

**PLANNING COMMISSION SITE PLAN
SITE PLAN EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2009-0072C(XT2) **PC DATE:** October 28, 2014

PROJECT NAME: Muniz Office

ADDRESS: 3523 Gonzales St.

AREA: 0.595 acres (25,918 square feet)

APPLICANT: Muniz Concrete Contractors (Owner)
3523 Gonzales St.
Austin, TX 78702
Telephone: (512) 385-2334

AGENT: Mitchell Scott Stein, PE
1600 West Avenue, #11
Austin, TX 78701
Telephone: (512) 586-0010

PROPOSED DEVELOPMENT: The proposed project is for the construction of a one-story building and addition to an existing building and other associated site improvements, including parking, utilities, and drive aisles.

EXISTING ZONING: LO-MU-CO-NP (Govalle Neighborhood Plan)

NEIGHBORHOOD ORGANIZATIONS:

- Homeless Neighborhood Association
- El Concilio Mexican-American Neighborhoods
- Super Duper Duper Neighborhood Objectors and Appealers
- Austin Heritage Tree Foundation
- Cristo Rey Neighborhood Association
- Buena Vista Neighborhood Association
- Austin Neighborhoods Council
- African American Cultural Heritage District Business Association
- Greater East Austin Neighborhood Association
- Guadalupe Neighborhood Development Corporation
- Preservation Austin
- United East Austin Coalition
- Sierra Club, Austin Regional Group
- Friends of the Emma Barrientos Macc

C-59
2

AREA STUDY: N/A
WATERSHED: Boggy 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 two-year extension to the previously approved site plan (from May 11, 2014 to May 11, 2016). This request is recommended by staff, as the applicant's 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.

PREVIOUS APPROVALS:

05/11/2010: Administrative approval of site plan
05/11/2013: Administrative approval of one-year site plan extension

CASE MANAGER: Brad Jackson (512) 974-3410
Brad.Jackson@austintexas.gov

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.

COMMERCIAL DESIGN STANDARDS: This site plan complies with all *Subchapter E: Design Standards and Mixed Use*.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The property is currently zoned LO-MU-CO-NP and there is one existing structure currently on site previously used as a single-family house. Staff recommends approval of the requested two-year Land Use Commission extension to May 11, 2016. Staff believes the

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

C-59
3

TRANSPORTATION: The site will have driveway access from Springdale Road. A traffic impact analysis (TIA) was not required to be submitted with the application for site plan approval.

REVIEW AND EVALUATION CRITERIA

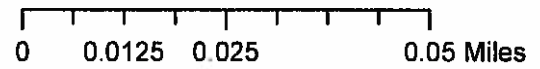
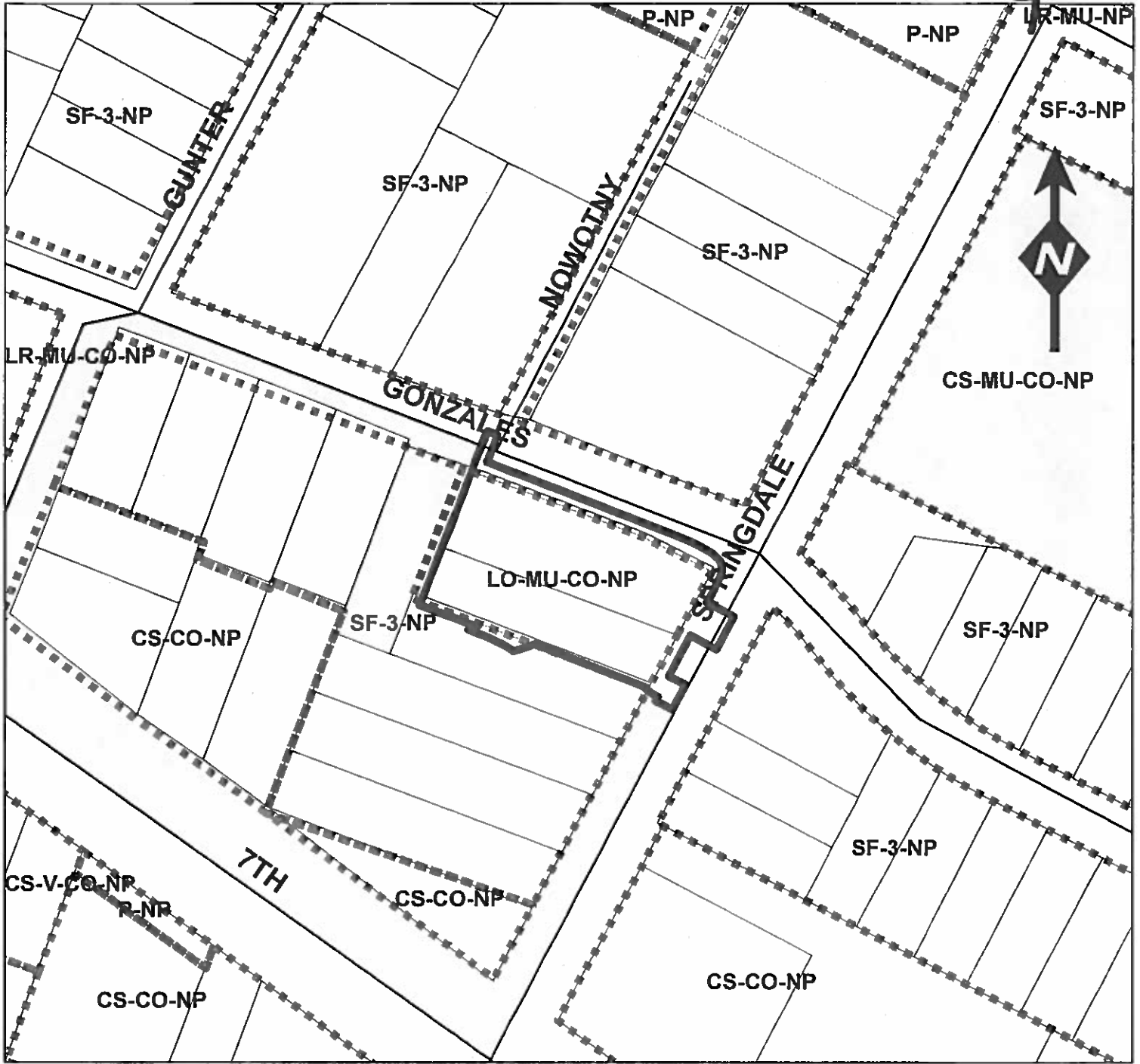
The Land Use Commission may extend the expiration date of this site plan if it finds that the site plan satisfies the criteria set forth in subsection (c) of Section 25-5-62. The Director shall make any one of the following findings:

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].

C.59
4

SITE PLAN 2-YR EXTENSION REQUEST



Legend

-  Site Plan Case
-  EXTERNAL tcad_parcel
-  Zoning
-  Street Address Centerline
-  Lakes

MUNIZ OFFICE
CASE NO: SP 2009-0072C(XT2)
ADDRESS: 3523 Gonzales St.
CASE MANAGER: BRAD JACKSON



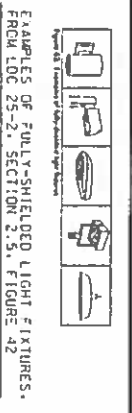
59/15

SITE DEVELOPMENT, ZONING, AND PERMITS

1. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.01, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.02.
2. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.03, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.04.
3. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.05, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.06.
4. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.07, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.08.
5. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.09, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.10.
6. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.11, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.12.
7. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.13, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.14.
8. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.15, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.16.
9. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.17, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.18.
10. All proposed buildings shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.19, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.20.

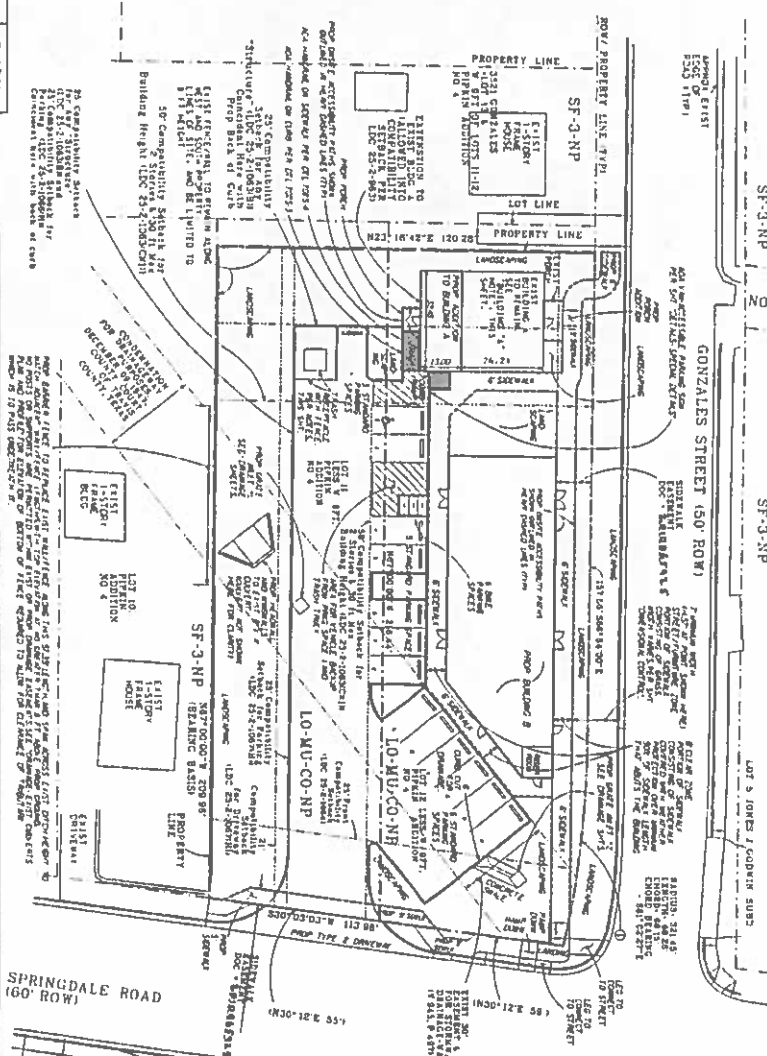
ALTERNATIVE COMPLIANCE PRINCIPAL STREET NOTE

1. The proposed building shall be in accordance with the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.01, and the City of Austin Zoning Ordinance, Chapter 21C, Section 21C.02.



BUILDING TABLE

Room	Area (sq ft)	Use by Floor	# of Workers	Coating to Remove	Proposed Date	Total	Coating to Remove (qt)	Proposed Date (qt)	Year of Construction	Age and Condition
Basement	1,200	Storage	0	None	2005	1,200	0	2005	2005	Good
1st Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
2nd Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
3rd Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
4th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
5th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
6th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
7th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
8th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
9th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
10th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
11th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
12th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
13th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
14th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
15th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
16th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
17th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
18th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
19th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
20th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good



PARKING TABLE

Category	Area (sq ft)	Notes
Handicapped	20	1:1 ratio
Standard	400	5:1 ratio
Motorcycle	10	1:1 ratio
Other	10	1:1 ratio
Total	430	

SITE TABLE

Room	Area (sq ft)	Use by Floor	# of Workers	Coating to Remove	Proposed Date	Total	Coating to Remove (qt)	Proposed Date (qt)	Year of Construction	Age and Condition
Basement	1,200	Storage	0	None	2005	1,200	0	2005	2005	Good
1st Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
2nd Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
3rd Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
4th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
5th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
6th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
7th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
8th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
9th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
10th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
11th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
12th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
13th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
14th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
15th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
16th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
17th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
18th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
19th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good
20th Floor	10,000	Office	10	None	2005	10,000	0	2005	2005	Good

PROPOSER'S CERTIFICATION

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Texas.

PROFESSIONAL ENGINEER

Mitchell Scott Stein, P.E.

DATE: 03/11/10

CASE #: SP-2009-0072C

REVISIONS

NO.	DATE	BY	REVISION
1	03/11/10	MS	ISSUED FOR PERMIT

Mitchell Scott Stein, P.E.
 Austin, Texas 512-687-4302; mitchell@mitchellscottstein.com
 Firm Name: Mitchell Scott Stein, P.E.
 Firm Number: F-11012

MUNICIPAL OFFICE
 PROJECT NAME: [Blank]
 133 GONZALES ST. AUSTIN, TEXAS 78701
 PROJECT ADDRESS: [Blank]

LAND USE-OVERALL
 SHEET TITLE: [Blank]

