

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2014-0444C(XT2) **PC HEARING DATE:** Feb. 25, 2020

PROJECT NAME: Easton Park

ADDRESS OF SITE: 5708 Sutherlin Road **COUNCIL DISTRICT:** 8

NEIGHBORHOOD PLANNING AREA: Windsor Park NP

WATERSHED: Fort Branch (Urban) **JURISDICTION:** Full Purpose

**APPLICANT/
OWNER:** Sean O’Neil, SWS Sutherlin LLC
6840 N. Campbell Avenue #240
Tucson, AZ 85718-3183

AGENT: Esteban Gonzalez, WGI (512) 669-5560
2021 E. 5th Street Ste 200
Austin, TX 78702

CASE MANAGER: Rosemary Avila (512) 974-2784
rosemary.avila@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to a previously approved site plan. The proposed development is detached condominiums.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from December 18, 2019 to December 18, 2022 based on the case meeting criteria from LDC Section 25-5-62(C).

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) 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”

SUMMARY OF SITE PLAN:

LAND USE: The site is zoned SF-6-CO-NP, all site calculations are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

12/18/2015 Site Plan administrative approval, permit expiration 12/18/2018

02/26/2019 One year Site Plan Extension administrative approval, permit expiration 12/18/2019

PROJECT INFORMATION

SITE AREA	109,768 sf	2.52 acres
EXISTING ZONING	SF-6-CO-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	N/A	0.12:1
BUILDING COVERAGE	40%	20.76%
IMPERVIOUS COVERAGE	55%	43.42%
PARKING	43	47

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-6-CO-NP	Condominium
<i>North</i>	SF-3-NP	Single Family
<i>South</i>	SF-3-NP	Single Family
<i>East</i>	SF-3-NP	Single Family
<i>West</i>	SF-3-NP	Single Family

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Sutherlin Road	50 feet	30 feet	Local (Level 1)

NEIGHBORHOOD ORGANIZATIONS:

Anberly Airport Association
 Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhood Council
 Bike Austin
 Del Valle Community Coalition
 Friends of Austin Neighborhoods
 Friends of Northeast Austin
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation

Neighbors United for Progress
 Preservation Austin
 Responsible Growth for Windsor Park
 SEL Texas
 Sierra Club, Austin Regional Group
 Sweeney Farms Neighborhood Association
 Windsor Park Neighborhood Association
 Windsor Park Neighborhood Contact Team
 Windsor Park- Pecan Springs Heritage NA



January 30, 2020

Ms. Rosemary Avila
City of Austin Planning and Development Review
505 Barton Springs Road
Austin, Texas 78704

RE: Site Plan Extension Request #2
Easton Park
5708 Sutherlin Rd
SP-2014-0444C (XT2)

Dear Ms. Avila:

We respectfully request your review and approval of a 3-year extension for the Easton Park Site Plan (SP-2014-0444C) which is currently permitted and had reached its expiration on December 18th, 2019. The site plan has remained active because of a second site plan extension request was submitted for review before the expiration date. We would like to request an extension of this site plan so that the new expiration date is December 18, 2022 (standard three-year exemption).

We are requesting this exemption because the previous landowner has sold the property to a new developer. The new landowner has started construction on the site, but is limited on time due to the delay in the transaction timeline. The landowner revised the building designs, which are currently under building permit review, and require the use of an active site plan in order to finalize the building permits.

The new owner has full intentions of completing the construction of the project but was constrained with time due to design changes and the ownership transaction that occurred early 2018. The site currently has two building permits approved with the city but is waiting on the extension approval in order to finalize the remaining building permits. The site is currently in construction with the majority of the site and utility infrastructure installed or in the process of being finalized.

Thank you for your time and review of this matter. We hope that you find the aforementioned request reasonable and valid with regard to the continuing progress being made on the project. Please feel free to contact us at your convenience with any questions or concerns that you may have.

Sincerely,

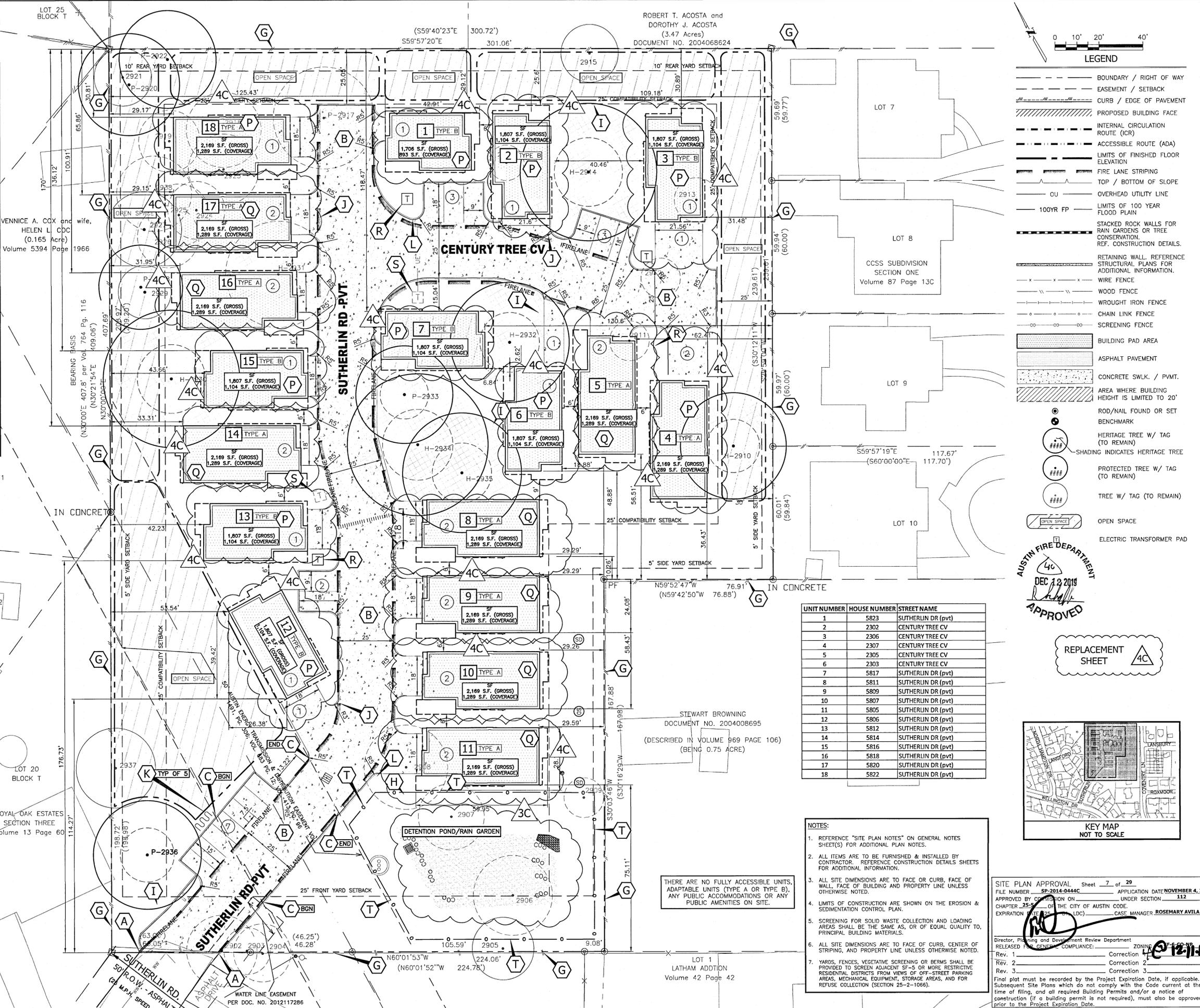
WGI

Texas Engineering Firm No. F-15085

A handwritten signature in black ink, appearing to read 'Thomas Lombardi Jr.', written over a light blue horizontal line.

Thomas Lombardi Jr., PE
Team Leader

- A** SAW-CUT EXISTING PAVEMENT. TIE TO EXISTING PAVEMENT PROPOSED PAVEMENT/CURB SHALL MATCH EXISTING GRADE
- B** CONCRETE PAVEMENT. REFERENCE PAVEMENT SECTION(S) ON CONSTRUCTION DETAILS SHEET(S)
- C** CONSTRUCT LAYDOWN CURB WITHIN TRANSMISSION ELECTRIC EASEMENT. REF. CONSTRUCTION DETAILS.
- D** 5' CONCRETE SIDEWALK PER COA DETAIL 432S-1. REFERENCE PLAN FOR WIDTH
- E** STOP BAR AND STOP SIGN
- F** CONCRETE CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS.
- G** 6' PRIVACY FENCE
- H** RETAINING WALL. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- I** STACKED ROCK WALLS FOR RAIN GARDENS. WATER SEAL LINER SHALL BE INSTALLED IN PLACE OF GROUTING RAIN GARDENS WALL.
- J** FIRE LANE STRIPING. REFERENCE CONSTRUCTION DETAILS.
- K** CLASS-III BIKE RACKS PER C.O.A. STANDARD DETAIL 710S-1. (TYPICAL OF 4)
- L** FIRE HYDRANT PER C.O.A. STANDARD DETAIL 511S-17. (TYPICAL OF 2)
- M** PAVEMENT MARKINGS. REFERENCE CONSTRUCTION DETAILS.
- O** TRASH COMPACTOR, PROVIDE HEAVY DUTY PAVEMENT THIS AREA.
- P** BUILDINGS # 1, 2, 3, 4, 6, 7, 12, 13, & 18 HAVE ONE CAR GARAGES AND AN EXTERNAL PARKING SPACE.
- Q** BUILDINGS # 5, 8, 9, 10, 11, 14, 15, 16, & 17 HAVE TWO CAR GARAGES.
- R** TRANSFORMER PAD LOCATION
- S** OPTIONAL TRANSFORMER PAD LOCATION
- T** 6' HIGH SCALABLE FENCE



LEGEND

- BOUNDARY / RIGHT OF WAY
- - - EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- PROPOSED BUILDING FACE
- INTERNAL CIRCULATION ROUTE (ICR)
- ACCESSIBLE ROUTE (ADA)
- LIMITS OF FINISHED FLOOR ELEVATION
- FIRE LANE STRIPING
- TOP / BOTTOM OF SLOPE
- OU OVERHEAD UTILITY LINE
- 100YR FP LIMITS OF 100 YEAR FLOOD PLAN
- STACKED ROCK WALLS FOR RAIN GARDENS OR TREE CONSERVATION. REF. CONSTRUCTION DETAILS.
- RETAINING WALL. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- WIRE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- SCREENING FENCE
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- AREA WHERE BUILDING HEIGHT IS LIMITED TO 20'
- ROD/NAIL FOUND OR SET BENCHMARK
- SHADING INDICATES HERITAGE TREE (TO REMAIN)
- PROTECTED TREE W/ TAG (TO REMAIN)
- TREE W/ TAG (TO REMAIN)
- OPEN SPACE
- ELECTRIC TRANSFORMER PAD

FIRELANE NOTES:

- FIRE LANE MUST BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST 3 INCHES HIGH. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT THAT CONSTITUTES A PORTION OF THE FIRE ZONE. THE FIRE CHIEF MAY APPROVE ALTERNATE MARKING OF THE FIRE LANES PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.

TREE LIST

TREE #	TREE DESCRIPTION
2902	6", 8" AND 9" HACKBERRY (16" TOTAL)
2903	TWO 7" MESQUITE (10.5" TOTAL)
2904	13" HACKBERRY
2905	6" AND 7" HACKBERRY (14" TOTAL)
2906	18" BULMELA
2907	15" POST OAK
2908	P-19" POST OAK
2909	9" HACKBERRY
2910	H-24" CEDAR ELM
2911	9" CEDAR ELM
2912	8" CEDAR ELM
2913	10" CEDAR ELM
2914	H-31" POST OAK
2915	13" CEDAR ELM
2916	8" CEDAR ELM
2917	P-23" CEDAR ELM
2918	17" CEDAR ELM
2919	14" CEDAR ELM
2920	P-8" AND 19" CEDAR ELM (23" TOTAL)
2921	13" CEDAR ELM
2922	P-22" CEDAR ELM
2923	16" CEDAR ELM
2924	13" CEDAR ELM
2925	14" CEDAR ELM
2926	14" CEDAR ELM
2927	17" CEDAR ELM
2928	P-19" CEDAR ELM
2929	12" CEDAR ELM
2930	H-31" CEDAR ELM
2931	H-24" CEDAR ELM
2932	H-27" POST OAK
2933	P-32" POST OAK
2934	H-32" POST OAK
2935	H-27" POST OAK
2936	H-7" 8" AND 17" MESQUITE (24.5" TOTAL)
2937	18" HACKBERRY
2938	17" CEDAR ELM

•• DENOTES TREE TO BE REMOVED ••

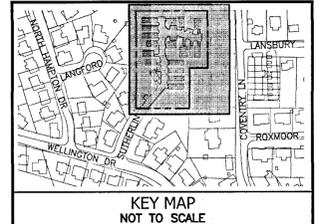
UNIT NUMBER	HOUSE NUMBER	STREET NAME
1	5823	SUTHERLIN DR (pvt)
2	2302	CENTURY TREE CV
3	2306	CENTURY TREE CV
4	2307	CENTURY TREE CV
5	2305	CENTURY TREE CV
6	2303	CENTURY TREE CV
7	5817	SUTHERLIN DR (pvt)
8	5811	SUTHERLIN DR (pvt)
9	5809	SUTHERLIN DR (pvt)
10	5807	SUTHERLIN DR (pvt)
11	5805	SUTHERLIN DR (pvt)
12	5806	SUTHERLIN DR (pvt)
13	5812	SUTHERLIN DR (pvt)
14	5814	SUTHERLIN DR (pvt)
15	5816	SUTHERLIN DR (pvt)
16	5818	SUTHERLIN DR (pvt)
17	5820	SUTHERLIN DR (pvt)
18	5822	SUTHERLIN DR (pvt)

NOTES:

- REFERENCE "SITE PLAN NOTES" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL PLAN NOTES.
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
- ALL SITE DIMENSIONS ARE TO FACE OR CURB, FACE OF WALL, FACE OF BUILDING AND PROPERTY LINE UNLESS OTHERWISE NOTED.
- LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
- YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).

AUSTIN FIRE DEPARTMENT
DEC 12 2019
APPROVED

REPLACEMENT SHEET 4C



SITE PLAN APPROVAL Sheet 7 of 29
 FILE NUMBER: SP-2014-0444C APPLICATION DATE: NOVEMBER 4, 2014
 APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE: 02/28/2019 CASE MANAGER: ROSEMARY AVILA

Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING: RESIDENTIAL
 Rev. 1 _____ Correction 1
 Rev. 2 _____ Correction 2
 Rev. 3 _____ Correction 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 Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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 TEXAS REG. NO. 17-15994
BIG RED DOG
 ENGINEERING | CONSULTING
 2021 E. 5TH ST. #110 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
 AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)

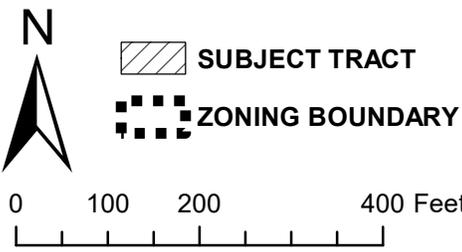
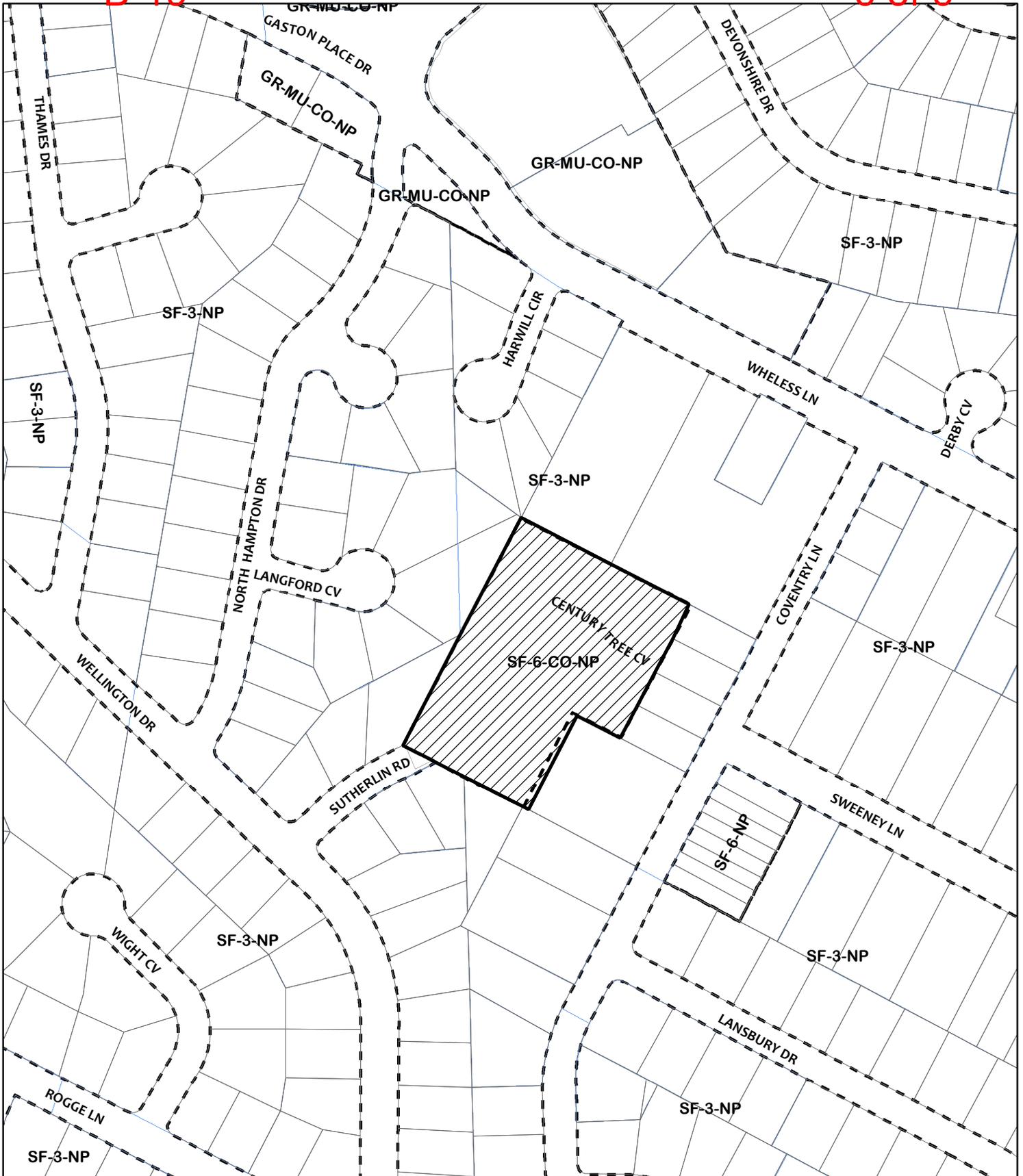
512.669.5560

THOMAS J. LOMBARDI JR.
 131071
 PROFESSIONAL ENGINEERING
 FOR CORR. C4 ONLY

EASTON PARK
 5708 SUTHERLIN ROAD
 AUSTIN, TRAVIS COUNTY, TEXAS

SITE PLAN

SHEET
CS101
 7 OF 31
 SP-2014-0444C



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: SP-2014-0444C(XT2)
 ADDRESS: 5708 Sutherland Road
 CASE NAME: Easton Park
 MANAGER: Rosemary Avila



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