

**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2015-0399C(XT2) **PC HEARING DATE:** August 25, 2020

**PROJECT NAME:** Freeport Tech South

**ADDRESS OF SITE:** 6320 E Stassney Ln **COUNCIL DISTRICT:** 2

**NEIGHBORHOOD PLANNING AREA:** McKinney

**WATERSHED:** Williamson Creek and Onion Creek (Suburban) **JURISDICTION:** Full Purpose

**APPLICANT/** Burleson RD-HP LP  
**OWNER:** 3600 Capital of Texas Hwy N Suite 250  
Austin, TX 78746

**AGENT:** Carlson, Brigance & Doering (512) 280-5160  
5501 William Cannon  
Austin, TX 78749

**CASE MANAGER:** Renee Johns (512) 974-2711  
[Renee.Johns@austintexas.gov](mailto:Renee.Johns@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three year extension to a previously approved site plan for the construction of warehouses and office buildings. The application was previously approved to be completed in 5 phases. Two phases of the project have been constructed, including infrastructure, primary drainage facilities, and four of the seven proposed buildings. The final three phases will include the construction of the remaining buildings and additional access points into the site.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from June 14, 2020 to June 14, 2023 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 (included in backup materials).

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 LI-PDA-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, and have completed two of the five phases.

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

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

### **PREVIOUS APPROVALS**

Site Plan administrative approval, permit expiration 06/14/19.

One year Site Plan Extension administrative approval, permit expiration 06/14/2020.

### **PROJECT INFORMATION**

<b>SITE AREA</b>	1,442,588 sq. ft.	33.12 acres
<b>EXISTING ZONING</b>	LI-PDA-NP	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	0.3:1
<b>BUILDING COVERAGE</b>	75%	29.9%
<b>IMPERVIOUS COVERAGE</b>	80%	74.8%
<b>PARKING</b>	655	753

### **EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LI-PDA-NP	Office/Warehouse
<i>North</i>	Burleson Rd / LI-CO-NP	Burleson Rd Restaurant Warehouse
<i>South</i>	W/LO-CO-NP	Undeveloped
<i>East</i>	E Stassney Ln/ LI-PDA-NP	E Stassney Ln Warehouse Restaurant Service Station
<i>West</i>	LI-CO-NP	Warehouse Undeveloped

### **ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>	<b>Street Level</b>
Burleson Rd	~ Varies	~ 50 feet	Corridor Mobility	3
E. Stassney Ln	114 feet	~ 60 feet	Corridor Mobility	3

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets  
Austin Neighborhoods Council  
Bike Austin  
Caracol Southeast  
Del Valle Community Coalition

Del Valle Independent School District  
Dove Springs Proud  
Friends of Austin Neighborhoods  
GO Austin Vamos Austin  
Homeless Neighborhood Association

SP-2015-0399C(XT2)

Freeport Tech South

Kensington Park Homeowners Assn  
Neighborhood Empowerment Foundation  
Onion Creek Homeowners Assoc  
SELTexas

Sierra Club, Austin Regional Group  
Southeast Combined Neighborhood Plan  
Contact Team



**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering ♦ Surveying

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March 27, 2020

City of Austin  
Attn: Mr. Rodney Gonzales  
505 Barton Springs Road  
Austin, Texas 78704

**RE: Freeport Tech South**  
**CBD Job # 4744 / COA File # SP-2015-0399C(XT)**

**Request for 3-Year Extension on Site Plan Permit**

Dear Mr. Gonzales,

The above referenced project site plan permit was for the construction of seven buildings in five phases on a four-lot development of 33.117 acres. Phase 5 was for the infrastructure of relocating a public reclaimed water main through the project and was completed and accepted by the City of Austin on 01/13/17. Phase 1 was the construction of Buildings 1, 2, 3, and 6 and the primary drainage facilities on Lots 1 and 4. Phase 1 was constructed and accepted by the City of Austin on 08/21/17. Phases 2, 3 & 4 are remaining on the project.

We respectfully request a 3-year extension of the existing permit for Phases 2, 3 & 4. The current commercial real estate market is currently in flux and the owner is watching this closely, as well as continually leasing space in existing buildings. The owner has also been actively working on the building plans and building permitting for Phases 2-4. The extension request is to make sure with the COA permitting schedule, the construction for these phases can be started prior to the existing site plan permit administrative extension expiring (06/14/2020).

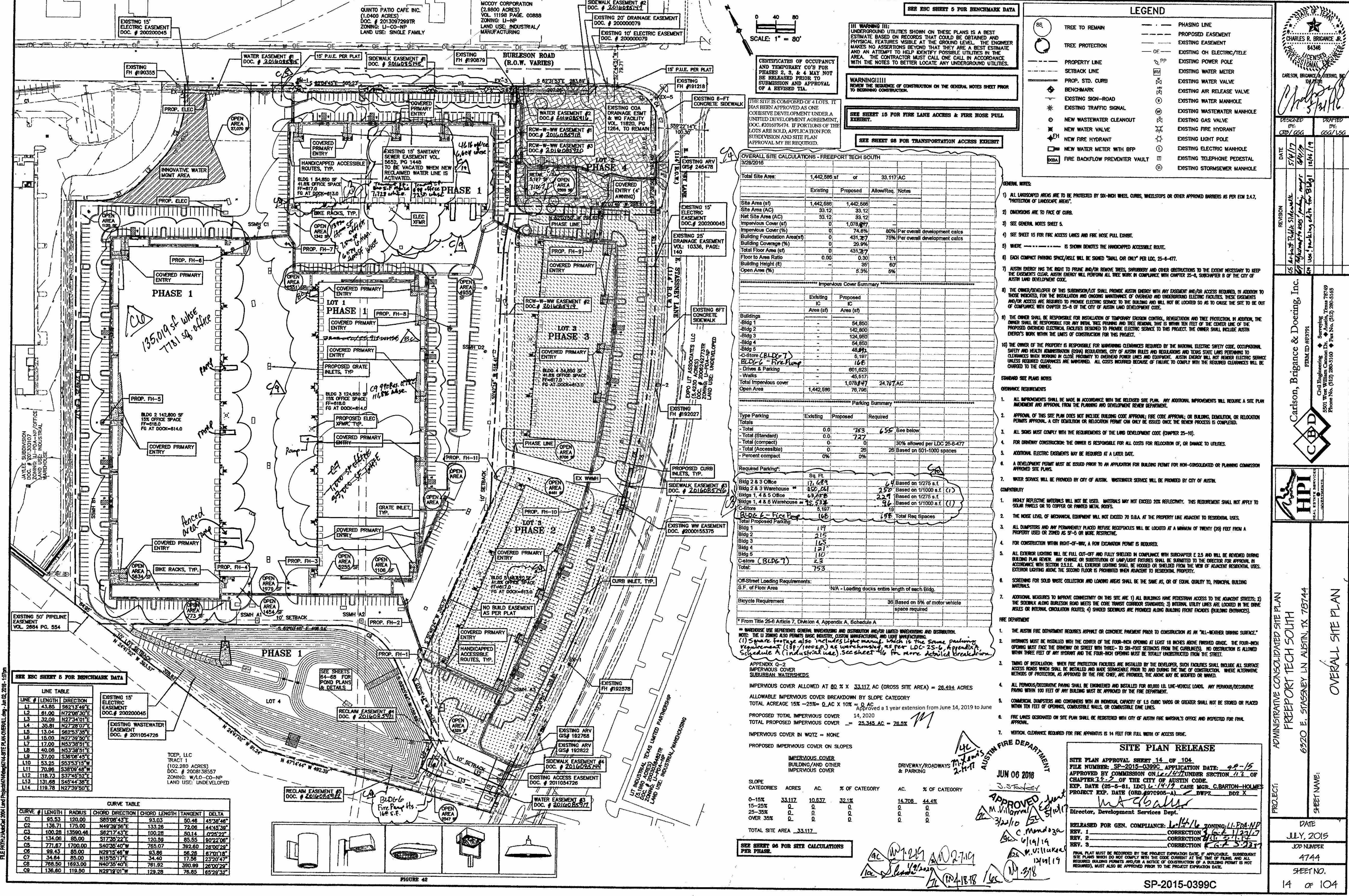
We hope that you find this information complete and satisfactory to extend the site plan permit. Please contact me at 512-280-5160 if you have any questions.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this update.

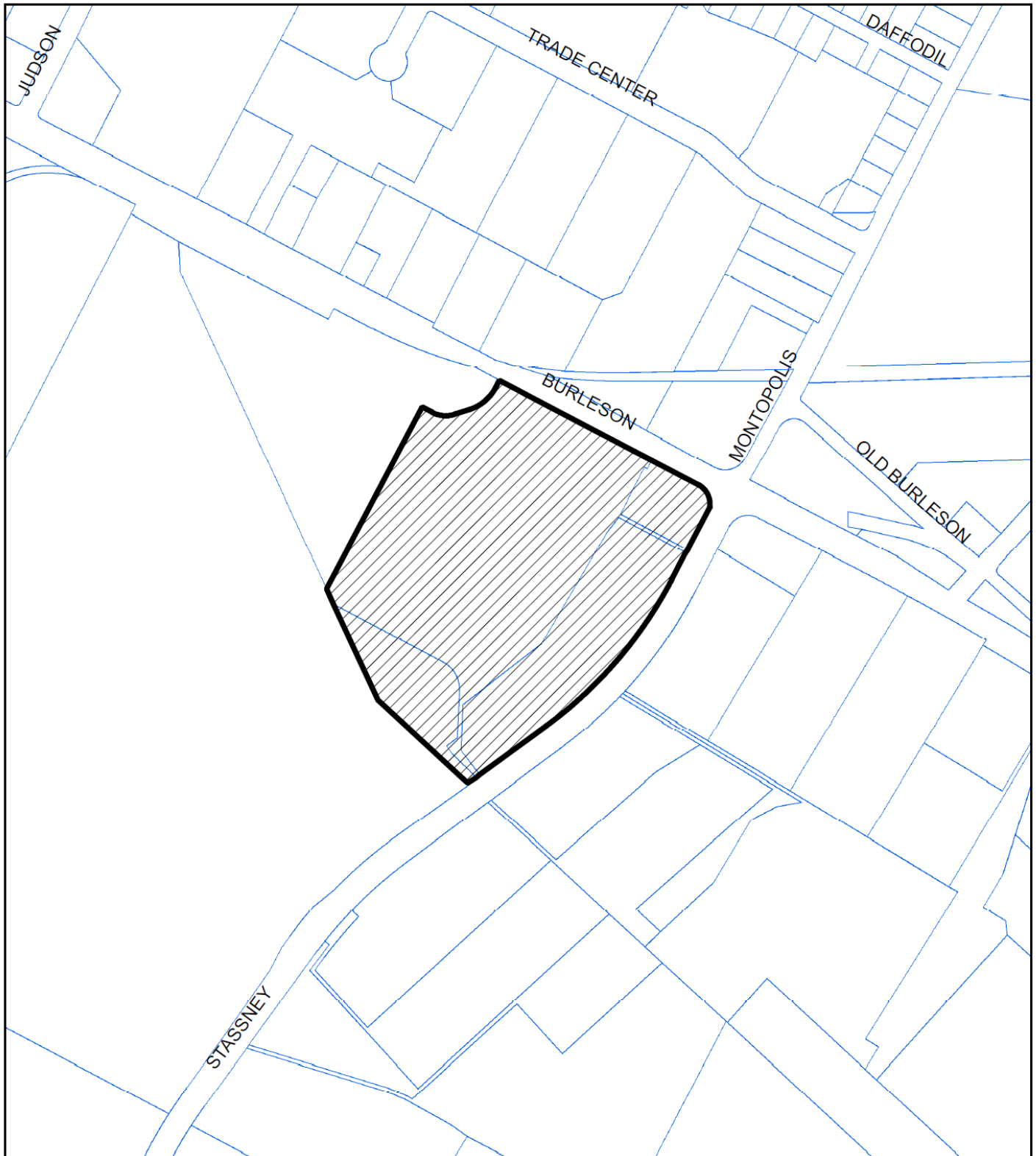
Respectfully,  
**Carlson, Brigrance & Doering, Inc.**



Geoff Guerrero  
Director of Planning









 Subject Tract  
 Base Map

CASE NO: SP-2015-0399(XT2)  
ADDRESS: 6320 E STASSNEY LN



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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.