

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

CASE NUMBER: SP-2013-0366C (XT2)

PC HEARING DATE: May 21, 2019

PROJECT NAME: Paloma Ridge

ADDRESS OF SITE: 13620 N FM 620 Rd. SB

COUNCIL DISTRICT: 6

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Lake Creek (Suburban)

JURISDICTION: Full Purpose

**APPLICANT/
OWNER:** Jake Rome, Ascentris
1401 17th St., 12th Fl.
Denver, CO 80202

(303) 317-6435

AGENT: Esteban Gonzalez, Big Red Dog
2021 E 5th St., #200
Austin, TX 78702

(512) 669-5560 x 1023

CASE MANAGER: Robert Anderson
robert.anderson@austintexas.gov

(512) 974-3026

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to a previously approved site plan. The first phase of the project has been constructed with fully operational drainage and water quality ponds sized to treat phases 2 and 3. The majority of the site has already been constructed consisting of 2 of the 4 proposed buildings, drainage and water quality structures, and the majority of parking spaces. The first phase is already occupied by its building tenants.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from May 02, 2018 to May 02, 2021 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 GR-MU-CO, 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 administrative approval, permit expiration 05/02/2017.

One year Site Plan Extension administrative approval, permit expiration 05/02/2018.

PROJECT INFORMATION

SITE AREA	1,570,468.68 sq. ft.	36.053 acres
EXISTING ZONING	GR-MU-CO	
	Allowed	Proposed
FLOOR-AREA RATIO	1:1	0.246:1
BUILDING COVERAGE	75%	10.79%
IMPERVIOUS COVERAGE	65%	64.82%
PARKING	1,466	2,123

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO	Administrative and Business Office / Restaurant (General)
<i>North</i>	Railroad Tracks	----
<i>South</i>	N FM 620	----
<i>East</i>	GR-MU-CO	Multifamily
<i>West</i>	MF-4-CO CS-MU-CO CS-MU-CO	Multifamily Single Family Undeveloped

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
N FM 620	~ 520 feet	~ 520 feet	Interstate

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin

Davis Spring HOA

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Northwest Austin Coalition

SEL Texas

Sierra Club, Austin Regional Group



May 6, 2019

Ms. Patti Dodson
Planning and Development Review Department
505 Barton Springs Road, Suite 400
Austin, Texas 78704

RE: Paloma Ridge (SP-2013-0366C)
13620 N FM 620 Austin, Texas
Site Plan Extension Request Letter

Dear Ms. Dodson:

Please accept this letter as our formal request for a site plan extension associated with the Paloma ridge Site Plan, located at 13620 N FM 620 in Austin, Williamson County, Texas.

This request is for Paloma Ridge to complete the development of phases 2 and 3. Currently, phases 1 has been completed with the site plan expiration date of May 2nd 2018. Per City of Austin Administrative and Land Use Commission, we would like to request a site plan extension of 3 years, so that expiration the new site plan expiration is on May 2nd, 2021.

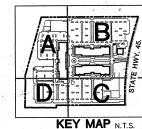
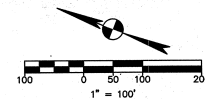
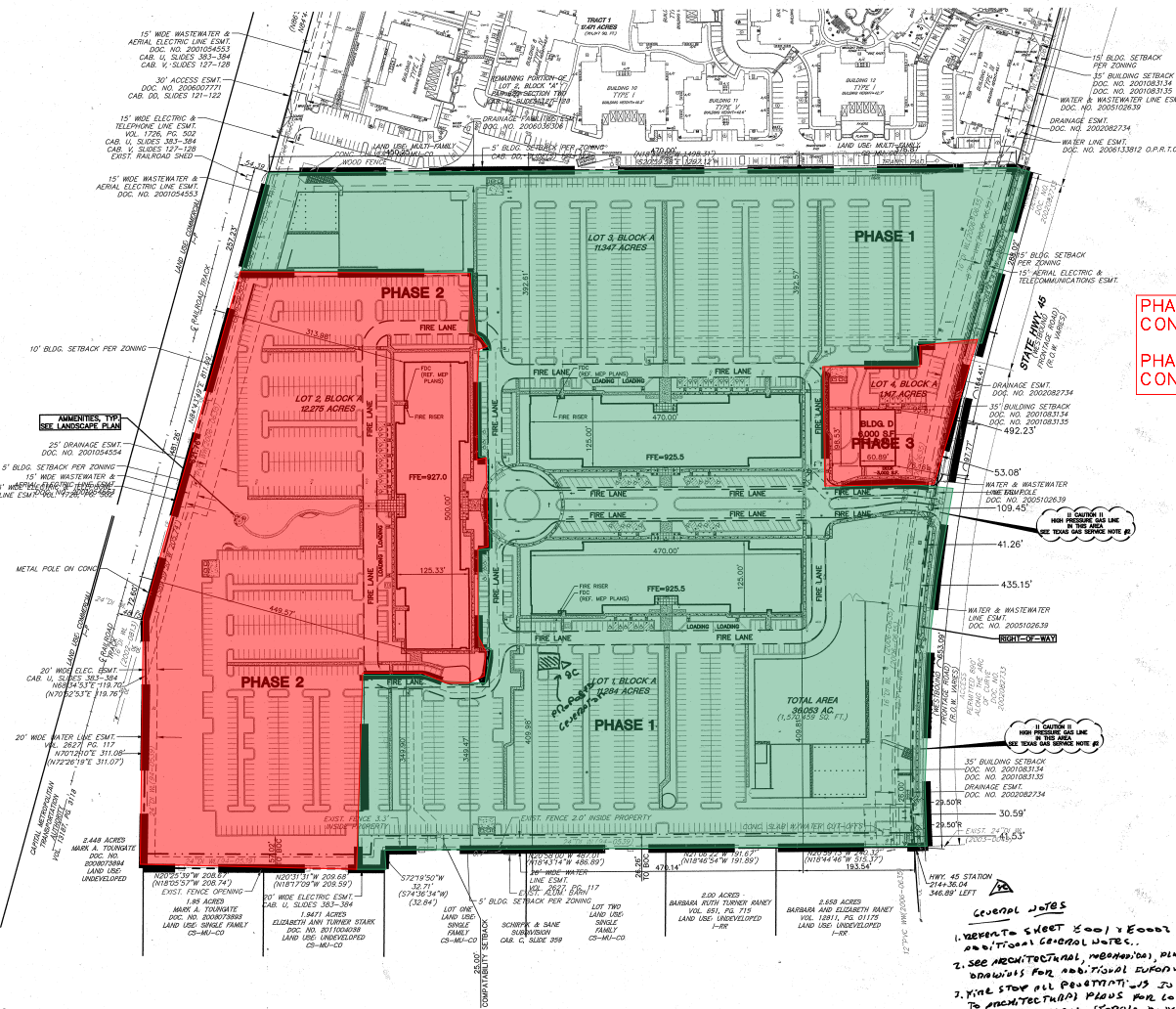
We appreciate your efforts in reviewing this extension request and we hope you find our request reasonable and valid Should you have any questions or require additional information, please contact our office.

Sincerely,

BIG RED DOG Engineering | Consulting
Texas Registration # F-11201

A handwritten signature in blue ink, appearing to read "E. Gonzalez", with a stylized flourish at the end.

Esteban L Gonzalez, EIT
Graduate Engineer



KEY MAP N.T.S.

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (P.L.) LINE
---	---	RECORD INFORMATION
---	---	GROUND LIGHT
---	---	POWER POLE
---	---	JOINT BOX
---	---	TRANSFORMER (SIZE VARIES)
---	---	ELECTRICAL SWITCHBOX
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER MANHOLE
---	---	TELEPHONE RISER
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	CHUNK FENCE (SIZE VARIES)
---	---	OVERHEAD ELECTRIC
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	DUMPSTER
---	---	TRASH COMPACTOR
---	---	CURB & GUTTER
---	---	FIRE LANE DESIGNATION
---	---	HANDICAP ACCESS ROUTE
---	---	CONCRETE SIDEWALKS
---	---	IRON
---	---	WELDER
---	---	ROLLROAD
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	HANDICAP SPACE
---	---	TREE TO REMAIN
---	---	PHASE LINE

- NOTES**
- THE DIMENSIONS SHOWN HEREON ARE TO THE BACK OF CURB ALONG THE RIGHT OF WAY.
 - THE DIMENSIONS SHOWN ON THE SITE ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - THE SITE IS COMPOSED OF 4 LOTS/PARCELS. IT HAS BEEN APPROVED AS ONE CONJUNCTIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACKS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

TEXAS GAS SERVICE NOTES

- EXISTING GAS LINE WITHIN RIGHT OF WAY, APPROX. 14" OFF PROPERTY LINE.
- ANY EXCAVATION WITHIN 10' OF GAS LINE MUST HAVE TEXAS GAS SERVICE EMPLOYEES PRESENT. CALL CHAIRMAN (800) 445-1119 AT LEAST 48 HOURS IN ADVANCE SO THAT A GAS REPRESENTATIVE CAN BE PRESENT DURING ALL EXCAVATION ACTIVITIES.
- A DISTANCE OF AT LEAST 6" OUTSIDE DIAMETER TO OUTSIDE DIAMETER MUST BE KEPT FROM THE HIGH PRESSURE GAS LINES.



FOR CITY USE ONLY

SITE PLAN APPROVAL (Sheet 25 of 25)
 FILE NUMBER: SP-2013-0366C APPLICATION DATE: 8/20/13
 APPROVED BY COMMISSION ON 10/18/13 UNDER SECTION 119 OF CHAPTER 253 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (10-5-81-12-31) 12/31/13 CASE MANAGER (JOSH KRAVITZ)
 PROJECT EXPIRATION DATE (10-5-81-12-31) 12/31/13

DESIGNED BY: MAM
 REVIEWED BY: DAM
 PROJECT NO.: 103444-10010

SHEET 20

DRAWN BY:

DESIGNED BY: MAM

REVIEWED BY: DAM

PROJECT NO.: 103444-10010

SHEET 20

OF 81

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Site Location Map

Paloma Ridge
13620 N FM 620
Austin, Williamson County, Texas

0 200 400 800 Feet

0091.10.004 | 05.01.2019 | BIGREDDOG.COM

