

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

CASE NUMBER: SPC-2007-0497C(XT3) **ZAP HEARING DATE:** Dec. 21, 2021

PROJECT NAME: Offices at Ribelin Ranch- Phase 1; The

ADDRESS OF SITE: 7016 Ribelin Ranch Drive **COUNCIL DISTRICT:** 10

WATERSHED: Bull Creek **JURISDICTION:** Full Purpose
(Water supply suburban)

**APPLICANT/
OWNER:** Tom Stacy, Austin Baptist Church
9003 Waterford Centre Blvd, Ste 100
Austin, TX 78717

AGENT: Richard Suttle, Armbrust & Brown (512) 435-2378
100 Congress Ave, Ste. 1300
Austin, TX 78701

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

PROPOSED DEVELOPMENT:

The applicant is requesting a ten year extension to a previously approved site plan. The proposed development is religious assembly.

SUMMARY STAFF RECOMMENDATION:

Staff recommends a ten year extension to this site plan permit expiration.

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 PUD, 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.

AUSTIN TRANSPORTATION DEPT: All ATD comments have been cleared.

PREVIOUS APPROVALS

02/25/2008 Site Plan administrative approval, permit expiration 09/13/2010
 08/01/2010 One year Site Plan Extension administrative approval, permit expiration 08/31/2011
 12/13/2012 MGA approved to extend permit expiration to 08/31/2021
Mayor's Covid 19 Orders extended all expirations to 12/31/2021

PROJECT INFORMATION

SITE AREA	497716.56 sf	11.426 acres
EXISTING ZONING	PUD	
	Allowed	Proposed
FLOOR-AREA RATIO	0.25:1	0.22:1
BUILDING COVERAGE	60%	13.66%
IMPERVIOUS COVERAGE	67%	62.58%
PARKING	509 required	529 provided

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	PUD	Religious Assembly
<i>North</i>	ROW, Then PUD	Ribelin Ranch Drive, Vacant
<i>South</i>	R&D-PDA	Religious Assembly
<i>East</i>	ROW, Then PUD	Ribelin Ranch Drive, Vacant
<i>West</i>	ROW, then PUD	McNeil Drive, Multi-Family

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Ribelin Ranch Drive	77'	47'	Level 1 ASMP
McNeil Drive	73' Avg	47'	Level 1 ASMP

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Assn., Inc.
 Austin Lost and Found Pets
 Bike Austin
 Bull Creek Foundation
 Canyon Creek HOA
 Friends of Austin Neighborhoods
 Glenlake Neighborhood Association
 Lake Austin Collective
 Leander ISD Population and Survey Analysts

Long Canyon Homeowners Association
 Long Canyon Phase II & III HOA Inc.
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 Riverplace HOA
 SEL Texas
 Sierra Club, Austin Regional Group
 Steiner Ranch Community Association
 Westminster Glen HOA

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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December 16, 2021

Rosemary Avila
Case Manager
Development Services Department
City of Austin
P.O. Box 1088
Austin, TX 78767

Re: Site Plan Extensions for The Offices At Ribelin Ranch Phase I (SPC-2007-0497C(XT2).MGA) and Kallestad Laboratories-PRA (SP-2007-0549B(XT2)) (the "Application")

Dear Ms. Avila:

As the representative for the owner of the above referenced properties we would like to accept staff's recommendation for a ten year extension of each site plan application for The Offices At Ribelin Ranch Phase I and Kallestad Laboratories-PRA Site Plan referenced by City of Austin Case No. SPC-2007-0497C(XT2).MGA and SP-2007-0549B(XT2).

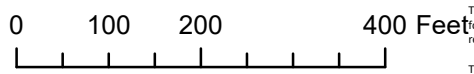
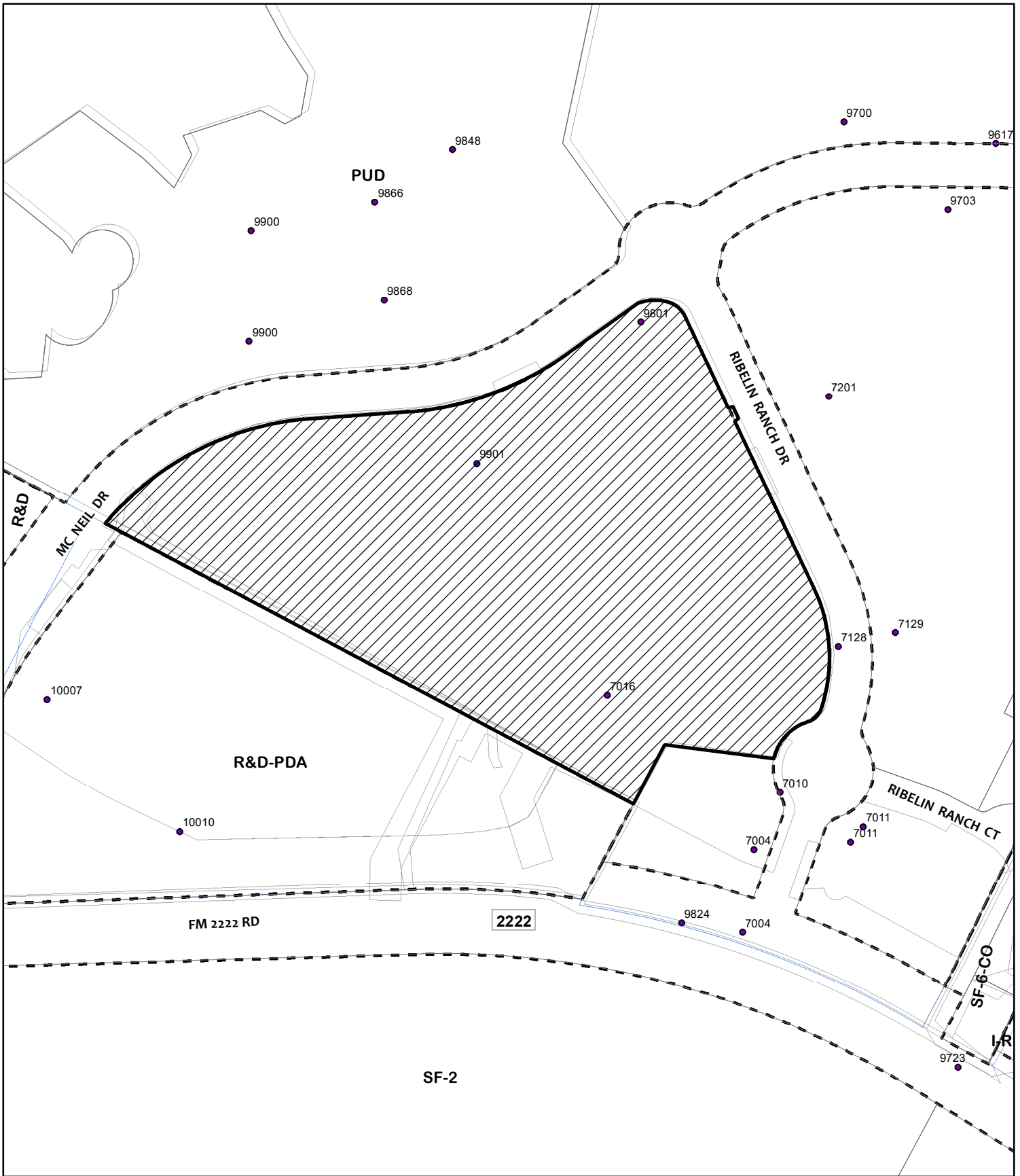
If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Thank you in advance,

Respectfully,



Richard T. Suttle



CASE#: SPC-2007-0497C(XT3)
ADDRESS: 7016 Ribelin Ranch Drive
CASE NAME: Offices at Ribelin Ranch- Phase 1; The
MANAGER: Rosemary Avila



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OPERATOR: R. Avila

