

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

**CASE NUMBER:** SP-2012-0370C(XT2)      **ZAP COMMISSION DATE:** Feb 19, 2019

**PROJECT NAME:** Riata Corporate Park Building 1 – Site Plan Extension

**ADDRESS:** 12301 Riata Trace Pkwy, Bldg 1

**AREA:** 5.64 acres

**WATERSHED:** Walnut Creek (Suburban)

**COUNCIL DISTRICT:** 6

**JURISDICTION:** Full Purpose

**APPLICANT:** BRI 1872 Riata I, LLC  
1021 Main Street, Suite 1920  
Houston, Texas 77002

**AGENT:** Drenner Group, PC  
Amanda W. Swor  
200 Lee Barton Dr, Suite 100  
Austin, Texas 78704

**EXISTING ZONING:** LI

**PROPOSED DEVELOPMENT:** A 3-story administrative office building with a total floor area of 64,550 sq. ft., with associated parking and other improvements. The site was originally approved with SP-2012-0370C, and was to be constructed as part of a larger development, which has mostly been completed. Certain shared infrastructure (including drainage, utilities, and some parking), which was intended to serve this site as part of that larger development, has already been constructed.

**STAFF RECOMMENDATION:** Staff recommends the requested extension to March 6, 2020. Staff previously granted a one-year administratively approved extension from March 6, 2017 to March 6, 2018.

**PLANNING COMMISSION ACTION:** N/A

**CASE MANAGER:** Jonathan Davila  
[jonathan.davila@austintexas.gov](mailto:jonathan.davila@austintexas.gov)

Telephone: 974-2414

**PREVIOUS APPROVALS:** The site plan was granted a one year administratively approved extension from March 6, 2017 to March 6, 2018.

**PROJECT INFORMATION:** 5.64 acres

**EXIST. ZONING:** LI

**MAX. BLDG. COVERAGE:** 75%

**MAX. IMPERV. CVRG:** 80%

**PROP. BLDG CVRG:** 22,080 sq. ft. (8.99%)

**PROP. IMP. CVRG:** 3.5 acres (62.1%)

### **A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS**

**WATERSHED ORDINANCE:** This project complies with current watershed regulations.

**LAND USE:** The site plan complies with all zoning regulations.

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

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

### **SURROUNDING CONDITIONS:**

#### **Zoning/ Land Use**

North: MF-2-CO (Riata Trace Pkwy, then multi-family)

South: SF-2 (single-family)

East: LI (office)

West: LI (restaurant)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Riata Trace Pkwy	varies (+/- 90')	varies (+/- 60')	Suburban Roadway

### **NEIGHBORHOOD ORGANIZATION:**

Angus Valley Area Neighborhood Association

Bike Austin

Friends of Angus Valley

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Northwest Austin Coalition

NW Austin Working Group

SELTexas

Sierra Club, Austin Regional Group

Summit Oaks Neigh. Assn.

TNR BCP – Travis County Natural Resources

Amanda Swor  
Direct Dial: (512) 807-2904  
aswor@drennergroupp.com

# DRENNER GROUP

January 24, 2018

Ms. Denise Lucas  
Development Services Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Via Electronic Mail

Re: SP-2012-0370C(XT2) – Consolidated Administrative Site Plan extension for Riata Corporate Park Building 1, Austin, Travis County, Texas (the "Property")

Dear Ms. Lucas:

As representatives of the owner of the Property, please accept this letter as formal justification for the requested extension.

According to City of Austin Land Development Code Section 25-5-63 (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 Section 25-5-62 (Extension of Released Site Plan By Director). Per Section 25-5-62(C)(1), at least one of the following conditions must be met in order to establish good cause for the requested extension:

- (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.

This request satisfies conditions a, b, and d enumerated above. This project substantially complies with the requirements that would be applicable to a new application. The buildings associated with this site development permit are part of a larger development. As such, a portion of the surface parking associated with this site development permit has been constructed, all utilities have been installed, and the water quality detention pond serving this tract has already been completed. Additionally, when the site plan was approved, the intent of the applicant was to initiate construction within the original life of the site development permit. However, Oracle was

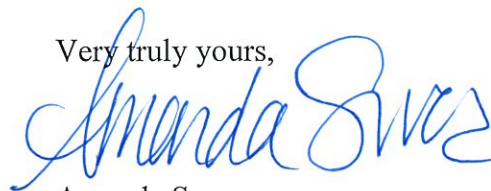
January 24, 2018

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a major tenant of the first phase of this development; when Oracle made the decision to build a new campus in South Austin and move employees to that facility, this phase was suspended in order to identify new tenants.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

cc: Jonathan Davila, Development Services Department, *via electronic mail*



# CONSOLIDATED ADMINISTRATIVE SITE PLAN FOR RIATA CORPORATE PARK BUILDING 1 12301 RIATA TRACE PARKWAY AUSTIN, TEXAS 78727

PAGE 465 - GRID J36

MAPSCO

OWNER/DEVELOPER: RIATA HOLDING COMPANY  
JOHN GRASSI  
SPEAR STREET CAPITAL, ONE MARKET PLAZA  
SPEAR TOWER SUITE 4125  
SAN FRANCISCO, CALIFORNIA 94105  
415.222.7420

ENGINEER: HANRAHAN • PRITCHARD ENGINEERING, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

LANDSCAPE ARCHITECT: THOMAS D. BROWN AND ASSOCIATES  
6633 HWY. 290 EAST, SUITE 310  
AUSTIN, TEXAS 78723  
512.328.3289

SURVEYOR: BASELINE LAND SURVEYORS  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512-374-9722

SP-2012-0370C 09/28/2017  
Riata Corporate Park Bldg. 1  
Project Name  
Correction/Revision 1 Cover  
City of Austin, Texas  
New Expiration date  
Sept. 28, 2020.

## INDEX OF SHEETS

- COVER SHEET
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- FINAL PLAT
- GENERAL NOTES
- EXISTING SITE PLAN & SLOPE MAP
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- EXISTING DRAINAGE PLAN
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- LANDSCAPE PLAN
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- GENERAL DETAILS
- BUILDING ELEVATION & COMPATIBILITY SECTION
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## WATERSHED STATUS:

- THIS PROJECT IS IN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION, LOCATED WITHIN THE WALNUT CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

- THIS SITE IS LOCATED OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.

## FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48463C0265H FOR TRAVIS COUNTY, TEXAS EFFECTIVE SEPTEMBER 28, 2008.

## GENERAL NOTES:

- THE DISTURBED AREAS OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION / SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING ANY OTHER WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY RE-WORK REQUIRED AS A RESULT OF SUCH DISCREPANCY UNLESS ENGINEER IS NOTIFIED PRIOR TO BEGINNING ANY OTHER WORK.
- CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGE TO EXISTING UTILITIES, APPURTENANCES, SIGNAGE, FLATWORK, ETC. CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
- RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTER TO THE TOP OF WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT.

## LEGAL DESCRIPTION:

LOT 1, BLOCK A OF RIATA CORPORATE PARK SECTION 1, DOC. NO. 200100359 QPRT.G.T.

## BENCHMARK INFORMATION:

"X" CUT CENTRAL MEDIAN OF RIATA TRACE PARKWAY APPROXIMATELY 112' WEST OF THE COMMON LOT CORNER OF LOT 1 & LOT 2, BLOCK A, RIATA CORPORATE PARK, SECTION II. ELEVATION = 659.26'

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM  
CENTRAL ZONE, NAD 83/98 CORRS.

## ZONING:

LI & SF-3

## EXISTING USE:

OFFICE

## PRV NOTE:

LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT .65 PSI TO BE INSTALLED AFTER THE WATER METER WITHIN PRIVATE PROPERTY.

\*BUILDING TYPE IIB

BUILDING SIZE 64,550 sf

\*BUILDING TO BE SPRINKLED

FIRE FLOW DEMAND

PER AFD = 5250 x .25 = 1312.5 = USE 1500 GPM (MIN)  
0% REDUCTION

STATIC PRESSURE

100 psi

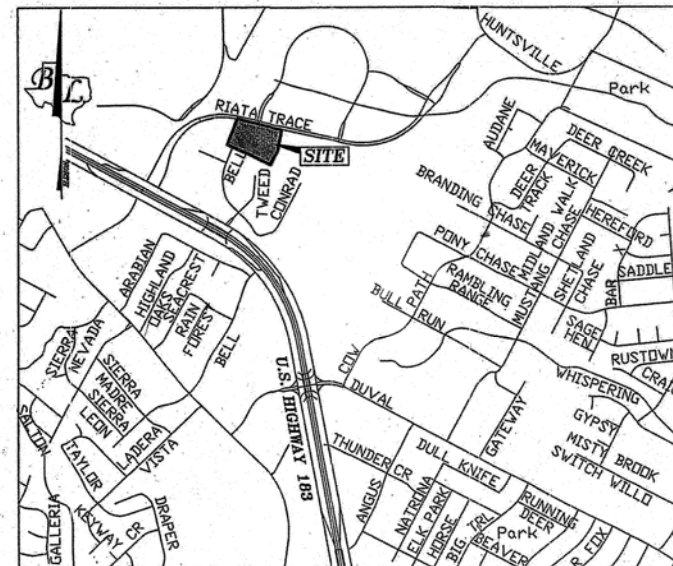
NORTH WEST B

WATER PRESSURE ZONE

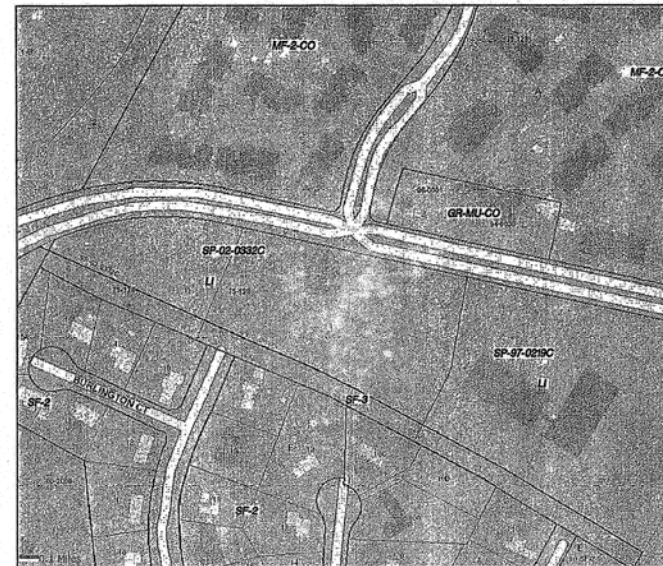
0 - PRIVATE FIRE HYDRANT

4 - PUBLIC FIRE HYDRANT

1 - BACKFLOW DEVICES

VICINITY MAP  
(NOT TO SCALE)

MAP #J-36

ZONING MAP  
(NOT TO SCALE)

\* CONTRACTOR SHALL PROVIDE MAINTENANCE FOR EXISTING WATER QUALITY AND DETENTION POND CONSTRUCTED UNDER C8-94-0274.01 & C8-94-0274.1B.

TO INCLUDE: REMOVAL OF ALL TRASH & DEBRIS, MOWING AND MAINTENANCE OF SEDIMENTATION BASIN.

THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 112.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S.

DETENTION AND WATER QUALITY FOR THIS SITE ARE PROVIDED UNDER PREVIOUS DEVELOPMENT PERMIT NO. C8-94-0274.1B.

THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

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.

## CORRECTIONS

No.	Description	Revised/ Add/ Del Sheet No.	Total # Sheets in Plan Set	Net Change Imp. Cover	Site Imp. Cover	% Site Imp. Cover	Approved/Date

## REVISIONS

No.	Description	Revised/ Add/ Del Sheet No.	Total # Sheets in Plan Set	Net Change Imp. Cover	Site Imp. Cover	% Site Imp. Cover	Approved/Date
1	Revised Elevation Data	14, 6, 1, 3, 6, 1, 17, 8, 11	26	0	1	100%	09/17/17

LIMITATION OF LIABILITY - HANRAHAN PRITCHARD ENGINEERING, INC. ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE FIRM. OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

SITE PLAN COMPONENTS - ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HANRAHAN PRITCHARD ENGINEERING, INC. IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING AND STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNERS' STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNERS' STRUCTURAL ENGINEER.

PAVEMENT DESIGN - PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNERS' GEOTECHNICAL CONSULTANT. HANRAHAN PRITCHARD ENGINEERING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

Inspection Notice: Please call Development Services Department, Site & Subdivision Inspection at 512-974-6360 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any Pre-construction meeting can be held.

THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE (LDC 25-8-152)

SUBMITTED BY:

STEPHEN RAY JAMISON, P.E.  
HANRAHAN • PRITCHARD ENGINEERING, INC.  
TX. PE FIRM REG #416  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512.459.4734

REVIEWED BY:

PLANNING AND DEVELOPMENT REVIEW

CITY OF AUSTIN FIRE DEPARTMENT

10/26/2012

SUBMITTAL DATE

SP-2012-0370C

DEVELOPMENT PERMIT NO.

C8-01-0083.0A

SUBDIVISION PERMIT NO.

SP-97-0219C

PREVIOUS SITE PLAN NO.

C14-75-128 ; C14-85-244

ZONING CASE NUMBERS

COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.

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 THE CITY ENGINEERS.

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/18/2013



ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

3-6-14 Austin Water Utility

DATE

3/4/14

DATE

AUSTIN WATER UTILITY  
EXPIRATION DATE

MAR 03 2017

## FOR CITY USE ONLY:

SITE PLAN APPROVAL		Sheet 01 of 28
FILE NUMBER: SP-2012-0370C	APPLICATION DATE: 08/28/12	
APPROVED BY: COMMISSIONER ON 3-6-14	UNDER SECTION 102 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25-5-8) LDC 3-6-14	CASE MANAGER: CHRISTINE BARTON-HOLMES	
PROJECT EXPIRATION DATE (ORD#10005-A) 11/18	DATE: 02/22/17	
<p>RELEASED FOR GENERAL COMPLIANCE: 3-6-14 (NO ZONING) U.S. RES. 11-7-14</p> <p>REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.</p>		
<p>FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY AT THE TIME OF FILING AND ALL REQUIRED EASEMENTS SHALL BE UNDER A NOTICE OF CONSTRUCTION OF A RELIABLE PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.</p>		

HANRAHAN • PRITCHARD ENGINEERING, INC.

CONSULTING ENGINEERS

TX. PE FIRM REG #416

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.459.4734 FAX: 512.459.4752

mail@hpe-eng.com

HPE



