

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SPC-2014-0442C(XT3) **PC MEETING DATE:** July 11, 2023

PROJECT NAME: Sunset Ridge Commission Extension

ADDRESS: 8401 Southwest Pkwy

AREA: 9.606 acres

WATERSHED: Williamson Creek, Barton Creek (Barton Springs Zone)

COUNCIL DISTRICT: 8

JURISDICTION: Full Purpose

APPLICANT: Tim Jamail
Los Indios Ventures
1006 Mopac Circle, Ste 101
Austin, Texas 78746

AGENT: Michael J. Whellan
Armbrust & Brown, PLLC
100 Congress Ave, Ste 1300
Austin, TX 78701

EXISTING ZONING: GO-CO-NP

PROPOSED DEVELOPMENT: The applicant requests a three-year extension for a previously approved site plan. The approved site plan includes a 4-story office building with a total floor area of 197,300 sq. ft., with associated garage and surface parking, and other improvements. The site was originally approved with SPC-2014-0442C.

STAFF RECOMMENDATION: Staff recommends the requested three-year extension. Staff previously granted a one-year administratively approved extension from January 27, 2019 to January 27, 2020.

PLANNING COMMISSION ACTION: The Planning Commission unanimously recommended a three-year extension, to January 2023, at the May 12, 2020 hearing. This extension was postponed at staff's request to the July 11, 2023 hearing from the June 27, 2023 hearing.

CASE MANAGER: Christine Barton-Holmes

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PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from January 27, 2019 to January 27, 2020 and a three-year Commission extension to 2023.

PROJECT INFORMATION: 9.606 acres

EXIST. ZONING: GO-CO-NP

MAX. BLDG. COVERAGE: N/A

MAX. IMPERV. CVRG: 55%

PROP. BLDG CVRG: 2.447 ac. (25.5%)

PROP. IMP. CVRG: 4.108 acres (42.8%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS

WATERSHED ORDINANCE: This project complies with applicable watershed regulations.

LAND USE: The site plan complies with all applicable zoning regulations.

ENVIRONMENTAL: All environmental comments have been cleared. The design has been updated to reflect changes due to Atlas 14.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:**Zoning/ Land Use**

Northeast: ROW, then LR (Southwest Pkwy and undeveloped)
 Southeast: SF-2-CO-NP (Undeveloped)
 Southwest: ROW, then SF-2-CO-NP (Big Timber Dr., then SF residential)
 Northwest: GO-MU-CO-NP (undeveloped and SF residential)

| STREET: | R.O.W. | SURFACING | CLASSIFICATION |
|----------------|-------------------|-------------------|-----------------------|
| Southwest Pkwy | varies (+/- 165') | varies (+/- 112') | Hill Country Roadway |

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District
 Austin Lost and Found Pets
 Aviara HOA
 City of Rollingwood
 Covered Bridge Property Owners Association, Inc.
 East Oak Hill Neighborhood Association
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Oak Hill Association of Neighborhoods (OHAN)
 Oak Hill Neighborhood Plan – COA Liaison
 Oak Hill Neighborhood Plan Contact Team
 Oak Hill Trails Association
 Save Our Springs Alliance
 SELTexas
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources
 Travis Country West Owners Association