



# City of Austin

## Recommendation for Action

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**File #:** 25-0039, **Agenda Item #:** 92.

1/30/2025

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### **Posting Language**

Conduct a public hearing and consider an appeal by Marcus Shaftel, Louise Roholt, Lakewood Club, Northwest Austin Civic Association, The Bull Creek Foundation, Lake Austin Collective, and Save Our Springs Alliance of the Zoning and Platting Commission's decision to approve a site plan for North Trails Office Park in the Loop 360 Hill Country Roadway Corridor, located at 6601 North Capital of Texas Highway (SPC-2023-0357C). Funding: This item has no fiscal impact.

### **Lead Department**

Development Services Department.

### **Fiscal Note**

This item has no fiscal impact.

### **For More Information:**

Christine Barton-Holmes, Program Manager, (512) 974-2788; Randy Rouda, Planner Senior, (512) 974-3338; Keith Mars, Assistant Director, (512) 466-4598.

### **Council Committee, Boards and Commission Action:**

December 17, 2024 - Site Plan approved by Zoning and Planning Commission.

### **Additional Backup Information:**

On December 17, 2024, the Zoning and Platting Commission approved the North Trails Office Park site plan, located in the Loop 360 Hill Country Roadway Corridor. The applicant proposes to construct a three-story office building with associated improvements on 10.11 acres. The site is located within the Moderate Intensity Zone of the Loop 360 Hill Country Roadway Corridor.

Under Section 25-5-147 (C) (*Action by the Land Use Commission*), the Land Use Commission is required to approve a site plan for development in a Hill Country Roadway Corridor if the Land Use Commission determines that the proposed development complies with the requirements of this title.

Interested parties Marcus Shaftel, Louise Roholt, Lakewood Club, Northwest Austin Civic Association, The Bull Creek Foundation, Lake Austin Collective, and Save Our Springs Alliance are appealing the Zoning and Platting Commission's decision to approve the North Trails Office Park site plan for the reasons described in their appeal submissions.

Staff recommends denial of the appeal. The site plan complies with all applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All pertinent comments have been cleared. All administrative requirements will be met prior to site plan release.