

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

CASE NUMBER: SP-2014-0218C(XT2) **ZAP HEARING DATE:** June 4, 2019
PROJECT NAME: Challenger School – Pond Springs

ADDRESS OF SITE: 13015 Pond Springs Rd **COUNCIL DISTRICT:** 6
WATERSHED: Rattan Creek (Suburban) **JURISDICTION:** Full Purpose

APPLICANT/ Fred Healy, Babb Investments, LLC (801) 599-5588
OWNERS: 9424 S 300 West
 Sandy, UT 84070

AGENT: Shawn Graham, Jones & Carter, Inc. (972) 488-3880
 6509 Windcrest Drive, Ste. 600
 Plano, TX 75024

CASE MANAGER: Anaiah Johnson (512) 974-2932
Anaiah.Johnson@texas.gov

EXISTING ZONING: GR-CO

PROPOSED DEVELOPMENT:

The applicant is requesting a five-year extension to a previously approved site plan. The approved site plan includes two phases, the first of which has been constructed. The first phase includes a Private Primary Educational Facilities structure (1-story, 21,971 sf) with associated site improvements, and the second phase includes a Private Primary Educational Facilities structure (1-story, 17,842 sf) with associated site improvements. Of the offsite improvements and onsite civil work, only grading and onsite private utility extensions associated with the phase 2 structure are still pending construction. The applicant expects to construct phase 2 when there is adequate enrollment for the expansion.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by five years, from November 21, 2018 to November 21, 2023 based on LDC Section 25-5-62(C)(1)(c) (code sections provided below). The applicant has provided a letter explaining details of the construction completed thus far; this letter 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) 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 OF SITE PLAN:

LAND USE: The site is zoned GR-CO (Community Commercial – Conditional Overlay), and the land use is Private Primary Educational Facilities. The applicant has fully constructed the first phase of two total phases included on the site plan.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

11/21/2014 Site Plan administrative approval, permit expiration 11/21/2017

12/07/2017 One year extension administrative approval, permit expiration 11/21/2018

The current five-year extension application was submitted July 27, 2018, prior to the site plan's expiration date of November 21, 2018.

PROJECT INFORMATION

| | | |
|----------------------------|-------------------------|-----------------|
| SITE AREA | 217,740 sf | 4.999 acres |
| EXISTING ZONING | GR-CO | |
| | Allowed/Required | Proposed |
| FLOOR-AREA RATIO | 1:1 | 0.18:1 |
| BUILDING COVERAGE | 75% | 18.3% |
| IMPERVIOUS COVERAGE | 90% | 63.1% |
| PARKING | 69 | 71 |

EXISTING ZONING AND LAND USES

| | ZONING | LAND USES |
|--------------|---------------------------------------|---|
| <i>Site</i> | GR-CO | Private Primary Educational Facilities |
| <i>North</i> | Hunters Chase Dr then I-RR | Multifamily Residential |
| <i>South</i> | RR | Multifamily Residential |
| <i>East</i> | I-RR | Multifamily Residential |
| <i>West</i> | Pond Springs Rd then I-RR and MF-3-CO | Service Station and Multifamily Residential, respectively |

ABUTTING STREETS

| Street | Right-of-Way Width | Pavement Width | Classification |
|---------------------|---------------------------|--------------------------|-----------------------|
| Pond Springs Road | 100 feet | Approx. 55 feet (varies) | City Collector |
| Hunters Chase Drive | 90 feet | Approx. 55 feet (varies) | Local City Street |

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin

Friends of Austin Neighborhoods

Homeless Neighborhood Association

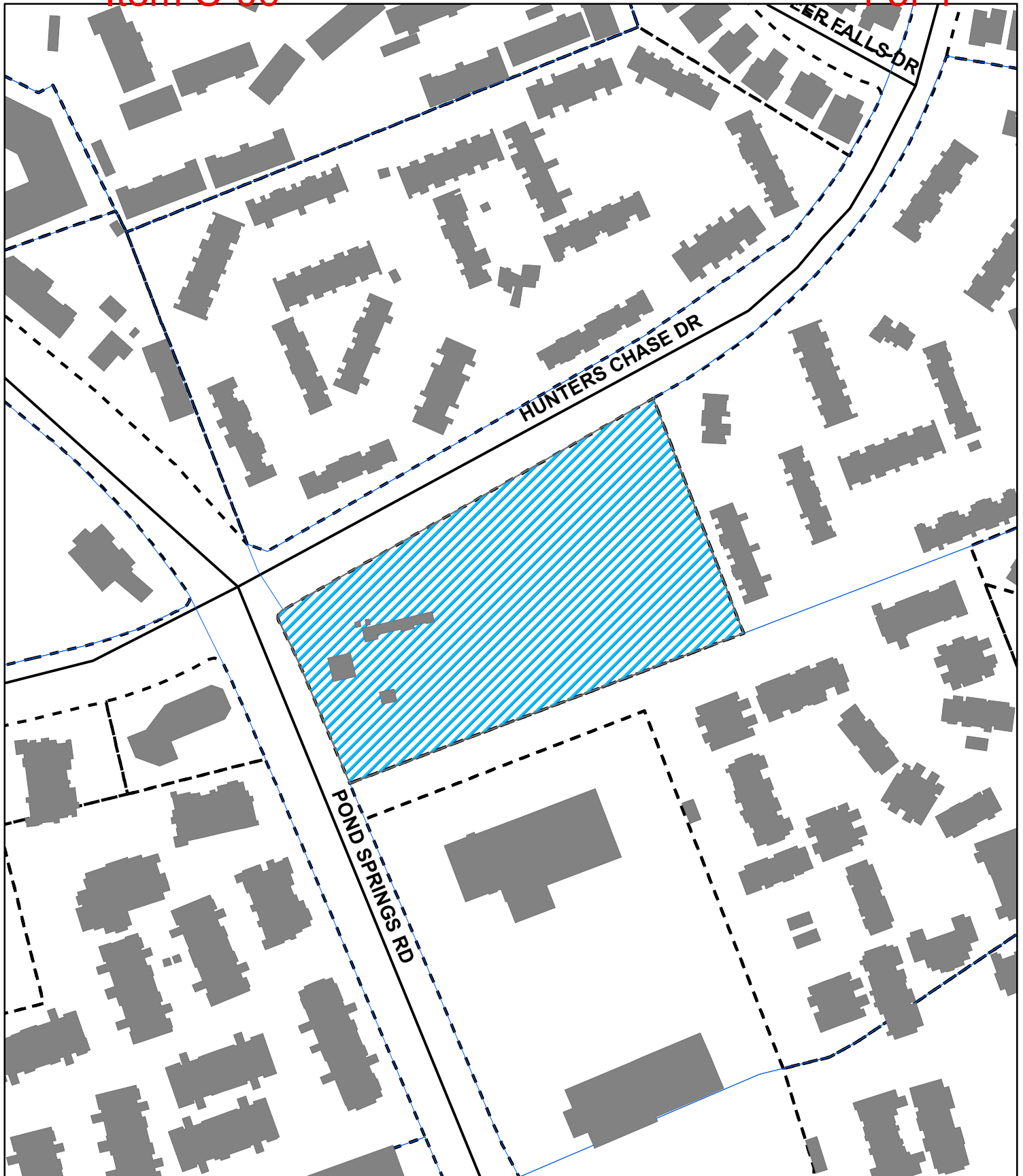
Neighborhood Empowerment Foundation

Northwest Austin Coalition

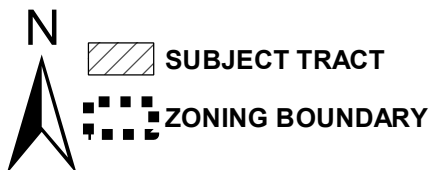
SEL Texas

Sierra Club, Austin Regional Group





SITE PLAN



0 95 190 380 Feet

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MANAGER: Anaiah Johnson

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OPERATOR: Christine Barton-Holmes