PROPOSED DEVELOPMENT:
The applicant is requesting a three year extension to a previously approved site plan. Phases one through three are have been constructed and are complete. Phases one and two included all the public utility infrastructure and water quality pond requirements. The site participates in a regional detention pond which had previously been built. A building permit has been obtained for the phase four hotel. The remaining two office buildings (phase 5) and the associated garages have not started the building permit process.

SUMMARY STAFF RECOMMENDATION:
Staff recommends approval to extend this site plan permit by three years, from April 30, 2019 to April 30, 2022 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-NP, 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 – approved 4/30/2015, expiration 04/30/2018.
One year Site Plan Extension administrative approval – approved 4/30/2018, expiration 04/30/2019.

**PROJECT INFORMATION**

| SITE AREA | 1,553,828.76 sq. ft. | 35.671 acres |
| EXISTING ZONING | GR-NP, CS-1-CO-NP |
| FLOOR-AREA RATIO | Restrictive Covenant limiting Net Leasable Square Footage to 325,000 square feet |
| Proposed building coverage is 277,499, which is less than 18% of the gross site area. |
| BUILDING COVERAGE | No limit specified within zoning ordinance or Restrictive Covenant |
| IMPERVIOUS COVERAGE | 842,450 square feet |
| 761,242 square feet |
| PARKING | 1,388 |
| 1,565 |

**EXISTING ZONING AND LAND USES**

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Southwest Parkway</td>
<td>----</td>
</tr>
<tr>
<td>South</td>
<td>P-NP</td>
<td>One existing structure, unknown use</td>
</tr>
<tr>
<td>East</td>
<td>William Cannon</td>
<td>----</td>
</tr>
<tr>
<td>West</td>
<td>CS-NP</td>
<td>Professional Office, Administrative and Business Office</td>
</tr>
</tbody>
</table>

**ABUTTING STREETS**

<table>
<thead>
<tr>
<th>Street</th>
<th>Right-of-Way Width</th>
<th>Pavement Width</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southwest Parkway</td>
<td>Varies</td>
<td>MAD 6</td>
<td>Major Arterial</td>
</tr>
<tr>
<td>William Cannon</td>
<td>Varies</td>
<td>MAD 6</td>
<td>Major Arterial</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District
Aviara HOA
Bike Austin
City of Rollingwood
Covered Bridge Property Owners Association, Inc.
<table>
<thead>
<tr>
<th>East Oak Hill Neighborhood Association</th>
<th>Oak Hill Neighborhood Plan Contact Team</th>
</tr>
</thead>
<tbody>
<tr>
<td>Friends of Austin Neighborhoods</td>
<td>Oak Hill Trails Association</td>
</tr>
<tr>
<td>Hill Country Conservancy</td>
<td>SELTexas</td>
</tr>
<tr>
<td>Neighborhood Empowerment Foundation</td>
<td>Save Our Springs Alliance</td>
</tr>
<tr>
<td>Oak Hill Association of Neighborhoods</td>
<td>Sierra Club, Austin Regional Group</td>
</tr>
<tr>
<td>(OHAN)</td>
<td>TNR BCP - Travis County Natural Resources</td>
</tr>
</tbody>
</table>
May 31, 2019

Ms Denise Lucas, Interim Director
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Lantana Lot P, Block 3
City Project Number SP-2014-0262C
Request for Site Plan Extension by Land Use Commission

Dear Ms Lucas:

LJA Engineering, Inc., on behalf of Lantana Place, L.L.C., is requesting a site plan extension by Land Use Commission for the Lantana Block P, Lot 3 project (SP-2014-0262C) in accordance with the Land Development Code Section 25-5-63. The Site Plan was previously extended under LDC Section 25-5-62 (Extension Of Released Site Plan By Director) as required by LDC Section 25-5-63 (A) (See the attached One-year Extension Letter by Director). The original Site Plan 3-year expiration date was April 30, 2018. The 1-year extension date approved by the DSD Director extended the Site Plan expiration date to April 30, 2019.

The Site Plan (SP-2014-0262C) was approved with five (5) phases. The Site Plan contains six (6) restaurant or restaurant/retail buildings (phases 1 – 3), one (1) moviehouse building (phase 1), one (1) hotel (phase 4) and two (2) office buildings (phase 5). Three (3) garage buildings are also included in the Site Plan (phases 1 and 5). Phases 1 through 3 have been constructed and are complete. Phases 1 and 2 included all the public utility infrastructure and water quality pond requirements. The site participates in a regional detention pond which had been previously built. The hotel (phase 4) has obtained their Building Permit and construction is anticipated to commence in March, 2019. The remaining two (2) office buildings (phase 5) and their associated garages have not started the Building Permit process.

With this letter and application, we are respectfully requesting a Three (3) year extension to the Site Plan (SP-2014-0262C) in accordance with Section 25-5-63 (C) by the Land Use Commission to allow the final phase 5 to be built out to complete the project.

If you have any questions or need any additional information for the evaluation, please contact us in any form necessary (phone 512-439-4700 or email pviktorin@lja.com).

Sincerely,

LJA Engineering, Inc., FRN F-1386

Paul J. Viktorin, PE
Senior Project Manager
January 15, 2019

Paul J. Viktorin, P.E.
LIA Engineering & Surveying, Inc.
5316 Hwy 290 West, Ste 150
Austin, TX 78735

RE: SP-2014-0262C(XT) – Lantana Block P, Lot 3

Dear Mr. Viktorin:

The City of Austin has approved your request for a one-time, one-year extension from April 30, 2018 to April 30, 2019 for your released site plan SP-2014-0262C(XT) – Lantana Block P, Lot 3. This one-year extension is granted in accordance with Section 25-5-62 of the Land Development Code, after that no further extensions are allowed by administrative action.

Any additional extension for this released site plan requires approval of the Zoning and Platting Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. The request for an additional extension to be granted in accordance with Section 25-5-63 would have to be received prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provides that the decision of the Director to extend the site plan may be appealed to the Zoning and Platting Commission, provided an interested party files a completed notice of appeal no later than 20 days after an administrative decision. During this 20-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

If you have any questions, please me at 512-974-2784.

Sincerely,

Rosemary Avila, Case Manager
Development Services Department

xc: Environmental Inspection Division
Please stay on track and please, please, please require a TIA with an extension since the referenced TIA was in 2014 and had a projection date of buildings completed in 2 years and drainage/overflow improvements could be part of any compromise. What are the requirements for a zoning change to be granted? Does a zoning change then become reason for an amendment to the restrictive covenant or should they be decided together? And, please consider the number of apartments recently built (including the Pearl) under this project, in the area and in existing plans on both sides of SW PKWY.

I simply ask that you view the intent and justification for a zoning change at this late date in planning when 65% IC has already been granted within this Lantana parcel of the Barton Springs Zone and the Williamson Creek Watershed with extensive grandfathered rights. Where is the builder then going with a request on record for surpassing the maximum 325,000 net leasable square feet conceded by agreement within the grandfathering? This and the liberal 65% impervious cover in what would otherwise be 20-25% impervious cover seems exception enough without some beneficial merit that deflates the impact upon schools, transportation, infrastructure-drainage, and the lack of current pollution standards to be applied to run-off in this build-out.

The existing Lantana project while incomplete is promising and I trust you and the developer will make certain it is not overbuilt with a direct impact often overlooked upon the livelihood of Barton Creek and its people.

Leigh Ziegler
District 8
4815 Trail Crest Circle
512-789-9555