## SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER: SP-2017-0387C(XT2) PC HEARING DATE: August 22<sup>nd</sup>, 2023

**PROJECT NAME:** Powell Lane Plaza Site Plan Extension

ADDRESS OF SITE: 8240 Georgian Drive Austin COUNCIL DISTRICT: 4

**NEIGHBORHOOD PLANNING AREA:** Georgian Acres

WATERSHED: Walnut Creek JURISDICTION: Full Purpose

**APPLICANT**/ Quality Foundation Repair (Simon Wallace)

OWNER: 9906 Gray Blvd., Suite B

Austin, Texas, 78758

AGENT: Thrower Design (Beth Turner) (512) 476-4456

510 S Congress Ave Austin, TX 78704

CASE MANAGER: Clarissa Davis (512) 974-1423

clarissa.davis@austintexas.gov

#### PROPOSED DEVELOPMENT:

The applicant is requesting a three-year extension to a previously approved site plan. The proposed development is for associated parking and installation of water and wastewater service for existing structures.

#### SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from 5/1/23 to 5/1/26 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"

Powell Lane Plaza Site Plan Extension

# **SUMMARY OF SITE PLAN:**

**LAND USE:** The site is zoned LR-NP, all site calculations are within the allowed amount.

**ENVIRONMENTAL:** All environmental comments have been cleared. **TRANSPORTATION:** All transportation comments have been cleared.

## PREVIOUS APPROVALS

05/1/2019 Site Plan administrative approval, permit expiration 05/1/2019

04/08/2022 One year administrative extension approved. Permit expiration moved to 05/1/2023

## PROJECT INFORMATION

SITE AREA	.74 acres	
EXISTING ZONING	LR-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	.5:1	0.08:1
BUILDING COVERAGE	50%	7.7%
IMPERVIOUS COVERAGE	80%	55.46%
PARKING	-	8

#### **EXISTING ZONING AND LAND USES**

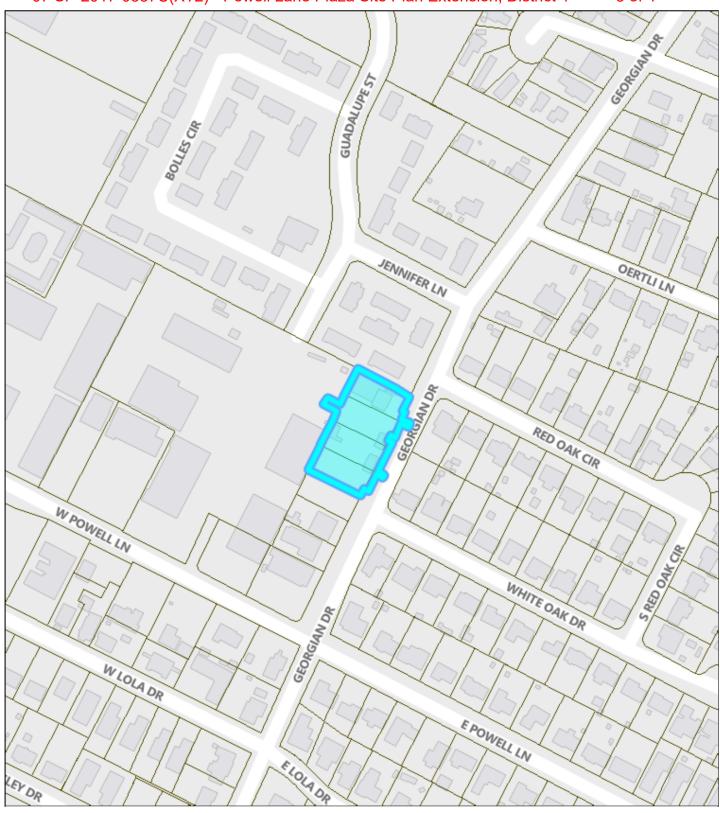
	ZONING LAND USES	
North	MF-3-NP	Multifamily
South	LR-NP	Commercial
East	SF-3-NP	Single-family
West	CS-V-NP	Commercial Warehouse

## ABUTTING STREETS

Street	Pavement Width	Classification
Georgian Drive	137'	Level 1

# **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District, Austin Lost and Found Pets, Austin Mayan Collective, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Georgian Acres Neigh. Assn., Go Austin Vamos Austin - North, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, North Growth Corridor Alliance, North Lamar/Georgian Acres Neighborhood Team, SELTexas, Sierra Club, Austin Regional Group





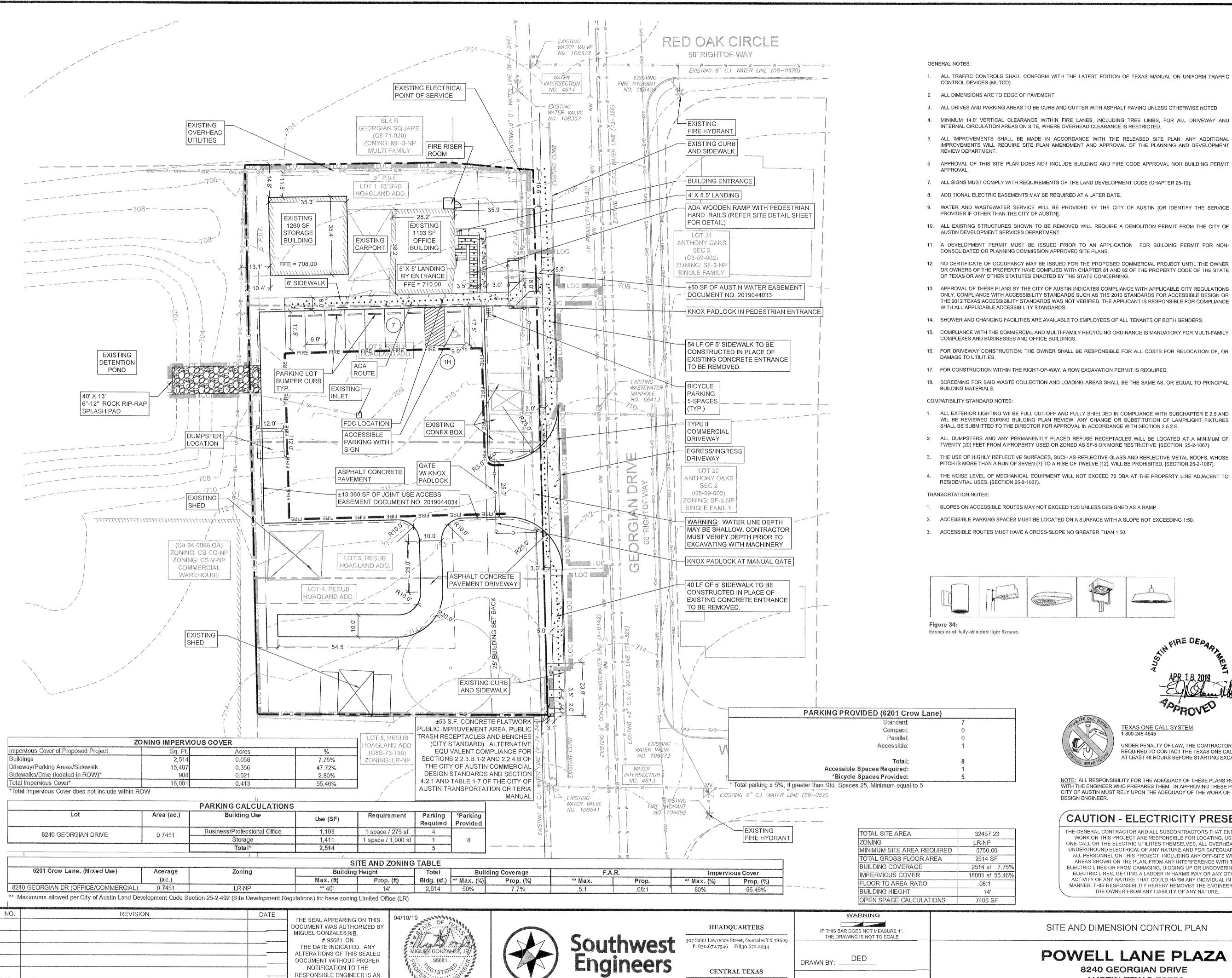
Lot Lines Lot Line SP-2017-0387C(XT2)

8240 GEORGIAN DRIVE



purposes. It does not represent an on-the-ground survey. This product he 6/22/2023 geographic reference. No warranty is made by the City of Austin regarding

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205 Cimarron Park Loop, Ste. B, Buda TX 78610

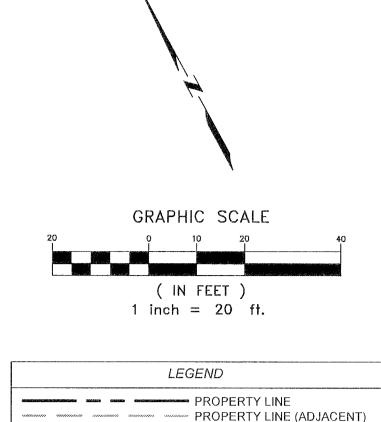
P: 512.312.4336

www.swengineers.com

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OFFENSE UNDER THE TEXAS

**ENGINEERING PRACTICE ACT** 



— — — — — — EXISTING EASEMENT EXISTING ELECTRICAL EXISTING UNDERGROUND ELEC. EXISTING OVERHEAD ELEC. GAS EXISTING GAS ---- ---- 100 ---- EXISTING CONTOURS PROPOSED CONTOURS EXISTING TREE (TO REMAIN) PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED ON SITE OR GRADING PLAN) FIRE FIRE FIRE PROPOSED FIRE LANE (PAINTED "FIRE LANE NO PARKING" AND STRIPING ON CURB AND/OR GUTTER AS SPECIFIED & SHOWN) ,, a, sidewalk PROPOSED SIDEWALK PROPOSED UTILITIES: EXISTING UTILITIES: FIRE HYDRANTS FIRE HYDRANTS WATER VALVE WATER VALVE MANHOLE (STORM) MANHOLE (STORM MANHOLE (WW) MANHOLE (WW) INLET INLET INLET WATER WATER WASTEWATER WASTEWATER STORM SEWER STORM SEWER L.O.C. (LIMITS OF CONSTRUCTION)

**Austin Water Utility** 

NOTE: APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

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 ENGINEER.

FILE NUMBER	SP-2017-0387C	APPLIC	ATION DAT	Ε	09/29/2017
APPROVED BY C	OMMISSION ON_		UNDER SE	CTION	112
	25-5 OF THE CIT			-	***************************************
EXPIRATION DA	ΤΕ (25-5-81, LDC)_	5/1/2	CASE MANA	AGER_	C. DAVIS
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Development Sen	vices Departmerft	<u> </u>		***************************************	
RELEASED FOR GENERAL COMF	LIANCE: 5/1/	13	_ ZONING	LO-M	IU-NP
Rev. 1					
Rev. 2		Correction	on 2		

permit is not required), must also be approved prior to the Project Expiration Date.

POWELL LANE PLAZA **8240 GEORGIAN DRIVE** 

**AUSTIN TEXAS 78753** 

UNDER PENALTY OF LAW, THE CONTRACTOR IS

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR

WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING

ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND

UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING

ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK

AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE

ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE

ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER

ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY

THE OWNER FROM ANY LIABILITY OF ANY NATURE.

MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND

CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE

DESIGN ENGINEER.

WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE

REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM

AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

DRAWING NO.

SHEET 11 OF 18