

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

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CASE NUMBER: SP-2010-0318D(XT2) **ZAP COMMISSION DATE:** June 2, 2015

PROJECT NAME: 4D Partners, LP Shoreline Improvements

ADDRESS OF SITE: 4029 Pearce Rd.

AREA: 2.871 acres

WATERSHED: Lake Austin (DWPZ) **JURISDICTION:** Full Purpose

APPLICANT: DFI Resources, LLC (Tammy Goforth)
P.O. Box 163297
Austin, TX 78716
(512) 422-9623

AGENT: Texas Engineering Solutions (Sanaa Rhaman)
5000 Bee Caves
Austin, Texas 78746
(512) 904-0505

EXISTING ZONING: LA

PROPOSED DEVELOPMENT: The applicant is requesting a 3-year extension to a previously approved site plan. The proposed project consists of installing shoreline stabilization improvements to help prevent embankment erosion and restore the shoreline to a more natural state.

SUMMARY STAFF RECOMMENDATION: Recommended by staff. The applicant is requesting a three-year extension to a previously extended site plan (from November 5, 2014 to November 5, 2017).

The applicant has included a letter explaining the need for an extension; this is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: "the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*)."

25-5-62(C)(1)

(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

- " (1) the director determines that:
 - (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

13
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ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Donna Galati
Donna.Galati@austintexas.gov

Telephone: 974-2733

PREVIOUS APPROVALS:

The site plan was granted an administrative extension to a previously approved site plan from November 5, 2013 to November 4, 2014.

The current 3-year extension application was submitted November 5, 2014.

PROJECT INFORMATION: 2.871 acres

EXIST. ZONING: LA

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site is currently zoned LA. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The site plan substantially complies with current land use regulations.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: ETJ, (vacant)

South: LA (Single Family)

East: Lake Austin ETJ (undeveloped)

West: P

NEIGHBORHOOD ORGANIZATION:

2222 Coalition of Neighborhood Associations Inc

Austin City Parks Neighborhood Association

Austin Heritage Tree Foundation

Austin Independent School District

Austin Parks Foundation

Beyond2ndNature

Glenlake Neighborhood Association

Lake Austin Collective

Lake Austin Ranch

Long Canyon Homeowners Assn.

Long Canyon Phase II & III Homeowners Assn., Inc

River Place HOA

SEL Texas

Sierra Club, Austin Regional Group

Steiner Ranch Community Association

The Real Estate Council of Austin, Inc.

TEXAS ENGINEERING SOLUTIONS

5000 Bee Caves Rd, Suite 206

Austin, Texas 78746

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TBPE Firm #11206



03/3

Planning and Development Review Department
City of Austin
505 Barton Springs Road, 4th Floor
Austin, TX 78703

April 8, 2015

RE: Site Plan Extension Request Letter for Permit SP-2010-0318D, 4D Partners, LP Shoreline Improvements

To whom it may concern:

On behalf of DFI Resources, LLC, Texas Engineering Solutions would like to request an XT2 extension to the site plan expiration date for 4D Partners LP Shoreline Improvements. A Commission approved, one time, three year, extension is requested for this project.

The property owner has been unable to complete the permitted improvements at this time, as there has not been a drawdown of Lake Austin since it was lowered January 3rd through February 13th of 2011. An administrative, one time, one year extension was released November 5, 2013 to November 5, 2014; however mobilization and completion of work were not possible. In addition, since the lake was not lowered in this time period, it is expected that completion of the project is not feasible until the lake is drawn down again.

Therefore we request that the site plan expiration date be extended to November 5, 2017. Please contact me if you have any questions regarding this request.

Thanks for your time and consideration.

Sincerely,

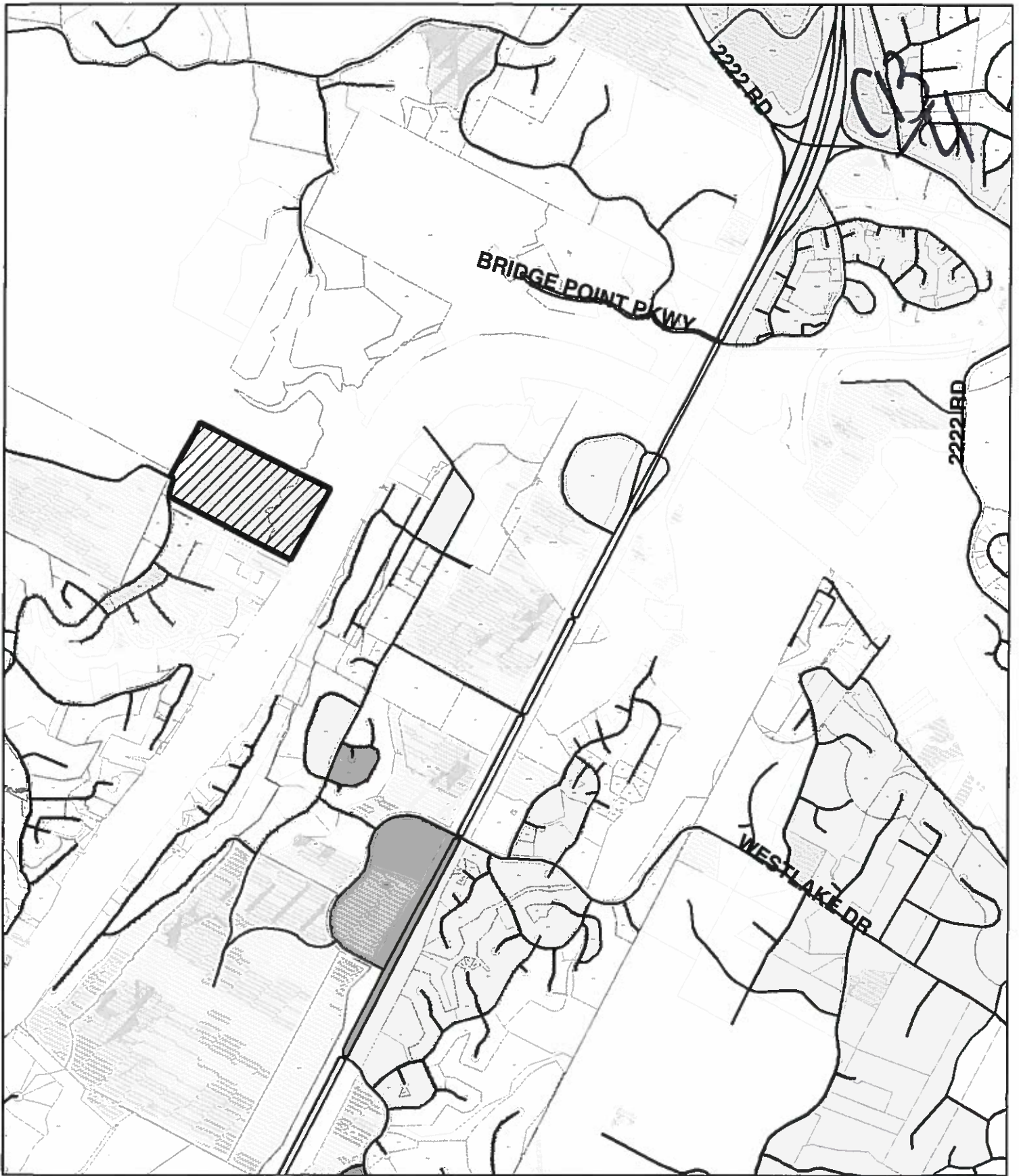
A handwritten signature in black ink, appearing to read 'Justin Lange', written over a horizontal line.


Justin Lange, P.E.

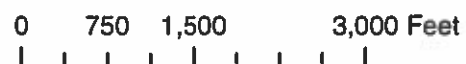
Project Engineer

Texas Engineering Solutions

jlange@txengs.com



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



CASE#: SP-2010-0318D(XT2)
ADDRESS: 4029 Pearce Rd.
CASE NAME: 4D Partners, LP Shoreline Improvements
MANAGER: Donna Galati



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.

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OPERATOR: D. Galati

