

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

**CASE NUMBER:** SP-2015-0507D(T2) **ZAP HEARING DATE:** March 16, 2021  
**PROJECT NAME:** Travaasa Improvements Phase 2

**ADDRESS OF SITE:** 13500 FM 2769 Road **COUNCIL DISTRICT:** NA  
**WATERSHED:** Lake Travis (Rural) **JURISDICTION:** ETJ

**APPLICANT/  
OWNERS:** Solidago, LLC (512) 493-3668  
 13500 FM 2769  
 Austin, Texas 78641

**AGENT:** Richard G. Couch, PE. (512) 4327-3880  
 Cunningham/Allen, Inc.  
 3103 Bee Cave Road, Suite 202  
 Austin, Texas 78746

**CASE MANAGER:** Randall Rouda (512) 974-3338  
[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)

**EXISTING ZONING:** ETJ

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three-year extension to a previously approved site plan. The approved site plan includes the construction of six new hotel/motel units, and six buildings accessory to personal improvement services. All of the occupiable buildings have been completed along with the water quality and drainage detention facilities. The applicant is seeking to continue the project to preserve options for corrections and/or revisions to the approved site plan to accommodate potential increases in the capacity of the facility.

The project was originally set to expire on December 19, 2019. Staff approved a one year extension to December 19, 2020 and the Mayor's orders with regard to pandemic response extended the approval to December 31, 2021.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from December 31, 2021 to December 31, 2024 based on LDC Section 25-5-62(C)(1)(c) (code sections provided below). The applicant has provided a letter explaining details of the construction completed thus far; this letter is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: "the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*)."

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or**
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

**SUMMARY OF SITE PLAN:**

**LAND USE:** The site is in the City’s Extra-territorial Jurisdiction (ETJ), and the land use is personal improvement services. The applicant has fully constructed the majority of the project including all inhabitable buildings and the drainage and water quality improvements.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**PROJECT INFORMATION**

<b>SITE AREA</b>	217,740 sf	290.36 acres
<b>EXISTING ZONING</b>	ETJ	
	<b>Allowed/Required</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	Not Applicable	Not shown
<b>BUILDING COVERAGE</b>	Not Applicable	Not Shown
<b>IMPERVIOUS COVERAGE</b>	Not Applicable	11.7%
<b>PARKING</b>	Not Applicable	Not Shown

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	ETJ	Personal Improvement Services
<i>North</i>	ETJ	Vacant
<i>South</i>	DR	Vacant,
<i>East</i>	ETJ	Vacant. Single Family Residences
<i>West</i>	ETJ	Vacant

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
FM 2769 RD	100 feet	Approx. 24 feet (varies)	City Collector

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets

Bike Austin

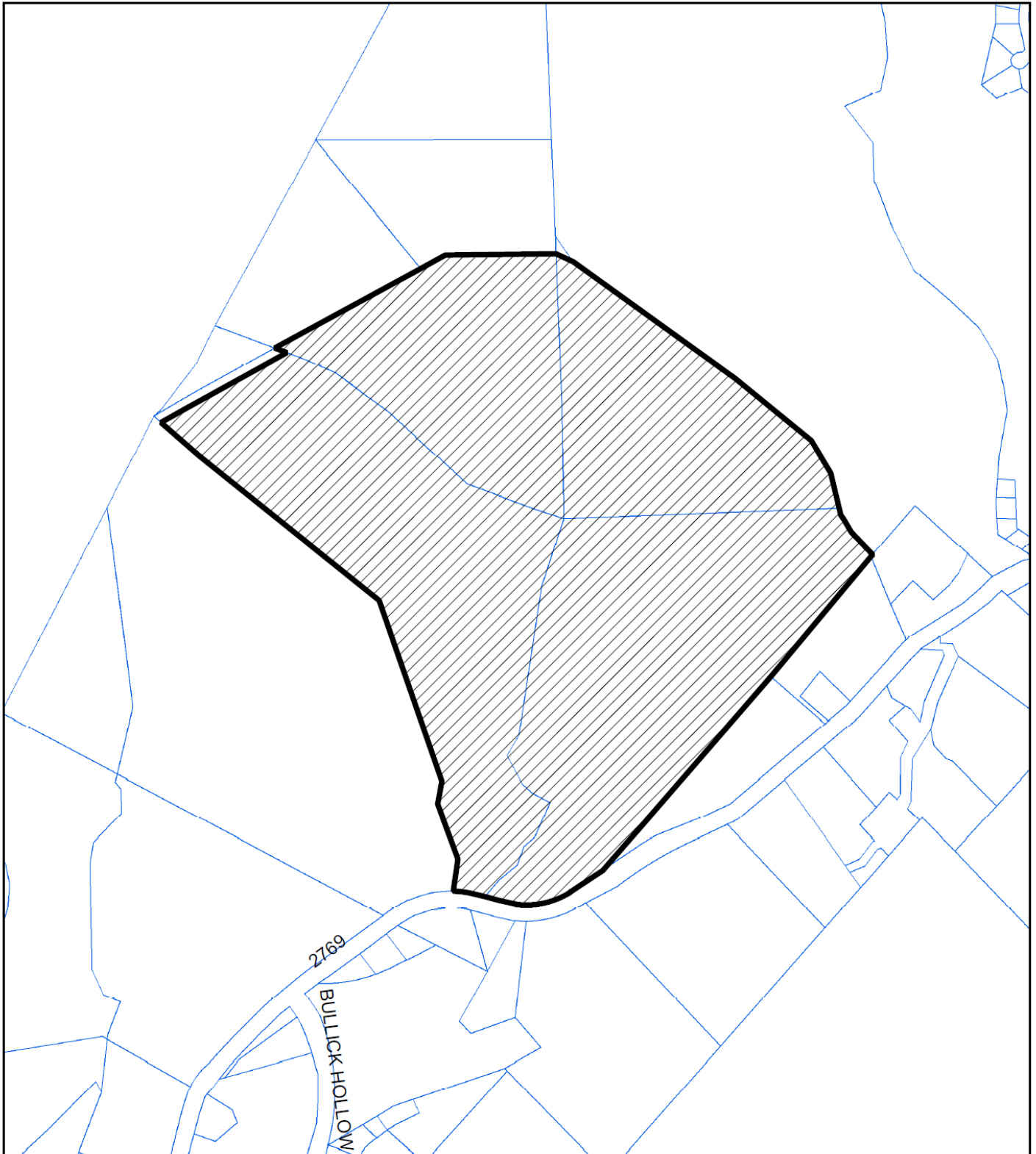
Friends of Austin Neighborhoods



Leander ISD Population and Survey Analysts

Sierra Club, Austin Regional Group

TNR BCP – Travis County Natural Resource

Volente Neighborhood Association



 Subject Tract  
 Base Map

CASE NO: SP-2015-0507D(T2)  
ADDRESS: 13500 FM 2769 RD



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.

**Randall Rouda**

**RE: Travaasa Improvements Phase 2**

**Update: U0**

**COA Case No: SP-2015-0507D(T2)**

**CAI Project No.: 706.0103**

## **EXHIBITS**

A. SITE PLAN EXTENSION REQUEST LETTER

B. ENGINEER'S SUMMARY LETTER

**EXHIBIT A**  
**SITE PLAN EXTENSION REQUEST LETTER**



December 9, 2020

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

**RE: Site Plan Extension Request Letter**  
**Project Name: Travaasa Improvements Phase II**  
**COA No.: SP-2015-0507D**  
**CAI No. 706.0301**

To Whom It May Concern:

This summary letter has been included for your review of the Travaasa Improvements Phase II Site Plan Extension application.

The property is located at 13500 FM 2769 Austin, Travis County, Texas. It is a designated part of the City of Austin's 2-Mile Extraterritorial Jurisdiction.

Site Plan Number SP-2015-0507D was approved on December 19, 2016. There are no public improvements associated with this site plan as the water and wastewater facilities are both on-site and privately owned and maintained. All occupiable structures associated with this site plan are complete. Water Quality and detention facilities are complete and have been accepted by the City of Austin. All permanent vegetation and permanent erosion control measures are established.

A previous One-Year Site Plan extension was submitted and approved resulting in a current expiration date of December 19, 2020.

The owner of this site is considering a revision to this site in the near future to construct villas, adding to the existing resort capacity and operations. On behalf of the current owner we respectfully request a 3-year extension be granted per Section 25-5-62 of the Land Development Code.

If you have any questions regarding this project, or should you require additional information to assist you in your review, please feel free to contact me at 327-2946.

Sincerely,

CUNNINGHAM-ALLEN, INC.

A handwritten signature in blue ink, appearing to read 'Richard G. Couch', is written over a light blue horizontal line.

Richard G. Couch, P.E.  
Associate

**EXHIBIT B**  
**ENGINEER'S SUMMARY LETTER**



December 9, 2020

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

**RE: Engineer's Summary Letter**  
**Project Name: Travaasa Improvements Phase II**  
**COA No.: SP-2015-0507D**  
**CAI No. 706.0301**

To Whom It May Concern:

This summary letter has been included for your review of the Travaasa Phase II Site Plan Extension application.

Travaasa is an existing luxury spa resort located at 13500 F.M. 2769 Rd. in northwest Travis County. The development was originally permitted, constructed and occupied under "The Crossings" (City of Austin SP-00-2286D) in 2001. This 202.709 acre tract is within the 2-mile ETJ of the City of Austin.

The site improvements proposed under this site plan consist of the construction of five buildings for personal improvement services, 5 lodging buildings along with associated drives, parking, water quality and detention facilities.

A previous Site Plan Extension request was granted resulting in a current expiration date of December 19, 2020. The owner intends to revise the current site plan to include additional lodges and respectfully requests an additional 3-year extension to allow time to develop their plans.

If you have any questions regarding this project, or should you require additional information to assist you in your review of this project, please contact me at 327-2946.

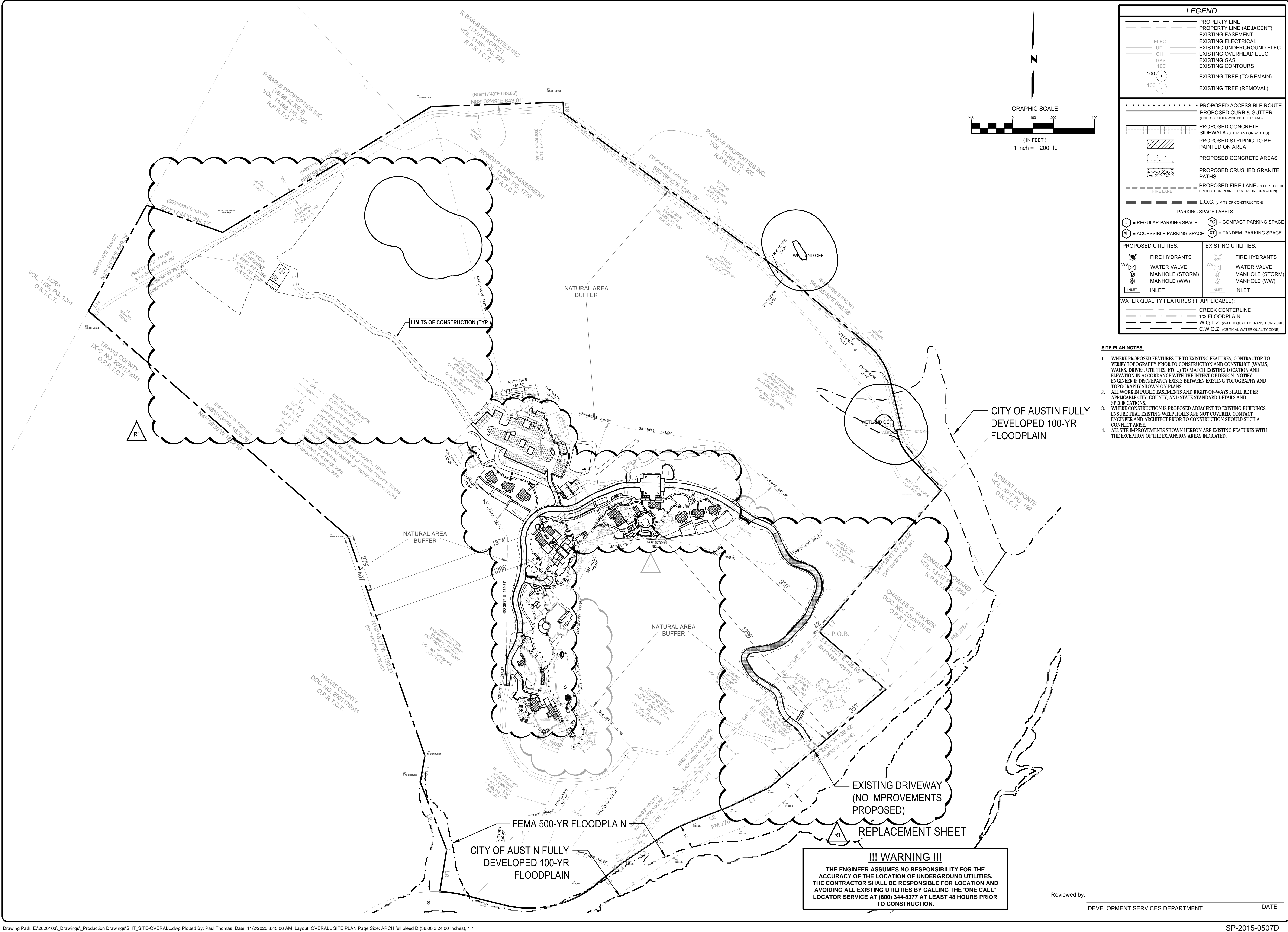
Sincerely,

CUNNINGHAM-ALLEN, INC.

A handwritten signature in blue ink, appearing to read 'Richard G. Couch', is written over a light blue horizontal line.

Richard G. Couch, P.E.  
Associate





Cunningham | Allen, Inc.

Engineers • Surveyors • Planners

Tel: (512) 327-2946

www.cunningham-allen.com

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STATE OF TEXAS

CURTIS L. MORRIS

86937

LICENSED PROFESSIONAL ENGINEER

12/2020

TRAVAASA IMPROVEMENTS PHASE 2

13500 FM 2789

AUSTIN, TEXAS

OVERALL SITE PLAN

PROJECT No.: 262.0103

DESIGN: CLM, TSD

TECHNICIAN: PMT, TSD

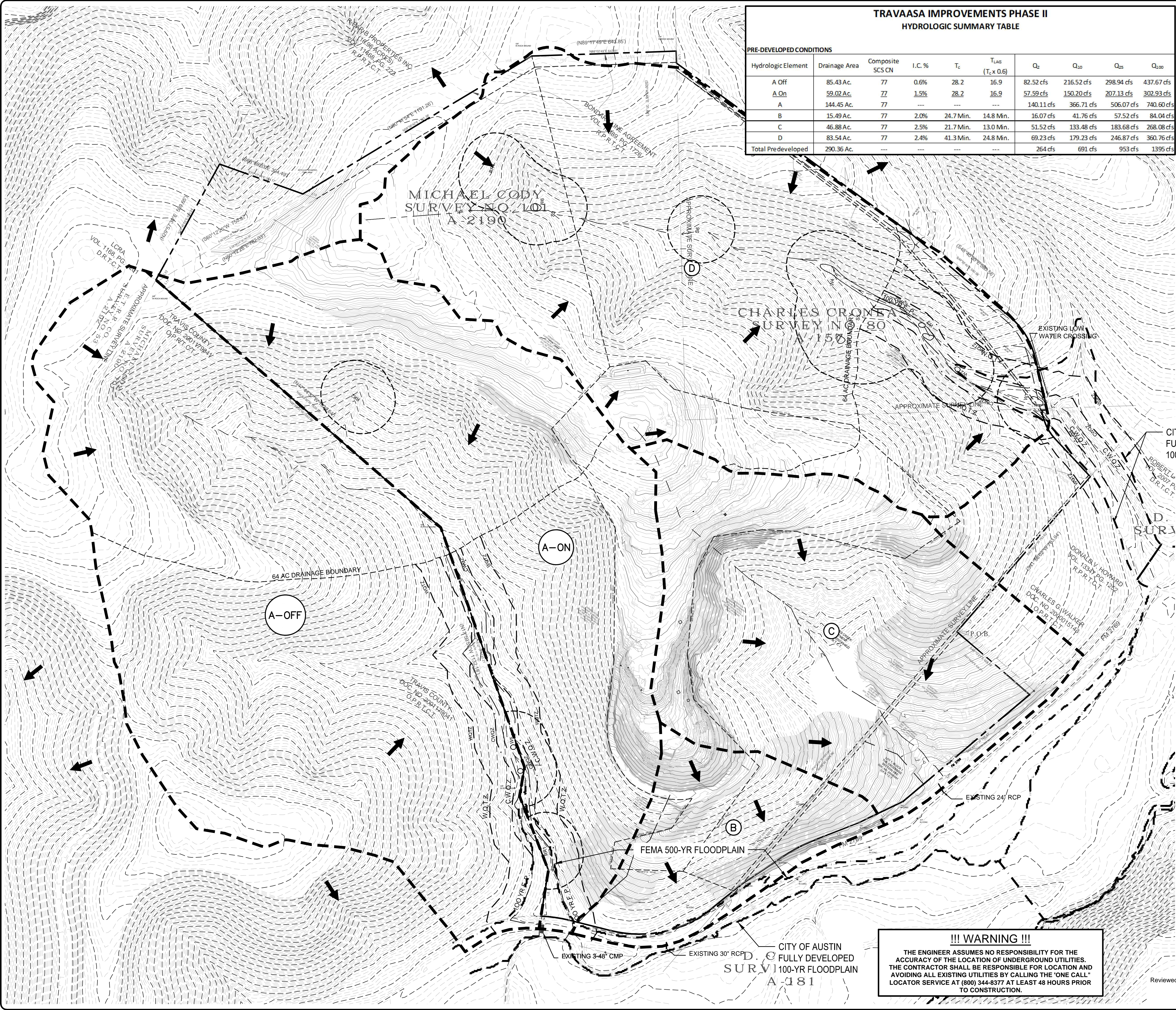
ISSUED: REVISION #1

**SHEET C24**

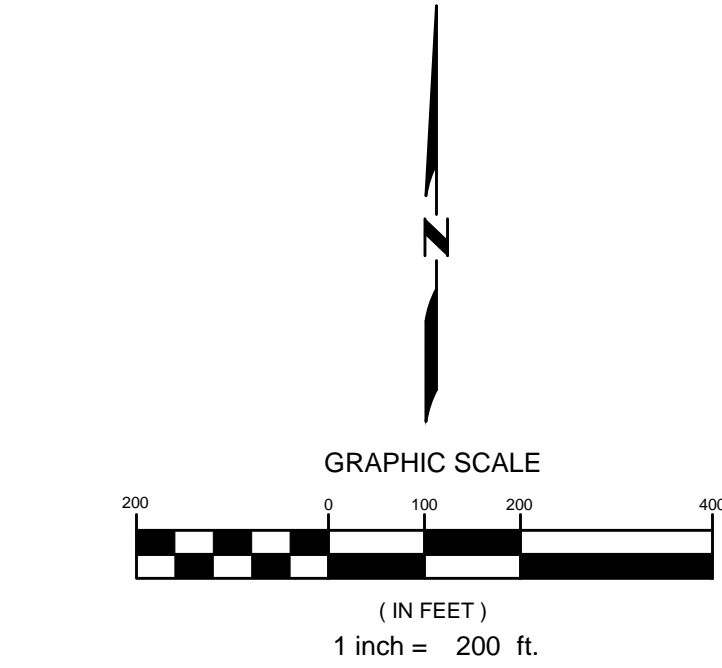
FOR CITY OF AUSTIN USE

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TRAVAASA IMPROVEMENTS PHASE II									
HYDROLOGIC SUMMARY TABLE									
PRE-DEVELOPED CONDITIONS									
Hydrologic Element	Drainage Area	Composite SCS CN	I.C. %	T <sub>c</sub>	T <sub>LAG</sub> (T <sub>c</sub> x 0.6)	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
A Off	85.43 Ac.	77	0.6%	28.2	16.9	82.52 cfs	216.52 cfs	298.94 cfs	437.67 cfs
A On	59.02 Ac.	77	1.5%	28.2	16.9	57.59 cfs	150.20 cfs	207.13 cfs	302.93 cfs
A	144.45 Ac.	77	---	---	---	140.11 cfs	366.71 cfs	506.07 cfs	740.60 cfs
B	15.49 Ac.	77	2.0%	24.7 Min.	14.8 Min.	16.07 cfs	41.76 cfs	57.52 cfs	84.04 cfs
C	46.88 Ac.	77	2.5%	21.7 Min.	13.0 Min.	51.52 cfs	133.48 cfs	183.68 cfs	268.08 cfs
D	83.54 Ac.	77	2.4%	41.3 Min.	24.8 Min.	69.23 cfs	179.23 cfs	246.87 cfs	360.76 cfs
Total Predeveloped	290.36 Ac.	---	---	---	---	264 cfs	691 cfs	953 cfs	1395 cfs



LEGEND	
	PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXISTING EASEMENT
	EXISTING ELECTRICAL
	EXISTING UNDERGROUND ELEC.
	EXISTING OVERHEAD ELEC.
	EXISTING GAS
	EXISTING CONTOURS
	EXISTING TREE (TO REMAIN)
	EXISTING TREE (REMOVAL)
	DRAINAGE BOUNDARY LINE
	TIME OF CONCENTRATION LINE
	DRAINAGE FLOW ARROW
	DRAINAGE LABEL
	INLET LABEL

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Tel: (512) 327-2946  
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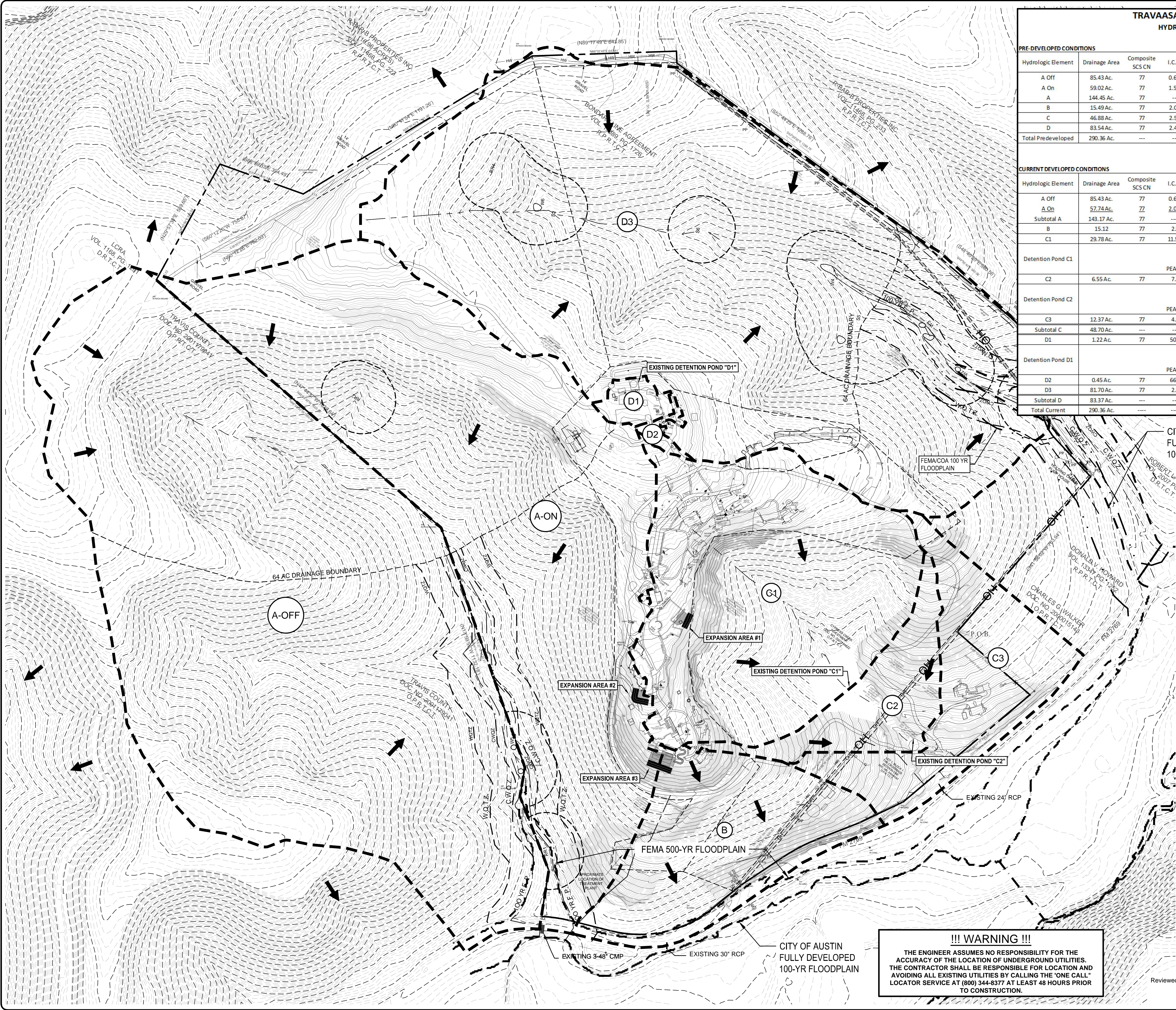
ISSUED FOR REVISION #1

TRAVAASA IMPROVEMENTS PHASE 2  
13500 FM 2769  
AUSTIN, TEXAS  
DRAINAGE AREA MAP (PRE-DEVELOPMENT)

PROJECT No.: 262.0103  
DESIGN: CLM, TSD  
TECHNICIAN: PMT, TSD  
ISSUED: REVISION #1

**SHEET C15**  
FOR CITY OF AUSTIN USE  
15 OF 63





TRAVAASA IMPROVEMENTS PHASE II HYDROLOGIC SUMMARY TABLE									
PRE-DEVELOPED CONDITIONS									
Hydrologic Element	Drainage Area	Composite SCS CN	I.C. %	T <sub>c</sub>	T <sub>uag</sub> (T <sub>c</sub> x 0.6)	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
A Off	85.43 Ac.	77	0.6%	28.2	16.9	82.52 cfs	216.52 cfs	298.94 cfs	437.67 cfs
A On	59.02 Ac.	77	1.5%	28.2	16.9	57.59 cfs	150.20 cfs	207.13 cfs	302.93 cfs
A	144.45 Ac.	77	---	---	---	140.11 cfs	366.71 cfs	506.07 cfs	740.60 cfs
B	15.49 Ac.	77	2.0%	24.7 Min.	14.8 Min.	16.07 cfs	41.76 cfs	57.52 cfs	84.04 cfs
C	46.88 Ac.	77	2.5%	21.7 Min.	13.0 Min.	51.52 cfs	133.48 cfs	183.68 cfs	268.08 cfs
D	83.54 Ac.	77	2.4%	41.3 Min.	24.8 Min.	69.23 cfs	179.23 cfs	246.87 cfs	360.76 cfs
Total Predeveloped	290.36 Ac.	---	---	---	---	264 cfs	691 cfs	953 cfs	1395 cfs
CURRENT DEVELOPED CONDITIONS									
Hydrologic Element	Drainage Area	Composite SCS CN	I.C. %	T <sub>c</sub>	T <sub>uag</sub> (T <sub>c</sub> x 0.6)	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
A Off	85.43 Ac.	77	0.6%	28.2	16.9	82.52 cfs	216.52 cfs	298.94 cfs	437.67 cfs
A On	57.74 Ac.	77	2.0%	28.2	16.9	56.65 cfs	147.24 cfs	202.91 cfs	296.59 cfs
Subtotal A	143.17 Ac.	77	---	---	---	139.17 cfs	363.75 cfs	501.85 cfs	734.26 cfs
B	15.12	77	2.9	24.7	14.8	15.84 cfs	40.93 cfs	56.30 cfs	82.18 cfs
C1	29.78 Ac.	77	11.5%	19.1	11.5	37.67 cfs	92.21 cfs	125.48 cfs	181.36 cfs
Detention Pond C1	PEAK POND INFLOW:					37.67 cfs	92.21 cfs	125.48 cfs	181.36 cfs
	PEAK RELEASED FLOWS:					37.58 cfs	90.50 cfs	119.36 cfs	156.21 cfs
	PEAK WATER SURFACE ELEVATIONS:					772.56'	774.17'	775.37'	777.52'
C2	6.55 Ac.	77	7.3	5.0	3.0	10.56 cfs	26.15 cfs	35.67 cfs	51.68 cfs
Detention Pond C2	PEAK POND INFLOW:					43.02 cfs	103.18 cfs	134.92 cfs	177.18 cfs
	PEAK RELEASED FLOWS:					32.48 cfs	88.07 cfs	130.93 cfs	176.18 cfs
	PEAK WATER SURFACE ELEVATIONS:					747.49'	752.27'	753.18'	753.92'
C3	12.37 Ac.	77	4.8	21.7	13.0	13.93 cfs	35.56 cfs	48.78 cfs	71.01 cfs
Subtotal C	48.70 Ac.	---	---	---	---	45.43 cfs	119.78 cfs	177.06 cfs	244.72 cfs
D1	1.22 Ac.	77	50.8	5.0	3.0	2.83 cfs	5.77 cfs	7.51 cfs	10.43 cfs
Detention Pond D1	PEAK POND INFLOW:					2.83 cfs	5.77 cfs	7.51 cfs	10.43 cfs
	PEAK RELEASED FLOWS:					1.39 cfs	2.04 cfs	2.55 cfs	3.28 cfs
	PEAK WATER SURFACE ELEVATIONS:					967.03'	967.65'	967.90'	968.18'
D2	0.45 Ac.	77	66.7	5.0	3.0	1.15 cfs	2.23 cfs	2.87 cfs	3.93 cfs
D3	81.70 Ac.	77	2.5	41.3	24.8	67.79 cfs	175.41 cfs	241.58 cfs	352.98 cfs
Subtotal D	83.37 Ac.	---	---	---	---	69.29 cfs	177.93 cfs	244.76 cfs	357.22 cfs
Total Current	290.36 Ac.	---	---	---	---	262 cfs	685 cfs	954 cfs	1380 cfs

CITY OF AUSTIN  
FULLY DEVELOPED  
100-YR FLOODPLAIN

FEMA/COA 100 YR FLOODPLAIN

FEMA 500-YR FLOODPLAIN

CITY OF AUSTIN  
FULLY DEVELOPED  
100-YR FLOODPLAIN

GRAPHIC SCALE

(IN FEET)  
1 inch = 200 ft.

LEGEND

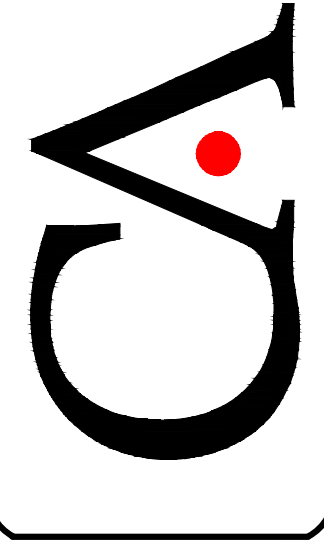
- PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXISTING EASEMENT
- ELEC
- UE
- OH
- GAS
- 100'
- 100'
- 100'
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (REMOVAL)
- TC
- TIME OF CONCENTRATION LINE
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW ARROW
- DRAINAGE LABEL
- INLET LABEL

**!!! WARNING !!!**

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

Reviewed by: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT SERVICES DEPARTMENT

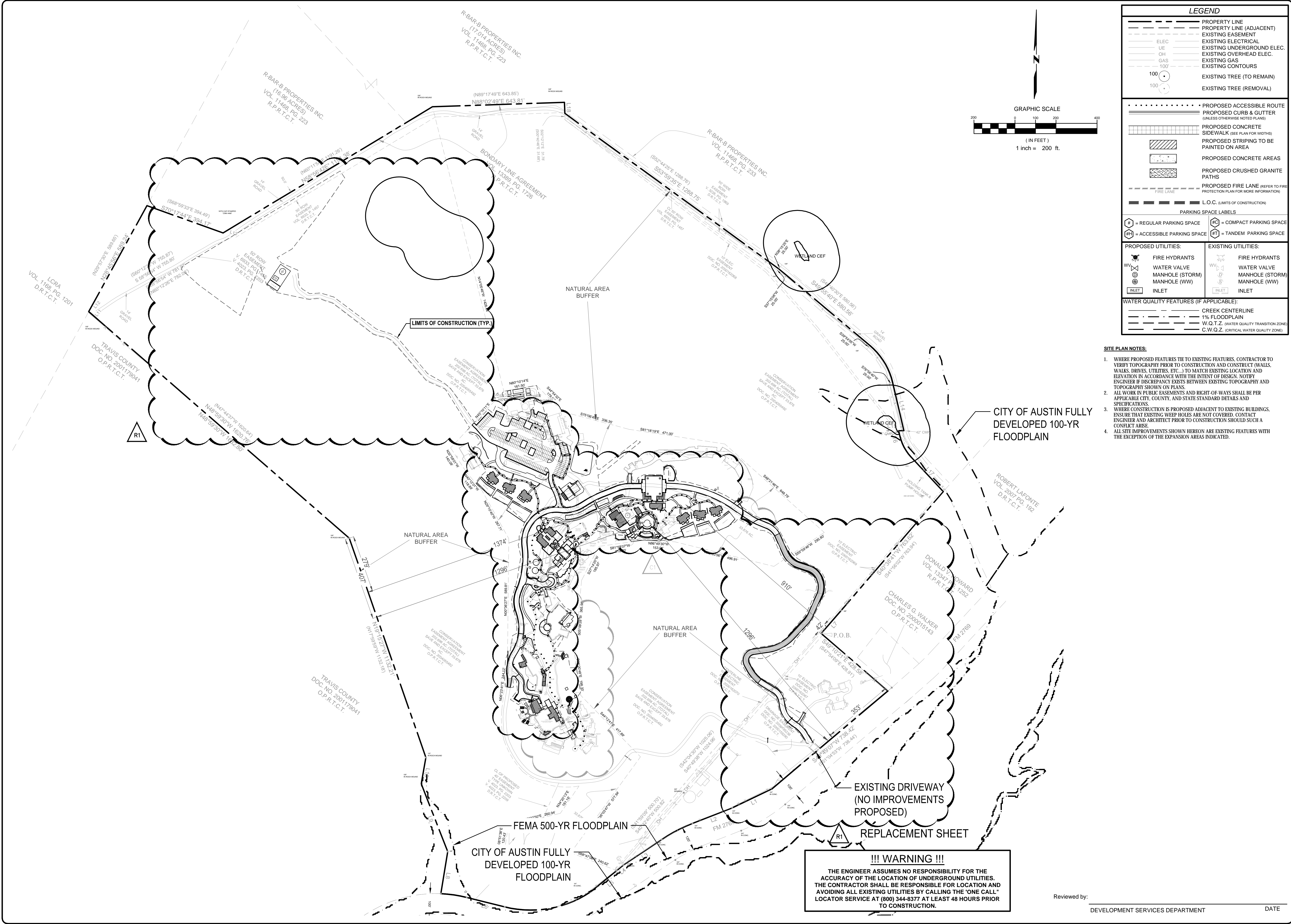
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TRAVAASA IMPROVEMENTS PHASE 2  
13500 FM 2769  
AUSTIN, TEXAS  
DRAINAGE AREA MAP (EXISTING DEVELOPMENT)

PROJECT No.: 262.0103  
DESIGN: CLM, TSD  
TECHNICIAN: PMT, TSD  
ISSUED: \_\_\_\_\_  
REVISION #1  
**SHEET C16**  
FOR CITY OF AUSTIN USE  
16 OF 63





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TRAVAASA IMPROVEMENTS PHASE 2

13500 FM 2769

AUSTIN, TEXAS

OVERALL SITE PLAN

PROJECT No.: 262.0103

DESIGN: CLM, TSD

TECHNICIAN: PMT, TSD

ISSUED: REVISION #1

**SHEET C24**

FOR CITY OF AUSTIN USE

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