

ZONING AND PLATTING COMMISSION SITE PLAN EXTENSION REVIEW SHEET

CASE NUMBER: SP-2008-0324C(XT3) **ZAP HEARING DATE:** April 5, 2022

PROJECT NAME: Tech.Ridge Section One

ADDRESS OF SITE: 13301 Center Lake Drive

COUNCIL DISTRICT: 7

WATERSHED: Walnut Creek (Suburban)

JURISDICTION: Full Purpose

APPLICANT/ Centerstate 99, Ltd.
OWNERS: 300 W 6th Street, Suite 1900
Austin, TX 78701

(512) 852-7406

VHRMR Austin Ltd.
10370 Richmond Avenue, Ste. 150
Houston, TX 77042

(713) 267-5800

AGENT: Civiltude Engineers & Planners, Nhat Ho (512)761-6161
5110 Lancaster Court
Austin, TX 78723

CASE MANAGER: Rosemary Avila (512) 974-2784
rosemary.avila@austintexas.gov

EXISTING ZONING: LI- PDA

PROPOSED DEVELOPMENT:

The applicant is requesting a three-year extension to a previously approved site plan. The proposed development remaining on the site includes a hotel (4- story, 59,699 sq ft) and a restaurant (1-story, 5,109 sq ft) with associated site improvements.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from March 1, 2022 to March 1, 2025 based on LDC Section 25-5-62(C) and (D) (code sections provided below).

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 LI-PDA, Light Industrial- Planned Development Area. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The utilities and infrastructure for the site have been constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

02/27/2009 Site Plan administrative approval, permit expiration 02/27/2012
 02/26/2013 One year extension administrative approval, permit expiration 02/27/2013
 09/03/2013 Five year extension Zoning and Platting Commission approval, permit expiration 02/27/2018
 11/20/2018 Three year extension Zoning and Platting Commission approval, permit expiration 02/27/2021

**Mayor's COVID 19 Orders extended permit expiration dates to 03/01/2022.

PROJECT INFORMATION

SITE AREA	356,364 sq ft	8.18 acres
EXISTING ZONING	LI-PDA	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	1:1	0.45:1
BUILDING COVERAGE	75%	14.1%
IMPERVIOUS COVERAGE	80%	62.3%
PARKING	276	337

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LI-PDA	Hotel & Restaurant
<i>North</i>	LI-PDA	Multifamily
<i>South</i>	Parmer Lane	----
<i>East</i>	LI-PDA	Drainage (Regional Pond)
<i>West</i>	Center Lake Drive	---

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Center Lake Drive	90 feet	Approx. 60'	Collector
E Parmer Lane	200 feet	123 feet (with median)	Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

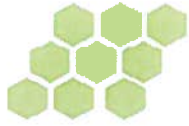
North Growth Corridor Alliance

SEL Texas

Sierra Club, Austin Regional Group

TechRidge Neighbors

Yager Community



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

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Phone 512 761 6161
Fax 512 761 6167
info@civiltude.com
www.civiltude.com

February 24, 2021

Mr. Andrew Linseisen, P.E.
City of Austin Development Service Department
505 Barton Spring Road
Austin, Texas 78704

Re: Engineer's Summary Letter to accompany Site Plan Extension Application
SP-2008-0324C(XT4) tech.ridge section one

Dear Andy,


Enclosed is the Site Plan Extension application for tech.ridge section one permit SP-2008-0324C(X4). The project was submitted on June 30, 2008, the permit was issued on February 27, 2009 and was most recently granted a 3-year extension by the Zoning and Platting Commission on January 7, 2019 and is set to expire on February 27, 2021. The project consisted of two hotels, an office building and a restaurant to be developed in four phases. One hotel was constructed as Phase 1A and the office building, Phase 3, was replaced by an apartment project under a separate permit, SP-2016-0217C, and is constructed. The second hotel, Phase 1B, is currently being designed and the restaurant, Phase 2, has not been designed. Therefore, the owner is requesting a 3-year extension on the last two phases of the permit due to market conditions. The utility infra-structure for the remaining phases has been constructed. Whereas two of the four phases have been constructed, and the infra-structure (water, access drives, stormwater management facilities) has been constructed, the permits meets the requirement for an extension per LDC 25-5-62 (D)(2)(c)(i) and (ii).

The 4.40-acres remaining phases are comprised of two legal lots, Lot 1A and Lot 2A, Block A, Tech.ridge Section One. This property is zoned LI-PDA, Light Industrial, Planned Development Agreement. The limit of construction of the remaining phases is 4.1 acres. There are no trees 8-inch or larger on the site since it was previously Austin Executive Airpark prior to the redevelopment as tech.ridge sections one through 4.

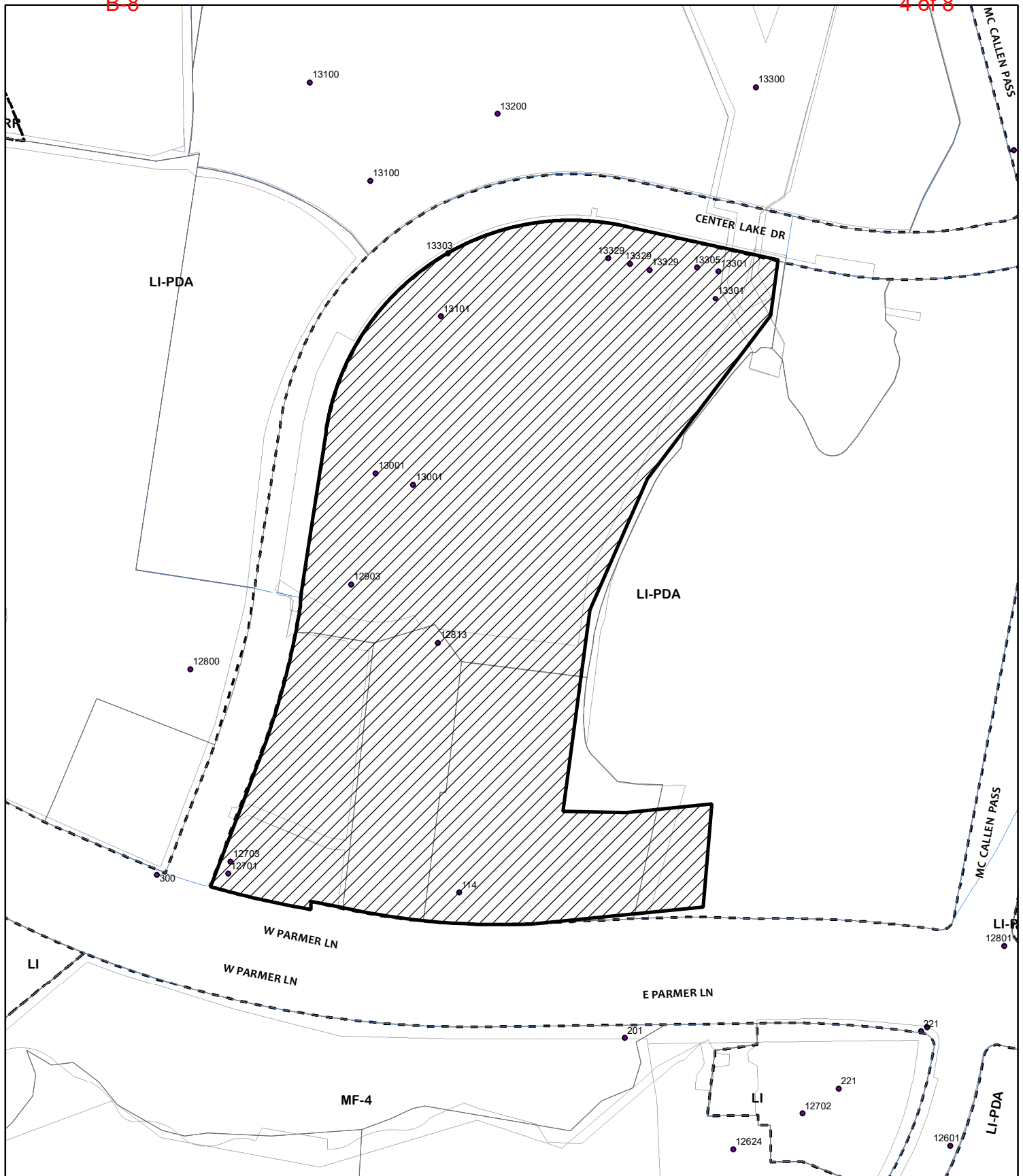
The property is located in Walnut Creek Watershed, classified as a suburban watershed and is not located in the Edwards Aquifer Recharge Zone. No portion of the property is within a 100-year floodplain. Lot 2-A will drain to several inlets and tie into a storm drain under the access drive, then be conveyed to the McCallen Pass Regional Wetpond. Lot 1-A will drain to an inlet on the southwest corner of the lot and tie into the storm drain in Center Lake drive, which is conveyed to a stormwater management pond west of the roadway. Water and wastewater service to the site will be provided by the City of Austin. There is an existing wastewater stub on the northeast corner of the Lot 2-A and an existing wastewater stub on the southwest corner of Lot 1-A. Water lines stubs were constructed on the public water main that was constructed between the two lots under Phase 1A.

If you have any questions, please do not hesitate to contact me at 512-761-6161.

Sincerely,


James M. Schissler, P.E.
Vice President





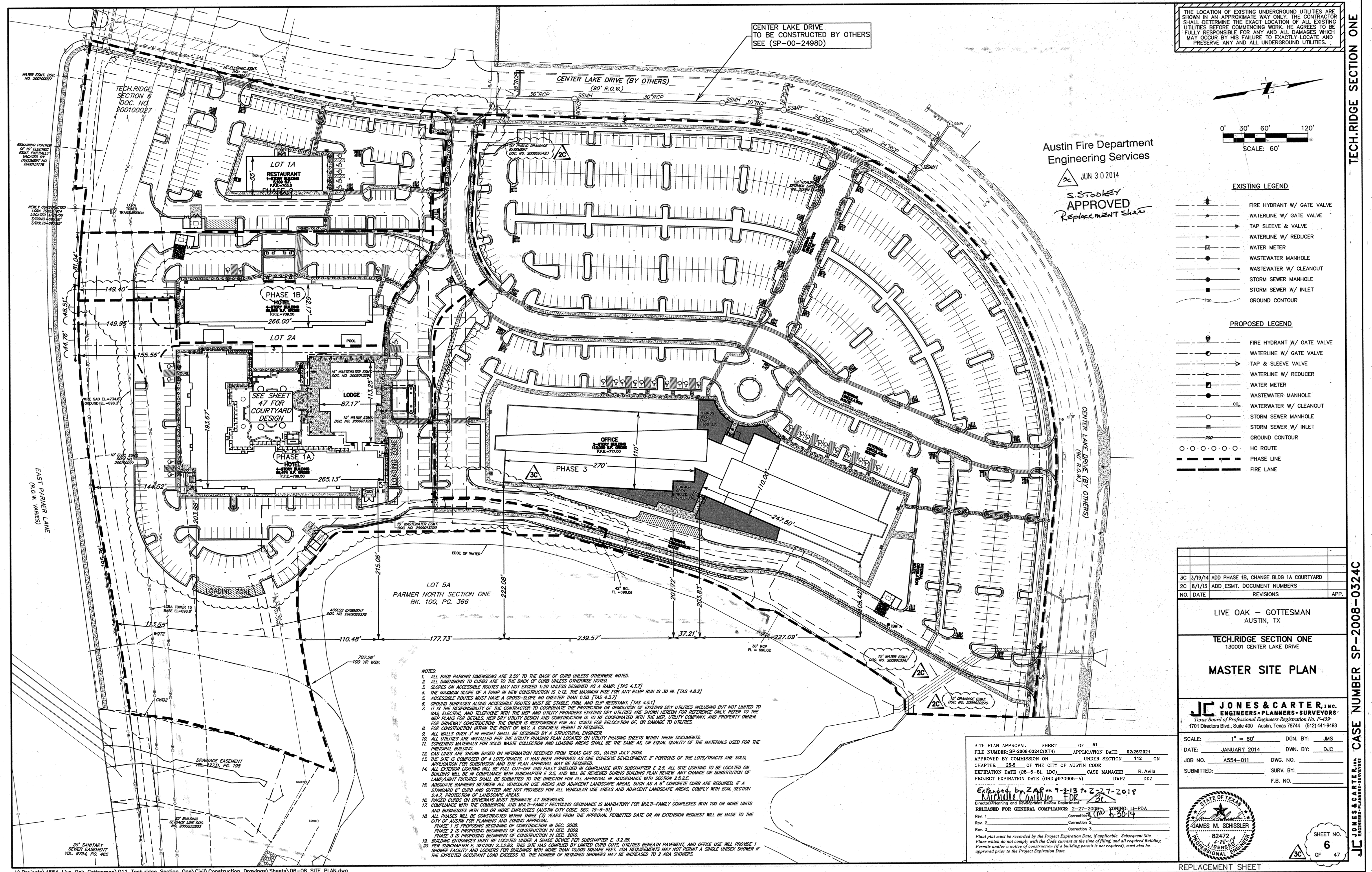
CASE#: SP-2008-0324C(XT4)
 ADDRESS: 13301 Center Lake Drive
 CASE NAME: Tech.Ridge Section One
 MANAGER: Rosemary Avila

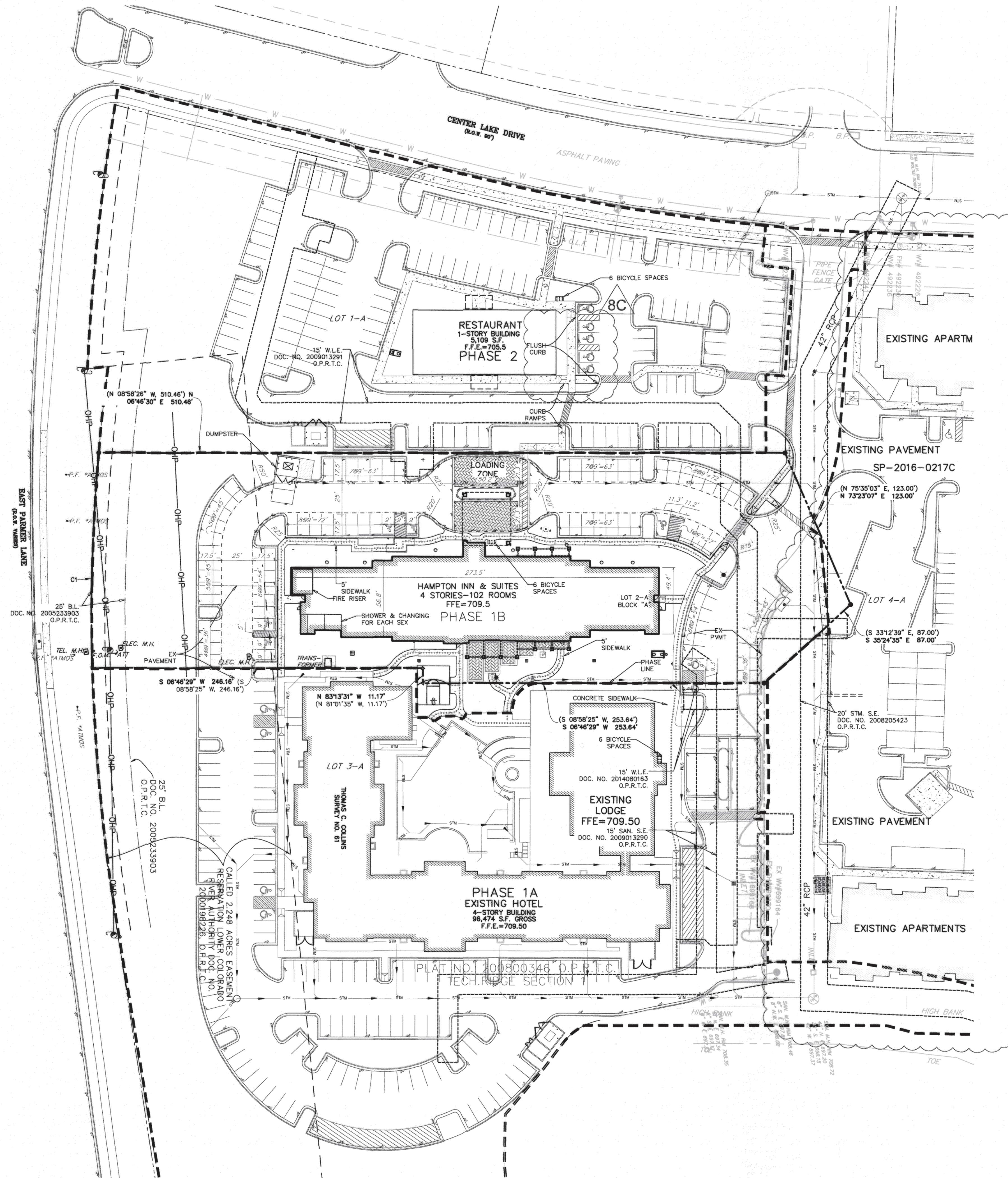


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: R. Avila





8C

EXISTING LEGEND	
	HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	WASTEWATER W/ MANHOLE
	WASTEWATER W/ CLEANOUT
	STORMLINE W/ MANHOLE
	STORMLINE W/ CURB INLET
	GROUND CONTOUR
PROPOSED LEGEND	
	HYDRANT W/ GATE VALVE
	WATERLINE W/ GATE VALVE
	WASTEWATER W/ MANHOLE
	WASTEWATER W/ CLEANOUT
	STORMLINE W/ MANHOLE
	STORMLINE W/ CURB INLET
	GROUND CONTOUR
	ELECTRIC LINE
	GAS LINE
	ACCESSIBLE ROUTE
	FIRE LANE
	PHASE LINE



BC	10/30/18	UPDATE PHASE 1A & ADJACENT LOT	
7C	8/8/18	ADD SHOWER CHANGE LOCATION 1B	
6C	5/30/18	REMOVE PHASE 3, PERMITTED SEPARATELY	
3C	3/19/14	ADD PHASE 1B, SHOW FIRE LANE	
2C	8/1/13	ADD ESMT DOCUMENT NUMBERS	
NO.	DATE	REVISIONS	APPROVAL

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TECH RIDGE SECTION ONE
130001 CENTER LAKE DR, AUSTIN TX 78753

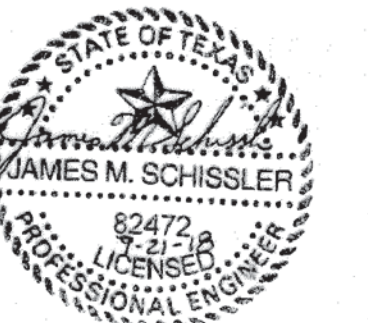
PHASE 1 SITE PLAN



CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER COURT, AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1" = 40'
JOB NO: A334
DGN BY: JMS
DWN BY: MAA
RVW BY: JMS



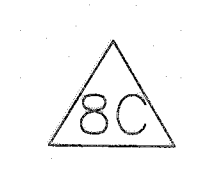
SITE PLAN APPROVAL SHEET OF 51
FILE NUMBER: SP-2008-0324C(KT4) APPLICATION DATE: 02/28/2021
APPROVED BY COMMISSION ON UNDER SECTION 112 ON
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER R. Avila
PROJECT EXPIRATION DATE (ORD#970905-A) DWPZ DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: 8/10/2018

Rev. 1 Correction 8
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET NO.
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CIVILTUDE
ENGINEERS & PLANNERS

5110 LANCASTER COURT,
PHONE 512 761 6161

AUSTIN, TX 78723
FAX 512 761 6167

FIRM REG # F12469
INFO@CIVILTUDE.COM

STATE OF TEXAS
JAMES M. SCHISLER
82472
9-21-18
LICENSED
PROFESSIONAL ENGINEER

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