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**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

CASE NUMBER: SP-2009-0145C(XT2) **PLANNING COMMISSION**
HEARING DATE: September 23, 2014

PROJECT NAME: Rago Enterprises

ADDRESS: 3705 Bluestein Drive

APPLICANT: Rago Enterprises, LLC
5610 FM 2218
Richmond, TX 77469

AGENT: Thrower Design
PO Box 41957
Austin, TX 78745

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

PROPOSED DEVELOPMENT:

The applicant is requesting a second extension of 3 years to a previously approved site plan. The proposed development consists of an office/warehouse building (5,100 square feet), a storage yard (12,328 square feet) with associated drives, parking, and drainage pond.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the second extension to May 13, 2017 based on LDC Section 25-5-62(C)(1)(c)– The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy or the applicant has constructed a significant portion of the infrastructure required for the development of the original site plan.

The 3 year extension is needed in order for the applicant to obtain the building permit. The water/ wastewater utilities and detention pond have been constructed.

The site plan complies with all requirements of the Land Development Code when it was approved on May 13, 2010.

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PROJECT INFORMATION

| | | |
|--------------------------------|-----------------------------------|-----------------------|
| SITE AREA | 51,277 sq. ft. | 1.249 acres |
| EXISTING ZONING | LI-NP | |
| WATERSHED | Walnut Creek | |
| WATERSHED ORDINANCE | Comprehensive Watershed Ordinance | |
| TRAFFIC IMPACT ANALYSIS | TIA not required | |
| CAPITOL VIEW CORRIDOR | NA | |
| PROPOSED ACCESS | Bluestein Drive | |
| | Allowed/Required | Proposed |
| FLOOR-AREA RATIO | 1:1 | 0.10:1 |
| BUILDING COVERAGE | 75% | 5,100 sq. ft. / 9.95% |
| IMPERVIOUS COVERAGE | 80% | 66% |
| PARKING | 16 | 16 |

SUMMARY COMMENTS ON SITE PLAN:

The applicant intends to complete the construction of the office/warehouse building with the associated parking. Currently the utilities and detention pond have been constructed.

The site plan complies with the MLK-183 Neighborhood Plan and all other code requirements.

COMPATIBILITY

This project is not subject to compatibility standards.

PREVIOUS APPROVALS

July 18, 2013– A one year administrative extension was approved, extending the expiration from May 13, 2013 to May 13, 2014.

EXISTING ZONING AND LAND USES

| | ZONING | LAND USES |
|--------------|---------------|------------------------|
| <i>Site</i> | LI-NP | Office/ Warehouse |
| <i>North</i> | LI-NP | Undeveloped |
| <i>South</i> | LI-NP | Educational (Day care) |
| <i>East</i> | IP-NP | Church |
| <i>West</i> | LI-NP | Undeveloped |

ABUTTING STREETS

| Street | Right-of-Way Width | Pavement Width | Classification |
|-----------------|---------------------------|-----------------------|-----------------------|
| Bluestein Drive | varies | Approx. 60' | Ind. Collector |

NEIGHBORHOOD ORGNIZATIONS:

497- M.E.T.S.A Neighborhood Assn.

972- PODER

1363 SEL Texas

1200- Super Duper Neighborhood Objectors and Appealers Organization

742- Austin Independent School District

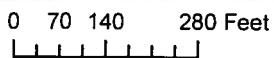
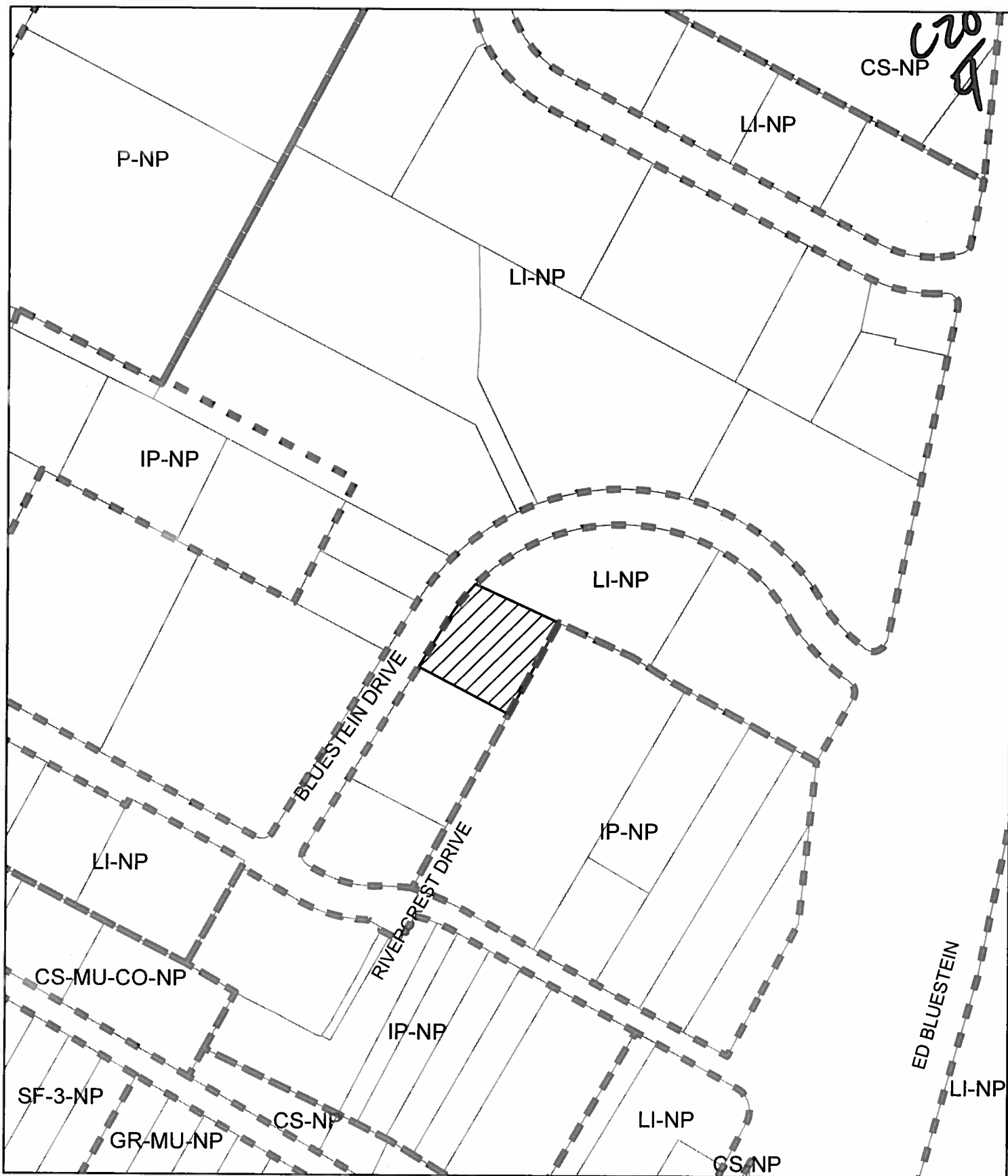
1447- Friends of Emma Barrientos MACC

1113- Austin Parks Foundation

1075- Bike Austin

CV/3

- 511- Austin Neighborhoods Council
- 979- METSA- NIC
- 1197- East MLK Combined Neighborhood Contact Team
- 1424- Preservation Austin
- 1409- Beyond2ndNature
- 1228- Sierra Club, Austin Regional Group
- 1258 Del Valle Community Coalition
- 1224- Austin Monorail Project
- 1215- FRS Property Owners Association
- 1037- Homeless Neighborhood Assn.
- 980- Lincoln Garden Association
- 1213- East MLK Combined Neighborhood Association
- 1340- Austin Heritage Tree Foundation
- 1236- The Real Estate Council of Austin, Inc.
- 1444- East Austin Conservancy
- 1312- Reissig Group



SITE PLAN EXTENSION

CASE NO.: SP-2009-0145C(XT2)
 ADDRESS: 3705 BLUESTEIN DRIVE
 CASE MANAGER: ROSEMARY AVILA



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SP-2009-045C

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SITE PLAN REPLACEMENT SHEET

RAGO ENTERPRISES
3706 BLUESTEIN DR
AUSTIN, TEXAS 78721

Thrower Design
LAND PLANNERS
1004 CANTON BLVD. #200
AUSTIN, TEXAS 78702

AMERICAN DESIGN GROUP
LAND PLANNING AND CONSULTING
10000 N. MOORE
AUSTIN, TEXAS 78751

SITE PLAN APPROVAL
APPROVED FOR THE CITY OF AUSTIN
DATE: 02/13/20
BY: [Signature]
PROJECT: [Project Name]

SITE CALCS

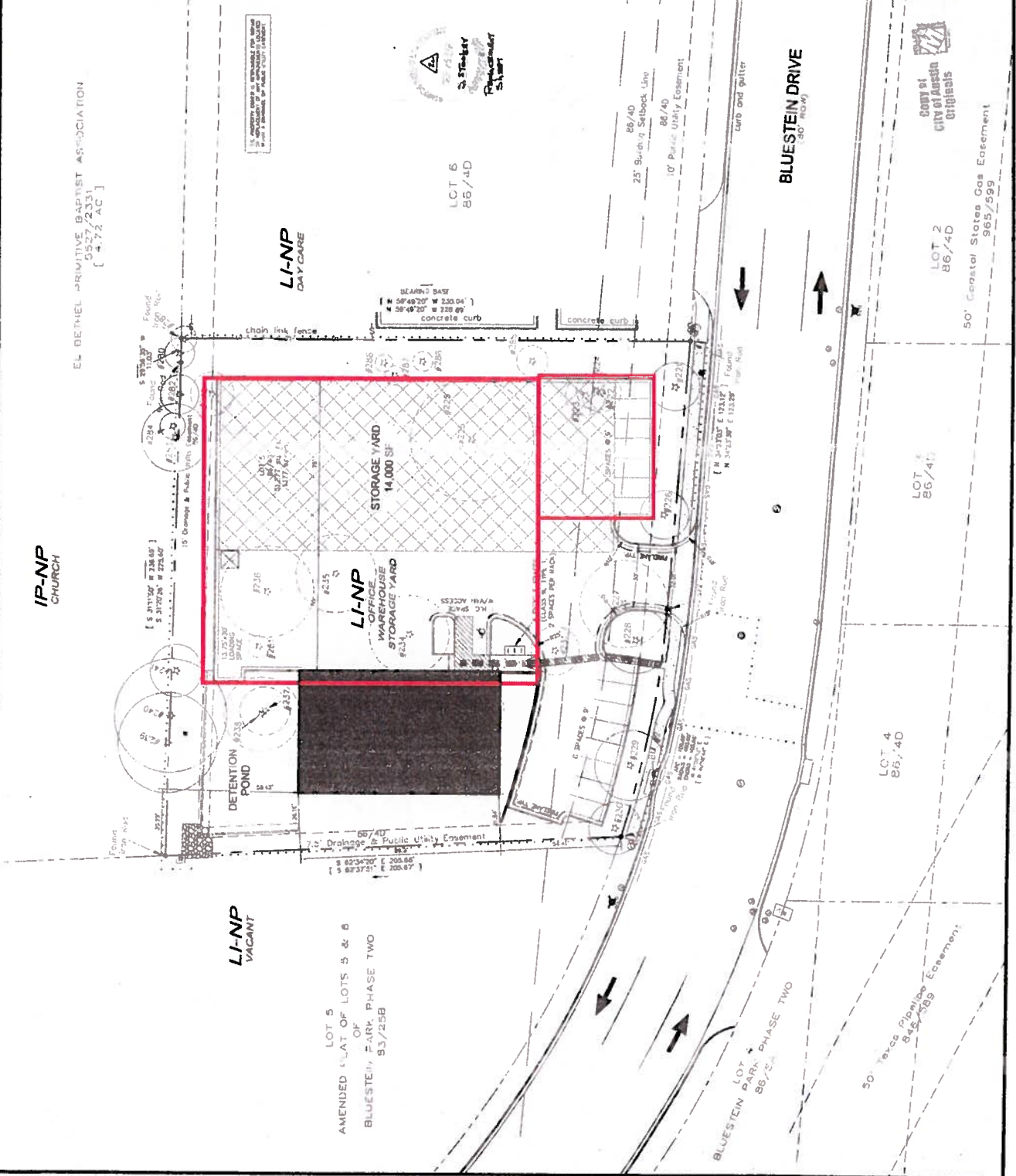
| ITEM | DESCRIPTION | AMOUNT |
|------|-------------------------|-------------|
| 1 | Lot Area | 14,000 SF |
| 2 | Impervious Area | 10,000 SF |
| 3 | Permeable Area | 4,000 SF |
| 4 | Impervious Ratio | 71.4% |
| 5 | Permeable Ratio | 28.6% |
| 6 | Runoff Coefficient | 0.714 |
| 7 | Runoff Volume (1 inch) | 10,000 gal |
| 8 | Runoff Volume (2 inch) | 20,000 gal |
| 9 | Runoff Volume (3 inch) | 30,000 gal |
| 10 | Runoff Volume (4 inch) | 40,000 gal |
| 11 | Runoff Volume (5 inch) | 50,000 gal |
| 12 | Runoff Volume (6 inch) | 60,000 gal |
| 13 | Runoff Volume (7 inch) | 70,000 gal |
| 14 | Runoff Volume (8 inch) | 80,000 gal |
| 15 | Runoff Volume (9 inch) | 90,000 gal |
| 16 | Runoff Volume (10 inch) | 100,000 gal |

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE DRIVE.
3. ALL DISTANCES ARE MEASURED FROM THE EXTERIOR FACE OF THE CURB.
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LEGEND

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EL BETHEL PRIMITIVE BAPTIST ASSOCIATION
5527/2331
[4.72 AC]

IP-NP CHURCH

LI-NP DAY CARE

LI-NP VACANT

LOT 5
AMENDED PLAT OF LOTS 5 & 6
BLUESTEIN PARK PHASE TWO
89/25B

copy of plat of Bluestein originals

50' Capital States Gas Easement
955/599

BLUESTEIN DRIVE
(30' ROW)

BLUESTEIN PARK PHASE TWO
89/25B