ZONING AND PLANNING SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER:	SPC-2017-0140C(XT2)	PC HEARING DATE: July 11th, 2023
PROJECT NAME:	Davenport West B	
ADDRESS OF SITE:	3800 N Capital of Texas Hwy	COUNCIL DISTRICT: 10
NEIGHBORHOOD P	LANNING AREA: N/A	
WATERSHED:	St. Stephens Creek (Suburban)	JURISDICTION: Full Purpose
<u>APPLICANT/</u> OWNER:	San Clemente At Davenport Nor 3600 N Capital of Texas Hwy Austin, Texas, 78746 3314	th LTD
AGENT:	Jamison Civil Eng. (Stephen Jam 13812 RESEARCH Blvd. Suite Austin, Texas, 78750	
CASE MANAGER:	Clarissa Davis clarissa.davis@austintexas.gov	(512) 974-1423

PROPOSED DEVELOPMENT:

The applicant is requesting a five-year extension to a previously approved site plan. The proposed development is for a commercial/office phased development. The extension is to complete phases 2 and 3.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by five years, from 3/1/22 to 3/1/27 based on the case meeting criteria from LDC Section 25-5-62(C).

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 PUD, all site calculations are within the allowed amount. ENVIRONMENTAL: All environmental comments have been cleared. TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

03/01/2022Site Plan administrative approval, permit expiration 04/21/202203/25/2022One year administrative extension approved. Permit expiration moved to 04/21/2023

PROJECT INFORMATION

SITE AREA	31.61 acres			
EXISTING ZONING	LI-NP			
	Allowed	Proposed		
FLOOR-AREA RATIO	-	0.547:1		
BUILDING COVERAGE	-	24.7%		
IMPERVIOUS COVERAGE	-	35.9%		
PARKING	-	2465		

EXISTING ZONING AND LAND USES

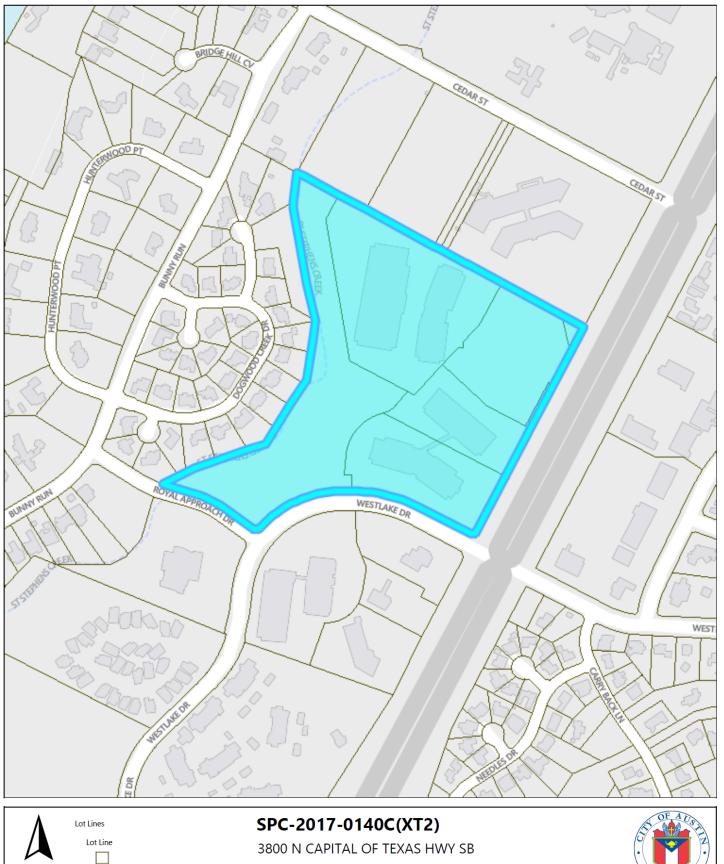
	ZONING	LAND USES
North	PUD	Residential
South	CS-MU-NP & LI-NP	Office
East	PUD	School/Vacant
West	PUD	Office

ABUTTING STREETS

Street	Pavement Width	Classification
Capital of Texas Hwy	137'	Level 3
Westlake Dr.	55'	Level 2
Royal Approach	26'	Level 1

NEIGHBORHOOD ORGANIZATIONS:

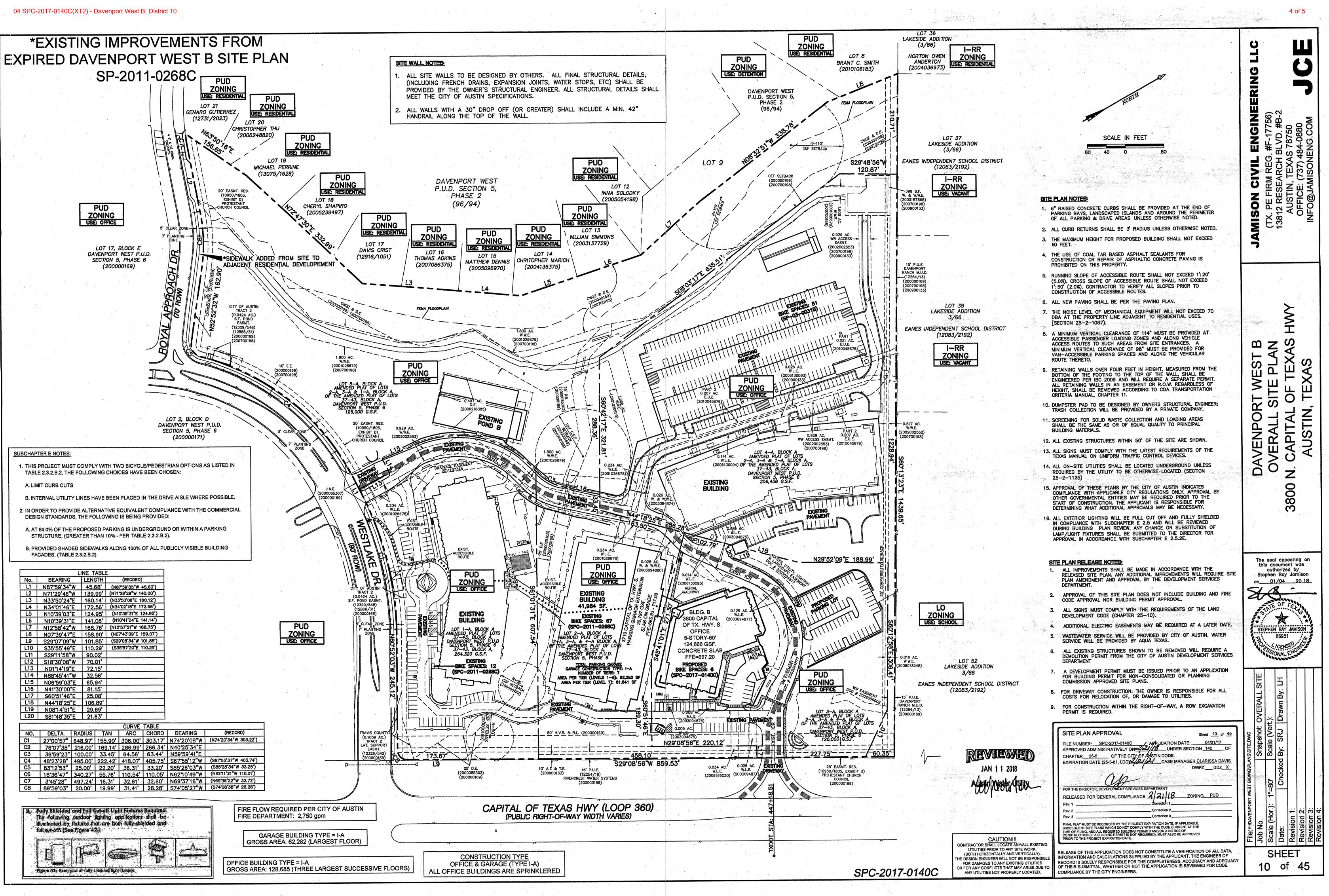
Austin Lost and Found Pets BRNA ASSOCIATION INC., City of Rollingwood, Friends of Austin Neighborhoods, Glenlake Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, The Creek 04 SPC-2017-0140C(XT2) - Davenport West B; District 10



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3/15/2023

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APPENDIX Q1 (EXISTING)	APPENDIX Q1 (PROPOSED)	APPENDIX Q1 (TOTAL)	ς
NET SITE AREA	NET SITE AREA	NET SITE AREA	
Total gross site area =Acres	Total gross site area =4.54Acres	Total gross site area =31.61Acres	1. RAISED CO LANDSCAP
Site Deductions:	Site Deductions:	Site Deductions:	AREAS. 2. EVERY ACC
Critical water quality zone (CWQZ) =N/AAcres	Critical water quality zone (CWQZ) =Acres	Critical water quality zone (CWQZ) =Acres	2. EVERTACC CENTERED
Water quality transition zone (WQTZ) = <u>N/A</u> Acres	Water quality transition zone (WQTZ) =0Acres	Water quality transition zone (WQTZ) =Acres	PARKING S
	Wastewater irrigation areas =0Acres	Wastewater irrigation areas =0Acres	3. ALL CURB 4. THE MAXIN
Wastewater irrigation areas = 0 Acres		Deduction subtotal =Acres	5. THERE AR
Deduction subtotal =0Acres	Deduction subtotal = OAcres		6. CONNECT 7. ALL IMPRO
Upland area (Gross area minus total deductions) = <u>27.07</u> Acres	Upland area (Gross area minus total deductions) = <u>4.54</u> Acres	Upland area (Gross area minus total deductions) = <u>31.61</u> Acres	PLAN. ANY
Net Site Area Calculation:	Net Site Area Calculation:	Net Site Area Calculation:	AND APPR DEPT.
Area of Uplands with Slopes $0-15\%$ <u>18.10</u> $\times 100\%$ = <u>18.10</u> Acres	Area of Uplands with Slopes 0–15%	Area of Uplands with Slopes $0-15\%$ <u>22.17</u> $X100\%$ = <u>22.17</u> Acres	8. APPROVAL
Area of Uplands with Slopes 15–25% 6.41 X40% = 2.54 Acres	Area of Uplands with Slopes $15-25\%$ 0.36 $X40\% = 0.14$ Acres	Area of Uplands with Slopes 15–25%6.77X40% =2.71 _Acres	APPROVAL 9. ALL SIGNS
Area of Uplands with Slopes $25-35\%$ 2.06 $\chi 20\% = 0.41$ Acres	Area of Uplands with Slopes 25–35%0.05X20% =0.01 _ Acres	Area of Uplands with Slopes 25–35% 2.11 X20% = 0.42 Acres	CODE. (SE 10. ADDITIONA
	Area of Uplands with Slopes $35\% + 0.03$ $X0\% = 0$ Acres	Area of Uplands with Slopes 35% + 0.56 $X0\%$ = 0 Acres	10. ADDITIONA 11. FOR DRIVE
			FOR RELO
Net Site Area (subtotal) = <u>21.07</u> Acres	Net Site Area (subtotal) = <u>4.22</u> Acres APPENDIX Q2	Net Site Area (subtotal) =25.30_Acres	12. WATER AN 13. COMPLIAN
APPENDIX Q2	IMPERVIOUS COVER (PROPOSED)	APPENDIX Q2	ORDINANC
IMPERVIOUS COVER (EXISTING)	WATER QUALITY TRANSITION ZONE	IMPERVIOUS COVER (TOTAL) Allowable Impervious Cover	UNITS AND SEC. 15-
Allowable Impervious Cover	Water Quality Transition Zone outside 100-year floodplain (NON-FP WQTZ) = $\frac{N/A}{A}$ Acres		SEC. 15– 14. ALL EXTER
Impervious cover allowed at $\frac{N/A}{\pi}$ X WQTZ = $\frac{N/A}{\pi}$ Acres	Allowable Impervious Cover	Impervious cover allowed at $0 \% X WQTZ = 0$ Acres	ADJACENT
Impervious cover allowed at N/A % X NSA = 11.90 (PUD) Acres	Impervious cover allowed at $\frac{N/A}{3}$ X NON-FP WQTZ = $\frac{N/A}{A}$ Acres	Impervious cover allowed at N/A % X NSA = <u>11.90 (FUD)</u> Acres	15. THE USE (REFLECTIV
Refer to PUD # C814—88—0001 for impervious cover allowed	Impervious cover allowed at N/A % X NSA = 11.90 (PUD) Acres	Refer to PUD # C814-88-0001 for impervious cover allowed	TO A RISE
Deductions for perimeter roadway =0Acres	Refer to PUD # C814-88-0001 for impervious cover allowed	Deductions for perimeter roadway = 0 Acres	16. SCREENIN SAME AS,
Total impervious cover518,36411.90_Acres		Total impervious cover518,36411.90Acres	17. EACH CON
		ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	18. FOR CONS
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY	Total acreage 15-25% =6.77Acres X 10% =0.67	19. ALL DUMF BE LOCAT
Total acreage 15–25% = <u>6.41</u> Acres X 10% = <u>0.64</u>	Total acreage 15–25% =0.36Acres X 10% =0.03		OR MORE
PROPOSED TOTAL IMPERVIOUS COVER	PROPOSED TOTAL IMPERVIOUS COVER	PROPOSED TOTAL IMPERVIOUS COVER	PRIVATE E (SECTION 2
Impervious cover in WQTZ = N/A Acres = N/A	Impervious cover in WQTZ =N/AAcres =N/A% Impervious cover in Uplands Zone = <u>1.86</u> Acres = <u>44.07</u> %	Impervious cover in WQTZ =N/AAcres =N/A% Impervious cover in Uplands Zone =11.28_Acres =44.58%	20. YARDS, FE
Impervious cover in Uplands Zone = <u>9.42</u> Acres = <u>44.7</u> % Total proposed impervious cover = <u>9.42</u> Acres	Impervious cover in Uplands Zone = <u>1.86</u> Acres = <u>44.07</u> % Total proposed impervious cover = <u>1.86</u> Acres	Total proposed impervious cover = <u>11.28</u> Acres	SCREEN A VIEW OF C
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15-25% 1.74 1.02 43.05% 2.76	15-25% 0.08 0.06 47.22% 0.17	15-25% 1.82 1.08 42.83% 2.90 2.94	24. A RESTRI
25-35% 0.34 0.08 20.38% 0.42	25-35% 0 0.01 20.00% 0.01	25-35% 0.34 0.09 20.37% 0.43 0.45	IS RECOR 25. ALL NEW
		Over 35% 0.01 0.03 7.14% 0.04 0.05	26. THE NOIS
Over 35% 0.01 0.02 5.66% 0.04	Over 55%		THE PROF
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Total Site Area27.07 ZONING SITE CALCULATIONS (EXISTING):	Total Site Area <u>4.54</u> <u>ZONING SITE CALCULATIONS (PROPOSED):</u>	Total Site Area	27. A MINIMU PASSENG AREAS FF BE PROVI
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ZONING SITE CALCULATIONS (EXISTING):	ZONING SITE CALCULATIONS (PROPOSED):	<u>ZONING SITE CALCULATIONS (TOTAL):</u> <u>WITHIN CORPORATE CITY LIMITS:</u> SITE AREA (PUD) = 31.61 AC.	27. A MINIMU PASSENG AREAS FR BE PROVI VEHICULA 28. THE DEVE SF BUILD
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				OVERALL SITE DATA	• •
	SECTION A			SECTION B	
	IMPERVIOUS COVER	BUILDING COVERAGE		IMPERVIOUS COVER	BUILDIN
APPROVED (PUD)	7.51 AC.	118,048 SF. / 2.71 AC.	APPROVED (PUD)	11.98 AC.	271,893
EXISTING	6.67 AC.	108,029 SF. / 2.48 AC.	EXISTING	9.47 AC.	223,714
REMAINING ALLOWED	0.84 AC.	10,019 SF. / 0.23 AC.	REMAINING ALLOWED	1.85 AC.	48,152
PROPOSED	0.00 AC.	0.00 SF.	PROPOSED	1.84 AC.	48,152
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SITE PLAN NOTES:

RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS.

EVERY ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN, CENTERED 3 TO 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF EACH PARKING SPACE.

ALL CURB RETURNS SHALL BE 2.5' RADIUS UNLESS OTHERWISE NOTED. THE MAXIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT EXCEED 60 FEET.

THERE ARE DRIVEWAYS WITHIN 200' OF THIS SITE. CONNECT TO THE C.O.A. WATER & WASTEWATER SYSTEMS FOR SERVICE.

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

APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT

CODE. (SECTION 25-10) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS

FOR RELOCATION OF, OR DAMAGE TO UTILITIES. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE

UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES, (AUSTIN CITY CODE, SEC. 15-6-94). ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF

ADJACENT RESIDENTIAL PROPERTY (25-2-1064) THE USE OF HIGHLY REFLECTIVE SURFACES SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (25-2-1067).

SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY". FOR CONSTRUCTION IN THE R.O.W., A C.O.A. R.O.W. PERMIT IS REQUIRED. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF 20' FROM PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. TRASH SERVICE WILL BE PROVIDED THROUGH A PRIVATE ENTITY.

(SECTION 25-2-1067)

YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEW OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, AND STORAGE AREAS FOR REFUSE COLLECTION.

ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPT.

THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY. RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':20' (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.

A RESTRICTIVE COVENANT REGARDING UNIFIED DEVELOPMENT FOR THIS TRACT IS RECORDED IN DOC. # 20030095756.

ALL NEW PAVING SHALL BE CONCRETE OR ASPHALT. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067). A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.

THE DEVELOPER RETAINS THE RIGHT TO REVISE THE LAND USE OF THE 126,000 SF BUILDING SHOWN ON TRACT B FROM HOTEL USE WITH 128 ROOMS AND THE CUSTOMARY ASSOCIATED USES INCLUDING BUT NOT LIMITED TO RESTAURANT, RETAIL. LOUNGE, AND MEETING HALL TO OFFICE USE. IF THIS CHANGE IS MADE, THEN THE 120,000 SF BUILDING SHOWN ON TRACT A COULD BE CHANGED FROM OFFICE USE TO HOTEL USE, WITH 128 ROOMS AND THE CUSTOMARY ASSOCIATED USES AS DESCRIBED ABOVE. A TOTAL OF 504 PARKING SPACES HAVE BEEN ALLOCATED FOR THE USE OF THE 126,000 SF BUILDING ON TRACT B. AND 480 SPACES HAVE BEEN ALLOCATED FOR THE USE OF THE 1220,000 SF BUILDING ON TRACT A AS EITHER OFFICE OR HOTEL. FOR EITHER BUILDING, IF USED AS A HOTEL (WITH ASSOCIATED USES AS DISCUSSED). ALL ALLOCATED PARKING SPACES NEED NOT BE CONSTRUCTED IF THE ACTUAL PARKING REQUIREMENT FOR THE BUILDING IS SHOWN TO BE LESS THAN THE ACTUAL NUMBER OF SPACES ALLOCATED. PROVIDED THAT PARKING IS NOT REDUCED BELOW THE REQUIREMENTS OF SECTION 25-6, ARTICLE 7 OF THE AUSTIN LAND DEVELOPMENT CODE. ANY LAND USE CHANGES OR REDUCTION IN PARKING

SHALL CONSTITUTE AN ADMINISTRATIVE REVISION TO THE SITE PLAN. , THE DEVELOPER RETAINS THE RIGHT TO CREATE A TEMPORARY ENCROACHMENT INTO THE CRITICAL ENVIRONMENTAL FEATURE BUFFERS SHOWN ON THE TRACT, TO A DEPTH NOT TO EXCEED 15 FEET. FOR THE PURPOSE OF GRADING AND CONSTRUCTING THE CIRCULATION DRIVEWAYS SHOWN ON THE PLAN. BOTH THE DURATION AND THE EXTENT OF SUCH ENCROACHMENTS WILL BE KEPT TO THE MINIMUM REQUIRED TO CONSTRUCT THE DRIVEWAYS SHOWN. ANY DISTURBANCE CAUSED TO THE AREA OF THE BUFFERS WILL BE RESTORED ACCORDING TO HILL COUNTRY ROADWAY MODERATE DENSITY CRITERIA. NOT TO EXCEED THE QUANTITIES OF PLANT MATERIAL. THAT MAY BE INSTALLED IN THE ACTUAL AREAS OF DISTURBANCE IN ACCORDANCE WITH GOOD PRACTICE. GIVING FULL CONSIDERATION TO THE NATIVE VEGETATION RETAINED. SUCH ENCROACHMENTS AND RESTORATION SHALL CONSTITUTE AN ADMINISTRATIVE REVISION TO THIS

SITE PLAN.). THE DEVELOPER RETAINS THE RIGHT TO PHASE TRACT B WITH UP TO FIVE PHASES, AS AN ADMINISTRATIVELY APPROVED REVISION TO THIS SITE PLAN.

ANY UTILITIES NOT PROPERLY LOCATED.

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	SITE PLAN APPROVAL Sheet 09 of 45 FILE NUMBER: SPC-2017-0140C APPLICATION DATE: 04/21/17 APPROVED ADMINISTRATIVELY ON 04/21/18 UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF A0 STIN CODE.	ANS/NOTES.DWG	Snapshot:	Scale (Vert.	By: SRJ		۰ ۲
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OAUTIONIII	RELEASED FOR GENERAL COMPLIANCE: 21118 ZONING_PUD Rev. 1	IC:H:DAVENPORT W	ob No.	cale (Hor.): NA	ate:	evision	evision
CAUTIONIII CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO	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 THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE		<u> </u> C	s SI 9(HE of	ET	5

COMPLIANCE BY THE CITY ENGINEERS.

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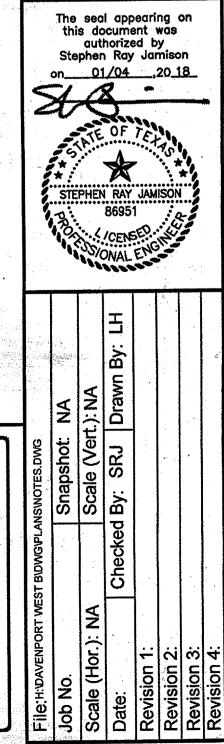
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