

**ZONING AND PLATTING COMMISSION  
HILL COUNTRY ROADWAY  
SITE PLAN REVIEW SHEET**

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**CASE NUMBER:** SPC-2014-0312C **ZAP COMMISSION DATE:** February 3, 2015

**PROJECT NAME:** Steiner Ranch MU 15

**ADDRESS:** 5925 Steiner Ranch Boulevard

**WATERSHED:** Panther Hollow (Water Supply Rural)

**AREA:** 20.34 Acres

**APPLICANT:** Texas Engineering Solutions, LLC (Stephen Delgado)  
5000 Bee Caves Road, Ste 206  
Austin, Texas 78746

**AGENT:** Alice Glasco Consulting (Alice Glasco)  
Austin, Texas

**CASE MANAGER:** Christine Barton-Holmes, LEED AP (512) 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** GR-MU-CO

**PROPOSED USE:** The applicant is proposing construction of four buildings, to include a bank, two medical/professional offices, and a carwash. No variances have been requested.

**REQUEST:** The site is located within the RM 620 moderate intensity zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan, with the condition that it comply with all Drainage requirements prior to release. The site plan will comply with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

**ZONING AND PLATTING COMMISSION ACTION:**

**LEGAL DESCRIPTION:** Lot 1, Block A, Steiner Ranch Phase 2, Section 9.

**EXIST. ZONING:** GR-CO & 2-mile ETJ

**PROPOSED USE:** Commercial/office bldgs

**ALLOWED F.A.R.:** 0.25:1

**PROPOSED F.A.R.:** 0.14:1

**ALLOWED HEIGHT:** 28'

**PROPOSED HEIGHT:** 28'

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**MAX. BLDG. COVERAGE:** 60%  
**MAX. IMPERV. CVRG.:** 60%  
**MIN. REQ. HC NATURAL AREA:** 40%  
**REQUIRED PARKING:** 60

**PROPOSED BLDG. CVRG:** 16,095 sf (.018%)  
**PROPOSED IMP. CVRG.:** 2.674 ac(13%)  
**PROVIDED:** 48%  
**PROPOSED PARKING:** 60

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is currently undeveloped, and is proposed to be developed in five phases as commercial and office uses, and one conservation lot. There are no Critical Environmental Features on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the Panther Hollow, and is subject to Water Supply Rural Watershed regulations.

**Transportation:** Access to the proposed site will be taken from FM 620 and Steiner Ranch Boulevard. The site plan will comply with all transportation requirements prior to release.

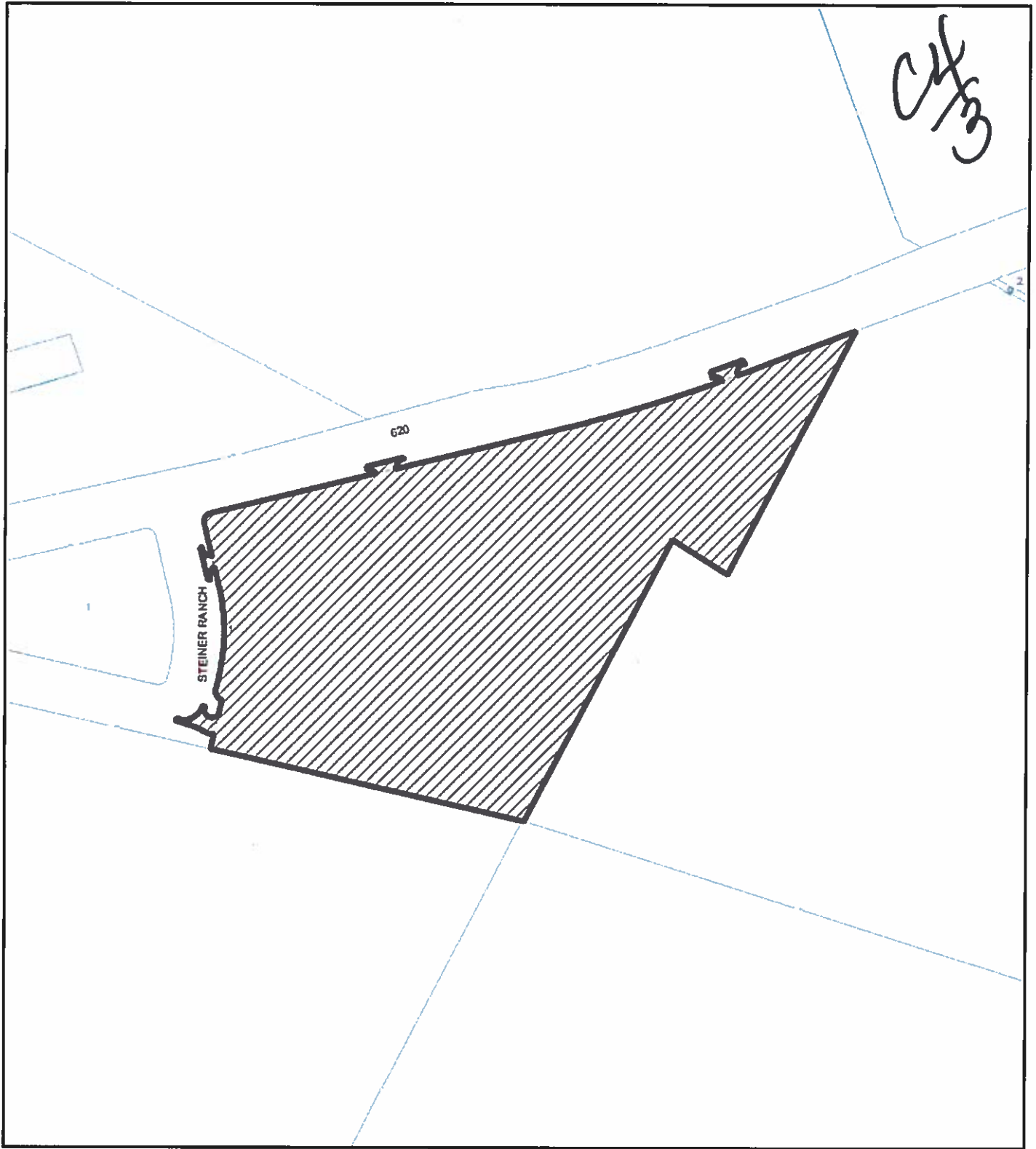
**SURROUNDING CONDITIONS:**

**North:** FM 620, then Open Space/Preserve (GR- CO)  
**East:** Open Space/Preserve (DR, then GR-CO)  
**West:** Steiner Ranch Boulevard, then Open Space (LO-CO)  
**South:** Open Space/Preserve, then Commercial (DR, then LO-CO)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 620	140'	80'	Major Arterial
Steiner Ranch Blvd	120'	55'	Local Street

**NEIGHBORHOOD ORGANIZATION:**

- Austin Heritage Tree Foundation
- Bike Austin
- Comanche Trail Community Association (CTCA)
- Glenlake Neighborhood Association
- Homeless Neighborhood Association
- Lake Austin Collective
- Leander ISD
- Long Canyon Homeowners Association
- Long Canyon Phase II & III Homeowners Association
- Real Estate Council of Austin, Inc.
- River Place HOA
- River Place MUD
- SEL Texas
- Sierra Club
- Steiner Ranch Community Association
- Steiner Ranch Neighborhood Association
- Super Duper Neighborhood Objectors and Appealers Organization
- 2222 Coalition of Neighborhood Associations, Inc.



 Subject Tract

 Base Map

CASE#: SPC-2014-0312C  
ADDRESS: 5925 STEINER RANCH &  
6025, 6125, & 6325 N FM 620 RD



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