

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

<u>CASE NUMBER:</u>	SP-2017.0130C.SH (XT2)	<u>ZAP HEARING DATE:</u> April 18, 2023
<u>PROJECT NAME:</u>	The Grove at Shoal Creek Residential Phase 1	
<u>ADDRESS OF SITE:</u>	4215 Bull Creek Rd	<u>COUNCIL DISTRICT:</u> 10
<u>WATERSHED:</u>	Shoal Creek	<u>JURISDICTION:</u> Austin Full Purpose
<u>APPLICANT/ OWNER:</u>	Grove Residential Development 2100 Northland Dr Austin, Tx 78756	(512) 686-4986
<u>AGENT:</u>	A Ron Thrower (Thrower Design) P.O. Box 41957 Austin, TX 78704	(512) 476-4456
<u>CASE MANAGER:</u>	Chris Sapuppo chris.sapuppo@austintexas.gov	(512) 978-4556

PROPOSED DEVELOPMENT:

The applicant is requesting a five (5) year extension to a previously approved site plan. The construction of a 410-unit condominium development for residential use on a 75.79 acre site with associated parking, driveways, storm sewers, rain gardens, and water quality and utility improvements for a total of 986,198 sqft of impervious cover (32.3%). The project is located within the Shoal Creek Watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project participates in the Affordable Housing program.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three (3) years, from March 01, 2023 to March 01, 2026 based on the case meeting criteria from LDC Section 25-5-62(C). The applicant has included a justification letter explaining details of this site (see attached).

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 COMPONENTS OF SITE PLAN:

LAND USE: The site is zoned PUD, 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.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

Site Plan original approval, permit expiration 03/01/2022

Site Plan XT approval, permit expiration 03/01/2023

PROJECT INFORMATION

SITE AREA	3,301,412.4 sq. ft.	75.79 acres
EXISTING ZONING	PUD	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	Tract A 0.75:1 Tract B: 1.5:1 Tract C: 0.75:1 Tract D: 1:1 Tract E: 0.75:1 Tract F: 1:1 Tract G: 1:1	Tract A: 0.31:1 Tract B: 0.01:1 Tract C: 0.74:1 Tract D: 0.97:1 Tract E: 0.42:1 Tract F: 0.83:1 Tract G: 0.45:1
BUILDING COVERAGE	45% (Tract A&E) 55% (Overall Site per Ordinance 20161215-075)	15.9%
IMPERVIOUS COVERAGE	55% (Tract A&E) 65% (Overall Site per Ordinance 20161215-075)	32.3%
PARKING	666	838(on site)

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	PUD	Planned Unit Development
<i>North</i>	PUD	Planned Unit Development
<i>South</i>	SF-3	Family Residence
<i>East</i>	SF-3	Family Residence
<i>West</i>	SF-3 CS-MU-CO	Family Residence General Commercial Services, Mixed Use Combining District

ABUTTING STREETS

Road Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement Width	Classification
Jackson Avenue	Level 1	58 feet	~65 feet	48 feet	Local residential collector
Bull Creek Road	Level 2	72 feet	63 feet	43 feet	Collector
Idlewild Road	Level 1	58 feet	50 feet	28 feet	Local residential collector
Lacey Cup Drive	Level 1	58 feet	n/a (private)	24 feet	Private
Jessie Heights Dr	Level 1	58 feet	n/a (private)	22 feet	Private

NEIGHBORHOOD ORGANIZATIONS:

45th St. Concerned Citizens
Austin Independent School District
Austin Lost and Found Pets
Bull Creek Road Coalition
Friends of Austin Neighborhoods
Friends of The Grove
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Austin Neighborhood Alliance,
Preservation Austin
Ridgelea Neighborhood Assn.
SELTexas
Shoal Creek Conservancy
Sierra Club
Austin Regional Group



April 5, 2023

Zoning and Platting Commission Members
City of Austin

RE: The Grove at Shoal Creek Residential Phase One
SP-2017-0130.C.SH(XT2)

Dear Commissioners,

We are requesting a 5-year extension to the approved site plan for The Grove at Shoal Creek Residential Phase One, located at 4205 Bull Creek Road, Austin, Texas 78731. This project has completed several phases of development, including the completion of 332 units out of the permitted 410 units since obtaining the original site development permit in 2018. This additional Commission approved extension is needed to complete the process of obtaining building permits and to complete the construction of the remaining 78 residential homes with associated private drives, utilities, storm sewer and water quality improvements.

This site has PUD zoning and is governed by The Grove at Shoal Creek PUD ordinance #20161215-075, approved on December 15, 2015.

Should you have any questions, please contact us.

Sincerely,

A. Ron Thrower

A. Ron Thrower



April 5th, 2023

Director
City of Austin Development Services Department
6310 Wilhelmina Delco Drive, Austin, Texas
Austin, Texas 78752

Re: Engineers Summary Letter
The Grove At Shoal Creek Residential Phase One Site Plan – Site Plan Extension Request
4205 Bull Creek Road, Austin, Texas

This summary letter has been prepared on behalf of 'Grove Residential Development' as part of the Consolidated Site Plan Application Extension submittal for 'Grove at Shoal Creek Residential Phase One'. This project is in support of a portion of a 30.125 acre property within the full purpose city limits of the City of Austin, Travis County. The address for the site is 4205 Bull Creek Road, Austin, Texas, 78731. The zoning is PUD, governed by The Grove at Shoal Creek PUD Ordinance #20161215-075, approved on December 15, 2015. The proposed development will consist of 410 condominium residential units with associated private drives, utility, storm sewer, and water quality improvements. The site is part of the preliminary plan for the Grove at Shoal Creek (C8-2016-0197.SH).

The site is located within the Shoal Creek watershed, which is in an Urban watershed per City of Austin. No portion of the site plan area is located within the 100-year floodplain as determined by the Federal Emergency Management Agency's Flood Insurance Rate 48453C0445J, 48453C0435J, and 48453C0455J, dated January 6, 2016. Per an Environmental Resource Inventory conducted by Horizon Environmental Services and confirmed by the City of Austin staff, the site is not within the Edward's Aquifer Recharge Zone. Stormwater quality will be provided by a wet pond installed as part of the Grove at Shoal Creek Subdivision Construction Plan improvements, City of Austin case number C8-2016-0197.1B.SH. The wet pond is designed to capture and treat 33.82 acres of impervious cover. Additional water quality treatment is provided through multiple rain gardens on site. Verification of no adverse downstream impacts for this site plan is provided as part of the Subdivision Construction Plans and the associated Grove at Shoal Creek Drainage Impact Assessment dated March 30th, 2017. All water quality facilities are designed to meet City of Austin and TCEQ standards.

Water service is be provided by Austin Water Utility. The site will be served by existing waterline stub-outs at Jackson Avenue, constructed as part of the Grove at Shoal Creek Subdivision Construction Plan improvements. The site is under approved Service Extension Request ("SER") 3607.

Wastewater service is be provided by Austin Water Utility. The site will gravity flow to an existing wastewater main constructed as part of the Grove at Shoal Creek Subdivision Construction Plan improvements. The existing wastewater main gravity flows to an existing 42" concrete wastewater line (AWU Profile No # A-9374 & A-9375) per approved SER 3608.

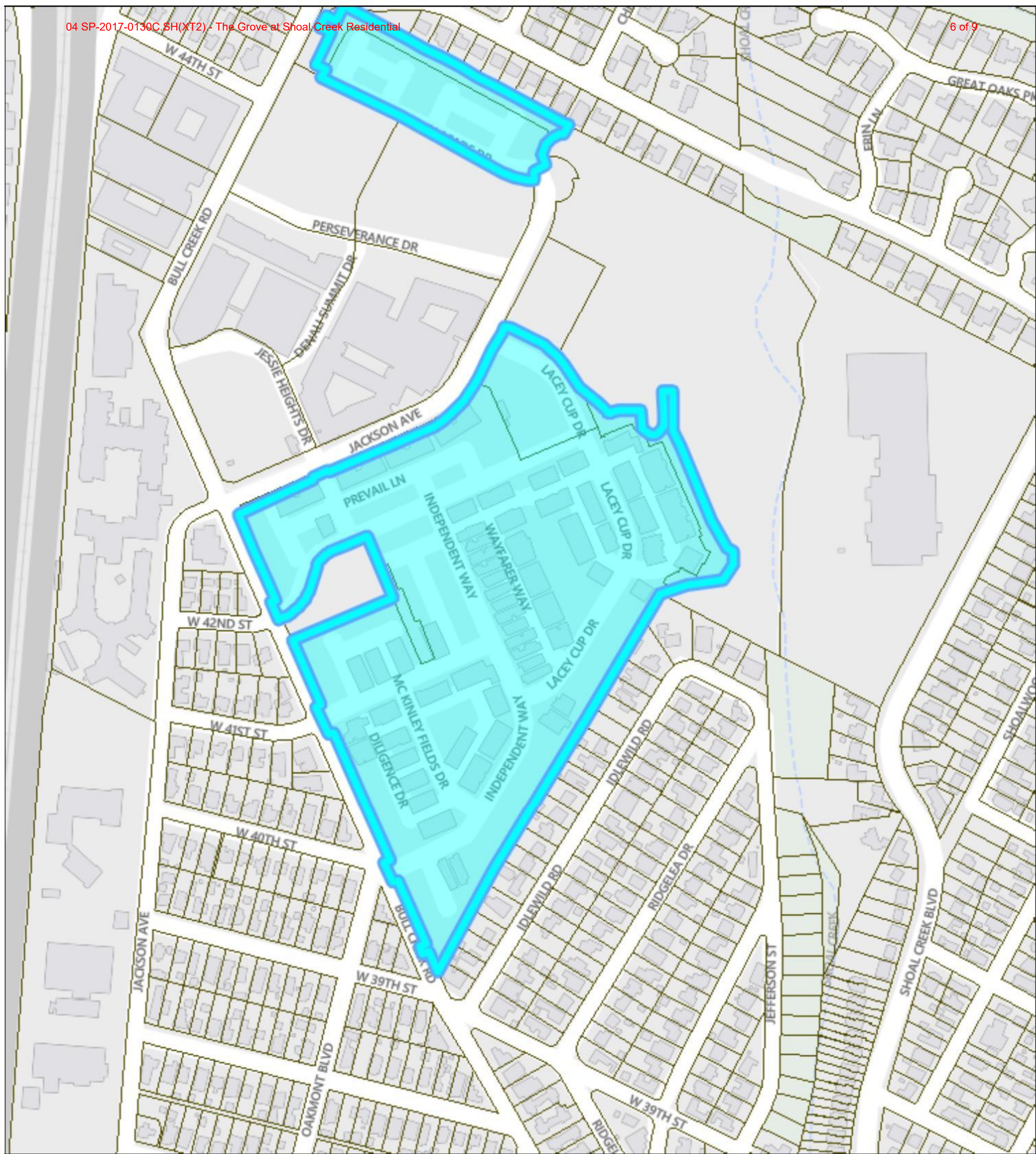
You may contact me us (512) 879-0418 or at bgrace@bgeinc.com if you have any questions regarding this site plan extension request.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Grace".

Brian J Grace, P.E.
Director, Site Development
BGE, Inc.
TBPE Firm #F-1046





Lot Lines

Lot Line



SP-2017-0130C.SH(XT2)

4215 BULL CREEK ROAD

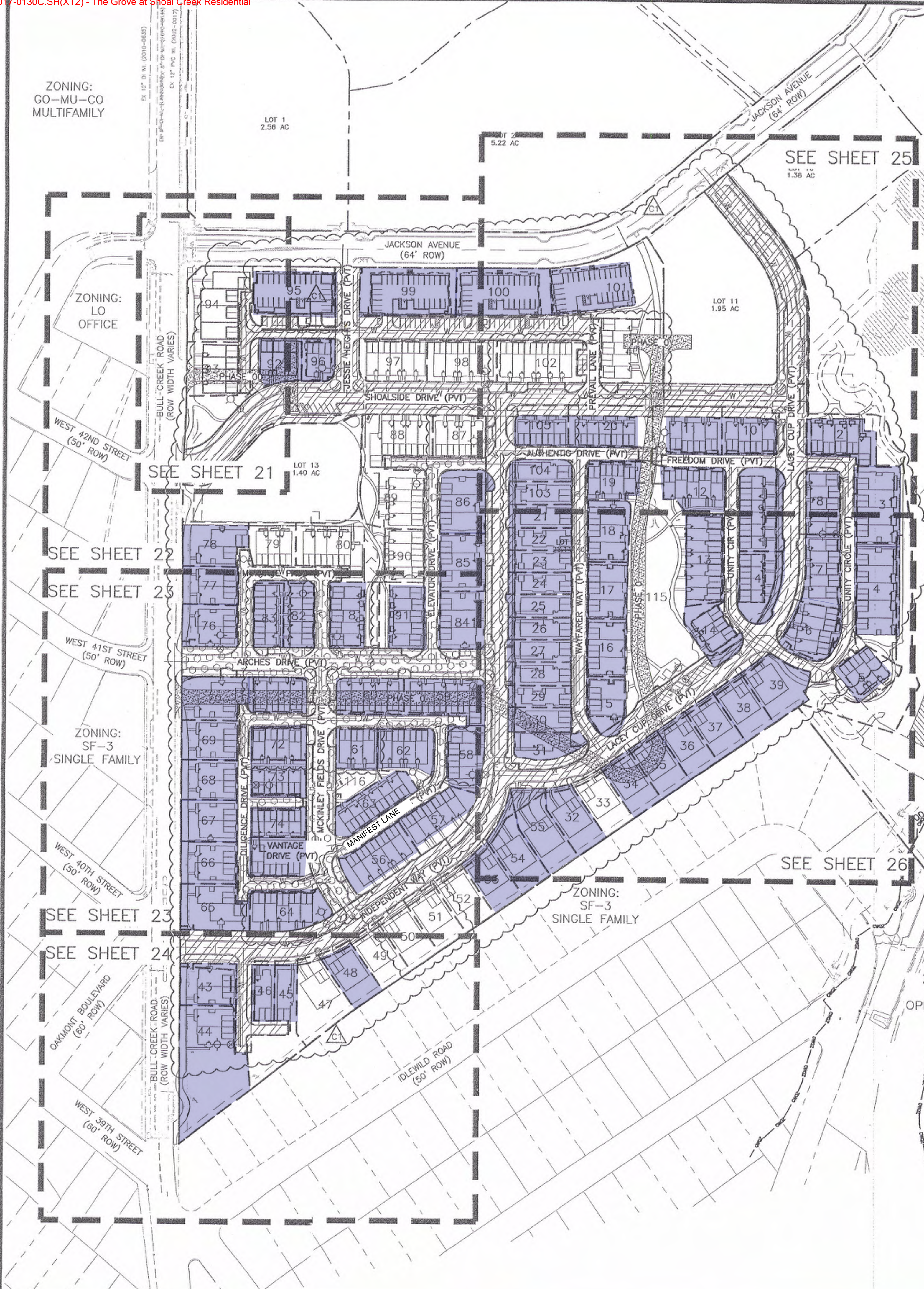


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1: 4800

4/4/2023

V:\01Projects\Wilestone Community Builders\Grove at Shoal Creek\4696-PH\03_CADD\06_LD\01_Sheets\4696-C-C-SP-SITE-OVERALL.dwg Layout: 17 OVERALL SITE PLAN Plotted: 3/6/2019 3:10:35 PM



REQUIRED PARKING								
USE	RATIO	UNITS	# OF 1 BEDROOMS	# OF 2 BEDROOMS	# OF 3 BEDROOMS	# OF 4 BEDROOMS	APPENDIX A REQUIREMENT	REQUIRED PARKING (20% URBAN CORE REDUCTION)
TOWNHOUSE RESIDENTIAL	2 SPACES/UNIT	306					612	490
CONDOMINIUM RESIDENTIAL	1 SPACE PER EFFICIENCY, 1.5 SPACE PER 1BDR UNIT, 1.5 SPACES+0.5 PER ADDITIONAL BDR FOR UNITS LARGER THAN 1 BDR	32			13	19	89.5	72
MULTIFAMILY	1 SPACE PER EFFICIENCY, 1.5 SPACE PER 1BDR UNIT, 1.5 SPACES+0.5 PER ADDITIONAL BDR FOR UNITS LARGER THAN 1 BDR	72	27	45			130.5	104

SCALE: 1" = 100'

Phase(s) closed out to date



- PHASING NOTES:**
- PHASES 1, 42 AND 106 WILL INCLUDE ALL SITE WORK, STREETS, PARKING, UTILITIES, AND SERVICES TO WITHIN FIVE (5') FEET OF THE BUILDINGS.
 - PHASES 2-105, AND 107-114 WILL INCLUDE THE FOUNDATION, DRIVEWAY, FENCES, AND ASSOCIATED LANDSCAPING AS SEPARATE PHASES FOR EACH BUILDING.
 - INDIVIDUAL BUILDING PHASES INCLUDE DRIVEWAY, ENTRY SIDEWALK, AND PATIO/PORCH AREAS TYPICALLY POURED SEPARATE FROM THE BUILDING SLAB.
 - THIS PROJECT CONTAINS 116 TOTAL PHASES. FOR CONSTRUCTION PURPOSES, PHASE 1 MUST BE CONSTRUCTED, APPROVED, AND RELEASED BEFORE PHASES 2-41, 54-55 & 92-105 MAY BE RELEASED.
 - FOR CONSTRUCTION PURPOSES, PHASE 42 MUST BE CONSTRUCTED, APPROVED, AND RELEASED BEFORE PHASES 43-53 & 56-91 MAY BE RELEASED.
 - FOR CONSTRUCTION PURPOSES, PHASE 106 MUST BE CONSTRUCTED, APPROVED, AND RELEASED BEFORE PHASES 107-114 MAY BE RELEASED.
 - PHASE 0 & PHASE 00 WITH REQUIRED HYDRANTS SHALL BE COMPLETE BEFORE INTRODUCING COMBUSTIBLES TO SITE. (SEE COA FIRE PROTECTION RULE THIS SHEET) COMBUSTIBLES AND PERMITTED VERTICAL CONSTRUCTION MUST BE WITHIN 200 FEET OF AN ACCEPTED FIRE APPARATUS ACCESS DRIVE (TEMPORARY OR PERMANENT.) IN ADDITION TO AFD ACCESS DETACHED SINGLE FAMILY HOMES OR TOWN HOMES MUST BE WITHIN 600 FEET OF AN AFD ACCEPTED FIRE HYDRANT AND FOR MULTIFAMILY HOMES VERTICAL CONSTRUCTION MUST BE WITHIN 500 FEET OF TWO (2) ACCEPTED AFD FIRE HYDRANTS.
 - TO FACILITATE AFD AUTHORIZATION TO BEGIN VERTICAL CONSTRUCTION, THE ENGINEER OF RECORD SHALL PROVIDE AN EXHIBIT OF INSTALLED ALL-WEATHER PAVEMENT, ACCEPTED FIRE HYDRANTS, IDENTIFY BUILDINGS PROPOSED TO "GO VERTICAL" AND LABEL THE PRESCRIBED ACCESS DISTANCES AND HOSE LAY DISTANCES TO FACILITATE FIRE PROTECTION ACTIVITIES. AN ENGINEER'S LETTER OF CONCURRENCE SHALL BE INSTALLED IN ACCORDANCE.

PHASING LEGEND	
XX	PHASE BOUNDARY
PHASE 0	PHASE 0
PHASE 00	PHASE 00
PHASE 1	PHASE 1
PHASE 42	PHASE 42
PHASE 106	PHASE 106

SITE PLAN APPROVAL
FILE NUMBER: SP-2017-0130C.SH SHEET 19 OF 178
APPROVED BY COMMISSION ON APPLICATION DATE: 04/13/2017
UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE CASE MANAGER: CLARISA E. DAVIS
EXPIRATION DATE: (25-5-B) LDC PROJECT EXPIRATION DATE: 07/05/2025
Director, Development Services Review RELEASED FOR GENERAL COMPLIANCE
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final Plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DESIGNED BY: JTM
REVIEWED BY: BJG
DRAWN BY: JTM

BGE Inc.
7000 NORTH AUSTIN, SUITE 300
AUSTIN, TX 78731
TEL: 512-878-0400 • www.bgeinc.com
TXPE Registration No. F-1048

THE GROVE AT SHOAL CREEK
RESIDENTIAL PHASE ONE
OVERALL SITE & PHASING PLAN

BRIAN J. GRACE
121846
SHEET 19 OF 178

REV	DESCRIPTION	DATE
01	REVISED BOUNDARY FOR PHASES 1, 40, 42, 50, 51, 56, 57, 59, 60, 62, 64, 71, 72, 83, 87, 91, 95, 102, 105, 106	10/17/18



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8 of 9

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Y INFORMATION

ned in section 25-1-131 of the City
o this link:
brary/tx/austin

in an application, a person can
communicate an interest to the
if they satisfy at least one of
a primary residence that is
sed development; 2) they are the
et of the site of the proposed
of an environmental or
n interest in the site of the
red boundaries are within 500
ment.

ome an interested party, they
ther delivering a written
sion conducting the hearing or
ord at the public hearing. A
tatement to the Case Manager
h the Case Manager. The
ntify the issues of concern; 2)
phone number, and mailing
is by telephone, be confirmed in

please
y private cell phone
y available documents
Thanks! Jessica

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.


Case Number: SP-2017-0130C.SH(XT2)
Contact: Clarissa E. Davis, 512-974-1423 or
Cindy Edmond, 512-974-3437

☒ I meet the requirements for and request to be an interested party

Jessica W. Archer 512-689-6513
Name (please print) Telephone number

4711 Unity Circle, Austin, TX 78731
Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)

 7/27/2022
Signature Date

Comments: Ongoing and/or future construction
is disruptive to our Grove neighborhood,
and I would like it to wrap up as soon as
possible... not be extended for 10 years. The
developer did not notify current homeowners
about the proposed extension, nor did our
[developer-controlled] HOA receive a copy of the

Mail comment forms to:

City of Austin

Development Services Department

Attn: Clarissa E. Davis

P. O. Box 1088

Austin, TX 78767-1088

notice. I am sure that
rising costs have motivated
them to sit on empty lots
and wait but the homeowners
and residents should not have
to bear that burden.