

**PLANNING COMMISSION  
SITE PLAN EXTENSION  
REVIEW SHEET**

**CASE NUMBER:** SP-2012-0148C(XT2) **PC DATE:** March 22, 2016

**PROJECT NAME:** Crestview Station Phase 1

**ADDRESS:** 950 Banyon Street

**AREA:** 39.73 acres

**WATERSHED:** Waller Creek

**APPLICANT:** CS Master Community Inc. (Brad Maples)  
100 Congress Avenue, Suite 225  
Austin, TX 78701

**AGENT:** Jones & Carter Inc. (Jim Schissler P.E.)  
1701 Director's Blvd., Suite 400  
Austin, TX 78744

**CASE MANAGER:** Nikki Hoelter Phone: (512) 974-2863  
[Nikki.hoelter@austintexas.gov](mailto:Nikki.hoelter@austintexas.gov)

**CITY COUNCIL DISTRICT:** 7 – Leslie Pool

**EXISTING ZONING:** TOD-NP; Lamar Boulevard/Justin Lane TOD – Crestview/Wooten  
Combined Neighborhood Plan

**PROPOSED DEVELOPMENT:** This extension is to allow for the completion of the project, to obtain building permits and complete construction. The remaining improvements left are phase 5 and 6, which are two, 4-story multifamily buildings with a parking garage for each building.

The overall project is a phased development consisting of a mix of multifamily buildings, parking garages, retail, restaurant and general office use on 39.73 acres.

**STAFF RECOMMENDATION:** Staff recommends the requested extension of five years, based on LDC Section 25-5-62(C), At least one structure shown on the original site plan and is suitable for permanent occupancy has been constructed, and (D) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan.

This approval of the extension would extend the life of the permit from June 1, 2016 to June 1, 2019.

**PREVIOUS APPROVALS:** **October 14, 2015** - The site plan was granted a one year administrative extension, extending the permit from June 1, 2015 to June 1, 2016.

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** . The site is located in the Lamar Boulevard/Justin Lane Transit Oriented Development and within the Crestview/Wooten Combined Neighborhood Plan. The TOD was adopted in 2008, it took into consideration this tract was part of an existing PDA and specifically stated within the ordinance the PDA superseded the TOD. The approved site plan includes many aspects of the TOD such as building placement and sidewalk streetscape requirements.

The site plan was approved and released on June 1, 2012, however prior to this, a site plan (SP-2007-0241C) for the same development was approved, but expired with improvements unbuilt. This is when the current site plan was submitted that included the same development, but had to be reviewed and approved again to continue review and construction of the project.

**Related Ordinances:**    **Ordinance No. 040401-32B**  
**Ordinance No. 20081211-086**

**COMPATIBILITY STANDARD REQUIREMENTS:** The site plan complies with all compatibility standards, height, setback, and screening.

**PROJECT INFORMATION**

<b>SITE AREA</b>	1,730,638 square feet	39.73 acres
<b>EXISTING ZONING</b>	TOD-NP	
<b>WATERSHED</b>	Waller Creek (Urban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Performed with the original site plan (SP-2007-0241C) Assumptions for TIA remain the same.	
<b>CAPITOL VIEW CORRIDOR</b>	N/A	
<b>PROPOSED ACCESS</b>	N. Lamar Blvd. and Morrow St.	
	<b>Allowed/Required</b>	<b>Existing      Proposed</b>
<b>GROSS FLOOR AREA</b>		0      1,083,307 S.F.
<b>BUILDING COVERAGE</b>	75%	0      1,201,750 SF 46%
<b>IMPERVIOUS COVERAGE</b>	80%	12,704%      66.1%
<b>PARKING</b>	1102	0      1483

**EXISTING ZONING AND LAND USES**

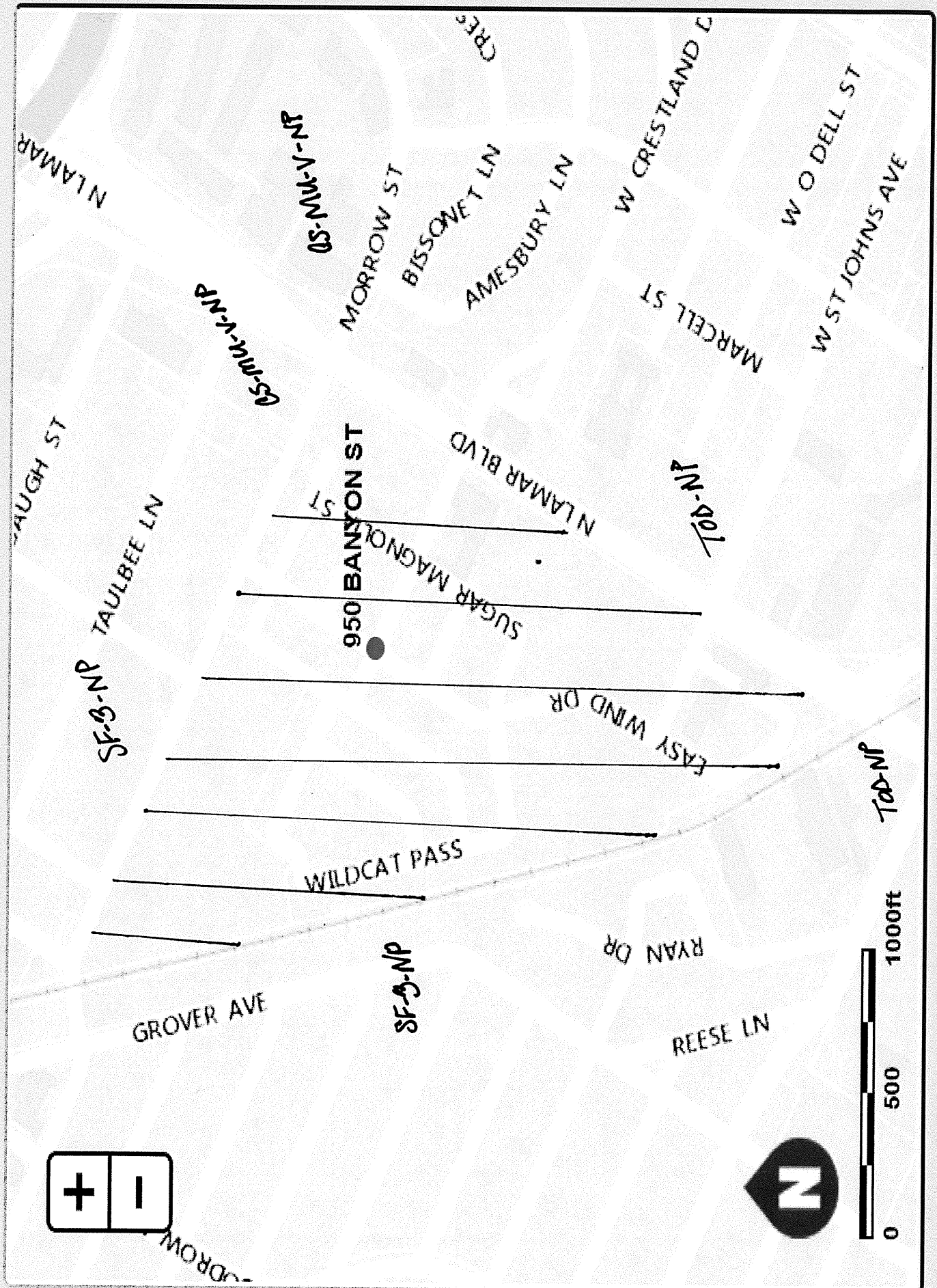
	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	TOD-NP	Mixed use
<i>North</i>	SF-3-NP	Single family residence
<i>South</i>	TOD-NP	Commercial uses
<i>East</i>	TOD-NP	Commercial/retail
<i>West</i>	SF-3-NP	Single family residence

**ABUTTING STREETS**

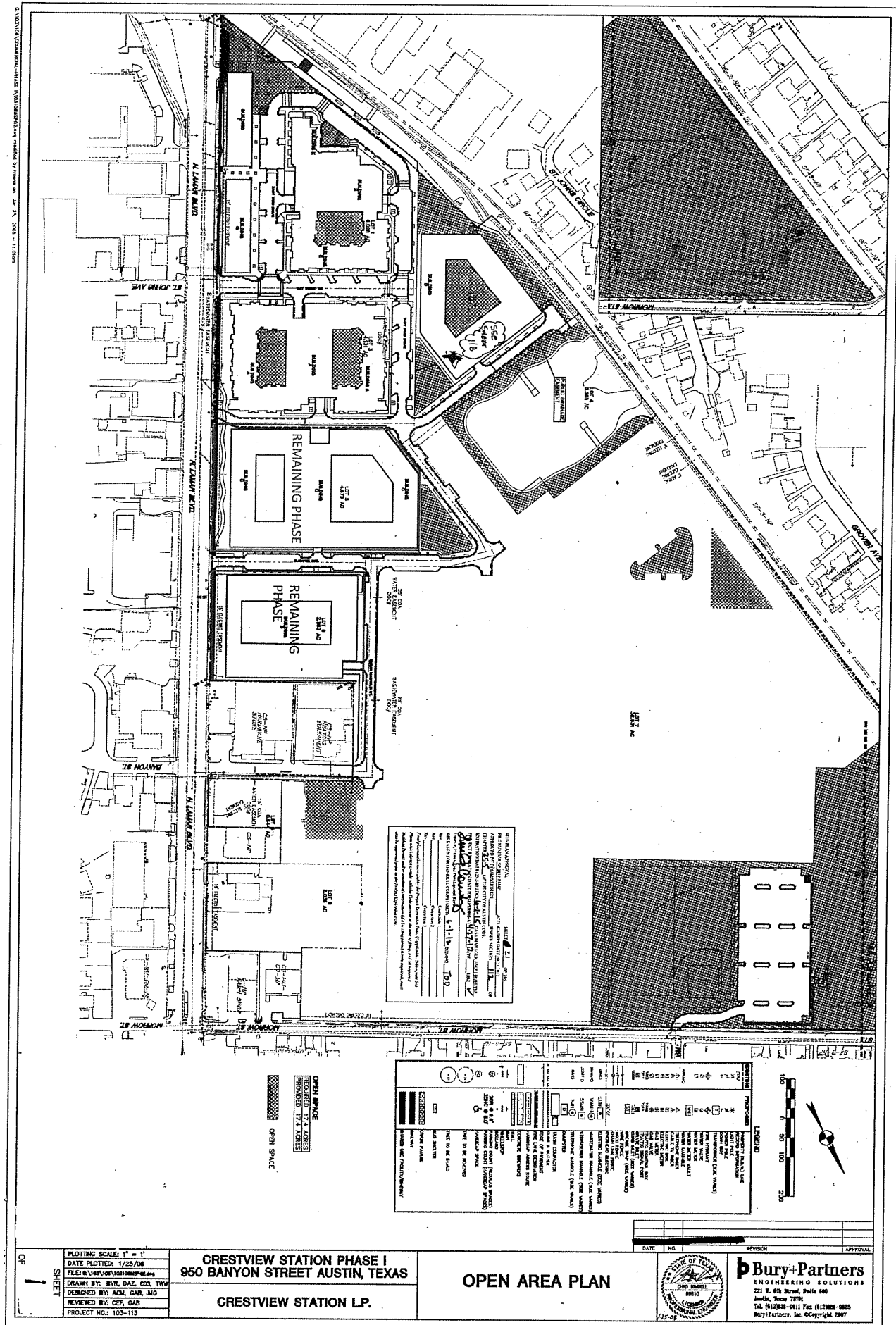
<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
N. Lamar Blvd.	varies	60 ft	Arterial
Banyon Street	varies	45 ft	Collector

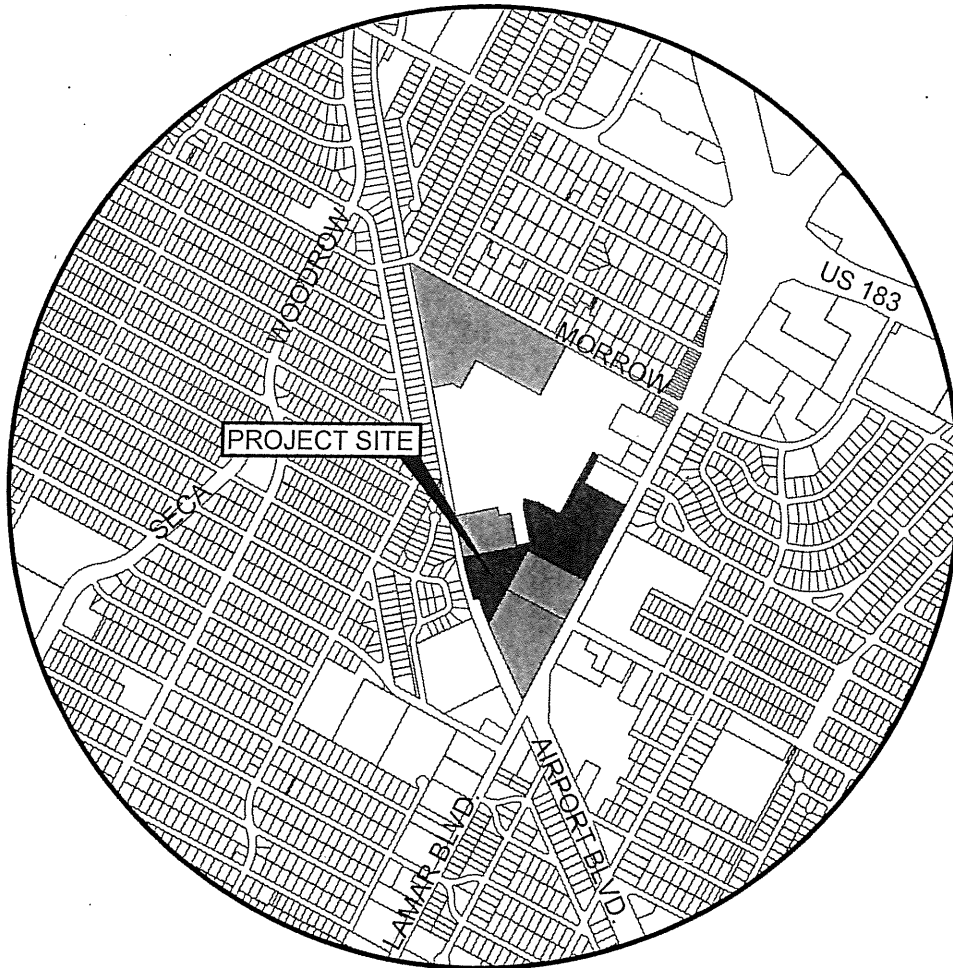
**NEIGHBORHOOD ORGANIZATION:**

511 – Austin Neighborhoods Council  
 742 – Austin Independent School District  
 1037—Homeless Neighborhood Association  
 1200—Super Duper Neighborhood Objectors and Appealers Organization  
 1224—Austin Monorail Project  
 1228—Sierra Club, Austin Regional Group  
 1236—The Real Estate Council of Austin, Inc  
 1340—Austin Heritage Tree Foundation  
 1545 – Crestview Commons  
 1263 – Crestview NPCT  
 1447 – Friends of Emma Barrientos MACC  
 1113 – Austin Parks Foundation  
 223 – Highland Neighborhood Association  
 1533 – Midtown Neighborhood Association  
 1409 – Beyond 2ndNature  
 1497 – Shoal Creek Conservancy  
 1530 – Friends of Austin Neighborhoods  
 511 – Austin Neighborhood Council  
 283 – North Austin Neighborhood Alliance  
 93 – Crestview Neighborhood Association  
 1528 – Bike Austin  
 1363 – SEL Texas









# LOCATION MAP

SCALE: NTS  
COA GRID # K-28, K-29



JONES | CARTER

November 24, 2015

1701 Directors Boulevard  
Suite 400  
Austin, Texas 78744-1024  
Tel: 512.441.9493  
Fax: 512.445.2286  
www.jonescarter.com

Mr. Andy Linseisen, P.E.  
City of Austin Development Services Department  
505 Barton Springs Road, 4th Floor  
Austin, Texas 78701

Re: SP-2012-0148C(XT2)  
Crestview Station  
905 Banyon Street  
Austin, Texas 78752

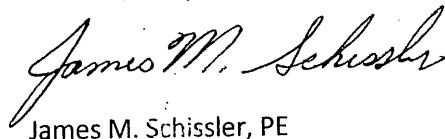
Dear Andy:

On behalf of our client, Jones & Carter is submitting the Site Development Permit Extension for Crestview Station. The permit is for an eight phase mixed use development in the Crestview TOD and six phases have been constructed, including five buildings and the infrastructure (water, wastewater, drainage, electric, and private drives) has been completed and accepted by the City. The one year extension to the permit was granted on October 14, 2015. The site is located within the Waller Creek watershed, which is classified as an Urban watershed by the city of Austin. The permit complies with LDC 25-5-62 (C) (1) (c) and (d) since the majority of the infrastructure and several building were constructed under prior phases.

We are currently design Phase 5 of the project to coordinate with the building permit for Building 3. Whereas there are two additional buildings that need to be designed and permitted, we are requesting a five-year extension to allow the permit to remain active until the owner can complete the final phases.

Thank you for your assistance. If you have any questions or require additional information, please contact me at (512) 441-9493.

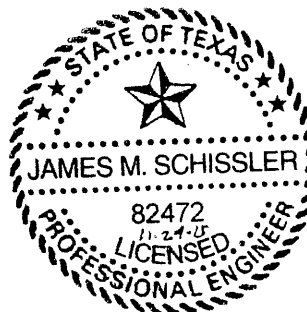
Sincerely,



James M. Schissler, PE

JMS/arh

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**City of Austin Planning and Development Review Department**  
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

October 14, 2015

Chad Kimbell  
Kimbell/ Bruehl  
1801 S Mopac Expressway Suite 100  
Austin, TX 78746

RE: SP-2012-0148C –Crestview Station Phase I

Dear Mr. Kimbell:

The City of Austin has approved your request for a one time, one-year extension from June 1, 2015 to June 1, 2016 for your released site plan SP-2012-0148C –Crestview Station Phase I. This one-year extension is granted in accordance with Section 25-5-62 of the Land Development Code, after that no further extensions are allowed by administrative action.

Any additional extension for this released site plan requires approval of the Planning Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. The request for an additional extension to be granted in accordance with Section 25-5-63 would have to be received prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provides that the decision of the Director to extend the site plan may be appealed to the Planning Commission, provided an interested party files a completed notice of appeal no later than 20 days after an administrative decision. During this 20-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

If you have any questions, please me at 974-2863.

Sincerely,

Nikki Hoelter, Case Manager  
Planning & Development Review Department

xc: Environmental Inspection Division



