

**ZONING AND PLATTING COMMISSION  
SITE PLAN EXTENSION  
REVIEW SHEET**

**CASE NUMBER:** SP-98-0031C(XT6)      **ZONING AND PLATTING COMMISSION**  
**HEARING DATE:** February 6, 2018  
2018

**PROJECT NAME:** Park Central Section One

**ADDRESS:** 12345 N. Lamar Blvd.

**APPLICANT:** NYOS Charter School Inc.  
12301 N. Lamar Blvd.  
Austin TX 78753

Vista Park Central LTD, ETAL  
1117 Eldridge Pkwy  
Houston, TX 77077

**AGENT:** Kimley Horn and Associates (Joel Wixton)  
10814 Jollyville Rd. Suite 300  
Austin, TX 78759

**CASE MANAGER:** Nikki Hoelter      Phone: 974-2863  
[nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a sixth extension of an approved site plan to extend the permit for an additional 3 years. The site plan was originally approved on March 24, 1999. The overall plan consist of 2, three story office buildings, surface parking, utilities, drainage and water quality improvements on 19.445 acres. One of the buildings was recently purchased by a new owner, who recently hired contractors to begin the process of commencing construction. Phase 1 has been constructed, which includes a 3 story office building, surface parking, utilities and drainage and a water quality pond.

**SUMMARY STAFF RECOMMENDATION:**

Staff does not recommend approval of the 3 year extension. Given the amount of time the project has been approved, and has obtained five previous extensions. The applicant has had a total of 17 years to complete the development. The lengthy extension requests are typically for a church or private school where capital campaigns are necessary to fund the project. In addition, staff cannot find the project meets any of the extension criteria for this request.

The Zoning and Platting Commission has the discretion to approve the extension based on *LDC Section 25-5-63(C) 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 Section 25-5-62 (Extension Of Released Site Plan By Director).*

The requirements in Section 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

Park Central SP-98-0031C(XT6)

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

(2) the director determines that:

- (a) if a traffic impact analysis was submitted with the application for site plan approval:
  - (i) the assumptions and conclusions of the traffic impact analysis are valid; or
  - (ii) if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the traffic impact analysis that demonstrates that traffic impacts will be adequately mitigated; or
- (b) if a traffic impact analysis was not submitted with the application for site plan approval, the applicant demonstrates that traffic impacts will be adequately mitigated.

A TIA, traffic impact analysis was not required, therefore section two would not apply.

If approved, the 3 year extension will extend the site development permit from March 24, 2017 to March 24, 2020. This is the sixth extension request for this project. Improvements or progress on the plan have not taken place since the last extension was approved, however a new owner has been obtained.

The commission may approve, deny or grant a different amount of time for the extension request.

The site plan complies with all requirements of the Land Development Code in effect when the site plan was originally approved.

## **PREVIOUS APPROVALS**

March 24, 2002 - Administratively extended for 3 years from March 24, 2002 to March 24, 2005

March 24, 2005 – Zoning and Platting Commission approved a 3 year extension March 24, 2005 to March 24, 2008

July 1, 2008 – Zoning and Platting Commission approved a 3 year extension from March 24, 2008 to March 2011

August 2, 2011 – Zoning and Platting Commission approved a 3 year extension from March 24, 2011 to March 24, 2014

August 5, 2014 – Zoning and Platting Commission approved a 3 year extension from March 24, 2014 to March 24, 2017

**PROJECT INFORMATION**

<b>SITE AREA</b>	847,024 square feet	19.44 acres	
<b>EXISTING ZONING</b>	CH-CO; GR-CO; LO		
<b>WATERSHED</b>	Walnut Creek (Suburban)		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance		
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required		
<b>CAPITOL VIEW CORRIDOR</b>	N/A		
<b>PROPOSED ACCESS</b>	N. Lamar Blvd. and Park Central Blvd. (private drive)		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>GROSS FLOOR AREA</b>	-----	119,366 SF	238,772 SF
<b>BUILDING COVERAGE - LO</b>	50%		0%
<b>GR-CO</b>	75%		16.9%
<b>CH-CO</b>	85%		10.4%
<b>IMPERVIOUS COVERAGE - LO</b>	70%		63.7%
<b>GR-CO</b>	90%		83.8%
<b>CH-CO</b>	85%		51.1%
<b>IMPERVIOUS COVER TOTAL</b>	-----		63.6%
<b>PARKING</b>	796 spaces		1062 spaces

**SUMMARY COMMENTS ON SITE PLAN:**

The applicant mentioned that the new owner plans to change the land use of the building from administrative office to a charter school. This change would occur for phase 2, which is the 3 story building which has not been constructed. This change of use hasn't occurred. The applicant states it would benefit the school to obtain an extension to reduce cost for review fees and other associated cost that come with submittal of a new site plan application. Code amendments have been adopted since the approval of the site plan in 1999. One of those changes include the adoption of Subchapter E development regulations. Another change is the adoption of the charter school code amendment, Ordinance No. 20160623-090 which allows charter schools to benefit from very similar regulations as set forth in the interlocal agreement between the City of Austin and Austin Independent School District.

Currently the site plan for office use complies with the impervious cover maximum of each zoning district, however if the land use were to change to charter school (public primary/secondary school), it would have an impervious cover limit of 50% of the net site area. The impervious cover would be calculated based on net site area, and not by zoning district category.

The site plan received a 1704 determination, with its last extension in 2014, which stated the site plan could comply with regulations in effect on August 26, 1996. The determination was made based on with the existing site plan as approved in 1999, it does not take in to consideration a land use change. If the applicant decided to move forward with a change of use for a charter school, a fair notice, 1704 determination submittal would be required to establish the regulations for the site to determine if grandfathering would be permitted.

The review process currently before the commission was only for a 3 year extension to the previously approved site plan, of the two, 3 story office buildings; other situations were not reviewed for the development.

**ENVIRONMENTAL:**

This site is located in the Walnut Creek watershed, and does not affect development of the project.

**TRANSPORATION:**

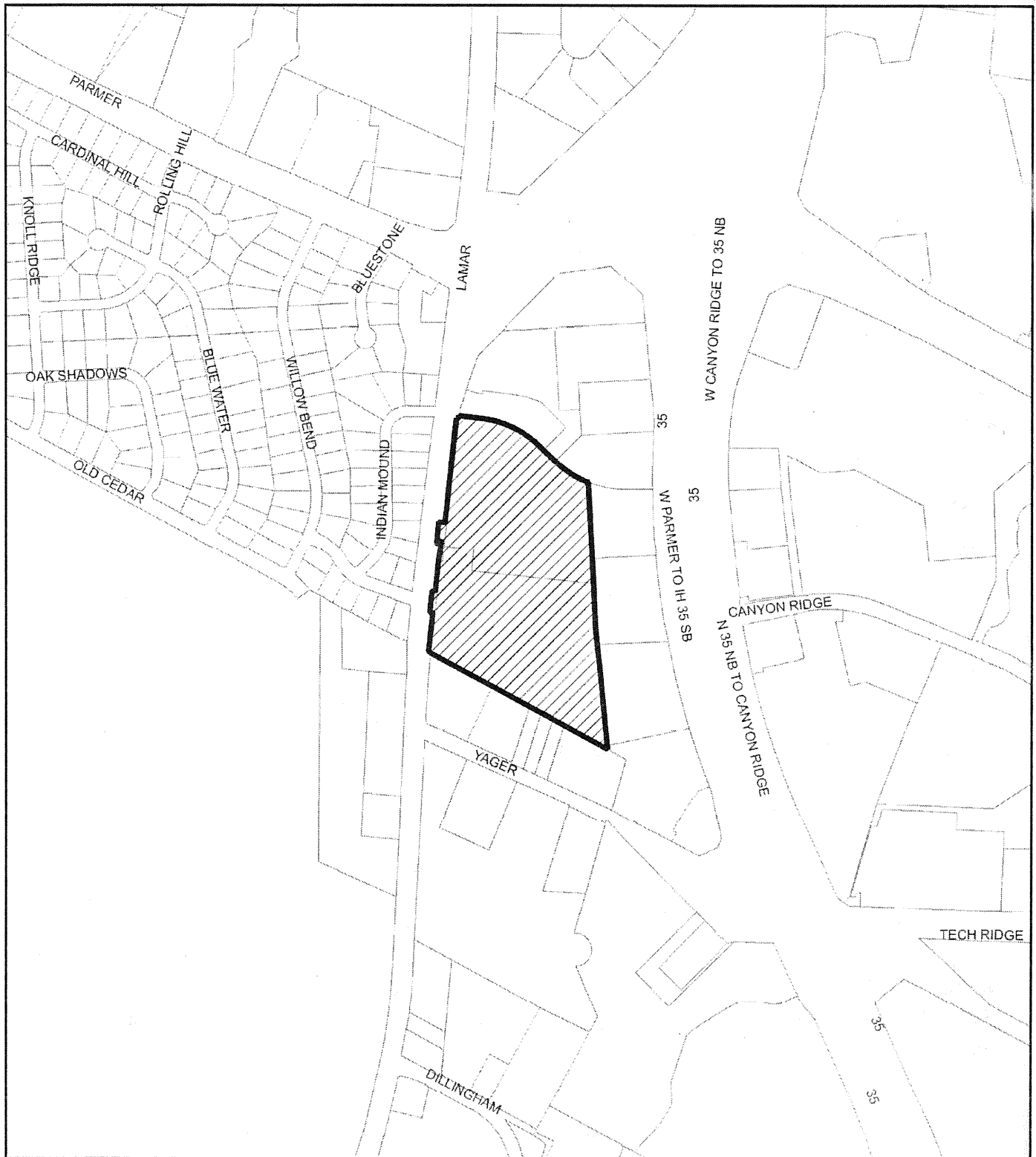
Access will be from Indian Mound Drive to the north and North Lamar Boulevard to the west. Adequate parking is provided on site for the office use.



**COMPATIBILITY**

Single family, SF-1, zoning district is located to the west of the property. Approximately 110 feet of right of way separate the development from the SF-1 properties. The site complies with compatibility standard regulations.

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO, GR-CO, CH-CO	Office building, undeveloped
<i>North</i>	CH-CO, GR-CO	Commercial
<i>South</i>	CS-CO, LO, LI	Existing NYOS School
<i>East</i>	CH-CO	Commercial strip center
<i>West</i>	SF-1, SF-6	Right of way, single family residences



 Subject Tract  
 Base Map

CASE#: SP-98-0031C(XT6)  
LOCATION: 12345 N LAMAR BLVD

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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

# Kimley»Horn

February 17, 2017

Zoning and Platting Commission  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

**Re:     *Summary Letter – Park Central Site Plan Extension  
12309 North Lamar Boulevard, Austin, Texas  
City of Austin Case #SP-98-0031C***

To Whom It May Concern:

Please accept this Summary Letter for a site plan extension of three years for the above referenced project. The Park Central project is located on a 19.445-acre site which is located just south of the intersection of Parmer Lane and North Lamar Boulevard in the City of Austin.

On July 15, 2016 the property was purchased by NYOS from the original developer as a fully-entitled site. NYOS, which headquarters on an adjacent property, intends to develop the property and has engaged a local architect, engineer, and construction management consultant to evaluate the approved site plan. On behalf of the new owners, we request this extension to March 24, 2020 in order for the design evaluation, bidding, and finance process to be completed.

The approved site plan consists of two identical three-story office buildings (114,000 SF each) with associated surface parking and on-site infrastructure improvements. The site plan was originally approved in 1998 and most recently revised in 2014. The zoning, watershed, and code requirements for the site are largely unchanged since that time therefore no modifications are anticipated. As part of the 2011 extension request, the 1704 committee grandfathered the Park Central project back in 1996 and also concluded that the Park Central site plan is not subject to Project Duration.

The drainage and utility infrastructure for the entire site has been completed. The Phase 1 office building has been completed and continues to serve as valuable office space. A large maintenance project was recently completed on the water quality and detention pond. The vacant areas intended for parking and the second office building have been well-maintained. No heritage trees are present on the site.

# Kimley»Horn

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Please contact me at 512-418-1771 if any additional information is required.

Sincerley,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Joel Wixson". The signature is fluid and cursive, with the first name "Joel" and last name "Wixson" clearly distinguishable.

Joel Wixson, P.E.



**Hoelter, Nikki**

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**From:** Kathleen Zimmermann  
**Sent:** Wednesday, January 17, 2018 1:27 PM  
**To:** Hoelter, Nikki; Wixson, Joel  
**Cc:** Galati, Donna; Barton-Holmes, Christine  
**Subject:** RE: SP-98-0031C(XT6) Park Central Section 1

Ms. Hoelter,

I ask you sincerely to reconsider. The extension is for a school, NYOS Charter School. NYOS is a free public school serving 1,000 students in grades PreK-12, in continuous operation since 1998. NYOS purchased the property at 12309 N Lamar in 2016 with the express intent of building a campus there. Currently 1/3 of NYOS students are educated in portable buildings on a rented campus. We want to provide a permanent home for them and better serve Austin school children.

The original site plan for an office building can be modified easily to suit school requirements. Building a school campus provides several benefits to the neighborhood including:

- improving traffic flow at the congested intersection of North Lamar Blvd and Yager Lane, and
- providing playgrounds, a playing field, and a garden for use by neighboring residents, and
- reducing impervious cover and allowing more trees and green space.

Since the property purchase, NYOS has done the following to formalize this intent:

- Commissioned drawings of possible campus designs from Jackson Galloway Architects, and
- Secured approval from the Texas Education Agency to increase enrollment up to 2,500. We will need this additional enrollment to fund property development.
- Elected a School Board member who lives in the neighborhood to gain valuable perspective, and
- Hired a development director to guide fundraising for the project, and
- Started using the property for PE, recess and fire drills, keeping up mowing and maintenance.

I appreciate that a 3-year extension can be difficult to recommend, especially for what looks like an office building. NYOS would be willing accept restrictions or amendments that limit development to school use. Your email below suggests that schools can be eligible for a longer extension in order to complete the phases of development that will be required. We would be amenable to language that enables this exception to apply to NYOS' campus project.

Joel Wixson will be sending several documents that support our project. I can be available at your convenience for a meeting at your office to walk through our school campus project or answer any questions you may have. Please let me know if that may work and when you may be available.

On behalf of the NYOS Charter School students, I thank you for your consideration.

Regards,  
Kathleen Zimmermann  
Executive Director  
NYOS Charter School

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**From:** Hoelter, Nikki [mailto:Nikki.Hoelter@austintexas.gov]  
**Sent:** Wednesday, January 17, 2018 1:27 PM  
**To:** Wixson, Joel  
rn.com>



SITE SUMMARY	
TOTAL SITE AREA: 19.445 AC., 847024 SF	
BUILDING SUMMARY (OFFICE - ADMINISTRATIVE)	
OFFICE (1ST FLOOR)	39795 SF
OFFICE (2ND FLOOR)	39795 SF
OFFICE (3RD FLOOR)	39795 SF
TOTAL BUILDING SF	119385 SF
* 2 BUILDINGS	238772 SF
F.A.R.	0.282
NUMBER OF STORIES	3
MAXIMUM HEIGHT	48 FT
BUILDING COVERAGE	
BUILDING	79590 SF
COVERED SIDEWALK	0 SF
TOTAL BUILDING COVERAGE	79590 SF
TOTAL BLDG COVERAGE (%)	9.4%
IMPERVIOUS COVER*	
BUILDING	79590 SF
SIDEWALK	21769 SF
PAVING	437404 SF
TOTAL IMPERVIOUS COVER	538763 SF
TOTAL IMPERVIOUS COVER (%)	63.6%
* (ALL ON-SITE SLOPE ARE UPLANDS, < 15% AND NO DEDUCTIONS WERE REQUIRED FOR NORTH LAMAR BOULEVARD, I.C. = 68.9% < 1.0% ALLOWED 70%)	
PARKING SUMMARY*	
BUILDING SF	238772 SF
PARKING RATIO	1:300
REQUIRED SPACES	796 SPACES
REQUIRED HANDICAP	21 SPACES
REQUIRED BICYCLE	54 SPACES
SPACE (530")	
PROVIDED REGULAR	905 SPACES
PROVIDED COMPACT	138 SPACES
PROVIDED HANDICAP	21 SPACES
PROVIDED BICYCLE	54 SPACES
TOTAL PROVIDED	1062 SPACES
REQUIRED LOADING SPACES	3 SPACES
PROVIDED LOADING SPACES	4 SPACES
* (SEE PHASING PLAN FOR PARKING SUMMARY PER PHASE)	
* (SEE CIVIL DETAIL SHEET #18 FOR TYPE II BIKE RACK DETAIL)	

## IMPERVIOUS COVER SUMMARY

AREA: 19.445 ACRES (847024 SF)

ZONING	AREA (SF)	BUILDING I.C. (SF)	SIDEWALK I.C. (SF)	PAVING I.C. (SF)	TOTAL I.C. (SF)	ZONING I.C. (%)	ALLOWABLE I.C. (%)
LO	229926	0	5033	141406	146439	63.7%	70.0%
GR-CO	235064	39795	7948	149292	197035	83.8%	90.0%
CH-CO	382034	39795	8788	146708	195286	51.1%	85.0%
TOTAL BUILDOUT	847024	79590	21769	437404	538763	63.6%	

## BUILDING SUMMARY (PER ZONING DISTRICT)

ZONING	AREA (SF)	TOTAL BUILDING (SF)	F.A.R	BUILDING COVERAGE (SF)	COVERED SIDEWALK (SF)	TOTAL BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)
LO	229926	0	0.000	0	0	0	0.0%
GR-CO	235064	119386	0.508	39795	0	39795	16.9%
CH-CO	382034	119386	0.313	39795	0	39795	10.4%

## Net Site Area Calculations

Total Gross Site Area: 19.445 Ac. 847024 SF

Site Deductions:

GWOZ: 0.000 Ac. 0 SF (0.0%)

WGTZ: 0.000 Ac. 0 SF (0.0%)

Wastewater Irrigation Area: 0.000 Ac. 0 SF (0.0%)

Deduction Subtotal: 0.000 Ac. 0 SF (0.0%)

Total Uplands Area: 19.445 Ac. 847024 SF (100.0%)

Net Site Area Calculations:

Gross Area: 19.445 Ac. X 100% = 19.445 Ac.

Area of Uplands with Slopes 0-15%: 19.445 Ac. X 40% = 7.778 Ac.

Area of Uplands with Slopes 15-25%: 0.000 Ac. X 20% = 0.000 Ac.

Area of Uplands with Slopes 25-35%: 0.000 Ac. X 20% = 0.000 Ac.

TOTAL NET SITE AREA: 11.667 Ac.

\* (SEE CIVIL DETAIL SHEET #18 FOR TYPE II BIKE RACK DETAIL)

## BOUNDARY COURSES

NUMBER	DIRECTION	DISTANCE	RECORD
L1	N09°26'24"E	2.15'	(2829'18"E 2.38')
L2	S80°31'58"E	10.80'	(580°07'14"E 8.91')
L3	N08°32'41"E	49.90'	(N08°10'48"E 50.19')

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	28°15'43"	S06°59'41"E	3969.72	1819.56	1803.67
C2	02°07'55"	N07°25'11"E	11409.00	424.55	424.55
C3	01°56'32"	S21°05'08"E	3969.72	134.57	134.57
C4	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

## EASEMENT COURSES

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C19	02°25'31"	S89°46'10"E	505.00	21.38	21.37
C20	01°56'35"	S62°10'12"E	505.00	17.13	17.13
C21	04°48'10"	S65°32'35"E	505.00	42.33	42.32
C22	00°36'45"	S68°15'02"E	505.00	3.40	3.40
C23	19°11'06"	S07°10'03"W	500.00	132.51	132.12
C24	19°51'54"	S09°30'27"W	150.00	52.01	51.75
C25	19°51'54"	N09°30'27"E	135.00	46.81	46.57
C26	14°57'06"	N07°03'04"E	515.00	134.38	134.01
C36	30°00'00"	S34°26'24"W	25.00	39.27	35.36
C39	11°43'08"	S49°51'22"E	505.00	103.29	103.11

## EASEMENT COURSES

NUMBER	DIRECTION	DISTANCE
L12	S37°17'44"W	102.80'
L13	N37°17'44"E	98.38'
L15	N43°58'48"W	105.70'
L16	N01°01'19"W	87.48'
L17	S00°25'29"E	349.37'
L18	S00°25'29"E	367.21'
L19	N38°04'08"E	27.79'
L20	N45°43'47"E	17.77'
L21	S87°48'55"E	15.06'
L22	N87°48'55"W	30.29'
L23	N42°48'55"W	10.61'
L24	S36°04'08"W	37.70'
L25	S02°32'41"E	186.52'
L26	N09°32'41"W	207.53'
L27	S07°46'50"E	67.32'
L28	N07°42'01"W	65.30'
L29	S10°13'15"E	128.73'
L30	N10°13'15"W	132.53'

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C5	36°33'48"	S62°18'42"E	470.00	288.83	284.87
C6	44°17'30"	S66°08'33"E	470.00	353.33	354.38
C7	22°07'17"	S77°13'40"E	470.00	181.46	180.34
C8	22°07'17"	S55°04'55"E	470.00	181.46	180.73
C9	26°33'30"	S69°51'28"W	3969.72	39.69	38.68
C10	03°51'59"	S03°38'41"W	3969.72	287.89	287.84
C11	03°39'14"	S00°04'55"E	3969.72	253.15	253.11
C12	02°28'43"	S04°38'54"E	3969.72	377.28	377.14
C13	12°44'17"	S13°48'24"E	3969.72	682.59	680.74

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C14	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C15	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C16	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C17	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C18	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C19	02°25'31"	S89°46'10"E	505.00	21.38	21.37
C20	01°56'35"	S62°10'12"E	505.00	17.13	17.13
C21	04°48'10"	S65°32'35"E	505.00	42.33	42.32
C22	00°36'45"	S68°15'02"E	505.00	3.40	3.40
C23	19°11'06"	S07°10'03"W	500.00	132.51	132.12
C24	19°51'54"	S09°30'27"W	150.00	52.01	51.75
C25	19°51'54"	N09°30'27"E	135.00	46.81	46.57
C26	14°57'06"	N07°03'04"E	515.00	134.38	134.01
C36	30°00'00"	S34°26'24"W	25.00	39.27	35.36
C39	11°43'08"	S49°51'22"E	505.00	103.29	103.11

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C40	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C41	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C42	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C43	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C44	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C45	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C46	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C47	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C48	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C49	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C50	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C51	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C52	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C53	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C54	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C55	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C56	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C57	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C58	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C59	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

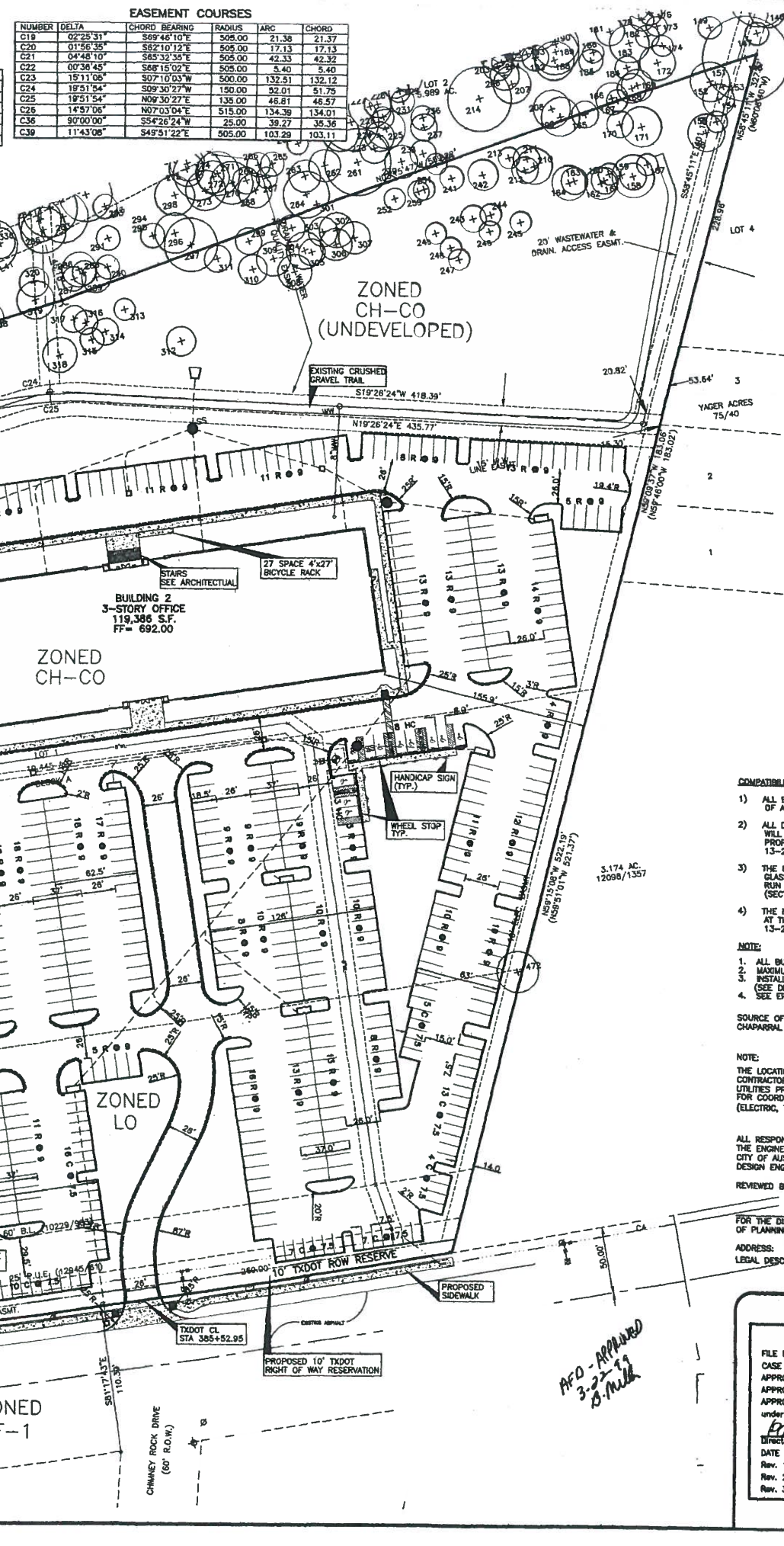
NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C60	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C61	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C62	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C63	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C64	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C65	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C66	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C67	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C68	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C69	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C70	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C71	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C72	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C73	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C74	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C75	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C76	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C77	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C78	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C79	02°32'06"	S06°05'11"W	11409.00	504.78	504.78

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C80	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C81	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C82	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C83	02°32'06"	S06°05'11"W	11409.00	504.78	504.78
C84	02°32'06"	S06°05'11"W	11409.00	504.78	504.78



## LEGEND

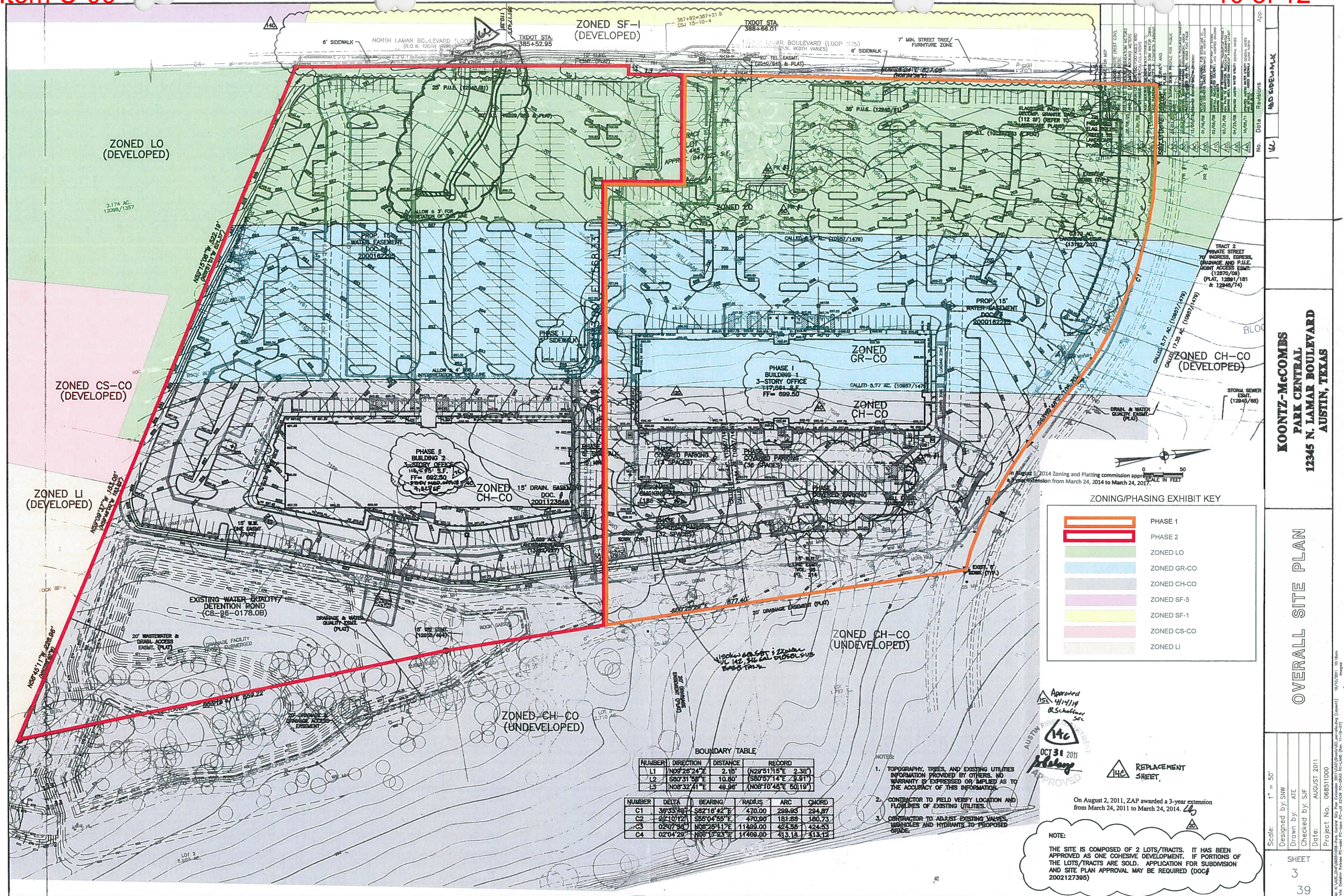
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD SET
- 5/8" IRON PIPE FOUND
- (UNLESS OTHERWISE NOTED)
- RECORD INFORMATION
- NAI FOUND
- COTTON SPINDLE FOUND
- MONUMENT FOUND
- LIGHT POLE
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVER HEAD UTILITY LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED HANDICAP SIGN
- PROPOSED HANDICAP MARKING
- PROPOSED HANDICAP RAMP
- PROPOSED FIRE HYDRANT
- LIMITS OF CONSTRUCTION
- FIRE LANE MARKING
- HANDICAP CROSSWALK WITH STRIPING
- TREE TO REMAIN
- TREE TO BE REMOVED
- PROPERTY BOUNDARY LINE
- ZONING BOUNDARY LINE
- PHASING LINE

## COMPATIBILITY NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 13-2-735)
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. (SECTION 13-2-738(C))
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 13-2-738(D))
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 13-2-738(B))

## NOTE:





**KOONTZ-McCOMBS  
PARK CENTRAL  
12345 N. LAMAR BOULEVARD  
AUSTIN, TEXAS**

**OVERALL SITE PLAN**

Scale: 1" = 50'  
Designed by: SNW  
Drawn by: ATE  
Checked by: SIF  
Date: AUGUST 2011  
Project No. 068511000  
SHEET 3  
39





## NOTICE OF PUBLIC HEARING SITE PLAN EXTENSION

Este aviso le informa de una audiencia pública tratando de un propuesto desarrollo o cambio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

**Mailing Date: 01/25/2018**

**Case Number: SP-98-0031C(XT6)**

The City of Austin has sent this letter to inform you that we have received an application for a site plan. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

<b>Applicant:</b>	<b>Kimley Horn and Associates, (Joel Wixson) (512) 418-1771</b>
<b>Owner:</b>	<b>NYOS Charter School Inc., J. (Kathleen Zimmerston) (512)583-6967</b>
<b>Project Name:</b>	<b>Park Central Section One</b>
<b>Project Address:</b>	<b>12345 N. Lamar Blvd.</b>

**Project Request:** The applicant is requesting an extension to a previously approved site plan for three (3) years.

This application is scheduled to be heard by the **Zoning and Platting Commission** on **February 06, 2018**. The meeting will be held at **City Hall Council Chambers, 301 West 2<sup>nd</sup> Street** beginning at **6:00 p.m.**

You can find more information on this site plan by inserting the case number at the following Web site: <https://abc.austintexas.gov/web/permit/public-search-other>. For additional questions about the project please contact the applicant, Joel Wixson, (512) 418-1771. For technical questions about the permitting process, please contact the case manager, Nikki Hoelter, at 512-974-2863 or via e-mail at [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov), and refer to the case number located at the top of this notice. You may examine the site plan at One Texas Center by appointment or between the hours of 8:00 a.m. and 11:00 a.m. with the case assistant, Cindy Edmond, at 512-974-3437 or via email at, [cindy.edmond@austintexas.gov](mailto:cindy.edmond@austintexas.gov), Monday Through Friday. The case manager's office is located at One Texas Center, 4<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas.

For additional information on the City of Austin's land development process, please visit our web site [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

*See comments - Next Page*



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-98-0031C(XT6)

Contact: Nikki Hoelter, 512-974-2863 or

Cindy Edmond, 512-974-3437

Public Hearing: Zoning and Platting Commission, February 06, 2018

*Sandra Yenger Park Central Oversee Assoc*

Your Name (please print)

☒ I am in favor  
☐ I object

*12345 N. Lamar Austin TX 78753*

Your address(es) affected by this application

*Sandra Yenger, Manager 1-31-18*

Signature

Date

Daytime Telephone: *(512) 851-2208*

Comments:

*She are excited about the expansion of NYOS and believe this will enhance the overall Property Owners' Association. She also has appreciation of NYOS principal that allows Zimmerman well known to contribute her time & participation in the FOA.*

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department - 4<sup>th</sup> floor

Nikki Hoelter

P. O. Box 1088

Austin, TX 78767-1088