

**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SPC-2014-0312C(XT2) **ZAP COMMISSION DATE:** July 16, 2019

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: Lone Star Bank (Van P. Swift)
10901 N FM 620
Austin, Texas 78732

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

EXISTING ZONING: GR-CO

PROPOSED DEVELOPMENT: The applicant has proposed construction of four commercial and office buildings. Of those, two buildings and related infrastructure have been built, with two buildings remaining. No variances have been requested.

REQUEST: The site is requesting a three-year extension to a previously-approved site plan. The extension would move the site plan expiration date to February 19, 2022.

STAFF RECOMMENDATION: Staff recommends approval of this site plan extension. Staff previously approved an administrative one-year extension from February 19, 2018 to February 19, 2019. The request for Commission extension was filed January 23, 2019. The site plan will comply with all applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

ZONING AND PLATTING COMMISSION ACTION: Hill Country Roadway Site Plan Approval, February 3, 2015.

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

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

ALLOWED F.A.R.: 0.25:1

ALLOWED HEIGHT: 28'

MAX. BLDG. COVERAGE: 60%

MAX. IMPERV. CVRG.: 60%

MIN. REQ. HC NATURAL AREA: 40%

PROPOSED USE: Commercial/office bldgs

PROPOSED F.A.R.: 0.14:1

PROPOSED HEIGHT: 28'

PROPOSED BLDG. CVRG: 16,095 sf (.018%)

PROPOSED IMP. CVRG.: 2.661 ac(13%)

PROVIDED: 48%

REQUIRED PARKING: 67

PROPOSED PARKING: 67

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is partially developed, and is proposed to be completed 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 complies 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 site is taken from FM 620 and Steiner Ranch Boulevard. The site plan complies with all transportation requirements.

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:

- Bike Austin
- Canyon Creek HOA
- Comanche Trail Community Association (CTCA)
- Friends of Austin Neighborhoods
- Glenlake Neighborhood Association
- Leander ISD
- Long Canyon Homeowners Association
- Long Canyon Phase II & III Homeowners Association
- Neighborhood Empowerment Foundation
- River Place HOA
- River Place MUD
- SEL Texas
- Sierra Club
- Steiner Ranch Community Association
- Steiner Ranch Neighborhood Association
- Travis County Natural Resources
- Westminster Glen HOA
- 2222 Coalition of Neighborhood Associations, Inc.

Item C-12

TEXAS ENGINEERING SOLUTIONS

3815 S. Capital of Texas Highway, STE 300

Austin, Texas 78704

P: (512) 904-0505

F: (512) 904-0509

TBPE Firm #11206

3 of 8



Development Services Department
505 Barton Springs Road
Austin, TX 78704

February 20, 2019

RE: Deadline Extension Request for MU-15 (SPC-2014-0312C)

To Whom It May Concern:

On behalf of MU 15 Investments, Texas Engineering Solutions would like to request an extension to the Site Plan for Steiner Ranch MU-15. The site plan expiration date is currently set for February 19, 2019, and we would appreciate an extension of three years to this deadline.

The site plan was previously approved for a one-year administrative extension. We understand that this second extension request for an additional three years will required the approval of the Zoning and Platting Commission.

Construction is complete for Steiner Ranch MU -15 Lots 1A and 1D, however, this extension is required for the remaining lots' Site Plan improvements to be constructed.

Please note that sidewalks along FM 620 were requested with the previous extension request; however, the Texas Department of Transportation has confirmed that they do not want sidewalks along FM 620 at this location. Additionally, Note 13 of the recorded plat only requires sidewalks along the right-of-way of Steiner Ranch Boulevard.

Feel free to contact me if you have any questions regarding this request.

Thanks for your time and consideration.

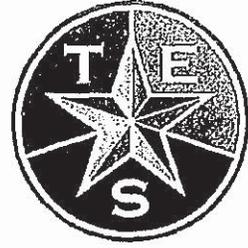
Sincerely,

A handwritten signature in blue ink, appearing to read 'Connor J Overby', is written over a light blue circular stamp or watermark.

Connor J Overby, P.E., CPESC
Project Manager

TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES RD, SUITE 206
AUSTIN, TEXAS 78746
P: (512) 904-0505
F: (512) 904-0509

TBPE FIRM # 11206



Engineering Report
Steiner Ranch Mixed Use (MU) #15 Site Plan

MU 13 Investments, Ltd.

April 2013



General Site Description:

Steiner Ranch Mixed Use #15 is located in Phase 2, Section 9 of the Steiner Ranch Subdivision. It is a commercial tract predominantly located at the intersection of Steiner Ranch Blvd and FM 620. The original final plat was recorded in 2006 under C8J-06-0081.0A file number. There is currently an application in for review that proposes to resubdivide the tract into 5 lots. Please see the attached plat in the construction plans for details.

Additionally, MU #15 is being submitted as a commercial site plan that will be subject to a Unified Development Agreement. Therefore, the 5 total proposed lots will be divided into 4 commercial mixed-use lots and 1 conversation/greenbelt lot. The proposed development will be office and retail space with the remainder of the site to remain undisturbed. The required 40% downstream buffer for the entire tract is located in the proposed conservation/greenbelt lot (Lot 5). Also, the entire tract will be limited to 20% impervious cover so no water quality elements are necessary. However, due to the location of the improvements in the drainage basin, detention elements will be used for flood control.

These lots are to be developed in accordance with Ordinance #011025-49, which contains: (I) The development agreement by and between the City of Austin and Steiner Ranch parties as recorded in document number 2001180705 in the Official Public Records of Travis County, Texas; and (II) conservation easement to restrict impervious cover recorded in document number 2001180704 in the Official Public Records of Travis County, Texas.

Access:

Access to the mixed-use lots will be via Steiner Ranch Boulevard and FM 620.

FEMA Floodplain Information:

An existing flood plain study has been conducted per FEMA panel #48453C0240H dated September 26, 2008; a 100-year floodplain doe not exists on the tract.

Environmental Assessment:

A new Environmental Assessment in accordance with City of Austin regulations has been completed by *aci consulting*. This report which has been previously approved by Sylvia Pope in ERM has been included with this submittal.

Watershed:

The subject tract is located within the Panther Hollow Watershed, which is classified as a Water Supply Rural watershed. The site does not lie within the Edwards Aquifer Recharge Zone.

Downstream Impacts & Drainage:

As mentioned previously, the location of the improvements is upstream in the drainage basin; therefore, detention ponds have been proposed for flood control. Two separate detention ponds have been designed for the tract. One pond will serve Phase 1-3 of the development and the other

pond will serve Phase 4 independently. Please refer to the attached drainage calculations for more information.

Water Quality:

Water quality for these tracts is not required since the total impervious cover for the entire MU tract is less than 20%.

Utilities:

Travis County WCID No. 17 will provide water service; Austin Energy will provide electric service; AT&T will provide telephone service; and, Texas Gas Services will provide gas service. Individual on-site septic facilities (OSSF) will provide wastewater service for the proposed improvements.

Erosion/Sedimentation Control & Tree Protection:

During construction on the subject tract, erosion control measures will be placed down gradient of all construction in order to minimize runoff of silt associated with development activities. Permanent erosion control will be achieved through revegetation performed in accordance with the City of Austin criteria manuals.

If you should have any questions pertaining to this project or if you need further explanation, please feel free to call me at (512) 904-0505.


Stephen R Delgado
Project Engineer
Texas Engineering Solutions
TBPE Firm #11206

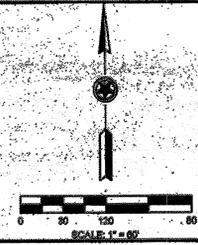


TRAVIS COUNTY PRESERVE

D. & W. R.R. CO. SURVEY NO. 74
D. & W. R.R. CO. SURVEY NO. 75

ZONE PUD

ORIENTATION AND SCALE



LEGEND

- EX CONTOURS MAJOR
EX CONTOURS MINOR
PROPERTY BOUNDARY
RIBBON CURB
CURB CURB AND GUTTER
STREET SIGN
FIRE LANE NO PARKING
SIDEWALK
DRY STACK WALL
CURB RAMPS
VERTICAL WALL
ADA ROUTE
COA ZONING LINE

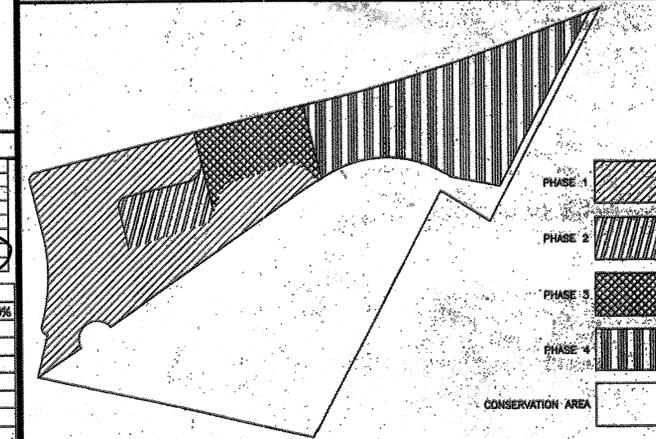
NOTES

- 1. ALL CURB RADI ARE MEASURED FROM THE FACE OF CURB.
2. ALL COORDINATES BASED ON HADES TEXAS STATE PLAN, CENTRAL ZONE, US FOOT.
3. ALL SIDEWALK AND BUILDING FOOTPRINTS ARE GRADDED TO MEET T&E REQUIREMENTS, SEE GRADING PLAN FOR DETAILS.
4. LOCATION OF EXISTING UTILITIES SHOWN IN THESE PLANS MAY NOT BE PRECISELY ACCURATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE IMMEDIATE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION. AT HIS EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE TO ORIGINAL OR BETTER CONDITION, ANY EXISTING UTILITIES OR OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
5. CAUTION!! THE DEPTH OF EXISTING UNDERGROUND ELECTRICAL, GAS AND TELECOM UTILITIES IS UNKNOWN. CONTRACTOR SHALL COORDINATE WORK WITH THE APPROPRIATE UTILITY PROVIDERS AS DETERMINED FROM THE BASEMENT RECORDS NOTED ON THESE PLANS.
6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN, ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT DEPARTMENT.
7. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
8. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
9. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
10. WATER SERVICE WILL BE PROVIDED BY WCD #17.
11. WASTEWATER SERVICE WILL BE ON SITE SEPTIC FACILITY.
12. SIDEWALK IS NOT REQUESTED BY T&E.
13. NO EXISTING STRUCTURES WITHIN 50 FOOT OFFSET FROM PROPERTY LINE.
14. LOCATION OF EXISTING UTILITIES SHOWN IN THESE PLANS MAY NOT BE PRECISELY ACCURATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE IMMEDIATE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION. AT HIS EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE TO ORIGINAL OR BETTER CONDITION, ANY EXISTING UTILITIES OR OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
15. CAUTION!! THE DEPTH OF EXISTING UNDERGROUND ELECTRICAL, GAS AND TELECOM UTILITIES IS UNKNOWN. CONTRACTOR SHALL COORDINATE WORK WITH THE APPROPRIATE UTILITY PROVIDERS AS DETERMINED FROM THE BASEMENT RECORDS NOTED ON THESE PLANS.
16. EACH BUILDING IN THIS SITE PLAN SHALL CONFORM WITH 625-5-1126.
17. PER THE STEINER RANCH AGREEMENT, SCHEDULED BUILDMENTS SHALL BE PROVIDED FOR LEASING AREAS, GARAGE CONVERSION AREAS, TRANSPORTATION, UTILITY FIELDS, HIGH-FLOW PERMEABLES, METERS, AIR CONDITIONING UNITS, PAVING AREAS, WATER QUALITY AND DETENTION TANKS FOR EACH PHASE.
18. PER THE STEINER RANCH AGREEMENT, SITE LIGHTING REQUIREMENTS MUST BE MET FOR EACH PHASE.
19. ALL TREES GREATER THAN 5 FEET DEEP OCCURRING WITHIN 500 FEET OF A SPRING IS SUBJECT TO THE VOID AND WATER FLOW MODIFICATION RULE (COA EDA 1.13.0 AND COA EDA 1.68.0) PROVIDED FOR TREES WALL INSPECTION BY A GEOLOGIST. (TREES NO OR GEOTECHNICAL REQUIREMENTS).
20. GARBAGE CONTAINMENT AREAS AND TRUCK ENCLOSURES SHOULD BE INTEGRATED WITH THE BUILDING SCREENED BY A WALL OF COMPATIBLE MATERIAL, NO LESS THAN 8' HEIGHT.
21. ALL FOUNDATION TYPES WILL BE SLAB ON GRADE.
22. SITE PLAN SUBMISSION TO INCLUDE GRADING REQUIRED FOR CONSTRUCTION.
23. PHASE 2 CANNOT BE CONSTRUCTED WITH THIS SITE PLAN.
24. THE BUILDING HEIGHT OF ALL STRUCTURES WITHIN PHASE 4 OF THE PROJECT MUST BE PROVIDED WITH THE DESIGNER FOR PHASE 4 CONSTRUCTION SO SAFETY CLEARANCES CAN BE MET. SIGNAGE ADDED, NO CONSTRUCTION TO OCCUR WITHOUT THIS REVIEW.
25. THE DETERMINED LOCATED WITHIN PHASE 4 SHALL BE RELOCATED OUTSIDE THE AUSTIN ENERGY TRANSMISSION EASEMENT WITH THE DETAILED REVIEW. NO CONSTRUCTION TO OCCUR WITHOUT THIS REVIEW AND APPROVAL.
26. 1 year administrative extension approved from February 19, 2018 to February 19, 2019.

ZONING USE TABLE - IMPERVIOUS COVER IS LIMITED DUE TO WATERSHED REGULATIONS

Table with 6 columns: BLDG COVERAGE, IMP COVER, IMP COVER sq. ft, FAR (0-15% SLOPE), FAR (15-25% SLOPE), FAR (25-35% SLOPE). Rows for Section 15 Lot 1A, 1B, 1C, 1D.

PHASE KEYMAP



PARKING COUNT & SUMMARY TABLE

Table with columns: Use, Building Usage Square Footage and Required Parking, Garage Footage, ADA Requirement, Required Parking, STD, COMP, HGC.

Table with columns: BUILDING LABEL, ZONING, USE, MAX HEIGHT ALLOWED, PROPOSED HEIGHT, MAX FLOOR AREA (SF), PROPOSED FLOOR AREA (SF), FLOOR AREA RATIO.

Table with columns: BUILDING LABEL, USE, PHASE AREA (SF), PROPOSED FLOOR AREA (SF), PROPOSED FLOOR %.



Texas Engineering Solutions logo and address: 8000 Bee Caves Road, Suite 206, Austin, Texas 78746.

PROJECT DATA table with fields: COUNTY, CITY LIMITS/ETA, FINAL PLAN NUMBER, RELATED CASES, PROJECT ADDRESS, GRID NUMBER, ZONING, USAGE, FEMA MAP NUMBER, OWNER/DEVELOPER.

CONSULTANTS:

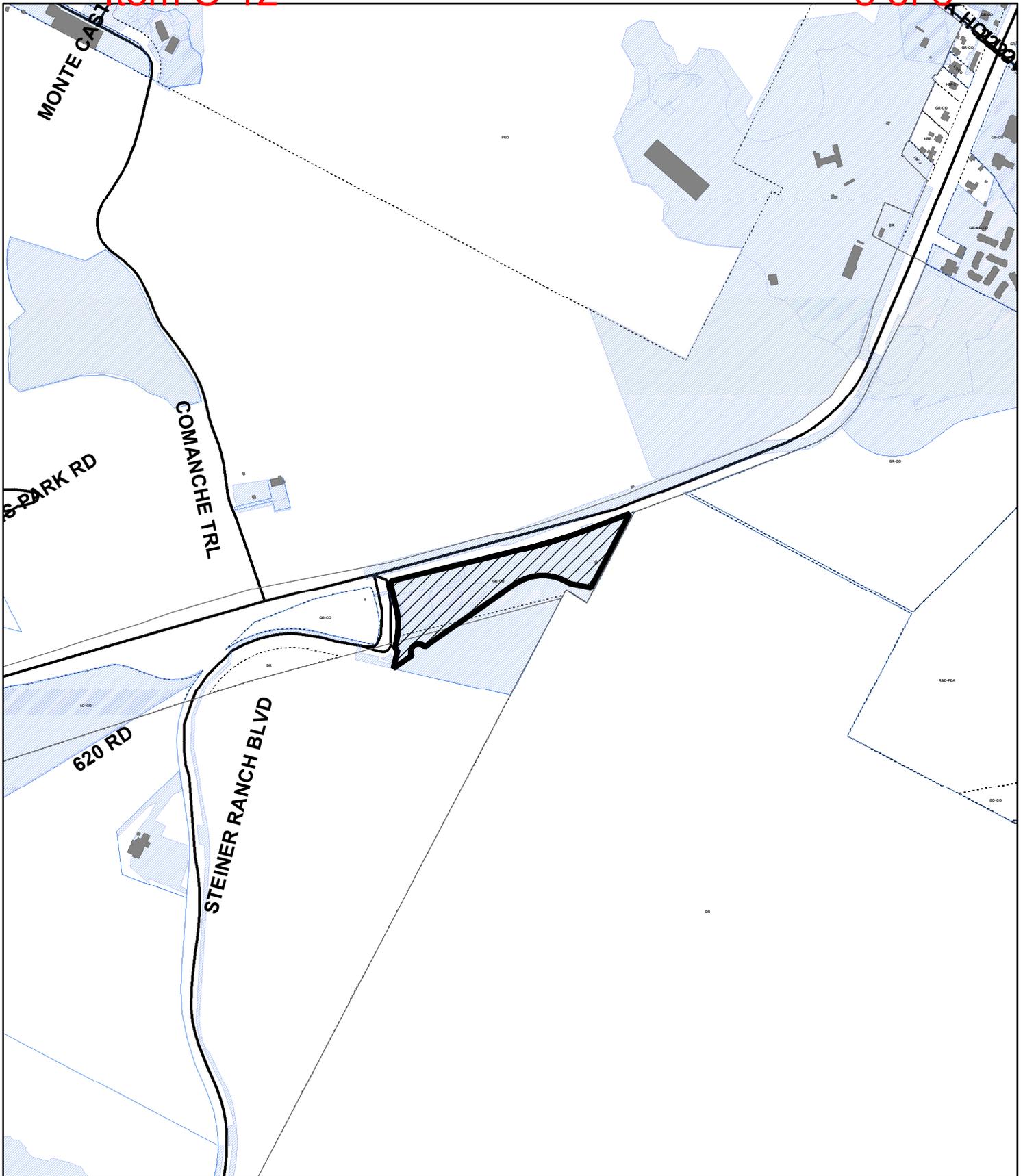
REVISIONS table with columns: NO, DATE, DESCRIPTION.

EDITED: January 15, 2014
PLOTTED: May 22, 2018
PLOTTED BY: JAC

STEINER RANCH MU-15 SITE PLAN

OVERALL SITE DIMENSION CONTROL PLAN

CITY APPROVAL section with SITE PLAN RELEASE, FILE NUMBER, EXPIRATION DATE, and signature of Michelle Coates.



SITE PLAN

CASE#: SPC-2014-0312C(XT2)
 ADDRESS: 15925 Steiner Ranch Blvd
 CASE NAME: Steiner Ranch MU #15
 MANAGER: Christine Barton-Holmes



 SUBJECT TRACT
 ZONING BOUNDARY



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: Christine Barton-Holmes