

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

CASE NUMBER: SP-2017-0081C(XT2) **ZAP HEARING DATE:** December 19, 2023

PROJECT NAME: South 5th St. Apartments

ADDRESS OF SITE: 2421 S 5th Street, Austin, Texas **COUNCIL DISTRICT:** 3

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: West Bouldin Creek

JURISDICTION: Full-Purpose

**APPLICANT/
OWNER:** Attn David G. Ross
Austin South 5th, LLC
1800 Lavaca Street, #110
Austin, TX 78701

AGENT: Attn: S. Danny Miller, PE (512) 439-4700
LJA Engineering, Inc.
7500 Rialto Blvd., Bldg. 2, Ste. 100
Austin, TX 78735

CASE MANAGER: Randall Rouda (512) 974-3338
jennifer.bennett@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a three-year extension to a previously approved site plan. The start of construction was delayed primarily by Covid related concerns, however, the applicant is now ready to begin construction upon approval of the requested Extension..

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from March 1, 2023 to March 1, 2026 based on the case meeting criteria from LDC Section 25-5-62(C)(1)(a).

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 MF-3. All site calculations are within the allowed amount.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

11/07/2018 Site Plan administrative approval. Permit expiration: 11/7/2021
12/30/2021 Mayor Order No. 20211220-036 extended all permit and expiration dates during COVID.
Permit expiration moved to 03/01/2022
04/07/2022 One-year administrative extension approved. Permit expiration moved to 03/01/2023.

PROJECT INFORMATION

SITE AREA	20,263 sq.ft.	
EXISTING ZONING	MF-3	
	Allowed	Proposed
FLOOR-AREA RATIO	0.75:1	0.2:1
BUILDING COVERAGE	55%	20%
IMPERVIOUS COVERAGE	65%	43%

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>North</i>	MF-3	Multi-Family Residential
<i>South</i>	SF-3	Single Family Residence
<i>East</i>	LO-CO	Church
<i>West</i>	SF-3	Single Family Residential

ABUTTING STREETS

Street	Pavement Width	Classification
South 5 th Street	approx. 32 feet	Local Mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin ISD
Austin Lost and Found Pets
Austin Neighborhoods Council
Bouldin Creek Zoning Committee
Friends of Austin Neighborhoods
Galindo Area Patriotic Porch Party
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Perry Grid 614
Preservation Austin
SEL Texas
South Central Coalition

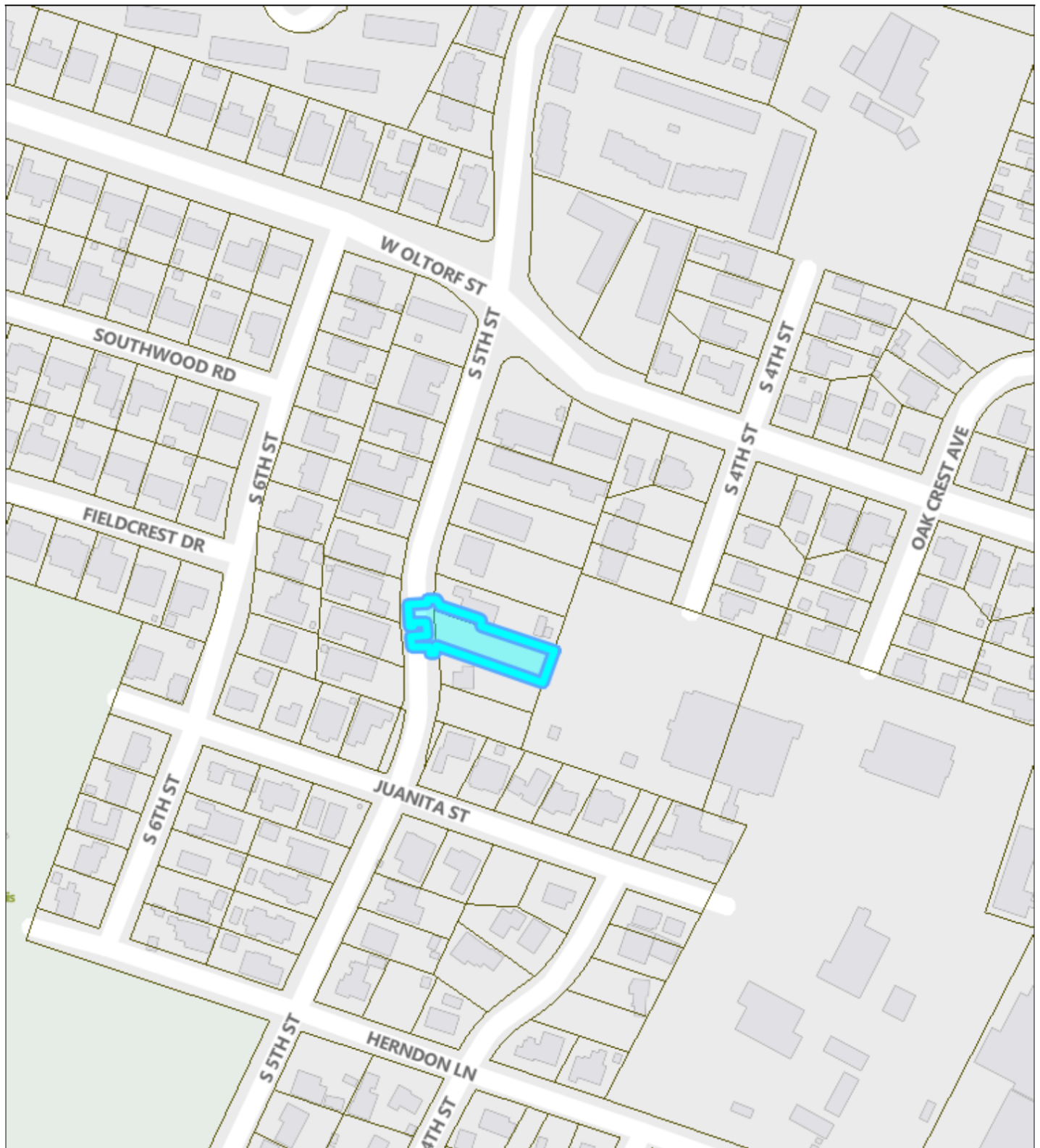
Applicant's Justification For Extension of Time

Please provide documentation showing how the project meets a) b) and c) above.

LJA RESPONSE: The original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed. The project was put on hold due to the COVID pandemic. The Developer wanted to begin construction last year, but an extension to the site plan permit was needed and the City was not able to issue the approval memo for the first extension request [SP-2017-0081C(XT)] before the extension expiration date would have occurred. Therefore, this second extension request was required.

The site plan substantially meets the standards that apply to new applications for site plan approval filed on the same day the request for extension is filed under Section 25-5-62. The Austin Water notes and details were updated as part of Correction 1, which was approved on January 25, 2023. We were required last year to demonstrate that the runoff, using Atlas 14 rainfall depths, could be conveyed to the proposed pond and that the pond would not overtop as part of the first site plan extension SP-2017-0081C(XT1). Fiscal and parkland dedication requirements have been met.

A TIA was not previously required and is still not required per the TIA determination worksheet that was provided as part of this site plan extension request application.



1: 2400

Lot Lines

Lot Line

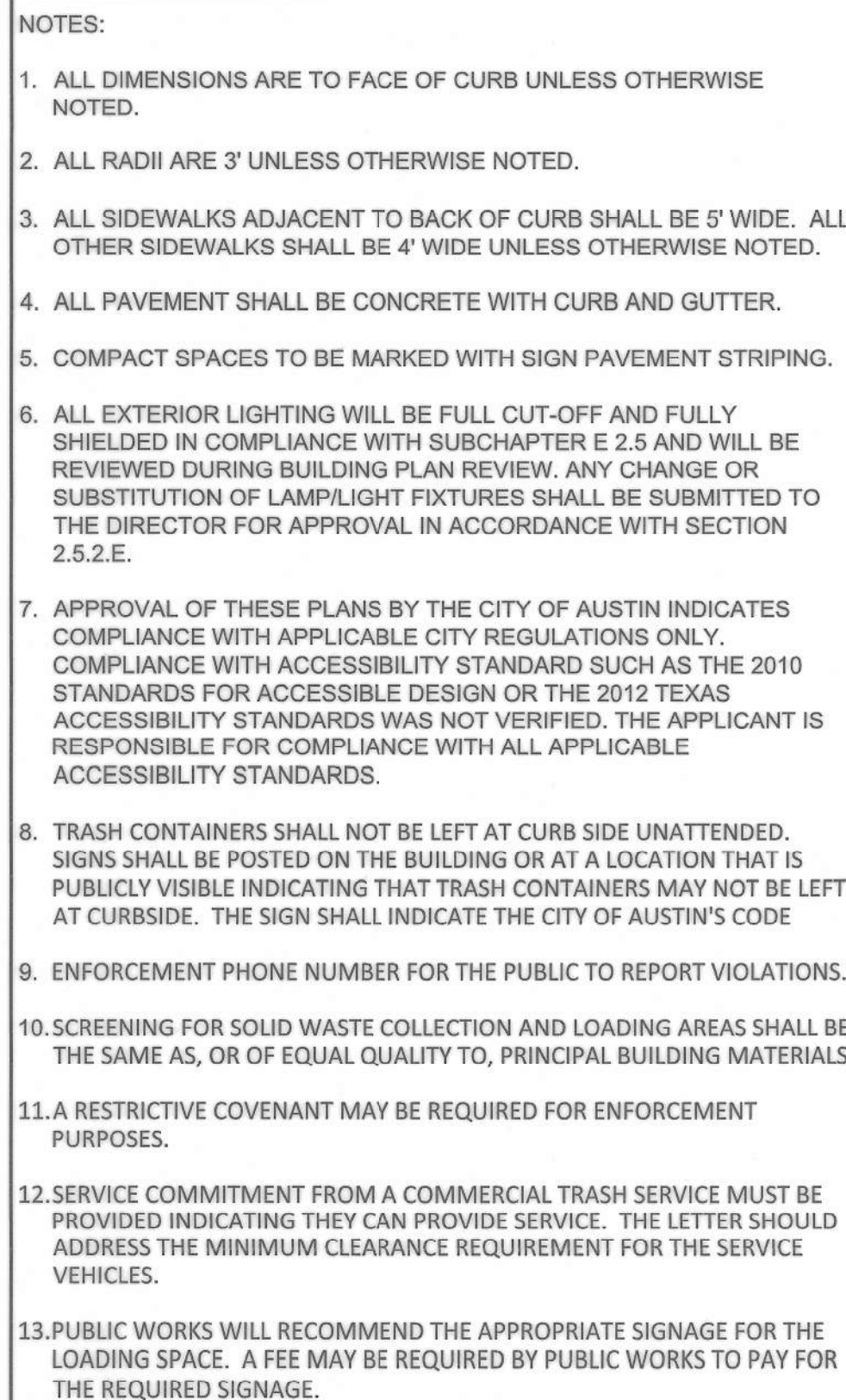
**SP-2017-0081C(XT2)**

2421 S 5TH STREET



4/27/2023

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ZONING	MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT							
LAND USE		LOT 1		LOT 2		COMBINED		
		SINGLE FAMILY		MULTIFAMILY				
	MF-3 ZONING REQUIREMENT	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	
AREA (SF)	8,000 SF (MIN)	11,040	11,040	9,223	9,223	20,263.00	20,263.00	
AREA (ACRES)	0.1836 ACRES (MIN)	0.2534	0.2534	0.2117	0.2117	0.4652	0.4652	
LOT WIDTH (FT)	50 FT (MIN)	56.66	56.66	54.87	54.87	111.53	111.53	
SETBACKS	-							
FRONT YARD (FT)	25 FT	34.08	34.08	-	28.65	34.08	28.65	
INTERIOR SIDE YARD (FT)	5 FT	10.09 and 18.01	10.09 and 18.01	-	5.08 and 15.89	18.01 and 60.40	18.01 and 15.89	
REAR YARD (FT)	10 FT	60.76	60.76	-	48.31	60.76	48.31	
IMPERVIOUS COVER (SF)	-	2,435	2,762	0	5,995	2,435	8,757	
IMPERVIOUS COVER (%)	65%	22%	25%	0%	65%	12%	43%	
BUILDING COVERAGE (SF)	-	1,260	1,260	0	2,817	1,260	4,077	
BUILDING COVERAGE (%)	55%	11%	11%	0%	31%	6%	30%	
FLOOR AREA RATIO (FAR)	0.75:1	0.11:1	0.11:1	0	0.31:1	0.06:1	0.20:1	
HEIGHT (FT)	40 FT	<40 FT	<40 FT	-	29.75	<40 FT	<40 FT	
HEIGHT (STORIES)	3 STORIES	1	1	-	2	1	2	
DENSITY (UNITS / ACRE)	36	3.9	3.9	-	33.1	2.1	17.2	
OPEN SPACE (SF)	-	-	0	-	1,025	-	1,025	
OPEN SPACE (%)	5%	-	0%	-	11%	-	5%	

* Impervious cover is also governed by §25-8 Environmental Subchapter A Water Quality.



Know what's below.
Call before you dig.

FILE NUMBER: SP-2017-0081C EXPIRATION DATE: 11-1-19
CASE MANAGER: CHRISTINE BARTON HOLMES APPLICATION DATE: 03/09/17
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: 10-24-17
APPROVED BY CITY COUNCIL ON: _____
Under Section 112 of Chapter 25-5 of the Austin City Code.
[Signature]
Director for Development Services Department
DATE OF RELEASE: 6-29-18 Zoning: MF-3
Rev. No. 1 _____ Correction No. 1 _____
Rev. No. 2 _____ Correction No. 2 _____
Rev. 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 OF THE PROJECT OR THE APPLICATION. THIS APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

JOB NUMBER:
A284-402

SP01

SHEET NO.
7

OF 17 SHEETS