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

CASE NUMBER: SP-2010-0102(XT2) **ZAP COMMISSION DATE:** July 15, 2014

PROJECT NAME: Randall's at the Ranch –Site Plan Extension

ADDRESS: 5145 FM 620

AREA: 60.940 acres

WATERSHED: Bear Creek West (Water Supply Rural)

JURISDICTION: 2-Mile ETJ

APPLICANT: Property Development Centers, LLC
(Joe Kinn)
5918 Stoneridge Mall Road
Pleasanton, California 94588
(925) 738-1200

AGENT: LJA Engineering and Surveying
(Danny Miller, PE)
5316 W US 290 HWY EB
Austin, Texas 78735
(512) 439-4700

EXISTING ZONING: 2-Mile ETJ/Steiner Ranch

PROPOSED DEVELOPMENT: A mixed use project with ten commercial buildings and related infrastructure was proposed with this previously approved site plan. The site is being improved in six phases. Phases 1, 3, 5, and 6 are complete, and Phases 2 and 4 are beginning and about to begin construction.

STAFF RECOMMENDATION: Staff recommends the requested extension to April 15, 2017. Staff previously granted this site plan an administrative 1-year extension from April 15, 2013 to April 15, 2014.

ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Christine Barton-Holmes, LEED AP
Christine.barton-holmes@austintexas.gov

Telephone: 974-2788

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from April 15, 2013 to April 15, 2014. The administrative extension was applied for on March 18, 2013, and the Commission extension was applied for on April 1, 2014.

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PROJECT INFORMATION: 60.940 acres

EXIST. ZONING: 2-Mile ETJ

MAX. BLDG. COVERAGE : NA

MAX. IMPERV. CVRG: 40%

PROP. BLDG CVRG: NA

PROP. IMP. CVRG: 14.9 acres (40%)

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: 2-Mile ETJ, then SF-2 (Undeveloped, then single-family residential)

South: 2-Mile ETJ (Commercial retail, then undeveloped)

East: GR-MU-CO/LR-CO, then 2-Mile ETJ (Undeveloped)

West: 2-Mile ETJ, then DR (Single-family residential, then office)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
RM 620	200'	80'	Highway

NEIGHBORHOOD ORGANIZATION:

161 – Glenlake Neighborhood Association

269 – Long Canyon Homeowners Association

416 – Long Canyon Phase II & III Homeowners Association, Inc.

425 – 2222 Coalition of Neighborhood Associations, Inc.

683 – Hughes Park Lake Subdivision 2 Association

762 – Steiner Ranch Community Association

1037—Homeless Neighborhood Association

1075 – Bike Austin

1169 – Lake Austin Collective

1200—Super Duper Neighborhood Objectors and Appealers Organization

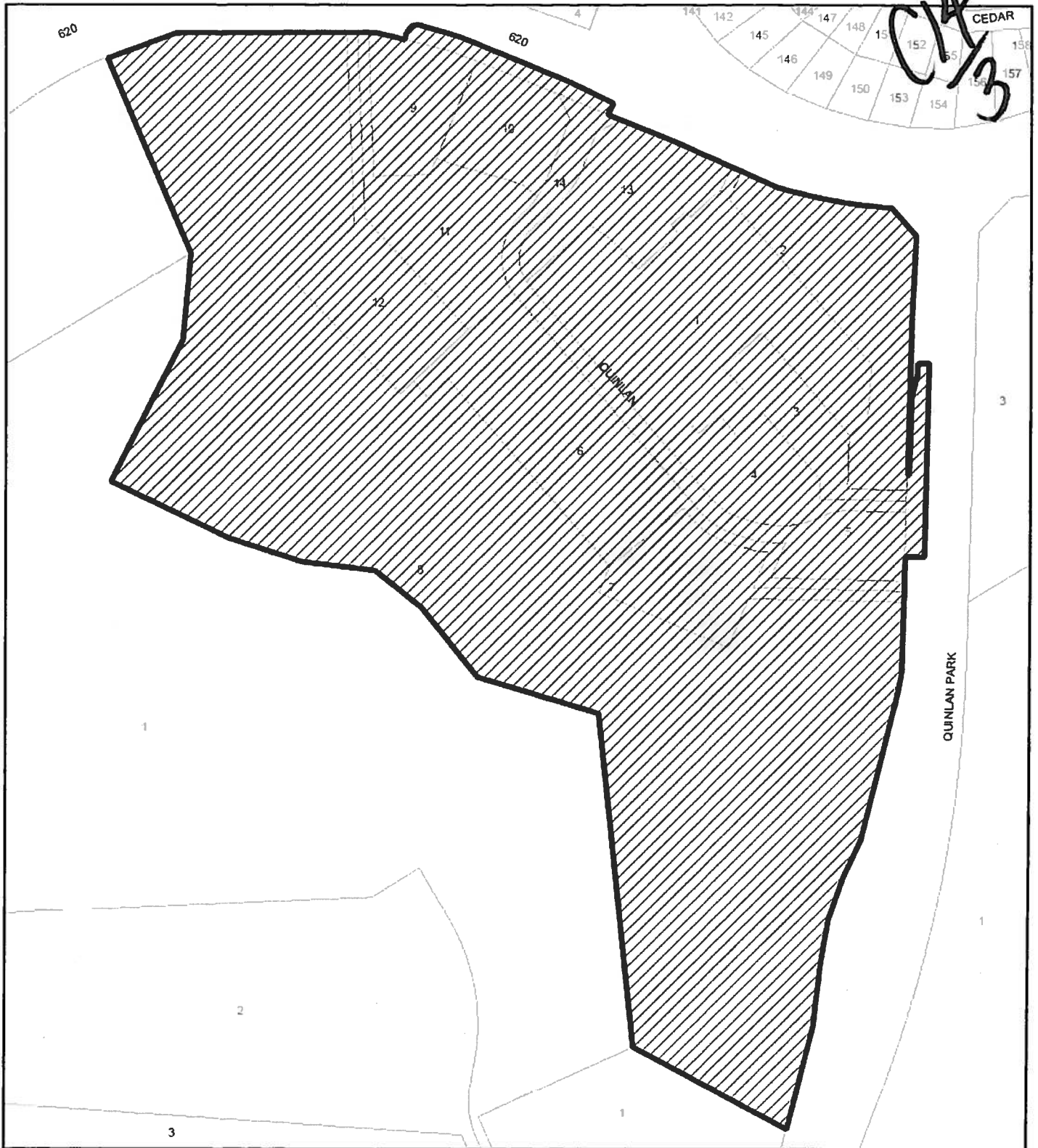
1224—Austin Monorail Project

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



Subject Tract



Base Map

CASE#: SP-2010-0102D(XT2)
ADDRESS: 5145 N FM 620 Road



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.

LJA Engineering, Inc.

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Fax 512.439.4716
www.ljaengineering.com

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March 31, 2014

City of Austin
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

Re. Randall's at the Ranch Site Development Plans – SP-2010-0102D(XT)
Site Development Permit Extension #2
LJA Project No. A199-0401

To Whom It May Concern:

We are writing this letter to formally request an additional extension for this released site plan SP-2010-0102D(XT)- Randall's at the Ranch. This requires approval of the Zoning and Platting Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. Our one-year extension date is from April 15, 2013 to April 15, 2014. The project is located at the southwest corner of RM 620 and Quinlan Park Road, in the Steiner Ranch community. The proposed development consists of a mix of retail, restaurant, and office development, and associated parking and drives. The site is located in the ETJ of the City of Austin, and thus zoning regulations are not applicable. Being a part of the Steiner Ranch community, the proposed project is subject to the Steiner Ranch Development Agreement, Ordinance #011025-49 and the Steiner Ranch Conservation Easement.

To date, most of the shopping center has been complete, including Phases 1, 3, 5, & 6, with Phase 2 partially complete and Phase 4 about to begin construction. The only remaining Phase not under construction is a pad site shown in Phase 2. Based on this, in accordance with LDC 25-5-63, we respectfully request approval of a one year extension to the above referenced Site Development Permit.

We appreciate your review of this request. If you have any questions, or need any additional information, please do not hesitate to call.

Sincerely,


Danny Miller, P.E.
Senior Project Manager

dm

SCANNED

