

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

July 12, 2022

City of Austin  
Development Services Department  
6310 Wilhelmina Delco Dr.  
Austin, TX 78752

Re: Site Plan Extension for SPC-2014-0442C (the "Site Plan")

To Whom It May Concern:

On behalf of Los Indios Ventures, Inc. (the "Owner"), I am requesting a three-year extension for the Site Plan.

The Owner previously requested a four-year extension for the Site Plan, based on the fact that construction had not yet begun, the Owner was in the process of finding a buyer to develop the site, and a proposed traffic signal at the intersection of Amarra Drive and Southwest Parkway. Ultimately, the Planning Commission approved a three-year extension.

However, the Owner initially requested this site plan extension prior to the local onset of the COVID-19 pandemic (November 2019) and the Planning Commission approved the shortened extension during the early months of the pandemic (May 2020).

We believe this extension is warranted, for four key reasons:

- **COVID-Related Project Delays.** As noted, the Owner initially requested the current site plan extension prior to the local onset of the COVID-19 pandemic. Since then, COVID-19 has meaningfully extended the initial expectations for the project timeline, causing a number of logistical difficulties and delays over 2020 and 2021 that have pushed back project completion.
- **Proposed Signalization Review and Progress.** Since the prior extension was approved, the Owner has worked to move forward on the proposed signalization at Amarra Drive and Southwest Parkway. The Owner has completed project documentation for this signalization, which is currently under active review at the City. This signal is critical for site access and is supported by City staff. A site plan extension will allow this review to proceed.
- **Site Plan Extension Will Not Affect Project Regulations.** State law establishes that City reviews proceed under the rules and regulations in effect at the time of the first of a series of permits. As a result, a site plan extension will have no impact on the rules and regulations under which the project proceeds. A re-submittal for the project would proceed under the same rules and regulations as an extension of the existing approved Site Plan. As a result, the only practical effect of requiring a resubmittal for the project would be to require City staff to re-perform the same review that they have already completed.

- **Reducing City Workload.** Finally, we believe that extending the approved Site Plan would reduce the current strain on the City's development review staffing and resources. The City currently faces a meaningful backlog on review cases. As noted, a re-submittal for this project would effectively require City staff to re-perform a review that they have already completed, under the same rules and regulations – an exercise with limited practical benefit. Approving an extension will allow staff to prioritize reviewing projects that have not yet received staff approval.

Thank you for your consideration. Please do not hesitate to reach out with any questions related to this request.

Respectfully,

A handwritten signature in black ink, appearing to read 'Michael J. Whellan', with a stylized, flowing script.

Michael J. Whellan



# SUNSET RIDGE OFFICE BUILDING

## PLANS FOR SITE DEVELOPMENT IMPROVEMENTS

SUBMITTED FOR APPROVAL BY:

LJA ENGINEERING, INC.

*Reese Hurley*  
REESE B. HURLEY, P.E. #98211  
REGISTERED PROFESSIONAL ENGINEER

REVIEWED BY:

PLANNING COMMISSION

*Don Tate*  
DEVELOPMENT SERVICES DEPARTMENT

*John W. McCulloch*  
INDUSTRIAL WASTE

SPC-2014-0442C

SITE DEVELOPMENT PERMIT NUMBER

*Amelia* Folom  
AUSTIN WATER UTILITY

*Chenne Espinoza*  
AUSTIN FIRE DEPARTMENT

C8i-03-0087

LAND STATUS DETERMINATION

SOUTHWEST C

PRESSURE ZONE

WATER PRESSURE INFORMATION

LOT HIGH PRESSURE: 121.40 PSI AT SW CORNER, EL = 947.0'  
LOT LOW PRESSURE: 81.17 PSI AT NW CORNER, EL = 1040.0'  
PRV REQUIRED FOR DOMESTIC METER, SET TO 65 PSI.  
126 WSFU'S FOR DOMESTIC DEMAND

GENERAL NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. 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.
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

**FIRE FLOW REQUIREMENTS:**

MAX GROSS BUILDING	199,300 SF
BUILDING CONSTRUCTION TYPE	IIB
REQUIRED FIRE FLOW (NON-SPRINKLERED)	8,000 GPM
SPRINKLERED	YES
REDUCTION	75%
REQUIRED FIRE FLOW (SPRINKLERED)	2,000 GPM

FOR WATER AND WASTE WATER INFORMATION, PLEASE REFER TO SHEET 48 OF THIS PLAN SET.

- THIS SITE IS SUBJECT TO RESTRICTIVE COVENANT RECORDED IN VOL. 10801, PG. 236 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AMENDMENT TO RESTRICTIVE COVENANT RECORDED IN DOCUMENT NO. 2010095372 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- PER THE ABOVE REFERENCED RESTRICTIVE COMMENTS, THIS SITE IS SUBJECT TO THE WILLIAMSON CREEK WATERSHED ORDINANCE (810319-M), EXCEPT SPECIFICALLY FOR OFFICE USE: IS ALLOWED 55% IMPERVIOUS COVER, IS REQUIRED TO PROVIDE WATER QUALITY COMPLYING WITH THE SOS ORDINANCE, AS DESCRIBED IN COA ECM SECTION 1.6.9, AND ONLY EMERGENCY ACCESS IS ALLOWED TO SUNSET RIDGE ROAD.
- THIS SITE IS SUBJECT TO A LIMITATION OF 2,200 TRIPS BY ORDINANCE WITH ZONING CASE C14-2010-0042.

APPLICABLE WATERSHED ORDINANCE: WILLIAMSON CREEK  
OPERATING PERMIT WHERE APPLICABLE UNDER 25-8-233: OP-15-0702B  
DSD SIGN OFF AND DATE: *Craig Carson* 12-3-15

CITY OF AUSTIN  
WATER AND WASTEWATER UTILITY  
SPECIAL SERVICES DIVISION  
(512) 972-1000

THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT INCLUDES 4 PRIVATE HYDRANTS.

REVISIONS / CORRECTIONS						
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # of Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) %	City of Austin Approval Date
1	ADD SHT. PIPE LAYOUTS	1, 21, 22, 23, 24, 25, 26, 30				03-10-19
2	UPDATED DESIGN AND CALCS TO INCORPORATE ATLAS 14 CRITERIA.	31, 48, 2, 32, 33	51			SC 5/9/2023

09-16-2015

DATE



DATE

1/27/16

9/22/2015

DATE

09/21/2015

DATE

9/22/15

DATE

4-22-2003

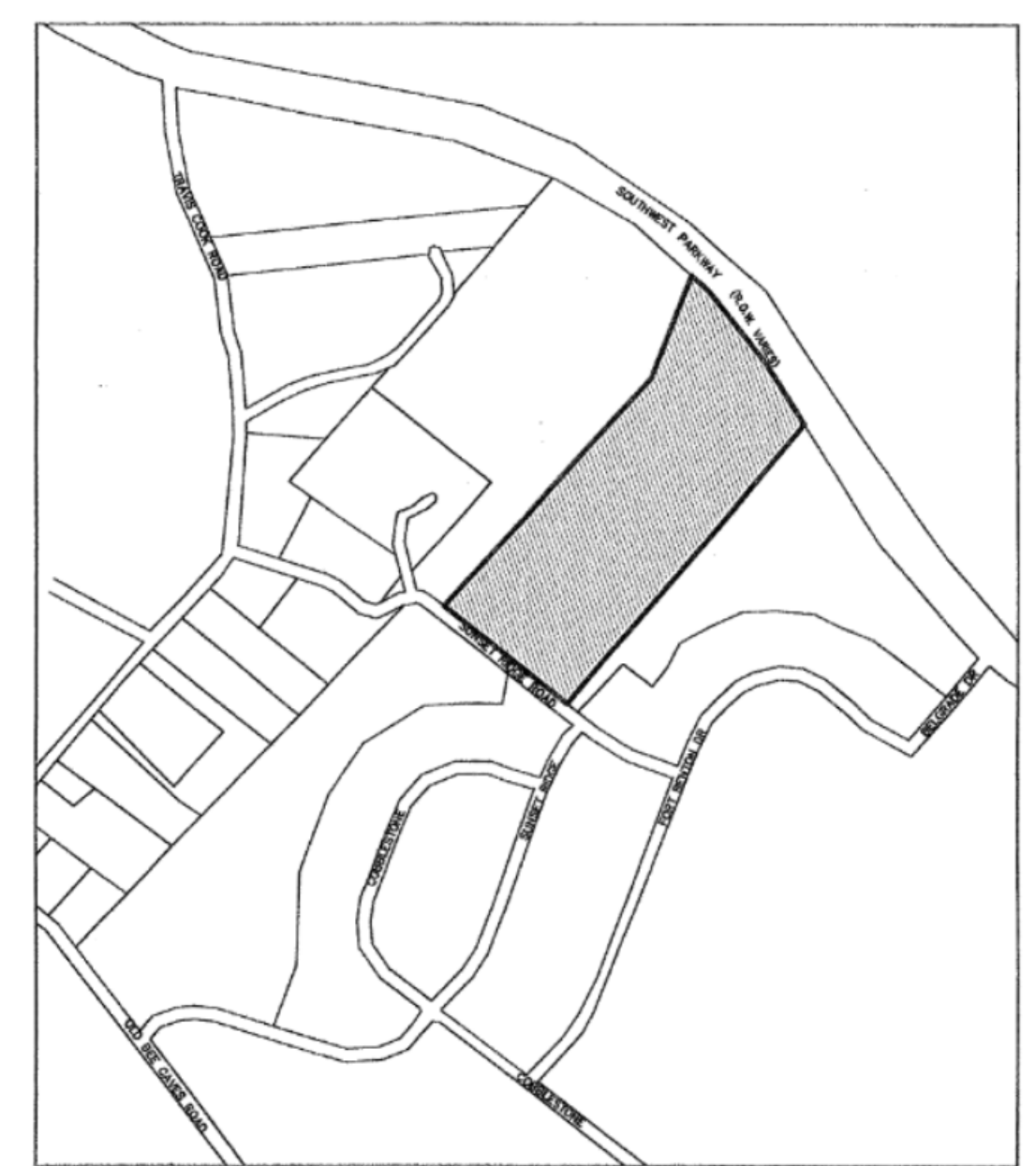
DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION

Inspection Notice: Please call Development Services Department, Site and Subdivision Inspection Division at 512-972-1000 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

AUSTIN WATER UTILITY  
EXPIRATION DATE  
SEP 21 2018



8401 SOUTHWEST PARKWAY  
AUSTIN, TEXAS 78735

LOCATION MAP  
(N.T.S.)  
COA GRID #: B21  
MAPSCO #: 611C, 611D

SUBMITTAL DATE: 11-03-14

LEGAL DESCRIPTION

LEGAL DESC.: ABS 410 SUR 530 HUDSON J 9.606 ACRES  
THIS PROPERTY IS A LEGAL LOT PER LAND STATUS DETERMINATION CASE NO C8i-03-0087.

**OWNER:** TIM JAMAIL  
LOS INDIOS VENTURES  
1006 MOPAC CIRCLE, STE. 101  
AUSTIN, TX. 78746  
PHONE # (512) 474-9493  
FAX # (512) 474-5715

**ENGINEER:** LJA ENGINEERING, INC.  
5316 HIGHWAY 290 W., SUITE 150  
AUSTIN, TEXAS 78735  
CONTACT PERSON: REESE HURLEY, P. E.  
PHONE # (512) 439-4700  
FAX # (512) 439-4716

**SURVEYOR:** HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW RD.  
AUSTIN, TX 78704  
CONTACT PERSON: HOLT CARSON  
PHONE: (512) 442-0990

TRAFFIC CONTROL PLAN NOTE:  
THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. FURTHERMORE, A TCP SHALL BE SUBMITTED TO TCPREVIEW@AUSTINTEXAS.GOV FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

WATERSHED STATUS

THIS SITE IS LOCATED IN THE WILLIAMSON CREEK AND BARTON CREEK WATERSHEDS, WHICH IS CLASSIFIED AS THE BARTON SPRINGS ZONE BY THE CITY OF AUSTIN. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48453C0420H FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS DATED SEPT 26, 2008.

LJA Engineering, Inc.

5316 Highway 290 West  
Suite 150  
Austin, Texas 78735

Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

### SUNSET RIDGE SHEET LIST

SHEET NO.	DESCRIPTION	49	LS06	LANDSCAPE PLAN
1	CV01 COVER SHEET	50	CB01	CULVERT 'B'
2	GN01 GENERAL NOTES	51	CB02	CULVERT 'B' DETAILS
3	SL01 SLOPE MAP			
4	OP01 OVERALL PROJECT LAYOUT			
5	EC01 EROSION CONTROL PLAN			
6	EC02 EROSION CONTROL PLAN			
7	EN01 EROSION CONTROL NOTES			
8	EN02 EROSION CONTROL DETAILS			
9	SP01 DETAILED SITE PLAN			
10	SP02 DETAILED SITE PLAN			
11	SP03 SOUTHWEST PKWY LEFT TURN PLAN			
12	SP04 SITE PLAN NOTES & DETAILS			
13	DM01 EXISTING CONDITIONS DRAINAGE AREA MAP			
14	DM02 DEVELOPED CONDITIONS DRAINAGE AREA MAP			
15	DM03 ONSITE DRAINAGE AREA MAP			
16	GP01 GRADING PLAN			
17	GP02 GRADING PLAN			
18	ST01 STORM SEWER PLAN			
19	ST02 SOUTHWEST PKWY STORM SEWER ADJUSTMENT			
20	ST03 STORM SEWER PROFILE			
21	WL01 WATER UTILITY PLAN			
22	WL02 WATER UTILITY PLAN			
23	WL03 PUBLIC WATER UTILITY PLAN & PROFILES			
24	WL04 WATER UTILITY PROFILES			
25	WW01 WASTE WATER PLAN			
26	WW02 WASTE WATER PLAN			
27	WW03 WASTE WATER PROFILES			
28	WQ01 WATER QUALITY POND			
29	WQ02 WATER QUALITY POND			
30	DT01 GENERAL DETAILS			
31	DT02 GENERAL DETAILS			
32	TC01 TRAFFIC CONTROL PLAN			
33	TC02 TRAFFIC CONTROL DETAILS			
34	LS01 OVERALL LANDSCAPE PLAN			
35	LS02 LANDSCAPE PLAN			
36	LS03 LANDSCAPE PLAN			
37	LS04 LANDSCAPE NOTES AND CALCULATIONS			
38	LS05 LANDSCAPE NOTES AND CALCULATIONS			
39	A101 ARCHITECTURAL PLAN			
40	A102 ARCHITECTURAL PLAN			
41	A103 ARCHITECTURAL PLAN			
42	A104 ARCHITECTURAL PLAN			
43	A105 ARCHITECTURAL PLAN			
44	A106 ARCHITECTURAL ELEVATIONS			
45	A107 ARCHITECTURAL ELEVATIONS			
46	A108 ARCHITECTURAL ELEVATIONS			
47	A109 ARCHITECTURAL ELEVATIONS			
48	AW01 AUSTIN WATER UTILITY INFORMATION			

A 3-YEAR EXTENSION WAS APPROVED BY PLANNING COMMISSION FROM JANUARY 27, 2020 TO JANUARY 27, 2023.

A 1-YEAR ADMINISTRATIVE EXTENSION HAS BEEN APPROVED FROM JANUARY 27, 2019 TO JANUARY 27, 2020.

**SITE PLAN RELEASE**

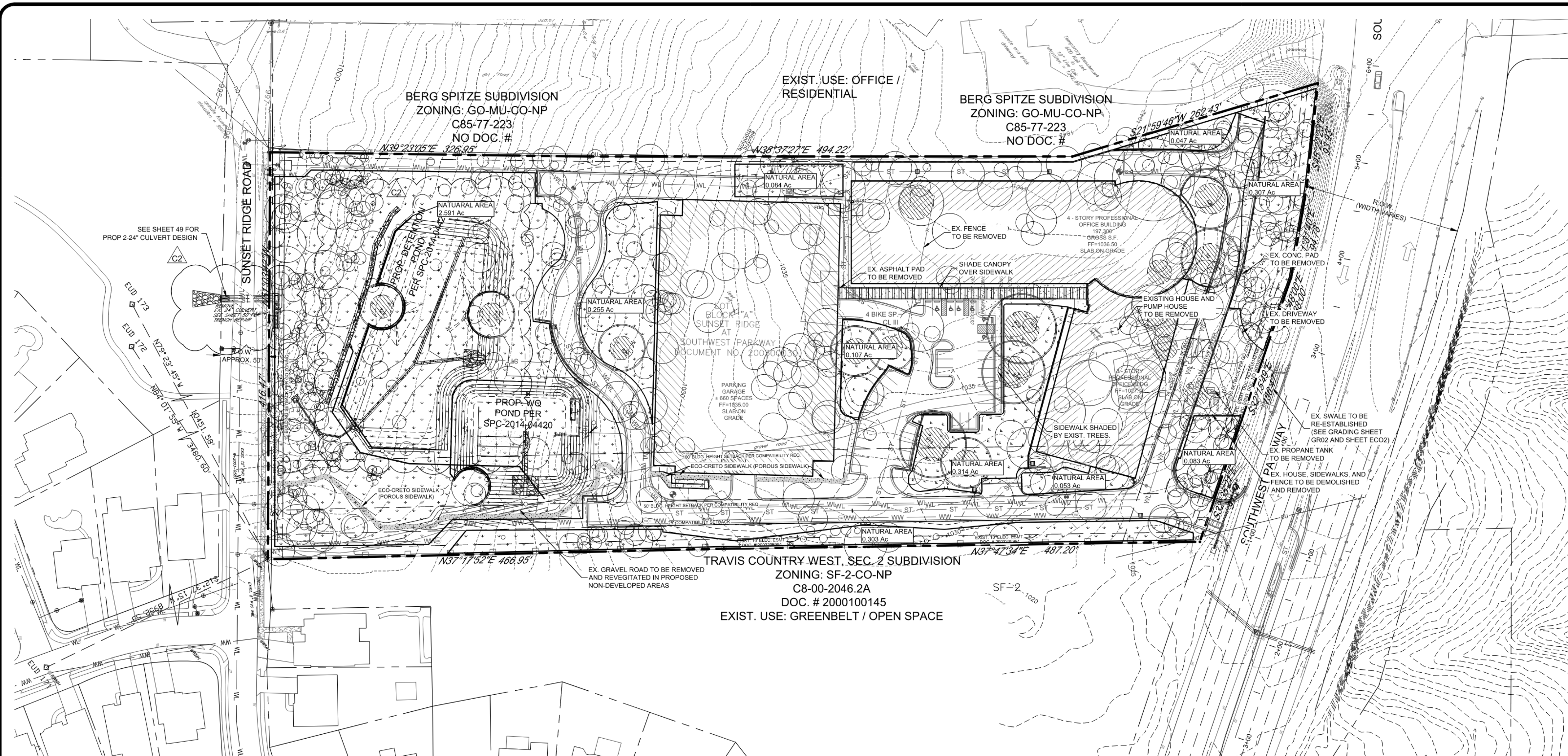
FILE NUMBER: SPC-2014-0442C EXPIRATION DATE: 1/27/19  
CASE MANAGER: DONNA GALATI APPLICATION DATE: NOV. 3, 2014  
APPROVED ADMINISTRATIVELY ON: 1/27/16  
APPROVED BY PLANNING COMMISSION ON: 1/27/16  
APPROVED BY CITY COUNCIL ON: 1/27/16  
under Section 112 of Chapter 25-5 of the Austin City Code.

*Don Tate*  
Director for Planning and Development Review Department  
DATE OF RELEASE: 1/27/16 Zoning: GO-CO-NP  
Rev. No. 1 Correction No. 1  
Rev. No. 2 Correction No. 2  
Rev. No. 3

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SUNSET RIDGE OFFICE BUILDING  
8401 SOUTHWEST PKWY, AUSTIN, TX 78735  
A188-0402





**LEGEND**

PROPOSED	EXISTING	
ST	ST	STORM SEWER LINE
WW	WW	WASTEWATER LINE
WL	WL	WATER LINE
		NATURAL AREA
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" REBAR WITH CAP FOUND
		COTTON SPINDLE WITH CHAPARRAL CAP SET
		WATER METER
		UTILITY POLE
		OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
		PRIVACY FENCE
		CHAIN LINK FENCE
		ECHO-CRETO SIDEWALK (POROUS SIDEWALK)

B.M. #1  
CITY OF AUSTIN EUD 171  
ELEV. = 1030.93'

B.M. #2  
CITY OF AUSTIN EUD 172  
ELEV. = 1014.61'

B.M. #3  
CITY OF AUSTIN EUD 173  
ELEV. = 1042.75'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



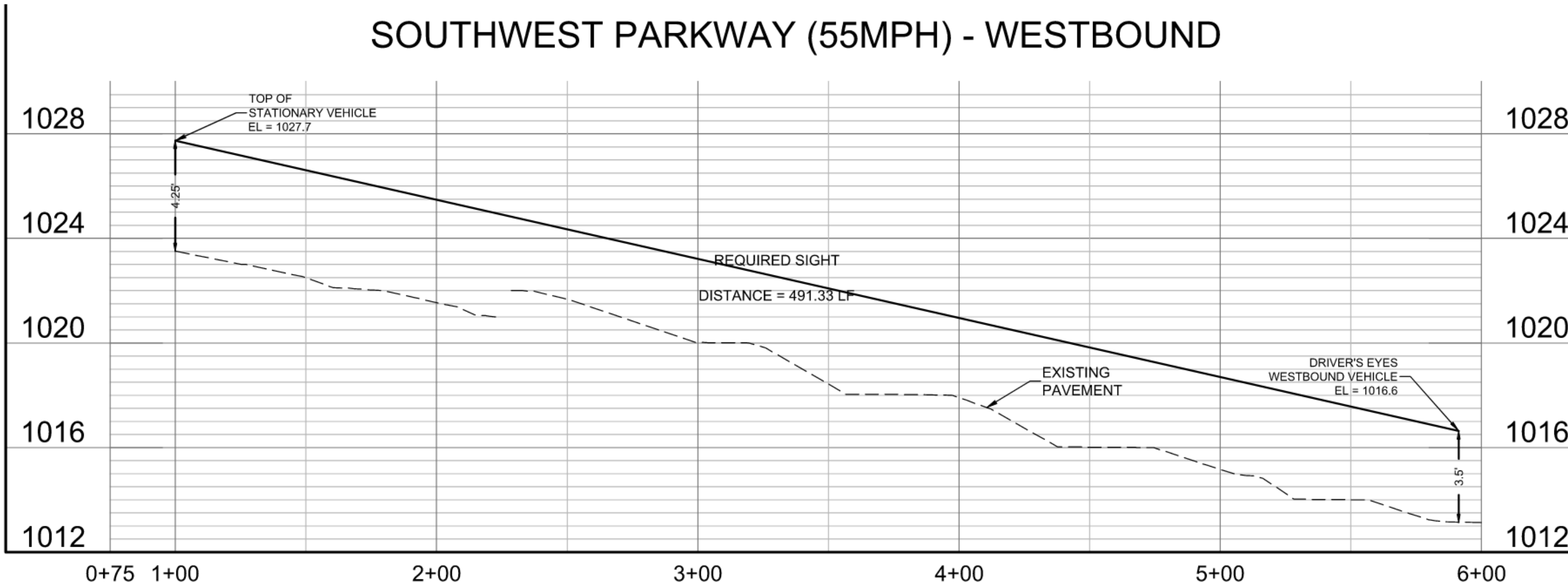
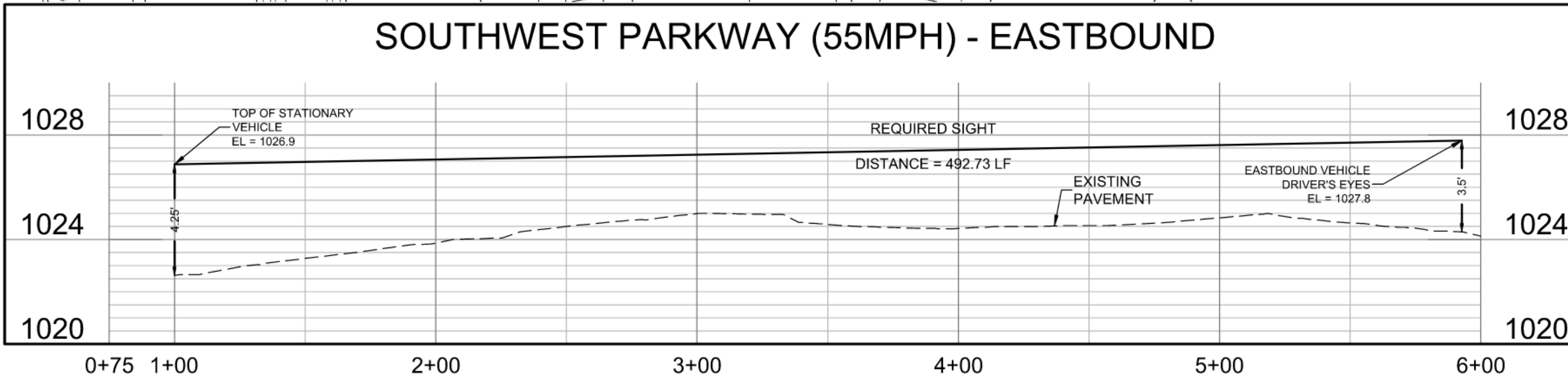
Know what's below.  
Call before you dig.

#### SITE PLAN RELEASE

FILE NUMBER: SPC-2014-0442C EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: DONNA GALATI APPLICATION DATE: NOV. 3, 2014  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Planning and Development Review Department  
DATE OF RELEASE: \_\_\_\_\_ Zoning: GO-CO-NP  
Rev. No. 1 \_\_\_\_\_ Correction No.1 \_\_\_\_\_  
Rev. No. 2 \_\_\_\_\_ Correction No.2 \_\_\_\_\_  
Rev. No. 3 \_\_\_\_\_

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#### AASHTO Stopping Sight Distance Calculation per COA Transportation Criteria Manual

$$SSD = 1.47 \cdot V \cdot P + (V^2 / (30 \cdot (A/32.2 + G)))$$

Where:

V = Design speed in miles per hour

a = deceleration rate (taken to be 11.2 ft/s<sup>2</sup>)

g = Percent of grade divided by 100

(+ for upgrade; - for downgrade)

Stationary Vehicle/Eastbound Vehicle	
V = 55 mph	
a = 11.2 ft/s <sup>2</sup>	
g = -2.54% (average)	
Reaction Distance	202.13 LF
Braking Distance	290.60 LF
Required Sight Distance	492.73 LF

Stationary Vehicle/Westbound Vehicle	
V = 55 mph	
a = 11.2 ft/s <sup>2</sup>	
g = 2.48% (average)	
Reaction Distance	202.13 LF
Braking Distance	289.21 LF
Required Sight Distance	491.33 LF

Therefore, both the eastbound and westbound vehicles are provided the required stopping distance.

NO.	DATE	BY	DESCRIPTION
1	3/9/2023	MFC	DESIGNED BY
2		MFC	DRAWN BY
3			CHECKED BY
4			DRAWING NAME



**LJA**  
Phone 512.439.4700  
Fax 512.439.4716  
Suite 150  
Austin, Texas 78735  
FRN-F-1386

**LJA Engineering, Inc.**  
5316 Highway 290 West  
Suite 150  
Austin, Texas 78735

JOB NUMBER:  
A188-402

OP01

SHEET NO.

4

OF 51 SHEETS