

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2008-0349C(XT2) **PC COMMISSION DATE:** October 8, 2013

PROJECT NAME: Chestnut Plaza Phase III

ADDRESS OF SITE: 2921 E 17th St.

AREA: 2.66 acres

WATERSHED: Boggy Creek (Urban) **JURISDICTION:** Full Purpose

APPLICANT: Freehaven Development (Tom Patton)
P. O. Box 2146
Austin, TX 78768
(512) 633-4605

AGENT: Pape-Dawson Engineers, Inc. (James R. McCann, P.E.)
7800 Shoal Creek Blvd., Suite 220
Austin, Texas 78757
(512) 454-8711

EXISTING ZONING: TOD-NP-CO (MLK TOD)

PROPOSED DEVELOPMENT: A mixed-use development is proposed and partially completed. The applicant requests a three year extension to the site plan in order to complete all building permits.

SUMMARY STAFF RECOMMENDATION: Recommended by staff. The applicant is requesting a three-year extension to a previously extended site plan (from July 14, 2013 to July 14, 2016).

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”

PLANNING COMMISSION ACTION:**CASE MANAGER:** Donna Galati

Telephone: 974-2733

Donna.Galati@austintexas.gov**PREVIOUS APPROVALS:**

The site plan was originally approved July 14, 2009, with an expiration date of July 14, 2012.

On July 12, 2012, the applicant filed an application for an administratively approved 1-year extension, which was granted November 27, 2012. The administrative extension to a previously approved site plan extended the expiration date from July 14, 2012 to July 14, 2013.

The current 3-year extension application was submitted June 17, 2013.

PROJECT INFORMATION: 2.66 acres**EXIST. ZONING:** TOD-NP-CO**MAX. BLDG. COVERAGE :** 95%**PROP. BLDG CVRG:** 19.36%**MAX. IMPERV. CVRG.:** 95%**PROP. IMP. CVRG.:** 66.68%**ALLOWED F.A.R.:** 2:1**PROPOSED F.A.R.:** 0.42:1

COMPREHENSIVE WATERSHED ORDINANCE: Complies with current code (the site plan substantially complies with the requirements that apply to a new application for site plan approval.)

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site is currently zoned TOD-NP-CO. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The infrastructure for the site plan has been completed. Building C and D are completed. The theater Action Project building is under final building permit review. 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: 17th St., then TOD-NP-CO (Vacant, shown as potential parkland on MLK TOD regulating plan)

South: TOD-NP (Multi-family)

East: Right-of-Way (Railroad tracks)

West: TOD-NP (Multi-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
E 17 th St.	65	31'	Local

NEIGHBORHOOD ORGANIZATION:

African American Cultural Heritage District
Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Bike Austin
Chestnut Addition Neighborhood Assn. (C.A.N.A)
Chestnut Commons HOA
Chestnut Neighborhood Revitalization
Homeless Neighborhood Assn.
PODER
Preservation Austin
SELTEXAS
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.
United East Austin Coalition

David J. Anderson
direct dial: (512) 807-2908
danderson@drennergroupp.com

June 24, 2016

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Site Plan Extension for Case SP-2008-0349C XT2- Consolidated Administrative Site Plan Extension for Chestnut Plaza Phase III located at 2921 E. 17th Street, Austin, Travis County, Texas 78702 (the "Property")

Dear Mr. Guernsey:

As representatives of the owner of the above stated Property, we respectfully request a two year extension to SP-2008-0349C XT2 as is applicable in Section 25-5-63 *Extension of Released Site Plan by the Land Use Commission* of the Austin City Code.

The original site plan was approved administratively on July 15, 2009. Subsequently, an administrative site plan extension request (SP-2008-0349C XT) was filed on July 12, 2012. A one-year extension was administratively granted on November 27, 2012 for an extension to July 14, 2013.

On June 17, 2013 a second site plan extension was applied for (SP-2008-0349 XT2), which was granted by the City to extend the expiration date of the Site Development Permit to July 14, 2016.

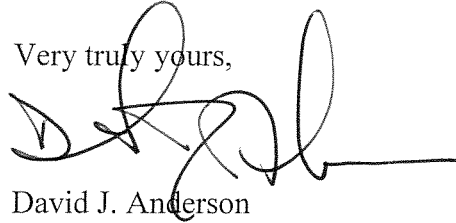
The new owner, 1800 Alexander, LP requests the extension of the site development permit to allow for time to complete the design and construction of pad site A on the Property.

The approved site development permit substantially complies with the requirements that would apply to a new application for site plan approval. In addition, a Traffic Impact Analysis was not required for the approval of the original site plan nor would a TIA be required for a new application as the proposed density within the site plan does not exceed the 2,000 vehicle trips per day threshold.

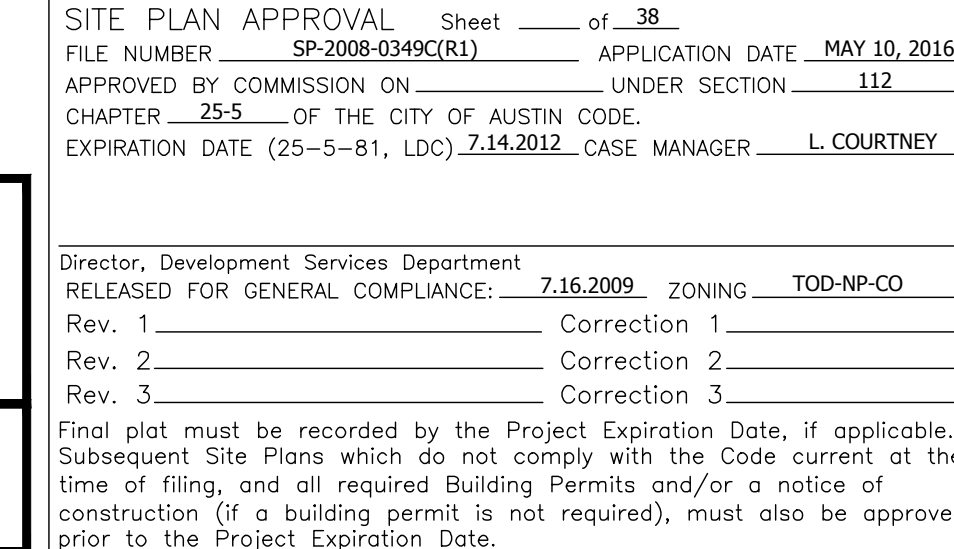
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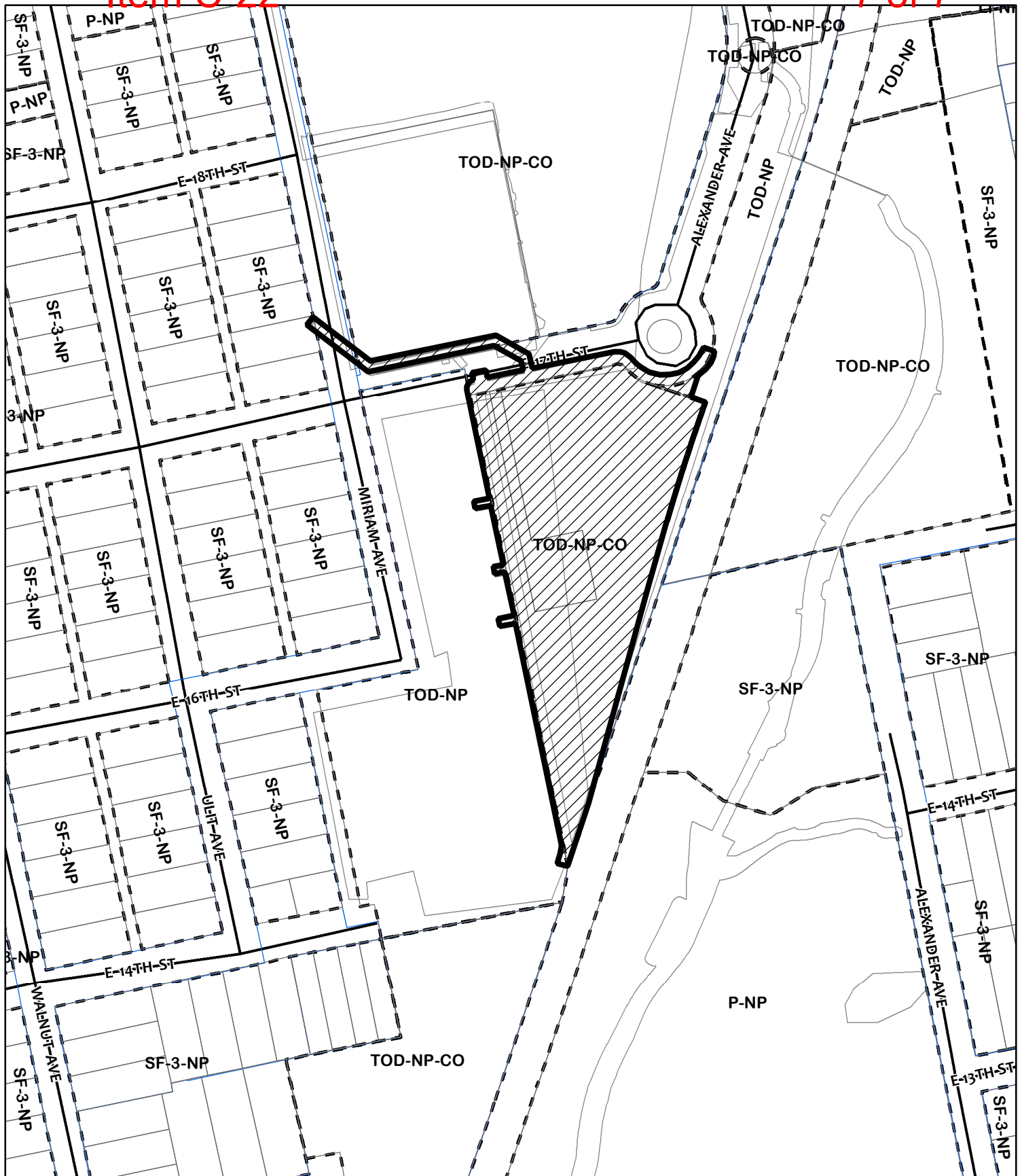
June 24, 2016
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Thank you for your time and consideration for this site plan extension. Please let me know if you or your team members require additional information or have any questions.

Very truly yours,

David J. Anderson

cc: Chris Kopacek | Principal, Lonestar Development Partners, via electronic delivery
Ryan Larson | Partners | Principal, Lonestar Development Partners, via electronic delivery
Taylor Wilson | Principal, Lonestar Development Partners, via electronic delivery
Stephen O Drenner, Firm





 SUBJECT TRACT

 ZONING BOUNDARY

0 87.5 175 350 Feet

CASE#: SP-2008-0349C(XT3)
 ADDRESS: 2921 E 17th St.
 CASE NAME: Chestnut Plaza Phase III
 MANAGER: Donna Galati

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.

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OPERATOR: D. Galati