

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

**CASE NUMBER:** SPC-2021-0426C      **ZAP COMMISSION DATE:** July 5, 2022

**PROJECT NAME:** MU 15 West Tract

**ADDRESS:** 5810 Steiner Ranch Blvd

**DISTRICT:** 10

**WATERSHED:** Bear Creek West (Water Supply Rural)

**AREA:** 3.94 acres

**APPLICANT:** The Burt Group (Tommy Burt)  
2201 Donley Dr. Ste. 200  
Austin, Texas 78758

**AGENT:** Atwell, LLC (Connor Overby)  
3815 S Capital of Texas Hwy  
Austin, TX 78704

**CASE MANAGER:** Kyle Kampe, Planner III ([Kyle.Kampe@austintexas.gov](mailto:Kyle.Kampe@austintexas.gov); 512-974-2972)

**EXISTING ZONING:** GR-CO (Community Commercial-Conditional Overlay)

**PROPOSED USE:** The applicant proposes to construct a Restaurant (Limited) with drive-thru service and associated improvements within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor.

**REQUEST:** The site is located primarily within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement. A small portion of the site is located within the Low Intensity Zone of the RM 620 Hill Country Roadway Corridor, though all proposed structures and improvements are located within the Moderate Intensity Zone.

**WAIVER REQUEST:** There are no waiver requests with this application.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All substantive review comments have been cleared. The focus of granting the request should be based upon the site development regulations meeting the criteria of the Hill Country Roadway Ordinance. The question is to grant or deny; additional conditions may not be imposed. All administrative requirements will be met prior to site plan release and all fees/fiscal will be posted prior to permit issuance.

**LEGAL DESCRIPTION: LOT 1 BLK B STEINER RANCH PHS 2 SEC 9 RPLT OF LOT 1 BLK A & LOT 1 BLK B**

**EXIST. ZONING:** GR-CO

**ALLOWED F.A.R.:** 1.1

**ALLOWED HEIGHT:** 28'

**MAX. BLDG. COVERAGE:** 75%

**MAX. IMPERV. CVRG:** 90%

**REQUIRED PARKING:** 24

**PROPOSED USE:** Restaurant (Limited)

**PROPOSED F.A.R.:** .02:1

**PROPOSED HEIGHT:** 18.5'

**PROPOSED BLDG. CVRG:** 1.39%

**PROPOSED IMP. CVRG:** 19.99%

**PROPOSED PARKING:** 28

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This request is for approval of a Hill Country Roadway site plan. This site is currently undeveloped and obtained its current GR-CO zoning district designation through approved Ordinance 20170622-0051. The proposed land use is permitted within this zoning district. The applicant will use building materials that are compatible with the Hill Country environment and comply with all other Hill Country Roadway and zoning requirements, as well as requirements specific to the Steiner Ranch Development Agreement that governs this area.

**Environmental:** This site is located in the Bear Creek West watershed, and is subject to Water Supply Rural Watershed regulations. Environmental review is approved.

**Transportation:** Access to the proposed site will be taken from Steiner Ranch Blvd to the south and east. The conditional overlay in this zoning district prohibits vehicular access from N FM 620 and therefore this is not proposed. Because of this, TxDOT has indicated that their approval is not required. Transportation review (ATD Engineering Review) is currently informal and pending approval on administrative items.

**SURROUNDING CONDITIONS:**

**North:** TxDOT ROW (N FM 620)

**East:** ROW (Steiner Ranch Blvd); then financial services use (bank)

**West:** TxDOT ROW (N FM 620)

**South:** ROW (Steiner Ranch Blvd); then undeveloped (DR; LTD)

**NEIGHBORHOOD ORGANIZATION:**

Steiner Ranch Master Homeowners Association  
Comanche Trail Community Association (CTCA)  
Canyon Creek Homeowners Association  
Sierra Club  
Glenlake Neighborhood Association  
Long Canyon Homeowners Association  
Friends of Austin Neighborhoods  
Austin Lost and Found Pets  
Westminster Glen Homeowners Association  
Travis County Natural Resources (TNR BCP)  
Steiner Ranch Neighborhood Association  
2222 Coalition of Neighborhood Associations, Inc.  
River Place Homeowners Association  
Leander ISD Population and Survey Analysts  
Long Canyon Phase II & III Homeowners Association, Inc.



CONSULTING. ENGINEERING. CONSTRUCTION.

October 18<sup>th</sup>, 2021

City of Austin  
Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

**RE: Steiner Ranch Mixed-Use #15 – Starbucks Site Plan**

Dear Planning and Development,

This project is a proposed single phase commercial site plan in Steiner Ranch named Mixed-Use #15 West Tract. The entire development is located on one legal tract comprising of approximately 3.94 acres on Steiner Ranch Boulevard, 0.1 miles south of the intersection of RM 620 and Steiner Ranch Boulevard. This site plan consists of one legal lot which will contain a Starbucks drive thru restaurant establishment and related parking. The site is within the full-purpose jurisdiction of the City of Austin, within Travis County. Development of the tract includes construction of the entire civil infrastructure required for the proposed development.

**Access:**

Access to the site will be via Steiner Ranch Boulevard with two commercial driveway entrances.

**Geology and Environmental Assessment:**

The site slopes in one direction with nearly all slopes within the 0% to 25% range. A critical environmental feature is located on the site and has a setback defined on the plat. No construction will encroach on this CEF. The property primarily consists of very stoney clay with slopes between 5-18 percent.

**FEMA Floodplain Information:**

No portion of this site is located within the 100-year floodplain according to FEMA map panel # 48453C0240H dated September 26, 2008.

**Watershed:**

The subject tract is entirely located within the Bear West watershed, which is classified as a Water Supply Rural watershed. The site lies within the Edwards Aquifer Recharge Zone according to the City of Austin.

**Proposed Drainage Plan:**

The proposed development of a commercial building and parking lot affects the overall drainage on the site. While the proposed grading will shift the existing drainage paths for this site, the general drainage patterns and offsite flows will remain. Pre- and Post-developed storm water runoff conditions for the off-site and on-site areas were analyzed using the Rational Method as recognized by the City of Austin Development Criteria Manuals. Captured storm water runoff will be directed to a proposed detention pond at the southwest corner of the proposed development.

**Water Quality:**

In accordance with Section B(8) of the Steiner Ranch Development Agreement Document #2001180705, water quality shall not be required for this development so long as the impervious cover remains less than or equal to 25 % of the net site area. The currently planned impervious cover is at 22.74% of the net site area; therefore, water quality facilities will not be required for this development.

**Erosion and Sedimentation Controls & Tree Protection:**

The associated site plan illustrates the locations of all proposed erosion and sedimentation controls. A full tree list with all surveyed tree locations is also shown in the plans. These plans also show the required tree protection areas and the limits of construction for this development. Permanent erosion control will be achieved through revegetation of all disturbed areas performed in accordance with the City of Austin Environmental Criteria Manual.

**Utilities:**

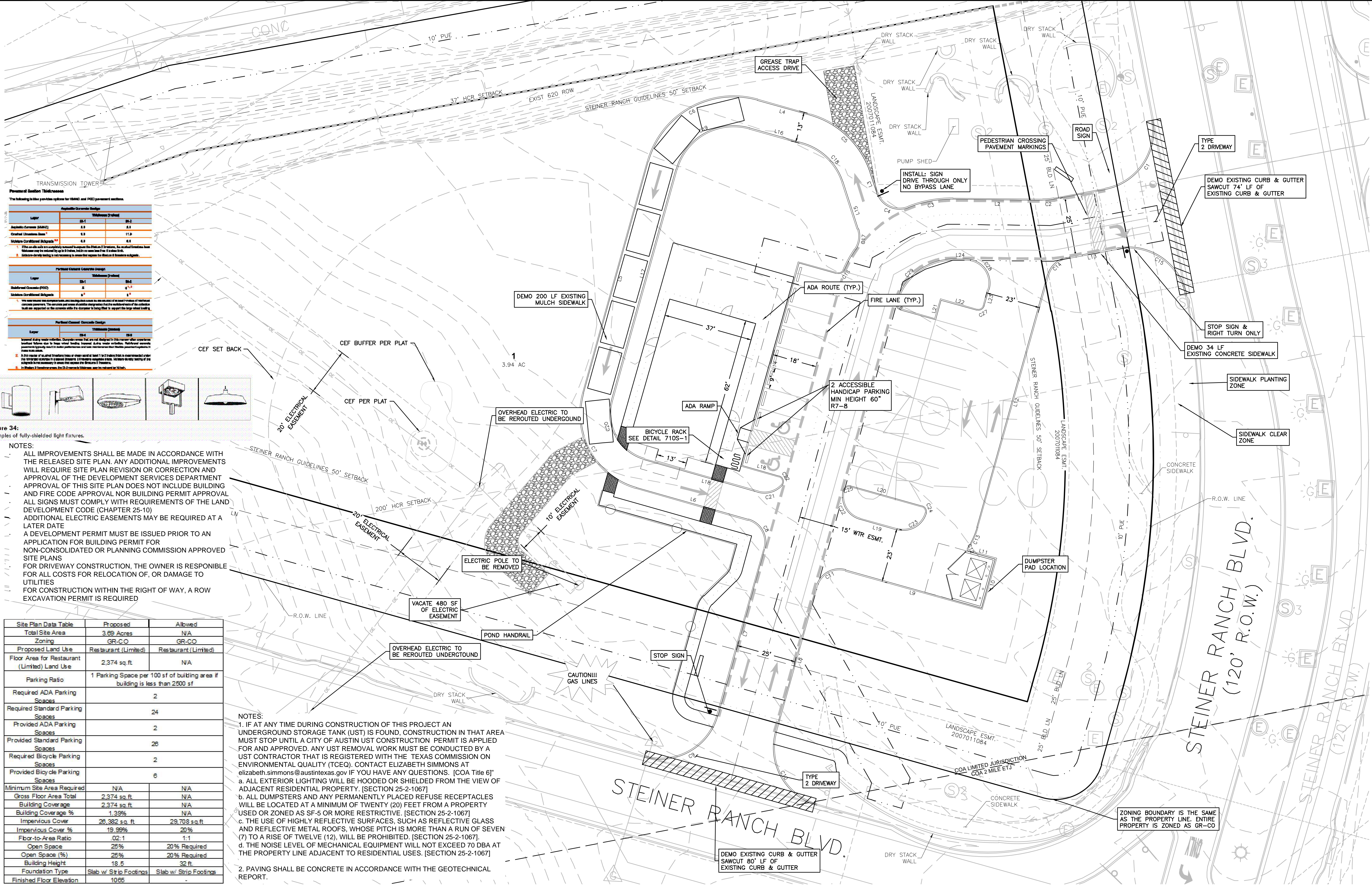
Water services shall be provided by the Travis County Water Control and Improvements District #17. This site currently lies within the WCID #17 service area. Wastewater will be treated using an On-Site Septic Facility. Electrical service to this property will be provided by Austin Energy. This development resides within the Austin Energy service area and existing overhead lines run across the rights-of-way of Steiner Ranch Boulevard. All required easements will be provided as necessary.

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.

Connor J Overby, PE, CPESC  
Project Manager  
Atwell, LLC  
TBPE Firm #12242



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#### LINE & CURVE TABLES:

Line Table	
Line #	Length
L1	21.78
L2	37.44
L3	8.78
L4	22.93
L5	100.70
L6	48.77
L7	72.73
L8	63.18
L9	59.03
L10	21.33

Line Table	
Line #	Length
L11	11.50
L12	109.88
L13	21.61
L14	88.00
L15	20.77
L16	22.93
L17	100.70
L18	49.51
L19	16.01
L19	16.00

Curve Table		
Curve #	Length	Radius
C1	39.270	25,000
C2	4.911	25,000
C3	19.134	49,000
C4	16.353	10,000
C5	36.314	37,000
C6	58.196	37,000
C7	50.164	32,049
C8	15.664	10,000
C9	39.235	25,000
C10	39.313	25,000

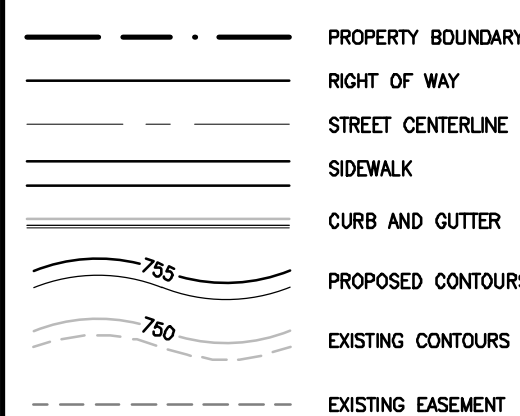
Curve Table		
Curve #	Length	Radius
C11	15.702	10,000
C12	1.868	1,000
C13	9.513	32,000
C14	11.119	10,000
C15	39.279	25,000
C16	3.602	2,500
C17	9.187	10,000
C18	24.537	25,000
C19	39.322	25,000
C20	31.362	20,093

Curve Table		
Curve #	Length	Radius
C21	10.853	10,000
C22	5.141	2,500
C24	3.927	2,500
C27	3.927	2,500
C29	32.709	25,000

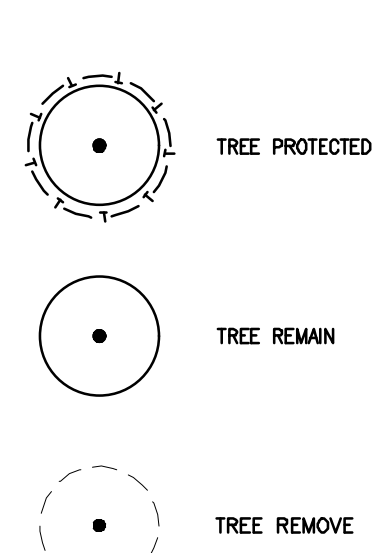
#### NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 25.2.E
2. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
3. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND/OR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.
4. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED. [25-2-1125]

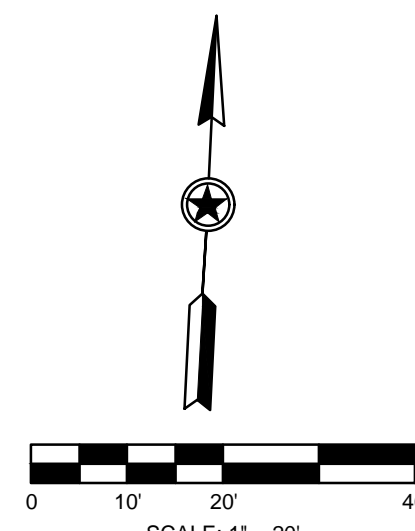
#### LEGEND



#### TREE LEGEND



#### NORTH ARROW & SCALE



#### CITY APPROVAL

**SITE PLAN RELEASE** Sheet #### Of 27

FILE NUMBER: SP-2021-0426C EXPIRATION DATE: \_\_\_\_\_

CASE MANAGER: KYLE KEMPE APPLICATION DATE: NOV. 17th, 2021

APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_

APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_

APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

Under Section 112 of Chapter 25-5 Of The Austin City Code

Director, Development Services Department

DATE OF RELEASE: \_\_\_\_\_ Zoning: \_\_\_\_\_

Rev 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78732  
O: 512-304-0500 F: 512-304-0509  
TBE No. 12242

MU 15 WEST TRACT

5810 STEINER RANCH BLVD.  
AUSTIN, TX 78732

CLIENT: STEINER HUAYILLO, LLC

901 S MOPAC EXPY BLDG II STE 500  
AUSTIN, TX 78746-5776

SITE AND DIMENSION CONTROL

DATE: June 7, 2022

REVISIONS

SCALE: 0

DR. CV CH. ST

P.M. CO

BOOK

JOB: XXXXXXXX

SHEET NO. 9 OF 28

05/27/2022

**811**  
Know what's below.  
Call before you dig.

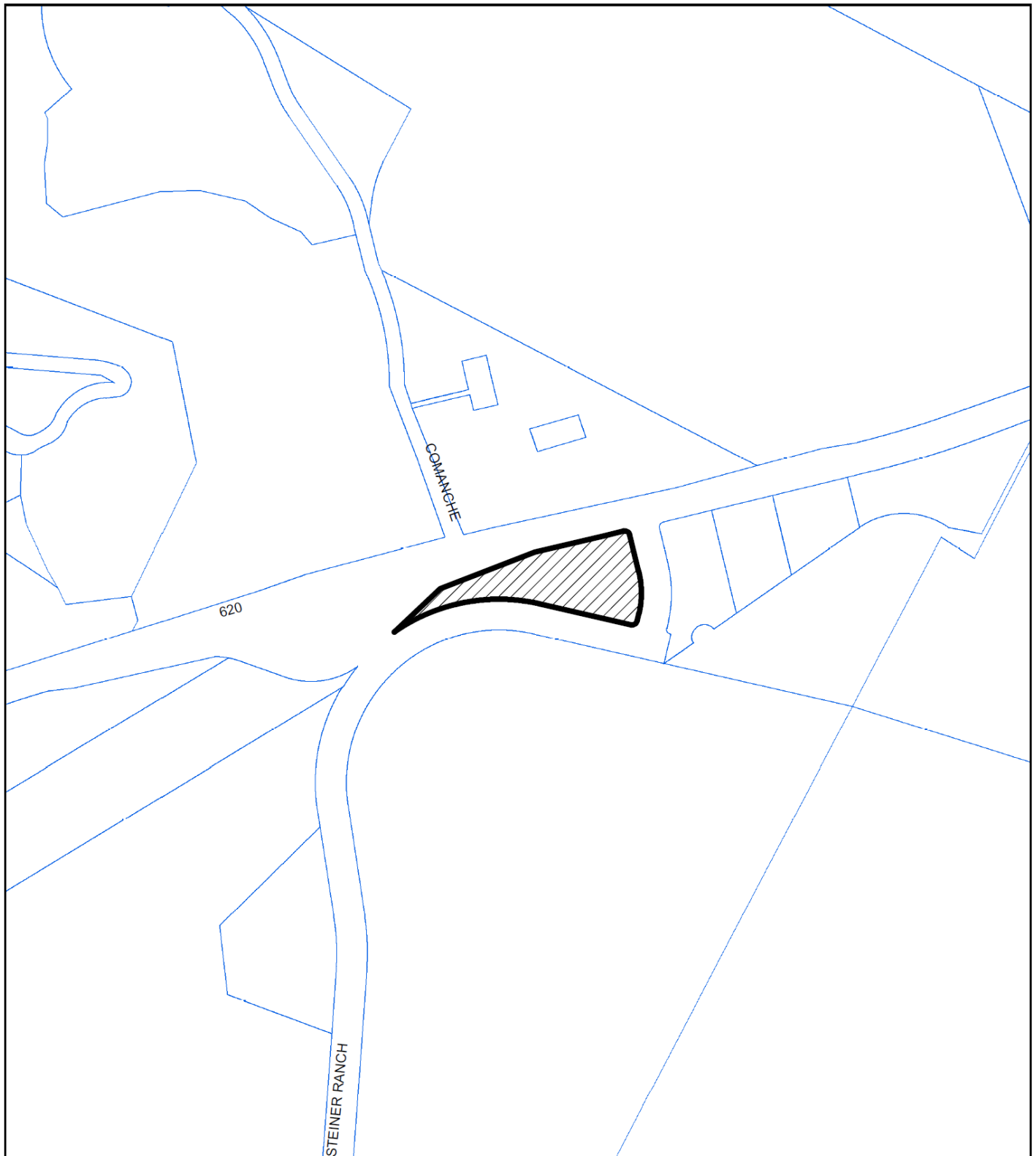
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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COA CASE NO: SPC-2021-0426C





 Subject Tract  
 Base Map

CASE NO: SPC-2021-0426C  
ADDRESS: 5810 STEINER RANCH BLVD.



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.