

- (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 COMPONENTS OF SITE PLAN:

LAND USE: The site is zoned GR-MU-NP-CO, all site calculations (F.A.R., Building coverage, and impervious cover) are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed, and have completed 91 of the 234 phases. Three of these completed phases include sidewalks, driveways, roads, fire lanes, parking, utilities, storm water improvements, detention, water quality improvements and the required offsite improvements.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

Site Plan administrative approved on 04/26/16, permit expiration 04/26/19.

One year Site Plan Extension administrative approved on 05/23/19, permit expiration 04/26/2020, applicant submitted before this deadline.

COVID19 mayor’s orders extended site plan expiration to 03/15/21

PROJECT INFORMATION

SITE AREA	1,245,816 sq. ft.	28.6 acres
EXISTING ZONING	GR-MU-NP-CO	
	Allowed	Proposed
FLOOR-AREA RATIO	1:1	0.54:1
BUILDING COVERAGE	75%	30.1%
IMPERVIOUS COVERAGE	90%	59.2%
PARKING	462	527

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR-MU-NP-CO	Condo
<i>North</i>	P-NP	Little Walnut Creek Greenbelt
<i>South</i>	E 51 st St/ GR-CO-NP/ SF-3-NP/ SF-6-NP	E 51 st St Religious Assembly Single Family Undeveloped
<i>East</i>	P-NP	Little Walnut Creek Greenbelt
<i>West</i>	Springdale Rd/ SF-2-NP/ GR-CO-NP	Springdale Rd Single family Undeveloped

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification	Street Level
Springdale Rd	80 feet	~ 44 feet	Corridor Mobility	3
E. 51 st St	Varies	~ 60 feet	Corridor Mobility	3

NEIGHBORHOOD ORGANIZATIONS:

Anberly Airport Association	Friends of Northeast Austin
Austin Independent School District	Homeless Neighborhood Association
Austin Lost and Found Pets	Neighborhood Empowerment Foundation
Austin Neighborhoods Council	Neighbors United for Progress
Bike Austin	Pecan Springs/Springdale Hills Neighbor Assoc.
Del Valle Community Coalition	Preservation Austin
East Austin Conservancy	Reissig Group
East MLK Combined Neighborhood Plan	SEL Texas
Contact Team	Senate Hills Homeowners' Association
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Windsor Park-Pecan Springs Heritage	

August 31, 2020

City of Austin
Ms. Renee Johns
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Re. Springdale Park Condominiums (SP-2014-0508C[XT2])
LJA Project Number A343-0410
Site Plan Extension Summary Letter

Dear Ms. Johns,

The owner of the Springdale Park Condominiums (SP-2014-0508C[XT2]) property, located at 5213 Springdale Road, has requested a Site Development Permit extension from the City of Austin Land Use Commission to extend the expiration date by four (4) years. The subject property is located within the City of Austin Full Purpose jurisdiction and is situated northeast of the intersection of Springdale Road and E. 51st Street in Austin, Travis County, Texas.

The purpose of this letter is to provide additional information in regard to the requested site plan extension from the Land Use Commission for the above site plan permit, which originally was set to expire on April 26, 2020. Based on this, we respectfully request that a four (4) year extension be granted for this project in accordance with Chapter 25-5-63. The construction of the condominium units unfortunately cannot be completed within the window of the original site plan unless an extension is granted. See below for the requested information about the status of the construction to date and why the extension request is being made:

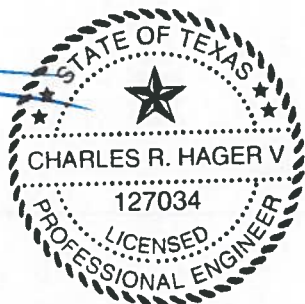
- (a) The Site Plan substantially complies with the requirements that apply to a new application for site plan approval.
- (b) The applicant has taken a good faith effort to complete the project under the original permit timeframe. The project is a unique project in that it has three (3) public phases and 231 phases for individual residential units/homes and amenity buildings. The three (3) public phases have a significant scale of proposed infrastructure and construction items associated with each that were required before the other phases could be completed. However, all public phases of the project are complete and accepted by the City of Austin per the enclosed acceptance letters for Phases 1, 2, and 3. These completed phases include all shared/public improvements serving the project such as sidewalks, driveways, roads and fire lanes, parking, utilities, stormwater improvements, detention and water quality improvements, and required offsite improvements. Since these phases are now complete, the four (4)-year extension is requested to complete residential building construction for the phases associated with individual units that are under construction or planned for construction.
- (c) To date, over 100 residential units/phases have either been constructed or sold to future residents (88 of which have been issued Certificates of Occupancy) and three

- (3) phases which are public and received City acceptance. All the residential units are within their own phase. There are 143 phases/units remaining that require certificates of occupancy to complete the project. Good faith effort has been made to complete the project and unit construction is ongoing.
- (d) The request for a four (4) year extension is made based on the large number of units/phases within the project and due to the fact this is the last time an extension can be made since a one (1) year administrative extension has already been granted. Four (4) years is a feasible window to complete the project based on the fact ~60% percent of phases have been completed since the original permit was issued four (4) years ago in 2016. Since there are 143 remaining phases/units (~40% of phases), a four (4) year window is an adequate window to complete the remaining work based on the project's rate of phase completion and since final project close out has additional requirements (such as establishing permanent erosion and sedimentation controls and landscaping) that requires additional time at the end of the project.
- (e) There are many phases for this project due to the strategic plan to allow each unit to be completed in its' own phase allowing for each unit to receive its own certificate of occupancy once complete. This expedites the ability for future residents to purchase homes as construction continues for the remaining units. It also creates a longer timeframe for construction since each phase is closed out individually.

We appreciate your review of this project. If you have any questions, or need any additional information, please do not hesitate to call us at 512-439-4700 or email at chager@lja.com.

Sincerely,


Charles R. Hager, P.E.
Project Manager
LJA Engineering, Inc.



enclosures



Building a Better and Safer Austin Together



505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | DevelopmentATX.com

February 16, 2018

Fenway Development, Inc.
1520 Oliver Street
Houston, Texas 77007

RE: FINAL ACCEPTANCE

Project Name: Site – Springdale Park Condominiums Phase 1
Site Development Number: SP-2014-0508C

Job ID No. : C-2017-0705

To Whom It May Concern:

Effective February 14, 2018, the water, wastewater, drainage and street construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

The consulting engineer representing you has indicated concurrence with the City's acceptance on Attachment #2. The contractor is warranting their workmanship and materials against defects for one (1) year from February 14, 2018.

Sincerely,

Chee Lin, P.E., Construction Engineer
Sites & Subdivisions Inspection Division
Development Services Department

CL: am

<p>cc: Chee Lin, P.E. John McDonald, DSD Dean Derrick, Financial Services Dept. Joseph Sandoval, P.E. Capital Excavation Company Hartford Fire Insurance Company Bond No. 46BCSHU3415 Rebekah Barney, DSD Theresa Jones, DSD Lei Lonnie La Bonte, DSD DSDFiscal Addressing, CTM Right of Way Daniel Hunter, ATD Eva Moore, ATD Sam West, Street & Bridge, PW Eric Bollich, P.E., ATD Lee Austin, P.E., ATD Dipti Borkar-Desai, P.E., ATD</p>	<p>Anna Martin, P.E., ATD David Lambert, Austin Energy Kirk Obst, AWU Steve Hutton, AWU Dolph Scott, AWU Pam Young, AWU Jennifer Longoria, AWU Jose Roig, DSD Amie Egbert, DSD Roger McMillan, DSD Robin Harvey, DSD Greg Alvarez, DSD WPDSiteSubNotification AWTaps AWUGIS AWmrelease Project Files</p>
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Project Name: Site – Springdale Park Condominiums Phase 1

Project Numbers: 6823283163



Building a Better and Safer Austin Together



505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | DevelopmentATX.com

February 21, 2018

Fenway Development, Inc.
1520 Oliver Street
Houston, Texas 77007

RE: FINAL ACCEPTANCE

Project Name: Site – Springdale Park Condominiums Phase 2
Site Development Number: SP-2014-0508C

Job ID No. : C-2017-0855

To Whom It May Concern:

Effective February 15, 2018, the water, and wastewater construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

The consulting engineer representing you has indicated concurrence with the City's acceptance on Attachment #2. The contractor is warranting their workmanship and materials against defects for one (1) year from February 15, 2018.

Sincerely,

Chee Lin, P.E., Construction Engineer
Sites & Subdivisions Inspection Division
Development Services Department

CL: am

cc: Chee Lin, P.E.
John McDonald, DSD
Dean Derrick, Financial Services Dept.
Joseph Sandoval, P.E.
Capital Excavation Company
Hartford Fire Insurance Company
Bond No. 46BCSHU3416
Rebekah Barney, DSD
Theresa Jones, DSD
Lei Lonnie La Bonte, DSD
Addressing, CTM
Right of Way
David Lambert, Austin Energy
Kirk Obst, AWU
Steve Hutton, AWU

Dolph Scott, AWU
Pam Young, AWU
Jennifer Longoria, AWU
Jose Roig, DSD
Amie Egbert, DSD
Roger McMillan, DSD
Robin Harvey, DSD
Greg Alvarez, DSD
AWTaps
AWUGIS
AWmrelease
Project Files

Project Name: Site – Springdale Park Condominiums Phase 2

Project Numbers: 6823283208



August 6, 2020

WLH Communities of Texas, LLC
810 Hester's Crossing Ste. 235
Round Rock, Texas 78681

RE: FINAL ACCEPTANCE

Project Name: SITE-Springdale Park Condominiums Phase 3
Site Development Number: SP-2014-0508C

Job ID No.: C-2020-0534

To Whom It May Concern:

Effective *July 30, 2020*, the water, wastewater, and street construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

The consulting engineer representing you has indicated concurrence with the City's acceptance on Attachment #2. The contractor is warranting their workmanship and materials against defects for one (1) year from *July 30, 2020*.

Sincerely,

Chee Lin

Chee Lin, P.E., Field Engineer
Sites & Subdivisions Inspection Division
Development Services Department

CL: mb

<p>cc: Rick Holloway, DSD John Cruz, DSD John McDonald, DSD Kelly Stilwell, DSD Stephen Ramirez, DSD Roger McMillan, DSD Derrick Dean, Financial Services Dept. LJA Engineering, Inc. Charles R. Hager, P.E. Capital Excavation Company The Hartford Fire Insurance Bond No. 46BCSII8394 FirePreventionEngineers FiscalSurety, DSD Addressing, CTM</p>	<p>Right of Way Karen Palacios, Austin Energy Ronnie Bell, P.E., ATD Eric Bollich, P.E., ATD Anna Martin, ATD Lee Austin, ATD Dipti Borkar-Desai, ATD Sam West, Street & Bridge, PW Eva Moore, ATD Kirk Obst, AWU Steve Hutton, AWU Dolph Scott, AWU AWUGIS AWmrelease</p>
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505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | DevelopmentATX.com

February 16, 2018

Fenway Development, Inc.
1520 Oliver Street
Houston, Texas 77007

RE: FINAL ACCEPTANCE

Project Name: Site – Springdale Park Condominiums Phase 1
Site Development Number: SP-2014-0508C

Job ID No. : C-2017-0705

To Whom It May Concern:

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Sincerely,

Chee Lin, P.E., Construction Engineer
Sites & Subdivisions Inspection Division
Development Services Department

CL: am

<p>cc: Chee Lin, P.E. John McDonald, DSD Dean Derrick, Financial Services Dept. Joseph Sandoval, P.E. Capital Excavation Company Hartford Fire Insurance Company Bond No. 46BCSHU3415 Rebekah Barney, DSD Theresa Jones, DSD Lei Lonnie La Bonte, DSD DSDFiscal Addressing, CTM Right of Way Daniel Hunter, ATD Eva Moore, ATD Sam West, Street & Bridge, PW Eric Bollich, P.E., ATD Lee Austin, P.E., ATD Dipti Borkar-Desai, P.E., ATD</p>	<p>Anna Martin, P.E., ATD David Lambert, Austin Energy Kirk Obst, AWU Steve Hutton, AWU Dolph Scott, AWU Pam Young, AWU Jennifer Longoria, AWU Jose Roig, DSD Amie Egbert, DSD Roger McMillan, DSD Robin Harvey, DSD Greg Alvarez, DSD WPDSiteSubNotification AWTaps AWUGIS AWmrelease Project Files</p>
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Project Name: Site – Springdale Park Condominiums Phase 1

Project Numbers: 6823283163



Building a Better and Safer Austin Together



505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | DevelopmentATX.com

February 21, 2018

Fenway Development, Inc.
1520 Oliver Street
Houston, Texas 77007

RE: FINAL ACCEPTANCE

Project Name: Site – Springdale Park Condominiums Phase 2
Site Development Number: SP-2014-0508C

Job ID No. : C-2017-0855

To Whom It May Concern:

Effective February 15, 2018, the water, and wastewater construction requirements in the above site plan have been fulfilled in accordance with current Construction Documents approved by the Development Services Department. The City of Austin accepts the public facilities as described on Attachment #1 for maintenance. The water and wastewater improvements will be owned, operated, and maintained by the City of Austin.

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Chee Lin, P.E., Construction Engineer
Sites & Subdivisions Inspection Division
Development Services Department

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AWTaps
AWUGIS
AWmrelease
Project Files

Project Name: Site – Springdale Park Condominiums Phase 2

Project Numbers: 6823283208



August 6, 2020

WLH Communities of Texas, LLC
810 Hester's Crossing Ste. 235
Round Rock, Texas 78681

RE: FINAL ACCEPTANCE

Project Name: SITE-Springdale Park Condominiums Phase 3
Site Development Number: SP-2014-0508C

Job ID No.: C-2020-0534

To Whom It May Concern:

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Sincerely,

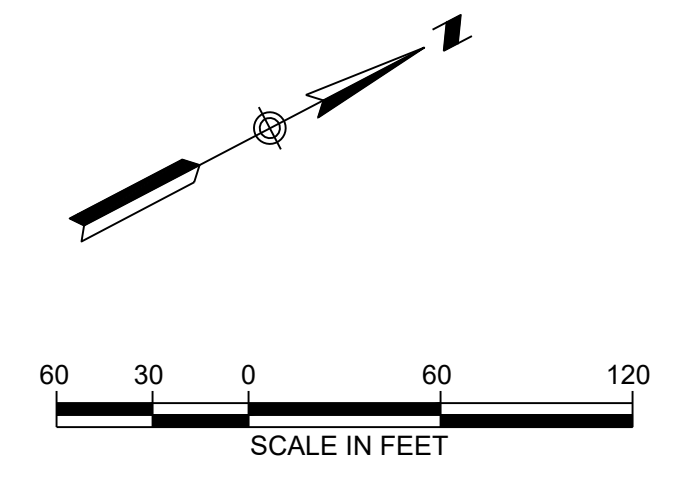
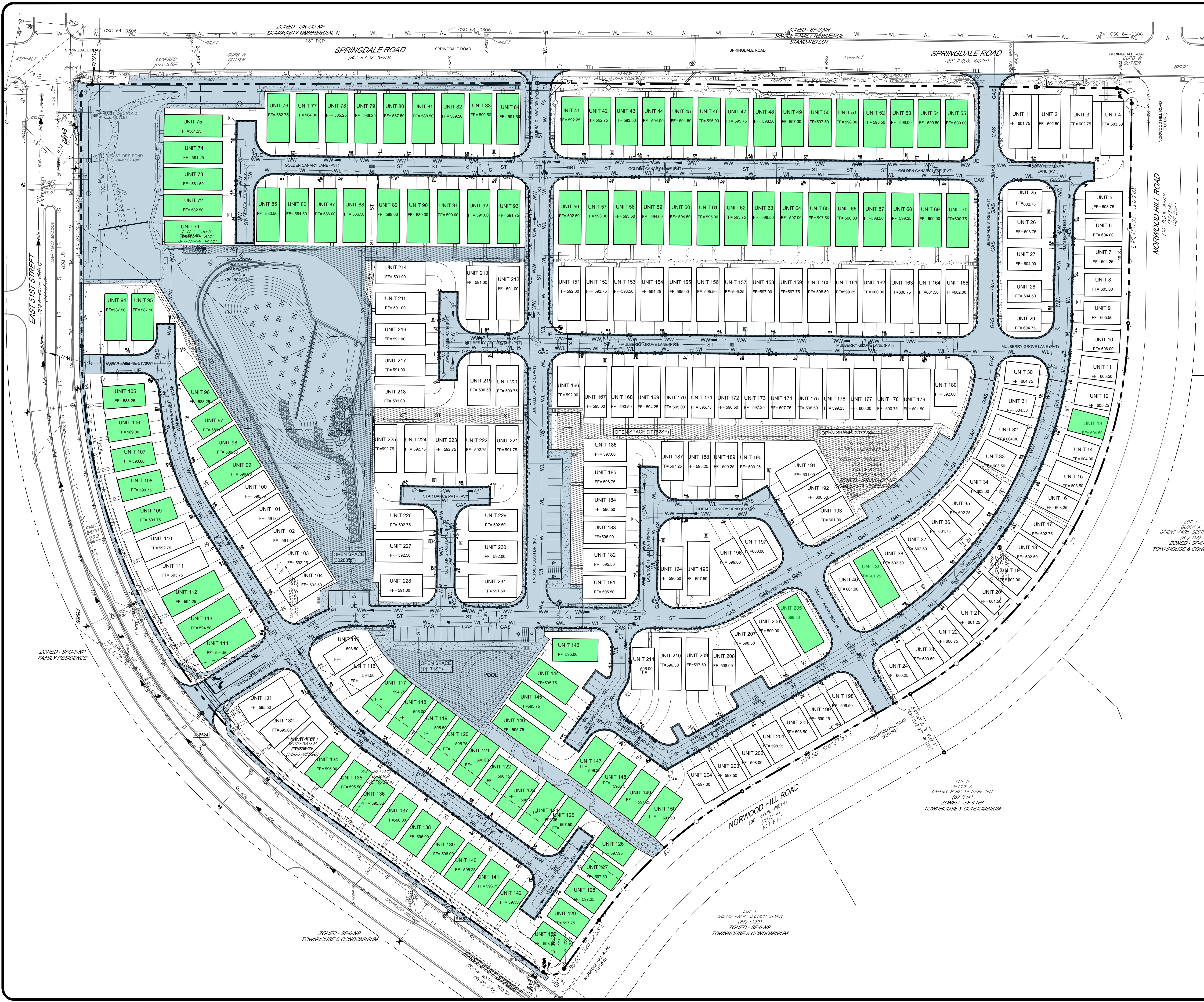
Chee Lin

Chee Lin, P.E., Field Engineer
Sites & Subdivisions Inspection Division
Development Services Department

CL: mb

cc: Rick Holloway, DSD
John Cruz, DSD
John McDonald, DSD
Kelly Stilwell, DSD
Stephen Ramirez, DSD
Roger McMillan, DSD
Derrick Dean, Financial Services Dept.
LJA Engineering, Inc.
Charles R. Hager, P.E.
Capital Excavation Company
The Hartford Fire Insurance
Bond No. 46BCSII8394
FirePreventionEngineers
FiscalSurety, DSD
Addressing, CTM

Right of Way
Karen Palacios, Austin Energy
Ronnie Bell, P.E., ATD
Eric Bollich, P.E., ATD
Anna Martin, ATD
Lee Austin, ATD
Dipti Borkar-Desai, ATD
Sam West, Street & Bridge, PW
Eva Moore, ATD
Kirk Obst, AWU
Steve Hutton, AWU
Dolph Scott, AWU
AWUGIS
AWmrelease



SOLD AND/OR COMPLETED UNITS
 COMPLETED SITE IMPROVEMENTS

SPRINGDALE PARK CONDOMINIUMS
CONSOLIDATED SITE PLAN
OVERALL PROJECT LAYOUT

NO.	REVISIONS	DATE
	DESCRIPTION <td> </td>	

DATE:	06/11/2020
DESIGNED BY:	HR
DRAWN BY:	HR
CHECKED BY:	

LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1386

811
 Know what's below.
 Call before you dig.

SITE PLAN RELEASE

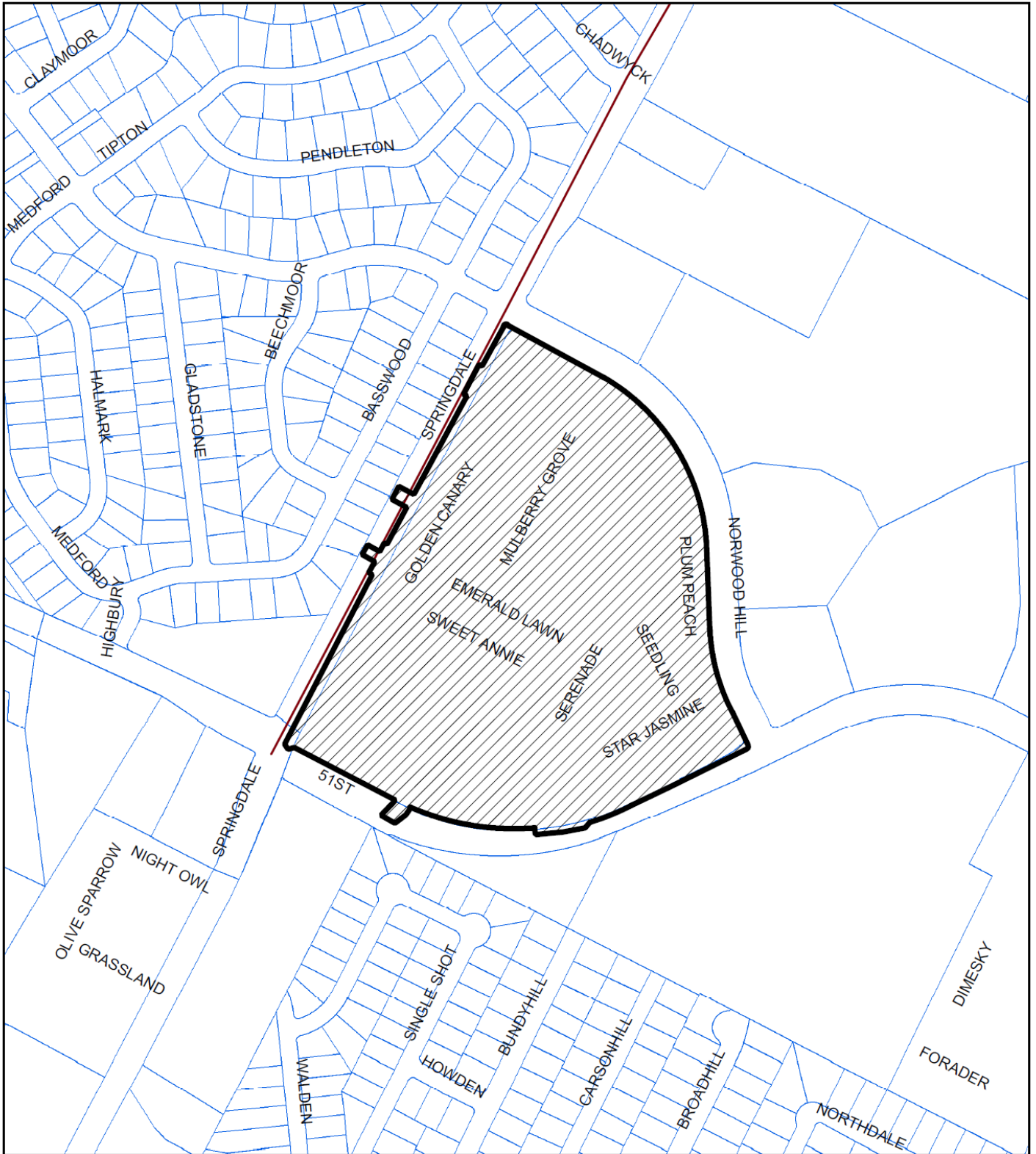
FILE NUMBER: SP-2014-0508C EXPIRATION DATE: _____
 CASE MANAGER: _____ APPLICATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: N/A
 APPROVED BY CITY COUNCIL ON: N/A
 under Section 112 of Chapter 25-5 of the Austin City Code.



Director for Planning and Development Review Department
 DATE OF RELEASE: _____ Zoning: GR-MU-CO-CP
 Rev. No. 1 _____ Correction No. 1 _____
 Rev. No. 2 _____ Correction No. 2 _____
 Rev. No. 3 _____ Correction No. 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

JOB NUMBER:	A343-410
OP01	
SHEET NO.	4
OF 100 SHEETS	

I:\2020_811_Conformity\400_Springdale_Park\Utilities\312-400-Completed_Items_For_XT2_6/12/2020.dwg
 User: cheng
 Last Modified: Sun, 09, 28 - 11:57:21 AM
 Plot: 11/25/2020 11:25 - 12:00:24



-  Subject Tract
-  Base Map

CASE NO: SP-2014-0508C(XT2)
ADDRESS: 4800 E 51ST STREET



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.