

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

CASE NUMBER: SP-2017-0478D(XT2) **ZAP HEARING DATE:** June 6, 2023

PROJECT NAME: All Stor Westlake

ADDRESS OF SITE: 9021 FM 2244 RD

COUNCIL DISTRICT: N/A

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Barton Creek

JURISDICTION: ETJ

APPLICANT/ All Stor Westlake LTD (512) 682-5500
OWNER: Endeavor Real Estate Group
500 W 5th St, Suite 700
Austin, TX 78701

AGENT: H. D. Brown Consulting, Amanda Brown (214) 695-9219
210 W. 38th Street
Austin, TX 78705

CASE MANAGER: Jennifer Bennett (512) 974-9002
jennifer.bennett@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a three-year extension to a previously approved site plan. The proposed development is for the construction of a self-storage building with associated improvements as shown on the site plan.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from March 1, 2023 to March 1, 2026 based on the case meeting criteria from LDC Section 25-5-62(C)(1)(a).

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 within the ETJ and is not subject to City of Austin zoning regulations.**ENVIRONMENTAL:** All environmental comments have been cleared.**TRANSPORTATION:** All transportation comments have been cleared.**PREVIOUS APPROVALS**

02/11/2019 Site Plan administrative approval. Permit expiration: 02/11/2022

12/30/2021 Mayor Order No. 20211220-036 extended all permit and expiration dates during COVID.
Permit expiration moved to 03/01/2022

03/17/2022 One year administrative extension approved. Permit expiration moved to 03/01/2023

PROJECT INFORMATION

| | | |
|----------------------------|----------------|-----------------|
| SITE AREA | 7.56 acres | |
| EXISTING ZONING | N/A (ETJ) | |
| | Allowed | Proposed |
| FLOOR-AREA RATIO | N/A | 0.32:1 |
| BUILDING COVERAGE | N/A | 7.5% |
| IMPERVIOUS COVERAGE | N/A | 11.65% |
| PARKING | N/A | 4 |

EXISTING ZONING AND LAND USES

| | ZONING | LAND USES |
|--------------|---------------|---|
| <i>North</i> | N/A (ETJ) | Residential (located across the street) |
| <i>South</i> | N/A (ETJ) | Office |
| <i>East</i> | N/A (ETJ) | Commercial |
| <i>West</i> | N/A (ETJ) | Office |

ABUTTING STREETS

| Street | Pavement Width | Classification |
|---------------|-----------------------|-----------------------|
| FM 2244 RD | 90' | Level 4 |

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
City of Rollingwood
Friends of Austin Neighborhoods
TNR BCP - Travis County Natural Resources

Seven Oaks Neighborhood Association Inc
Sierra Club, Austin Regional Group
Save Our Springs Alliance
University of Texas

H.D. Brown Consulting

210 W. 38th Street | 214-695-9219 | amanda.brown@hdbrownconsulting.com

04/06/2023

Ms. Denise Lucas
Development Services Department
City of Austin
6310 Wilhelmina Delco Dr
Austin, TX 78752

Re: Site plan extension application (XT2) for SP-2017-0478D; 6901 FM 2244 (Revised), Austin, TX 78746; 7.564- acre tract located at 9021 FM 2244 (TCAD 521558) (the "Property").

Dear Ms. Denise Lucas:

Enclosed is the second site plan extension request for Site Development Permit (SDP) SP-2017-0478D. The SDP has received a one-year administrative extension and has an expiration date of March 1, 2023. The Property is located at 9021 FM 2244 and is in the City of Austin ETJ. We request an extension of a released site plan by the Land Use Commission as allowed in LDC § 25-5-63. Due to the Covid Pandemic and other economic uncertainties we respectfully request a 3-year extension. Additionally, our application meets the criteria outlined in LDC § 25-5-62(C)(1&2):

LDC § 25-5-62(C)(1)(a)

Our site plan substantially complies with the requirements that apply to a new application for a site plan. With the first administrative extension, the SDP was updated to be compliant with Atlas 14. No other substantial code requirements have been adopted.

LDC § 25-5-62 (C)(2)(b)

A traffic impact analysis was not and is not required. All required traffic mitigation and transportation measures shall be met.

Please let me know if you have any questions or need any additional information with regard to this application.

Sincerely,



Amanda Brown



CIVILITUDE
ENGINEERS & PLANNERS

1210 Rosewood Avenue
Austin, Texas 78702
Firm Registration #12469

4 of 6
Phone 512 761 6161
Fax 512 761 6167
info@civiltude.com
www.civiltude.com

November 21, 2017

Mr. Rodney Gonzales
City of Austin Development Service Department
505 Barton Springs Road
Austin, Texas 78704

Re: Engineer's Summary Letter to accompany Site Plan Application
All Stor Westlake, 6901 FM 2244 Austin, Texas 78746

Dear Mr. Gonzales,

Enclosed is the Site Plan application package for All Stor Westlake. The project proposes to construct a 4-story self-storage building with covered parking. The 7.564-acre tract is located in the Austin Extra-territorial Jurisdiction in Travis County, and comprised of a legal tract. The limit of construction is 1.3 acres out of the 7.564 acres. The development will be served by a driveway onto FM 2244, which is a state road. A fill waiver will be required since the site slopes down from FM 2244 and fill will be needed to provide an acceptable grade on the driveway for truck and emergency vehicle access.

The property is located in Barton Creek Watershed, classified as Barton Springs Zone and is located in the Edwards Aquifer Contributing Zone. No portion of the property is within a 100-year floodplain. The proposed impervious cover is 20% of the net site area. The site currently drains from north to south toward a tributary of Barton Creek. The proposed development will not alter the drainage pattern but will add a water quality facility consisting of a retention re-irrigation system to treat the first flush of runoff onsite. The proposed redevelopment will not increase runoff leaving the site, will not result in additional adverse flooding impact on other property and will not result in additional erosion impacts on other property. The TxDOT storm drain from FM 2244 discharges onto the site and will be conveyed in a storm drain and drainage swale through the site, both of which will be in drainage easements.

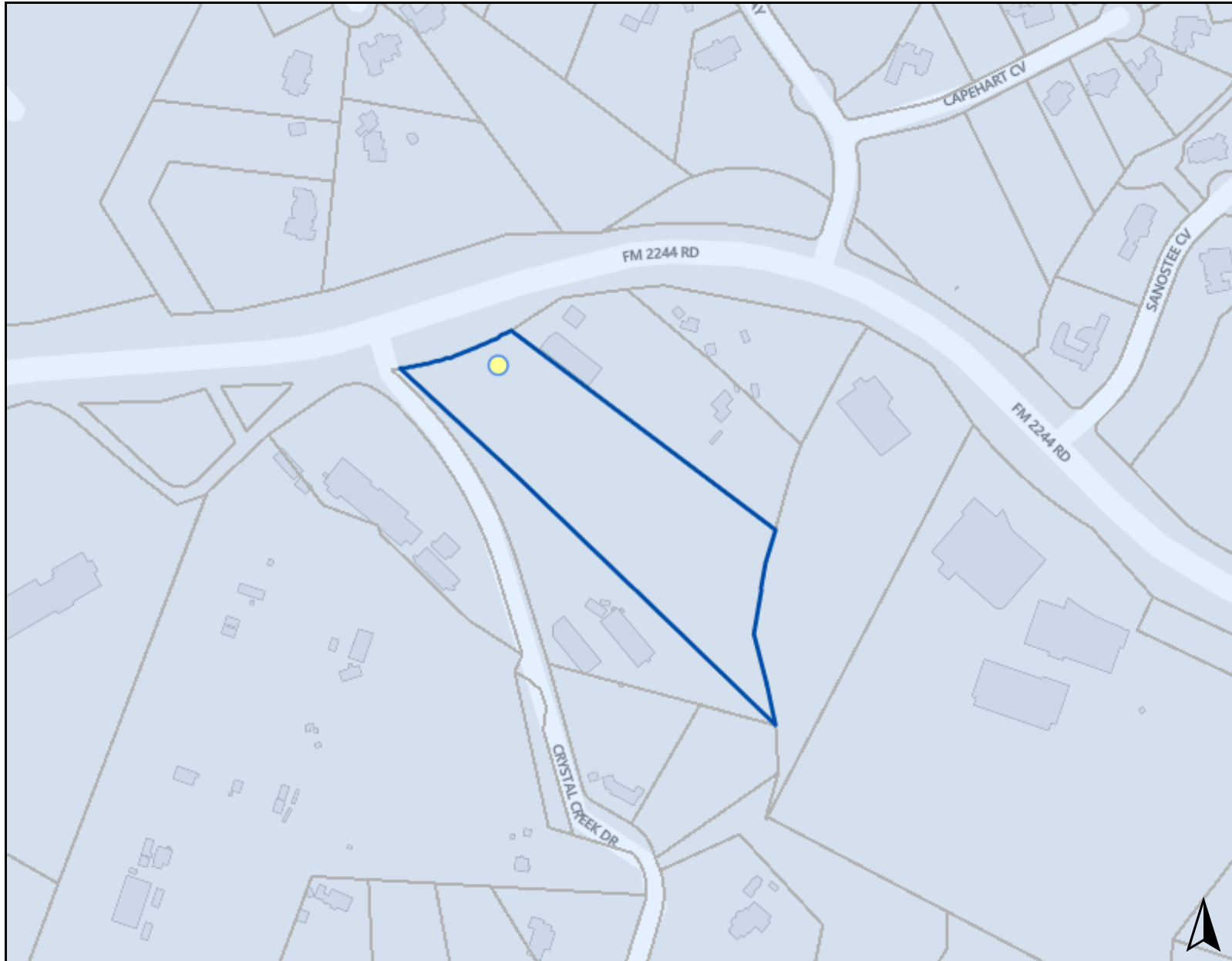
Water service to the site will be provided by the West Travis County Public Utility Agency. Wastewater treatment will be accomplished with an On-Site Sewage Facility (OSSF). A Travis County Development Permit and OSSF Permit will be obtained for the project since it is in the Austin ETJ.

If you have any questions, please do not hesitate to contact us and inquire at 512-761-6161.

Sincerely,

Nhat Ho, P.E.
Vice President





Legend

Appraisal Districts

TCAD Parcels



Jurisdictions Fill

Jurisdiction



EXTRATERRITORIAL
JURISDICTION

0 500 1000
ft

5/25/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

9021 FM 2244 RD

ACCESSIBILITY NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

TxDOT NOTES:

1. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION, OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

NOTE:

ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

| Impervious Cover Table | | | | |
|--------------------------|----------|------------------|-------------------|------|
| Use: Convenience Storage | | | | |
| | Existing | Proposed Removal | Proposed Addition | |
| Building | - | - | 24,700 | |
| Parking/Driveway | - | - | 13,560 | |
| Sidewalk & Others | - | - | 132 | |
| Total (Area) | - | - | 38,392 | |
| Gross Site Area | 329,499 | SF | 7,564 | Acre |
| Total (Percent) | 0.00% | 0.00% | 11.65% | |

APPENDIX Q-2: IMPERVIOUS COVER
WATER SUPPLY SUBURBAN WATERSHED

Water Quality Transition Zone

Water Quality Transition Zone Outside of 100 Floodplain (Non-FP WQTZ) = 0 Acres

Allowable Impervious Cover

Impervious Cover Allowed at 0.0% X Non-FP WQTZ = 0.0 Acres

Impervious Cover Allowed at 20.0% X Net Site Area = 0.971 Acres

Total Impervious Cover Allowed 0.971 Acres

Allowable Impervious Cover Breakdown by Slope Category

Allowable IC at 15 - 25%v = 2.15 X 10%

Impervious Cover Allowed at 20.0% X Net Site Area = 0.971 Acres

Proposed Total Impervious Cover

Impervious Cover in Non-FP WQTZ 0.000 acres

Impervious Cover in Uplands Zone 0.880 acres

Total Proposed Impervious Cover 0.880 acres

Proposed Impervious Cover on Slopes

Impervious Cover

Bldg and Other IC Parking & Driveway

Acres (Acres) % GSA (acres)

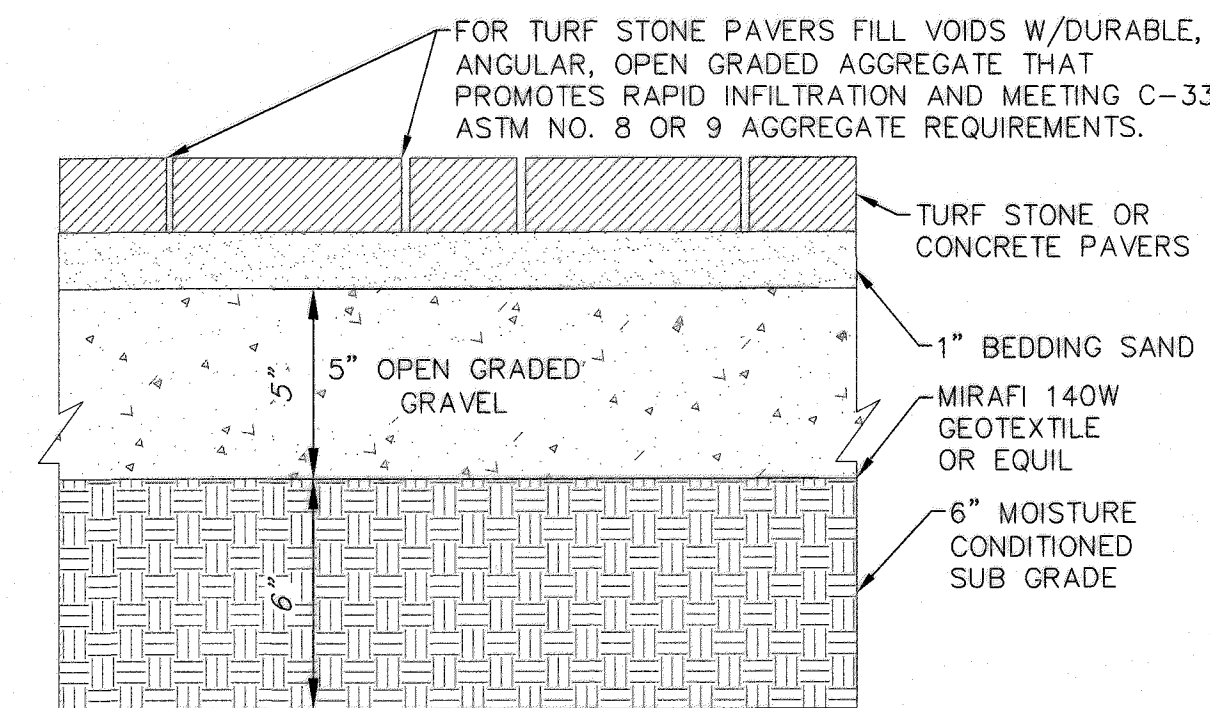
Area of Upland with Slope 0 - 15% 3.74 0.453 6.0% 0.241

Area of Upland with Slope 15 - 25% 2.23 0.115 1.5% 0.071

Area of Upland with Slope 25 - 35% 1.13 0.0 0.0% 0.0

Area of Upland with Slope Over 35% 0.42 0.0 0.0% 0.0

Total Site Area 7.52



THE REQUIRE BASE THICKNESS MAY BE REDUCED BY 2" IF LIME TREATMENT OF THE CLAY SUBGRADE TO A MINIMUM DEPTH OF 6" IS PERFORMED.

SPECIFICATIONS FOR SUB GRADE PREPARATION PER THE TERRACON ENGINEERING GEOTECHNICAL REPORT NO. 96175011

APPENDIX Q-1: NET SITE AREA

Net Site Area is Only Applicable To

Watersheds Classified As Barton Springs Contributing Zone

Gross Site Area (GSA) 7.564 Acres

Site Deductions

Critical Water Quality Zone (CWQZ) 0.000 Acres

Water Quality Transition Zone (WQTZ) 0.000 Acres

Wastewater Irrigation Areas 0.055 Acres

Deduction Subtotal 0.055 Acres

Upland Area (Gross Site Minus Total Deduction) 7.509 Acres

Net Site Area Calculation

Area of Upland with Slope 0 - 15% 3.735 X 100 % = 3.735 Acres

Area of Upland with Slope 15 - 25% 2.230 X 40 % = 0.892 Acres

Area of Upland with Slope 25 - 35% 1.130 X 20 % = 0.226 Acres

Area of Upland with Slope Over 35% 0.420 X 0 % = 0.000 Acres

Net Site Area Total 4.853 Acres

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- WASTEWATER W/ CLEANOUT
- WASTEWATER W/ SINGLE SERVICE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- GROUND CONTOUR
- OVERHEAD UTILITY
- GAS LINE

0' 15' 30' 60'

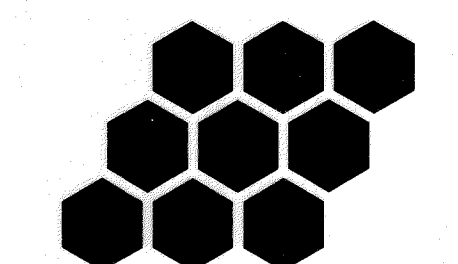
SCALE: 1"=30'

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL STOR WESTLAKE
9021 FM 2244, AUSTIN, TX 78746

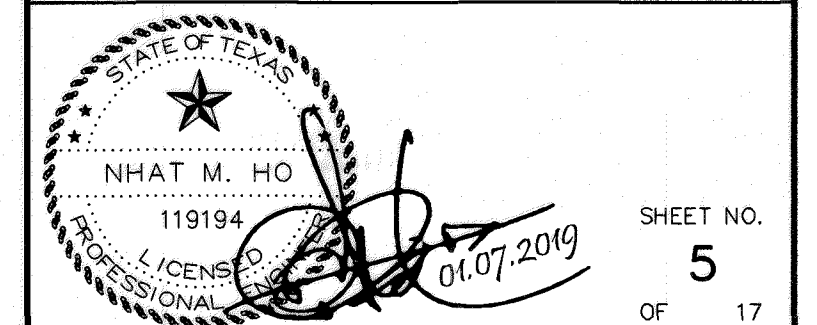
SITE PLAN



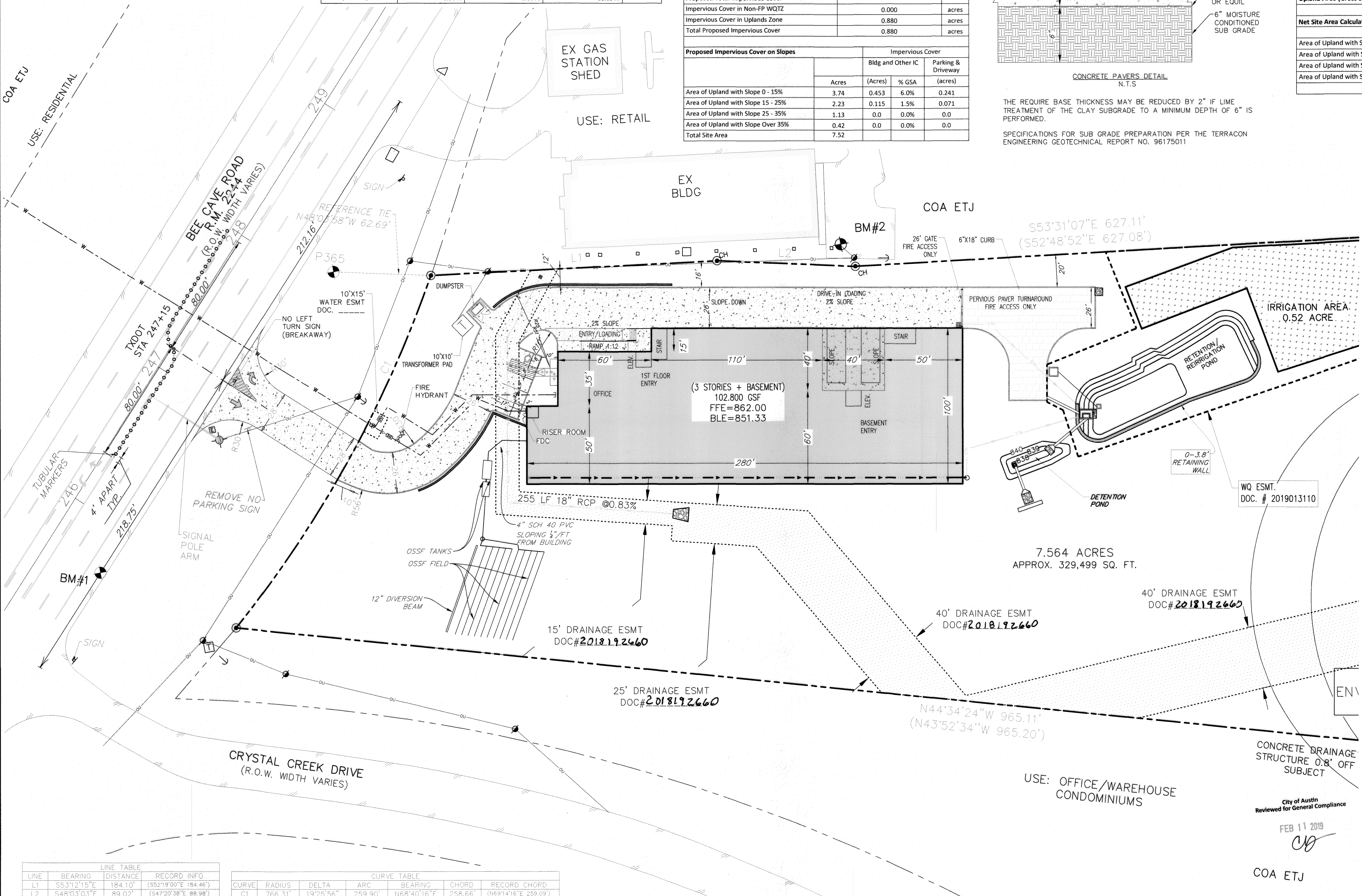
CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER COURT
AUSTIN, TX 78723
PHONE 512 761 6161
FAX 512 761 6167
FIRM REG NO. F12469
INFO@CIVILITUDE.COM

SCALE: 1"=30' DGN. BY: JMS
JOB NO. A248-001 DWN. BY: MAA



SHEET NO.
5
OF 17



| LINE | BEARING | DISTANCE | RECORD INFO. |
|------|--------------|----------|------------------------|
| L1 | S53°12'15\"E | 184.10' | (S52°19'00\"E 184.46') |
| L2 | S48°03'03\"E | 89.02' | (S47°20'38\"E 88.98') |

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD | RECORD CHORD |
|-------|---------|------------|---------|--------------|---------|------------------------|
| C1 | 766.31' | 19°25'56\" | 259.90' | N68°40'16\"E | 258.66' | (N69°14'16\"E 259.09') |