

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

CASE NUMBER: SP-2013-0470C(XT2) **ZAP COMMISSION DATE:** March 5th, 2019

PROJECT NAME: Cameron Food Court

ADDRESS OF SITE: 9001 Cameron Road

AREA: 3.8 acres

WATERSHED: Little Walnut Creek **JURISDICTION:** Full Purpose

APPLICANT: ZIF Holdings, INC.
11500 Citrus Cove
Austin, Texas, 78750
(512) 534-1158

AGENT: Moncada Enterprises LLC (Phil Moncada)
1301 S I H 35, Suite 204
Austin, Texas, 78741
(512) 474-2923

EXISTING ZONING: CS

PROPOSED DEVELOPMENT: The applicant is proposing to construct a convenience store, restaurant, and office.

SUMMARY STAFF RECOMMENDATION: The applicant is requesting a five-year extension, however a 3 year extension is recommended by staff. The staff recommended extension would grant the previously extended site plan the expiration date of December 19th, 2021.

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”

CASE MANAGER: Clarissa Davis Telephone: 974-1423
Clarissa.Davis@austintexas.gov

PREVIOUS APPROVALS:

The site plan was originally approved December 19th, 2014, with an expiration date of December 19th, 2017.

On October 25th, 2017, the applicant filed an application for an administratively approved 1-year extension, which was granted January 31st, 2018. The administrative extension to a previously approved site plan extended the expiration date from December 19th, 2017 to December 19th, 2018.

The current 3-year extension application was submitted October 23rd, 2018.

PROJECT INFORMATION: 3.8 acres

EXIST. ZONING: CS

MAX. BLDG. COVERAGE : 95%

PROP. BLDG CVRG: 6.9%

MAX. IMPERV. CVRG.: 95%

PROP. IMP. CVRG.: 55%

ALLOWED F.A.R.: 2:1

PROPOSED F.A.R.: .069:1

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 CS. 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. Three structures on the property have been completed. The site plan substantially complies with current land use regulations.

ENVIRONMENTAL: Site Plan is within the Little Walnut Creek watershed. Environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: CS / Automobile Repair

South: CS/ Vacant; Office

East: CS/ Retail

West: LI-NP/ Office

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Cameron Road	110' - Varies	Varies	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District

Sierra Club, Austin Regional Group

Bike Austin

Neighborhood Empowerment Foundation

Homeless Neighborhood Association

TechRidge Neighbors

Harris Branch Master Association, Inc

Austin Neighborhood Council

SEL Texas

Friends of Austin Neighborhoods

North Growth Corridor

Moncada Consulting

Phil Moncada

1301 S. I-H 35 Suite # 204
Austin, Texas 78741

627-8815 cell
474-4923 fax

October 11, 2018

City of Austin
Planning and Development Review Department
505 Barton Springs Rd.
Austin, TX 78701

**RE: 9001 Cameron Road | SP-2013-0470C
Site Plan Extension Summary Letter**

Good Morning Staff,

We are requesting a site plan extension for the above referenced project. Our client has completed the first phase of the project including parking areas, Landscaping, driveways and Water Quality ponds. The first phase includes a convenience store with fuel dispensing and a restaurant located in the same building.

The client has requested this extension in order to secure a commercial tenant for the phase 2 portion of the site plan that will meets his needs and the neighborhood as it relates to permitted uses.

Thank you in advance for your consideration.



Phil Moncada
Principal

PARKING SPACE & QUEUEING SUMMARY:

REQUIRED: PHASE 1 PROPOSED CONVENIENCE STORE: 6,300 S.F. SPACES: 6,300 S.F. @ 275 S.F./SPACE = 23 SPACES...

ACTUAL: PHASE 1 PROVIDE 81 PARKING SPACES @ 9'x18.5' & 6 PARKING SPACES @ 9'x22' INCLUDE 3 ADA SPACES INCLUDING 2 VAN ACCESSIBLE...

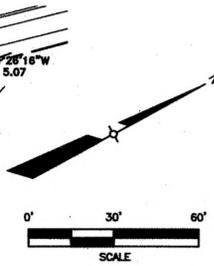
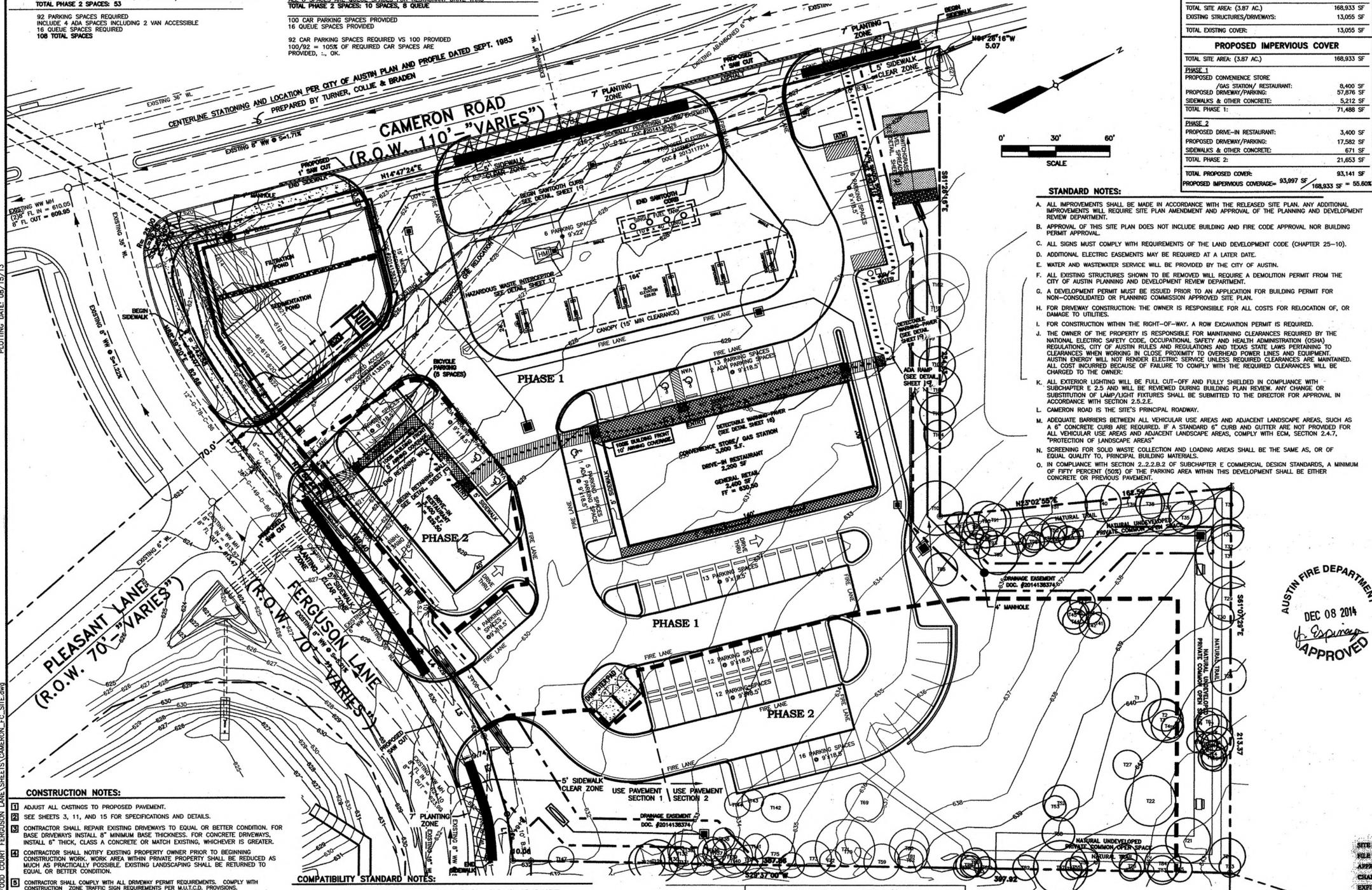
Table with columns: BUILDING TYPE, FLOOR AREA S.F., NUMBER OF FLOORS, BUILDINGS HEIGHT, ZONING DISTRICT, FINISHED FLOOR ELEV., NUMBER OF BUILDINGS, TOTAL FLOOR AREA S.F.

Table with columns: PHASE, PROPOSED CONVENIENCE STORE / GAS STATION / FAST FOOD RESTAURANT, 8,400 SF, PROPOSED DRIVE-IN RESTAURANT, 3,400 SF...

Table with columns: IMPERVIOUS COVER SUMMARY-SITE, ALLOWABLE IMPERVIOUS COVER (I.C.), ORIGINAL TOTAL SITE AREA: (3.87 AC.) 168,933 SF...

LEGEND

- PROPERTY LINE, EXISTING EASEMENT LINE, EXISTING CONTOURS, EXISTING LOT LINE, PROPOSED CENTER LINE OF SWALE, EXISTING WATER, EXISTING FIRE HYDRANT...



STANDARD NOTES:

- A. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

CONSTRUCTION NOTES:

- 1. ADJUST ALL CASTINGS TO PROPOSED PAVEMENT. 2. SEE SHEETS 3, 11, AND 15 FOR SPECIFICATIONS AND DETAILS. 3. CONTRACTOR SHALL REPAIR EXISTING DRIVEWAYS TO EQUAL OR BETTER CONDITION...

COMPATIBILITY STANDARD NOTES:

- 1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. 2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

FIRE MARSHAL NOTES:

- 1. A BUILDING PERMIT WILL BE REQUIRED FOR ALL NEW CONSTRUCTION, BUILDING PLANS, PERMIT APPLICATION, AND PERMIT FEE FOR APPROVAL BY THE FIRE MARSHALS OFFICE, PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

- 1. FOR GRADING, SEE GRADING PLAN SHEET, SHEET 12, AND 13. 2. FOR DIMENSIONS, SEE DIMENSIONAL CONTROL SHEET, SHEET 18.

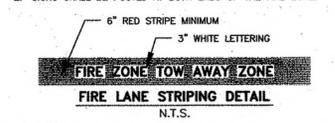


UST CONSTRUCTION PLAN REQUIREMENTS:

A UST CONSTRUCTION APPLICATION AND UST SPECIFICATIONS MUST BE SUBMITTED IN DUPLICATE AND APPROVED BY THE CITY OF AUSTIN'S UST PROGRAM PRIOR TO BREAKING GROUND AT THE SITE...

FIRE LANE STRIPING NOTES:

- 1. THE FIRE LANES SHALL BE MARKED BY PAINTING THE CURB RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING 'FIRE ZONE' / 'TOW-AWAY ZONE' WITH LETTERING AT LEAST 3 INCHES IN HEIGHT...



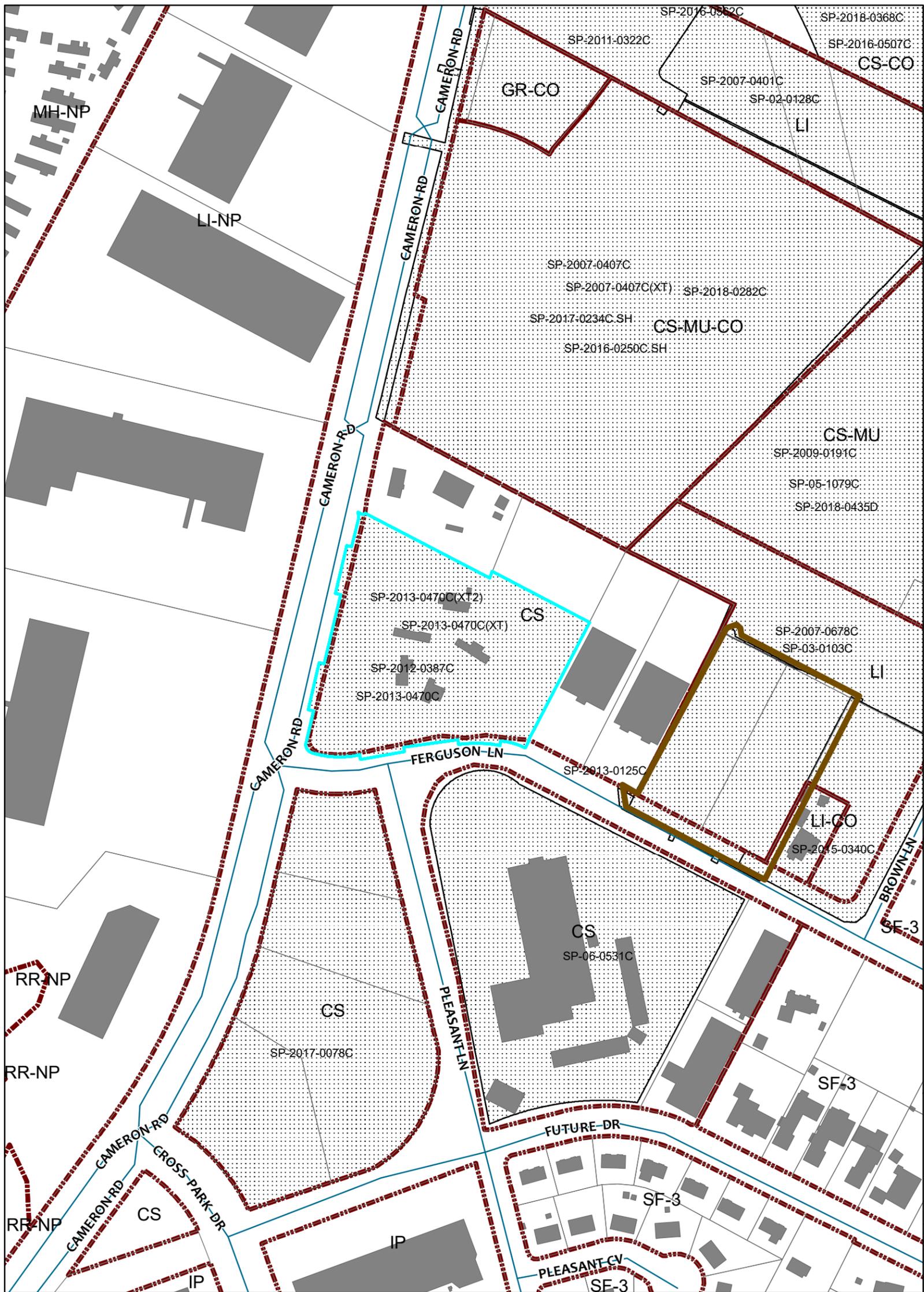
SITE PLAN APPROVAL SHEET 9 of 26, FILE NUMBER SP-2013-0470C, APPLICATION DATE 10/16/13, APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 252 OF THE CITY OF AUSTIN CODE...

Vertical sidebar containing: DATE, DESCRIPTION, REVISION, PROJECT INFORMATION (CAMERON FOOD COURT), OWNER (ZIF HOLDINGS, INC.), PROJECT (JOB # 12-134), DRAWING NAME (CAMERON_FC_SITE), DESIGN (HEJr), CHECKED (HEJr), DRAWN (AS), APPROVED (HEJr), SHEET (9 OF 26).



SITE PLAN CAMERON FOOD COURT 9001 CAMERON ROAD CITY OF AUSTIN TRAVIS COUNTY, TEXAS

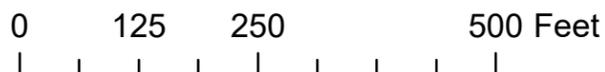
OWNER: ZIF HOLDINGS, INC. 11500 CITRUS COVE AUSTIN, TEXAS 78750



Legend

-  Site Plan Case
-  Zoning

CASE#: SP-2013-0470C(XT2)
 ADDRESS: 9001 Cameron Road
 CASE NAME: Cameron Food Court
 MANAGER: Clarissa Davis



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OPERATOR: Clarissa Davis