

**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2015-0430C.SH(XT2) **PC COMMISSION DATE:** July 20<sup>th</sup>, 2021

**PROJECT NAME:** Westgate Grove Phase II

**ADDRESS OF SITE:** 8601 West Gate Boulevard

**AREA:** 6.7 acres

**WATERSHED:** South Boggy Creek (Surban) **JURISDICTION:** MF-2-CO

**APPLICANT:** Westgate Momark LLC (Terry Mitchell)  
P. O. Box 5654  
Austin, TX 78763  
(512) 381-8000

**AGENT:** WGI (Baily Harrington)  
2021 E 5<sup>th</sup>, Street; Suite 200  
Austin, Texas 78702  
(512) 669-5560

**CASE MANAGER:** Clarissa Davis Telephone: 974-1423  
[Clarissa.Davis@austintexas.gov](mailto:Clarissa.Davis@austintexas.gov)

**EXISTING ZONING:** MF-2-CO

**PROPOSED DEVELOPMENT:** An 88 unit multifamily development is proposed and partially completed. The applicant requests a three year extension to the site plan in order to complete all building permits.

**SUMMARY STAFF RECOMMENDATION:** Recommended by staff.

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)(1)

(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”

**PREVIOUS APPROVALS:**

The site plan was originally approved July 24<sup>th</sup>, 2017 with an expiration date of July 24<sup>th</sup>, 2020.

On May 28<sup>th</sup>, 2020, the applicant filed an application for an administratively approved 1-year extension, which was granted on July 26<sup>th</sup>, 2021. The administrative extension to a previously approved site plan extended the expiration date from July 24<sup>th</sup>, 2020 to July 24<sup>th</sup>, 2021.

The current 3-year extension application was submitted April 27<sup>th</sup>, 2021.

**PROJECT INFORMATION:** 6.6 acres

**EXIST. ZONING:** MF-2-CO

**MAX. BLDG. COVERAGE :** 50%

**MAX. IMPERV. CVRG.:** 60%

**ALLOWED F.A.R.:** N/A

**PROP. BLDG CVRG:** 30%

**PROP. IMP. CVRG.:** 50%

**PROPOSED F.A.R.:** 1:3

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The infrastructure for the site plan has been completed. One building has been completed. The site plan substantially complies with current land use regulations.

**ENVIRONMENTAL:** There are no Critical Environmental Features on this site. All environmental comments have been cleared.

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

**SURROUNDING CONDITIONS:****Zoning/ Land Use**

North: SF-6-CO/Single Family

South: SF-6-CO/Single Family

East: SF-6-CO/Single Family

West: MF-4-CO & P/ Undeveloped



14 April 2021

30164046.01

Development Services Department  
505 Barton Springs Road, Suite 400  
Austin, Texas 78704

RE: Engineer's Summary Letter for Extension  
**Westgate Grove Phase II (SP-2015-0430C.SH(XT))**  
8601 West Gate Blvd  
Austin, TX 78745

To Whom It May Concern:

WGI is submitting this application and associated supporting documents as a request to the City of Austin Planning Commission to approve a three-year extension to the current site plan at 8601 West Gate Blvd in Austin, Texas.

The COA Development Services Department (DSD) approved the original site plan on 24 July 2017 with an expiration date of 24 July 2020. The original applicant submitted an administrative one-year site plan extension to extend the site plan on 28 May 2020, approved such that the current expiration date is 26 July 2021. This ±6.71-acre site contemplates 88 smart housing units within the full purpose limits of the City of Austin. The property is located within the South Boggy Creek Watershed, which is classified as a Suburban Watershed. No portion of the site is located in the Edwards Aquifer Recharge or Contributing zone. No portion of the site is located within a 100-year or 500-year flood plain as shown on FEMA Map Panel No. 48453C0580H, dated September 26, 2008. The property is zoned multifamily low-density (MF-2) and is located within the Desired Development Zone for development purposes as defined by the City of Austin.

Based on influences and requirements outside the control of the site plan or land owner, the current site plan has not been able to complete construction or pull all building permits. These factors include the final sale of several final dwelling units facilitating the application of building permits. The developer is in active discussions to finalize the sale of these units and plans to file for building permits and construct the final units in the above allotted extension time.

Since the release of this site plan, the COA has not adopted or revised any codes or ordinances that would impact the current design of the originally permitted site plan.

Given the circumstances and dire need for these housing product types in Austin we are requesting a three (3) year extension of the originally approved site development permit. This would result in a new expiration date of 24 July 2023.

If you should have any questions about the information contained herein, please do not hesitate to contact WGI offices for clarification.

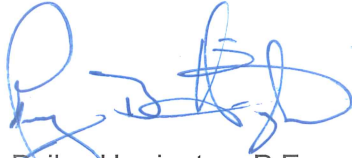
Regards,



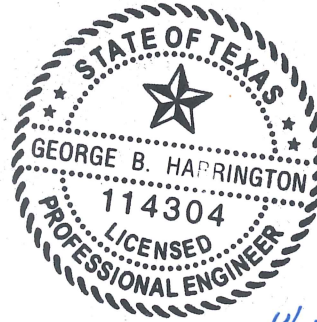
Regards,

**WGI**

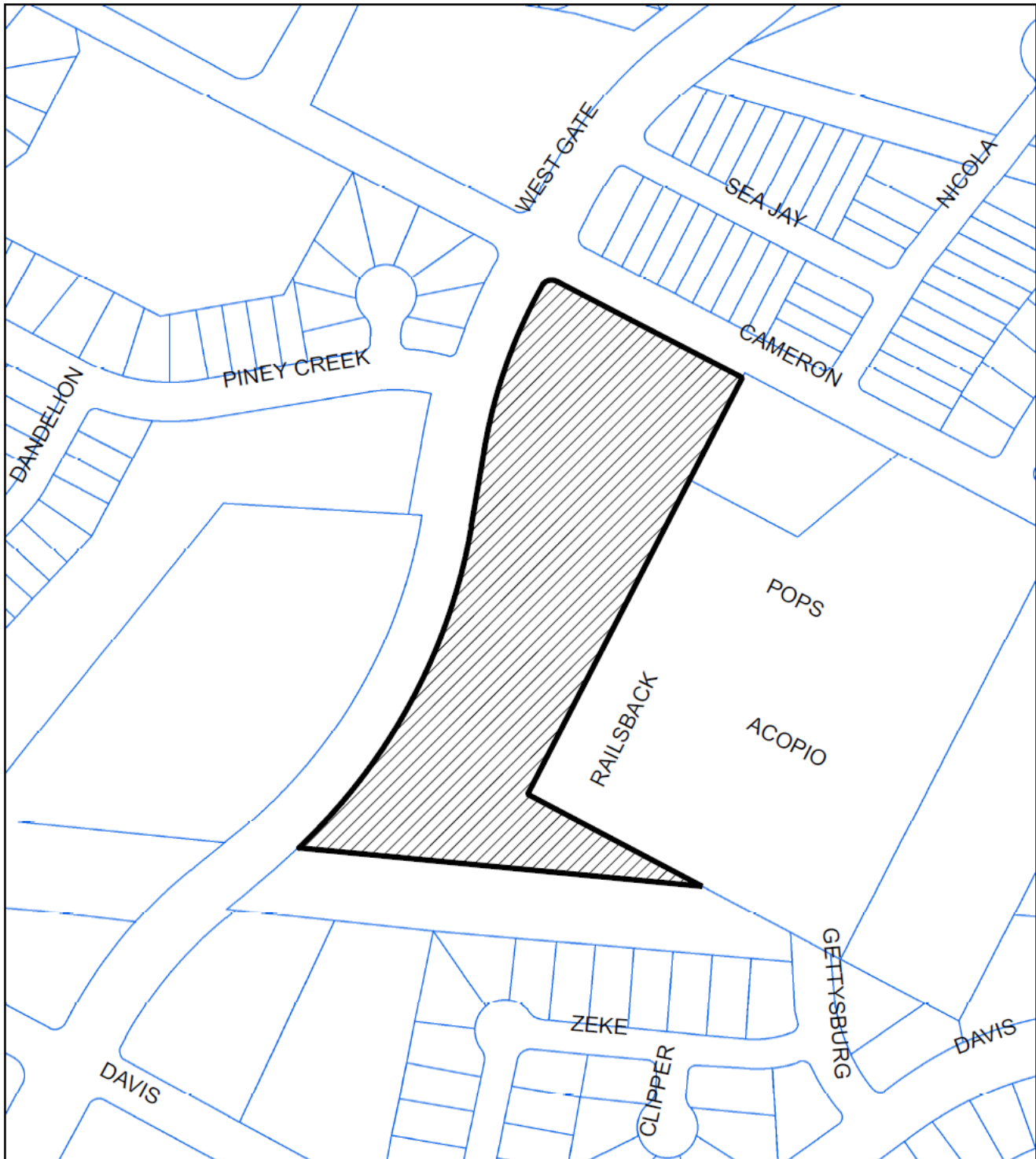
Texas Engineering Firm No. F-15085



Bailey Harrington, P.E.  
Market Leader, Austin



14 APR 21



Subject Tract



Base Map

CASE#:SP-2015-0430C.SH(XT2)  
LOCATION:8601 WEST GATE BLVD W/BLDGS



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