ZONING & PLATTING COMMISSION SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER: SP-2022-0180C(XT2) **ZAP HEARING DATE:** Dec 1, 2026

PROJECT NAME: Johnn Morris MF

ADDRESS OF SITE: 6125 Johnny Morris Rd **COUNCIL DISTRICT:** 1

WATERSHED: Walnut Creek **JURISDICTION:** Austin Full Purpose

APPLICANT/ OWNER: Patrick Brothers/OHT Johnny Morris LP (512) 813-7119
901 S. Mopac Expressway, BOP III, Suite 500
Austin, Tx 78746

AGENT: Patrick Brothers (737) 787-7716
5301 Southwest Parkway, Bldg 2, Suite 100
Austin, Tx 78735

CASE MANAGER: Chris Sapuppo (512) 978-4556
chris.sapuppo@austintexas.gov

PROPOSED DEVELOPMENT:
The applicant is proposing a (3) year extension to previously approved site plan. The construction of a multi-family development consisting of 396 units and associated improvements. The site is 14.72 acres and proposes approximately 58.46% impervious cover. The project is located within the Walnut Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

SUMMARY STAFF RECOMMENDATION:
Staff recommends approval to extend this site plan permit by three (3) years, from December 1, 2027 to December 1, 2030 based on the case meeting criteria from LDC Section 25-5-62(C). The applicant has included a justification letter explaining details of this site (see attached).

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 COMPONENTS OF SITE PLAN:

LAND USE: The site is zoned PUD, all site calculations (F.A.R., Building coverage, and impervious cover) are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.
ENVIRONMENTAL: All environmental comments have been cleared.
TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS
Site Plan original approval, permit expiration 12/1/2026
Site Plan XT approval, permit expiration 12/1/2027

PROJECT INFORMATION

SITE AREA	641,277.51 sq. ft.	14.72 acres
EXISTING ZONING	GR-MU-CO	
	Allowed/Required	**Proposed**
FLOOR-AREA RATIO	No Max	0.683:1
BUILDING COVERAGE	55%	22.5%
IMPERVIOUS COVERAGE	65%	55.55%
PARKING	581	600

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
Site	GR-MU-CO	Community Commercial-Mixed Use
North	MH	Mobile Home Residence
South	SF-3	Family Residence
East	SF-4A	Single Family Residence – Small Lot
West	GR-MU-CO IP	Community Commercial-Mixed Use Industrial Park

ABUTTING STREETS

Road Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement Width
Johnny Morris Dr	Level 3	116 feet	53 feet	25 feet

NEIGHBORHOOD ORGANIZATIONS:
Austin Neighborhoods Council
Colony Park/Lakeside Community Development Corp
Del Valle Community Coalition Non-Profit
East MLK Combined Neighborhood Plan Contact Team
Friends of Austin Neighborhoods
Friends of Northeast Austin
Homeless Neighborhood Association
Johnny Morris Advisory Committee (JMAC)
Overton Family Committee

Kimley»Horn

City of Austin
Development Services Dept.
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

RE: ***Johnny Morris MF***
6125 Johnny Morris RD

To Whom It May Concern:

Please accept this engineer's summary letter for the site plan extension of the above referenced project.

A second, 3 year extension for the released Johnny Morris MF site plan is being requested under § 25-5-63. The site plan substantially meets the standards that apply to new applications for site plan approval, and the original application was filed with the good faith expectation that the development shown on the site plan would be constructed.

A TIA was approved as part of the original site plan. The assumptions and conclusions of the TIA are valid for the current site plan.

Should you have any questions or require additional information, please feel free to contact me directly at (737) 241-9084 or ben.williams@kimley-horn.com

Sincerely,



Ben Williams
Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.



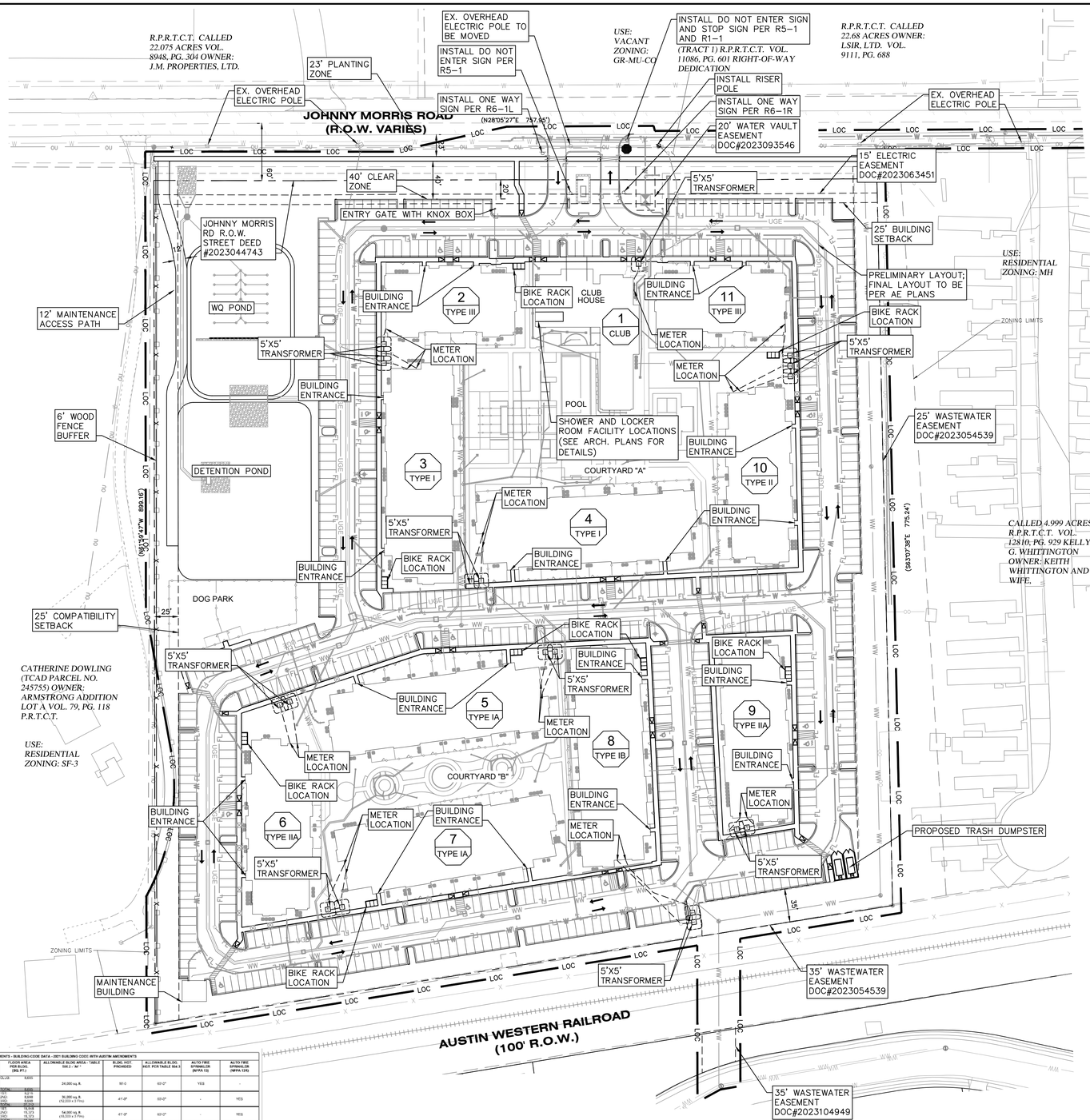
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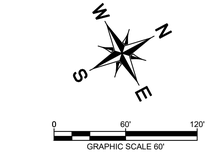
11/17/2026

SP-2022-0180C(XT2)

6125 JOHNNY MORRIS ROAD

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.





PROPERTY LINE
PROPOSED WASTEWATER LINE
PROPOSED WATER LINE
PROPOSED WASTEWATER MANHOLE
PROPOSED FIRE HYDRANT
EXISTING OVERHEAD POWER LINE
EXISTING WATER LINE
EXISTING POWER POLE
EXISTING FIRE HYDRANT
ACCESSIBLE ROUTE
PROPOSED WALL
FIRE LANE
CROSSWALK STRIPING
HANDICAP PARKING SPACE
LIMITS OF CONSTRUCTION

FULL SITE INFORMATION	
TOTAL SITE AREA	14.72 ACRES / 641,277.51 SF
ZONING	GR-MU-CO
LAND USE	MULTI-FAMILY RESIDENTIAL
IMPERVIOUS COVER	55.55% (MAX 65%)
GROSS FLOOR AREA	CLUBHOUSE: 8,685 SF BUILDING 2: 27,212 SF BUILDING 3: 46,394 SF BUILDING 4: 46,394 SF BUILDING 5: 46,100 SF BUILDING 6: 34,704 SF BUILDING 7: 46,100 SF BUILDING 8: 46,100 SF BUILDING 9: 34,635 SF BUILDING 10: 34,573 SF BUILDING 11: 27,199 SF TOTAL: 400,257 GSF
TOTAL UNITS	396 UNITS
BUILDING COVERAGE	144279.6 SF (22.5%) (MAX 55%)
FLOOR-TO-AREA RATIO	0.683 : 1 (NO MAX)
BUILDING HEIGHT	BUILDING 2: 49.5' (3 STORIES) BUILDING 3: 49.5' (3 STORIES) BUILDING 4: 47.6' (3 STORIES) BUILDING 5: 44.3' (3 STORIES) BUILDING 6: 44.3' (3 STORIES) BUILDING 7: 39.7' (3 STORIES) BUILDING 8: 44.3' (3 STORIES) BUILDING 9: 44.3' (3 STORIES) BUILDING 10:44.3' (3 STORIES) BUILDING 11: 47.6' (3 STORIES)
FINISHED FLOOR ELEVATION	CLUBHOUSE: 510.10 BUILDING 2: 511.75 BUILDING 3: 511.75 BUILDING 4: 513.00 BUILDING 5: 512.75 BUILDING 6: 513.00 BUILDING 7: 514.00 BUILDING 8: 514.50 BUILDING 9: 516.00 BUILDING 10: 512.50 BUILDING 11: 511.75
OPEN SPACE	266151.6 SF (41.54%)
SITE AREA PROVIDED PER UNIT	1619.2 SF (MIN 1200 SF)
FOUNDATION TYPE	POST-TENSIONED FOUNDATION

PARKING TABLE					
PARKING PROVIDED:	VAN ACCESSIBLE	HC ACCESSIBLE	STANDARD	COMPACT	TOTAL
OPEN PARKING (SECURED)	4	17	551	13	585
GARAGES (ATTACHED)	0	0	0	0	0
GARAGES (DETACHED)	0	0	0	0	0
TANDEM	0	0	0	0	0
TOTAL SECURED PARKING	4	17	551	13	585
OPEN PARKING (NON-SECURED)	1	2	12	0	15
TOTAL PARKING PROVIDED					600
TOTAL SECURED PARKING REQUIRED WITH 10% REDUCTION					581

BIKE PARKING PROVIDED	48
BIKE PARKING REQUIRED	32

NOTES:
1. PROVIDE A KNOX KEY SWITCH AT ALL POWER OPERATED GATES AND A KNOX BOX AT ALL MANUAL GATES ACROSS FIRE ACCESS ROADS FOR FIRE DEPARTMENT ACCESS.
2. ALL GATES ACROSS FIRE ACCESS ROADS SHALL OPEN THE FULL WIDTH OF THE FIRE ACCESS ROAD SO THE FIRE ACCESS ROAD IS NOT OBSTRUCTED IN ANYWAY BY THE GATE OR ANY OF THE GATE COMPONENTS.
3. ALL POWER OPERATED GATES ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
4. VEGETATIVE SCREENING, BERMS, FENCES, OR YARDS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION [SECTION 25-2-1066].
5. REFERENCE LANDSCAPE PLANS FOR COURTYARD DETAILS.

SUBCHAPTER E NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
2. CURB CUTS HAVE BEEN LIMITED.
3. SHOWER AND LOCKER FACILITIES HAVE BEEN INCLUDED AND REQUIRED BICYCLE PARKING HAS BEEN INCREASED BY 10%.



Figure 34:
Examples of fully-shielded light fixtures.

JOHNNY MORRIS APARTMENTS - BUILDING CODE DATA - 2021 BUILDING CODE WITH AUSTIN AMENDMENTS

BLDG. NO.	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	BLDG. TYPE	UNITS PER BLDG.	FLOOR AREA PER BLDG. (SQ. FT.)	ALLOWABLE BLDG AREA - TABLE 506.2 - sq* -	BLDG. NOT PROVIDED	ALLOWABLE BLDG. HGT. PER TABLE 504.3	AUTO FIRE SPRINKLER (NFPA 13)	AUTO FIRE SPRINKLER (NFPA 13R)
01	A3	TYPE V-B	CLUB	0	CLUB 8,685	24,000 sq. ft.	55'-0	60'-0"	YES	-
02	R-2 (3RAT'S)	TYPE V-A	III	24	TOTAL 8,685 1ST 8,816 2ND 9,698 3RD 8,698 TOTAL 27,212	36,000 sq. ft. (12,000 x 3 FYs)	41'-0"	60'-0"	-	YES
03	R-2 (3RAT'S)	TYPE V-A	I	48	1ST 15,478 2ND 15,372 3RD 15,544 TOTAL 46,394	54,000 sq. ft. (18,000 x 3 FYs)	41'-0"	60'-0"	-	YES
04	R-2 (3RAT'S)	TYPE V-A	IG	48	1ST 15,478 2ND 15,372 3RD 15,544 TOTAL 46,394	108,000 sq. ft. (36,000 x 3 FYs)	41'-0"	72'-0"	YES	-
05	R-2 (3RAT'S)	TYPE V-A	IA	48	1ST 15,478 2ND 15,372 3RD 15,544 TOTAL 46,394	54,000 sq. ft. (18,000 x 3 FYs)	41'-0"	60'-0"	-	YES
06	R-2 (3RAT'S)	TYPE V-A	IIB	36	1ST 11,508 2ND 11,598 3RD 11,598 TOTAL 34,704	36,000 sq. ft. (12,000 x 3 FYs)	41'-0"	60'-0"	-	YES
07	R-2 (3RAT'S)	TYPE V-A	IA	48	1ST 15,478 2ND 15,372 3RD 15,544 TOTAL 46,394	108,000 sq. ft. (36,000 x 3 FYs)	41'-0"	72'-0"	YES	-
08	R-2 (3RAT'S)	TYPE V-A	IB	48	1ST 15,478 2ND 15,372 3RD 15,544 TOTAL 46,394	54,000 sq. ft. (18,000 x 3 FYs)	41'-0"	60'-0"	-	YES
09	R-2 (3RAT'S)	TYPE V-A	IIA	36	1ST 11,455 2ND 11,468 3RD 11,468 TOTAL 34,391	36,000 sq. ft. (12,000 x 3 FYs)	41'-0"	60'-0"	-	YES
10	R-2 (3RAT'S)	TYPE V-A	II	36	1ST 11,455 2ND 11,468 3RD 11,468 TOTAL 34,391	36,000 sq. ft. (12,000 x 3 FYs)	41'-0"	60'-0"	-	YES
11	R-2 (3RAT'S)	TYPE V-A	IIA	24	1ST 9,233 2ND 8,698 3RD 8,698 TOTAL 26,629	36,000 sq. ft. (12,000 x 3 FYs)	41'-0"	60'-0"	-	YES
12	U	TYPE V-B	MAINTENANCE	0	1ST 672 TOTAL 672	5,500 sq ft	11'-8"	15'-0"	-	-
13	U	TYPE V-B	ECO PAVILION	0	1ST 550 TOTAL 550	5,500 sq ft	11'-8"	15'-0"	-	-
TOTALS				396	401,305					

* ALLOWABLE AREA INCREASE PER 2021 IEC SEC. 506.3.3. SEE SHEETS A1.56A THRU A1.56C FOR CALCULATIONS









SITE PLAN APPROVAL SHEET 12 OF 61
FILE NUMBER SP-2022-0180C APPLICATION DATE 04-14-2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)_____ CASE MANAGER JENNIFER BENNET
PROJECT EXPIRATION DATE (ORD.#970905-A)_____ DWPZ_____ DDZ_____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:_____ ZONING GR-MU-CO
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
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5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

08/01/2023

STATE OF TEXAS
ROBERT B. WILLIAMS
122115
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069268903
DATE MAY 2022
SCALE: AS SHOWN
DESIGNED BY: JB
DRAWN BY: KB
CHECKED BY: RBW

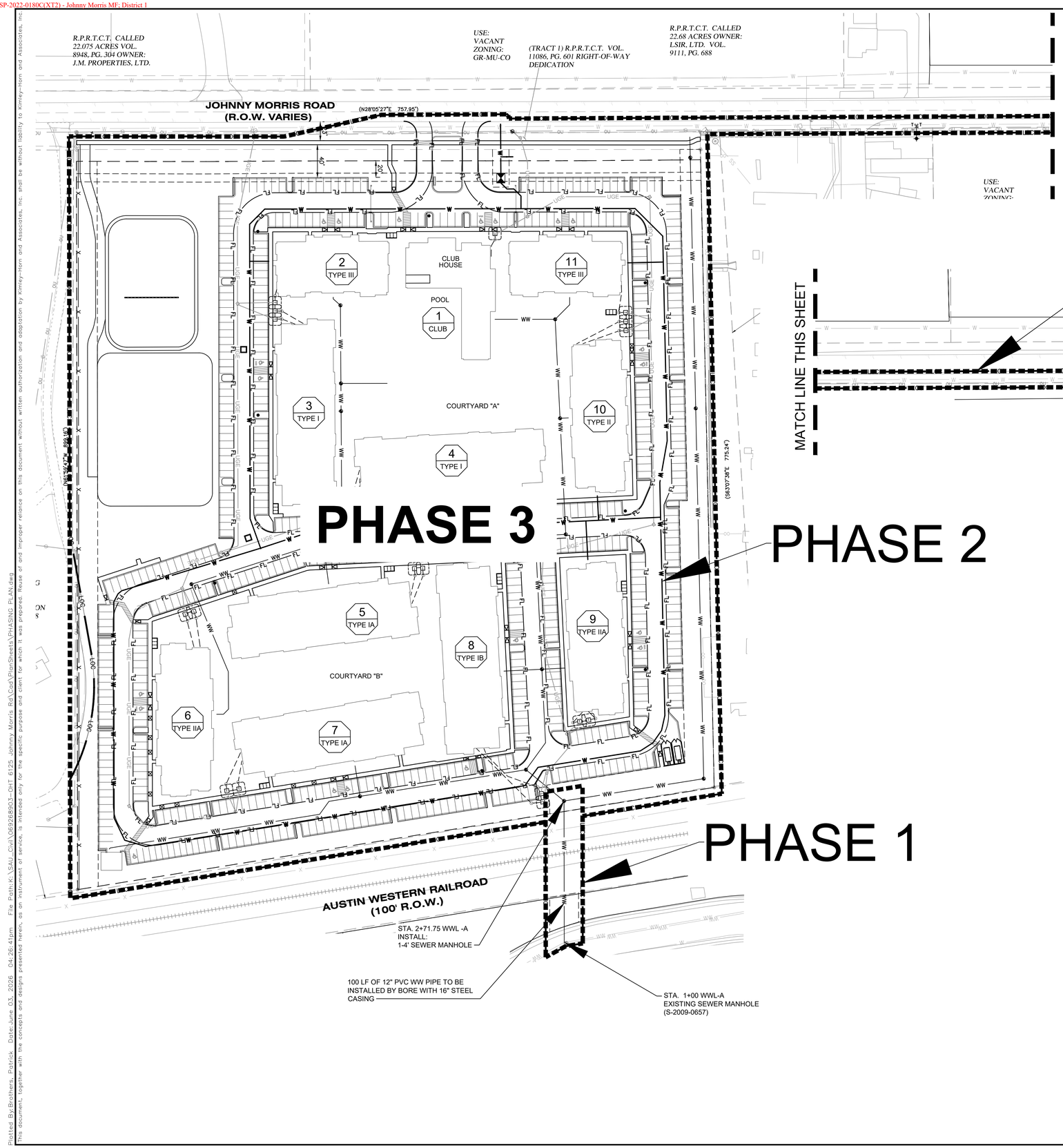
OVERALL SITE PLAN

6125 JOHNNY MORRIS MF

6125 JOHNNY MORRIS ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
12 OF 70

Plotted By: Brothers, Patrick Date: June 03, 2026 04:26:22pm File Path: K:\SAU_Civil\069268903-OHT 6125 Johnny Morris Rd\Cad\PlanSheets\7 OVERALL SITE PLAN.dwg
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NOTE:
1. PHASE LINES SHOWN ARE FOR PHASING OF THE OFFSITE WASTEWATER LINE AND THE REST OF THE PROPOSED DEVELOPMENT.
2. SEE SHEET 42 FOR OFFSITE WW PLAN.

PHASE 1 ITEMS:
- INSTALLATION OF OFFSITE 12" WW LINE FROM STA 1+00 WWL-A TO STA 2+71.75 WWL-A
- WW CONNECTION TO EXISTING MANHOLE (S-2009-0657) AND INSTALLATION OF 4' SEWER MANHOLE AT STA 2+71.75 WWL-A

PHASE 2 ITEMS:
- INSTALLATION OF ONSITE WATER LINE AND FIRE HYDRANTS

PHASE 3 ITEMS:
- REMAINDER OF PROPOSED DEVELOPMENT

SITE PLAN APPROVAL SHEET 13 OF 61
FILE NUMBER SP-2022-0180C APPLICATION DATE 04-14-2022
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
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PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING GR-MU-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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No.	REVISIONS	DATE	BY

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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

08/01/2023

STATE OF TEXAS
ROBERT B. WILLIAMS
122115
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069268903
DATE	MAY 2022
SCALE:	AS SHOWN
DESIGNED BY:	JB
DRAWN BY:	KB
CHECKED BY:	RBW

PHASING PLAN

6125 JOHNNY MORRIS MF

6125 JOHNNY MORRIS ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
13 OF 70

Plotted By:Brothers, Patrick Date:June 03, 2026 04:26:41pm File Path:K:\SAU_Civil\069268903_OnT 6125 Johnny Morris Rd\Cad\PlanSheets\PHASING PLAN.dwg
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