

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	15181	Agenda Number	131.
---------------------	---------	-------	---------------	------

Meeting Date:	5/24/2012	Department:	Planning and Development Review
---------------	-----------	-------------	---------------------------------

**Subject**

Conduct a public hearing to consider an appeal by Paul Linehan of the Planning Commission’s disapproval of an extension of a released site plan [Reagan National, SP-2007-0560C(XT)] located at 1640 S IH 35.

**Amount and Source of Funding**

**Fiscal Note**

Purchasing Language:	
Prior Council Action:	
For More Information:	Donna Galati, 974-2733; George Zapalac, 974-2725
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

**Additional Backup Information**

The applicant is requesting a one-year administrative extension to a previously approved site plan.

Staff approved the one-year extension of the site plan, but it was appealed to the Planning Commission by interested parties. The Planning Commission upheld the appeal, thereby disapproving the extension on March 27, 2012. The applicant, Paul Linehan, is now appealing the Commission’s decision, asking that staff’s original approval be upheld.

The site plan was originally filed in 2007 and provides for the construction of a 27,483 square foot office development at the northwest corner of IH-35 and Woodland Ave. The plan was scheduled to expire on May 8, 2011, but the applicant filed a request for an extension prior to the expiration date.

Staff administratively granted the extension on the basis that the applicant demonstrated that the original application for site plan approval was filed with the good faith expectation that the site plan would be constructed.

The interested parties, South River City Citizens (Marc Davis) and Patrick Roeder, appealed staff's decision to the Planning Commission. The Planning Commission upheld the neighborhood's appeal, reversing staff's approval of the extension.

Staff recommends approval of the applicant's appeal, thereby upholding approval of the one-year extension to a previously approved site plan.

If the appeal is granted, the site plan would be extended to May 8, 2012. The applicant has filed an application for a second extension in order to extend the site plan to October 3, 2012. This request cannot be acted upon until Council acts on the appeal of the first extension.