

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

CASE NUMBER: SP-2008-0324C(XT3) **ZAP HEARING DATE:** Nov 20, 2018
PROJECT NAME: Tech.Ridge Section One - Extension 3

ADDRESS OF SITE: 13301 Center Lake Drive **COUNCIL DISTRICT:** 7
WATERSHED: Walnut Creek (Suburban) **JURISDICTION:** Full Purpose

APPLICANT/ Steve Mattingly, Centerstate 99, Ltd. (512) 852-7406
OWNERS: 300 W 6th Street, Suite 1900
 Austin, TX 78701

VHRMR Austin Ltd. (713) 267-5800
 10370 Richmond Avenue, Ste. 150
 Houston, TX 77042

AGENT: Jim Schissler, Civiltude Engineers & Planners (512)761-6161
 1210 Rosewood
 Austin, TX 78702

CASE MANAGER: Rosemary Avila (512) 974-2784
rosemary.avila@austintexas.gov

EXISTING ZONING: LI- PDA

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to a previously approved site plan. The proposed development remaining on the site includes a hotel (4- story, 59,699 sq ft) and a restaurant (1-story, 5,109 sq ft) with associated site improvements.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from February 27, 2018 to February 27, 2021 based on LDC Section 25-5-62(C) and (D) (code sections provided below). 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) 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

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(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and"

SUMMARY OF SITE PLAN:

LAND USE: The site is zoned LI-PDA, Light Industrial- Planned Development Area. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The utilities and infrastructure for the site have been constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments will be cleared prior to approval.

PREVIOUS APPROVALS

02/27/2009 Site Plan administrative approval, permit expiration 2/27/2012

02/26/2013 One year extension administrative approval, permit expiration 2/27/2013

09/03/2013 Five year extension Zoning and Platting Commission approval, permit expiration 2/27/2018

PROJECT INFORMATION

SITE AREA	356,364 sq ft	8.18 acres
EXISTING ZONING	LI-PDA	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	1:1	0.45:1
BUILDING COVERAGE	75%	14.1%
IMPERVIOUS COVERAGE	80%	62.3%
PARKING	301	337

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LI-PDA	Hotel & Restaurant
<i>North</i>	LI-PDA	Multifamily
<i>South</i>	Parmer Lane	----
<i>East</i>	LI-PDA	Drainage (Regional Pond)
<i>West</i>	Center Lake Drive	---

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Center Lake Drive	90 feet	Approx. 60'	Collector
E Parmer Lane	200 feet	123 feet (with median)	Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Homeless Neighborhood Association

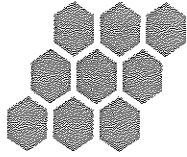
Neighborhood Empowerment Foundation

North Growth Corridor Alliance

SEL Texas

Sierra Club, Austin Regional Group

Yager Planning Area



CIVILITUDE
ENGINEERS & PLANNERS

1210 Rosewood Avenue
Austin, Texas 78702
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
www.civilitude.com

December 21, 2017

Mr. Rodney Gonzales
City of Austin Development Service Department
505 Barton Spring Road
Austin, Texas 78704

Re: Engineer's Summary Letter to accompany Site Plan Extension Application
SP-2008-0324C(XT3) tech.ridge section one

Dear Mr. Gonzales,

Enclosed is the Site Plan Extension application for tech.ridge section one permit SP-2008-0324C. The project was submitted on June 30, 2008, the permit was issued on February 27, 2009 and was most recently granted a 5-year extension by the Zoning and Platting Commission on September 3, 2013 and is set to expire on February 27, 2018. The project consisted of two hotels, an office building and a restaurant to be developed in four phases. One hotel was constructed as Phase 1A and the office building, Phase 3, was replaced by an apartment project under a separate permit, SP-2016-0217C, and is under construction. The second hotel, Phase 1B, is currently being designed and the restaurant, Phase 2, has not been designed. Therefore, the owner is requesting a 3-year extension on the last two phases of the permit due to market conditions. The utility infra-structure for the remaining phases has been constructed. Whereas two of the four phases have been constructed, and the infra-structure (water, access drives, stormwater management facilities) has been constructed, the permits meets the requirement for an extension per LDC 25-5-62 (D)(2)(c)(i) and (ii).

The 4.40-acres remaining phases are comprised of two legal lots, Lot 1A and Lot 2A, Block A, Tech.ridge Section One. This property is zoned LI-PDA, Light Industrial, Planned Development Agreement. The limit of construction of the remaining phases is 4.1 acres.

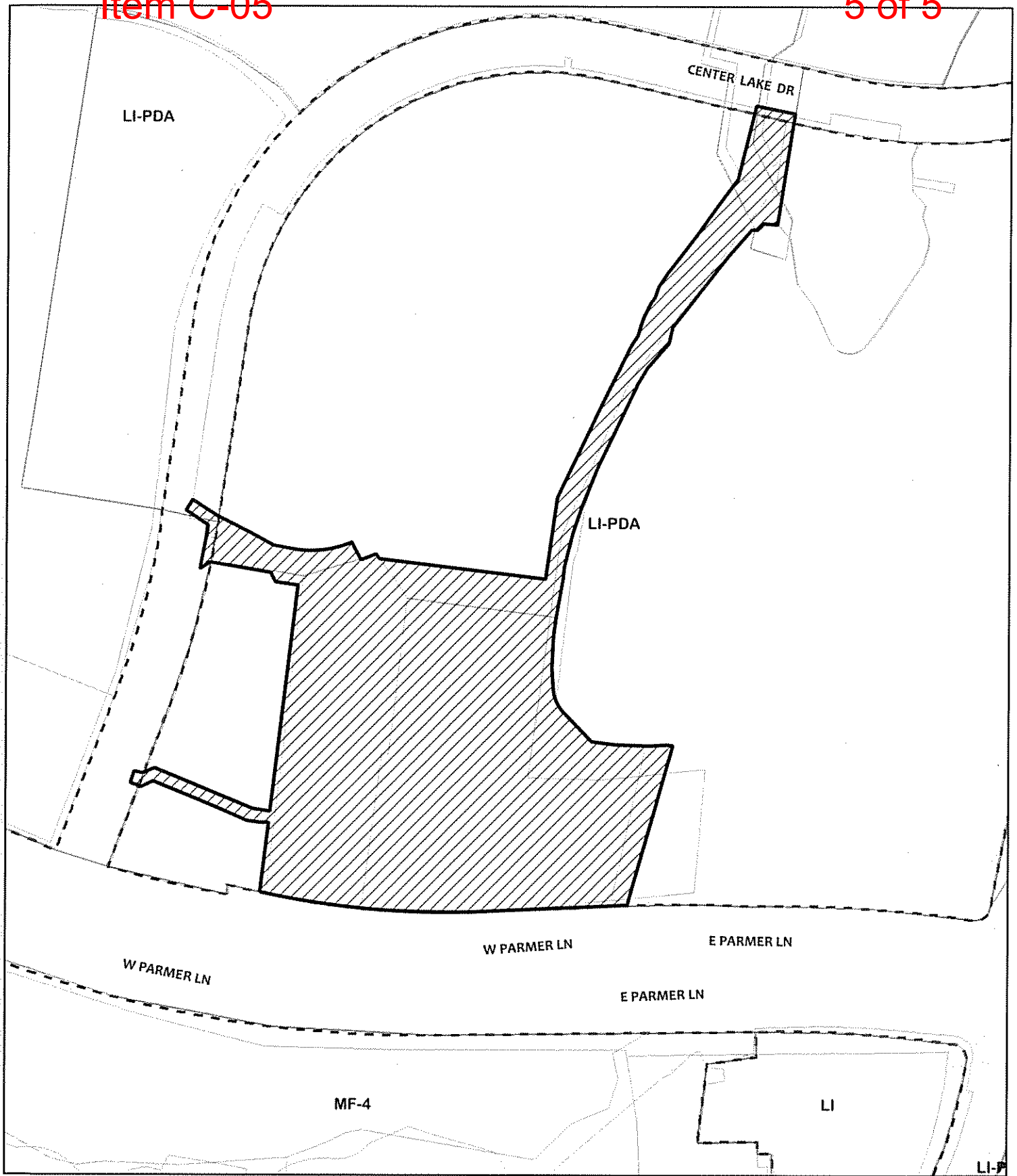
The property is located in Walnut Creek Watershed, classified as a suburban watershed and is not located in the Edwards Aquifer Recharge Zone. No portion of the property is within a 100-year floodplain. Lot 2-A will drain to several inlets and tie into a storm drain under the access drive, then be conveyed to the McCallen Pass Regional Wetpond. Lot 1-A will drain to an inlet on the southwest corner of the lot and tie into the storm drain in Center Lake drive, which is conveyed to a stormwater management pond west of the roadway. Water and wastewater service to the site will be provided by the City of Austin. There is an existing wastewater stub on the northeast corner of the Lot 2-A and an existing wastewater stub on the southwest corner of Lot 1-A. Water lines stubs were constructed on the public water main that was constructed between the two lots under Phase 1A.



If you have any questions, please do not hesitate to contact us and inquire at 512-761-6161.

Sincerely,

James M. Schissler, P.E.
Vice President





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

0 100 200 400 Feet

CASE#: SP-2008-0324C(XT3)
 ADDRESS: 13301 Center Lake Drive
 CASE NAME: Tech.Ridge Section One - Extension 3
 MANAGER: Rosemary Avila

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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