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

**CASE NUMBER:** SPC-2011-0110C **ZAP COMMISSION DATE:** 6-07-2011

**ADDRESS:** 9311 N. RM 620 Rd.

**WATERSHED:** Bull Creek (Water Supply Suburban)

**AREA:** 14.67 Acres

**EXISTING ZONING:** I-RR, Interim Rural Residential

**PROJECT NAME:** Secured Climate Storage

**PROPOSED USE:** Convenience Storage

**AGENT:** Richard Mathias  
Mathias Company  
1007 Robert E. Lee Rd.  
Austin, TX 78704  
(512) 844-1644

**APPLICANT:** Secured Climate Storage LP  
925-B Capital of Texas  
Austin, TX 78746  
(512) 306-9993

**NEIGHBORHOOD ORGANIZATION:**

654-	The Parke HOA
475-	Bull Creek Foundation
1037-	Homeless Neighborhood Association
275-	Volente Neighborhood Association
269-	Long Canyon Homeowners Assn.
416-	Long Canyon Phase II & III HOA, Inc.
425-	2222 CONA
1200-	Super Duper Neighborhood Objectors and Appealers Organization

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance

**CAPITOL VIEW:** Not in View Corridor

**SUMMARY STAFF RECOMMENDATION:** Recommended.

**ZONING AND PLATTING COMMISSION ACTION:** 6-7-2011

**CASE MANAGER:** Lynda Courtney, 974-2810

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**PROJECT INFORMATION:**

**EXIST. ZONING:** I-RR

**SITE AREA:** 14.67 Acres      **MAX. IMP. CVG.:** 25% (by zoning) 40% by watershed

**EXIST. IMP. CVRG.:** 38.25%      **PROPOSED IMPERV. CVRG.:** 38.25%

**MAX. BLDG. CVRG.:** 20%      **PROPOSED BLDG. CVRG.:** 93,481SF (14.6%)

**MAX. F.A.R:** N/A      **PROP. F.A.R:** .4

**MAX. BLDG. HT:** 35'      **PROP. BLDG. HT:** 40'

**EXIST. USE:** Convenience Storage      **PROP. USE:** Convenience Storage

**SUMMARY COMMENTS ON SITE PLAN:**

This project was originally approved in October, 2003 before the property was annexed. The infrastructure was constructed and accepted and all but 3 of the convenience storage facility buildings were built, although the pads and foundations were constructed and accepted for those. All of the drives, ponds, and most of the buildings were constructed (one large three-story air conditioned storage building closest to FM 620 and 15 smaller non- climate-controlled buildings) Due to the economic downturn, construction ceased. The site plan subsequently expired. This submittal is a new site plan submittal to secure building permits for the three remaining unbuilt structures as shown.

Annexation occurred on 12-31-2003.

The site is located within a Hill Country Roadway Corridor (Highway 620) which requires the site plan to be approved by Zoning and Platting Commission. This was not done previously as the site was located in the ETJ. This site is presently located in a Moderate Intensity zone of the Hill Country Roadway Corridor. The project is a pre-existing legally non-conforming use, and is legally non-complying due to the Hill Country Roadway Ordinance vegetative buffer and impervious cover.

The site is left undisturbed for a length of approximately 770' from the rear of the developed portion of the site to the property line to the east. The nearest single family zoning or use is 650' from the closest storage building. The closest of these three buildings is located more than 1000' feet from the nearest single family zoning or use.

**SURROUNDING CONDITIONS:**

**Zoning/ Land use**

**North:** MF-1-CO, Apartments

**South:** MF-3, Apartments, SF-2, Single family residence (to the rear)

**East:** SF-6-CO, Condominiums

**West:** Hy. 620, then ETJ

**Land Use:** The proposed site plan is for the construction of 3 controlled climate secured convenience storage buildings that are already served by previously constructed parking, water quality, utilities, drives and other improvements. The pads, foundations and utility connections for the buildings have already been constructed and accepted. This site is within the Hill Country Roadway as it applies to F.M. 620. Staff recommends approval of the site plan.

**Environmental:** This site is located in the Bull Creek Watershed, a water supply suburban, watershed and is not located within the Edward's Aquifer.

**Transportation:** A traffic impact analysis was not required for this property because the projected traffic does not meet the threshold for a TIA. Access to this property is by means of a previously constructed drive connecting to F.M. 620, a TxDOT roadway.

**SECURED CLIMATE STORAGE**

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**GARRETT-IHNEN**  
CIVIL ENGINEERS  
TYPE FIRM #F-630  
3600 WEST PARMER LANE  
SUITE 212  
AUSTIN, TEXAS 78727  
(512) 454-2400

**Site Development Data**

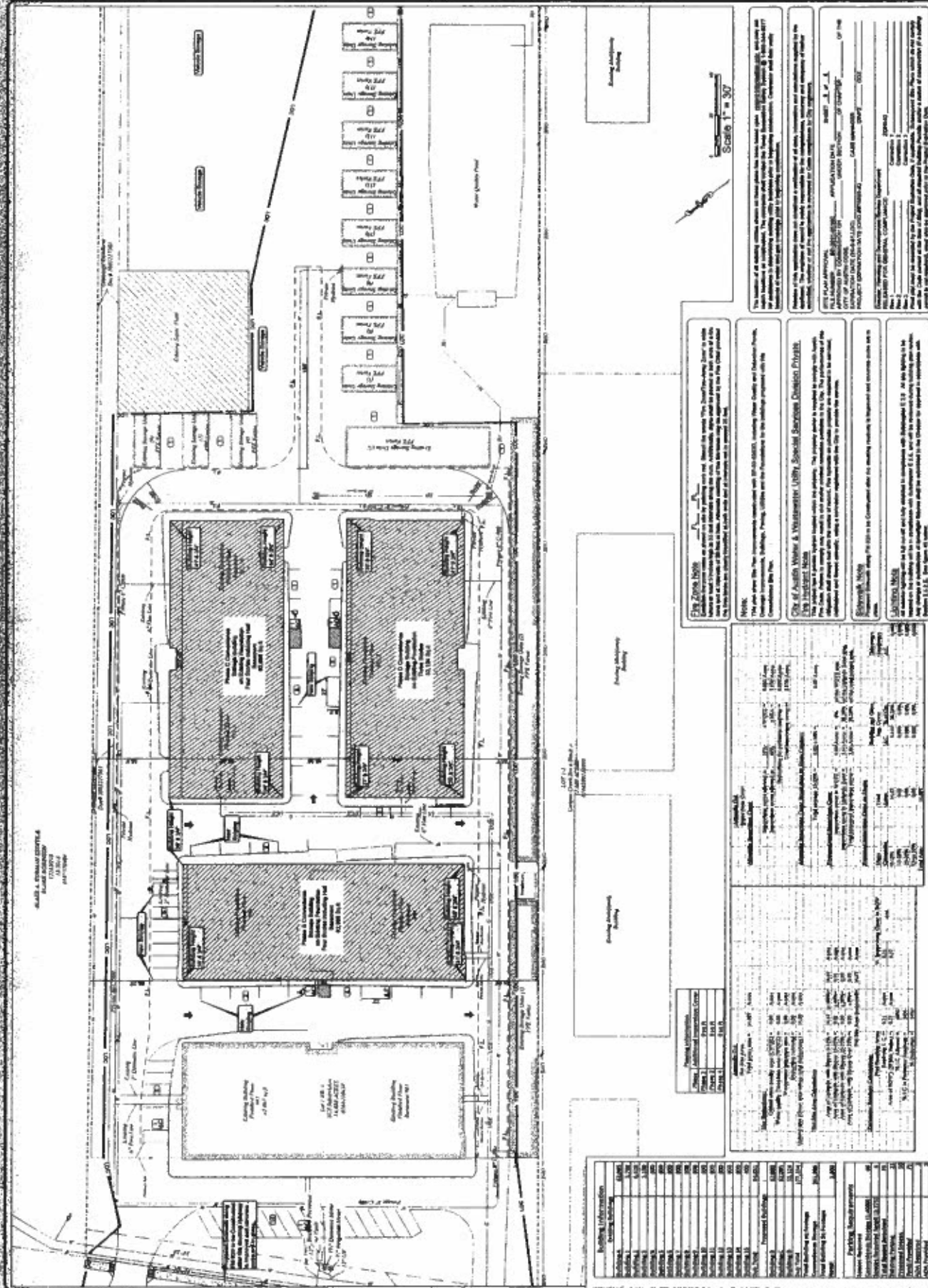
Owner:	Advanced Chemical Systems LP Attn: Richard Bittig 10000 Highway 10 Box B-115 New Leno, IL 61459
Local Agency:	2425 Southwestern Rd. Box A 114 Newry, Mo. 64558, Franklin County, Texas
Local Agency Phone:	Call 214-2897-1431
State of Construction:	0.387 Acres

[illegible]

Reviewed By: \_\_\_\_\_  
 Planning and Development Review Signatures  
 SP-2011-0110C  
 Development Permit No. \_\_\_\_\_  
 City of South Pea Development \_\_\_\_\_  
 Date \_\_\_\_\_  
 Address Number / Name \_\_\_\_\_  
 Northwest C  
 Property Zone \_\_\_\_\_  
 p.a.i.  
 Billie Presgrave  
 The Power Company Inc. 1360  
 Date \_\_\_\_\_

[illegible][illegible]

**2015-2016**





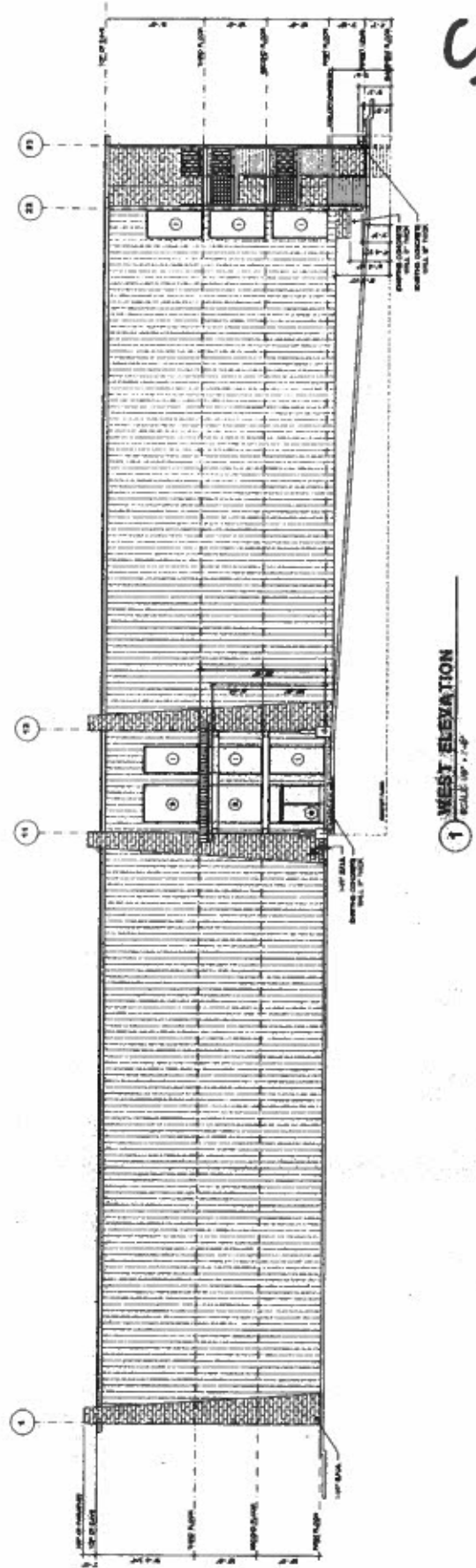
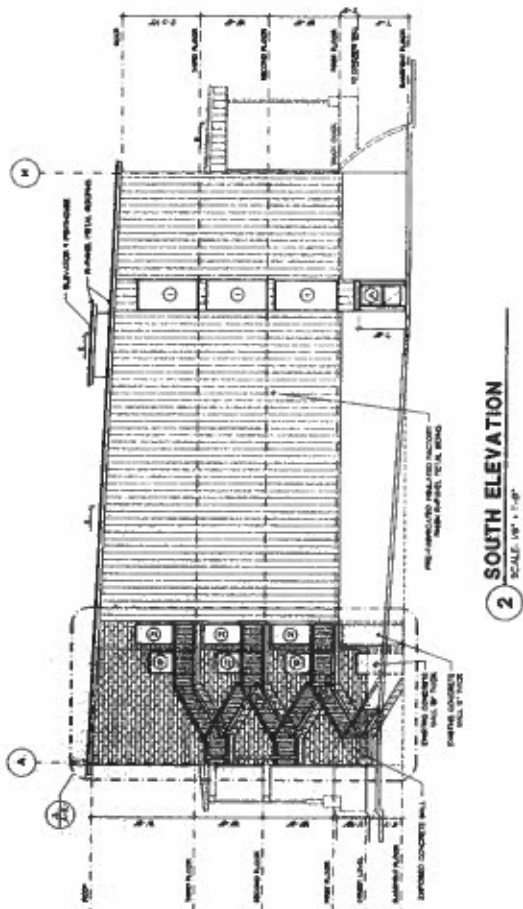


FM 620 STORAGE  
9311 FM 620 NORTH  
TRAVIS COUNTY  
AUSTIN, TEXAS 78729



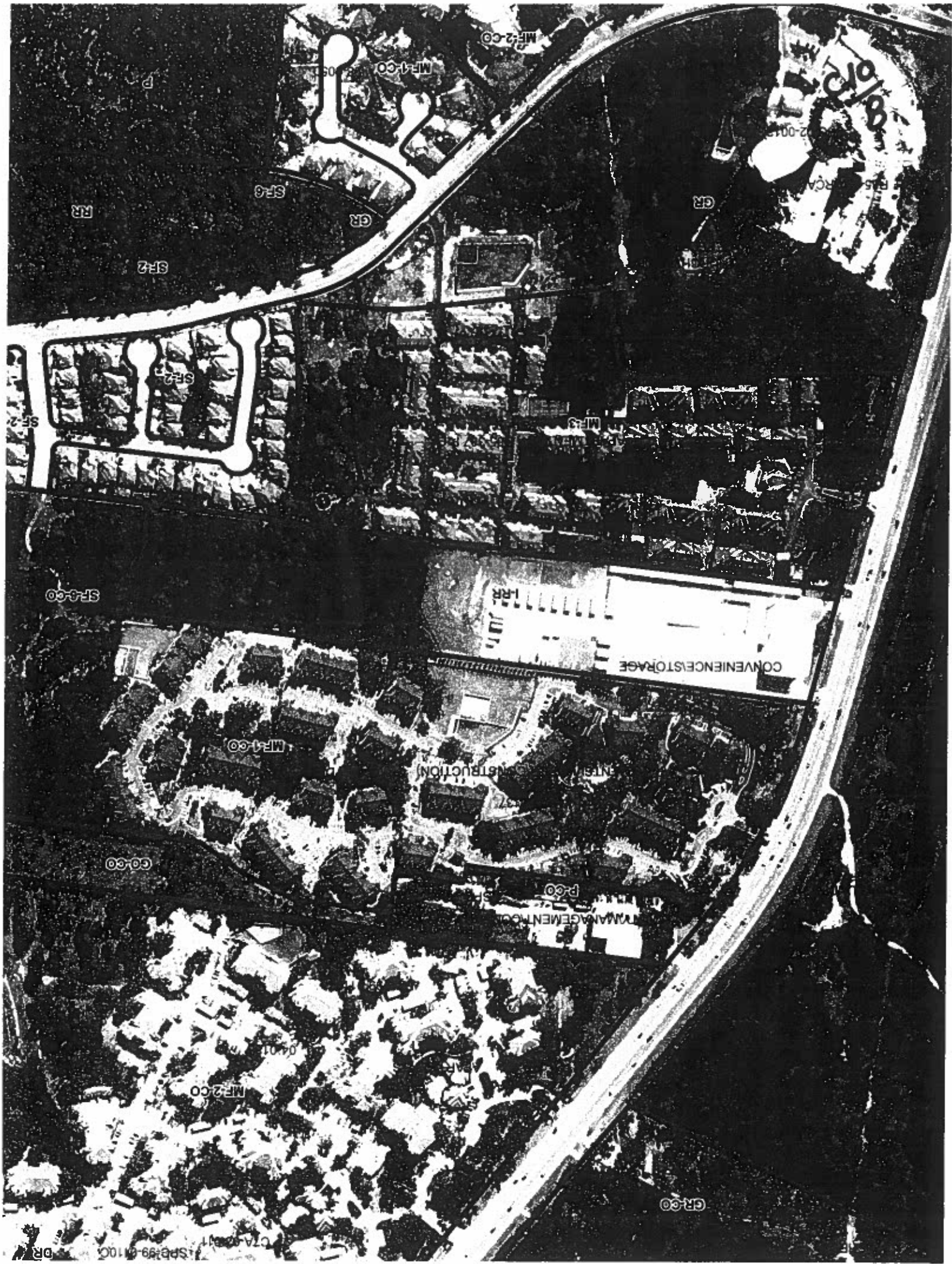
SHEET NUMBER  
A-5  
OF  
SHEETS

DATE: 2-14-11  
PROJECT: FM 620 STORAGE  
DRAWN BY: J. L. BROWN  
CHECKED BY: J. L. BROWN  
APPROVED BY: J. L. BROWN



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April 15, 2011

Mr. Greg Guernsey, Director  
Watershed Protection and Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

**Engineering Summary Letter**

**RE: Secured Climate Storage  
9311 North FM 620**

Mr. Guernsey:

Garrett-Ihnen Civil Engineers is pleased to submit this Engineering Summary Letter for the proposed improvements to the Secured Climate Storage Site.

**General Information**

The Secured Climate Storage project is a warehouse, convenience storage, manufacturing, and retail facility that was started prior to annexation by the City of Austin. A Site Plan (SP-03-0262D) for this project was filed in 2003, and was approved and fully constructed prior to annexation of the subject property. All of the improvements shown thereon, including the parking, all four building foundations, and drainage improvements have been constructed, inspected, and approved by the City prior to the original site plan statutory expiration date. A Letter of Concurrence from the site plan has been issued by the City. There are no changes being proposed with the filing of this Site Plan application.

The project will be located on the 14.688 acre project site, Lot 1, Block A of the SCS Subdivision (C8J-03-0097.0A) recorded under document number 200300260 of Travis County Plat Records. The project is located at 9311 North FM 620, Austin, Texas and is within the City of Austin's Full Purpose Jurisdiction.

It is within the Bull Creek Watershed, classified as Suburban and is not located within the Edwards Aquifer.

No portion of this tract lies within the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # 48491C0615E dated September 26, 2008, for Travis County.

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### Existing Conditions

The existing site conditions consist of a fully constructed site as permitted, constructed and accepted under the SP-03-0262D site plan. This includes all improvements shown on the site plan including all of the storm system, water system, wastewater piping and septic systems, the water quality pond, detention pond and all four building foundations. The only vertical construction that was not constructed under the SP-03-0262D site plan was Buildings B, C & D. All disturbed areas were fully restored as required by the site plan and all E/S fiscals related to the SP-03-0262D site plan have been released in conjunction with the full acceptance of the SP-03-0262D site plan.

The attached aerial photographs show the "as built" site.

### Proposed Conditions (Drainage, Detention, Water Quality, Imperious Cover, Utilities)

Since the time of the original SP-03-0262D Site Plan filing, approval, and completion and concurrence of all of the site improvements, the subject property has been annexed by the City of Austin. This proposed site plan application has been vetted by the Chapter 245 Team and they have advised us that this is a Section 43.002 Local Government Code Annexation issue. According to the Chapter 245 Team, the previously approved and constructed Site Plan has now expired and it must be resubmitted for review and approval so we may secure a Building Permit for the buildings shown on the Site Plan.

This Site Plan application meets all of the applicable regulations in effect as of 2003, the time the original site plan was filed.

This Site Plan application proposes to permit the three remaining buildings, Buildings B, C & D, to be constructed on existing concrete foundations.

This site plan does not propose any additional impervious cover, does not disturb any earth and does not include any earth work, does not change drainage patterns, does not increase or decrease any peak storm event flows, and does not propose any additional water or wastewater improvements.

We hope that this information is sufficient for your review of this project. Please feel free to contact me if you have any questions or if we may be of assistance during this process.

Sincerely,

Steven Ihnen P.E.



Date

SCANNED



# SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

OPERATOR: M. Casillas

CASE#: SPC-2011-0110C  
 ADDRESS: 9311 N. FM 620 RD  
 GRID: D36  
 MANAGER: LYNDA COURTNEY





Scale: 1"=100'





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**Project Location Map**  
**N.T.S.**  
**City of Austin Grid #D36**