

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

CASE NUMBER: SP-2012-0370C(XT2) **ZAP COMMISSION DATE:** Feb 19, 2019

PROJECT NAME: Riata Corporate Park Building 1 – Site Plan Extension

ADDRESS: 12301 Riata Trace Pkwy, Bldg 1

AREA: 5.64 acres

WATERSHED: Walnut Creek (Suburban)

COUNCIL DISTRICT: 6

JURISDICTION: Full Purpose

APPLICANT: BRI 1872 Riata I, LLC
1021 Main Street, Suite 1920
Houston, Texas 77002

AGENT: Drenner Group, PC
Amanda W. Swor
200 Lee Barton Dr, Suite 100
Austin, Texas 78704

EXISTING ZONING: LI

PROPOSED DEVELOPMENT: A 3-story administrative office building with a total floor area of 64,550 sq. ft., with associated parking and other improvements. The site was originally approved with SP-2012-0370C, and was to be constructed as part of a larger development, which has mostly been completed. Certain shared infrastructure (including drainage, utilities, and some parking), which was intended to serve this site as part of that larger development, has already been constructed.

STAFF RECOMMENDATION: Staff recommends the requested extension to March 6, 2020. Staff previously granted a one-year administratively approved extension from March 6, 2017 to March 6, 2018.

PLANNING COMMISSION ACTION: N/A

CASE MANAGER: Jonathan Davila
jonathan.davila@austintexas.gov

Telephone: 974-2414

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from March 6, 2017 to March 6, 2018.

PROJECT INFORMATION: 5.64 acres

EXIST. ZONING: LI

MAX. BLDG. COVERAGE: 75%

PROP. BLDG CVRG: 22,080 sq. ft. (8.99%)

MAX. IMPERV. CVRG: 80%

PROP. IMP. CVRG: 3.5 acres (62.1%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS

WATERSHED ORDINANCE: This project complies with current watershed regulations.

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: MF-2-CO (Riata Trace Pkwy, then multi-family)

South: SF-2 (single-family)

East: LI (office)

West: LI (restaurant)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Riata Trace Pkwy	varies (+/- 90')	varies (+/- 60')	Suburban Roadway

NEIGHBORHOOD ORGANIZATION:

Angus Valley Area Neighborhood Association

Bike Austin

Friends of Angus Valley

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Northwest Austin Coalition

NW Austin Working Group

SELTexas

Sierra Club, Austin Regional Group

Summit Oaks Neigh. Assn.

TNR BCP – Travis County Natural Resources

Amanda Swor
Direct Dial: (512) 807-2904
aswor@drennergroupp.com

DRENNER GROUP

January 24, 2018

Ms. Denise Lucas
Development Services Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Mail

Re: SP-2012-0370C(XT2) – Consolidated Administrative Site Plan extension for Riata Corporate Park Building 1, Austin, Travis County, Texas (the "Property")

Dear Ms. Lucas:

As representatives of the owner of the Property, please accept this letter as formal justification for the requested extension.

According to City of Austin Land Development Code Section 25-5-63 (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 Section 25-5-62 (Extension of Released Site Plan By Director). Per Section 25-5-62(C)(1), at least one of the following conditions must be met in order to establish good cause for the requested extension:

- (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.

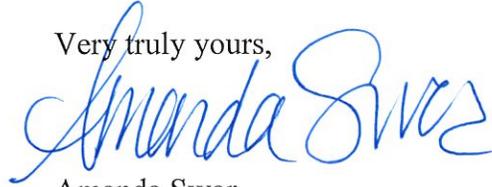
This request satisfies conditions a, b, and d enumerated above. This project substantially complies with the requirements that would be applicable to a new application. The buildings associated with this site development permit are part of a larger development. As such, a portion of the surface parking associated with this site development permit has been constructed, all utilities have been installed, and the water quality detention pond serving this tract has already been completed. Additionally, when the site plan was approved, the intent of the applicant was to initiate construction within the original life of the site development permit. However, Oracle was

January 24, 2018
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a major tenant of the first phase of this development; when Oracle made the decision to build a new campus in South Austin and move employees to that facility, this phase was suspended in order to identify new tenants.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

cc: Jonathan Davila, Development Services Department, *via electronic mail*

CONSOLIDATED ADMINISTRATIVE SITE PLAN FOR RIATA CORPORATE PARK BUILDING 1 12301 RIATA TRACE PARKWAY AUSTIN, TEXAS 78727

OWNER/DEVELOER: RIATA HOLDING COMPANY
JOHN GRASSI
SPEAR STREET CAPITAL, ONE MARKET PLAZA
SPEAR TOWER SUITE 4125
SAN FRANCISCO, CALIFORNIA 94105
415.222.7420

ENGINEER: HANRAHAN • PRITCHARD ENGINEERING, INC.
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
512.459.4734

LANDSCAPE ARCHITECT: THOMAS D. BROWN AND ASSOCIATES
6633 HWY. 290 EAST, SUITE 310
AUSTIN, TEXAS 78723
512.328.3289

SURVEYOR: BASELINE LAND SURVEYORS
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
512-374-9722

SP-2012-0370C Date 09/28/2017
Project Name Riata Corporate Park Bldg. 1
Correction/Revision 1 Page Cover
City of Austin, Texas
New Expiration date
Sept. 28, 2020.

INDEX OF SHEETS

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- BUILDING ELEVATION & COMPATIBILITY SECTION
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WATERSHED STATUS:

1 THIS PROJECT IS IN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION, LOCATED WITHIN THE WALNUT CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2 THIS SITE IS LOCATED OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48463C0265H FOR TRAVIS COUNTY, TEXAS EFFECTIVE SEPTEMBER 26, 2008.

GENERAL NOTES:

- THE DISTURBED AREAS OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION / SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING ANY OTHER WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY RE-WORK REQUIRED AS A RESULT OF SUCH DISCREPANCY UNLESS ENGINEER IS NOTIFIED PRIOR TO BEGINNING ANY OTHER WORK.
- CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, FLATWORK, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
- RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTER TO THE TOP OF WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT.

LEGAL DESCRIPTION:

LOT 1, BLOCK A OF RIATA CORPORATE PARK SECTION 1, DOC. NO. 200100389 O.P.R.T.C.T.

BENCHMARK INFORMATION:

"X" CUT CENTRAL MEDIAN OF RIATA TRACE PARKWAY APPROXIMATELY 112' WEST OF THE COMMON LOT CORNER OF LOT 1 & LOT 2, BLOCK A, RIATA CORPORATE PARK, SECTION II, ELEVATION = 659.26'

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE, NAD 83/98 COCS.

ZONING:

LI & SF-3

EXISTING USE:

OFFICE

PRV NOTE:

LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT .65 PSI TO BE INSTALLED AFTER THE WATER METER WITHIN PRIVATE PROPERTY.

*BUILDING TYPE IIB

BUILDING SIZE 64,550 sf

*BUILDING TO BE SPRINKLED

FIRE FLOW DEMAND

PER AFD = 5250 x 25 = 13125 = USE 1500 GPM (MIN)

75% REDUCTION

STATIC PRESSURE

100 psi

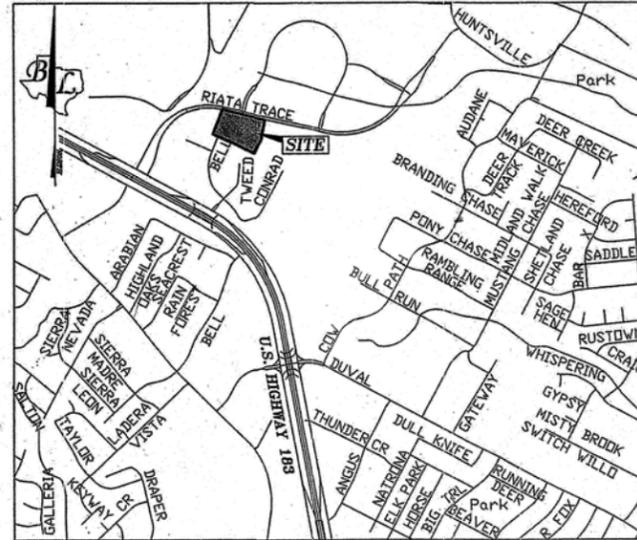
NORTH WEST B

WATER PRESSURE ZONE

0 - PRIVATE FIRE HYDRANT

4 - PUBLIC FIRE HYDRANT

1 - BACKFLOW DEVICES



VICINITY MAP
(NOT TO SCALE) MAP #J-36



ZONING MAP
(NOT TO SCALE)

* CONTRACTOR SHALL PROVIDE MAINTENANCE FOR EXISTING WATER QUALITY AND DETENTION POND CONSTRUCTED UNDER C8-94-0274.01 & C8-94-0274.1B.

TO INCLUDE: REMOVAL OF ALL TRASH & DEBRIS, MOWING AND MAINTENANCE OF SEDIMENTATION BASIN.

THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1120 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S.

DETENTION AND WATER QUALITY FOR THIS SITE ARE PROVIDED UNDER PREVIOUS DEVELOPMENT PERMIT NO. C8-94-0274.1B.

THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

CORRECTIONS

No.	Description	Revised/ Add'l Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover	Site Imp. Cover	% Site Imp. Cover	Approved/Date

REVISIONS

No.	Description	Revised/ Add'l Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover	Site Imp. Cover	% Site Imp. Cover	Approved/Date
1	Revise Construction Date	14, 16, 17, 18, 19	26	0	0	0	09/17/17

LIMITATION OF LIABILITY - HANRAHAN PRITCHARD ENGINEERING, INC. ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS - ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HANRAHAN PRITCHARD ENGINEERING, INC. IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNERS' STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNERS' STRUCTURAL ENGINEER.

PAVEMENT DESIGN - PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNERS' GEOTECHNICAL CONSULTANT. HANRAHAN PRITCHARD ENGINEERING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

Inspection Notice: Please call Development Services Department, Site & Subdivision Inspection at 512-974-6360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE (LDC 25-8-152)

SUBMITTED BY:

STEPHEN RAY JAMISON, P.E.
HANRAHAN • PRITCHARD ENGINEERING, INC.
TX. PE FIRM REG #416
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
512.459.4734.

REVIEWED BY:

PLANNING AND DEVELOPMENT REVIEW
CITY OF AUSTIN FIRE DEPARTMENT

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

The seal appearing on this document was authorized by Stephen Ray Jamison on 09/18/2017.



AUSTIN WATER UTILITY
EXPIRATION DATE
MAR 03 2017

10/26/2012 SUBMITTAL DATE
PROJECT DURATION DATE
SP-2012-0370C DEVELOPMENT PERMIT NO.

C8-01-0083.0A
SUBDIVISION PERMIT NO.

SP-97-0219C
PREVIOUS SITE PLAN NO.

C14-75-128 ; C14-85-244
ZONING CASE NUMBERS

COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.

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 THE CITY ENGINEERS.

FOR CITY USE ONLY:

SITE PLAN APPROVAL

FILE NUMBER: SP-2012-0370C APPLICATION DATE: 08/28/12
APPROVED BY COMMISSION ON 9-16-14 UNDER SECTION 102 OF CHAPTER 25-E OF THE CITY OF AUSTIN CODE CHRISTINE
EXPIRATION DATE (25-5-81 LDC) 9-17-17 CASE MANAGER BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD#07005-A) 1/1/18 DWP2 DOZ_X

Director Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE 9-16-14 (NO ZONING) U.S. 85-E
Rev: 1
Rev: 2
Rev: 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED PERMITS UNDER A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

HANRAHAN • PRITCHARD ENGINEERING, INC.

CONSULTING ENGINEERS

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mail@hp-eng.com



