

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

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CASE NUMBER: SP-98-0031C(XT5)

ZAP DATE: August 5, 2014

PROJECT NAME: Park Central

ADDRESS: 12345 N Lamar Blvd

AREA: 19.45 acres

APPLICANT: Koontz/McCombs 1, Ltd./Cornerstone Austin Park Central I
Atten: Jerry Harris
111 Congress Avenue, Suite 1400
Austin, TX 78701
Telephone: (512) 479-9710

AGENT: Bury & Partners
Atten: Scott Hansen
221 W. 6th Street, Suite 600
Austin, TX 78701
Telephone: (512) 328-0011

PROPOSED DEVELOPMENT: The proposed project is for two three-story buildings to be used for administrative/office use. One building (Phase I) has been completed, and the remaining structure and associated parking remains to be built. Water quality and detention ponds were required by the subdivision plat and were built prior to the original site plan.

EXISTING ZONING: LO, GR-CO and CH-CO

NEIGHBORHOOD ORGANIZATIONS:

River Oaks Lakes Estates Neighborhood
North Growth Corridor Alliance
Scofield Farms Residents Association
Austin Neighborhoods Council
Home Builders Association of Greater Austin
Taking Action, Inc.
Pflugerville Independent School District
Homeless Neighborhood Association
Austin Northwest Association
League of Bicycling Voters
First American Commercial Property Group
Friends of Emma Barrientos MACC
Austin Parks Foundation

North Growth Corridor Alliance
SEL Texas
Austin Heritage Tree Foundation
Austin Monorail Project
The Real Estate Council of Austin, Inc.
Sierra Club, Austin Regional Group
Beyond2ndNature
Yager Planning Area
Super Duper Neighborhood Objectors & Appealers Organization
Bike Austin

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AREA STUDY: N/A
WATERSHED: Walnut Creek
APPLICABLE WATERSHED ORDINANCE: Current/Comprehensive Watershed Ordinance
CAPITOL VIEW: Not in View Corridor
T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION: The applicant is requesting a three-year extension to the previously approved site plan (from March 24, 2014 to March 24, 2017). This request is recommended by staff, as the applicant has 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 development for the original site plan.

PREVIOUS APPROVALS:

03/24/1999: Administrative approval of site plan
06/04/2002: Commission-approved 3-year extension to 03/24/2005
04/19/2005: Commission-approved 3-year extension to 03/24/2008
06/17/2008: Commission-approved 3-year extension to 03/24/2011
08/03/2011: Commission-approved 3-year extension to 03/24/2014

ZONING AND PLATTING COMMISSION ACTION:

ZAP granted a three-year extension (XT) on 6/4/2002 (7-0) to 3/24/2005
ZAP granted a three-year extension (XT2) on 4/19/2005 (7-0) to 3/24/2008
ZAP granted a three-year extension (XT3) on 6/17/2008 (7-0) to 3/24/2011
ZAP granted a three-year extension (XT4) on 8/3/2011 (7-0) to 3/24/2014 (with condition to add Suburban Roadway sidewalks along N. Lamar Blvd.)

CASE MANAGER: Michael Simmons-Smith (512) 974-1225
michael.simmons-smith@austintexas.gov

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PROJECT INFORMATION: 19.445 acres
ZONING: LO, GR-CO, and CH-CO
LAND USE: Administrative/Business Office

SITE DATA

	LO	GR-CO	CH-CO
ALLOWED F.A.R.:	.7:1	.35:1	.9:1
PROP. F.A.R.:	0	0.21	0.49
MAX. IMPERV. CVRG.:	70%	85%	90%
PROP. IMP. CVRG.:	68.9%	80.3%	51.7%
HEIGHT ALLOWED:	40 ft	60 ft	60 ft
PROP. HEIGHT:	0	48 ft	48 ft

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

COMPREHENSIVE WATERSHEDS ORDINANCE: This site plan complies with all requirements of the Comprehensive Watersheds Ordinance.

HILL COUNTRY ROADWAY ORDINANCE: Not Applicable

ENVIRONMENTAL: The site plan complies with all environmental requirements.

TRANSPORTATION: The site plan complies with all transportation requirements.

DESIGN STANDARDS: This site plan does not comply with *Subchapter E: Design Standards and Mixed Use*.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The property is currently zoned LO, GR-CO and CH-CO, and one of the two proposed buildings has been constructed on the site, as well as the water quality/detention pond and approximately one-half of the proposed parking area. Staff recommends approval of the three-year Land Use Commission extension to March 24, 2017.

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

TRANSPORTATION: The site will have driveway access from Lamar Blvd and Park Central Blvd. A traffic impact analysis (TIA) was not required to be submitted with the application for site plan approval, as a TIA had been previously submitted with the original site plan.

SURROUNDING CONDITIONS:

North: CH-CO, existing hotels

South: LO, (Charter School) and CS-CO business fronting onto Yager Lane

East: CH-CO, water quality pond and hotel

West: North Lamar Blvd., then SF-1 single family residences

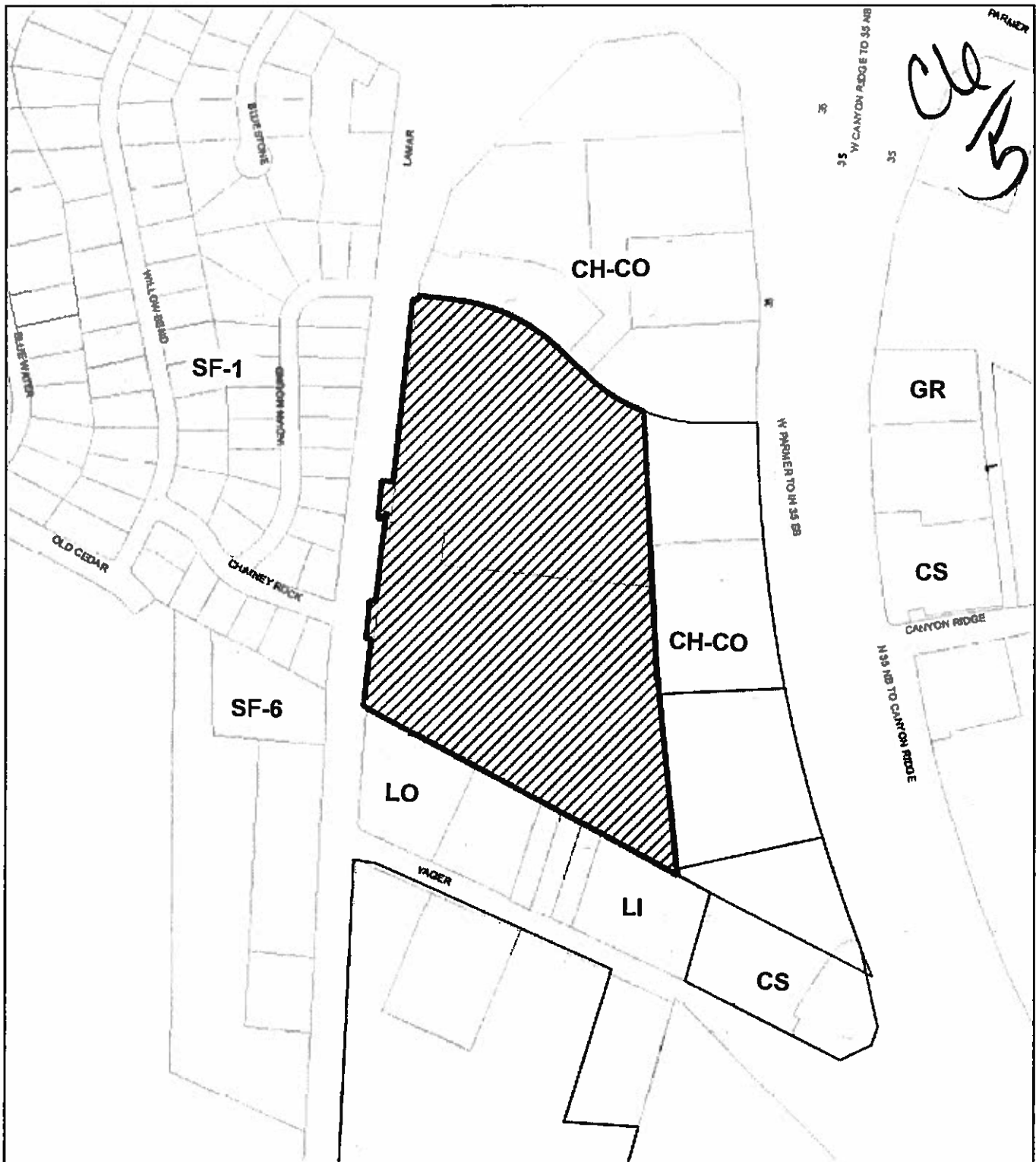
<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
North Lamar	varies	4@70'	Major Arterial

REVIEW AND EVALUATION CRITERIA

The Land Use Commission may extend the expiration date of this site plan if it finds that the site plan satisfies the criteria set forth in subsection (c) of Section 25-5-62. The Director shall make any one of the following findings:

1. A) The site plan substantially meets the standards that apply to new applications for site plan approval filed on the same day the request for extension is filed under this section.
B) The original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed.
C) *At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed, or*
D) *Significant infrastructure required for development contemplated by the original site plan has been constructed.*
2. If a TIA was required to be submitted with the application for the original site plan, the assumptions and conclusions of that TIA are valid for the revised site plan; or, if those assumptions and conclusions are not now valid, the applicant has submitted an addendum to the TIA that demonstrates traffic impacts will be adequately mitigated. *Not required.*
3. If the TIA was not previously required, the applicant has demonstrated that traffic impacts will be adequately mitigated.
4. The Director has determined there is good cause for the requested extension.

If any interested parties register before the public hearing or speak at the public hearing, there will be a 14 day appeal period following the decision made by the Land Use Commission on the site plan [Section 25-1-182, 25-5-62].



Subject Tract



Base Map

CASE#: SP-98-0031C(XT5)
LOCATION: 12345 N Lamar W Bldgs.

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.



OVERALL SITE PLAN

KOONIZ-MCOWEN
PARK CENTRAL
15 N. TAMAR BOULEVARD
AUSTIN, TEXAS

**Kimley-Horn
and Associates, Inc.**



MAISON	DATA	REVENUS	WORLD	ANC	QUOTID
G1	30033	54216	420.00	204.63	294.97
G2	31070	55047	470.97	18.86	163.33
G3	31070	60234	1169.00	42.59	474.93
G4	32047	60234	1169.00	40.14	513.75

NOTE: THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IN 1945 BEEN APPROVED AS ONE CONCERNING DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED (NOV) (000127360)

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Instructions



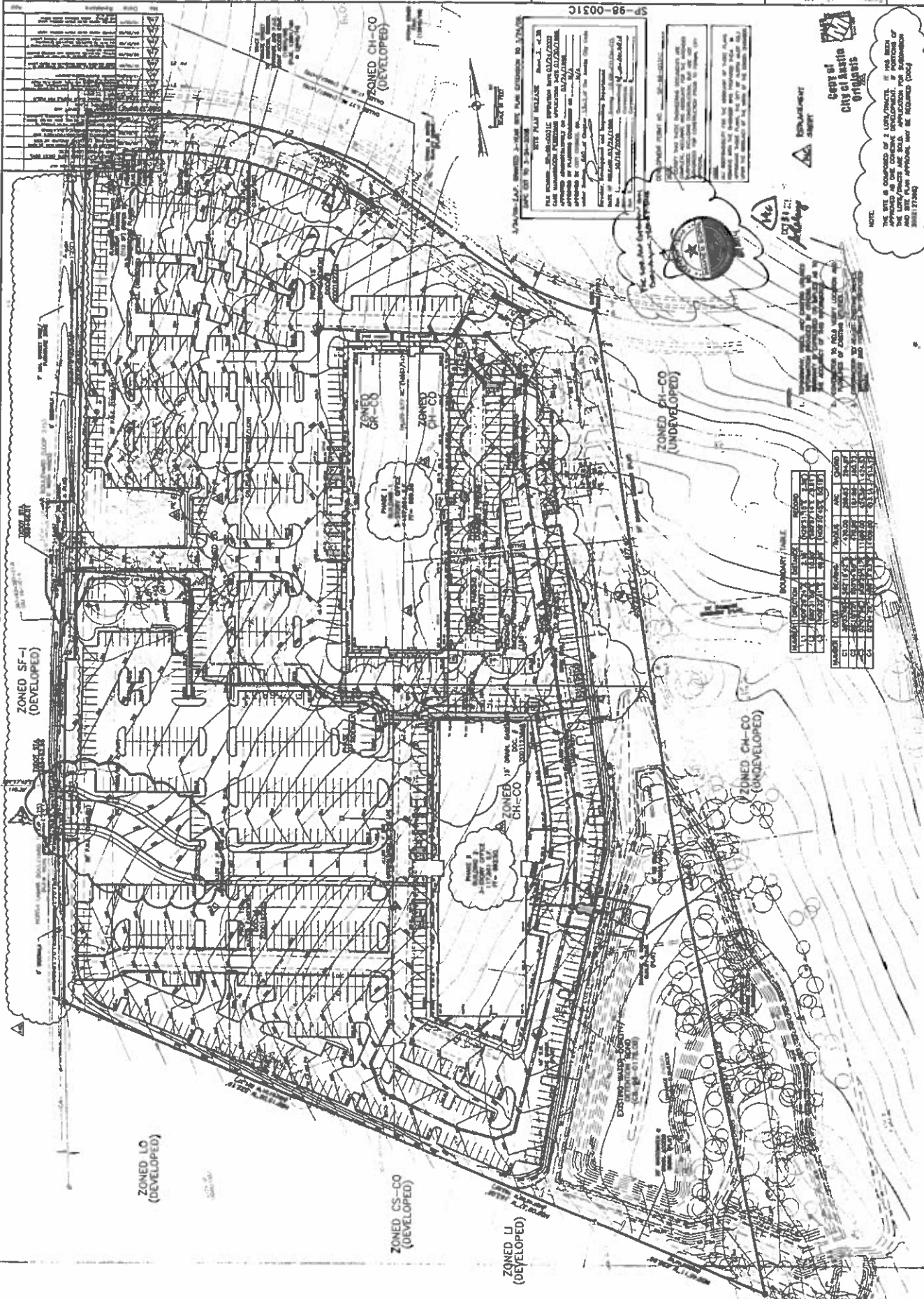
ZONED CH-CO
(UNDEVELOPED)

IONED. CW-CO
(UNDEVELOPED)

ZONED LJ
(DEVELOPED)

ZONED CS-CO
(DEVELOPED)ZONED LO
(DEVELOPED)

ZONED SF-1
(DEVELOPED)



INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-98-0031C(XT5)

Contact: Michael Simmons-Smith, 512-974-1225 or

Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party (512) 657-9901

Glenn Van Sheltenbeck for Van's Real Estate Partnership
Name (please print) Telephone number

12410-12430 N. Lamar Blvd.

Address(es) affected by this application (Street, City, ZIP Code)

8701 Rescued Blvd., Suite E

Mailing address (Street, City, ZIP Code)

Glenn Van Sheltenbeck

Signature

3-24-2014

Date

Comments: I support this Application. This is a great project.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

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