

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

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**CASE NUMBER:** SP-2008-0324C(XT2) **ZAP COMMISSION DATE:** 9-3-2013

**ADDRESS:** 1300I Center Lake Drive

**WATERSHED:** Walnut Creek (Suburban)

**AREA:** 38.214A

**EXISTING ZONING:** LI-PDA, SF-2

**PROJECT NAME:** Tech Ridge, Section One

**PROPOSED USE:** Hotel, Office, Restaurant

**AGENT:** Jones and Carter, Inc. (Jim Schissler)  
1701 Directors Blvd., Ste. 400  
Austin, TX 78744-1024  
(512) 441-9493

**OWNER:** Centerstate 99, Ltd.  
4330 Gaines Ranch Loop, Ste. 100  
Austin, TX 78746  
(512) 472-5000

**NEIGHBORHOOD ORGANIZATION:**

511- Austin Neighborhoods Council  
1200- Super Duper Neighborhood Objectors and  
Appealers Assn.  
1236- The Real Estate Council of Austin  
114- North Growth Corridor Alliance  
1037- Homeless Neighborhood Assn.  
786- Homebuilders Assn of Greater Austin

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**CAPITOL VIEW:** Not in View Corridor

**SUMMARY STAFF RECOMMENDATION:** Recommended

**ZONING AND PLATTING COMMISSION ACTION:** 9-3-2013

**CASE MANAGER:** Lynda Courtney, 974-2810

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**PROJECT INFORMATION:**

**EXIST. ZONING:** LI-PDA, SF-2  
**SITE AREA.:** 38.214 Acres  
**EXIST. USE:** Vacant  
**PROP. USE:** Hotel, Office, Restaurant

**SUMMARY COMMENTS ON SITE PLAN:**

The applicant is requesting a 10- year extension of an approved site plan. A previous administrative one-year extension has already been approved, extending the site plan to February 26, 2013. Prior to that expiration, the applicant submitted an application for MGA, Managed Growth Agreement, requesting a ten year extension. City Council approval of this request would have extended the life of the site plan to February 26, 2023, but before this review was completed, the Land Development Code provision which provided for MGA's was repealed (Project Duration was repealed March 28, 2013). Without the limitation of project duration or the extension method of MGA, this site plan became eligible for a second extension, so the MGA application was changed to an "XT2" application, which requires approval by a land use commission, in this case, Zoning and Platting Commission.

The site was formerly developed as the Austin Executive Airpark and an LCRA substation. The current site plan is one of four sections of redevelopment of a multi-phased commercial mixed-use project.

The total square footage of buildings proposed is 275,173, with a floor-to-area ratio of .165:1, and the total of the proposed parking spaces is 1162. (Minimum required number of total parking spaces is 710).

Staff recommends approval of the site plan extension request .

**SITE PLAN EXTENSION REVIEW AND EVALUATION CRITERIA**

**The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-62, 63 of the Land Development Code states: "The Land Use Commission may extend the expiration date of a released site plan... if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62."**

The Director determines that:

1. The site plan substantially complies with the requirements that apply to a new application for site plan approval; **Staff response: This application complies with the requirements of this title.**
2. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed; **Staff response: The applicant filed the original site plan with the good faith expectation that the site plan would be constructed.**

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3. The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy, or, the applicant has constructed a significant portion of the infrastructure required for the development of the original site plan; **Staff response: Some public streets and utilities have been constructed on this site plan, as well as the 25-acre wet pond. No buildings are yet constructed on this section, although seven of the 16 proposed buildings on the overall project have been completed. Infrastructure on this site also serves the other sections of the overall project.**
  
4. If a Traffic Impact Analysis (TIA) was submitted with the application for site plan approval, the assumption and conclusions of the TIA are valid, or, if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the TIA that demonstrates traffic will be adequately mitigated, or, if a TIA was not submitted with the site plan application for approval, the applicant demonstrates that the traffic impact will be adequately mitigated; **Staff response: The assumptions presented with the original TIA are still valid. No update of TIA is required.**

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SP-2008-0324C(XT2)**  
REVISION #: **00** UPDATE: **U1**  
CASE MANAGER: **Lynda Courtney** PHONE #: **512-974-2810**

PROJECT NAME: **Tech.Ridge Section One (Extension)**  
LOCATION: **13001 CENTER LAKE DR W/BLDGS**

SUBMITTAL DATE: **July 5, 2013**  
REPORT DUE DATE: **July 19, 2013**  
FINAL REPORT DATE: **July 19, 2013**

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is September 23, 2013.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**An informal update submittal is required. You must submit the distribution to the case manager.**

**Please submit 1 copy of the plans and 1 copy of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1.**

**REVIEWERS:**

Planner 1 : Rosemary Ramos  
Site Plan : Lynda Courtney

**Environmental Review - Jim Dymkowski - 512-974-2707**

EV 0 This extension is no longer being reviewed as an MGA but as a standard extension.  
Former comments EV 1- EV no longer apply and are cleared.

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**Site Plan Review - Lynda Courtney - 512-974-2810**

SP 1-2. Comments addressed.

SP 3. Please complete the easement labels and notations on the site plan sheet by adding the recordation numbers.

**Update # 1.** Pending correction to the site plan.

SP 4. Comment addressed.

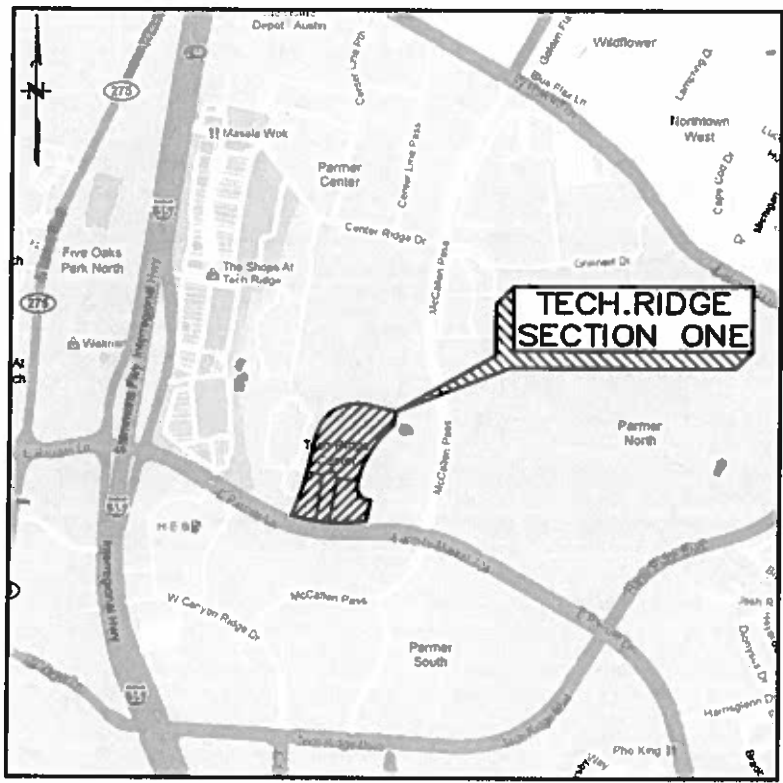
SP 5. N/A.

**Austin Water Utility Review - Neil Kepple - 512-972-0077**

WW1. Comments released, current AWU approval valid 2/9/15

**End of Report**

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**SCANNED**

TECH.RIDGE SECTION ONE  
MGA VICINITY MAP

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9483

SCALE: \_\_\_\_\_ NTS  
DATE: \_\_\_\_\_ 11/1/2011  
JOB NO: \_\_\_\_\_ A554-011

# SITE DEVELOPMENT PERMIT PLANS

## FOR

# Tech.Ridge Section One



**VICINITY MAP**

**OWNERS:** CENTERSTATE 99, LTD.  
300 WEST SIXTH STREET, SUITE 1900  
AUSTIN, TEXAS 78701  
(512) 320-5580

**DEVELOPER:** LIVE OAK COTTESMAN  
300 WEST SIXTH STREET, SUITE 1900  
AUSTIN, TEXAS 78701  
(512) 472-5000

**ARCHITECT:** S&B ARCHITECTURE  
2508 S. ANNE STREET, SUITE 100  
FORT WORTH, TEXAS 76104  
(817) 432-7772

**ENGINEER:** BURY+PARTNERS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

**LANDSCAPE ARCHITECT:** CONSORT, INC.  
315 BOWNE STREET  
AUSTIN, TEXAS 78703  
(512) 469-0500

**Notes:**  
1. Refer to Predevelopment report for Phase 1 and Phase 2 permit information. Phase 3 permit information is provided in the attached plan set. All phases shall be approved by the City of Austin.

- NOTES:**
1. APPROXIMATE VARIANCE FROM LDC 25-3-04/04C WAS APPROVED FOR CONSTRUCTION OF CONCRETE STRUCTURES ON A SLAB WITH A STORMSEWER WEAVER AS SHOWN ON DRAWING 25-3-04/04C-02.
  2. CONSTRUCTION OF CONCRETE STRUCTURES ON A SLAB WITH A STORMSEWER WEAVER AS SHOWN ON DRAWING 25-3-04/04C-02. APPROVED FOR CONSTRUCTION OF CONCRETE STRUCTURES ON A SLAB WITH A STORMSEWER WEAVER AS SHOWN ON DRAWING 25-3-04/04C-02.

**WATERBORN STATUS:**

THIS SITE IS LOCATED IN THE MILAYT CREEK WATERSHED WHICH IS CLASSIFIED AS A WATERSHED WITH A "B" RISK. THE CITY OF AUSTIN HAS A WATERSHED PROTECTION PROGRAM IN PLACE. THE CITY OF AUSTIN HAS A WATERSHED PROTECTION PROGRAM IN PLACE. THE CITY OF AUSTIN HAS A WATERSHED PROTECTION PROGRAM IN PLACE.

**FLOOD PLAIN INFORMATION:**

NO PART OF THIS PROJECT IS WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 44503012E, DATED JUNE 16, 1983.

**LEGAL DESCRIPTION:**

SEWER & WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. THE CITY OF AUSTIN IS RESPONSIBLE FOR ALL COSTS FOR SEWER & WATER SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS FOR SEWER & WATER SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS FOR SEWER & WATER SERVICE.

**BENCHMARK NOTE:**

THE BENCHMARK FOR THIS PROJECT IS THE BENCHMARK FOR THE CITY OF AUSTIN. THE BENCHMARK FOR THIS PROJECT IS THE BENCHMARK FOR THE CITY OF AUSTIN. THE BENCHMARK FOR THIS PROJECT IS THE BENCHMARK FOR THE CITY OF AUSTIN.

**Bury+Partners**  
ENGINEERING SOLUTIONS

**DATE:** 2/16/09

**APPROVED FOR ACCEPTANCE:**

**APPROVED FOR THE CITY OF AUSTIN:**

SHEET NO.	DESCRIPTION
01	OWNER SHEET
02	GENERAL NOTES
03	EXISTING TOPOGRAPHIC AND ELEVATION PLAN
04	EXISTING UTILITY PLANS
05	MASTER PHASE 1 SITE PLAN
06	PHASE 1 SITE PLAN
07	PHASE 2 SITE PLAN
08	PHASE 3 SITE PLAN
09	PHASE 4 SITE PLAN
10	PHASE 5 SITE PLAN
11	PHASE 6 SITE PLAN
12	EXISTING CANTONMENT DRAINAGE AREA MAP
13	PROPOSED DRAINAGE AREA MAP
14	PROPOSED STORMSEWER CONTROL PHASE 1
15	PROPOSED STORMSEWER CONTROL PHASE 2
16	PROPOSED STORMSEWER CONTROL PHASE 3
17	PROPOSED STORMSEWER CONTROL PHASE 4
18	PROPOSED STORMSEWER CONTROL PHASE 5
19	PROPOSED STORMSEWER CONTROL PHASE 6
20	PROPOSED STORMSEWER CONTROL PHASE 7
21	PROPOSED STORMSEWER CONTROL PHASE 8
22	PROPOSED STORMSEWER CONTROL PHASE 9
23	PROPOSED STORMSEWER CONTROL PHASE 10
24	PROPOSED STORMSEWER CONTROL PHASE 11
25	PROPOSED STORMSEWER CONTROL PHASE 12
26	PROPOSED STORMSEWER CONTROL PHASE 13
27	PROPOSED STORMSEWER CONTROL PHASE 14
28	PROPOSED STORMSEWER CONTROL PHASE 15
29	PROPOSED STORMSEWER CONTROL PHASE 16
30	PROPOSED STORMSEWER CONTROL PHASE 17
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41	PROPOSED STORMSEWER CONTROL PHASE 28
42	PROPOSED STORMSEWER CONTROL PHASE 29
43	PROPOSED STORMSEWER CONTROL PHASE 30
44	PROPOSED STORMSEWER CONTROL PHASE 31
45	PROPOSED STORMSEWER CONTROL PHASE 32
46	PROPOSED STORMSEWER CONTROL PHASE 33
47	PROPOSED STORMSEWER CONTROL PHASE 34
48	PROPOSED STORMSEWER CONTROL PHASE 35

ALL INFORMATION FOR THE ACCURACY OF THESE PLANS IS THE RESPONSIBILITY OF THE SUBMITTER. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THESE PLANS.

TEXAS WATER CODE 13.502  
SUBMITTING IS REQUIRED  
ON THIS PROJECT.

PERMIT NO. : SP-2008-0324C  
PROJECT DURATION : JUNE 30, 2013  
ADDRESS : 13001 CENTER LAKE DRIVE  
AUSTIN, TEXAS 78753  
SUBMITTAL DATE : JUNE 30, 2008

APPROVED FOR ACCEPTANCE:

APPROVED FOR THE CITY OF AUSTIN:

PHASE I	PHASE II	PHASE III
BUILDING TYPE: 3-8	BUILDING TYPE: 3-8	BUILDING TYPE: 3-8
BUILDING SIZE: 15175 S.F.	BUILDING SIZE: 15175 S.F.	BUILDING SIZE: 15175 S.F.
FEE: 1000 CPM WITH 10% CREDIT (SPRINKLED)	FEE: 1000 CPM WITH 10% CREDIT (SPRINKLED)	FEE: 1000 CPM WITH 10% CREDIT (SPRINKLED)

# 7/12

8/21/20

DATE PLOTTED: 02/03/08  
DRAWN BY: EXP/DAZ  
CHECKED BY: JAM  
PROJECT NO.: 720-27-00

Live Oak-Gottesman  
13001 CENTER LAKE DRIVE  
TechRidge Section One

MASTER SITE PLAN



**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 East Rock Street, Suite 100  
Austin, Texas 78701  
Tel: 512-476-0411 Fax: 512-476-0422  
www.bury.com

DATE	NO.	DESCRIPTION
02/03/08	1	As per City Council Resolution 2007-001

**NOT A PART OF THE CONTRACT UNLESS REFERRED TO IN THE CONTRACT DOCUMENTS**

THIS PLAN IS THE PROPERTY OF BURY+PARTNERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURY+PARTNERS.

DATE: 02/03/08  
DRAWN BY: EXP/DAZ  
CHECKED BY: JAM  
PROJECT NO.: 720-27-00

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**LEGEND**

Symbol	Description
Circle with dot	Proposed Utility Pole
Circle with cross	Proposed Manhole
Circle with 'X'	Proposed Fire Hydrant
Circle with 'H'	Proposed Stormwater Inlet
Circle with 'S'	Proposed Stormwater Sump
Circle with 'E'	Proposed Electric Meter
Circle with 'G'	Proposed Gas Meter
Circle with 'W'	Proposed Water Meter
Circle with 'F'	Proposed Fire Alarm
Circle with 'T'	Proposed Telephone
Circle with 'C'	Proposed Cable
Circle with 'A'	Proposed Access Point
Circle with 'M'	Proposed Mailbox
Circle with 'D'	Proposed Dumpster
Circle with 'R'	Proposed Restroom
Circle with 'L'	Proposed Loading Dock
Circle with 'B'	Proposed Bus Stop
Circle with 'P'	Proposed Parking Space
Circle with 'V'	Proposed Vehicle
Circle with 'B'	Proposed Bicycle
Circle with 'P'	Proposed Pedestrian
Circle with 'A'	Proposed Access Point
Circle with 'M'	Proposed Mailbox
Circle with 'D'	Proposed Dumpster
Circle with 'R'	Proposed Restroom
Circle with 'L'	Proposed Loading Dock
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