

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2011-0099C(XT2) **PC COMMISSION DATE:** August 8, 2017

PROJECT NAME: Airport/IH 35

ADDRESS OF SITE: 4515 Airport Blvd

AREA: 2.96 acres

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

APPLICANT: 4508 Motel Properties, LTD (Georgia Gay Ribar-Cox)
P. O. Box 21920
Austin, TX 78755
(512) 381-8000

AGENT: Land Design Studio (Gary Bellomy)
5900 Balconies, Ste 160
Austin, Texas 78731
(512) 467-7767

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

EXISTING ZONING: CS-1-V-CO-NP, CS-CO-NP, CS-V-CO-NP

PROPOSED DEVELOPMENT: A 3-building 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 with the condition the applicant completes a site plan correction and is granted an administrative floodplain variance. The applicant is requesting a three-year extension to a previously extended site plan (from August 15, 2016 to August 15, 2019).

Infrastructure improvements, driveways and drainage facilities including the detention/water quality pond on Lot 4 have been completed. Lot 1 was developed by In-N-Out in 2013. Lots 2 and 3 are presently being marketed for development.

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:

PREVIOUS APPROVALS:

The site plan was originally approved August 15, 2012 with an expiration date of August 15, 2015.

On July 22, 2015, the applicant filed an application for an administratively approved 1-year extension, which was granted on November 6, 2015. The administrative extension to a previously approved site plan extended the expiration date from August 15, 2015 to August 15, 2016.

The current 3-year extension application was submitted June 24, 2016.

PROJECT INFORMATION: 2.96 acres

EXIST. ZONING: CS-1-V-CO-NP, CS-CO-NP, CS-V-CO-NP

MAX. BLDG. COVERAGE : 95%

PROP. BLDG CVRG: 8.88%

MAX. IMPERV. CVRG.: 95%

PROP. IMP. CVRG.: 69.75%

ALLOWED F.A.R.: 2:1

PROPOSED F.A.R.: 0.09:1

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: 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. One building has been completed. 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: 46th St., then SF-3-NP and CS-CO-NP

South: IH-35 & Airport intersection

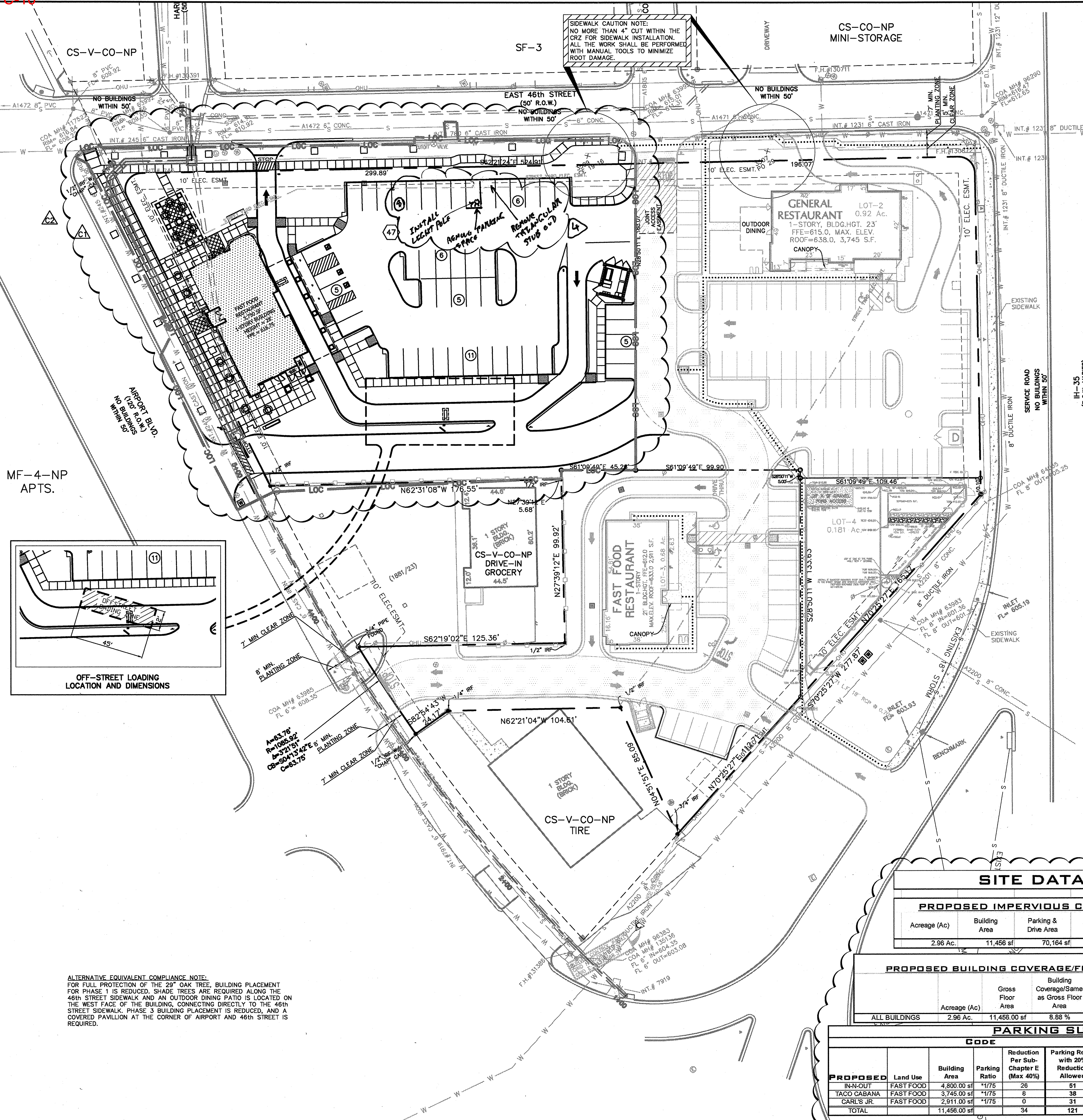
East: IH-35

West: Airport Blvd, then railroad, then MF-4-NP (Apartments)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
E 46 th St.	63'	30'	Local
IH 35	255'	225'	Interstate
Airport Blvd	168'	71'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

45th St. Concerned Citizens
 Anberly Airport Association
 Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Black Improvement Association
 CANPAC (Central Austin Neigh Plan Area Committee)
 Central Austin Community Development
 Claim Your Destiny Foundation
 Delwood II Neighborhood Organization
 Friends of Austin Neighborhoods
 Hancock Neighborhood Assn.
 Homeless Neighborhood Assn.
 Mueller Master Community Inc.
 Mueller Property Owners Association
 North Austin Neighborhood Alliance
 North Loop Neighborhood Planning Team
 Preservation Austin
 Ridgetop Neighborhood Association
 SELTEXAS
 Sierra Club, Austin Regional Group
 Sustainable Neighborhoods
 Upper Boggy Creek Neighborhood Planning Team
 Wilshire Wood-Delwood Neigh. Assn



SITE LEGEND

SITE NOTES

(S1) CONSTRUCT TYPE II CITY OF AUSTIN DRIVEWAY. CONSTRUCT MEDIUM DUTY CONCRETE PAVEMENT FROM R.O.W. TO EXISTING STREET. SAWCUT EDGE OF PAVEMENT WHEN MAKING PROPOSED DRIVEWAY CONNECTION TO STAMMAINTED ROADWAYS. THE PROPOSED DRIVEWAY TO MATCH CATCH/SPILL GUTTER SECTION OF EXISTING CURB AND GUTTER. CONTRACTOR SHALL INSURE PROPER DRAINAGE PER GRADING PLAN. SEE DETAIL 1, DETAIL SHEET 1.

(S2) CONSTRUCT STD. C.O.A. (CATCH OR SPILL) CURB & GUTTER. SEE DET. 2, DETAIL SHEET 1.

(S3) PLACE LIGHT DUTY ASPHALT PAVEMENT. SEE PAVING DET. 6, DETAIL SHEET 1.

(S4) PLACE MEDIUM DUTY CONCRETE PAVEMENT (FOR DRIVEWAY APRONS AND DUMPER PADS). SEE PAVING DET. 6, DETAIL SHEET 1.

(S5) PLACE MEDIUM DUTY CONCRETE PAVEMENT (FOR DRIVEWAY APRONS AND DUMPER PADS). SEE PAVING DET. 6, DETAIL SHEET 1.

(S6) TERMINATE RAISED CURB ON DRIVEWAYS AT SIDEWALKS. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK. TIE-IN LOCATION NOT OVER 2' BEGINNING AT THE RADIUS P.C. LINE. ZERO' CURB AT PT. OR SIDEWALK EDGE. WHICHEVER IS ENCOUNTERED FIRST. INSTALL 2" WIDE MINIMALLY TRUNCATED DOME PAVEMENT FULL WIDTH. INSTALL TPOOT STANDARD RAMPS FOR TPOOT DRIVEWAYS.

(S7) TRAFFIC SIGN. SEE SITE PLAN FOR TYPE. FOR STOP SIGN DETAIL DET. 5, DTL. SHT.1. SEE DET. 3A, DETAIL SHEET 1.

(S8) CONSTRUCT CONCRETE SIDEWALK. SEE DET. 7, DETAIL SHEET 1.

(S9) FRONT SIDEWALK WITH INTEGRAL CURB. SEE DETAIL 6, DETAIL SHEET 1.

(S10) PEDESTRIAN RAMP WITH DETECTABLE WARNING PAVERS. SEE SITE PLAN FOR TYPE OF RAMP. SEE DET. 5, 11 & 12, DETAIL SHEET 1 AND SEE DET. 10, DETAIL SHEET 2.

(S11) PROPOSED STD. C.O.A. BUMPER CURB. SEE DET. 10, DETAIL SHEET 1.

(S12) RETAINING WALL. SEE STRUCTURAL WALL PLANS FOR WALL DETAILS.

(S13) CONCRETE TRANSFORMER PAD. REFER TO ARCHITECTURAL SITE PLAN.

(S14) "X" MARKING AND TRAFFIC ARROW. SEE DET. 5, DTL. SHT.1.

(S15) HANDRAILS (REFER TO ARCH. PLANS)

(S16) 6" PIPE BOLLARD TYP. UNLESS NOTED OTHERWISE. SEE GENERAL DETAIL SHEET 3.

(S17) ACCESSIBLE RAMP: 1:12 LONG. SLOPE WITH 5:8" LEVEL LANDING EVERY 30' AND 2% CROSS SLOPE. INSTALL HAND RAILS.

(S18) INSTALL STANDARD CITY OF AUSTIN CLASS III BIKE RACKS (SEE PLAN VIEW FOR NUMBER OF RACKS) SEE DETAIL 1, DETAIL SHEET 2.

(S19) INSTALL CHAIN LINK FENCE (PRIVACY MASTER, 2X2 MESH, BLACK VINYL SLATS).

(S20) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 2' C.C. STRIPING SHALL BE PLACED ON CURB WHENEVER POSSIBLE. SEE DETAIL 3, DETAIL SHEET 2.

(S21) PAINT STRIPING
PROPOSED STRIPING, SEE SITE PLAN FOR COLOR AND LENGTH.
S102/4" SINGLE WHITE SOLID LINE / 4" WIDE
S102/4" SINGLE YELLOW SOLID LINE / 4" WIDE EACH
S102/4" DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
S102/4" SINGLE YELLOW SOLID LINE / 10" WIDE
S102/4" SINGLE WHITE DASHED LINE / 4" WIDE
S102/4" SINGLE WHITE SOLID LINE / 24" WIDE

(S22) ACCESSIBLE PARKING SPACE TYPICAL FOR ACCESSIBLE PARKING SPACE SIZE AND SYMBOL (VAN-INDICATES VAN ACCESSIBLE SPACE). SEE DETAIL 5, DETAIL SHEET 2.

(S23) STRIPED CROSSWALK MARKINGS. SEE DETAIL 6, DETAIL SHEET 2.

(S24) TRAFFIC DIRECTIONAL ARROW. SEE DETAIL 7, DETAIL SHEET 2.

(S25) LEFT OR RIGHT "ONLY" DIRECTIONAL ARROWS. SEE DETAIL 7, DETAIL SHEET 2.

(S26) CONSTRUCT 2" WIDE SHOULDER BEYOND EDGE OF ASPHALT WITH CRUSHED LIMESTONE BASE AND LIME TREATED SUBGRADE TO SAME REQUIREMENTS AS PAVEMENT SECTION SHOWN.

(S27) ACCESSIBLE ROUTE

(S28) SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

(S29) EACH COMPACT PARKING SPOT SHALL BE LABELED "SMALL CAR ONLY".

MONUMENTS LEGEND

600 NAIL FOUND
X IN CONC. FOUND
BENCHMARK
WATER VAULT
TRAFFIC SIGNAL
STREET SIGN

1/2" REBAR FOUND (UNLESS NOTED)
1/2" REBAR W/CAP SET (SIZE NOTED)
IRON PIPE FOUND (SIZE NOTED)
TPOOT TYPE II DISK FOUND
SQUARE BOLT FOUND

LEGEND

EXISTING PROPOSED

PROPERTY LINE
ADJOINING PROPERTY LINES
EASEMENTS
CONTOUR LINE
RAISED CURB
EDGE OF ASPHALT
FIRE HYDRANT
WATER VALVE
WASTEWATER MANHOLE
SIGN (AS NOTED)
POWER POLE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD ELECTRIC
WATER LINE
WASTEWATER LINE
TELEPHONE UTILITY
GAS LINE MARKER
GAS UTILITY
ELEC. MANHOLE
ELEC. UTILITY
WATER METER
BACKFLOW PREVENTOR
SPOT ELEVATION
GUTTER ELEVATION
RETAINING WALL
STORM SEWER LINE
UTILITY MANHOLE
SIGN (AS NOTED)
CONCRETE
BUILDING
SIDEWALK
TREE TO REMAIN
TREE TO BE REMOVED
LIMITS OF CONSTRUCTION

BENCHMARK
SQUARE MARK ON TOP OF INLET
+/- 266' EAST OF AIRPORT
ELEVATION = 609.58

SITE DATA TABLE

PROPOSED IMPERVIOUS COVER CALCULATIONS

Acreage (Ac)	Building Area	Parking & Drive Area	Sidewalk Area	Impervious Coverage Area	Impervious Coverage Percentage
2.96 Ac	11,456 sf	70,164 sf	8,315 sf	89,935 sf	69.75%

PROPOSED BUILDING COVERAGE/FLOOR TO AREA RATIO CALCS

Acreage (Ac)	Gross Floor Area	Building Coverage/Same as Gross Floor Area	Foundation Type	One/Two Story	Finish Floor Elevation	Floor to Area Ratio
ALL BUILDINGS	2.96 Ac	11,456.00 sf	8.88 %	Slab	One	Varies

PARKING SUMMARY

CODE	PROPOSED	Reduction With 20% Chapter E (Max 40%)	Parking Req'd With 20% Reduction Allowed	Parking Required	Parking Provided	Standard Spaces	ADA Spaces	Compact Spaces	Bicycle Racks
IN-N-OUT	FAST FOOD	4,800.00 sf	*1/75	26	51	64	43	3	0
TACO CABANA	FAST FOOD	3,745.00 sf	*1/75	8	38	48	55	2	7
CARL'S JR.	FAST FOOD	2,911.00 sf	*1/75	0	31	39	38	2	8
TOTAL		11,456.00 sf		34	121	151	139	7	15

NOTES:

- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- THE SITE IS COMPOSED OF 6 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. UDA DOCUMENT # 1157-0099C.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS. WALL SHALL BE 6" MINIMUM.
- SEE LANDSCAPE PLANS FOR COMPATIBILITY SCREENING.
- EACH COMPACT PARKING SPOT SHALL BE LABELED "SMALL CAR ONLY".
- COMPLIANCE WITH BUILDING STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- TO COMPLY WITH SECTION 2.3.2 OF THE COMMERCIAL DESIGN STANDARDS INTERNAL UTILITY LINES ARE LOCATED IN DRIVE AISLES AND CURB CUTS ARE LIMITED TO 330 FEET ON ARTERIALS.

COMPATIBILITY NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

SITE PLAN APPROVAL SHEET 26 OF 49
FILE NUMBER: SP-2011-0099C APPLICATION DATE: 4-1-11
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-2 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDO 8/15/11) BASE MANAGER: D. Salas
PROJECT EXPIRATION DATE (ORD. 870905-A) 4/1/16 WPTZ: DDZ: X

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE REVIEW: 4/1/11
Rev. 1: _____
Rev. 2: _____
Rev. 3: _____

Scale: AS SHOWN
Designed: LS
Drawn: WS
Reviewed: KS
Date: 08/29/2011

Final plan must be recorded by the project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if building permit is not required), must also be approved prior to the Project Expiration Date.

4508 Motel Properties, Ltd

AIRPORT/IH-35

4508 N. IH-35

AUSTIN, TX 78751

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PHASE-3 SITE PLAN

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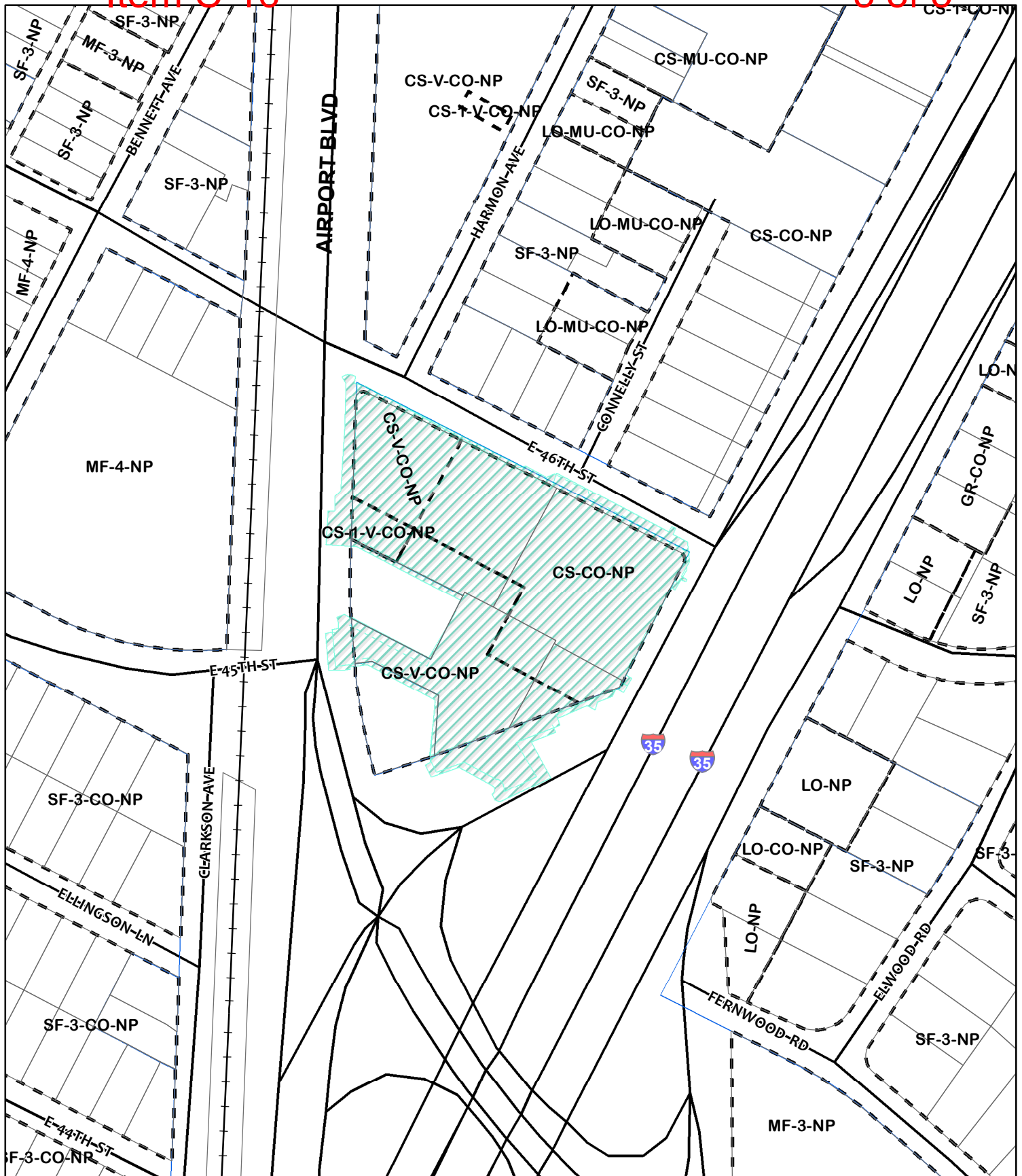
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
Project No. 1157-001

SP-2011-0099C

ALTERNATIVE EQUIVALENT COMPLIANCE NOTE:
FOR FULL PROTECTION OF THE 29' OAK TREE, BUILDING PLACEMENT FOR PHASE 1 IS REDUCED. SHADE TREES ARE REQUIRED ALONG THE 46th STREET SIDEWALK AND AN OUTDOOR DINING PATIO IS LOCATED ON THE WEST FACE OF THE BUILDING, CONNECTING DIRECTLY TO THE 46th STREET SIDEWALK. PHASE 3 BUILDING PLACEMENT IS REDUCED, AND A COVERED PAVILLION AT THE CORNER OF AIRPORT AND 46th STREET IS REQUIRED.

Drawing: P:\1157-001\working_drawing\submitted_files\1-11-11 PH-3 CORR-SP.dwg
Last Modified: May 07, 13 - 14:01
Plot Date/Time: May 13 - 10:06:45



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 87.5 175 350 Feet

CASE#: SP-2011-0099C(XT2)
 ADDRESS: 4515 Airport Blvd
 CASE NAME: Airport/IH 35
 MANAGER: Donna Galati

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OPERATOR: D. Galati