

ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET

CASE NUMBER: SP-2014-0072C (XT2) **ZAP HEARING DATE:** August 6, 2019
PROJECT NAME: 1806 Braker Lane

ADDRESS OF SITE: 1806 W Braker Lane **COUNCIL DISTRICT:** 7
WATERSHED: Walnut Creek (Suburban) **JURISDICTION:** Full Purpose

APPLICANT/ Pancake Pals II Braker, LLC
OWNERS: 706 Las Lomas
Austin, TX 78746

AGENT: Vanessa Mendez (512) 399-5371
5707 Southwest Parkway Bldg 2
Austin, TX 78735

CASE MANAGER: Renee Johns (512) 974-2711
Renee.Johns@austintexas.gov

EXISTING ZONING: GR

PROPOSED DEVELOPMENT:

The applicant is requesting a three-year extension to a previously approved site plan. The approved site plan is a one one-story, 6,544 sq. ft. restaurant, including patio, play area, drive aisles, parking, and utilities.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from April 20, 2019 to April 20, 2022 based on LDC Section 25-5-62(C)(1)(b) (code sections provided below). The applicant has provided a letter explaining details of the delay; this letter 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
 - (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 GR (Community Commercial), and the land use is Restaurant-General.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

04/21/2015 Site Plan administrative approval, permit expiration 04/20/2018

03/19/2019 One year extension administrative approval, permit expiration 04/20/2019

The current three-year extension application was submitted April 04, 2019 prior to the site plan’s expiration date of April

20, 2019.

PROJECT INFORMATION

SITE AREA	121,489 sq ft	2.789 acres
EXISTING ZONING	GR	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	1:1	1:0.05
BUILDING COVERAGE	75%	5.7%
IMPERVIOUS COVERAGE	90%	39.7%
PARKING	92	126

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR	Restaurant - General
<i>North</i>	SF-3	Single Family Residential
<i>South</i>	LI	Professional Office and Limited Warehousing and Distribution
<i>East</i>	SF-3	Single Family Residential
<i>West</i>	GR	Postal Facility

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
W Braker Ln	120 ft	Approx. 110 feet (varies)	Major Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Quail Hollow Neighborhood Association
 River Oaks Lakes Estates Neighborhood
 SEL Texas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

ROW DEDICATION:

“Applicant agrees to dedicate right of way for Braker Lane along the property frontage according to Austin Strategic Mobility Plan to improve multi-modal transportation. Such right of way shall be dedicated with a correction to the approved site plan within 6 months from the extension approval. The right of way dedication shall be subject to rough proportionality.”

July 9, 2019

City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: 1806 Braker Lane
1806 Braker Lane, Austin TX
SP-2014-0072C
Site Plan Extension Request

Dear Review Staff:

On behalf of the Owner of the above referenced project please accept this request for a three-year site plan extension for review and approval.

The proposed improvements include a Kerbey Lane Cafe restaurant and associated parking facilities. The Owner previously had trouble getting the project under construction due to landlord conflicts. These conflicts have been resolved and the Owner is in a position where they can move forward with the project.

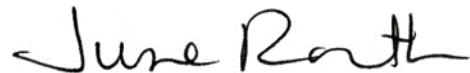
A prior site plan extension request was submitted on March 2, 2018 and following a lengthy review and comment period the extension was granted on March 20, 2019 with an expiration date of April 20, 2019. Unfortunately, the Owner was not able to mobilize and complete construction during the short period this first site plan extension was valid.

The Owner would like to begin construction on this project during the second half of 2019 and be complete by mid-2020.

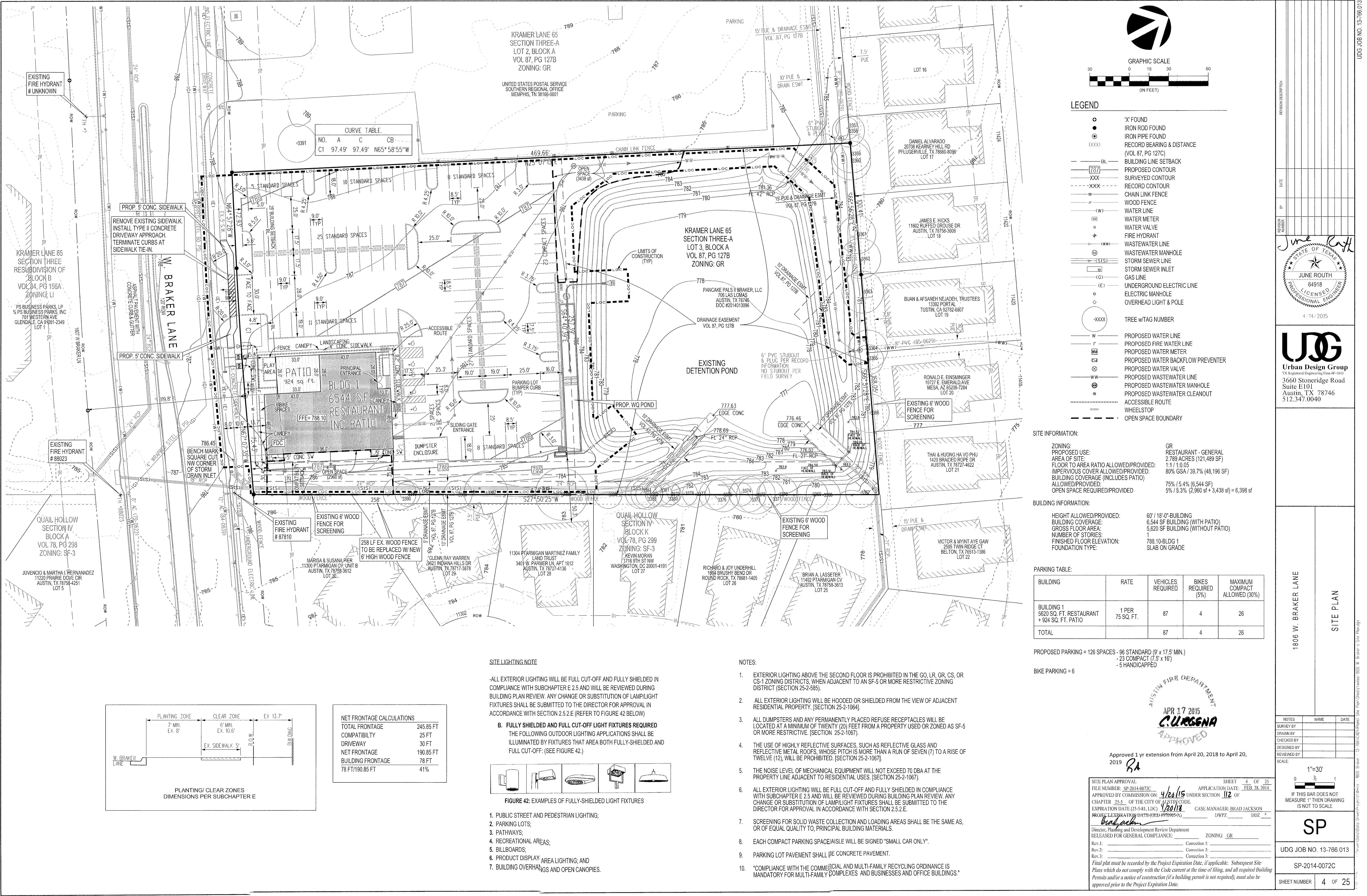
We believe the project as designed and permitted complies with current City of Austin regulations. It has existing on-site detention and a proposed water quality pond. It complies with parking, impervious cover and other zoning regulations. Based on this determination we would respectfully request an administrative extension of the current site development permit.

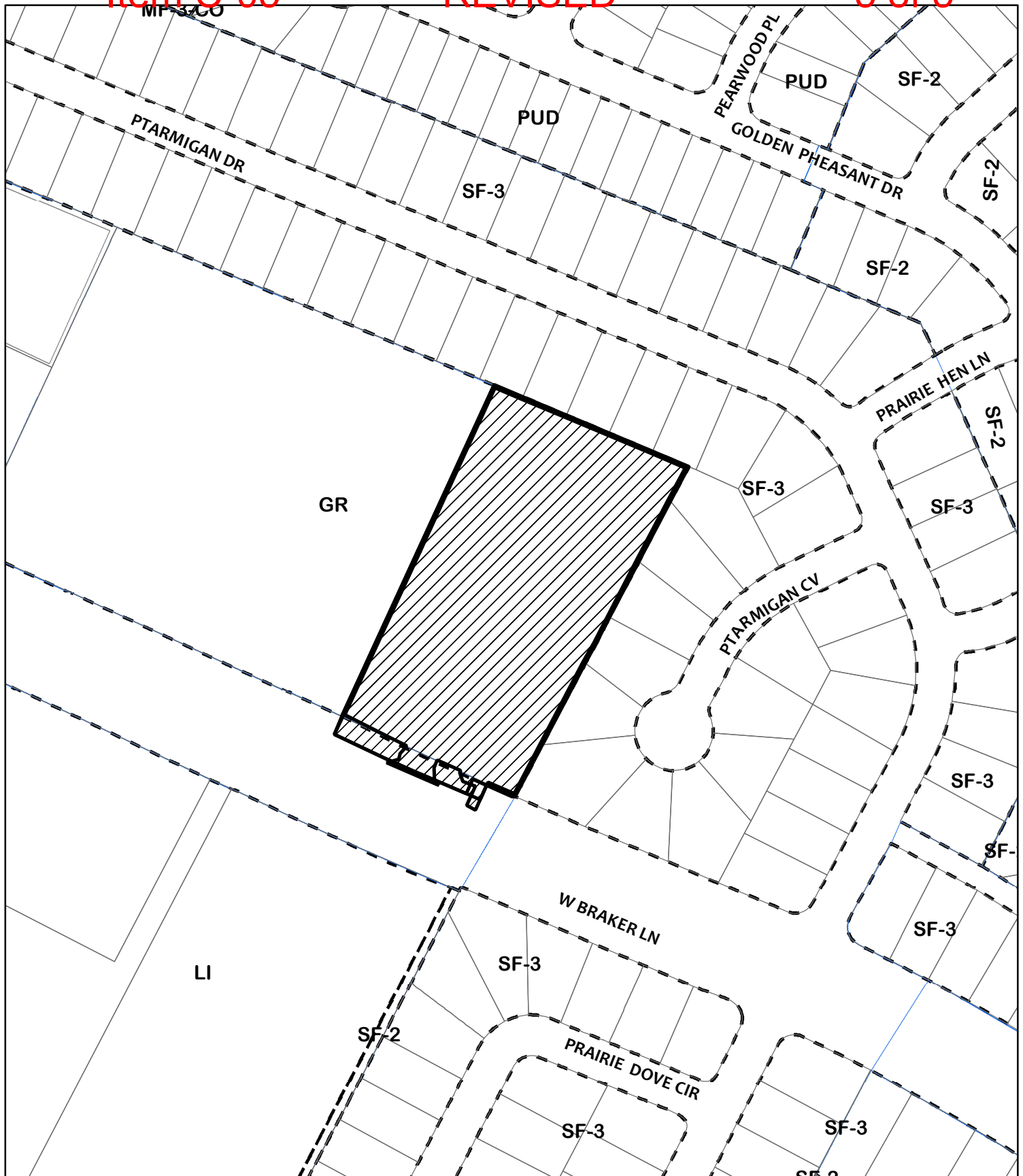
If you have any questions or need any additional information in order to consider this site plan permit extension request for approval please contact me at or (512) 399-5366.



Sincerely,
DUNAWAY UDG



June Routh, P.E.





 SUBJECT TRACT
 ZONING BOUNDARY

0 80 160 320 Feet

CASE#: SP-2014-0072C (XT2)
ADDRESS: 1806 W Braker Ln
CASE NAME: 1806 Braker Ln
MANAGER: Renee Johns

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