

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

CASE NUMBER: SP-2014-0253D(XT2) **ZAP COMMISSION DATE:** February 5th, 2019

PROJECT NAME: The Overlook at Amarra Drive

ADDRESS OF SITE: 4401 Amarra Drive

AREA: 19.79 acres

WATERSHED: Barton Springs (Barton Spring Zone) **JURISDICTION:** 2 Mile ETJ

APPLICANT: Stratus Properties Operating Co. LP (Erin D. Pickens, SR.)
212 Lavaca St. Suite 300
Austin, Texas, 78701
(512) 478-5788

AGENT: LJA Engineering & Surveying, Inc (John Clark)
5316 Hwy 290 West Suite 150
Austin, Texas, 78735
(512) 439-4700

EXISTING ZONING: 2 Mile ETJ

PROPOSED DEVELOPMENT: A 20 unit condominium development is proposed and partially completed. The applicant requests a four year extension to the site plan in order to complete all building permits.

SUMMARY STAFF RECOMMENDATION: Recommended by staff. The applicant is requesting a four-year extension to a previously extended site plan (from January 9th, 2019 to January 9th, 2023).

The applicant has included a letter explaining details of the work completed so far and the efforts made toward obtaining all site plans; 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”

CASE MANAGER: Clarissa Davis Telephone: 974-1423
Clarissa.Davis@austintexas.gov

PREVIOUS APPROVALS:

The site plan was originally approved January 7th, 2015, with an expiration date of January 7th, 2018.

On November 22nd, 2017, the applicant filed an application for an administratively approved 1-year extension, which was granted February 7th, 2018. The administrative extension to a previously approved site plan extended the expiration date from January 7th, 2018 to January 7th, 2019.

The current 4-year extension application was submitted October 23rd, 2018.

PROJECT INFORMATION: 19.795 acres

EXIST. ZONING: 2 Mile ETJ

MAX. BLDG. COVERAGE : -

MAX. IMPERV. CVRG.: -

ALLOWED F.A.R.: -

PROP. BLDG CVRG: -

PROP. IMP. CVRG.: 19.95%

PROPOSED F.A.R.: -

COMPREHENSIVE WATERSHED ORDINANCE: Complies with current code (the site plan substantially complies with the requirements that apply to a new application for site plan approval.)

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site is currently in the 2 Mile ETJ. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The infrastructure for the site plan has been completed. Eight of the twenty buildings are completed. The site plan substantially complies with current land use regulations.

ENVIRONMENTAL: Site Plan is within the Barton Spring Zone. Environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: 2Mile ETJ / Single-family

South: 2Mile ETJ Single-family

East: 2Mile ETJ Single-family

West: 2Mile ETJ Single-family

| <u>STREET:</u> | <u>R.O.W.</u> | <u>SURFACING</u> | <u>CLASSIFICATION</u> |
|----------------|---------------|------------------|-----------------------|
| Amarra Drive | 70 | 28' | Local |

NEIGHBORHOOD ORGANIZATION:

Oak Hill Trails Association

Save Our Springs Alliance

City of Rollingwood

Austin Independent School District

Bike Austin

East Oak Hill Neighborhood Association

Friends of Austin Neighborhoods

TNR BCP - Travis County Natural Resources

Oak Hill Association of Neighborhoods (OHAN)

Sierra Club, Austin Regional Group



5316 Hwy 290 West, Suite 150, Austin, Texas 78735
t 5124394700 f 5124394716 LJA.com TBPE F-1386

October 17, 2018

Mr. Rodney Gonzales, Director
Planning and Development Review Department
City of Austin, One Texas Center
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

RE: The Overlook at Amarra Drive
Case No.: SP-2014-0253D(XT)
LJA Project No. A111-425-902

Dear Mr. Gonzales:

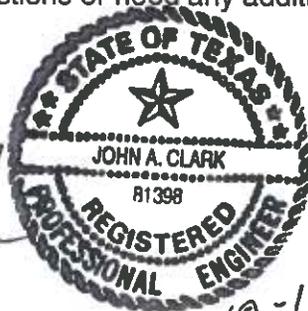
The Overlook at Amarra Drive Site Plan (SP-2014-0253D(XT)) expires January 7, 2019. The project has received an administrative one year extension. Please find attached the administrative extension approval letter. The site plan is in the City of Austin E.T.J. This site plan includes 20 condominium detached homes, drives, drainage, water quality, and utilities. All of the drives, drainage, water quality and utilities were constructed and approved as part of Phase 1 construction. Since that time eight condominium homes have been constructed or started construction. The remaining construction includes approximately twelve homes. On behalf of the Owner and in conformance with the Land Development Code Section 25-5-63, we respectfully request an extension of four years from the expiration date. Based on the past couple of years of homes sales within the project, we are requesting a four year extension. Per LDC 25-5-63 this request will require the Land Use Commission approval. If granted the four year extension, the new expiration date would be January 7, 2023. The project has been continuously under construction with only the twelve home left to be constructed.

If you have any questions or need any additional information, please call.

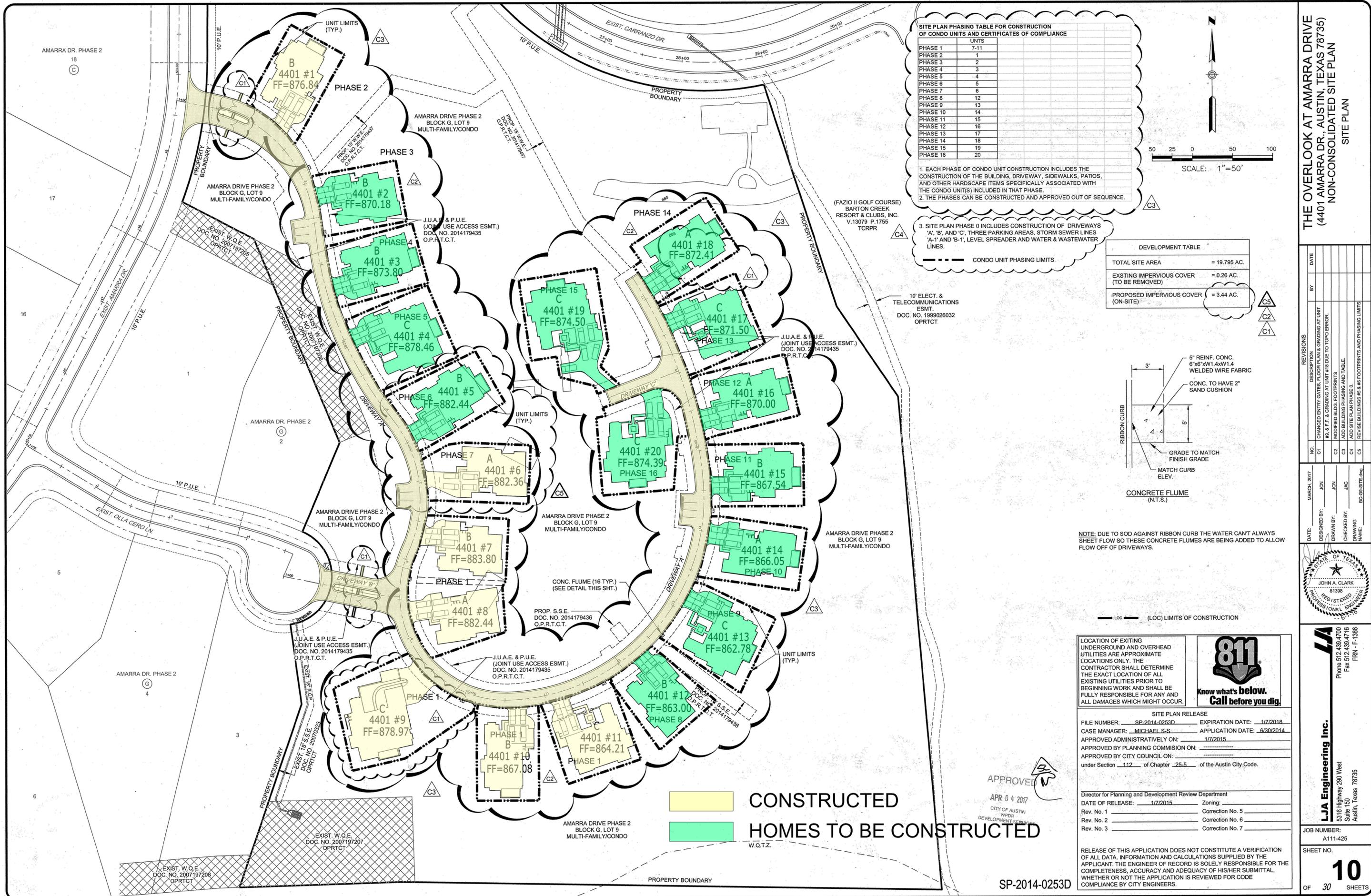
Sincerely,

A handwritten signature in black ink, appearing to read 'John A. Clark'.

John A. Clark, P.E.
LJA Engineering Company



10-17-18



SITE PLAN PHASING TABLE FOR CONSTRUCTION OF CONDO UNITS AND CERTIFICATES OF COMPLIANCE

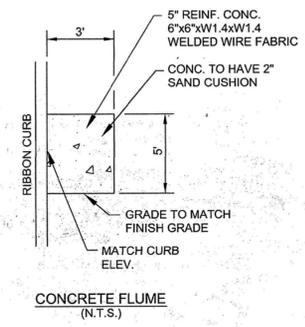
| PHASE | UNITS |
|----------|-------|
| PHASE 1 | 7-11 |
| PHASE 2 | 1 |
| PHASE 3 | 2 |
| PHASE 4 | 3 |
| PHASE 5 | 4 |
| PHASE 6 | 5 |
| PHASE 7 | 6 |
| PHASE 8 | 12 |
| PHASE 9 | 13 |
| PHASE 10 | 14 |
| PHASE 11 | 15 |
| PHASE 12 | 16 |
| PHASE 13 | 17 |
| PHASE 14 | 18 |
| PHASE 15 | 19 |
| PHASE 16 | 20 |

- EACH PHASE OF CONDO UNIT CONSTRUCTION INCLUDES THE CONSTRUCTION OF THE BUILDING, DRIVEWAY, SIDEWALKS, PATIOS, AND OTHER HARDSCAPE ITEMS SPECIFICALLY ASSOCIATED WITH THE CONDO UNIT(S) INCLUDED IN THAT PHASE.
- THE PHASES CAN BE CONSTRUCTED AND APPROVED OUT OF SEQUENCE.

- SITE PLAN PHASE 0 INCLUDES CONSTRUCTION OF DRIVEWAYS 'A', 'B', AND 'C', THREE PARKING AREAS, STORM SEWER LINES 'A-1' AND 'B-1', LEVEL SPREADER AND WATER & WASTEWATER LINES.

DEVELOPMENT TABLE

| | |
|---|--------------|
| TOTAL SITE AREA | = 19.795 AC. |
| EXISTING IMPERVIOUS COVER (TO BE REMOVED) | = 0.26 AC. |
| PROPOSED IMPERVIOUS COVER (ON-SITE) | = 3.44 AC. |



NOTE: DUE TO SOD AGAINST RIBBON CURB THE WATER CANT ALWAYS SHEET FLOW SO THESE CONCRETE FLUMES ARE BEING ADDED TO ALLOW FLOW OFF OF DRIVEWAYS.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

SITE PLAN RELEASE

FILE NUMBER: SP-2014-0253D EXPIRATION DATE: 1/7/2018
 CASE MANAGER: MICHAEL S.S APPLICATION DATE: 6/30/2014
 APPROVED ADMINISTRATIVELY ON: 1/7/2015
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 under Section 112 of Chapter 255 of the Austin City Code.

Director for Planning and Development Review Department
 DATE OF RELEASE: 1/7/2015 Zoning: _____
 Rev. No. 1 Correction No. 5
 Rev. No. 2 Correction No. 6
 Rev. No. 3 Correction No. 7

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

**THE OVERLOOK AT AMARRA DRIVE
(4401 AMARRA DR., AUSTIN, TEXAS 78735)
NON-CONSOLIDATED SITE PLAN
SITE PLAN**

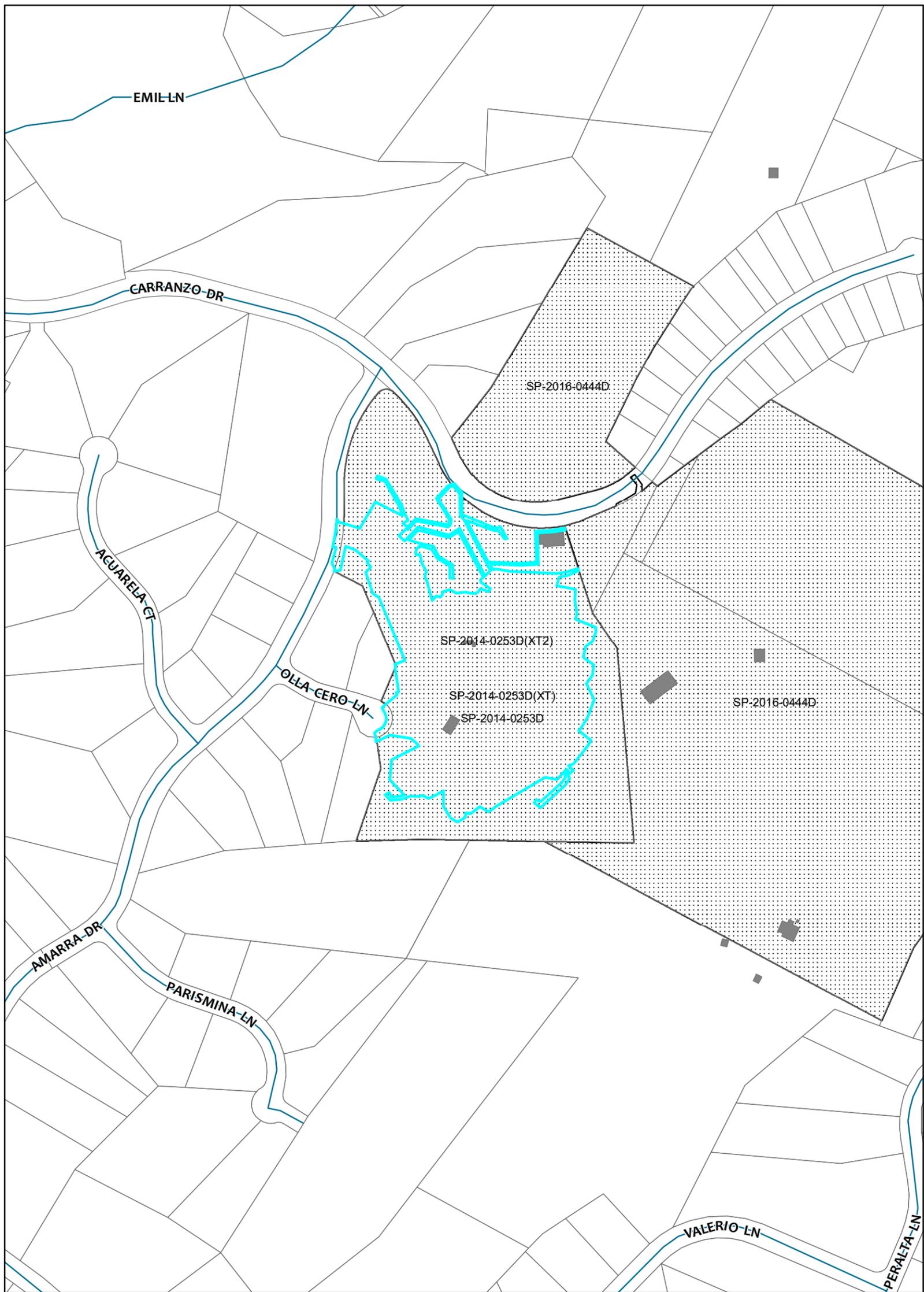
REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|-------------|---|---------------|
| C1 | MARCH, 2017 | CHANGED ENTRY GATES, FLOOR PLAN & GRADING AT UNIT #8, & F.F. & GRADING AT UNIT #18 DUE TO TOPO ERROR. | JCN |
| C2 | | MODIFIED BLDG. FOOTPRINTS | JCN |
| C3 | | ADD BUILDING PHASING AND TABLE. | JAC |
| C4 | | ADD SITE PLAN PHASE 0. | JCN |
| C5 | | REVISE BUILDINGS #8 & #6 FOOTPRINTS AND PHASING LIMITS. | BC-08-SITE/SH |

DATE: MARCH, 2017
 DESIGNED BY: JCN
 DRAWN BY: JCN
 CHECKED BY: JAC
 DRAWING NAME: BC-08-SITE/SH

LJA Engineering Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1986

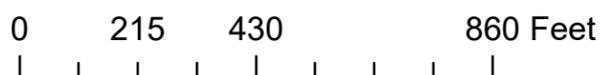
5516 Highway 290 West
 Suite 150
 Austin, Texas 78735



Legend

-  Site Plan Case
-  Zoning

CASE#: SP-2014-0253D(XT2)
 ADDRESS: 4401 Amarra Drive
 CASE NAME: The Overlook at Amarra Drive
 MANAGER: Clarissa Davis



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.

OPERATOR: Clarissa Davis