

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

CASE NUMBER: SP-99-0172B(XT5) **ZAP COMMISSION DATE:** October 2, 2018

PROJECT NAME: Waterfront Marina Condominiums – Davenport Ranch Ph. 4, Sec.3A

ADDRESS: 4408 Long Champ Drive

COUNCIL DISTRICT: 10

AREA: 14.25 acres

WATERSHED: Lake Austin (Suburban)

JURISDICTION: Full Purpose

APPLICANT: MFH Engineering
(Martha Magnum)
5807 Highland Pass
Austin, Texas 78731

AGENT: MFH Engineering
(Martha Magnum)
5807 Highland Pass
Austin, Texas 78731

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: The development consists of 43 condominium units, drives, water quality pond, amenity area, and associated improvements. The extension request to the previously approved site plan is to allow the completion of the last remaining individual condominium unit, Number 35. A previous extension permitted two of the three final units to be constructed.

STAFF RECOMMENDATION: Staff recommends the requested extension to July 27, 2023, a five-year extension.

ZONING AND PLATTING COMMISSION ACTION: A five-year extension was granted by the Commission in 2013, which extended the site plan to July 27, 2018.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
Christine.barton-holmes@austintexas.gov

PREVIOUS APPROVALS

10/29/02 – Zoning and Platting Commission approved a five-year extension to 7/27/10

5/15/07 – Zoning and Platting Commission approved a three-year extension to 7/27/10

6/15/2010 – Zoning and Platting Commission approved a three-year extension to 7/27/13

6/7/2013 – Zoning and Platting Commission approved a five-year extension to 7/27/18

PROJECT INFORMATION: 14.25 acres

EXIST. ZONING: SF-6

MAX. BLDG. COVERAGE : 40%

MAX. IMPERV. CVRG.: 55%

ALLOWED F.A.R.: N/A

REQUIRED PARKING: 119 spaces

PROP. BLDG CVRG: 82,323 sq. ft (13%)

PROP. IMP. CVRG.: 152,079 sq. ft (24%)

PROVIDED PARKING: 122 spaces

PROPOSED ACCESS: Long Champ and Capital of Texas Hwy

LEGAL DESCRIPTION: Davenport Ranch Phase 4, Section 3A

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This site plan is subject to the 1984 Lake Austin Watershed Ordinance.

HILL COUNTRY ROADWAY ORDINANCE: This site is located within a Hill Country Roadway Corridor, Loop 360/Low Intensity, however it is not subject to the Hill Country Roadway ordinance because the zoning site plan was approved prior to its inception.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The project was zoned on June 26, 1983 per zoning case C14R-82-014, with a site plan attached to the ordinance. The zoning site plan does not expire, and a construction application was submitted, Part B, SP-99-0172B. This site plan was for the construction of the condominiums and the associated improvements. The "B" site plan was reviewed and approved under the rules and regulations based on the 1983 Lake Austin Watershed Ordinance. The development is providing water quality for the site and the adjacent Austin Country Club. Storm water drains to nearby Lake Austin.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Capital of Texas Hwy – Right-of-way, Lake Austin

South: CS-1 and CR-CO – Austin Country Club and single-family residential

East: Lake Austin, CR-CO – Austin Country Club

West: CR-CO – single family residential

| <u>STREET:</u> | <u>R.O.W.</u> | <u>SURFACING</u> | <u>CLASSIFICATION</u> |
|----------------------|---------------|------------------|------------------------|
| Capital of Texas Hwy | varies | 45' | Major arterial |
| Long Champ Dr | varies | 20' | Neighborhood collector |

NEIGHBORHOOD ORGANIZATION:

161 – Glenlake Neighborhood Association

331 – Bunny Run Neighborhood Association

348 – Davenport Ranch Master Neighborhood Association

416 – Long Canyon Phase II & III Homeowners Association

425 – 2222 Coalition of Neighborhood Associations

511 – Austin Neighborhoods Council

605 – City of Rollingwood

742 – Austin Independent School District

803 – Save Our Springs Alliance
920 – The Island on Westlake Owners Association
1169 – Lake Austin Collective
1228—Sierra Club, Austin Regional Group
1363 – SELTexas
1424 – Preservation Austin
1460 – Davenport Ranch Neighborhood Association
1528 – Bike Austin
1530 – Friends of Austin Neighborhoods
1596 – TNR – BCP – Travis County Natural Resources
1616 – Neighborhood Empowerment Foundation

MFH Engineering

P.O. Box 50045
Austin, TX 78763-0045

Tel: 512-477-3713
mhmangum@gmail.com

May 3, 2018

Mr. Rodney Gonzales, Director
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: **Request for Site Plan Extension Five**
Waterfront Marina Condominiums - Davenport Ranch Phase 4, Section 3A
City of Austin Case No. SP-99-0172B(XT)

Dear Mr. Gonzales,

As agent for the owner of Unit 35 of the Waterfront Marina Condominiums, MFH Engineering requests a five year extension to the Waterfront Marina Condominiums – Davenport Ranch Phase 4, Section 3A Site Plan (SP-99-0172B) located at 4408 Long Champ Drive. This request is to extend the expiration of this permit from July 27, 2018, to July 27, 2023. The complete site is comprised of four lots known as Lots 1, 2, 3, and 4, Davenport Ranch Phase 4, Section 3A subdivision (C8-83-011.2(85)) with Unit 35 being located on Lot 1. The site is located in the Drinking Water Protection Zone in the Lake Austin Water Supply Suburban Watershed and is currently zoned SF-6.

At this time all improvements indicated on the Site Development Permit outside of the construction of the last individual Condominium Unit (Number 35) and the driveway to the structure have been completed. Water and wastewater services are currently in place and no new public water, wastewater, or drainage improvements are required for the construction of this unit.

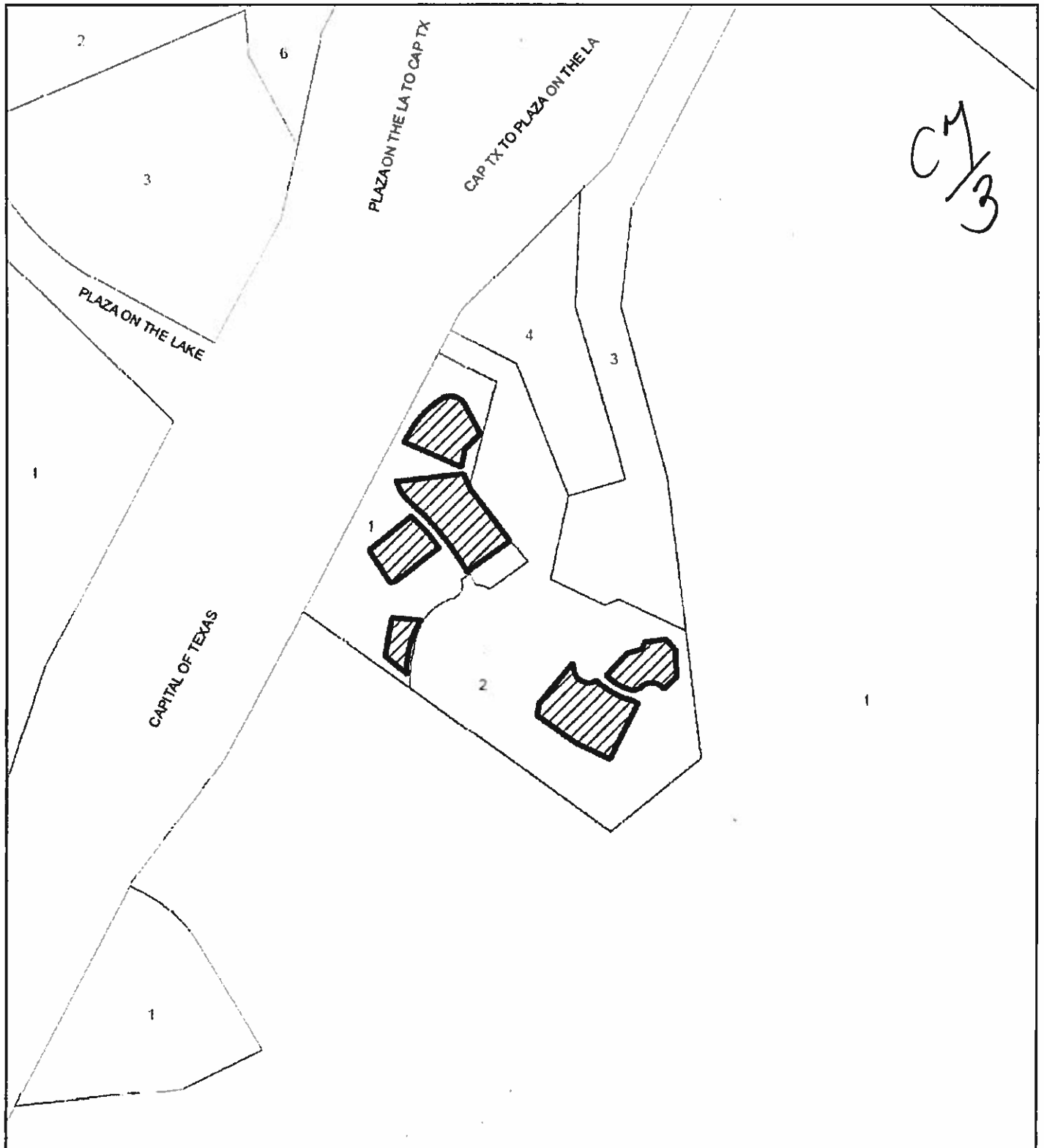
A five year extension was approved in 2013, extending this application to July of this year. Since that time, two of the 3 final units have been constructed. Only Unit 35 remains to be constructed. The new owner is planning to begin construction in the upcoming year. These are large townhomes, essentially single family residences. We ask you grant one more extension to complete the project. The projected impervious cover will be well under the approved impervious cover per SP-99-0172B(XT) sheet 2.



We would really appreciate your support of this request. Should you or your staff have any questions regarding this application, please call.

Sincerely,



Martha H. Mangum, P.E.



-  Subject Tract
-  Base Map

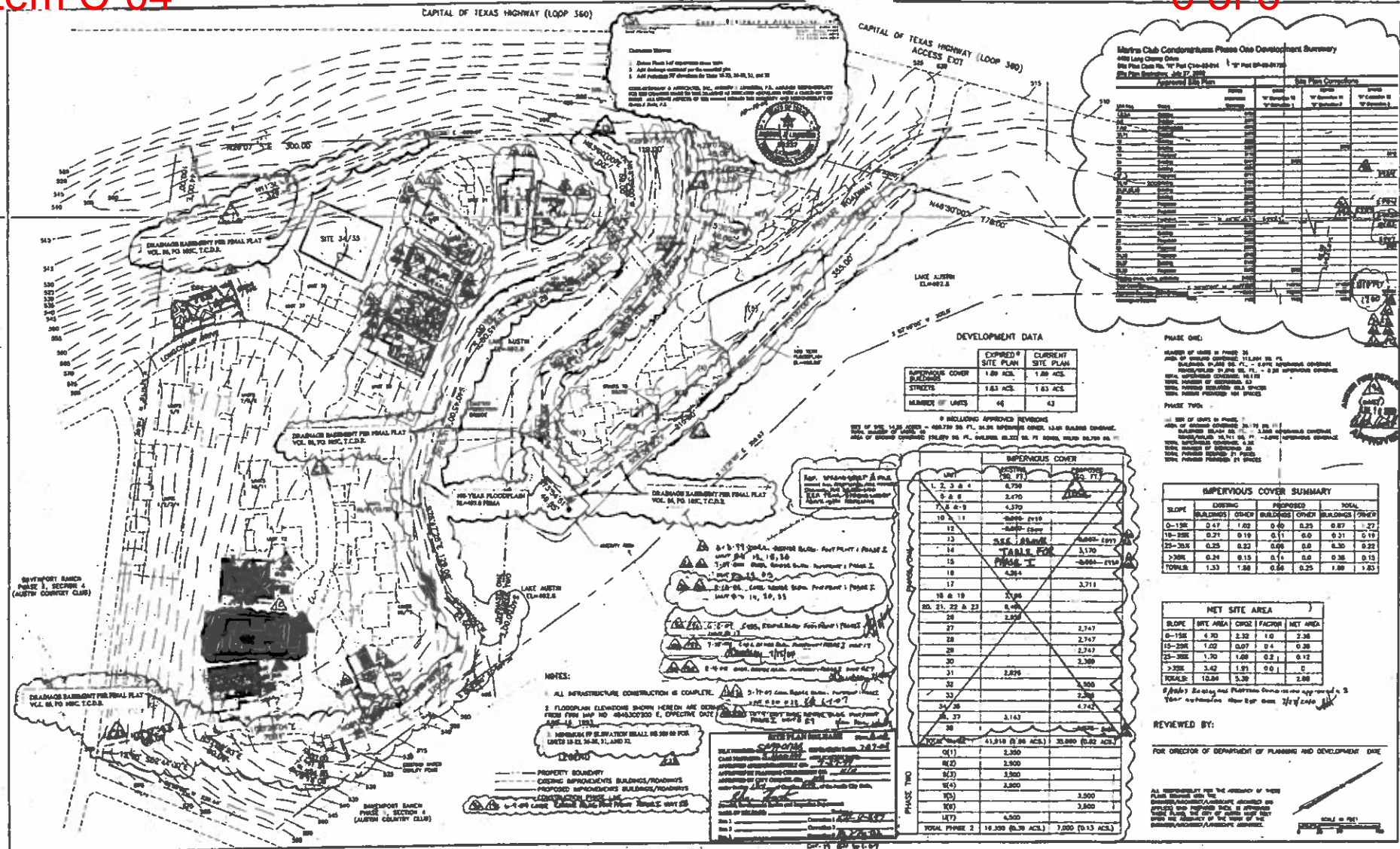
CASE#: SP-99-0172B(XT)
ADDRESS: 4408 Long Champ Drive



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C7X6



ACE
Associated Consulting Engineers, Inc.
801 S. Maple Easy, Box 8185
Austin, Texas 78758



WATERFRONT MARINA CONDOMINIUMS
SITE IMPROVEMENT PLAN

Davenport Ranch
WATERFRONT MARINA CONDOMINIUMS, INC.
50444 BERRY CREEK DRIVE, GEORGETOWN, TEXAS 78759

DAVENPORT WEST P.U.D.
PHASE 4, SECTION 3A
4408 LONGCHAMP DRIVE - 14.25 ACRES
C8-83-11.2(85)
C14r-82-014

FILE NAME: D808011
CHECKED BY: H.E.T.
DRAWN BY: H.E.T.
SCALE: 1" = 50'
JOB NUMBER: D00-50
DESIGNED BY: H.E.T.
REVIEWED BY: H.E.T.
DATE: JUNE 17, 1988
Sheet
2 of 8