

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

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**CASE NUMBER:** SP-2010-0052C(XT2) **ZAP COMMISSION DATE:** 6-16-2015

**ADDRESS:** 10721 Research Blvd.

**DISTRICT:** 10 (CM Gallo)

**WATERSHED:** Walnut Creek (Suburban)

**AREA:** 4.866A

**EXISTING ZONING:** LI

**PROJECT NAME:** Arbor Town Square

**PROPOSED USE:** Retail, Office, Restaurant, Financial Services

**AGENT:** Thrower Design (Ron Thrower)  
P.O. Box 41597  
Austin, TX 78704  
(512) 476-456

**OWNER:** Fredonia Development 1, LP. (Robert Norris)  
8426 Antero Drive  
Austin, TX 78759

**NEIGHBORHOOD ORGANIZATION:**

1236- The Real Estate Council of Austin  
1332-Austin Northwest Assn.  
1163-Neighborhoods of North Austin/ NONA  
475- Bull Creek Foundation  
46- North Oaks Neighborhood Assn.  
269- Long Canyon HOA

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**CAPITOL VIEW:** Not in View Corridor

**SUMMARY STAFF RECOMMENDATION:** Recommended

**ZONING AND PLATTING COMMISSION ACTION:** 6-16-2015

**CASE MANAGER:** Lynda Courtney, 974-2810

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**PROJECT INFORMATION:**

**EXIST. ZONING:** LI

**SITE AREA.:** 4.866 Acres

**EXIST. USE:** Retail, Warehouse, Pers. Service, Pers. Imprvmt. Svcs., Vehicle Storage, Auto Repair

**PROP. USE:** Retail, Office, Restaurant, Financial Services

**SUMMARY COMMENTS ON SITE PLAN:**

The applicant is requesting a 5- year extension of an approved site plan. A previous administrative one-year extension has already been approved, extending the site plan to February 23, 2015. Prior to that expiration, the applicant submitted an application for a five year extension request, which requires approval by a land use commission, in this case, Zoning and Platting Commission.

The site was formerly developed as a commercial center. The extension of current site plan is to construct the remaining phase out of four of a multi-phased commercial mixed-use project. Three phases have been completed.

The allowable impervious coverage for this site is 80%, and the proposed impervious coverage is 78.8%, or 169,325 sf.

Total square footage of all phases on this site is 98,188 sf with the building coverage at 49,942 sf, and a floor-to-area ratio of .46:1. The total of the proposed parking spaces is 336. (Minimum required number of total parking spaces is 288).

Staff recommends approval of the site plan extension request .

**SITE PLAN EXTENSION REVIEW AND EVALUATION CRITERIA**

**The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-62, 63 of the Land Development Code states:** "The Land Use Commission may extend the expiration date of a released site plan... if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62."

The Director determines that:

1. The site plan substantially complies with the requirements that apply to a new application for site plan approval; **Staff response: This application complies with the requirements of this title.**
2. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed; **Staff response: The applicant filed the original site plan with the good faith expectation that the site plan would be constructed.**
3. The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy, or, the applicant has constructed a significant portion of the infrastructure required for the development of the original

site plan; **Staff response: Three of the four phases have been built and are in use.**

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4. If a Traffic Impact Analysis (TIA) was submitted with the application for site plan approval, the assumption and conclusions of the TIA are valid, or, if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the TIA that demonstrates traffic will be adequately mitigated, or, if a TIA was not submitted with the site plan application for approval, the applicant demonstrates that the traffic impact will be adequately mitigated; **Staff response: TIA from 2009 assumptions are still valid.**

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SP-2010-0052C(XT2)  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Lynda Courtney PHONE #: 512-974-2810

PROJECT NAME: Arbor Town Square  
LOCATION: 10721 RESEARCH BLVD

SUBMITTAL DATE: February 20, 2015  
REPORT DUE DATE: March 20, 2015  
FINAL REPORT DATE: April 1, 2015

**12 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE**

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is August 10, 2015.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.**

**Please submit 2 copies of the plans and 3 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

**REVIEWERS:**

Electric: Jenna Neal  
Planner 1: Cindy Casillas  
Site Plan: Lynda Courtney  
AWU-Utility Development Service: Neil Kepple



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**PDR Transportation Review - Bryan Golden - 512-974-3124**

TR 1- FYI: It does not appear that any transportation related changes have been made in conjunction with this request for a site plan extension. Therefore, there are no case-specific comments.

TR 2- FYI: If this site plan extension is denied and is allowed to expire, then subsequent site plan submittals may be subject to current transportation code.

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**AWU-Utility Development Service Review - Neil Kepple - 512-972-0077**

WW1. The site plan extension must be reviewed and approved by the Austin Water Utility for compliance with current City criteria and approvals updated as necessary.

FYI: For plan review status contact Pipeline Engineering at 972-0220. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located at 625 E. 10<sup>th</sup> St., Austin, TX 78701. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office.

**Drainage Construction Review - Michael Duval - 512-974-2349**

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DC1. No comments

**Electric Review - Jenna R Neal - 512-322-6110**

EL 1. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.

EL 2. Continue working with **Brian Van Dyke** at ph. **512-505-7247** regarding permanent electric service to the proposed site.

EL 3. It appears that comments were made in SP-2009-0020C regarding the "Remove Electric Service and Vacate Easement" call-outs which the SP was then withdrawn however, based on the current set of plans under review, Sheet 4 has these (4) call-outs. Is this action still under way or an oversight to removing the call-outs? Please clarify because it appears that "Building B" is on top of easement 6802/439 and 3658/437 and "Building A" is on top of easement 7621/699

Flood Plain Review - Hanh Thai - 512-974-9232

No comments

Site Plan Review - Lynda Courtney - 512-974-2810

SP 1. The Planning 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. Please send a letter that explains that the site plan extension meets at least 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. *(If this is your reason, please present evidence that supports it)*

(C) At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed, or significant infrastructure required for development contemplated by the original site plan has been constructed. *(Please explain what 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.

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.

SP 2. FYI: 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 Planning Commission on the site plan. Your Case Manager will assist in scheduling a meeting with all interested parties in order to resolve conflicts or concerns [Section 25-1-182, 25-5-62].

SP 3. It is not clear exactly what is built and what is remaining yet to build. Please send me an exhibit that shows what is constructed, what is left on this site plan to construct. When this goes before Zoning and Platting Commission, a clear exhibit will be invaluable to their understanding.

SP 4. An extension is usually and customarily granted for 3 years when approved by the Land Use Commission unless there is supportable cause to extend it more than that. Please explain the rationale and reasons to support a five-year extension on this plan that has one phase and one building remaining.

Water Quality Review - Michael Duval - 512-974-2349

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Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1. No comments

Environmental Review - Jim Dymkowski - 512-974-2707

FYI 1- It does not appear that any environmental related changes have been made in conjunction with this request for a site plan extension. Therefore, there are no case-specific comments.

FYI 2- If site plan extension is denied, and is allowed to expire, then subsequent site plan submittals may be subject to current environmental code.

# Thrower Design

P.O. Box 41957  
Austin, Texas 78704  
(512) 476-4456

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January 30, 2015

Nikki Hoelter  
Planning & Development Review Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Arbor Town Square  
SP-2010-0052C(XT) (In Review)

We are requesting your consideration for a 5 year site plan extension on the Arbor Town Square Site Plan (SP-2010-0052C (XT)). Our current site plan expiration date is February 23, 2015.

There is progress being made for this site plan. As of now 3 of the 4 phases have been completed and a preconstruction meeting is set for next week on phase 4 and we are requesting the extension in order to complete the building permit process and remaining phase in relation to the approved site plan.

Should you have any questions or need additional information, please do not hesitate to call.

Sincerely,



Beth Turner  
Thrower Design



\*per George [unclear] 9,484 trips in the TIA report

3/4/09 1:54pm  
 (RR)

CITY OF AUSTIN  
 TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

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APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Arbor Town Square

LOCATION: 10721 Research Boulevard NB

APPLICANT: A. Ron Thrower TELEPHONE NO: 512-476-4458

APPLICATION STATUS: DEVELOPMENT ASSESSMENT; ZONING: \_\_\_\_\_ SITE PLAN: X

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG & YARD SQ.FT.	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
1	4.866	2,000	LI-NP	Personal Imp	820	EGP	334
		18,600	Same	Auto Repair	942	AV. Rd	295
		7,200	Same	Conv. Stor.	851	AV. Rd	485
		17,475	Same	Gen. Ret(Conv)	820	EGP	2191
		4,500	Same	Vehicle Stor			
		2,000	Same	Custom Mnct	140	EGP	5
							<u>3508</u>

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
1	4.866	6000	LI-NP	Restaurant Limited	932	AV. Rd	762
		6000	Same	Restaurant General	932	AV. Rd	762
		3000	Same	Restaurant Patio	932	AV. Rd	381
		25430	Same	Retail	820	EGP	5342
							<u>7247</u>

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
Research Boulevard	Yes		<u>3,139</u>

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the LDC.
- The traffic impact analysis has been waived for the following reason: See TIA submittal with [unclear] site plan case: SR-2009-00502
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

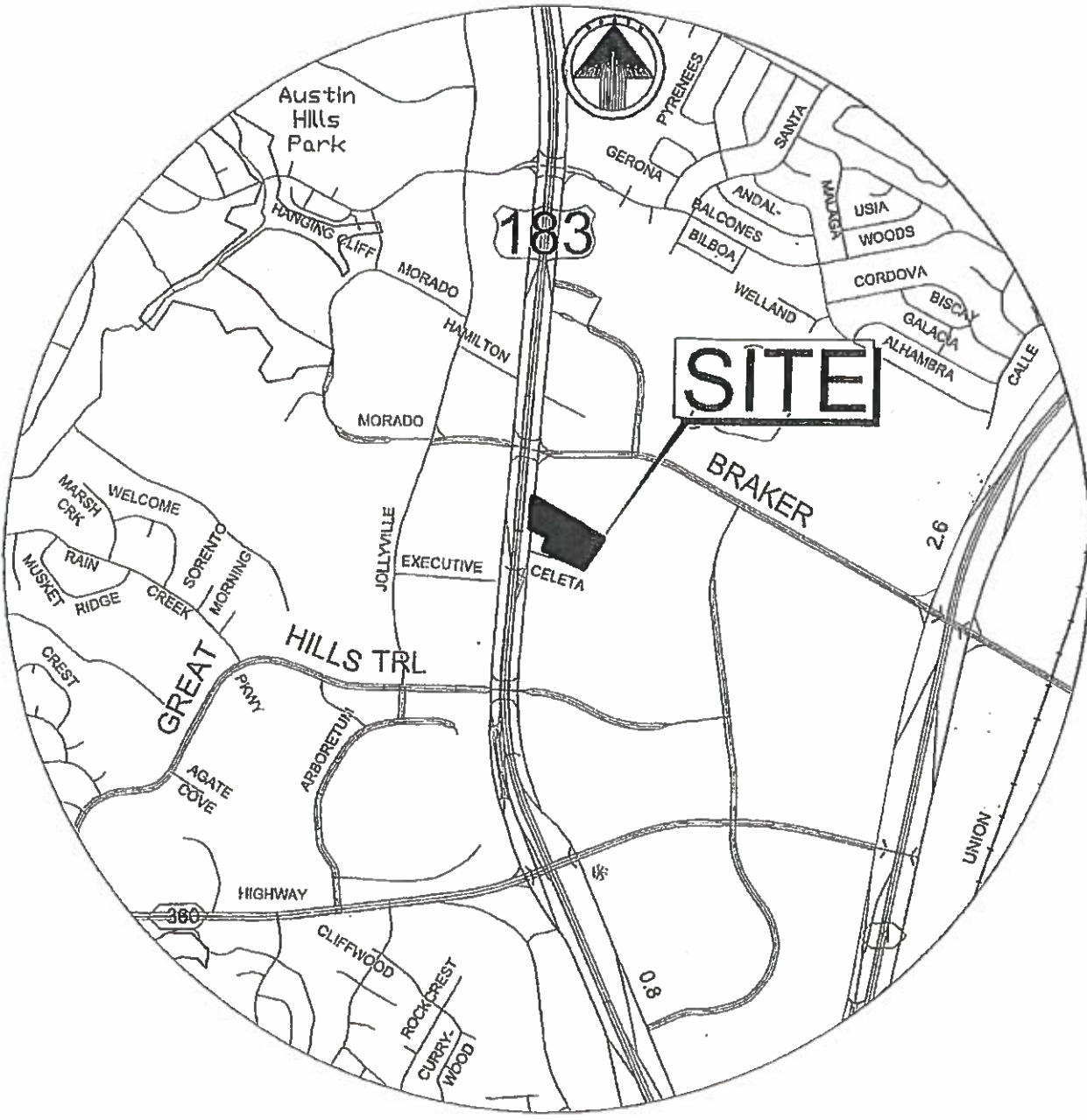
REVIEWED BY: Joe P. [unclear] DATE: 12/23/08

DISTRIBUTION: FILE \_\_\_\_\_ CAP. METRO \_\_\_\_\_ TXDOT \_\_\_\_\_ TRANS. REV. \_\_\_\_\_ TRAVIS CO. \_\_\_\_\_ PW \_\_\_\_\_ TOTAL COPIES: \_\_\_\_\_

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will

SCANNED

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SCANNED





