

C13
/1

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

CASE NUMBER: SP-06-0217C(XT3) **ZAP COMMISSION DATE:** September 3, 2013

PROJECT NAME: Four Points Centre Lot 5, Block A– LUC Site Plan Extension

ADDRESS: 11040 Four Points Drive

AREA: 5.36 Acres

WATERSHED: Bull Creek (Watersupply Suburban, DWPZ)

JURISDICTION: Full Purpose

APPLICANT: Tom Paradise
New TPG- Four Points
401 Congress Avenue, Ste. 1850
Austin, Texas 78701
(512)536-8400

AGENT: Big Red Dog Engineering Consulting
(Kaitlin Redmon)
815-A Brazos Street, Ste.319
Austin, Texas 78702
(512) 669-5560

EXISTING ZONING: PUD

PROPOSED DEVELOPMENT: A three-story, 80,000-square foot office building is proposed with this previously approved site plan.

STAFF RECOMMENDATION: Staff recommends the requested extension from December 9th, 2013 to December 9th, 2016.

ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Amanda Couch Telephone: 974-2881
amanda.couch@austintexas.gov

PREVIOUS APPROVALS: Staff previously granted this site plan an administrative 1-year extension from December 9th, 2009 to December 9th, 2010. Commission previously granted this site plan a three-year extension from December 9th, 2010 to December 9th, 2013.

C13/2

PROJECT INFORMATION: 5.36 acres
EXIST. ZONING: PUD
MAX. BLDG. COVERAGE : N/A
MAX. IMPERV. CVRG.: 62%

PROP. BLDG CVRG: 26,822 sq. ft. (11.5%)
PROP. IMP. CVRG.: 3.24 sq. ft (62%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This project complies with current watershed regulations.

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(vacant)

South: PUD(vacant)

East: PUD (vacant)

West: PUD (vacant)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Four Points Drive	90'	40'	Local City/ County St

NEIGHBORHOOD ORGANIZATION:

Bull Creek Foundations

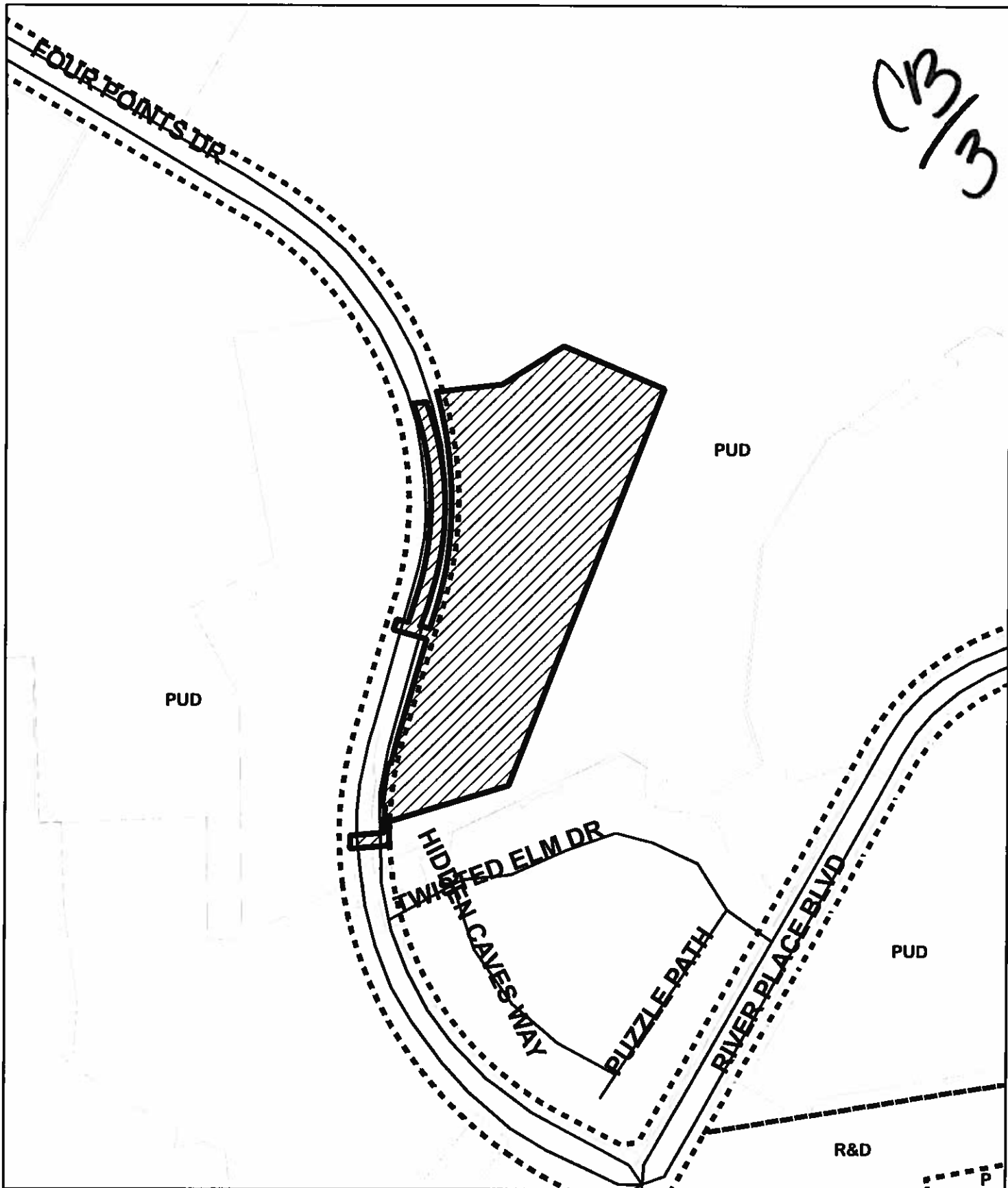
Super Duper Neighborhood Objectors and Appealers Organization

Long Canyon Homeowners Association

Austin Heritage Tree Foundation

Homeless Neighborhood Association



CB/3

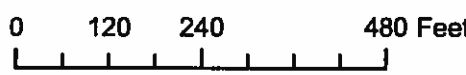


SITE PLAN

CASE#: SP-06-0217(XT3)
 ADDRESS: 11040 Four Points Drive
 CASE NAME: Four Points Centre Lot 5, Block A
 MANAGER: Amanda Couch (974-2881)



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**



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: Amanda Couch



C13
/4

098.006

August 27, 2013

Ms. Amanda Couch
Case Manager
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Zoning & Planning Commission Agenda Request
Four Points Centre Lot 5, Block A
COA Case # SP-06-0217C(XT3)
11040 Four Points Drive
Austin, Travis County, Texas

Dear Ms. Couch,

Please accept this letter as our formal request for a hearing with the Land Use Commission for the Four Points Centre Lot 5, Block "A" permit extension project, located at 11040 Four Points Drive in Austin, Texas.

We trust that you will find this letter acceptable for the intended purpose. Please don't hesitate to contact our office should you have any questions or require additional information regarding this project.

Sincerely,

Nicholas G. Kehl

BIG RED DOG Engineering | Consulting
Texas Engineering Firm No. F-11201

Nicholas G. Kehl, P.E.
Project Manager