

ZONING AND PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET

CASE NUMBER: SP-2012-0370C(XT3)      ZAP COMMISSION DATE: Feb 16, 2021

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, 2022.

CASE MANAGER: Christine Barton-Holmes Telephone: 512-974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from March 6, 2017 to March 6, 2018, and a two-year Commission-approved extension from March 6, 2018 to March 6, 2020.

PROJECT INFORMATION: 5.64 acres

EXIST. ZONING: LI

MAX. BLDG. COVERAGE: 75%

MAX. IMPERV. CVRG: 80%

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

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

South: SF-2 (single-family)

East: LI (office)

West: LI (restaurant)

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

### NEIGHBORHOOD ORGANIZATIONS:

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

February 4, 2020

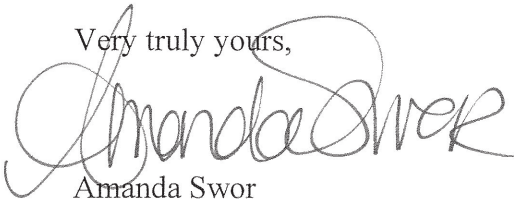
Page 2

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.

On December 26, 2019, the current owner purchased the property and intends to move forward with construction. This extension request is to allow for processing of building permits and associated approvals to allow commencement of construction.

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,

A handwritten signature in black ink, appearing to read "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" being more prominent than the last name "Swor".

Amanda Swor

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

# DRENNER GROUP

February 4, 2020

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

*Via Electronic Mail*

Re: SP-2012-0370C(XT3) – Consolidated Site Plan extension request for Riata Corporate Park Building 1, Austin, Travis County, Texas (the "Property")

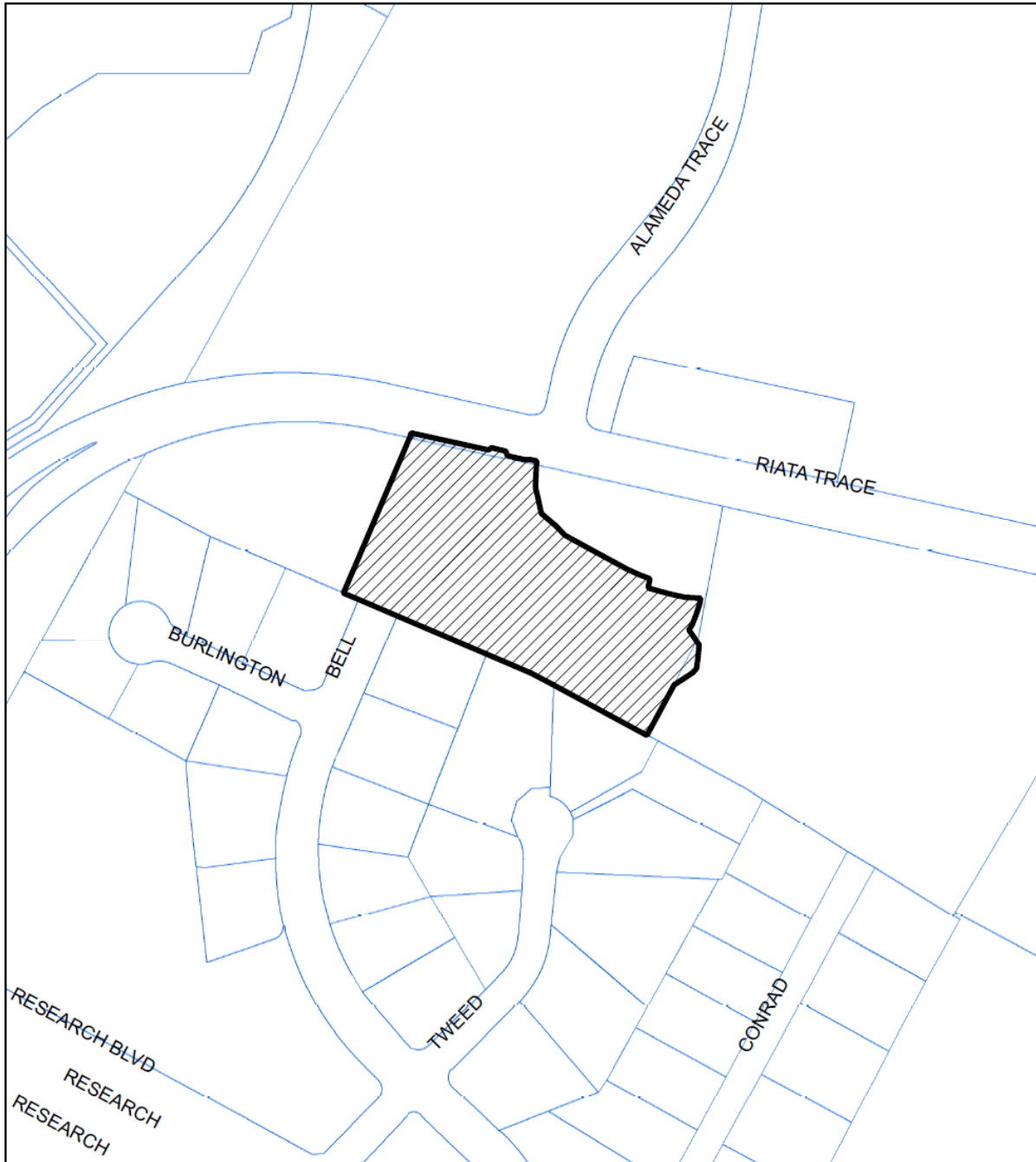
Dear Ms. Lucas:



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



 Subject Tract  
 Base Map

CASE#: SP-2012-0370C(XT3)  
LOCATION: 12301 RIATA TRACE PKWY



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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