

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

CASE NUMBER: SP-2016-0170D(XT2) **ZAP HEARING DATE:** June 21, 2021

PROJECT NAME: Indian Roller

ADDRESS: 10006 Manchaca Road

COUNCIL DISTRICT #: N/A – Site is within the ETJ

OWNER: Urban Coyote RE, LLC (Brenna Robertson)
2001 Jones Rd.
Austin, TX 78745

APPLICANT: Austin Civil Engineering (Shauna Martinich) (512) 306-0018
9501B Manchaca Rd, Suite 220
Austin, TX 78748

CASE MANAGER: Zack Lofton (512) 978-1735
zack.lofton@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a bar/lounge with parking, sidewalks, utilities, drive, and other associated site improvements.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from March 1, 2022 to March 1, 2025 based on the case meeting criteria from LDC Section 25-5-62(C). The applicant has included a justification letter explaining details of this site (see attached).

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 located in the 2-mile extraterritorial jurisdiction (ETJ). 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

12/09/2016 Site Plan administrative approval, permit expiration 12/09/2019

12/09/2019 One year Site Plan Extension administrative approval, permit expiration 12/09/2020

03/06/2020 Mayor's Executive COVID Orders Permit Extension, permit expiration 03/01/2022

PROJECT INFORMATION

SITE AREA	252,922 sq ft	5.81 acres
EXISTING ZONING	N/A (Site is within ETJ)	
	Allowed	Proposed
BUILDING COVERAGE	65%	4.09%
IMPERVIOUS COVERAGE	65%	28.99%
PARKING	-	162 spaces

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	N/A (Site is within ETJ)	Commercial
<i>North</i>	SF-2 and GR-CO	Undeveloped, Residential and Commercial
<i>South</i>	N/A	Commercial
<i>East</i>	GR	Commercial
<i>West</i>	I-RR	Commercial and Residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Menchaca Road	120 feet	93 feet	Suburban / Corridor Mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Bauerle Ranch Owners Association, Inc.

Friends of Austin Neighborhoods

Onion Creek HOA

Palomino Park HOA

Save Our Springs Alliance

Sierra Club, Austin Regional Group

Slaughter Lane Neighborhood Assn.

South Austin Neighborhood Alliance (SANA)

TNR BCP - Travis County Natural Resource



May 14, 2022
City of Austin
Development Services Department
505 Barton Springs Rd., 4th Floor
Austin, TX 78704

RE: Request for Site Plan Extension on Indian Roller: SP-2016-0170D

Please accept this request for a Site Plan Extension (Commission Extension) for the above referenced project. A one-year extension was previously approved from 12/9/19 to 12/9/20. The mayor then extended all expiration dates to 12/31/2021, and subsequently to 03/01/2022.

The project **Indian Roller** is located at **10006 Manchaca Rd., Austin, Texas** and is permitted as a bar/lounge in the ETJ (Extra Territorial Jurisdiction). The site plan was approved by Case Manager Joydeep Goswami on December 09, 2016. All flatwork, wet utility, and drainage/water quality work has been completed in congruence with the approved plan set.

There have been construction delays through the pandemic and because the owner has decided to remove the planned concert building in favor of adding covered outdoor seating and small bars to service these areas, as well as some additional parking. A correction to reflect these changes on the site plan was submitted October 28, 2021. Following the correction submittal, this site plan extension was filed on November 11, 2021, to formally request a 3-year extension from the Planning Commission as per the attached memorandum of our original extension, as we understood that the construction work associated with the correction was not going to be completed prior to December 31, 2021, and subsequent March 1, 2022, site plan expiration date.

The site plan correction was approved on January 13, 2022, and the site plan extension was approved for the June 7, 2022, commission agenda.

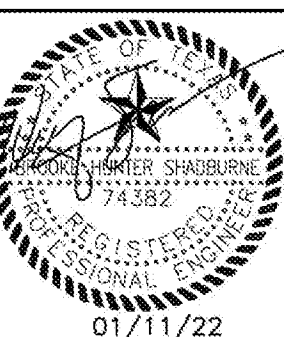
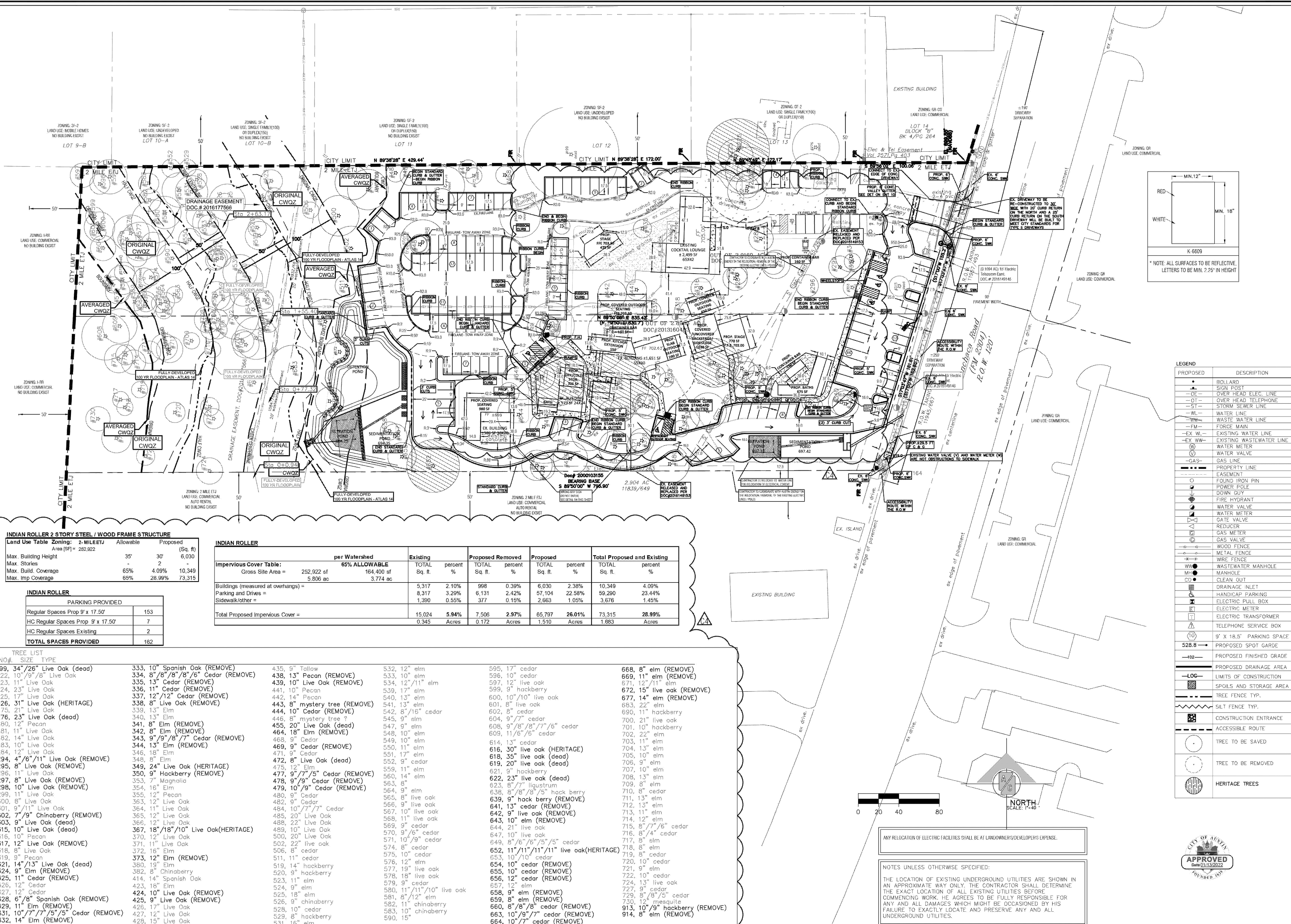
Your expeditious review of this extension request is appreciated. If you have any questions or comments, please contact our office at 512-306-0018.

Sincerely,

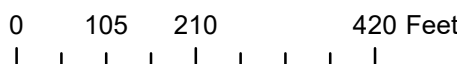
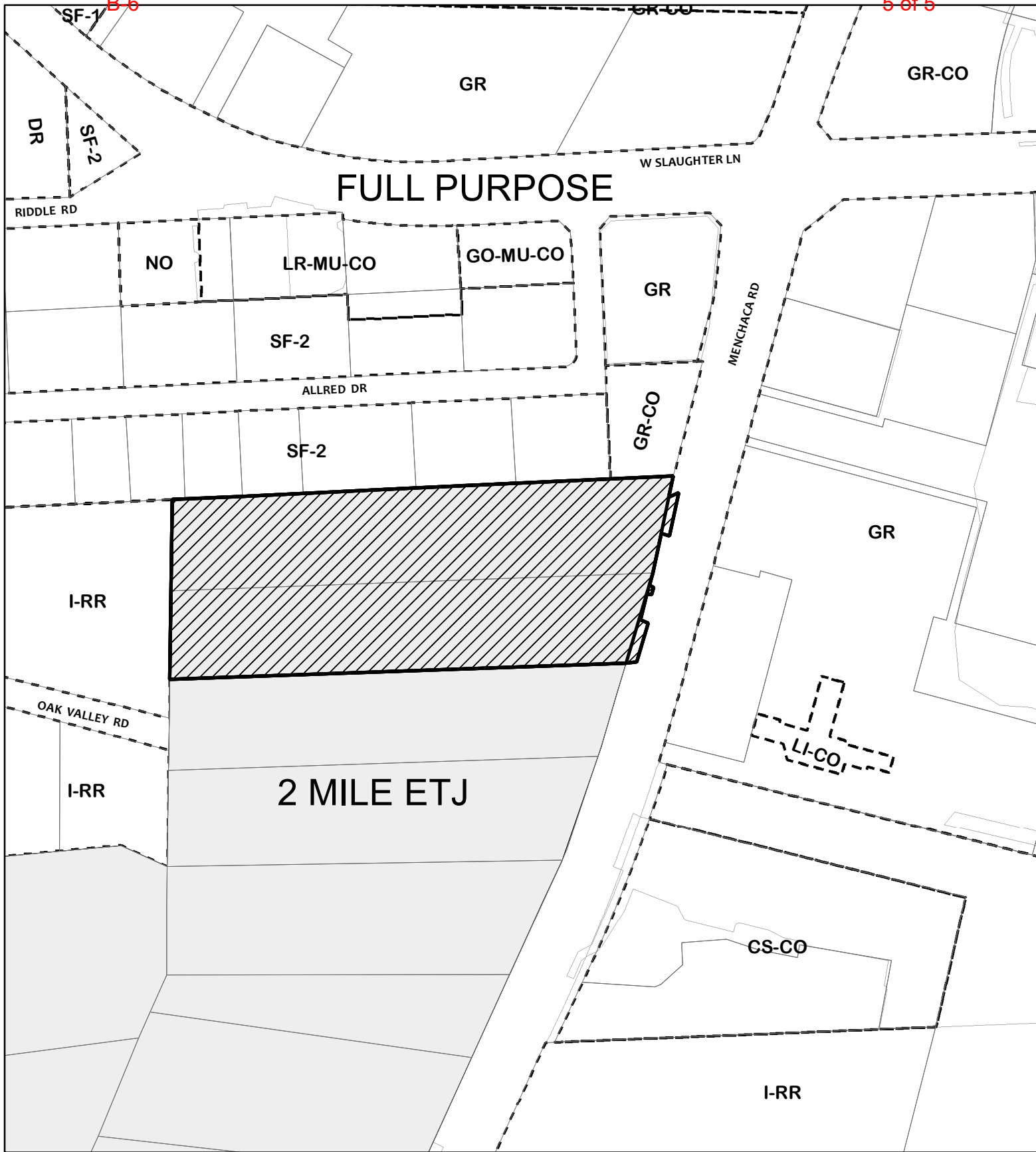
A handwritten signature in blue ink, appearing to read "Hunter Shadburne", is written over a faint, circular official stamp.

Hunter Shadburne, P.E, President
Austin Civil Engineering, Owners Representative





REV.	DATE	DESCRIPTION	APPROVED BY
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CASE#: SP-2016-0170D(XT2)
ADDRESS: 10006 MANCHACA RD
CASE NAME: Indian Roller
MANAGER: Zack Lofton



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