

C2
1

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

CASE NUMBER: SP-2007-0549B(XT2) **ZAP COMMISSION DATE:** June 19, 2012

PROJECT NAME: Kallestad Laboratories, Inc. – LUC Site Plan Extension

ADDRESS: 10010 FM 2222 Rd.

AREA: 9.0255 acres

WATERSHED: Bull Creek (Watersupply Suburban, DWPZ)
West Bull Creek (Watersupply Suburban, DWPZ)

JURISDICTION: Full Purpose

APPLICANT: Austin Baptist Church
(Tom Stacy)
9003 Waterford Centre Blvd. Suite 100
Austin, TX 78717
(512) 476-9999

AGENT: Armbrust & Brown, PLLC
(Richard T. Suttle, Jr.)
100 S Congress Ave., Suite 1300
Austin, Texas 78701
(512) 435-2378

EXISTING ZONING: R & D - PDA

PROPOSED DEVELOPMENT: A 2-story 100,100 square foot office building is proposed with this previously approved site plan. Austin Baptist Church also owns the adjacent site and has begun construction on the adjacent site plan, SPC-2007-0497C. A ten year Managed Growth Agreement was granted by City Council for this adjacent site plan to August 31, 2021. The applicant requests a nine-year, six-month extension to this previously extended site plan to allow the expiration dates for both site plans to match.

STAFF RECOMMENDATION: Staff recommends the requested extension to August 31, 2021. This site is not subject to Project Duration, because original application date is July 31, 1986. Staff previously granted this site plan an administrative 1-year extension from February 27, 2011 to February 27, 2012.

ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from February 27, 2011 to February 27, 2012. The first phase of this project is an

adjacent tract with site plan SPC-2007-0497C, which received a ten year Managed Growth Agreement from City Council to August 31, 2021.

C2
2

PROJECT INFORMATION: 9.0255 acres

EXIST. ZONING: R & D - PDA

MAX. BLDG. COVERAGE : 40%

MAX. IMPERV. CVRG.: 50%

PROP. BLDG CVRG: 50,050 sq.ft (12.3%)

PROP. IMP. CVRG.: 165,528 sq. ft. (42.33%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This project complies with applicable regulations from 1986. The proposed application is submitted as a Project in Progress under Chapter 245 (HB 1704) and is reviewed under the applicable regulations of July 31, 1986.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site plan complies with all zoning regulations.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: PUD (Phase I of development)

South: FM 2222, then SF-2

East: PUD

West: McNeil Dr, then R & D (Manufacturing)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
FM 2222	100'	68'	Major Arterial
McNeil Dr.	132'	88'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

157—Courtyard Homeowner Assn.

161—Glenlake Neighborhood Association

269—Long Canyon Homeowners Assn.

416—Long Canyon Phase II & LLL Homeowners Assn Inc

425—2222 Coalition of Neighborhood Associations, Inc.

475—Bull Creek Foundation

762—Steiner Ranch Community Association

786—Home Builders of Greater Austin

1037—Homeless Neighborhood Association

1075—League of Bicycling Voters

1200—Super Duper Neighborhood Objectors and Appealers Organization

1224—Austin Monorail Project

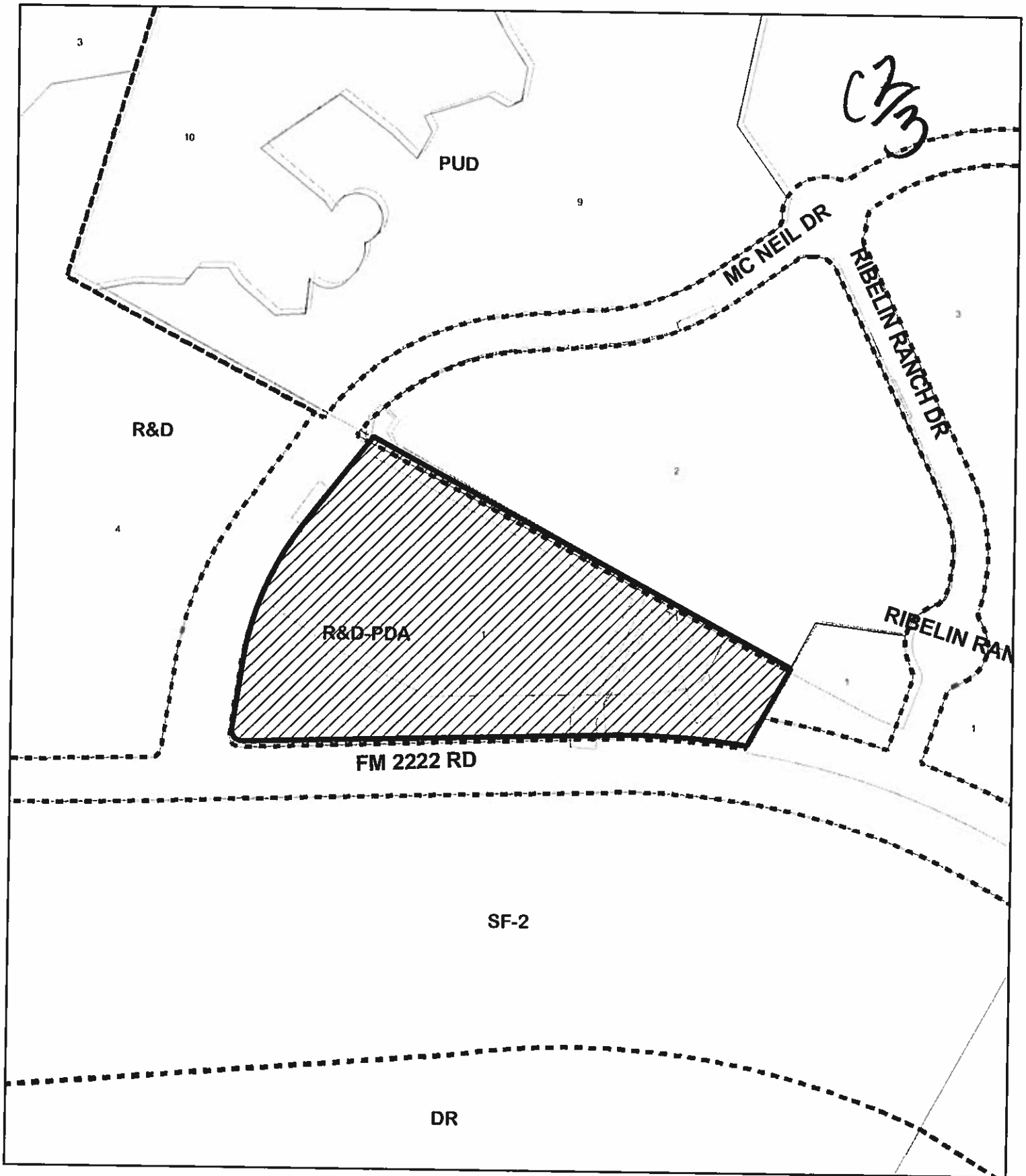
1228—Sierra Club, Austin Regional Group

1236—The Real Estate Council of Austin, Inc

1239—Leander ISD Population and Survey Analysts

1340—Austin Heritage Tree Foundation

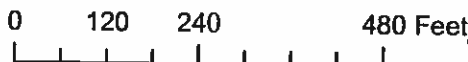
1363--SELTEXAS



SUBJECT TRACT



ZONING BOUNDARY



SITE PLAN

CASE#: SP-2007-0549B(XT2)
 ADDRESS: 10010 FM 2222
 CASE NAME: Kallestad Laboratories, Inc. -
 LUC Site Plan Extension
 MANAGER: Donna Galati

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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Donna Galati

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

LYNN ANN CARLEY, P.E.
(512) 435-2378
LCARLEY@ABAUSTIN.COM

April 26, 2012

City of Austin Zoning and Platting Commission

Betty Baker, Chair
Patricia Seeger, Vice Chair
Gregory Bourgeois, Secretary
Sandra Baldrige, Parliamentarian

Cynthia Banks
Jason Meeker
Gabriel Rojas

Re: Kallestad Laboratories, Inc. – Land Use Commission (LUC) Site Plan Extension,
SP-2007-0549B(XT2)

Dear Ladies and Gentlemen:

On behalf of the applicant in the above referenced project (the “Applicant”), I respectfully request an extension of the construction site plan, in accordance with Section 25-5-63 of the Land Development Code (the “Code”).

For background, this site plan was recently granted an administrative one year extension until February 27, 2012 through SP-2007-0549B(XT). The property went into foreclosure and was purchased last year by Austin Baptist Church. Since Austin Baptist Church must raise funds to be able to construct facilities, they would like to extend the site plan’s expiration date.

This site plan complies with Sections 25-5-62 and 25-5-63 of the Code, since the Applicant filed the original site plan with the good faith expectation that it would be constructed. In addition, there are no traffic impacts associated with this site plan extension, since the same uses that were contemplated previously are currently proposed.

Austin Baptist Church also owns the adjacent site and has begun construction on adjacent site plan SPC-2007-0497C, which will allow the first phase of their facilities. A ten year managed growth agreement was obtained previously for this adjacent site plan until August 31, 2021. The purpose of the Kallestad Laboratories, Inc. Land Use Commission site plan extension is to allow the expiration dates for both site plan’s to match.

ARMBRUST & BROWN, PLLC

Page 2

CZ/6

Your attention to this matter is greatly appreciated. If you have any questions, comments, or need additional information, please do not hesitate to call me.

Sincerely,



Lynn Ann Carley, P.E.
Senior Land Development Consultant