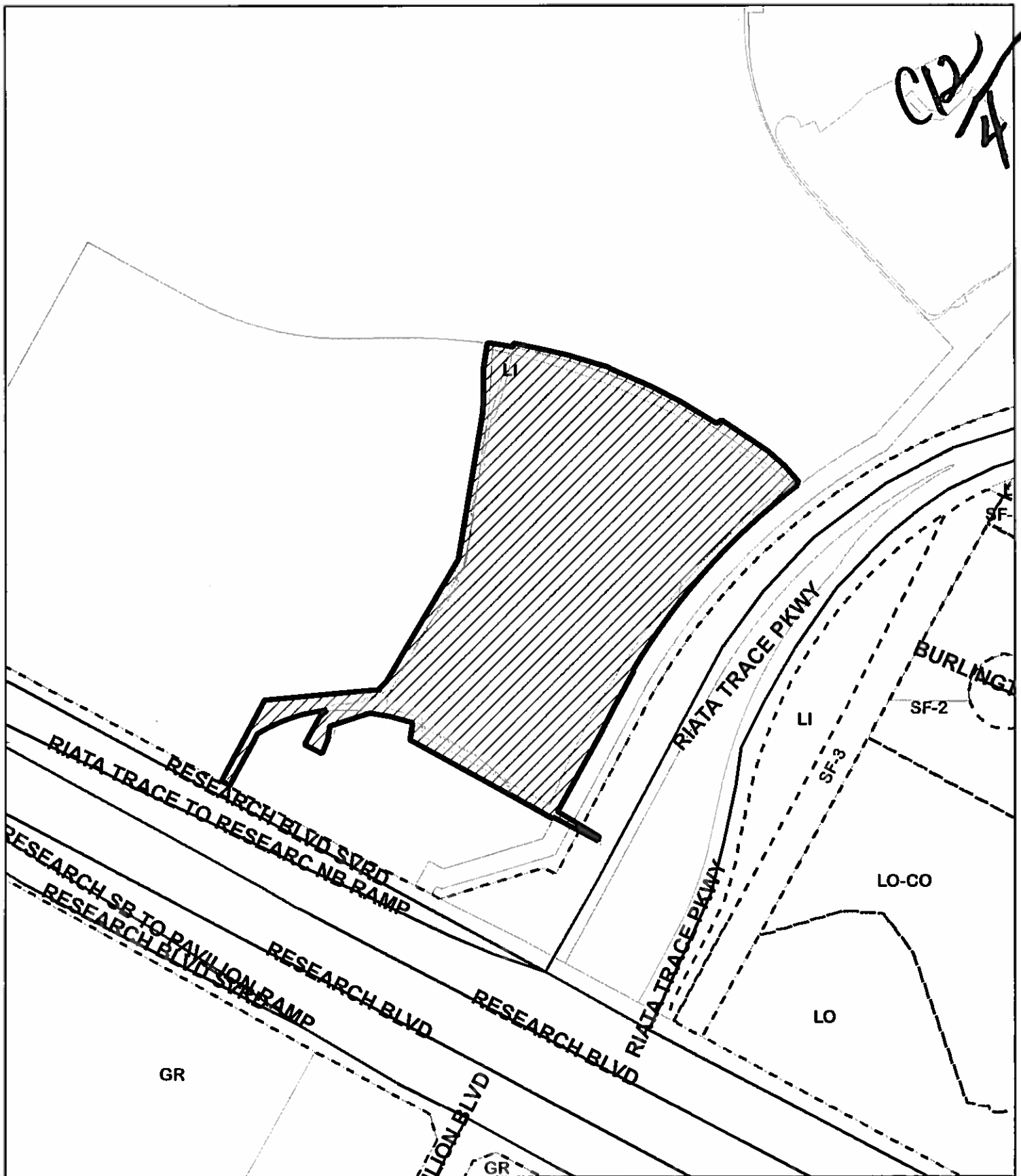
Sierra Club, Austin Regional Group

Summit Oaks Neigh. Assn.

Super Duper Neighborhood Objectors and Appealers Organization

The Real Estate Council of Austin, Inc.

CD 12/4



SITE PLAN

CASE#: SP-2009-0216C(XT2)
ADDRESS: 12301 Research Blvd.
CASE NAME: Research Park Plaza III
MANAGER: Donna Galati



SUBJECT TRACT
 ZONING BOUNDARY

0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

C12/5

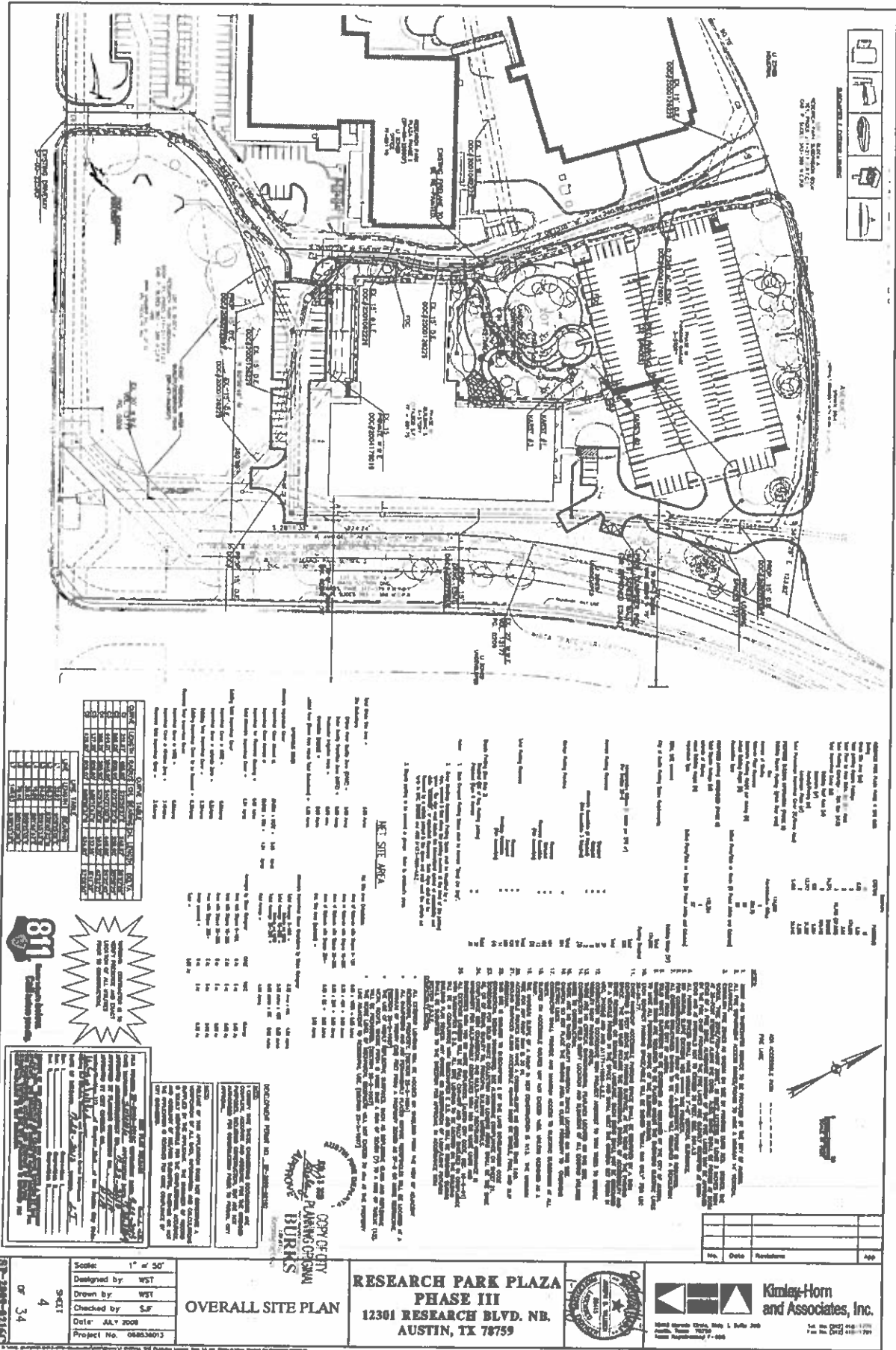
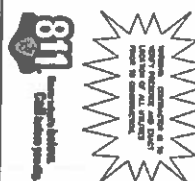


Table with 2 columns: Item, Description. It lists various items and their descriptions, likely related to the site plan or construction details.



Form with fields for Name, Address, City, State, Zip, and Phone. It is used for contact information related to the project.

Scale: 1" = 50'
Designed by: WST
Drawn by: WST
Checked by: S.F.
Date: JULY 2008
Project No.: 080536073

OVERALL SITE PLAN

RESEARCH PARK PLAZA
PHASE III
12301 RESEARCH BLVD. NB.
AUSTIN, TX 78759



Kimley-Horn
and Associates, Inc.
1401 North Loop West, Suite 1, Dallas, Texas 75201
Tel: (214) 443-1100
Fax: (214) 443-1101
www.kimley-horn.com



C12/10

P.O. Box 3639
Cedar Park, Texas 78630

April 8, 2014

City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78704

**Re: *Summary Letter-Research Park Plaza III
Request for Site Plan Extension by Land Use Commission
SP-2009-0216C
Austin, Texas***

To Whom It May Concern:

On behalf of the owner, Cousins Properties, Inc., we are requesting a five (5) year extension of the above referenced site plan which currently has an expiration date of July 22, 2014. The new expiration date would be July 22, 2019. The extension request is being made pursuant to the provisions of Section 25-5-63(c) of the Land Development Code.

The project is located in the full purpose city limits of the City of Austin at 12301 Research Boulevard and is contained within Lot 2, Block A of the Research Plaza II Subdivision. The site is located in the Walnut Creek (Suburban) Watershed. The proposed project consists of the construction of one administrative office building and associated parking garage.

A brief summary of the project history is as follows:

<u>Application</u>	<u>File No.</u>	<u>Approval Date</u>
Subdivision Improvements	SP-97-0429CF	November 1998
Resubdivision	C8-00-2277.0A	February 27, 2001
Site Plan Application	SP-05-1472C	March 29, 2006
Revised Site Plan Application	SP-2009-0216C	July 22, 2010
Site Plan Extension	SP-2009-0216C(XT)	May 30, 2013

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There are no water quality zones or 100-year floodplain zones located within the site. This project is located within the Northern Edward's Aquifer Recharge Zone, and a Water Pollutant Abatement Plan was submitted and previously approved by the Texas Commission on Environmental Quality during the site development permit process.

Research Park consists of several phases. Previously approved and constructed phases included multiple office buildings, regional detention and water quality controls, and infrastructure improvements which will support the proposed development.

C12/x

Chapter 25-5-623(c) of the City of Austin Land Development Code (Extension of a Site Plan by Land Use Commission) provides that if the site plan complies with the requirements set forth in Section 25-5-62 of the Land Development Code, the Land Use Commission may extend the expiration of the site plan. Each of the requirements for a site plan extension set forth in Section 25-5-62 are set forth below along with the applicant's statement regarding the project's compliance with each requirement:

(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;

The proposed project is located within the Desired Development Zone and meets current code requirements including water quality, detention, Sub Chapter E, tree preservation and zoning requirements.

(b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;

The current owner of the project has constructed four of the five office buildings contemplated for this master planned development. This final building has been delayed due to the market conditions. With improving conditions, the owner's intention is to begin construction for this project within a three to five year time frame. The owner is also in the process of filing updated building plans to meet current building codes.

(c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

Previous phases of Research Park have constructed four office buildings that are in-use for permanent occupancy.

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and

Infrastructure improvements have been constructed to support this development during previous phases of Research Park. This includes water, wastewater, private access drives, water quality and detentions controls.

C12/8

(2) *the director determines that:*

(a) *if a traffic impact analysis was submitted with the application for site plan approval*

(i) *the assumptions and conclusions of the traffic impact analysis are valid; or*

A traffic impact analysis was approved with the original site plan application. Since the original application, no substantial traffic improvements are known to have been made in the vicinity of the project and the original assumptions regarding trip generations have not been modified, therefore, the conclusions of the original traffic impact analysis can be assumed to be valid.

(ii) *if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the traffic impact analysis that demonstrates that traffic impacts will be adequately mitigated; or*

This section is not applicable since the project complies with 2 (a) (i) of the section.

(b) *if a traffic impact analysis was not submitted with the application for site plan approval, the applicant demonstrates that traffic impacts will be adequately mitigated.*

This section is not applicable since the project complies with 2 (a) (i) of the section.

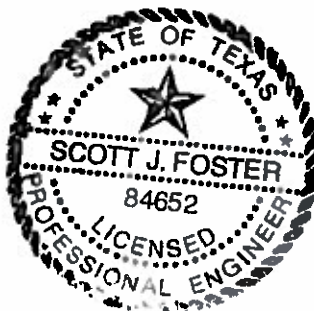
Based upon the information above, the project appears to comply with Section 25-5-62. The owner anticipates that construction activities will commence within the next three to five years and respectfully requests that the City grants a five year extension to the site development permit.

If you have any questions or comments regarding this request, please contact me at (512) 900-7662.

Yours very truly,

360 PROFESSIONAL SERVICES, INC.


Scott J. Foster, P.E.
Principal



SCANNED

4/8/14