

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

CASE NUMBER: SP-2017-0382D(XT2) **ZAP HEARING DATE:** Jan. 3, 2023

PROJECT NAME: 7300 Dee Gabriel Collins Road Spoils Disposal Project

ADDRESS OF SITE: 7300 Dee Gabriel Collins Road

WATERSHED: Onion Creek
(Suburban)

JURISDICTION: ETJ

**APPLICANT/
OWNER:** Joe Leoni, WPM Construction Services, Inc. (810) 348-5220
5415 McKinney Falls Parkway
Austin, Texas 78744

AGENT: Brian Grace, BGE, Inc. (512) 879-0418
1701 Directors Blvd
Austin, TX 78744

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

PROPOSED DEVELOPMENT:

The applicant is requesting a two-year extension to a previously approved site plan for a spoils disposal site.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by two years, from April 5, 2021 to April 5, 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 not zoned, located in the ETJ. The applicant filed the original application for

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site plan approval with the good faith expectation that the site plan would be completed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

04/05/2018 Site Plan administrative approval, permit expiration 04/05/2021

11/20/2020 One year Site Plan Extension administrative approval, permit expiration 04/05/2022

PROJECT INFORMATION

SITE AREA		30.30 acres
EXISTING ZONING	N/A (ETJ)	
	Allowed	Proposed
FLOOR-AREA RATIO	N/A	N/A
BUILDING COVERAGE	N/A	N/A
IMPERVIOUS COVERAGE	N/A	N/A
PARKING	N/A	N/A

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	N/A	Spoils Disposal
<i>North</i>	N/A	Resource Extraction
<i>South</i>	Dee Gabriel Collins Road	N/A
<i>East</i>	N/A	Resource Extraction
<i>West</i>	N/A	Single Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Austin Neighborhood Council
 Del Valle Community Coalition
 Dove Springs Proud
 Friends of Austin Neighborhoods

Go Vamos Austin
 Homeless Neighborhood Association
 Onion Creek Homeowners Assoc.
 Sierra Club, Austin Regional Group



March 28th, 2022

Director
City of Austin Development Services
One Texas Center, 505 Barton Springs Rd.
Austin, Texas 78704

Re: Site Plan Extension Request – SP-2017-0382D
7300 Dee Gabriel Collins Road Spoils Disposal Project
4205 Bull Creek Road, Austin, Texas

This site plan extension request letter has been prepared on behalf of WPM Construction Services, Inc, in support of the 7300 Dee Gabriel Collins Road Spoils Disposal project. The applicant is requesting a 2 year site plan extension in order to complete the scope of work associated with the project. The project was created with the intent of receiving excess material from the Oak Hill Parkway project being performed by TxDOT. This project has been a victim of excessive delays due to environmental concerns and legal fights, having only just broken ground in July of 2021 as a result. As a result, the material required to perform the earthwork associated with this project has not been available within the initial time frame allowed by City of Austin expiration timelines.

<https://www.kxan.com/news/local/austin/oak-hill-parkway-project-stopped-after-groups-raise-environmental-concerns/>

<https://www.kut.org/transportation/2021-06-04/construction-nears-for-the-y-in-oak-hill-as-neighbors-press-for-changes>

You may contact me us (512) 879-0418 or at bgrace@bgeinc.com if you have any questions regarding this extension submittal.

Sincerely,

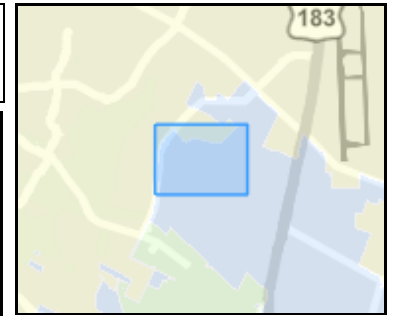
A handwritten signature in blue ink, appearing to read 'Brian J. Grace', written over a light blue circular stamp.

Brian J Grace, P.E.
BGE, Inc.



Property Profile



Staff Map



Legend



Property

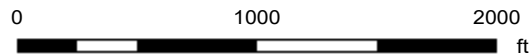
Jurisdictions (No Fill)

-  FULL PURPOSE
-  EXTRATERRITORIAL JURISDICTION

Jurisdictions Fill

Jurisdiction

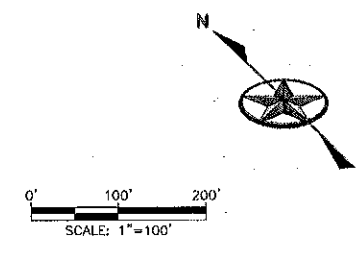
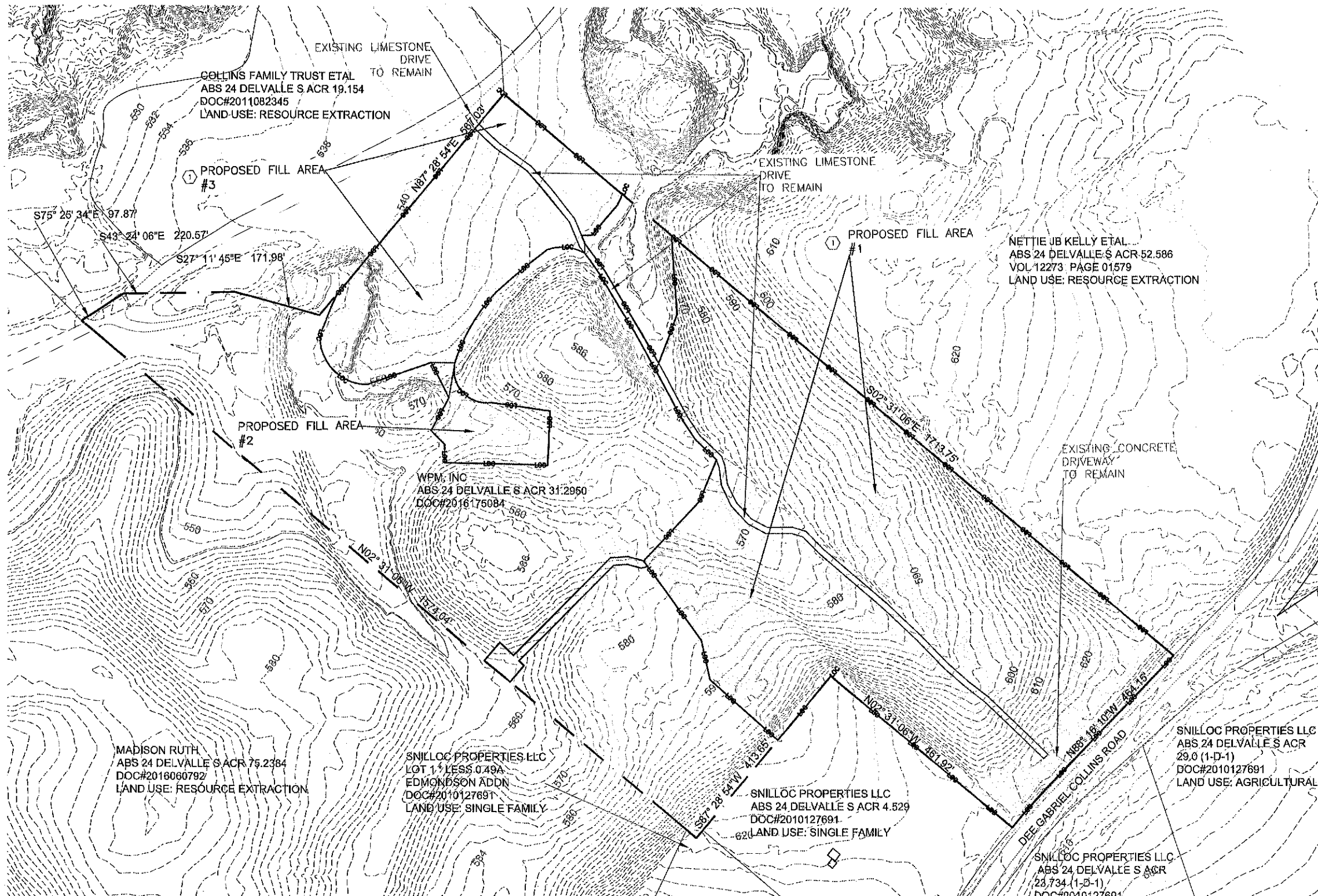
-  FULL PURPOSE
-  EXTRATERRITORIAL JURISDICTION



12/27/2022

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes



LEGEND

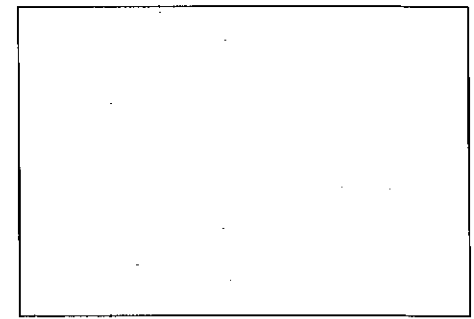
	LOT LINE
	R.O.W
	LIMITS OF CONSTRUCTION
	PROPOSED FILL/SPOILS DISPOSAL AREA
	EXISTING CONTOUR

- KEYNOTES:**
- ① FILL AREA #3 SHALL BE USED AS INITIAL STAGING AREA AS SHOWN ON E&S SHEET 6. UPON REACHING FINAL GRADE, OF FILL AREAS #1 & #2, STAGING AREA SHALL BE RELOCATED TO THE FINAL STAGING AREA AT THE SOUTH PORTION OF THE SITE. SEE E&S SHEET 6
 - ② FOR PROPOSED FILL AREA #1, PROVIDE CONTOUR ROW TILLING PARALLEL WITH FINAL PROPOSED CONTOURS (SEE SHEETS B&9), AND AT A MAXIMUM DISTANCE OF 10' BETWEEN EACH TILLED ROW. UPON STABILIZATION AT THE SITE IS REACHED (IN ACCORDANCE WITH THE REVEGETATION PLANS AND SPECIFICATIONS), BACKFILL THE TILLED ROWS AND STABILIZE ACCORDING TO THE SAME REVEGETATION PLANS AND SPECIFICATIONS.
- NOTES:**
1. NO TREES GREATER THAN 8" IN DIAMETER ARE LOCATED WITHIN THE LIMITS OF CONSTRUCTION. SEE ENVIRONMENTAL NOTE #8, SHEET 6. NO TREES SHALL BE REMOVED. NO FILL AND/OR IMPROVEMENTS MAY DISTURB CRITICAL ROOT ZONE OF ANY TREE LARGER THAN 8" IN DIAMETER.
 2. FIELD VERIFY LOT LINES.
 3. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR ANY SITE DISTURBANCE.
 4. NO EXISTING BUILDINGS ARE WITHIN 50-FT ON THE ADJOINING LOTS.

CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

CITY OF AUSTIN DISCLAIMER:
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 CITY ENGINEERS.

PROJECT ADDRESS:
7300 DEE GABRIEL COLLINS ROAD
AUSTIN, TX 78744



FILE: \\SERVER\Share\Projects\1112 - WPM\01 - Dee Gabriel Collins Road Spoils Disposal Site Plan\DWG\Sheets\1112-10_Proposed Site Plan.dwg TAB: PROPOSED SITE PLAN PLOTTED: 2/8/2018 3:17 PM BY: MICHE BEY

11130 Jethville Rd. Ste. 101 Austin, Texas 78759 (512) 640-6550									
7300 DEE GABRIEL COLLINS ROAD SPOILS DISPOSAL PROPOSED SITE PLAN									
WPM, INC.									
SHEET 9 OF 12									

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