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PLANNING COMMISSION
HILL COUNTRY CORRIDOR SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2010-0096C **P.C. Date:** February 8, 2011

ADDRESS: 5301 Southwest Parkway

WATERSHED: Barton Creek (B.S.Z)

AREA: 45.7 acres

EXISTING ZONING: LO-CO-NP / GO-CO-NP

PROJECT NAME: Overwatch Phase II

PROPOSED USE: The applicant is proposing construction of a three-story 43,124 sq. ft. office building, a 24,226 sq. ft. expansion of the existing parking garage, and associated improvements.

APPLICANT: OS Funding Company, Inc.
Jill A. Russo
68 South Service Rd
Melving, NY 11747
(317) 655-7752

AGENT: Bury & Partners, Inc.
Chris Randazzo / Darren Huckert
221 W. 6th Street, Suite 600
Austin, TX 78701
(512) 328-0011

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District
Austin Monorail Project
Austin Parks Foundation
City of Rollingwood
Home Builders Association of Greater Austin
Homeless Neighborhood Association
League of Bicycling Voters
Oak Acres Neighborhood Association
Oak Hill Association of Neighborhoods
Oak Hill Combined NPA
Oak Hill Neighborhood Planning
Save Barton Creek Association
Save Our Springs Alliance
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin
Travis County Community Service Association

APPLICABLE WATERSHED ORDINANCE: S.O.S**CAPITOL VIEW: N/A****T.I.A.:** This site plan complies with the T.I.A. approved with the zoning case.**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:**

Staff recommends approval of this Hill Country Road Corridor Site Plan. This site plan complies with all applicable requirements of the Land Development Code.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
cesar.zavala@ci.austin.tx.us

PHONE: 974-3404

PROJECT INFORMATION:

A Unified Development Agreement exists to provide compliance with impervious cover and undisturbed area limits on Lots 2 and 3 as a whole. The proposed office building will be on Lot 3 and is zone LO-CO-NP, the proposed use is allowed in LO-CO-NP zoning. Lot 2 is developed and zoned LO-CO-NP and GO-CO-NP with the existing office building in the GO-CO-NP zoned area and the existing parking garage in the LO-CO-NP zoned area. The existing office building and garaged were approved on July 11, 2006 under case number SPC-06-0055C.

TOTAL SITE: 45.71 acres**PROPOSED USE:** Office**EXIST. ZONING:** LO-CO-NP / GO-CO-NP (Developed)**ALLOWED F.A.R.:** .20:1**PROPOSED F.A.R.:** .20:1**ALLOWED HEIGHT:** 40'**PROPOSED HEIGHT:** 40' (three stories)**MAX. BLDG. COVERAGE:** 50%**PROPOSED BLDG. CVRG:** 143,280 sf (7%)**MAX. IMPERV. CVRG.:** 15%***PROPOSED IMP. CVRG:** 184,471 sf (9%)**REQUIRED PARKING:** 784**PROPOSED PARKING:** 812

*restricted by SOS requirements

LEGAL DESCRIPTION: Lots 2 & 3, Block A, Murphey Subdivision**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: Lot 3 is zoned LO-CO-NP and is undeveloped. Lot 2 is zoned LO-CO-NP and GO-CO-NP with a developed 43,100 sq. ft. office building in GO-CO-NO zoning and an existing 32,834 parking garage in LO-CO-NP zoning, with the detention and water quality ponds constructed in Phase I of the project. The proposed development consists of a 43,124 sq. ft office building, and a 24,226 sq. ft. expansion to the existing parking garage to a 56,580 sq. ft. garage, with associated parking and improvements. Both Lot 2 and Lot 3 comply with the Unified Development Agreement and Hill Country Roadway Corridor requirements. The applicant is using building materials that are compatible with the Hill Country environment and will install underground utilities. The site plan complies with the 75 ft. building setback and vegetative buffer along Southwest Parkway. Most of the lot along the Southwest Parkway Corridor will remain undisturbed and native. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the site plan.

Environmental: This site is located in the Barton Creek watershed, and is located in the in Edwards Aquifer Recharge Zone. Water quality is provided by the proposed site plan. This site will have an Integrated Pest Management Plan for pollution prevention and source control of pesticides and herbicides. This project will be constructed and maintained in accordance with the terms and conditions of the SOS Ordinance provisions.

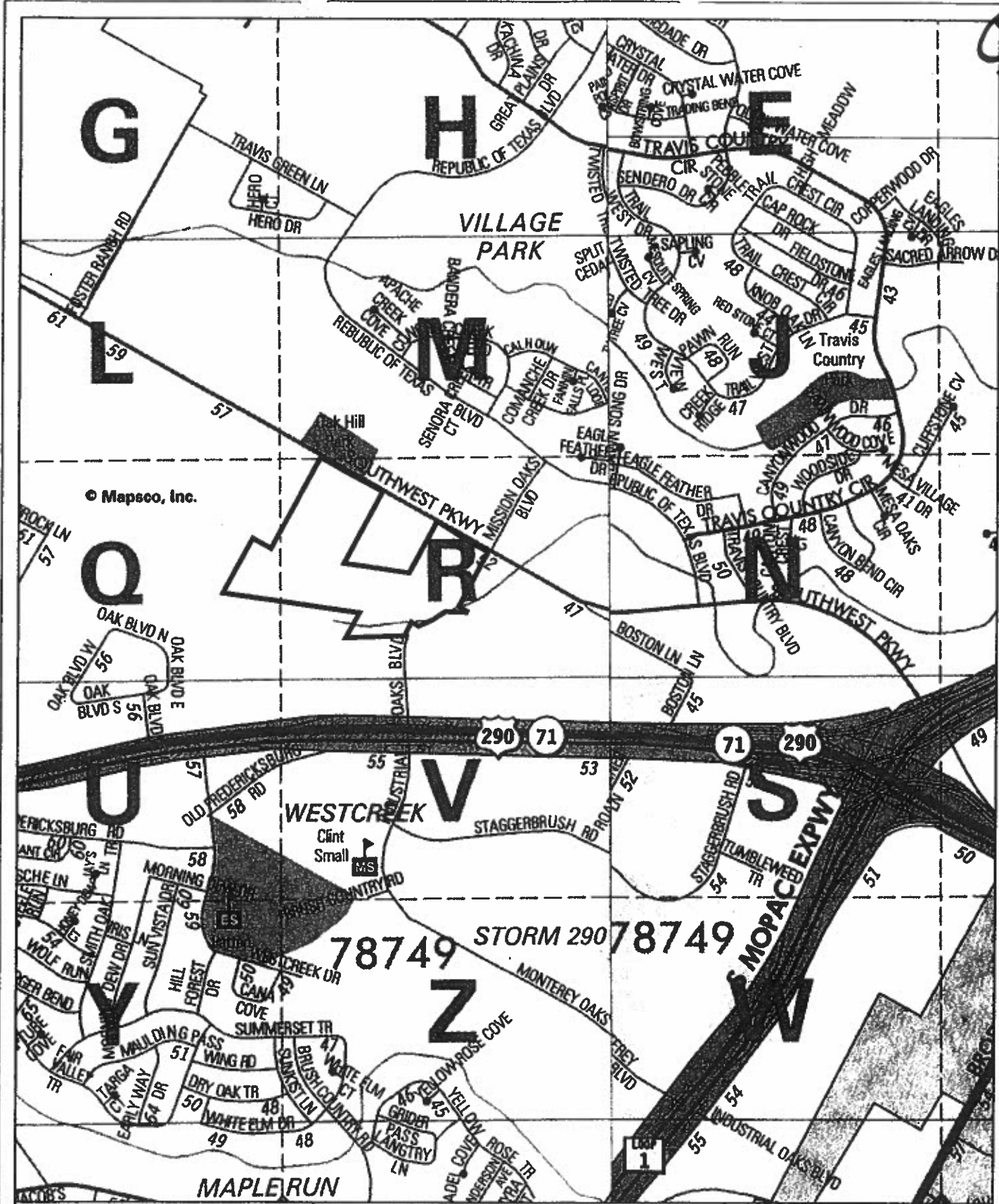
Transportation: A traffic impact analysis was done for this development. Development of this property is limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics. Access will be from Southwest Parkway only.

SURROUNDING CONDITIONS: Zoning/ Land Use

- North:** Southwest Parkway (120 ROW)
- East:** LO-NP, office
- South:** GR-CO-NP, auto/light industrial
- West:** GO-CO-MU- NP, single family residence

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Southwest Parkway	120	3 @ 42'	Arterial (6 MAD)

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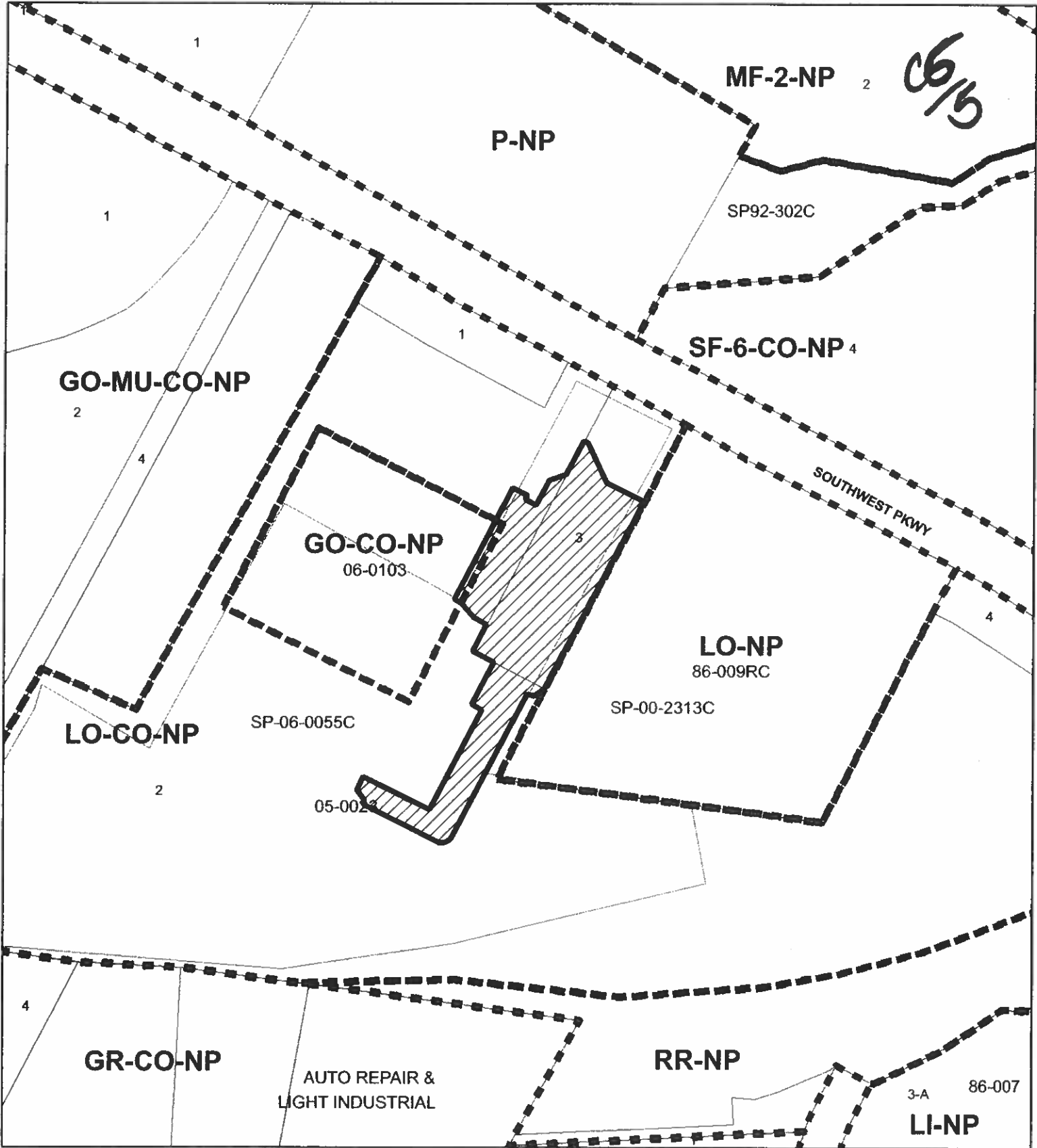
Bury+Partners
 ENGINEERING SOLUTIONS
 3345 Bee Caves Road, Suite 200
 Austin, Texas 78746
 Tel. (512)328-0011 Fax (512)328-0325
 Bury+Partners, Inc. ©Copyright 2005

**THE MURPHEY TRACT
 AUSTIN, TEXAS**

TDC-AIS OVERWATCH, LP.

**SITE LOCATION
 MAP**

DATE: 12/20/05	SCALE: N.T.S.	DRAWN BY: DBK	FILE: G:\258\38\EXHIBITS\25838EXH40	PROJECT No.: 258-38.00
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SUBJECT TRACT



ZONING BOUNDARY

OPERATOR: C. ZAVALA

CASE#: SPC-2010-0096C
 ADDRESS: OVERWATCH PHASE II
 PROJECT: 5301 SOUTHWEST PARKWAY
 GRID: D20
 MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



NEIGHBORHOOD MAP

GRID # 020
MAP-SCO 612

OWNER: OS ALSTIN PLUMBING COMPANY, INC.
C/O GLOBAL SECURITIZATION SERVICES, LLC
66 SOUTH SERVICE ROAD, SUITE 120
MELVILLE, NEW YORK 11747
(317) 655-7752

DEVELOPER: HDG MANISER
10 WEST MARKET STREET, SUITE 1200
INDIANAPOLIS, INDIANA 46204
(317) 655-7700

ENGINEER: BURY+PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 800
AUSTIN, TEXAS 78701
(512) 328-0011

LANDSCAPE ARCHITECT: LAND DESIGN PARTNERS
221 WEST SIXTH STREET, SUITE 300
AUSTIN, TEXAS 78701
(512) 327-9900

WATERWORKS ENGINEER: [Name obscured]

FLOORPLAN INFORMATION: [Name obscured]

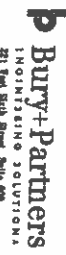
LEGAL DESCRIPTION: [Name obscured]

LAND USE: [Name obscured]

BEHOULMARK NOTE: [Name obscured]

RELATED CADD: [Name obscured]

SUBDIVISION NO.: CR-06-0006-GA
ZONING ORDNANCE NO.: 20050613-130
ZONING NO.: CH-06-06-0103
SITE PLAN: SP-06-0095C



101.0510-0111 Tel: (512) 328-0033
101.0510-0112 Tel: (512) 328-0033
Bury+Partners, Inc. Copyright 2006

SITE DEVELOPMENT PERMIT PLANS FOR OVERWATCH PHASE II

FOR

PERMIT NO.: SPC-2010-0096C
SUBDIVISION NO.: CR-06-0006-GA
ADDRESS: 5301 SOUTHWEST PARKWAY
SUBMITTAL DATE: APRIL 8, 2010

SUBMITTED BY: CHRISTOPHER L. RAGONAZZO, P.E.
BURY+PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 800
AUSTIN, TEXAS 78701
(512) 328-0011



PLAN SUBMITTALS:

NO.	DATE	COMMENTS
1	1/6/10	CITY OF AUSTIN FINAL SUBMITTAL

1) UNDERSTAND LANDSCAPE DESIGN USING LANDSCAPE CENTER THAT THE DESIGN OF THE LANDSCAPE DESIGN SHOULD BE THE RESULT OF CONSULTATION WITH THE LANDSCAPE ARCHITECT AND DESIGNER. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE CITY OF AUSTIN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE QUALITY OF THE DESIGN AND SHALL PROVIDE THE CITY OF AUSTIN WITH ALL NECESSARY INFORMATION TO COMPLY WITH THE CITY OF AUSTIN DESIGN STANDARDS.

APPLICANT AUTHORIZED SIGNATURE

NO.	DATE	DESCRIPTION	DATE
1	1/6/10	CITY OF AUSTIN FINAL SUBMITTAL	

APPROVED FOR ACCEPTANCE: [Signature area]
CITY OF AUSTIN: [Signature area]

SHEET INDEX

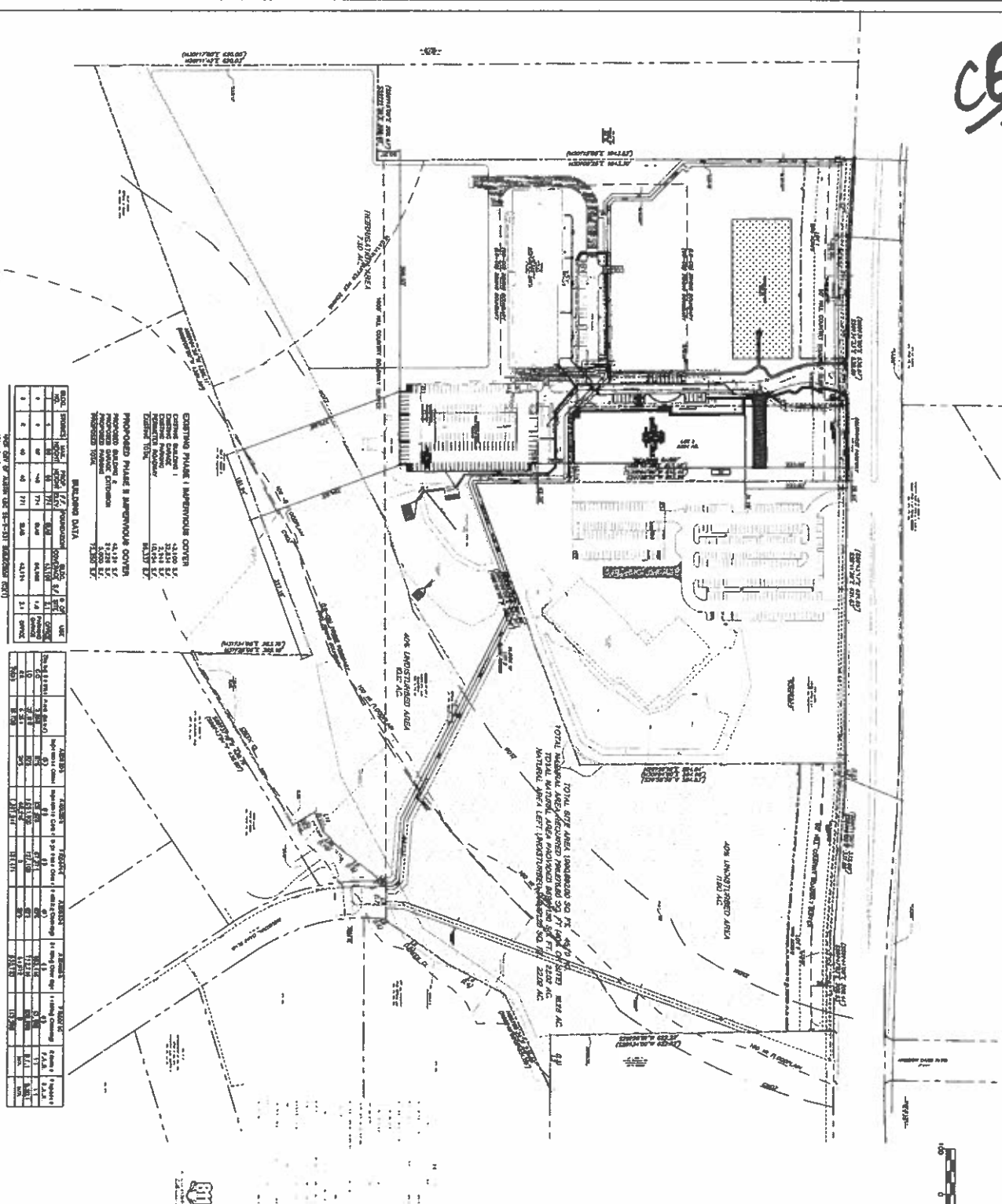
SHEET NO.	DESCRIPTION
01	CONTRACT SHEET
02	PROPOSED SUBDIVISION PLAN
03	DEVELOPMENT PLAN, TOPOGRAPHY, AND MET SURVEY
04	GENERAL NOTES
05	WATERWORKS PLAN
06	SEWERWORKS PLAN
07	ELECTRICAL PLAN
08	LANDSCAPE PLAN
09	WATERWORKS DETAILS
10	SEWERWORKS DETAILS
11	ELECTRICAL DETAILS
12	LANDSCAPE DETAILS
13	GRADING PLAN
14	EROSION & SEDIMENTATION CONTROL PLAN
15	REPROPOSED DRAINAGE AREA MAP
16	DEVELOPER'S QUALITY DESIGNER REPORT, DETAILS & GRADING DETAILS
17	WATERWORKS NOTES & DETAILS
18	SEWERWORKS NOTES & DETAILS
19	ELECTRICAL NOTES & DETAILS
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN

NO.	DESCRIPTION	REVISION (R)	TOTAL #	DATE

SHEET 01

SPC-2010-0096C

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EXISTING PHASE I IMPROVEMENTS COVER

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	EXISTING IMPROVEMENTS	1,234,567	100%
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8	EXISTING IMPROVEMENTS	1,234,567	100%
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10	EXISTING IMPROVEMENTS	1,234,567	100%

PROPOSED PHASE II IMPROVEMENTS COVER

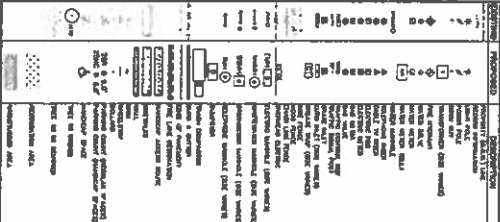
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9	PROPOSED IMPROVEMENTS	1,234,567	100%
10	PROPOSED IMPROVEMENTS	1,234,567	100%

LEGEND

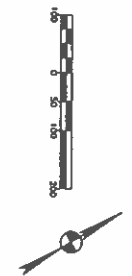
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- PROPOSED IMPROVEMENTS

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS AND STANDARDS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS AND STANDARDS.
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NO.	DESCRIPTION	DATE
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SFC-2010-0096C

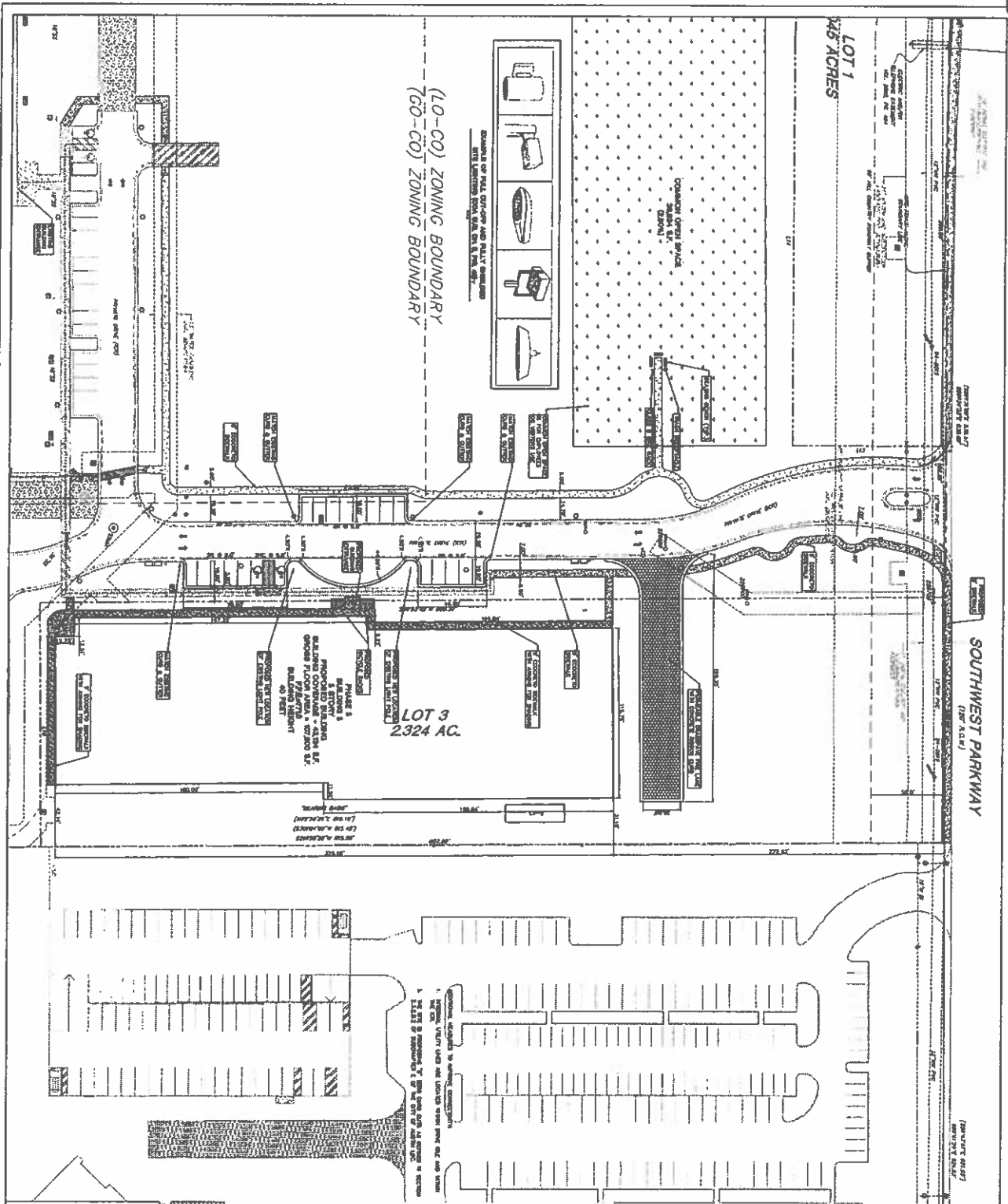
DRAWN BY: PSD
DESIGNED BY: DJH
REVIEWED BY: DJH
PROJECT NO.: 2110-01

OVERWATCH PHASE II
5301 SOUTHWEST PARKWAY
OS AUSTIN FUNDING
COMPANY, INC.

MASTER SITE PLAN

Bury+Partners
 CONSULTING ENGINEERS
 200 West 20th Street, Suite 500
 Austin, Texas 78701
 Tel: (512) 476-0000 Fax: (512) 476-0001
 2000 Independence Center Plaza
 Bury+Partners, Inc. 401000000000

6/18



NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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LEGEND:

- CONCRETE DRIVEWAY
- LANDSCAPING
- BUILDING FOOTPRINT
- ASPHALT DRIVEWAY
- LANDSCAPING
- BUILDING FOOTPRINT
- CONCRETE DRIVEWAY
- LANDSCAPING
- BUILDING FOOTPRINT
- ASPHALT DRIVEWAY
- LANDSCAPING
- BUILDING FOOTPRINT

DATE: 07/18/18
 DRAWN BY: PSD
 DESIGNED BY: OAH
 REVIEWED BY: OAH
 PROJECT NO.: 2919-01

OVERWATCH PHASE II
5301 SOUTHWEST PARKWAY
OS AUSTIN FUNDING COMPANY, INC.

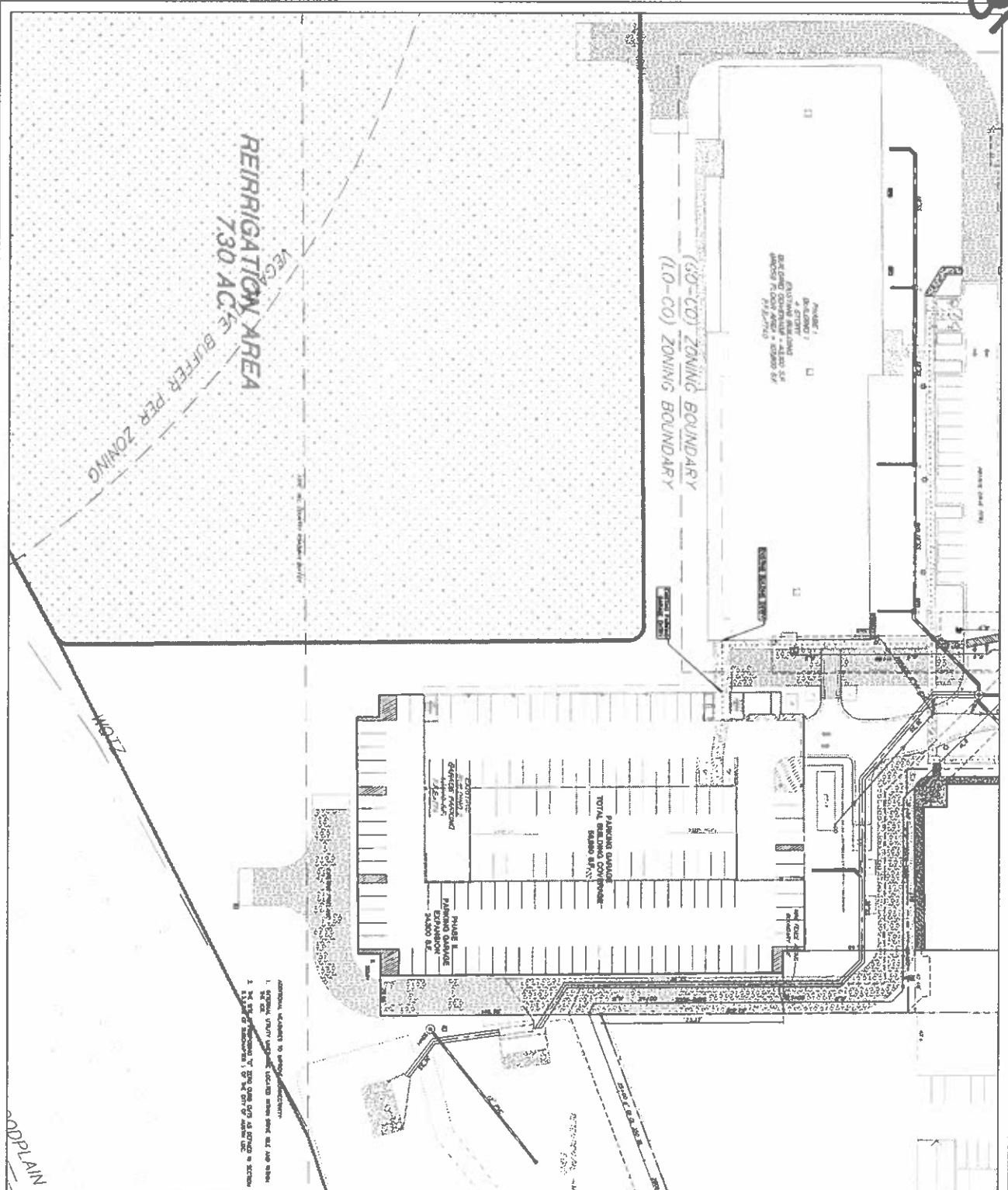
SITE PLAN "A"

Bury+Partners
 ENGINEERING SOLUTIONS
 300 East Sixth Street, Suite 500
 Austin, Texas 78701
 Tel: 512.477.1001 Fax: 512.477.1000
 W911 Engineering Review Form
 Bury+Partners, Inc. Copyright 2008

BPC-2010-00886

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 SHEET
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- ADDITIONAL NOTES TO SPECIFICATIONS:
1. SEE PLAN FOR UTILITY LOCATIONS. SEE SPEC. 01.05 FOR DETAILS.
 2. SEE SPEC. 05.05 FOR DETAILS OF ALL STRUCTURAL WORK.
 3. SEE SPEC. 05.06 FOR DETAILS OF ALL MECHANICAL WORK.
 4. SEE SPEC. 05.07 FOR DETAILS OF ALL ELECTRICAL WORK.
 5. SEE SPEC. 05.08 FOR DETAILS OF ALL PLUMBING WORK.
 6. SEE SPEC. 05.09 FOR DETAILS OF ALL FINISHES.
 7. SEE SPEC. 05.10 FOR DETAILS OF ALL LANDSCAPE WORK.
 8. SEE SPEC. 05.11 FOR DETAILS OF ALL SITEWORK.
 9. SEE SPEC. 05.12 FOR DETAILS OF ALL UTILITIES.
 10. SEE SPEC. 05.13 FOR DETAILS OF ALL SIGNAGE.
 11. SEE SPEC. 05.14 FOR DETAILS OF ALL SECURITY.
 12. SEE SPEC. 05.15 FOR DETAILS OF ALL ACCESSIBILITY.
 13. SEE SPEC. 05.16 FOR DETAILS OF ALL SAFETY.
 14. SEE SPEC. 05.17 FOR DETAILS OF ALL ENVIRONMENTAL PROTECTION.
 15. SEE SPEC. 05.18 FOR DETAILS OF ALL HISTORIC PRESERVATION.
 16. SEE SPEC. 05.19 FOR DETAILS OF ALL ARCHITECTURAL QUALITY.
 17. SEE SPEC. 05.20 FOR DETAILS OF ALL MATERIALS.
 18. SEE SPEC. 05.21 FOR DETAILS OF ALL CONSTRUCTION METHODS.
 19. SEE SPEC. 05.22 FOR DETAILS OF ALL SCHEDULING.
 20. SEE SPEC. 05.23 FOR DETAILS OF ALL RISK MANAGEMENT.

NOTICE TO CONTRACTOR

THIS PLAN IS A PRELIMINARY DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS FROM THE CITY OF AUSTIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL PERMITS FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORIC PRESERVATION PERMITS FROM THE TEXAS HISTORICAL COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL QUALITY PERMITS FROM THE TEXAS ARCHITECTURAL BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS PERMITS FROM THE TEXAS MATERIALS BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION METHODS PERMITS FROM THE TEXAS CONSTRUCTION METHODS BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING PERMITS FROM THE TEXAS SCHEDULING BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RISK MANAGEMENT PERMITS FROM THE TEXAS RISK MANAGEMENT BOARD.

OVERWATCH PHASE II
5301 SOUTHWEST PARKWAY
OS AUSTIN FUNDING
COMPANY, INC.

LEGEND	
Symbol 1	Symbol 1
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Symbol 48	Symbol 48
Symbol 49	Symbol 49
Symbol 50	Symbol 50

Scale: 1" = 20'-0"

North Arrow

DATE: 11/11/2025

DRAWN BY: PSD
DESIGNED BY: DJM
REVIEWED BY: DJM
PROJECT NO.: 2118-01

SHEET 08 OF 25

Site Plan "B"	
Bury+Partners ENGINEERING & ARCHITECTURE 221 West Sixth Street, Suite 800 Austin, Texas 78701 Tel: (512) 233-0917 Fax: (512) 233-0920 1000 Redwood Valley Road Bury+Partners, Inc. © Copyright 2025	

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