

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

C-6  
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**CASE NUMBER:** SP-2010-0027C(XT2)      **ZAP DATE:** November 4, 2014

**PROJECT NAME:** AE Medical & Retail

**ADDRESS:** 13642 US Hwy. 183 Svr. SB (Research Blvd.)

**AREA:** 4.365 acres

**APPLICANT:** Austintatious Enterprises, LLC  
Atten: David Jeng  
12505 Hymeadow, Suite 2C  
Austin, TX 78750  
Telephone: (512) 773-2155

**AGENT:** Thrower Design  
Atten: Ron Thrower  
P.O. Box 41957  
Austin, TX 78745  
Telephone: (512) 476-4456

**PROPOSED DEVELOPMENT:** The proposed project is for the construction of one (2) 19,343 sq. ft. two-story medical building (Phase One), one (1) 9,750 sq. ft. one-story retail building (Phase Two) and one (1) 8,600 sq. ft. one-story medical building (Phase Three). Other associated site improvements include parking, utilities, water quality and detention. The site infrastructure has been completed, and of the three phases, only Phase One has been constructed and occupied. Construction on Phases Two and Three has not commenced.

**EXISTING ZONING:** The property is GR-CO and GO-CO.

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Heritage Tree Foundation
- Beyond2ndNature
- Long Canyon Homeowners Association
- The Real Estate Council of Austin, Inc.
- SEL Texas
- Sierra Club, Austin Regional Group

**AREA STUDY:** N/A

**WATERSHED:** Lake Creek (Suburban)

**APPLICABLE WATERSHED ORDINANCE:** Current/Comprehensive  
Watershed Ordinance

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**CAPITOL VIEW:** Not in View Corridor  
**T.I.A:** Not Required

**SUMMARY STAFF RECOMMENDATION:** The applicant is requesting a ten-year extension to the previously approved site plan (from November 4, 2014 to November 4, 2024). Alternatively, staff recommends a five-year extension, as the site plan satisfies the following criteria as set forth in subsection (C) of Section 25-2-63 of the Land Development Code:

- a) The site plan substantially meets the standards that apply to new applications for site plan approval filed on the same day the request for extension is filed under this section;
- b) The original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed;
- c) At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed, or
- d) The applicant has constructed a significant portion of the infrastructure required for development of the original site plan.

**PREVIOUS APPROVALS:**

11/04/2010: Administrative approval of site plan  
11/04/2013: Administrative approval of one-year site plan extension

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

**A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:**

**COMPREHENSIVE WATERSHEDS ORDINANCE:** This site plan complies with all requirements of the Comprehensive Watersheds Ordinance.

**HILL COUNTRY ROADWAY ORDINANCE:** Not Applicable

**ENVIRONMENTAL:** The site plan complies with all environmental requirements.

**TRANSPORTATION:** The site plan complies with all transportation requirements.

**COMMERCIAL DESIGN STANDARDS:** This site plan is in substantial compliance with *Subchapter E: Design Standards and Mixed Use* for development along roadways classified as Highways.

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3**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** The property is GR-CO and GO-CO, and is approved for retail use and medical offices. One of the three proposed buildings has been constructed on the site, as well as the water quality/detention pond, the utility infrastructure and approximately 50 percent of the proposed parking area. Staff recommends approval of a five-year Land Use Commission extension to November 11, 2019.

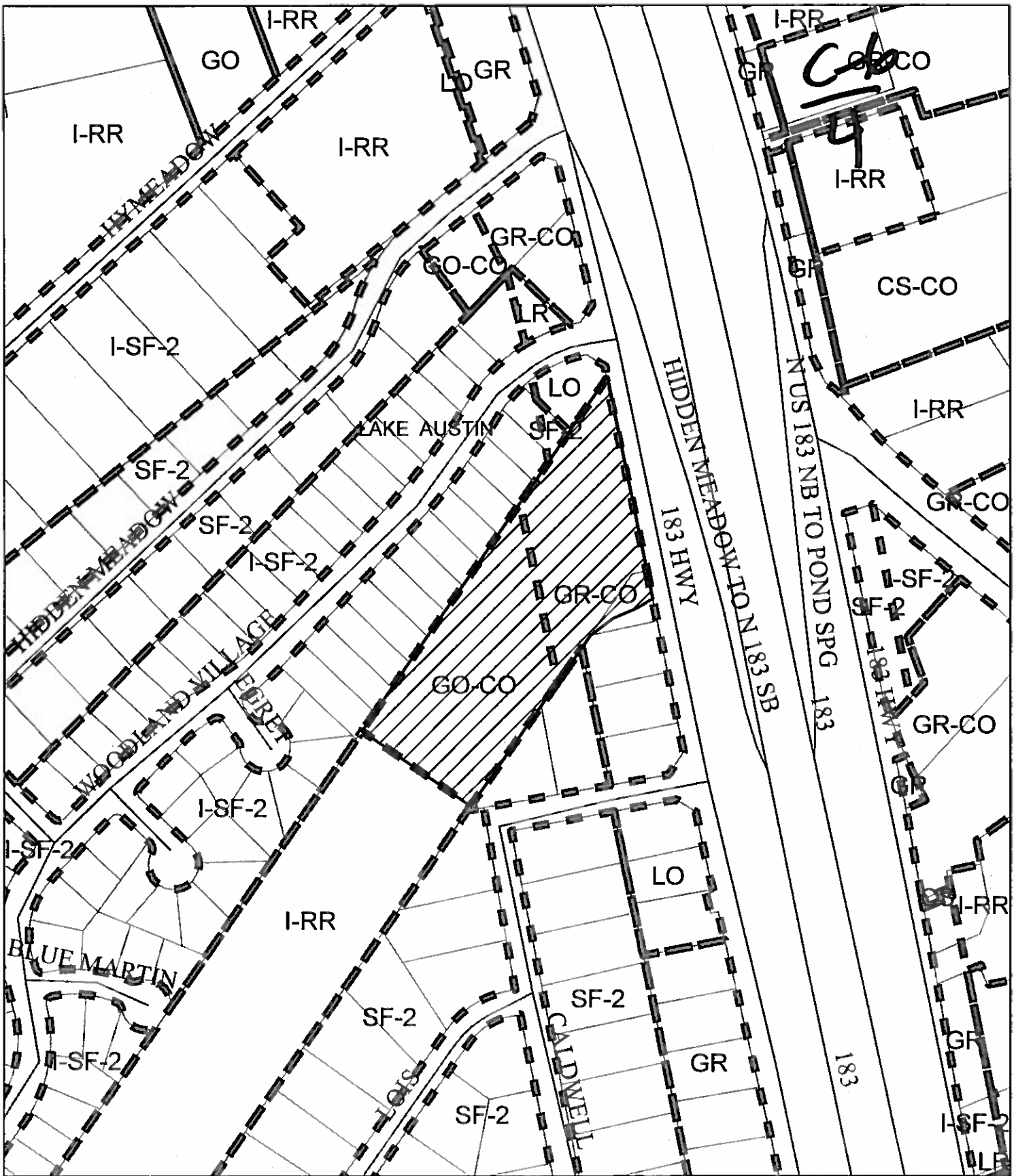
**ENVIRONMENTAL:** There are no Critical Environmental Features on this site. All environmental comments have been cleared.

**TRANSPORTATION:** The site will have a single driveway access from the frontage road of U.S. Highway 183 . A traffic impact analysis (TIA) was not required to be submitted with the application for site plan approval.

**SITE PLAN EXTENSION REVIEW AND EVALUATION CRITERIA**

1. As noted, the Land Use Commission may extend the expiration date of this site plan if it finds that the site plan satisfies the criteria set forth in subsection (c) of Section 25-5-62. The Director shall make any one of the following findings:
  - a. The site plan substantially meets the standards that apply to new applications for site plan approval filed on the same day the request for extension is filed under this section.
  - b. The original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed.
  - c. At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed, or
  - d. Significant infrastructure required for development contemplated by the original site plan has been constructed.
2. If a TIA was required to be submitted with the application for the original site plan, the assumptions and conclusions of that TIA are valid for the revised site plan; or, if those assumptions and conclusions are not now valid, the applicant has submitted an addendum to the TIA that demonstrates traffic impacts will be adequately mitigated. *Not required.*
3. If the TIA was not previously required, the applicant has demonstrated that traffic impacts will be adequately mitigated.
4. The Director has determined there is good cause for the requested extension.

If any interested parties register before the public hearing or speak at the public hearing, there will be a 14 day appeal period following the decision made by the Land Use Commission on the site plan (Section 25-1-182, 25-5-62).



0 62.5 125 250 Feet



**SITE PLAN VARIANCE REQUEST**

CASE NO.: SP-2010-0027C(XT2)  
 ADDRESS: 13642 U.S. HWY. 183 SVRD. SB  
 CASE MANAGER: MICHAEL SIMMONS-SMITH





REPLACEMENT SITE PLAN  
 SITE PLAN APPROVAL  
 SHEET NO. 9 OF 25  
 9-2

SCALE: 1" = 40'  
 SCALE N: 1"

LEGEND

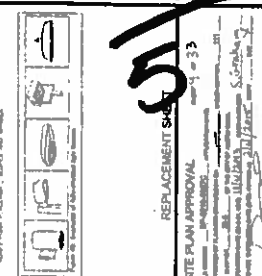
- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS
- PROPERTY LINES
- ADJACENT PROPERTY
- ADJACENT ZONING

NOTES

1. THIS SITE PLAN IS A REPLACEMENT SITE PLAN FOR THE EXISTING SITE PLAN NO. 9-2010-0027C.
2. THE PROPOSED IMPROVEMENTS ARE AS SHOWN ON THIS SITE PLAN.
3. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE CITY OF AUSTIN.
4. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE ADJACENT PROPERTY OWNERS.
5. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE ADJACENT ZONING.
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GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS ARE AS SHOWN ON THIS SITE PLAN.
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REPLACEMENT SITE PLAN

SITE PLAN APPROVAL

DATE: 09/21/10

PROJECT: AE MEDICAL & RETAIL SITE PLAN

PROJECT NO: 13642 RESEARCH BLVD.

PROJECT ADDRESS: 13642 RESEARCH BLVD.

PROJECT CITY: AUSTIN, TEXAS

PROJECT STATE: TEXAS

PROJECT ZIP: 78734

PROJECT PHONE: 512.441.1111

PROJECT FAX: 512.441.1112

PROJECT EMAIL: info@amgdsg.com

PROJECT WEBSITE: www.amgdsg.com

PROJECT CONTACT: TRAVIS A. SMITH

PROJECT TITLE: AE MEDICAL & RETAIL SITE PLAN

PROJECT SHEET NO: 9 OF 25

PROJECT SHEET TITLE: REPLACEMENT SITE PLAN

PROJECT SHEET DATE: 09/21/10

PROJECT SHEET AUTHOR: TRAVIS A. SMITH

PROJECT SHEET CHECKER: TRAVIS A. SMITH

PROJECT SHEET APPROVER: TRAVIS A. SMITH

PROJECT SHEET REVIEWER: TRAVIS A. SMITH

PROJECT SHEET DATE: 09/21/10

PROJECT SHEET AUTHOR: TRAVIS A. SMITH

PROJECT SHEET CHECKER: TRAVIS A. SMITH

PROJECT SHEET APPROVER: TRAVIS A. SMITH

PROJECT SHEET REVIEWER: TRAVIS A. SMITH

