

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

**CASE NUMBER:** SP-2014-0253D(XT2)      **ZAP COMMISSION DATE:** February 5<sup>th</sup>, 2019

**PROJECT NAME:**    The Overlook at Amarra Drive

**ADDRESS OF SITE:** 4401 Amarra Drive

**AREA:**                    19.79 acres

**WATERSHED:**            Barton Springs (Barton Spring Zone)      **JURISDICTION:** 2 Mile ETJ

**APPLICANT:**            Stratus Properties Operating Co. LP (Erin D. Pickens, SR.)  
212 Lavaca St. Suite 300  
Austin, Texas, 78701  
(512) 478-5788

**AGENT:**                    LJA Engineering & Surveying, Inc (John Clark)  
5316 Hwy 290 West Suite 150  
Austin, Texas, 78735  
(512) 439-4700

**EXISTING ZONING:** 2 Mile ETJ

**PROPOSED DEVELOPMENT:** A 20 unit condominium development is proposed and partially completed. The applicant requests a four year extension to the site plan in order to complete all building permits.

**SUMMARY STAFF RECOMMENDATION:** Recommended by staff. The applicant is requesting a four-year extension to a previously extended site plan (from January 9<sup>th</sup>, 2019 to January 9<sup>th</sup>, 2023).

The applicant has included a letter explaining details of the work completed so far and the efforts made toward obtaining all site plans; this is included in this backup.

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)(1)

(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"

**CASE MANAGER:** Clarissa Davis

Telephone: 974-1423

[Clarissa.Davis@austintexas.gov](mailto:Clarissa.Davis@austintexas.gov)

**PREVIOUS APPROVALS:**

The site plan was originally approved January 7<sup>th</sup>, 2015, with an expiration date of January 7<sup>th</sup>, 2018.

On November 22<sup>nd</sup>, 2017, the applicant filed an application for an administratively approved 1-year extension, which was granted February 7<sup>th</sup>, 2018. The administrative extension to a previously approved site plan extended the expiration date from January 7<sup>th</sup>, 2018 to January 7<sup>th</sup>, 2019.

The current 4-year extension application was submitted October 23<sup>rd</sup>, 2018.

**PROJECT INFORMATION:** 19.795 acres

**EXIST. ZONING:** 2 Mile ETJ

**MAX. BLDG. COVERAGE :** -

**MAX. IMPERV. CVRG.:** -

**ALLOWED F.A.R.:** -

**PROP. BLDG CVRG:** -

**PROP. IMP. CVRG.:** 19.95%

**PROPOSED F.A.R.:** -

**COMPREHENSIVE WATERSHED ORDINANCE:** Complies with current code (the site plan substantially complies with the requirements that apply to a new application for site plan approval.)

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** The site is currently in the 2 Mile ETJ. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The infrastructure for the site plan has been completed. Eight of the twenty buildings are completed. The site plan substantially complies with current land use regulations.

**ENVIRONMENTAL:** Site Plan is within the Barton Spring Zone. Environmental comments have been cleared.

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

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: 2Mile ETJ / Single-family

South: 2Mile ETJ Single-family

East: 2Mile ETJ Single-family

West: 2Mile ETJ Single-family

<b><u>STREET:</u></b>	<b><u>R.O.W.</u></b>	<b><u>SURFACING</u></b>	<b><u>CLASSIFICATION</u></b>
Amarra Drive	70	28'	Local

**NEIGHBORHOOD ORGANIZATION:**

Oak Hill Trails Association

Save Our Springs Alliance

City of Rollingwood

Austin Independent School District

Bike Austin

East Oak Hill Neighborhood Association

Friends of Austin Neighborhoods

TNR BCP - Travis County Natural Resources

Oak Hill Association of Neighborhoods (OHAN)

Sierra Club, Austin Regional Group



5316 Hwy 290 West, Suite 150, Austin, Texas 78735  
t 512.439.4700 f 512.439.4716 LJA.com TBPE F-1386

October 17, 2018

Mr. Rodney Gonzales, Director  
Planning and Development Review Department  
City of Austin, One Texas Center  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

RE: The Overlook at Amarra Drive  
Case No.: SP-2014-0253D(XT)  
LJA Project No. A111-425-902

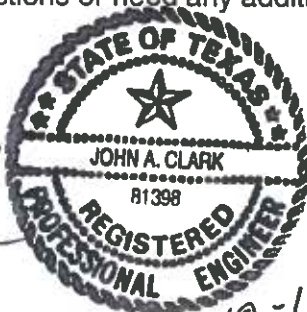
Dear Mr. Gonzales:

The Overlook at Amarra Drive Site Plan (SP-2014-0253D(XT)) expires January 7, 2019. The project has received an administrative one year extension. Please find attached the administrative extension approval letter. The site plan is in the City of Austin E.T.J. This site plan includes 20 condominium detached homes, drives, drainage, water quality, and utilities. All of the drives, drainage, water quality and utilities were constructed and approved as part of Phase 1 construction. Since that time eight condominium homes have been constructed or started construction. The remaining construction includes approximately twelve homes. On behalf of the Owner and in conformance with the Land Development Code Section 25-5-63, we respectfully request an extension of four years from the expiration date. Based on the past couple of years of homes sales within the project, we are requesting a four year extension. Per LDC 25-5-63 this request will require the Land Use Commission approval. If granted the four year extension, the new expiration date would be January 7, 2023. The project has been continuously under construction with only the twelve home left to be constructed.

If you have any questions or need any additional information, please call.

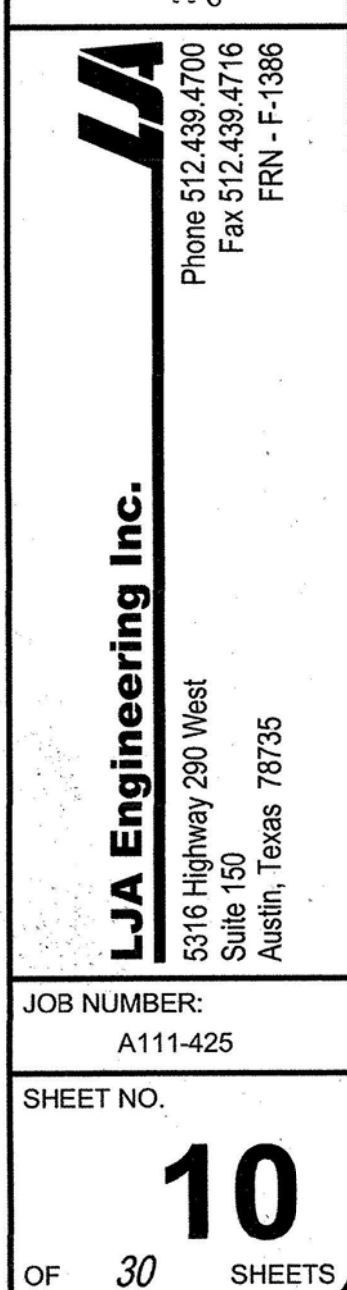
Sincerely,

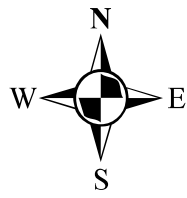
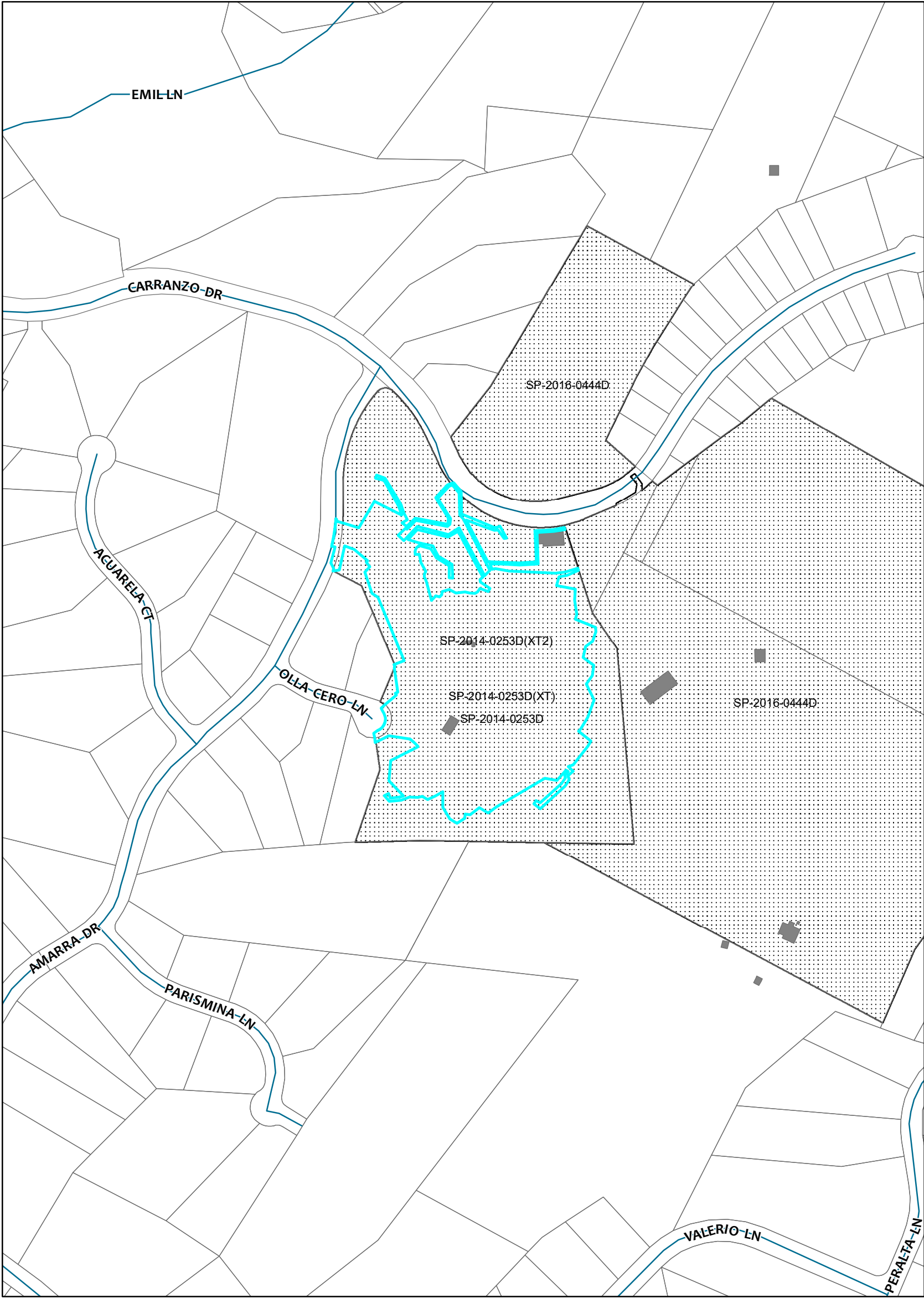
A handwritten signature in black ink, appearing to read 'J. Clark', written over the professional seal.



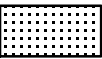

John A. Clark, P.E.  
LJA Engineering Company

10-17-18

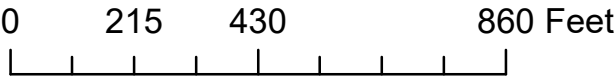




**Legend**

-  Site Plan Case
-  Zoning

CASE#: SP-2014-0253D(XT2)  
ADDRESS: 4401 Amarra Drive  
CASE NAME: The Overlook at Amarra Drive  
MANAGER: Clarissa Davis



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Clarissa Davis