

**PLANNING COMMISSION SITE PLAN
PHASING EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2018-0620C **PC COMMISSION DATE:** November 26, 2019

PROJECT NAME: Austin Humane Society

ADDRESS: 837 E Anderson Service Road, EB

AREA: 5.23 acres

WATERSHED: Buttermilk Branch (Urban)

COUNCIL DISTRICT: 4

JURISDICTION: City of Austin - Full

APPLICANT: Austin Humane Society
7625 North I.H. 35
Austin, Texas 78737

AGENT: Norma Divine
Garrett-Ihnen Civil Engineers
12007 Technology, Suite 150
Austin, Texas 78727

EXISTING ZONING: CS-MU-NP (General Commercial Services-Mixed Use– Neighborhood Plan) (Ordinance: 20120426-101) (St. Johns Neighborhood Planning Area)

PROPOSED DEVELOPMENT: The applicant is proposing to construct additions to two existing buildings for a total of 100,739 square feet and the associated internal access, drainage, parking and utilities improvements to be constructed in two phases. The applicant is seeking approval for the Site Plan Permit expiration date for Phase 2 to be set 25 years from the release date. (See Site Plan attached as Exhibit A).

STAFF RECOMMENDATION: Staff recommends the expiration for the phased site plan be extended beyond the standard 3-year period by an additional 4 years, per Section 25-5-21.B.

PLANNING COMMISSION ACTION: Consider proposed phasing plan.

CASE MANAGER: Randall Rouda Telephone: 512-974-3338
Randall.rouda@ [austintexas.gov](mailto:randall.rouda@austintexas.gov)

PREVIOUS APPROVALS: N/A

PROJECT INFORMATION: 5.23 acres

EXIST. ZONING: CS-MU-NP

MAX. BLDG. COVERAGE: 95%

MAX. IMPERV. CVRG: 95%

PROP. BLDG CVRG: 66,106 sq.ft. (20.63%)

PROP. IMP. CVRG: 187,672 sq.ft. (58.58%)

SUMMARY COMMENTS ON SITE PLAN:

WATERSHED ORDINANCE: This project complies with all watershed regulations.

LAND USE: The site plan complies with all zoning regulations. Partial compliance with some components of Subchapter E have been administratively approved on the basis of the existing development.

ENVIRONMENTAL: All environmental comments will be cleared before permit is issued.

TRANSPORTATION: All transportation comments will be cleared before permit is issued.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: CS-NP / Highway 183 and Frontage Roads, Hotels and Professional Offices

South: CS-MU-NP / Hotel and Retail Commercial

East: SF-3-NP / Church and Single Family Residences

West: CS-MU-NP / Highway 35 and Frontage Roads, Commercial Services, Hotel, Restaurants

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Anderson Lane SR/EB	Varies (+/-275 ft)	Asphalt (primary)	Highway 183
Highway 35 N Frontage	Varies (+/-475 ft)	Asphalt (primary)	Highway 35

DISCUSSION

LDC Section 25-5-21 Permits an applicant to design a site plan to be constructed in development phases. The applicant is required to identify the work to be included in each phase and must propose a start date for the first and final phases. If the proposed start date for the final phase is more than three years after the approval of the site plan, Planning Commission approval of the Site Plan is required.

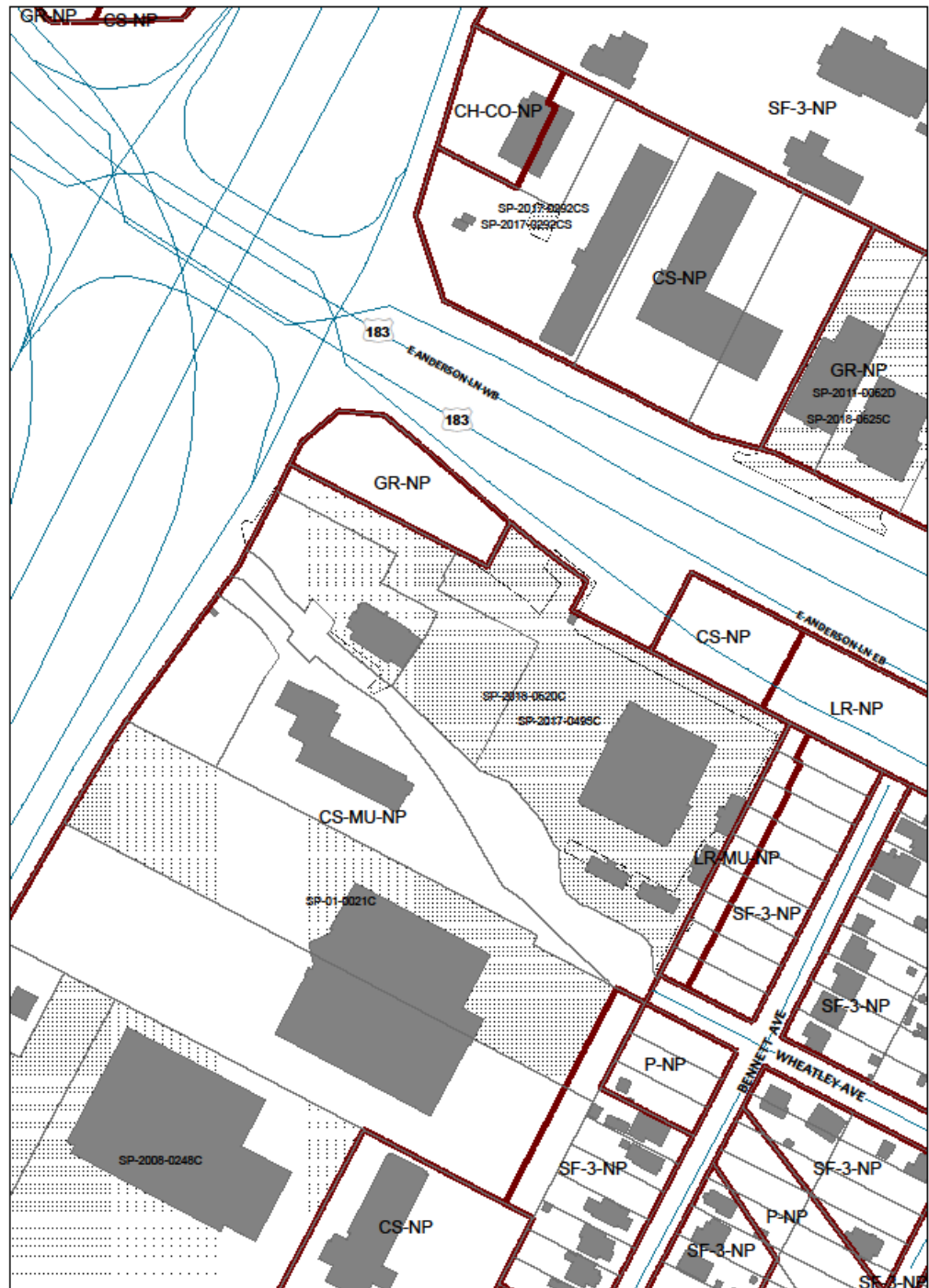
The applicant's request for approval of a phasing plan is attached (Exhibit B). As shown on the Site Plan, all access, parking, drainage, and related infrastructure and the addition to Building 1 (easterly) would occur during Phase 1. Phase 2 would consist of the remodeling of Building 2 to add a second story. They are requesting permission to start work on Phase 2 any time up to 25 years after site plan approval. Their request is primarily based on the uncertainty of their voluntary funding mechanism as a non-profit organization.

Staff agrees that a Phase 2 Start Date more than three years after project approval is justified, however, Staff's recommendation is to allow the amount of time otherwise typically available upon the approval of both an administrative extension of time (1 year for XT-1) and a typical Commission extension of time (3 years for XT-2). That would allow construction of Phase 2 to begin no later than seven years following approval, with no need to return to Staff or the Commission for earlier extensions.



NEIGHBORHOOD ORGANIZATION:

Austin Independent School District
Austin Inner City Alliance
Austin Lost and Found Pets
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Go Austin/Vamos Austin (GAVA) – North
Heritage Hills/Windsor Hills Neighborhood Plan Contact Team
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Growth Corridor Alliance
North Lamar/Georgian Acres Combined Neighborhood Plan Contact Team
SELTexas
Sierra Club, Austin Regional Group
St. John Neighborhood Association
St. John Neighborhood Plan Contact Team

EXHIBIT A: VICINITY MAP



Legend

-  Site Plan Case
-  Zoning

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 ADDRESS: 837 E. Anderson Lane Service Road EB
 CASE NAME: Austin Humane Society
 MANAGER: Randall Rouda

200 100 0 200 400 Feet

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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding

Exhibit B: Site Plan

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Exhibit C: Phasing and Extension request



July 18, 2019

Planning Commission
Austin City Hall
301 W. Second Street
Austin, Texas

Re: Austin Humane Society - Redevelopment Site Plan
SP-2018-0620C

Dear Commissioners,

This engineering firm represents The Austin Humane Society, the owner of the property covered by City of Austin Site Plan, Case Number SP-2018-0620C ("Site Plan"). I am writing to request a 25-year development phase by the Land Use Commission of the Site Plan pursuant to Section 25-5-21 of the City of Austin Land Development Code. The site plan development is for a non-profit organization which provides a special public benefit.

According to City code, an applicant may request that the city council enter into a Managed Growth Agreement for planning and developing large projects, long term projects or any project which benefits the public interest. Though an application for a Managed Growth Agreement pursuant to Section 25-1-553 of the City of Austin Land Development Code would have been preferable, the project does not meet the 10-acre threshold for filing of a Managed Growth Agreement under 25-1-553(B)(1)(d). The Austin Humane Society property is only 6.03 acres in size. Unfortunately, it doesn't meet the City's definition of a large project, however it is a long-term project and it is a project which benefits the public interest.

Our client, as you are aware, does not use the same mechanisms as developers for the financing of infrastructure. The Austin Humane Society, like other charitable entities, has financial constraints which necessitates the need for development flexibility. Fluctuations in revenue and demand on expenditures vary greatly from year to year. They rely on charitable contributions and fund raising to generate funds for this development project.

The purpose of this phased site plan request is to provide certainty that this project will not be required to undergo design modifications as a result of changes to City regulations over a long period of time. The amount of time is requested because fund raising is necessary in order to complete the multiple phases of the project.

Therefore, we appreciate your anticipated support of the phasing request as our client continues to diligently pursue completion of the Site Plan.

Thank you for your immediate attention to this matter. If you need additional information, please contact me.

Sincerely,

Michael W. Wilson
TBPE Firm #F-630



