

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

CASE NUMBER: SPC-2015-0311C **ZAP DATE:** April 5, 2016

PROJECT NAME: Extra Space Storage

ADDRESS: 11200 N FM 620 Rd

AREA: 7.916 acres

APPLICANT: CH Realty VII- Baranof I Austin RR620 Self Storage, L.P.,
1717 McKinney Avenue, Ste. 700
Dallas, TX 75202
(214) 593-7124

AGENT: Jevon Poston, Garrett- Ihnen Civil Engineers
12007 Technology Blvd, Ste. 150
Austin, Texas 78727
(512) 454-2400

COUNCIL DISTRICT: 6
WATERSHED: Bull Creek (Watersupply Suburban, DWPZ)
WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
T.I.A.: N/A
CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant requests approval of a Hill Country Roadway Site Plan in order to construct five convenience storage buildings. The site is located within the Moderate Intensity Zone of FM 620/FM 2222, Hill Country Roadways.

EXISTING ZONING:

The two lots are zoned CS-CO. Convenience Storage use is a permitted use in the CS base zoning district. The Conditional Overlay limits the trips to not exceed 2,000 trips per day.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:

Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all applicable requirements of the Land Development Code and the zoning ordinance (Ord No. 20151008-015). All administrative requirements will be met prior to site plan release.

The site plan must be approved by the Zoning and Platting Commission because of its location within the Hill Country Overlay. All Hill Country Roadway requirements have been met.

CASE MANAGER: Rosemary Avila, 512-974-2784
[REDACTED]

PROJECT INFORMATION:

TOTAL SITE AREA: 7.916 acres
EXIST. ZONING: CS-CO
MAX. BLDG. COVERAGE: 75%
MAX. IMPERV. CVRG: 30%
ALLOWED F.A.R.: 0.25:1 (HCR)
PROPOSED ACCESS: N FM 620

PROVIDED PARKING: 24
PROP. BLDG CVRG: 15.1%
PROP. IMP. CVRG: 30%
PROPOSED F.A.R.: 0.25:1

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: This request is for approval of a Hill Country Roadway site plan. This site is located within the Moderate Intensity Zone of FM 620/FM 2222. The site plan proposes construction of five convenience storage buildings.

ENVIRONMENTAL: This site is in the Drinking Water Protection Zone, in the Bull Creek Watershed which is classified as Water Supply Suburban. All Hill Country Roadway and zoning requirements have been met. All comments are cleared.

TRANSPORTATION: All comments cleared, TxDot and Travis County Transportation and Natural Resources have both approved the driveway and signed the cover sheet.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: 2-Mile ETJ (not zoned) (commercial use)
East: N FM 620 Rd then 2-Mile ETJ (not zoned) (car dealership)
South: 2-Mile ETJ (not zoned) (undeveloped)
West: DR (Single Family)

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation
Austin Parks Foundation
Bike Austin
Beyond2ndNature
Friends of Austin Neighborhoods
Leander ISD Population and Survey Analysts
Long Canyon Homeowners Assn.
Long Canyon Phase II and LLL Homeowners Assn Inc.
Sierra Club, Austin Regional Group
The Parke HOA
Volente Neighborhood Assoc.

March 28, 2016

512.454.2400
866.512.4423

Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Engineering Summary Letter and Drainage Report

**RE: Extra Space Storage
11200 N. Ranch Road 620; Austin, TX 78726**

Garrett-Ihnen Civil Engineers is pleased to submit this Engineering Summary Letter and Drainage Report for the proposed Extra Space Storage located at 11200 North RR 620 in Austin.

General Information

This 7.916 acre project site consists of 2 tracts described as Tract 1, A.E. Livingston Survey No. 455, Abstract No. 478, 6.388 acres (C8i-99-2061) and Tract 2, A.E. Livingston Survey No. 455, Abstract No. 478, 1.5095 acres (C8i-00-2024), and is located on the west side of North Ranch Road 620, just north of the intersection of Foundation Road..

The site is located within the City of Austin Limited Purpose Jurisdiction and is partially within the Lake Travis Watershed, classified as Water Supply Rural, and partially within the Bull Creek Watershed, classified as Water Supply Suburban. No portion of this tract lies within the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # 48453C0230H, dated September 26, 2008, for Travis County.

Existing Conditions

The project site currently consists of two metal buildings and caliche drives and parking. Site vegetation consists of native trees and shrubs. Storm water runoff from the site drains to the east and west from a high point in the middle of the site. A well, or sink hole, that has been identified as a critical environmental feature was found on the neighboring property to the south, and a 150' setback has been added around that feature. The site currently has 3 driveway connections to RR 620.

Proposed Improvements

This site plan proposes the construction of 5 self-storage buildings with associated paving, utilities and drainage improvements. One of the existing driveways into the site will be removed and reconstructed with the associated culvert in the roadside ditch. The other two driveways and culverts are proposed to be removed and the roadside ditch regrading in their place.

Utility Information

The proposed site will be served by the Austin Water Utility for both water and wastewater. Proposed domestic water and fire protection services will utilize connection to an existing 16" water line within an easement onsite the Ranch Road 620 right-of-way. An 8" sanitary line is proposed to be extended 90' north along the Ranch Road 620 right-of-way to service the site. Proposed sanitary service will connect to this sanitary line.

Drainage

Storm water runoff from this site is split between two watersheds, Lake Travis and Bull Creek, and the proposed drainage improvements are designed to match existing drainage patterns and decrease flows for the 2, 10, 25 and 100 year storm events to each watershed, as required by the City of Austin Drainage Criteria Manual. Separate water quality and detention ponds are proposed for each watershed.

The following tables summarize the site discharge to each watershed for the existing and proposed conditions:

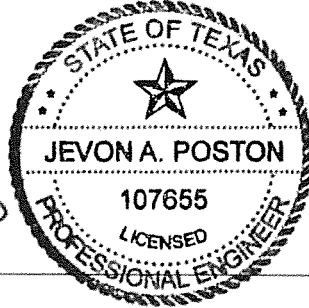
Site Discharge to Bull Creek Watershed					
Discharge Point	Condition	SCS Type III, 24hr Storm Water Flows (cfs)			
		2-yr	10-yr	25-yr	100-yr
BC1	Existing	1.24	3.03	4.11	5.90
	Proposed	0.34	0.81	1.09	1.55
BC2	Existing	4.56	11.12	15.04	21.57
	Proposed	4.01	8.96	12.88	18.87
Site Discharge to Lake Travis Watershed					
Discharge Point	Condition	SCS Type III, 24hr Storm Water Flows (cfs)			
		2-yr	10-yr	25-yr	100-yr
LT1	Existing	1.46	3.55	4.80	6.88
	Proposed	0.86	2.06	2.78	3.96
LT2	Existing	4.59	11.11	15.00	21.48
	Proposed	4.57	10.14	14.47	21.17

The SCS Hydrograph method was used to determine the site storm water runoff and detailed drainage calculations can be found in the Drainage Report.

Partial Sedimentation-Filtration ponds are proposed and have been designed to meet the water quality requirements set by the City of Austin Environmental Criteria Manual. Full water quality calculations and pond details can be found in the construction plan set.

We hope that this information is sufficient for your review of this project. Please feel free to contact me if you have any questions or if we may be of assistance during this process.

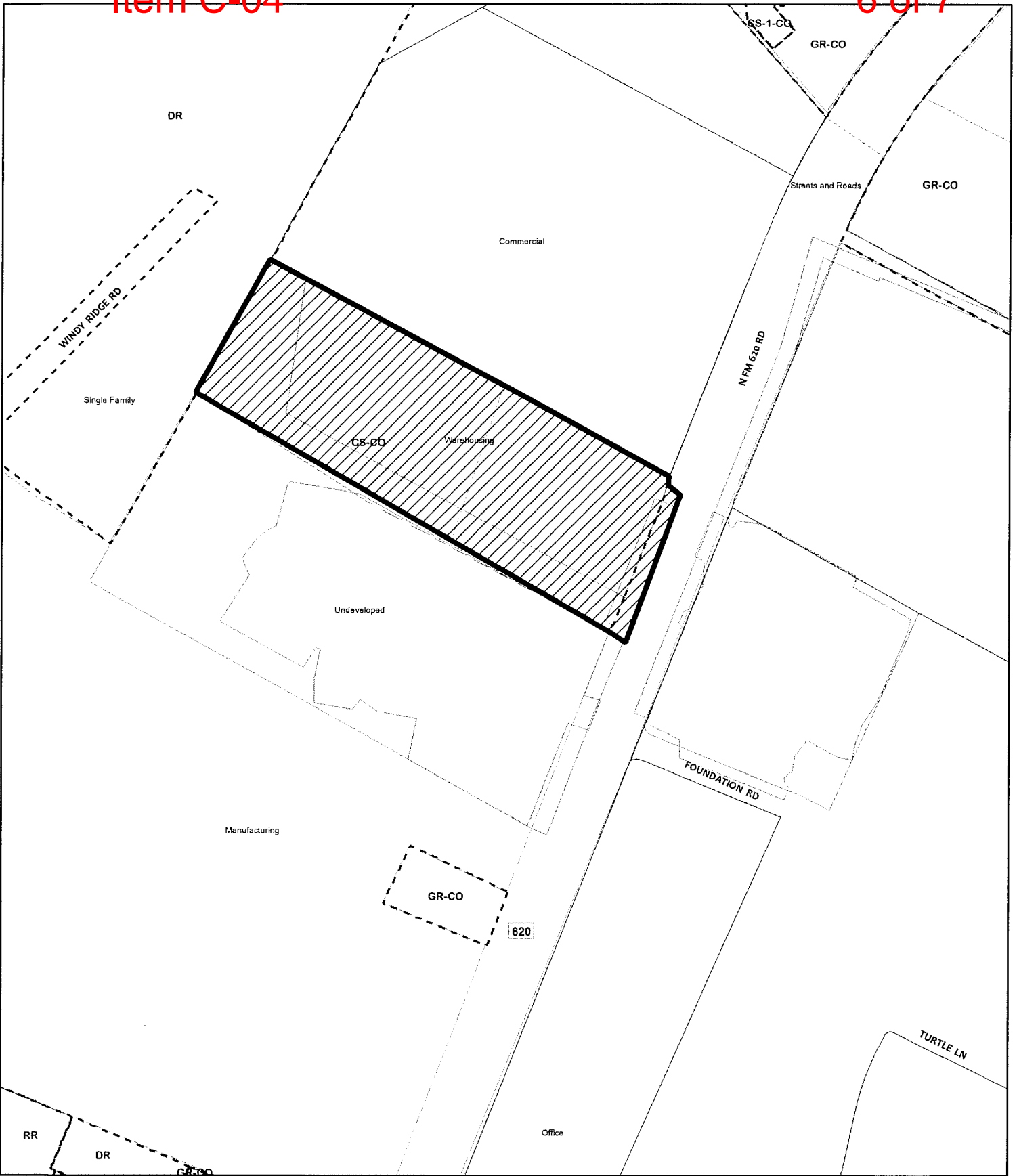
Sincerely,



3.28.16

Jevon Poston, P.E.
Project Engineer
TBPE Firm #F630

Date



Hill Country Roadway Site Plan

CASE#: SPC-2015-0311C

ADDRESS: 11200 N. FM 620 RD

CASE NAME: Extra Space Storage

MANAGER: Rosemary Avila



SUBJECT TRACT



ZONING BOUNDARY

0 135 270 540 Feet

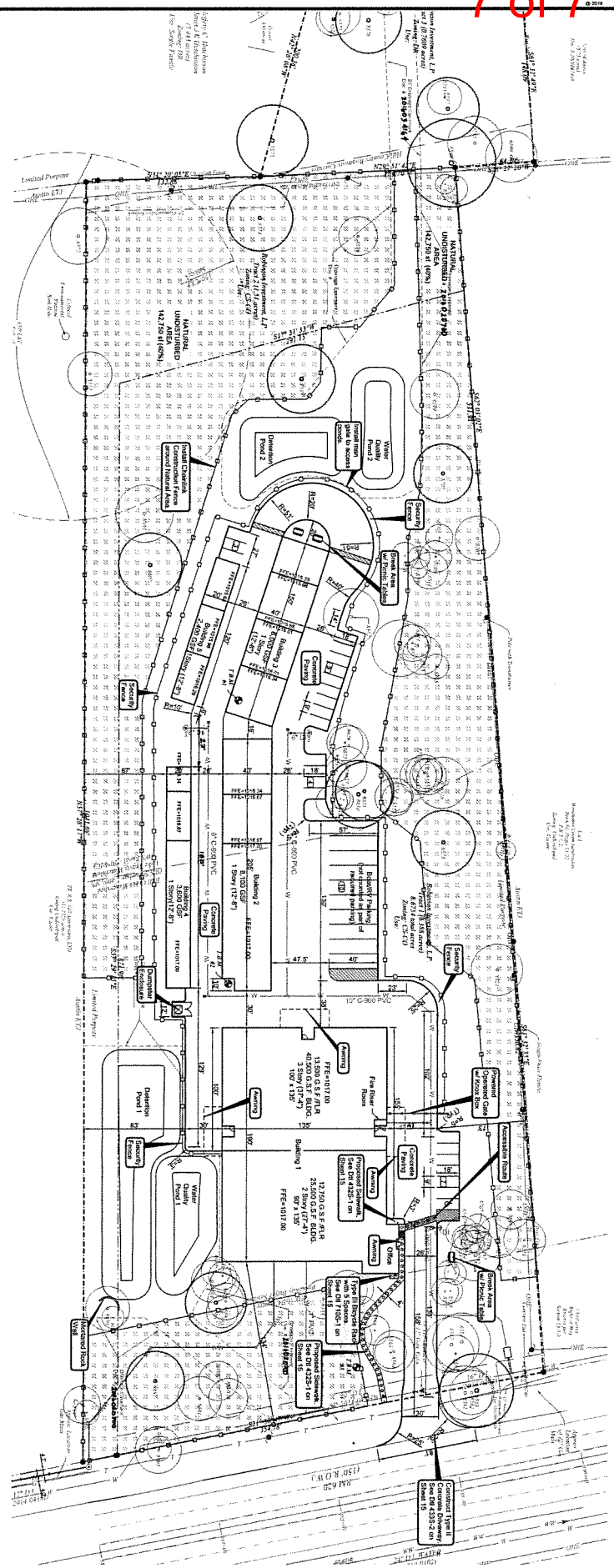


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



OPERATOR: R. Avila



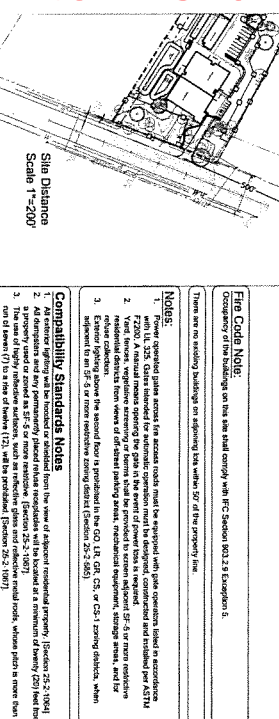
Category	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Total GFA	15,000	15,000	15,000	15,000
Net GFA	15,000	15,000	15,000	15,000
Net Site Area (Exclusive)	3,391	3,391	3,391	3,391

Category	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Total GFA	15,000	15,000	15,000	15,000
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Net GFA	15,000	15,000	15,000	15,000
Net Site Area (Exclusive)	3,391	3,391	3,391	3,391

Zone	Urban Conservation Storage	Total Site	
		Area	Percentage
CS-CO	15%	203,750	15%
UR-1	15%	203,750	15%
UR-2	15%	203,750	15%
UR-3	15%	203,750	15%
UR-4	15%	203,750	15%
UR-5	15%	203,750	15%

Zone	Urban Conservation Storage	Total Site	
		Area	Percentage
CS-CO	15%	203,750	15%
UR-1	15%	203,750	15%
UR-2	15%	203,750	15%
UR-3	15%	203,750	15%
UR-4	15%	203,750	15%
UR-5	15%	203,750	15%



Landmark	Building Area	Parking Ratio	Parking Required	Parking Provided
1	1	200	20	20
2	2	200	40	40
3	3	200	60	60
4	4	200	80	80
5	5	200	100	100

Scale 1" = 40'

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL/DATE

DATE: 2-15-16
DESIGNED: J.P. GARRETT
DRAWN: C.C. JAHNKE
CHECKED: J.P. GARRETT
JOB NO: INT-15002