

constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

12/09/2016 Site Plan administrative approval, permit expiration 12/09/2019

12/09/2019 One year Site Plan Extension administrative approval, permit expiration 12/09/2020

03/06/2020 Mayor's Executive COVID Orders Permit Extension, permit expiration 03/01/2022

PROJECT INFORMATION

SITE AREA	252,922 sq ft	5.81 acres
EXISTING ZONING	N/A (Site is within ETJ)	
	Allowed	Proposed
BUILDING COVERAGE	65%	4.09%
IMPERVIOUS COVERAGE	65%	28.99%
PARKING	-	162 spaces

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	N/A (Site is within ETJ)	Commercial
<i>North</i>	SF-2 and GR-CO	Undeveloped, Residential and Commercial
<i>South</i>	N/A	Commercial
<i>East</i>	GR	Commercial
<i>West</i>	I-RR	Commercial and Residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Menchaca Road	120 feet	93 feet	Suburban / Corridor Mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Bauerle Ranch Owners Association, Inc.

Friends of Austin Neighborhoods

Onion Creek HOA

Palomino Park HOA

Save Our Springs Alliance

Sierra Club, Austin Regional Group

Slaughter Lane Neighborhood Assn.

South Austin Neighborhood Alliance (SANA)

TNR BCP - Travis County Natural Resource



May 14, 2022
City of Austin
Development Services Department
505 Barton Springs Rd., 4th Floor
Austin, TX 78704

RE: Request for Site Plan Extension on Indian Roller: SP-2016-0170D

Please accept this request for a Site Plan Extension (Commission Extension) for the above referenced project. A one-year extension was previously approved from 12/9/19 to 12/9/20. The mayor then extended all expiration dates to 12/31/2021, and subsequently to 03/01/2022.

The project **Indian Roller** is located at **10006 Manchaca Rd., Austin, Texas** and is permitted as a bar/lounge in the ETJ (Extra Territorial Jurisdiction). The site plan was approved by Case Manager Joydeep Goswami on December 09, 2016. All flatwork, wet utility, and drainage/water quality work has been completed in congruence with the approved plan set.

There have been construction delays through the pandemic and because the owner has decided to remove the planned concert building in favor of adding covered outdoor seating and small bars to service these areas, as well as some additional parking. A correction to reflect these changes on the site plan was submitted October 28, 2021. Following the correction submittal, this site plan extension was filed on November 11, 2021, to formally request a 3-year extension from the Planning Commission as per the attached memorandum of our original extension, as we understood that the construction work associated with the correction was not going to be completed prior to December 31, 2021, and subsequent March 1, 2022, site plan expiration date.

The site plan correction was approved on January 13, 2022, and the site plan extension was approved for the June 7, 2022, commission agenda.

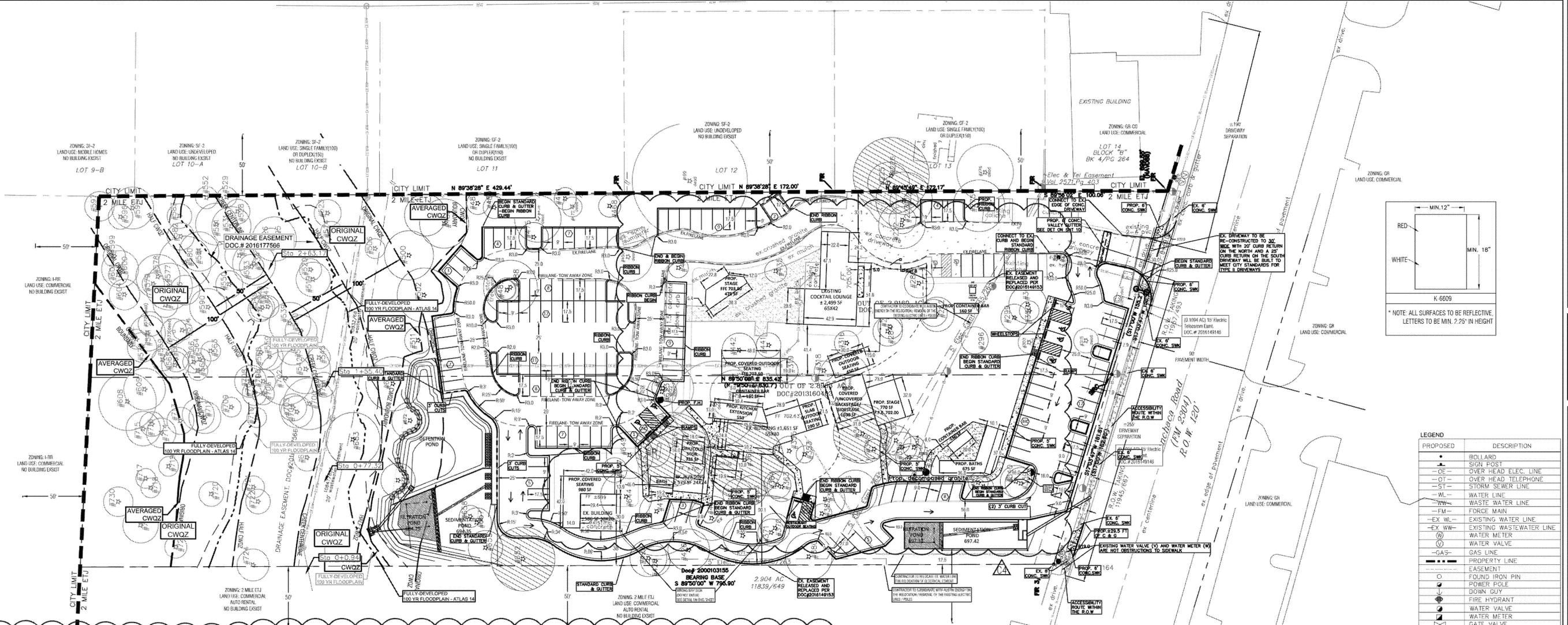
Your expeditious review of this extension request is appreciated. If you have any questions or comments, please contact our office at 512-306-0018.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hunter Shadburne", is written over a light blue horizontal line.

Hunter Shadburne, P.E, President
Austin Civil Engineering, Owners Representative





INDIAN ROLLER 2 STORY STEEL & WOOD FRAME STRUCTURE
 Land Use Table Zoning: 2-MILE ETJ Allowable Proposed
 Area (SF) = 282,922 (Sq. ft)

Max. Building Height	35'	30'	6,030
Max. Stories	2	2	10,349
Max. Build. Coverage	65%	4.09%	10,349
Max. Imp. Coverage	65%	28.99%	73,315

INDIAN ROLLER

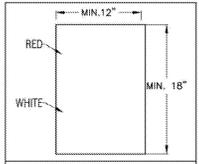
Impervious Cover Table:	per Watershed		Existing		Proposed Removed		Proposed		Total Proposed and Existing	
	Gross Site Area =	65% ALLOWABLE	TOTAL Sq. ft.	%	TOTAL Sq. ft.	%	TOTAL Sq. ft.	%	TOTAL Sq. ft.	%
Buildings (measured at overhangs) =	252,922 sf	164,400 sf	5,317	2.10%	998	0.39%	6,030	2.38%	10,349	4.09%
Parking and Drives =	5,806 ac	3,774 ac	8,317	3.29%	6,131	2.42%	57,104	22.58%	59,290	23.44%
Sidewalk/other =			1,390	0.55%	377	0.15%	2,663	1.05%	3,676	1.45%
Total Proposed Impervious Cover =			15,024	5.94%	7,506	2.97%	65,797	26.01%	73,315	28.99%
			0.345 Acres		0.172 Acres		1.510 Acres		1.683 Acres	

INDIAN ROLLER PARKING PROVIDED

Regular Spaces Prop 9' x 17.50'	153
HC Regular Spaces Prop 9' x 17.50'	7
HC Regular Spaces Existing	2
TOTAL SPACES PROVIDED	162

TREE LIST

NO#	SIZE	TYPE
199	34"/26"	Live Oak (dead)
222	10"/9"/8"	Live Oak
223	11"	Live Oak
224	23"	Live Oak
225	17"	Live Oak
226	31"	Live Oak (HERITAGE)
275	21"	Live Oak
276	23"	Live Oak (dead)
280	12"	Pecan
281	11"	Live Oak
282	14"	Live Oak
283	10"	Live Oak
284	12"	Live Oak
294	4"/6"/11"	Live Oak (REMOVE)
295	8"	Live Oak (REMOVE)
296	11"	Live Oak
297	8"	Live Oak (REMOVE)
298	10"	Live Oak (REMOVE)
299	11"	Live Oak
300	8"	Live Oak
301	9"/11"	Live Oak
302	7"/9"	Chinaberry (REMOVE)
303	9"	Live Oak (dead)
315	10"	Pecan
317	12"	Live Oak (REMOVE)
318	8"	Live Oak
319	9"	Pecan
321	14"/13"	Live Oak (dead)
324	9"	Elm (REMOVE)
325	11"	Cedar (REMOVE)
326	12"	Cedar
327	12"	Cedar
328	6"/8"	Spanish Oak (REMOVE)
329	11"	Elm (REMOVE)
331	10"/7"/7"/5"/5"	Cedar (REMOVE)
332	14"	Elm (REMOVE)
333	10"	Spanish Oak (REMOVE)
334	8"/8"/8"/8"/6"	Cedar (REMOVE)
335	13"	Cedar (REMOVE)
336	11"	Cedar (REMOVE)
337	12"/12"	Cedar (REMOVE)
338	8"	Live Oak (REMOVE)
339	13"	Elm
340	12"	Pecan
341	8"	Elm (REMOVE)
342	8"	Elm (REMOVE)
343	9"/9"/8"/7"	Cedar (REMOVE)
344	13"	Elm (REMOVE)
346	18"	Elm
348	8"	Elm
349	24"	Live Oak (HERITAGE)
350	9"	Hackberry (REMOVE)
353	7"	Magnolia
354	16"	Elm
355	12"	Pecan
356	11"	Live Oak
357	12"	Live Oak
358	12"	Live Oak
359	12"	Live Oak
360	12"	Live Oak
361	12"	Live Oak
362	12"	Live Oak
363	18"/18"/10"	Live Oak(HERITAGE)
370	12"	Live Oak
371	11"	Live Oak
372	16"	Elm
373	12"	Elm (REMOVE)
380	19"	Elm
382	8"	Chinaberry
414	14"	Spanish Oak
423	18"	Elm
424	10"	Live Oak (REMOVE)
425	9"	Live Oak (REMOVE)
426	11"	Live Oak
427	12"	Live Oak
428	15"	Live Oak
435	9"	Tallow
438	13"	Pecan (REMOVE)
439	10"	Live Oak (REMOVE)
441	10"	Pecan
442	14"	Pecan
443	8"	mystery tree (REMOVE)
444	10"	Cedar (REMOVE)
446	8"	mystery tree ?
455	20"	Live Oak (dead)
464	18"	Elm (REMOVE)
468	9"	Cedar
469	9"	Cedar (REMOVE)
471	9"	Cedar
472	8"	Live Oak (dead)
475	12"	Elm
477	9"/7"/5"	Cedar (REMOVE)
478	9"/9"	Cedar (REMOVE)
479	10"/9"	Cedar (REMOVE)
480	9"	Cedar
482	9"	Cedar
484	10"/7"/7"	Cedar
485	20"	Live Oak
488	22"	Live Oak
489	10"	Live Oak
490	20"	Live Oak
500	22"	Live Oak
506	8"	Cedar
511	11"	Cedar
519	14"	hackberry
520	9"	hackberry
523	11"	elm
524	9"	elm
525	18"	elm
526	11"	chinaberry
528	10"	Cedar
529	8"	hackberry
531	15"	elm
532	12"	elm
533	10"	elm
534	12"/11"	elm
539	17"	elm
540	13"	elm
541	13"	elm
542	8"/16"	Cedar
545	9"	elm
547	9"	elm
548	10"	elm
549	10"	elm
550	11"	elm
551	17"	elm
552	9"	Cedar
559	11"	elm
560	14"	elm
563	8"	elm
564	9"	elm
565	8"	live oak
566	9"	live oak
567	10"	live oak
568	11"	live oak
569	9"	Cedar
570	9"/6"	Cedar
571	10"/9"	Cedar
574	10"	Cedar
577	19"	live oak
578	18"	live oak
579	9"	Cedar
580	11"/11"/10"	live oak
581	8"/12"	elm
582	11"	chinaberry
583	10"	chinaberry
589	15"	elm
595	17"	Cedar
596	10"	Cedar
597	12"	live oak
599	9"	hackberry
600	10"/10"	live oak
601	8"	live oak
602	8"	Cedar
604	9"/7"	Cedar
608	9"/8"/8"/7"/6"	Cedar
609	11"/6"/6"	Cedar
614	13"	Cedar
616	30"	live oak (HERITAGE)
618	35"	live oak (dead)
619	20"	live oak (dead)
621	9"	hackberry
622	23"	live oak (dead)
623	8"/7"	ligustrum
638	8"/8"/8"/5"	hack berry
639	9"	hack berry (REMOVE)
641	13"	Cedar (REMOVE)
642	9"	live oak (REMOVE)
643	10"	elm (REMOVE)
644	21"	live oak
647	10"	live oak
649	8"/6"/6"/5"/5"	Cedar
652	11"/11"/11"/11"	live oak(HERITAGE)
653	10"/10"	Cedar
654	10"	Cedar (REMOVE)
655	10"	Cedar (REMOVE)
656	12"	Cedar (REMOVE)
657	12"	elm
658	9"	elm (REMOVE)
659	8"	elm (REMOVE)
660	8"/8"/8"	Cedar (REMOVE)
663	10"/9"/7"	Cedar (REMOVE)
664	10"/7"	Cedar (REMOVE)
668	8"	elm (REMOVE)
669	11"	elm (REMOVE)
671	12"/11"	elm
672	15"	live oak (REMOVE)
677	14"	elm (REMOVE)
683	22"	elm
690	11"	hackberry
700	21"	live oak
701	10"	hackberry
702	22"	elm
703	11"	elm
704	13"	elm
705	10"	elm
709	9"	elm
707	10"	elm
708	13"	elm
709	8"	elm
710	8"	Cedar
711	13"	elm
712	13"	elm
713	11"	elm
714	12"	elm
715	8"/7"/6"	Cedar
716	8"/4"	Cedar
717	8"	elm
718	8"	elm
719	8"	Cedar
720	10"	Cedar
721	9"	elm
722	10"	Cedar
724	13"	live oak
727	9"	Cedar
729	8"/8"/5"	Cedar
730	12"	mesquite
913	10"/9"	hackberry (REMOVE)
914	8"	elm (REMOVE)



* NOTE: ALL SURFACES TO BE REFLECTIVE LETTERS TO BE MIN. 2.75" IN HEIGHT

INDIAN ROLLER

10006 MANCHACA RD
AUSTIN, TEXAS 78748

APPROVED
DATE: 01/11/22

REVISIONS

REV#	DATE	DESCRIPTION
1	01/11/22	ISSUE FOR PERMITTING

ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNERS/DEVELOPERS EXPENSE.

NOTES UNLESS OTHERWISE SPECIFIED:
 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.

APPROVED
DATE: 01/13/2022

OVERALL SITE PLAN
6 of 19

AUSTIN CIVIL ENGINEERING, INC.
 TYPE FIRM # F-001018
 9501 B MANCHACA RD, SUITE 220
 AUSTIN, TX 78748
 PH: (512) 306-0018

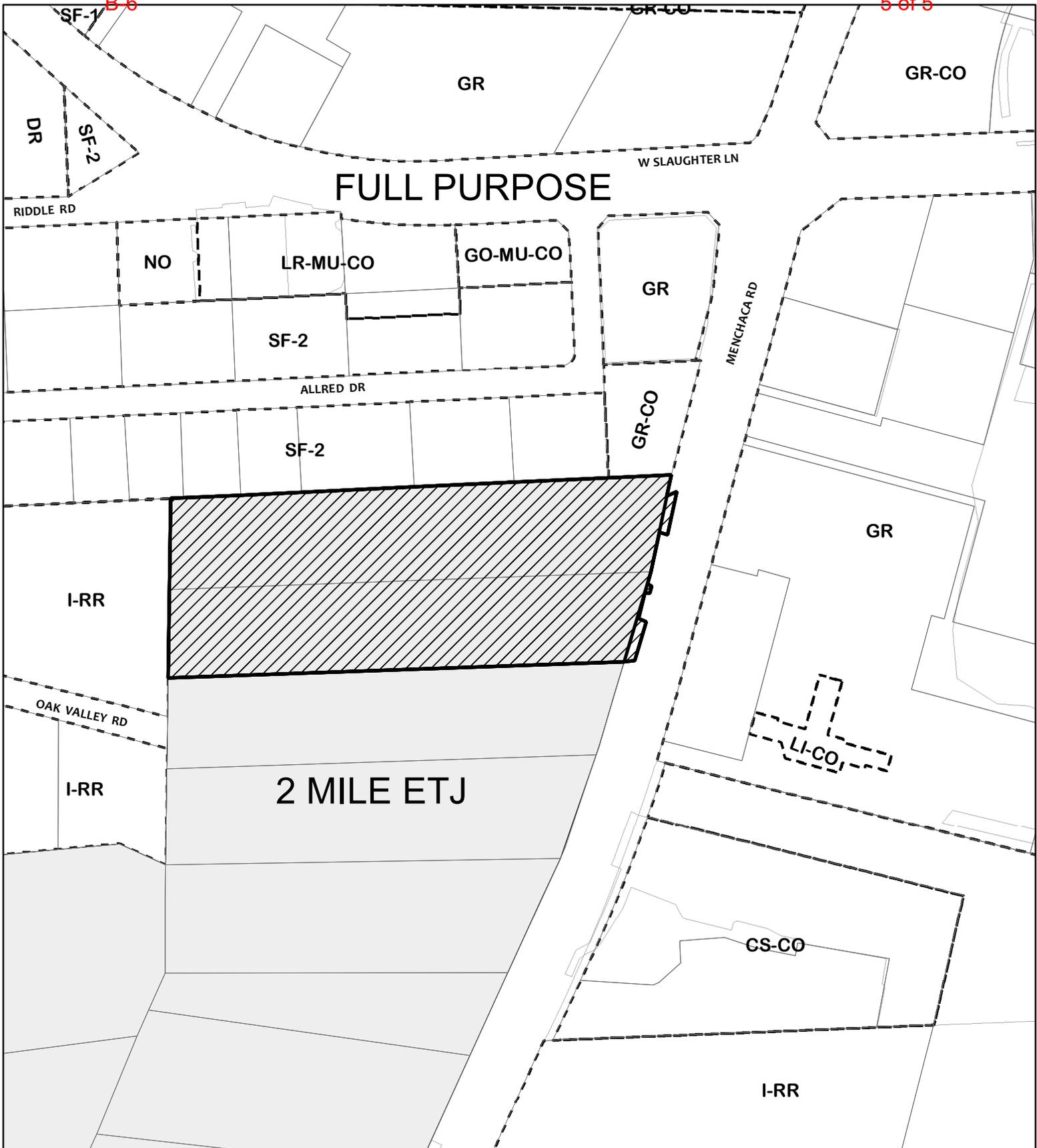


INDIAN ROLLER
 10006 MANCHACA RD
 AUSTIN, TEXAS 78748

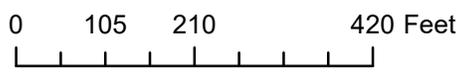
APPROVED BY:

DATE:	01/11/22
SCALE:	

OVERALL SITE PLAN
6 of 19



CASE#: SP-2016-0170D(XT2)
 ADDRESS: 10006 MANCHACA RD
 CASE NAME: Indian Roller
 MANAGER: Zack Lofton



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.