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**PLANNING COMMISSION
SITE PLAN EXTENSION REVIEW SHEET**

CASE NUMBER: SP-98-0197C(XT4) **COMMISSION DATE:** 02/25/2014

ADDRESS: 8656 W. State Highway 71

AREA: 11.0 acres

PROJECT NAME: Wesco Acres Site Plan Extension

LEGAL: Lot 1, Wesco Acres (less 5 acres)
Vol. 81, Page 89

APPLICANT: Wesco Holdings, LLC (Mike Barron)
808 Nueces Street
Austin, Texas 78701
(512) 478-4995

AGENT: Hutson Land Planners
1015 Bee Cave Woods Drive, Suite 206
Austin, TX 78746
(512) 327-8222

PROPOSED DEVELOPMENT: The approved site plan is for a 95,832 sq. ft. administrative/business office development along with associated surface parking, drives, water quality/detention pond, and related improvements. The most recent extension to the approved site plan expired on August 27, 2013, and the applicant is now requesting a 10-year extension to the approved site plan.

Travis County currently owns two of the four buildings that have been constructed on the site, and is considering purchase of the fifth building, which has not been built. The water quality and detention facilities to serve this development have been constructed, as well as the water, wastewater and storm sewer.

EXISTING ZONING: GR-NP

NEIGHBORHOOD ORGANIZATION: Oak Hill Combined NPA
Austin Independent School District
Beyond2ndNature
Oak Hill Trails Association
Austin Heritage Tree Foundation
Sierra Club, Austin Regional Group
SEL Texas
Bike Austin

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Save Our Springs Alliance
City of Rollingwood
Austin Parks Foundation
Oak Hill Association of Neighborhoods
Covered Bridge Property Owners Assn., Inc.
Real Estate Council of Austin, Inc.
Super Duper Neighborhood Objectors, Etc.
Homeless Neighborhood Association
Austin Monorail Project
Oak Hill Neighborhood Planning Contact
Team

WATERSHED: Williamson (Barton Springs Contributing Zone)

APPLICABLE WATERSHED ORDINANCE: Williamson Creek

SUMMARY STAFF RECOMMENDATION: Staff does not recommend approval of the 10-year extension request. The site is substantially built out, and we do not feel that an additional ten-year extension is necessary in order to complete construction of the remaining approved building.

Staff instead recommends a three-year extension for the site plan.

PREVIOUS APPROVALS:

- 08/27/1998 - Administrative approval of site plan
- 08/27/2001 - Approval of administrative 1-year extension to 08/27/2002
- 08/27/2002 - Zoning & Platting Commission approved 5-year extension to 08/27/2007
- 08/27/2007 - Planning Commission approved 6-year extension to 08/27/2013
- 02/25/2014 - The applicant is now requesting a 10-year site plan extension.

CASE MANAGER: Michael Simmons-Smith **PHONE:** (512) 974-1225
michael.simmons-smith@austintexas.gov

PROJECT INFORMATION:

Proposed Use: Administrative/Business Offices

Sq. Footage Proposed: 95,832 sq. ft.

Maximum Building Height: 60 feet
Proposed Height: 42 feet

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Maximum F.A.R.: 1:1
F.A.R. Proposed: 0.2:1

Maximum Impervious Cover: 65%
Proposed Impervious Cover: 54.05%

Proposed Access: W. State Highway 71

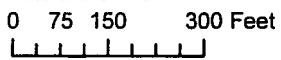
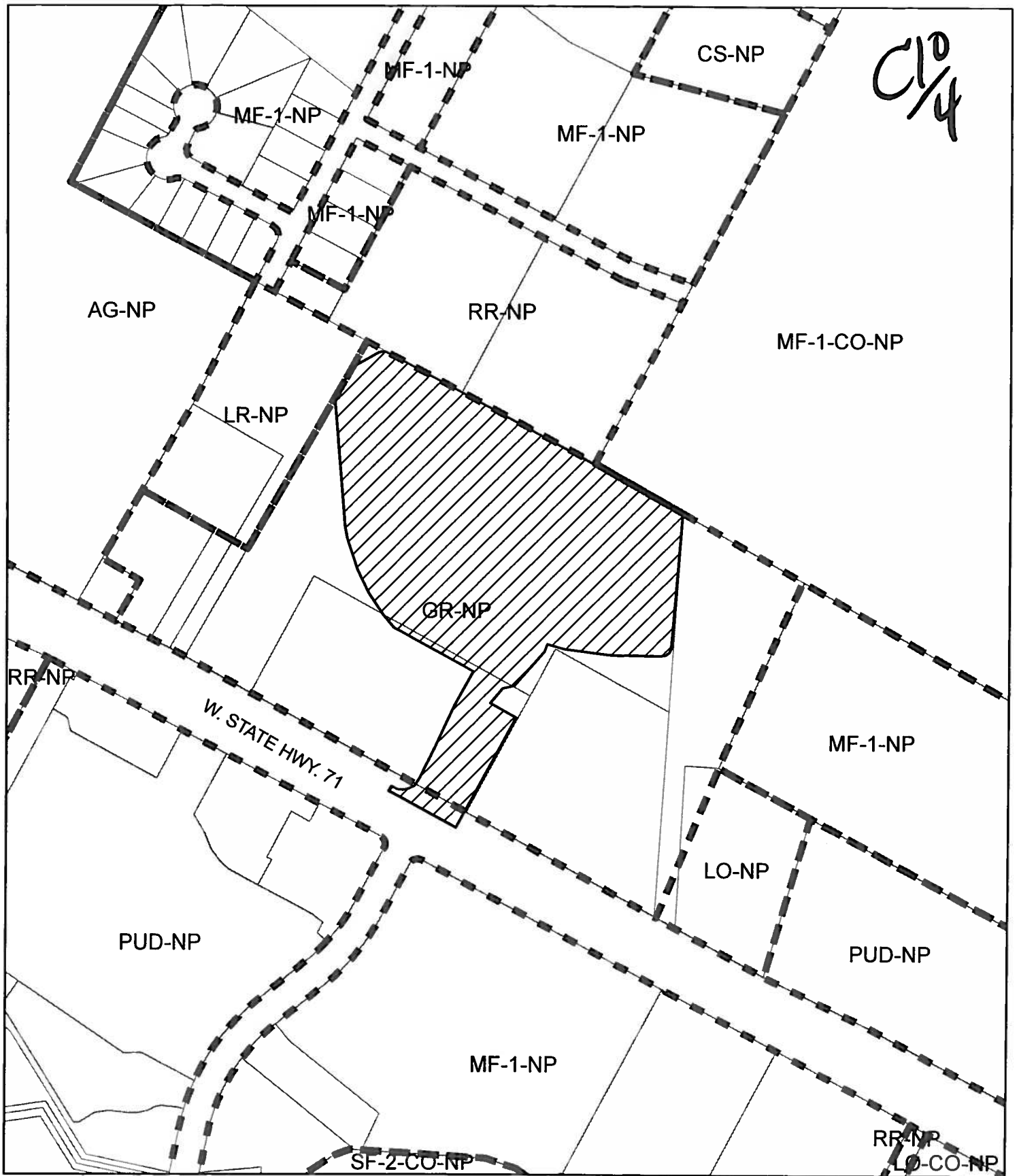
SUMMARY COMMENTS ON SITE PLAN:

LAND USE: This site is zoned GR-NP. The approved development consists of five administrative/business office buildings totaling 95,832 sq. ft. with associated parking, drives, and related improvements. Four of the approved buildings have been constructed.

ENVIRONMENTAL: Stormwater detention is provided by on-site ponds included in the approved site plan, and water quality mitigation is provided by a sedimentation/filtration pond. This infrastructure has been constructed.

TRANSPORTATION: The site plan complies with all transportation requirements.

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SITE PLAN VARIANCE REQUEST

CASE NO.: SP-98-0197C(XT4)
ADDRESS: 8656 W. STATE HWY. 71
CASE MANAGER: MICHAEL SIMMONS-SMITH



Hutson Land Planners & Development Consultants, LLC

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Memo

To: Planning and Development Review Department, City of Austin
From: Hutson Land Planners; Charles Dunn
Date: July 31, 2013
Re: Wesco Acres (SP-98-0197C) Site Plan Extension

Hutson Land Planners, as representatives of the owners of Wesco Acres formally request a ten-year extension for the Wesco Acres site plan (SP-98-0197C). The project is ongoing with the overall infrastructure and four buildings completed. A site plan extension for ten years was requested in 2007 with the Zoning and Platting Commission granting only a six-year extension.

Travis County, like other governmental entities has financial constraints, which necessitates the need for development flexibility. Fluctuations in revenue and demands on expenditures vary greatly from year to year. Travis County has several departments and projects within those departments competing for a relatively small amount of funding, which limits them to current needs. Travis County has an opportunity with the Wesco site plan to meet current needs and establish a means for future growth while wisely appropriating taxpayer's funds.

Travis County has constructed Phases 1 and 2, which include a pair of 19,180-square foot two-story administrative and professional buildings and associated parking. The Travis County buildings currently contain the Community Health Clinic, West Rural Community Center, Justice of the Peace, Constables Office, and Tax Office. Phase 6 includes an additional 19,180 square feet of office space and associated parking to be constructed by Travis County in the future.

Phase 3 is a 28,770-square foot three-story office building with associated parking and has not been constructed. Travis County has a first right of refusal for this building. Phase 4 consists of two one-story office buildings totaling 9,522-square feet with associated parking and has been completed. Phase 5 is

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additional parking for Phase 4 that will be constructed when needed. In addition, the water quality and detention ponds have been constructed for the entire site plan.

The approved site plan complies with the requirements that apply to a new application for site plan approval. All water quality and detention ponds have been constructed to CWO standards and all utilities for the site have been installed. The traffic impact analysis for the Wesco Property is valid and the assumptions and conclusions are still appropriate for the site.

If you have any questions regarding the site plan extension, please contact me. Thank you in advance for your assistance in this matter.

Sincerely,



Charles Dunn

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/X

Memo

To: City of Austin; Michael Simmons-Smith
From: Hutson Land Planners; Charles Dunn
Date: December, 2013
Re: Project Completion Status Wesco Site Plan (SP-98-0197(XT4))

This memorandum provides information regarding the completion status of the Wesco Acres Site Plan.

Site Plan Approval: August 27, 1998

Administrative Extension: to August 27, 2002

Zoning and Platting Commission, Extension Two: granted 5 year extension to August 27, 2007

December 2002; Travis County purchased Phase 2 buildings

July 2003; Phase 1 site Infrastructure construction begun (public utilities, ponding, grading, parking and drives) Ponding and utilities constructed for entire site.

April 2005; Move in for Travis County buildings

Planning Commission, Extension Three: granted 6 year extension to August 27, 2013

October 2006; Melwood Alliance purchased Phases 4 and 5

August 2007; building permits approved for Phase 4 buildings

August 2008; Phase 4 buildings completed

Planning Commission, Extension Four: current request for 10 years to August 27, 2023

Phase 3 (28,770 sf building and associated parking) is under contract for sale and construction; building plans will be finalized and submitted after site plan extension is granted.

Phase 5 is additional parking area associated with Phase 4 buildings to be constructed when needed by tenants in buildings.

Phase 6 is an additional 19,180 sf of building and associated parking owned by Travis County. Travis County does not have a specific construction timetable for this space at this time.

FACILITIES MANAGEMENT DEPARTMENT

Roger A. El Khoury, M.S., P.E., Director



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1010 Lavaca St. Suite 400 • P.O. Box 1748, Austin, Texas 78767 • Phone: (512) 854-9661 • Fax: (512) 854-9226

September 23, 2013

FMD #: Pct.3 General

File: Regulatory

Chairman and Commissioners
Planning Commission
City of Austin
P.O. Box 1088
Austin, TX 78767-8818

RE: Wesco Acres (SP-98-0197C)
8656 State Hwy 71 West, Austin
Site Plan Extension

Dear Commissioner:

Travis County is seeking your assistance with the approval of a site plan extension for the Wesco Acres site plan (SP-98-0197). Travis County, in 2002, purchased a portion of the property within the Wesco Site plan. This purchase has allowed Travis County to consolidate a variety of County offices serving western Travis County to one location.

Travis County constructed two buildings containing a Community Health Clinic, West Rural Community Center, Justice of the Peace, Constables Office, and a Tax Office. An additional 19,180 square feet of building space and associated parking is owned by Travis County and has not yet been constructed. The project infrastructure and water quality pond structures for the entire site plan have been constructed.

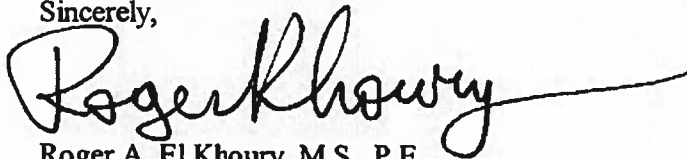
Travis County is requesting a ten-year extension for the Wesco Acres site plan (SP-98-0197C). Like other governmental entities, Travis County has financial constraints, which necessitates the need for development flexibility. Fluctuations in revenue and demands on expenditures vary greatly from year to year. Travis County has several departments and projects within those departments competing for a relatively small amount of funding, which limits them to current needs. Travis County has an opportunity with the Wesco site plan to meet current requirements and establish a means for future growth needs while wisely appropriating taxpayer's funds.

Travis County has constructed Phases 1 and 2 of the plan, which includes a pair of 19,180-square foot two-story administrative and professional buildings and associated parking. Phase 6 includes an additional 19,180 square feet of office space and associated parking to be constructed by Travis County in the future.

The approved site plan complies with the requirements that would apply to a new application for site plan approval. All water quality and detention ponds have been constructed and all utilities for the site have been installed. The traffic impact analysis for the Wesco Property is valid and the assumptions and conclusions are still appropriate for the site.

If you have any questions regarding the site plan extension, please contact the Senior Project Manager, Ken Gaede, at 854-9894 or our consultant coordinating this request, Charles Dunn of Hutson Land Planners at 327-8222 or charles@hutsonlandplanners.com. Thank you in advance for your assistance in this matter.

Sincerely,



Roger A. El Khoury, M.S., P.E.
Director, Travis County Facilities Management

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Copy To:

Gerald Daugherty, Travis County Commissioner, Precinct 3
Leslie Browder, Executive Manager, Planning and Budget Office
Ken Gaede, AIA, Senior Project Manager, Facilities Management
Charles Dunn, Hutson Land Planners
Michael Simmons-Smith, Senior Planner, City of Austin



Sheet 1 of 2 Date: 03-20-04 Drawn by: Design by: Reviewed by: Approved by: JLS

Project No.: 204-002 SHEET 5A of 8A

LEGEND

BOUNDARIES

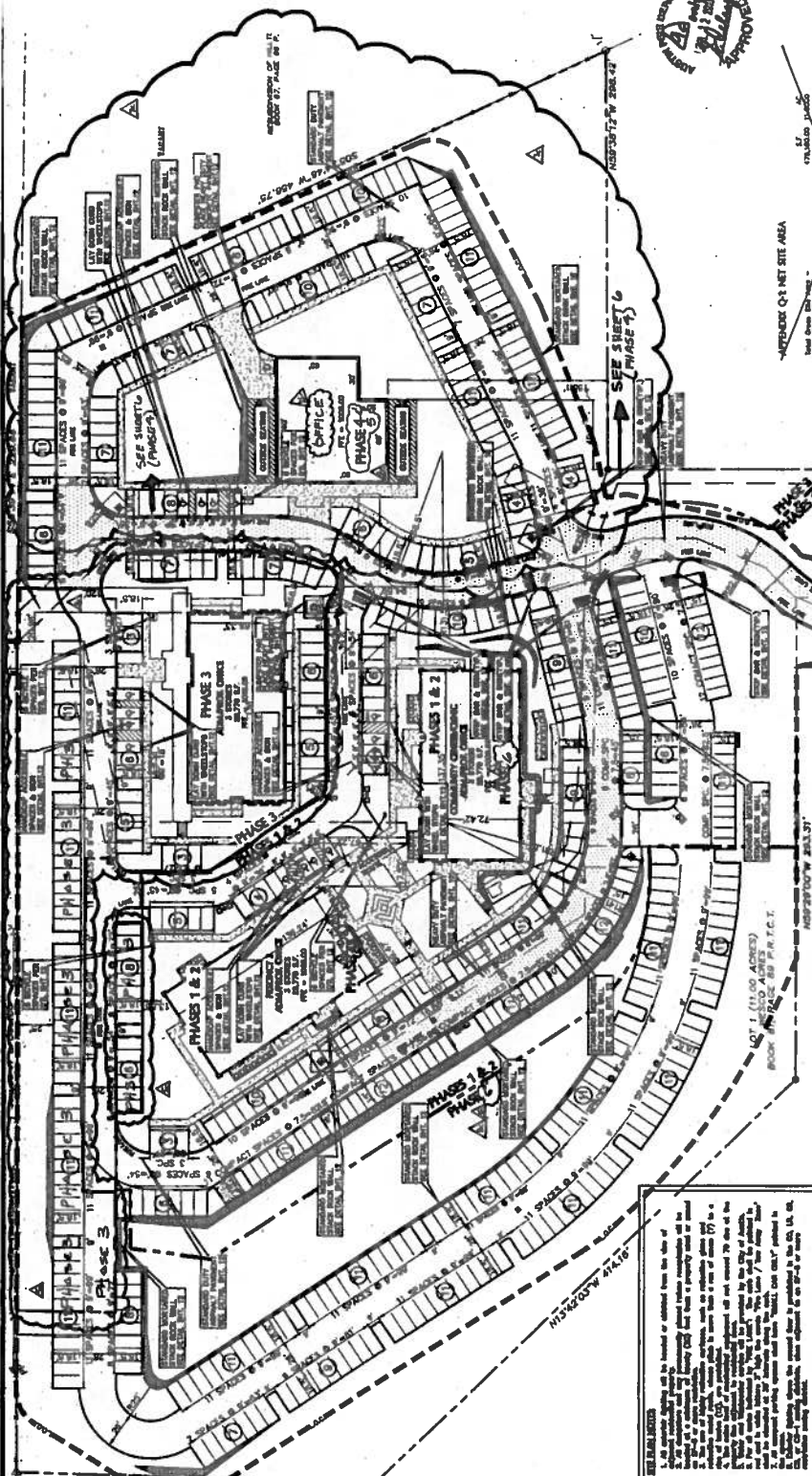
- SECTION BOUNDARY
- PHASE BOUNDARY
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY
- PHASE 4 BOUNDARY
- PHASE 5 BOUNDARY

FEATURES

- STREET
- PARKING SPACE
- TRUNK LINE
- POLE
- POST
- CONCRETE DRIVE
- ASPHALT DRIVE
- ASPHALT DRIVE WITH CENTER LINE
- GRAVEL DRIVE
- GRAVEL DRIVE WITH CENTER LINE
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NOTES TO BE SHOWN

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APPENDIX Q2 IMPERVIOUS COVER

Approximate Impervious Cover Areas (in Sq. Ft.)

Area	Area (Sq. Ft.)
PHASE 1	10,100
PHASE 2	10,100
PHASE 3	10,100
PHASE 4	10,100
PHASE 5	10,100
TOTAL	50,500

APPENDIX Q1 NET SITE AREA

Net Site Area (in Acres)

Area	Area (Acres)
TOTAL NET SITE AREA	11.00

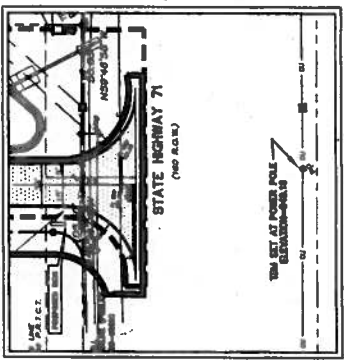
REPLACEMENT

SEE PLAN TELEPHONE...
SEE PLAN...
SEE PLAN...

APPENDIX Q3

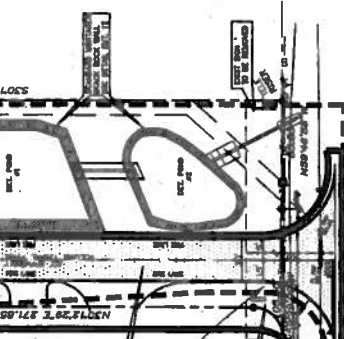
Approximate Impervious Cover Areas (in Sq. Ft.)

Area	Area (Sq. Ft.)
PHASE 1	10,100
PHASE 2	10,100
PHASE 3	10,100
PHASE 4	10,100
PHASE 5	10,100
TOTAL	50,500



THE CALCULATIONS PER PHASE

PHASE	AREA (SQ. FT.)	NO. OF UNITS	NO. OF PARKING SPACES
PHASE 1	10,100	30	30
PHASE 2	10,100	30	30
PHASE 3	10,100	30	30
PHASE 4	10,100	30	30
PHASE 5	10,100	30	30
TOTAL	50,500	150	150



OFFICE BUILDING INFORMATION

NO. OF OFFICE BUILDINGS: 150
TOTAL AREA: 50,500 SQ. FT.

OFFICE INFORMATION

NO. OF OFFICE BUILDINGS: 150
TOTAL AREA: 50,500 SQ. FT.

OFFICE BUILDING INFORMATION

NO. OF OFFICE BUILDINGS: 150
TOTAL AREA: 50,500 SQ. FT.

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NO.	DESCRIPTION	DATE	INITIALS
1	AS-BUILT PHASE 1	12/11/03	CH. BERTAL

DATE: MAY 2003
 DESIGNED: S.M., A.S.
 DRAWN: L.C.F.
 CHECKED: [Signature]
 JOB NO. WPD-0424

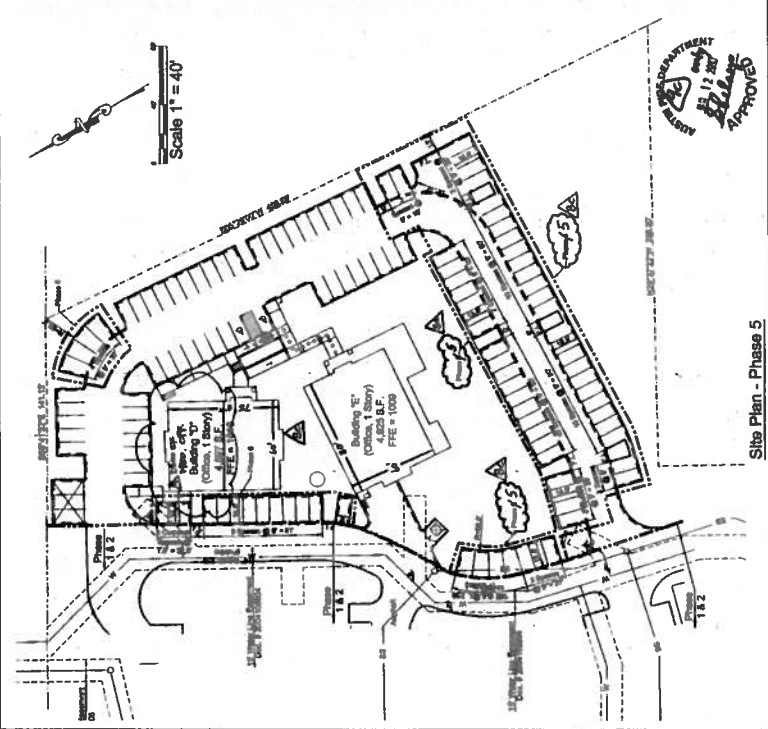
WE800 ACRES
 8656 HIGHWAY 71 WEST
 AUSTIN, TEXAS
 SITE PLAN (PHASE 4 & 5)



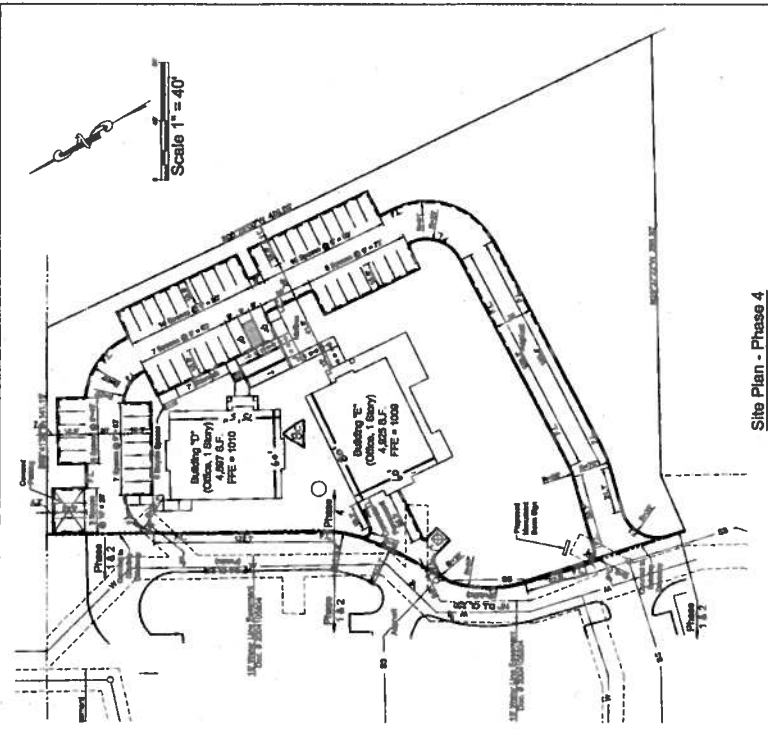
3600 WEST PARKER LANE
 SUITE 212
 AUSTIN, TEXAS 78727
 TELEPHONE: (512) 454-2420
 FACSIMILE: (512) 454-2420

GARRETT-INNHEN
 CIVIL ENGINEERS

SHEET NUMBER
 6 of 29
 SP-08-017C



Site Plan - Phase 5



Site Plan - Phase 4

Site Calculations Per Phase

	Phase 1,2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Office Bldg. Information						
Office Floor Area	28,380	28,770	0	0	14,180	64,310
Number of Floors	0	0	0	0	1	0.022
Office Information						
Number of Offices	0	0	0	0	23	113
Number of Tables	0	0	0	0	0	35
Other Information						
Total Parking Required	0	0	0	0	0	14
Handicap Accessible	0	0	0	0	0	14
Commuter	0	0	0	0	0	14
Truck	0	0	0	0	0	14
Bicycle Parking						
Bicycle Parking Required	0	0	0	0	0	0
Site Information						
Impervious Cover Calculations						
Total Site Area	478,100	478,100	478,100	478,100	478,100	478,100
Total Area of Building	70,030	70,030	70,030	70,030	70,030	70,030
Total Area of Parking	23,374	23,374	23,374	23,374	23,374	23,374
Total Area of Impervious Cover Prior to Area Releas	11,022	11,022	11,022	11,022	11,022	11,022
Total Impervious Cover	105,426	105,426	105,426	105,426	105,426	105,426
Allowable Impervious Cover	371,024	371,024	371,024	371,024	371,024	371,024

REPLACEMENT SHEET

Notice of this application does not constitute a verification of all site information and calculations supplied by the applicant. The engineer is not responsible for the accuracy or completeness of the information submitted by the applicant. The engineer's only responsibility is to verify the information submitted by the applicant to the satisfaction of the City Engineer.

SITE PLAN RELEASE

DATE OF RELEASE: 12-17-03
 DRAWN BY: L.C.F.
 CHECKED BY: S.M., A.S.
 APPROVED BY: CH. BERTAL

C/O



**City of Austin Watershed Protection and
Development Review Department**
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

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December 5, 2002

Mr. Michael Barron
Mr. Stephen Adler
808 Nueces Street
Austin, TX 78701

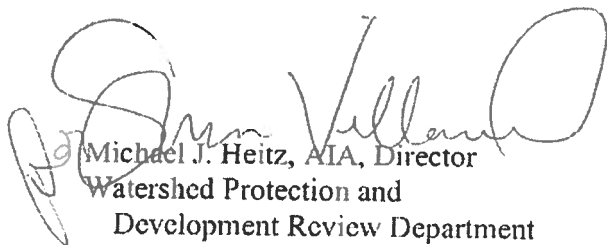
RE: Wesco Acres

Dear Mr Barron and Mr. Adler:

On October 15th, the Zoning and Platting Commission approved your request for a site plan extension for Wesco Acres, SP-98-0197C(XT2) as specified in Section 25-5-63 of the Land Development Code. The site plan is now extended to August 27, 2007.

If you have any questions or need any additional information, please feel free to contact the project manager, Susan Villarreal, at 499-6319.

Sincerely,


Michael J. Heitz, AIA, Director
Watershed Protection and
Development Review Department



**City of Austin Watershed Protection and
Development Review Department**
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

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September 13, 2011

Mr. Kerby S. Smith
Holford Group
4833 Spicewood Springs, Suite 100
Austin, Texas 78759

RE: SP-98-0197C(XT3) – Site Plan Extension – WESCO Acres
8656 State Highway 71 West

Dear Mr. Smith:

On August 26, 2008, the Planning Commission approved a six-year extension from August 27, 2007 to August 27, 2013 for the released site plan SP-98-0197C(XT3). This six-year extension is granted in accordance with Section 25-5-63 of the Land Development Code.

Any additional extension for this released site plan requires approval of the Land Use Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. The request for an additional extension to be granted in accordance with Section 25-5-63 would have to be received prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provides that the decision of the Land Use Commission to extend the site plan may be appealed to the City Council, provided in interested party files a completed notice of appeal no later than 14 days after a Commission decision. During this 14-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

If you have any questions, please contact me at 974-3294.

Sincerely,

Sue Welch, Case Manager
Planning and Development Review Department

SW/yp

xc: Environmental Inspection Division

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-98-0197C(XT4)
Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

I meet the requirements for and request to be an interested party

Carl Norton 512-801-8017
Name (please print) Telephone number

6301 Mountain Shadow 78735
Address(es) affected by this application (Street, City, ZIP Code)

1025 Canyon View RD, Dripping Spring, Tx 78626
Mailing address (Street, City, ZIP Code)

[Signature] 11-20-2013
Signature Date

Comments: _____

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Michael Simmons-Smith
P. O. Box 1088
Austin, TX 78767-1088

910
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INTERESTED PARTY INFORMATION

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Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

I meet the requirements for and request to be an interested party
REGISTERED NEIGHBORHOOD ASSOCIATION
COVERED BRIDGE PROPERTY OWNERS ASSN.

Name (please print)

Telephone number

350 HOMES IN THE COVERED BRIDGE DEVELOP.
Address(es) affected by this application (Street, City, ZIP Code)

14050 SUMMIT DR. SUITE 113A AUSTIN, 78728
Mailing address (Street, City, ZIP Code)

Frank Goodall

TREASURER

Date

5/23/2013

Comments:

THIS DEVELOPMENT ~~IS~~ PROJECT IS
DIRECTLY ACROSS HWY 71 W FROM
OUR NEIGHBORHOOD ENTRANCE.
WE HAVE ONGOING CONCERNS
ABOUT TRAFFIC AND POPULATION
DENSITY

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

C/O
15/10

INTERESTED PARTY INFORMATION

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Case Number: SP-98-0197C(XT4)
Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

I meet the requirements for and request to be an interested party

FRANK GOODLOE 512-906-1931
Name (please print) Telephone number

6705 COVERED BRIDGE DR. UNIT 10 78736
Address(es) affected by this application (Street, City, ZIP Code)

6705 COVERED BRIDGE DR. UNIT 10 AUSTIN 78730
Mailing address (Street, City, ZIP Code)

Frank Goodloe 9/23/2013
Signature Date

Comments:

THIS DEVELOPMENT WOULD BE
ACROSS THE HIGHWAY FROM
MY CONDO NEIGHBORHOOD,
CONCERN OVER TRAFFIC,
POPULATION DENSITY AVAILABILITY
OF PUBLIC TRANSPORTATION

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

C/O
1088