



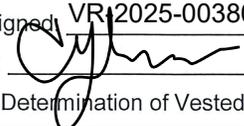
Project Review Form (PRF) Statement of Applicable Codes

This completed form must accompany all applications for site plan or subdivisions

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For Office Use Only — See *Vested Rights Determination (if applicable)* for additional information

File # Assigned: VR12025-0038000 Date Filed: 10/2/2025 Original Application Vesting Date: N/A - SEE FINDINGS

Signature:  Date: 10/13/2025

Director's Determination of Vested Rights (select one): Not Applicable Approved Denied

Proposed Project Name: 8201 Longview Road

Address/Location: 8201 & 8203 Longview Road, Austin, Texas 78745

Legal Description: Lot B & Lot C Resubdivision No.1 of the E. E. Cameron Subdivision

- A. **Current Land Development Code.** Application is subject to generally applicable land use and development regulations established in the current Land Development Code (Title 25/30), including any applicable zoning overlays, conditions and administrative rules.

*** NOTE: If "A" is checked above, proceed to the signature block at the bottom.

- B. **Special Council-Approved Ordinance or Development Agreement.** Application is subject to regulations included in a Council-approved ordinance or development agreement, such as a Planned Unit Development (PUD), Planned Development Agreement (PDA), regulating plan, or other ordinance specific to the property or areas covered by the ordinance. Applicable regulations are as specified in the ordinance or development agreement.

- C. **Vested Rights Claimed.** Application is subject to a version of the Land Development Code, or other applicable development regulations, in effect prior to the date of the application based on a claim of vested rights under state law. This includes rights asserted under Chapter 245 of the Texas Local Government Code or a Council-approved settlement agreement resolving litigation.

***NOTE: If "C" is checked, complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.

Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases			
Preliminary Subdivision			
Final Subdivision Plat	Permit:1988-000084 C8; Ref: C8-88-0084.0A	09/12/88	03/21/89
Site Plan/Development Permit			

Proposed Project Application (select one): Preliminary Subdivision Final Plat Site Plan Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories): Single-Family/Duplex: _____

Townhouse/Condo/Multifamily: 2.70 Office: _____ Commercial: _____ Industrial/R&D: _____ Other (specify): _____

Total acreage: 2.70 Watershed: South Boggy Creek Watershed Class: Suburban Watershed

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to protect critical/significant recharge features.

Property Owner/Agent Printed Name: Issac Navarro Phone: 512-312-4336

Signature:  Date: 10/08/25



City of Austin
Development Services Department
P.O. Box 1088, Austin, Texas 78767

VESTED RIGHTS DETERMINATION

Findings

This determination is made under City Code 25-1-541 in response to a claim that the project identified below is vested to earlier regulations and entitled to be reviewed under those regulations. The determination may be reconsidered once at the request of the applicant.

Project Name: 8201 LONGVIEW ROAD

Address: 8201 & 8203 LONGVIEW RD

Case No. VR-2025-0038000

Date of Application: 10/2/2025

Date of Determination: 10/13/2025

Signature: _____ Date: 10/13/2025

See "Grounds for Determination" (reverse) for a summary of the most common grounds for approval or denial. Additional grounds may also apply.

(x) APPROVED
Vesting Date: N/A – SEE FINDINGS

Findings: Per TxLGC Chapter 245.002(2)(d) this project is entitled to take advantage of the plat note establishing the applicable impervious cover limits and water quality control requirements to be those adopted with the Comprehensive Watersheds Ordinance, No. 860508-V. With the exception of these water quality and impervious cover requirements, this project is subject to all other provisions of Current Code.

GROUNDS FOR DETERMINATION

In general, the evaluation of a vested rights claim is based on comparing (1) the development that is now being proposed, and (2) an original project for which fair notice was provided to the City of Austin, usually in the form of a permit application. If these two are linked together as a single and continuous project, then all permits for the project are vested (i.e., “grandfathered”) to the older regulations in effect on the date that the first application for the project was submitted. A permit may not be entitled to vested rights, however, if it is for a different project or if the original project has expired or become dormant. The following is a summary of the most common grounds for approval or denial of vested rights claims.

APPROVAL:

ONGOING PROJECT: *Development now being proposed would initiate, continue, or complete a project for which vested rights are claimed and for which fair notice was provided to the City of Austin. The project remains active and has not expired or become dormant.*

OTHER: *Development now being proposed is subject to earlier regulations based on other grounds, such as entitlements under common law, a development agreement, or a special city enactment unique to the project.*

DISAPPROVAL:

NEW PROJECT: *Development now being proposed is not an initiation, continuation, or completion of the original project for which vested rights are claimed. Not every deviation will prevent subsequent vesting, but significant changes in use or in the scale or intensity of a project may result in a New Project determination.*

CHANGE OF PROJECT: *Development has already occurred which differs from the original application to such an extent that it would constitute a New Project if proposed today. Not every deviation is sufficient to change a project. However, a prevalence of actual build-out that materially differs from an original project breaks the “series of permits” required to establish vested rights to an initial application and will result in a Change of Project determination.*

PROJECT COMPLETE: *Development has already occurred that is sufficient to establish the uses shown on the original application for the project. Once a project is complete, further development must comply with current regulations and cannot vest back to the original application.*

NO FAIR NOTICE: *The original application for which vested rights are claimed does not provide “fair notice” of a project or was not submitted to the City of Austin.*

DORMANT PROJECT: *The project is vested to a permit that doesn’t have an expiration date and for which no progress towards completion has been made as specified under City Code 25-1-554 (Dormant Projects).*

PROJECT EXPIRATION: *Either: (1) all permits for the project have expired; or (2) for a project begun after June 23, 2014, the project was not completed or kept active prior to the expiration dates established under City Code 25-1-552 (Expiration of Projects Begun on or After June 23, 2014).*

INSUFFICIENT INFORMATION: *Vested Rights Petition submitted by applicant does not include required information necessary to determine whether project is entitled to vested rights*