

SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER: SP-2017-0387C(XT2) **PC HEARING DATE:** August 22nd, 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/
OWNER:** Quality Foundation Repair (Simon Wallace)
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”

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

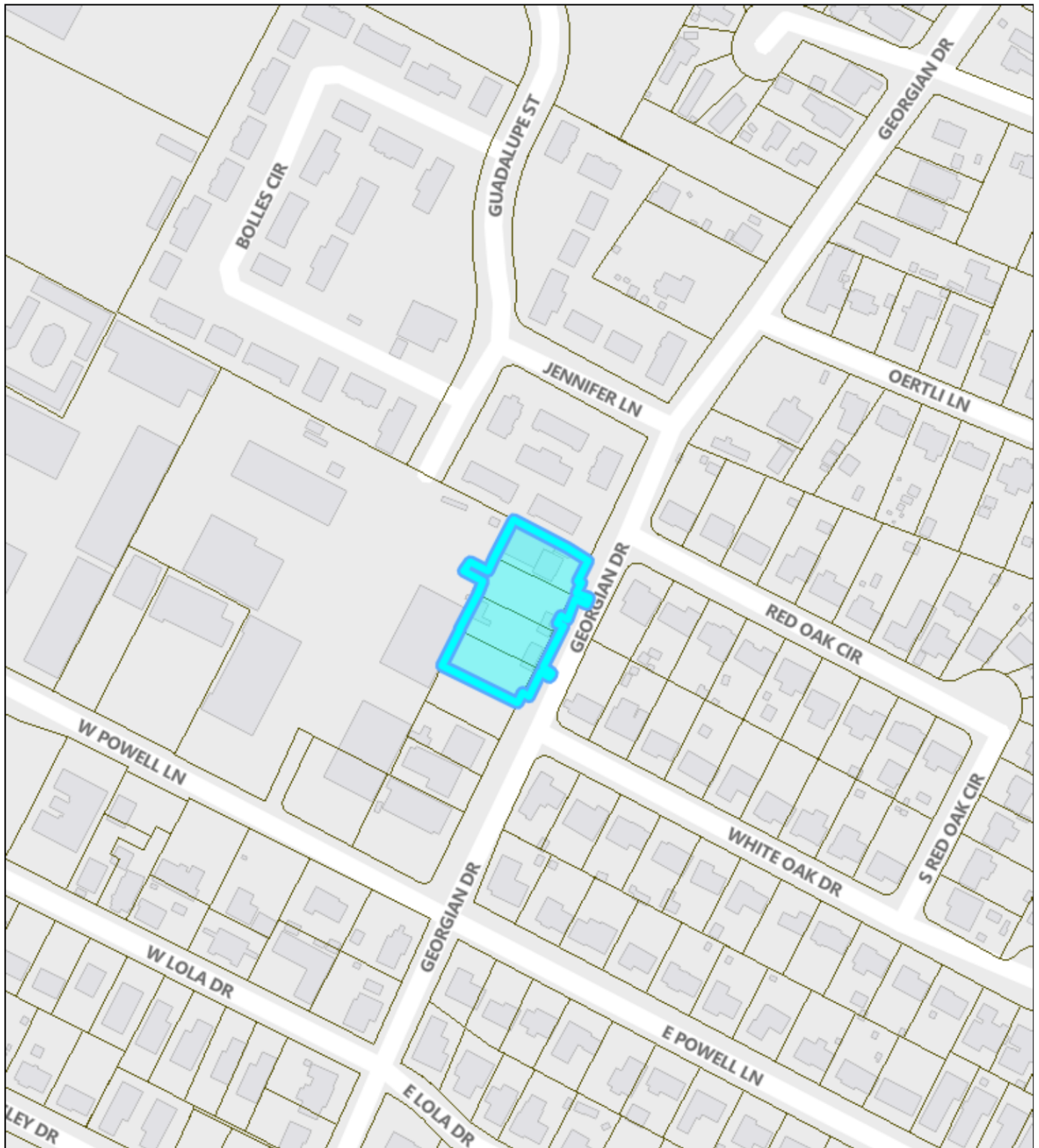
	ZONING	LAND USES
<i>North</i>	MF-3-NP	Multifamily
<i>South</i>	LR-NP	Commercial
<i>East</i>	SF-3-NP	Single-family
<i>West</i>	CS-V-NP	Commercial Warehouse

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



1: 2400

Lot Lines

Lot Line

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8240 GEORGIAN DRIVE



6/22/2023

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