

**ZONING AND PLATTING COMMISSION  
SITE PLAN  
CONDITIONAL USE PERMIT**

**CASE NUMBER:** SP-2023-0008C      **ZONING AND PLATTING COMMISSION**  
**HEARING DATE:** December 5, 2023

**PROJECT NAME:** Goodnight Ranch Self Storage

**ADDRESS:** 6726 Stockman Drive

**APPLICANT:** Attn: Kaatz Rine Lee  
Austin Goodnight Ranch LP  
610 W. 5<sup>th</sup> St, Suite 601  
Austin, Texas 787

**AGENT:** Attn: Al Carroll, PE (512) 440-0222  
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San Marcos, TX 78666

**CASE MANAGER:** Randall Rouda (512) 974-3338  
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**NEIGHBORHOOD PLAN:** None

**PROPOSED DEVELOPMENT:**

The applicant is proposing to develop a vacant lot, in the Mixed Use Neighborhood area of the Goodnight Ranch PUD with a 3 story building to be used for Convenience Storage. The PUD requires a Conditional Use Permit for Convenience Storage uses in Mixed Use Neighborhood areas. Convenience Storage is defined as follows:

**CONVENIENCE STORAGE** use is storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses, and excludes workshops, hobby shops, manufacturing, and commercial activity.

The proposed building is 38 feet high and consists of 100,200 square feet of gross floor area. The building coverage is 66,066 square feet. Total proposed parking is 24 spaces (including 1 ADA space) and 2 bicycle spaces. Access to the site is from two driveways along Stockman Drive. Public sidewalk improvements are proposed along Stockman Drive.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for Convenience Storage Use with the following condition of approval:

*1) That all remaining informal administrative comments are cleared prior to release of the Site Plan Permit*

The site borders a planned fire station site to the east, and open space/drainage areas to the south and west. To the north of the site is Stockman Drive and additional land designated for Neighborhood Mixed

Use development. Other nearby uses include land to the west which has been subdivided into 16,000 square foot lots and land to the south in the ETJ. Adequate parking and facilities are provided for the proposed use and access is available from Stockman Drive. This request does not include provision for amplified outdoor sound.

The Stockman Drive Frontage will be developed with an eight foot wide planting zone with Live Oak shade trees between the street and new seven foot wide sidewalk. In addition to the planting zone, there are landscaped area to the east and west of the building façade.

#### PROJECT INFORMATION

<b>TOTAL SITE AREA</b>	66,066 sq. ft.	1.5 acres
<b>EXISTING ZONING</b>	PUD – Goodnight Ranch: Neighborhood Mixed Use	
<b>PROPOSED ZONING</b>	PUD – Goodnight Ranch: Neighborhood Mixed Use	
<b>WATERSHED</b>	Onion Creek (Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	None	
<b>PROPOSED ACCESS</b>	Stockman Drive	
	<b>Allowed/Required</b>	<b>Existing</b>
		<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	N/A	N/A
<b>BUILDING COVERAGE</b>	90%	N/A
<b>IMPERVIOUS COVERAGE</b>	NA% (Limited cumulatively)	N/A
<b>PARKING</b>	20 (at application)	N/A

#### EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	PUD - NMA	Vacant
<i>North</i>	PUD-NMA	Stockman Drive - Vacant
<i>South</i>	PUD-Public Open Space / ETJ	Drainage / Residential (ETJ)
<i>East</i>	PUD-Public Open Space	Vacant – Planned Fire Station
<i>West</i>	PUD – School/Civic	Drainage/Open Space

#### ABUTTING STREETS

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Stockman Drive	70 feet	36 feet	Suburban

#### NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District  
 Austin Lost and Found Pets  
 Del Valle Community Coalition- Nonprofit  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Onion Creek HOA

**CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERIA**

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section **25-5-145** of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**B. A conditional use site plan must:****1. Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The Neighborhood Mixed Use Area is intended to be the center of the Goodnight Ranch PUD Community, with a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of community residents.. As proposed the Convenience Storage use is appropriately located near to the residential developments it will serve, but generally at the edge of the community, immediately adjacent to civic use (fire station) and open space/drainage. The proposed development complies with all site development regulations for the zoning district.

**3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: The site plan will comply with all requirements of the Land Development Code and zoning district. In addition, the buildings comply with setback and height requirements. The site is providing shaded sidewalks and open space as required by Subchapter E (Commercial Design Standards). The immediately adjacent uses are Open Space/Drainage and Civic which are not likely to be negatively affected by a three story commercial building with modest traffic demand.

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: Off-street parking is provided in accordance with Land Development Code requirements. The loading zone is located under a porte-cochere along the driveway along the north building façade (facing Stockman Drive). Loading will be partially obscured by the proposed street trees.

**5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

**C. In addition, a conditional use site plan may not:****1. More adversely affect an adjoining site than would a permitted use;**

The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use. The Neighborhood Mixed Use area permits a wide variety of commercial uses in similarly sized buildings. All of the proposed storage is contained within the three-story building and the site is buffered from more sensitive uses such as single family residential neighborhoods by open space areas.

**2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation. The development proposal meets all applicable traffic circulation regulations and includes the installation of a seven foot wide sidewalk across the entire property frontage.

**3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

**D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

No such adverse effect has been identified.

In addition, Sec. **25-5-146 (CONDITIONS OF APPROVAL)** states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

The following condition of approval is recommended:

- 1) That all remaining informal administrative comments are cleared prior to release of the Site Plan Permit.

Note that as of the publication date of this report, the following informal comments remain to be cleared:

DE7, DE9, WQ2, and WQ18: Amend calculations of the site contribution to the Regional Detention Pond to match City of Austin Methodology. (No changes to the site, drainage infrastructure or regional pond are anticipated.)

EV11: Minor mapping adjustment to Limits of Construction to include all utility work.

EV27: Submit Fiscal Estimate for review by EV. Post fiscal surety upon approval of estimate.

SP1: Add number of stories (3) to Site Data Table.

SP12: Add awning dimensions (minimum 5 feet) to Overall Site Plan Sheet to demonstrate adequate shading for sidewalks between parking spaces and building.

SP22: Submit Tax Certificate showing all taxes paid.

Site Plan Plumbing: Confirm minor corrections to fixture numbering and use calculation.

WQ1: Submit Landfill Certification

WQ19: Provide the minimum area required and show irrigation areas for verification.

AW Pipeline Engineering Redlines: Make corrections as shown. Add details to water line design.

A formal submittal is anticipated prior to the scheduled hearing date. All plan set changes are expected to be addressed with that submittal.



1: 2400

Lot Lines

Lot Line

**SP-2023-0008C**

6726 STOCKMAN DRIVE



4/12/2023

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**PUD Development Land Use Areas Summary:**

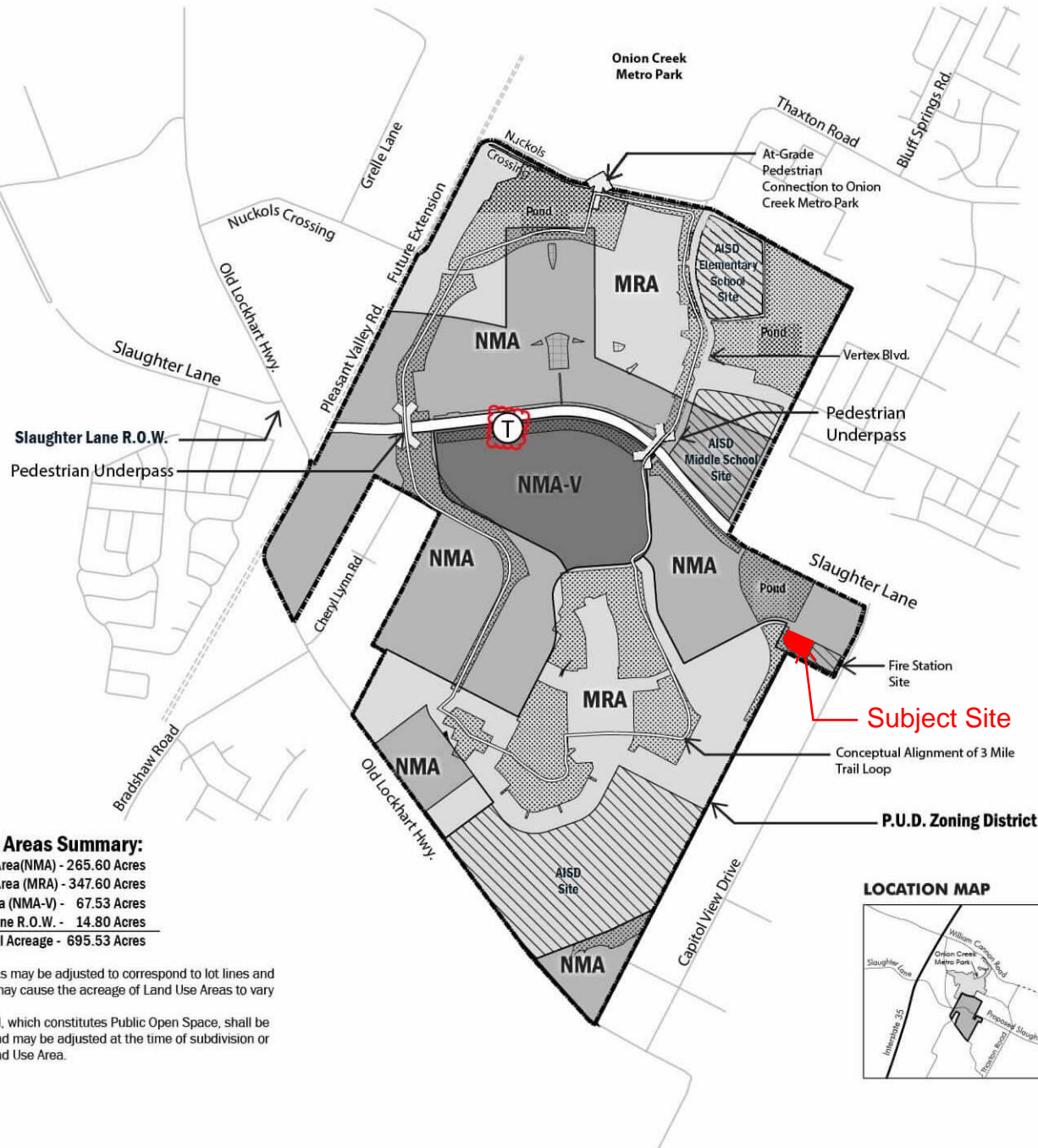
Neighborhood Mixed-Use Area (NMA) - 265.60 Acres  
Mixed Residential Area (MRA) - 347.60 Acres  
Neighborhood Mixed-Use - Vertical Area (NMA-V) - 67.53 Acres  
Slaughter Lane R.O.W. - 14.80 Acres  
Total Acreage - 695.53 Acres

- The boundary lines of Land Use Areas may be adjusted to correspond to lot lines and street R.O.W's within the PUD. This may cause the acreage of Land Use Areas to vary from above.
- A minimum of 120 acres of parkland, which constitutes Public Open Space, shall be provided, as depicted on Exhibit C and may be adjusted at the time of subdivision or site plan, and is permitted in any Land Use Area.

Revised: August 23, 2021

February 28, 2006

Case Number: C814-04-0187.SH

**Goodnight Ranch PUD****PUD General Land-Use Map (Exhibit C)****TOTAL DEVELOPMENT PERMITTED ALLOCATION SUMMARY**

- Up to 6,308 residential dwelling units
- Up to 735,000 GSF commercial/retail/ office
- 1 AISD elementary school site
- 1 AISD middle school site
- 1 AISD site
- Up to 15,000 GSF civic uses  
(all AISD sites are excluded from the Civic GSF)
- 1 fire station lot
- 1 transportation terminal (location subject to change)

**NOTES:**

- The overall impervious cover shall not exceed 67% of net site area for land north of Slaughter Lane, and 67% of gross site area for land south of Slaughter Lane. An impervious cover tracking table shall be submitted with each residential Final Plat and commercial site plan application.
- Parkland Dedication fees have been paid for the first 3,533 dwelling units. For each unit above 3,533, the PLD fee shall be paid at the time of final plat or site plan pursuant to City Code in effect at time of that plat or site plan approval. A parkland tracking table shall be submitted with each residential final plat and commercial site plan application.
- The Public Open Space configuration shown on the Land Use map (Exhibit C) will be build according to the Consent Agreement by and among the City of Austin, Texas, Onion Creek Metro Park District, and Austin Goodnight Ranch LP, dated June 26, 2014.
- All trails north of Slaughter are existing. Future trails will be constructed as adjacent properties are developed, occupied and approved by the Onion Creek Metro Park District Board. A minimum of two, 10-ft wide trail connections shall be made between the proposed trails and the AISD Site located in the south corner of the property. A minimum of one connection through the trail system and up to the AISD Site shall be ADA accessible. The exact locations shall be determined at the time of each Preliminary Plan approval. Improvements of the connections are subject to review and approval of the Onion Creek Metro Park District (OCMPD), Home Owners Association (HOA) or assigns.
- The area boundaries represented on the Land-Use Map Exhibit C, are graphic representations and are not exact. The exact locations shall be determined at the time of each Preliminary Plan approval.
- Reference Part X of Ordinance No. 2006116-053 for development of trails and open space within the PUD.

**MAP KEY**

NMA	School and/or Civic Site
MRA	Public Open Space
NMA-V	Private Open Space
Conceptual Road Alignment	
Transportation Terminal	

**OPEN SPACE**

Provided north of Slaughter: 75 ac  
Proposed south of Slaughter: 54 ac

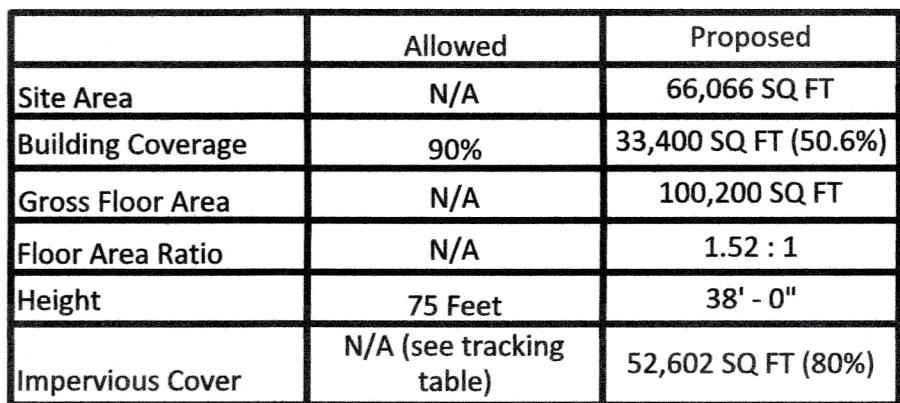
**LOCATION MAP**

NTS

0 800' 1600' 3200'



TBG



**SITE PLAN RELEASE NOTES:**

- A) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- B) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- C) ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- D) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- E) WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN
- F) ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- G) A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- H) FOR ROW/UTILITY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- I) FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

[illegible]

**NOTES:**

- Topographic information shown hereon derived from survey data, provided by Tri-Tech Surveying Company, L.P., dated: 08/10/2022.