

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

**CASE NUMBER:** SPC-2014-0312C(XT2) **ZAP COMMISSION DATE:** July 16, 2019  
**PROJECT NAME:** Steiner Ranch MU 15

**ADDRESS:** 5925 Steiner Ranch Boulevard

**WATERSHED:** Panther Hollow (Water Supply Rural)

**AREA:** 20.34 Acres

**APPLICANT:** Texas Engineering Solutions, LLC (Stephen Delgado)  
5000 Bee Caves Road, Ste 206  
Austin, Texas 78746

**AGENT:** Lone Star Bank (Van P. Swift)  
10901 N FM 620  
Austin, Texas 78732

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** GR-CO

**PROPOSED DEVELOPMENT:** The applicant has proposed construction of four commercial and office buildings. Of those, two buildings and related infrastructure have been built, with two buildings remaining. No variances have been requested.

**REQUEST:** The site is requesting a three-year extension to a previously-approved site plan. The extension would move the site plan expiration date to February 19, 2022.

**STAFF RECOMMENDATION:** Staff recommends approval of this site plan extension. Staff previously approved an administrative one-year extension from February 19, 2018 to February 19, 2019. The request for Commission extension was filed January 23, 2019. The site plan will comply with all applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

**ZONING AND PLATTING COMMISSION ACTION:** Hill Country Roadway Site Plan Approval, February 3, 2015.

**LEGAL DESCRIPTION:** Lot 1, Block A, Steiner Ranch Phase 2, Section 9.

**EXIST. ZONING:** GR-CO & 2-mile ETJ

**ALLOWED F.A.R.:** 0.25:1

**ALLOWED HEIGHT:** 28'

**MAX. BLDG. COVERAGE:** 60%

**MAX. IMPERV. CVRG.:** 60%

**MIN. REQ. HC NATURAL AREA:** 40%

**PROPOSED USE:** Commercial/office bldgs

**PROPOSED F.A.R.:** 0.14:1

**PROPOSED HEIGHT:** 28'

**PROPOSED BLDG. CVRG:** 16,095 sf (.018%)

**PROPOSED IMP. CVRG.:** 2.661 ac(13%)

**PROVIDED:** 48%

**REQUIRED PARKING:** 67**PROPOSED PARKING:** 67**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is partially developed, and is proposed to be completed in five phases as commercial and office uses, and one conservation lot. There are no Critical Environmental Features on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan complies with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the Panther Hollow, and is subject to Water Supply Rural Watershed regulations.

**Transportation:** Access to the site is taken from FM 620 and Steiner Ranch Boulevard. The site plan complies with all transportation requirements.

**SURROUNDING CONDITIONS:**

**North:** FM 620, then Open Space/Preserve (GR- CO)

**East:** Open Space/Preserve (DR, then GR-CO)

**West:** Steiner Ranch Boulevard, then Open Space (LO-CO)

**South:** Open Space/Preserve, then Commercial (DR, then LO-CO)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
FM 620	140'	80'	Major Arterial
Steiner Ranch Blvd	120'	55'	Local Street

**NEIGHBORHOOD ORGANIZATION:**

Bike Austin  
 Canyon Creek HOA  
 Comanche Trail Community Association (CTCA)  
 Friends of Austin Neighborhoods  
 Glenlake Neighborhood Association  
 Leander ISD  
 Long Canyon Homeowners Association  
 Long Canyon Phase II & III Homeowners Association  
 Neighborhood Empowerment Foundation  
 River Place HOA  
 River Place MUD  
 SEL Texas  
 Sierra Club  
 Steiner Ranch Community Association  
 Steiner Ranch Neighborhood Association  
 Travis County Natural Resources  
 Westminster Glen HOA  
 2222 Coalition of Neighborhood Associations, Inc.

# Item C-12

## TEXAS ENGINEERING SOLUTIONS

3815 S. Capital of Texas Highway, STE 300  
Austin, Texas 78704  
P: (512) 904-0505  
F: (512) 904-0509

TBPE Firm #11206



Development Services Department  
505 Barton Springs Road  
Austin, TX 78704

February 20, 2019

**RE: Deadline Extension Request for MU-15 (SPC-2014-0312C)**

To Whom It May Concern:

On behalf of MU 15 Investments, Texas Engineering Solutions would like to request an extension to the Site Plan for Steiner Ranch MU-15. The site plan expiration date is currently set for February 19, 2019, and we would appreciate an extension of three years to this deadline.

The site plan was previously approved for a one-year administrative extension. We understand that this second extension request for an additional three years will require the approval of the Zoning and Platting Commission.

Construction is complete for Steiner Ranch MU -15 Lots 1A and 1D, however, this extension is required for the remaining lots' Site Plan improvements to be constructed.

Please note that sidewalks along FM 620 were requested with the previous extension request; however, the Texas Department of Transportation has confirmed that they do not want sidewalks along FM 620 at this location. Additionally, Note 13 of the recorded plat only requires sidewalks along the right-of-way of Steiner Ranch Boulevard.

Feel free to contact me if you have any questions regarding this request.

Thanks for your time and consideration.

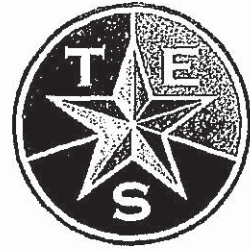
Sincerely,



Connor J Overby, P.E., CPESC  
Project Manager

TEXAS ENGINEERING SOLUTIONS  
5000 BEE CAVES RD, SUITE 206  
AUSTIN, TEXAS 78746  
P: (512) 904-0505  
F: (512) 904-0509

TBPE FIRM #11206



## Engineering Report Steiner Ranch Mixed Use (MU) #15 Site Plan

MU 13 Investments, Ltd.

April 2013





**General Site Description:**

Steiner Ranch Mixed Use #15 is located in Phase 2, Section 9 of the Steiner Ranch Subdivision. It is a commercial tract predominantly located at the intersection of Steiner Ranch Blvd and FM 620. The original final plat was recorded in 2006 under C8J-06-0081.0A file number. There is currently an application in for review that proposes to resubdivide the tract into 5 lots. Please see the attached plat in the construction plans for details.

Additionally, MU #15 is being submitted as a commercial site plan that will be subject to a Unified Development Agreement. Therefore, the 5 total proposed lots will be divided into 4 commercial mixed-use lots and 1 conservation/greenbelt lot. The proposed development will be office and retail space with the remainder of the site to remain undisturbed. The required 40% downstream buffer for the entire tract is located in the proposed conservation/greenbelt lot (Lot 5). Also, the entire tract will be limited to 20% impervious cover so no water quality elements are necessary. However, due to the location of the improvements in the drainage basin, detention elements will be used for flood control.

These lots are to be developed in accordance with Ordinance #011025-49, which contains: (I) The development agreement by and between the City of Austin and Steiner Ranch parties as recorded in document number 2001180705 in the Official Public Records of Travis County, Texas; and (II) conservation easement to restrict impervious cover recorded in document number 2001180704 in the Official Public Records of Travis County, Texas.

**Access:**

Access to the mixed-use lots will be via Steiner Ranch Boulevard and FM 620.

**FEMA Floodplain Information:**

An existing flood plain study has been conducted per FEMA panel #48453C0240H dated September 26, 2008; a 100-year floodplain does not exist on the tract.

**Environmental Assessment:**

A new Environmental Assessment in accordance with City of Austin regulations has been completed by *aci consulting*. This report which has been previously approved by Sylvia Pope in ERM has been included with this submittal.

**Watershed:**

The subject tract is located within the Panther Hollow Watershed, which is classified as a Water Supply Rural watershed. The site does not lie within the Edwards Aquifer Recharge Zone.

**Downstream Impacts & Drainage:**

As mentioned previously, the location of the improvements is upstream in the drainage basin; therefore, detention ponds have been proposed for flood control. Two separate detention ponds have been designed for the tract. One pond will serve Phase 1-3 of the development and the other

pond will serve Phase 4 independently. Please refer to the attached drainage calculations for more information.

### **Water Quality:**

Water quality for these tracts is not required since the total impervious cover for the entire MU tract is less than 20%.

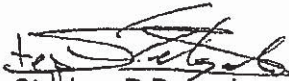
### **Utilities:**

Travis County WCID No. 17 will provide water service; Austin Energy will provide electric service; AT&T will provide telephone service; and, Texas Gas Services will provide gas service. Individual on-site septic facilities (OSSF) will provide wastewater service for the proposed improvements.

### **Erosion/Sedimentation Control & Tree Protection:**

During construction on the subject tract, erosion control measures will be placed down gradient of all construction in order to minimize runoff of silt associated with development activities. Permanent erosion control will be achieved through revegetation performed in accordance with the City of Austin criteria manuals.

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.

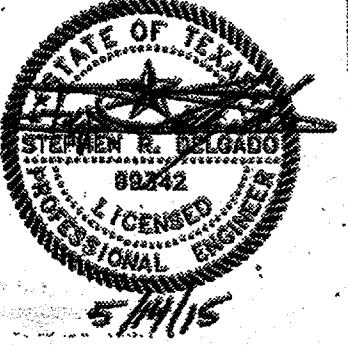
  
Stephen R Delgado  
Project Engineer  
Texas Engineering Solutions  
TBPE Firm #11206



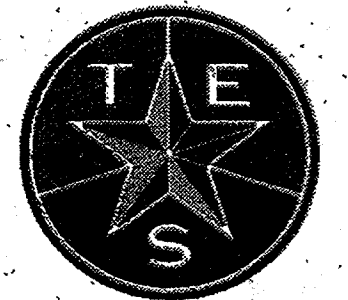


TRAVIS COUNTY  
PRESERVE

## ORIENTATION AND SCALE



**Texas  
Engineering  
Solutions**



**5500 Bee Caves Road  
Suite 206  
Austin, Texas 78746  
O: 512-804-6605  
F: 512-804-0809  
TBPE No. 11208**

### PROJECT DATA

COUNTY: TARRANT  
 INSTRUMENT NUMBER: 2006003332  
 RELATED ADDRESS: 4401  
 NUMBER: 8001  
 USAGE: 44530-0410-  
 OWNER / DEVELOPER: OWNER 13 INVESTMENTS, LTD.

**CONSULTANTS:**

Figure 1

## REVISIONS

NO	DATE - DESCRIPTION
C1	03/27/15 NOTE, MEDIA & GRADING REVISION
C2	12/16/15 NOTE, POND & GRADING CORRECTION
C3	New Site 3/7/16 Layout Carroll Notes 33 35






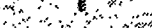
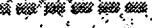


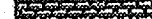


EDITED: January 15, 201  
 PLOTTED: May 22, 201  
 PLOTTED BY: TESCADI6-PC Delfin  
 Or  
 HORIZONTAL SCALE: 1" = 10,000'

**STEINER  
RANCH  
MU-15  
SITE PLAN**

**OVERALL SITE  
DIMENSION  
CONTROL PLAN**

8  
OF 48

**LEGEND**

685	EX. CONTOURS MAJOR
681	EX. CONTOURS MINOR
	PROPERTY BOUNDARY
	RIBBON CURB
	CURB CURB AND GUTTER
	STREET SIGN
	BIKE LANE NO PARKING
	SIDEWALK
	DRY STACK WALL
	CURB RAMPS
	VERTICAL WALL
	ADA ROUTE
	COA ZONING LINE
	TRANSPORTATION ACCESSABILITY

## NOTES

1. ALL CURBS RASD BE MEASURED FROM THE FACE OF CURB.
2. ALL COORDINATES BASED ON NAD83 TEXAS STATE PLAIN, CENTRAL ZONE, US FOOT.
3. ALL SIDEWALK AND BUILDING PLANKWAYS ARE GRADER TO MEET TMS REQUIREMENTS, SEE GRADING PLAN FOR DETAILS.
4. LOCATION OF EXISTING UTILITIES SHOWN IN THESE PLANS MAY NOT BE PRECISELY ACCURATE. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE MAJORITY VIOLECY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION, AT HIS EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE, TO ORIGINAL OR BETTER CONDITION, ANY EXISTING UTILITIES OR OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
5. CAUTION! THE DEPTH OF EXISTING UNDERGROUND ELECTRICAL, GAS AND TELECOM UTILITIES IS UNKNOWN. CONTRACTOR SHALL COORDINATE WORK WITH THE APPROPRIATE UTILITY PROVIDERS AS DETERMINED FROM THE EASEMENT RECORDS NOTED ON THESE PLANS.
6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REPLY DEPARTMENT.
7. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
8. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 28--10).
9. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
10. WATER SERVICE WILL BE PROVIDED BY WCD #17.
11. WASTEWATER SERVICE WILL BE ON SITE SEPTIC FACILITY.
12. SIDEWALK IS NOT REQUESTED BY TDDOT.
13. NO EXISTING STRUCTURES WITHIN 50 FOOT OFFSET FROM PROPERTY LINE.
14. LOCATION OF EXISTING UTILITIES SHOWN IN THESE PLANS MAY NOT BE PRECISELY ACCURATE. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE MAJORITY VIOLECY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION, AT HIS EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE, TO ORIGINAL OR BETTER CONDITION, ANY EXISTING UTILITIES OR OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
15. CAUTION! THE DEPTH OF EXISTING UNDERGROUND ELECTRICAL, GAS & TELECOM UTILITIES IS UNKNOWN. CONTRACTOR SHALL COORDINATE WORK WITH THE APPROPRIATE UTILITY PROVIDERS AS DETERMINED FROM THE EASEMENT RECORDS NOTED ON THESE PLANS.
16. EACH BUILDING IN THIS SITE PLAN SHALL CONFORM WITH 228--2--1128.
17. FOR THE STENER KIRCH AGREEMENT, SCREENING PLANTS SHALL BE PROVIDED FOR LANDFILL AREA, GARBAGE CONTAINMENT AREA, TRANSFORMER, UTILITY PRESTRESS, BACKFLOW PREVENTERS, METERS, AIR CONDITIONING UNITS, PAVEMENT AREA, WATER QUALITY AND DETENTION POND.
18. PER THE STENER KIRCH AGREEMENT, SITE LIGHTING REQUIREMENTS MUST BE MET, FOR EACH PHASE.
19. ALL TRENCHING GREATER THAN 5 FEET DEEP OCCURRING WITHIN 500 FEET OF A SPRING IS SUBJECT TO THE VOID AND WATER FLOW MEASUREMENT RULE (CSA 22M 112.0 AND CSO 22M 112.0) PROVIDED FOR BY THE AUSTIN WATER UTILITY DEPARTMENT. A GEOLOGIST (TDSAS) SHALL BE REQUIRED FOR TRENCHING.
20. GARBAGE CONTAINMENT AREAS AND TRASH ENCLOSURES SHOULD BE INTEGRATED WITH THE BUILDING SCREENED BY A WALL OF COMPATIBLE MATERIAL, NO LESS THAN 8' HEIGHT.
21. ALL FOUNDATION TYPES WILL BE READ ON GRADE.
22. SITE PLAN AMENDMENT TO INCLUDE GRADING REQUIRED FOR CONSTRUCTION BEYOND.
23. PHASE 2 AND 3 CANNOT BE CONSTRUCTED WITH THIS ONE PLAN.
24. THE BUILDING HEIGHT OF ALL STRUCTURES WITHIN PHASE 4 OF THE PROJECT MUST BE PROVIDED WITH THE EXTENDED PERMISSION FOR PHASE 4 CONSTRUCTION SO COORDINATORS CAN GET THE NECESSARY ORDER. NO CONSTRUCTION TO OCCUR WITHOUT THIS REVIEW AND APPROVAL.
25. THE DETENTION POND LOCATED WITHIN PHASE 4, SHALL BE RELOCATED TO OUTSIDE THE AUSTIN ENERGY TRANSMISSION EASEMENT WITH A DETAILED CONSTRUCTION PLAN AND PERMITS.

**CITY APPROVAL**

**SITE PLAN RELEASE**  
FILE NUMBER: 88C-2014-0120

CASE NUMBER: ADMINISTRATIVE ACTION WORKING APPLICATION DATE: AUGUST 11, 2014  
APPROVED: ADMINISTRATIVELY ON N/A  
APPROVED BY ZAPROS ON FEBRUARY 3, 2015  
APPROVED BY CITY COUNCIL ON N/A  
Under Section 116, Chapter 22-8 Of The Austin City Code  
Michelle Canillas FOR IC  
Director, Department of Planning and Development  
DATE OF RELEASE: \_\_\_\_\_ Zoning: \_\_\_\_\_  
Rev 1 \_\_\_\_\_ Correction \_\_\_\_\_  
Rev 2 \_\_\_\_\_ Correction \_\_\_\_\_  
Rev 3 \_\_\_\_\_ Correction \_\_\_\_\_  
Rev 4 \_\_\_\_\_ Correction \_\_\_\_\_

**COA CASE NO: SPC-2014-0312C**  
**REDI ACEMENT SHEET**

ZONING USE TABLE - IMPERVIOUS COVERAGE IS LIMITED DUE TO WATERSHED REGULATIONS						
SECTION 15 LOT 1A, BLOCK A (GR-CO) - 2.83 ACRES						
	BLDG COVERAGE	IMP COVER %	IMP COVER sq. ft.	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)
ALLOWED	75.00%	90.00%		0.25	0.10	0.00
EXISTING	0.00%	0.00%	0.00	0.00	0.00	0.00
PROPOSED	4.95%	40.33%	58900	0.08	0.00	0.00
SECTION 15 LOT 1B, BLOCK A (GR-CO) - 2.11 ACRES						
	BLDG COVERAGE	IMP COVER	IMP COVER sq. ft.	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)
ALLOWED	75.00%	90.00%		0.25	0.10	0.00
EXISTING	0.00%	0.00%	0.00	0.00	0.00	0.00
PROPOSED	3.09%	25.19%	17608	0.09	0.00	0.00
SECTION 15 LOT 1C, BLOCK A (GR-CO) - 1.88 ACRES						
	BLDG COVERAGE	IMP COVER	IMP COVER sq. ft.	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)
ALLOWED	75.00%	90.00%		0.25	0.10	0.00
EXISTING	0.00%	0.00%	0.00	0.00	0.00	0.00
PROPOSED	2.86%	17.42%	15942	0.08	0.00	0.00
SECTION 15 LOT 1D, BLOCK A (GR-CO) - 4.00 ACRES						
	BLDG COVERAGE	IMP COVER	IMP COVER sq. ft.	FAR (0-15% SLOPE)	FAR (15-25% SLOPE)	FAR (25-35% SLOPE)
ALLOWED	75.00%	90.00%		0.25	0.10	0.00
EXISTING	0.00%	0.00%	0.00	0.00	0.00	0.00
PROPOSED	1.43%	19.96%	36026	0.01	0.00	0.00

## PHASE KEYMAP

### PARKING COUNT & SUMMARY TABLE

Use	Source Factor	DA Requirement	Required Parking		
			STD	COMP.	NDC
Bank	5,450	1/275 SF	20	0	2
Medical Office	5,845	1/230 SF	23	0	4
	2,300	1/275 SF	8	0	2
<b>AUTOMOTIVE REPAIR</b>	5,000	3/275 SF	18 1/2	0	11
Total	18,695		69 1/2	0	17

[illegible]

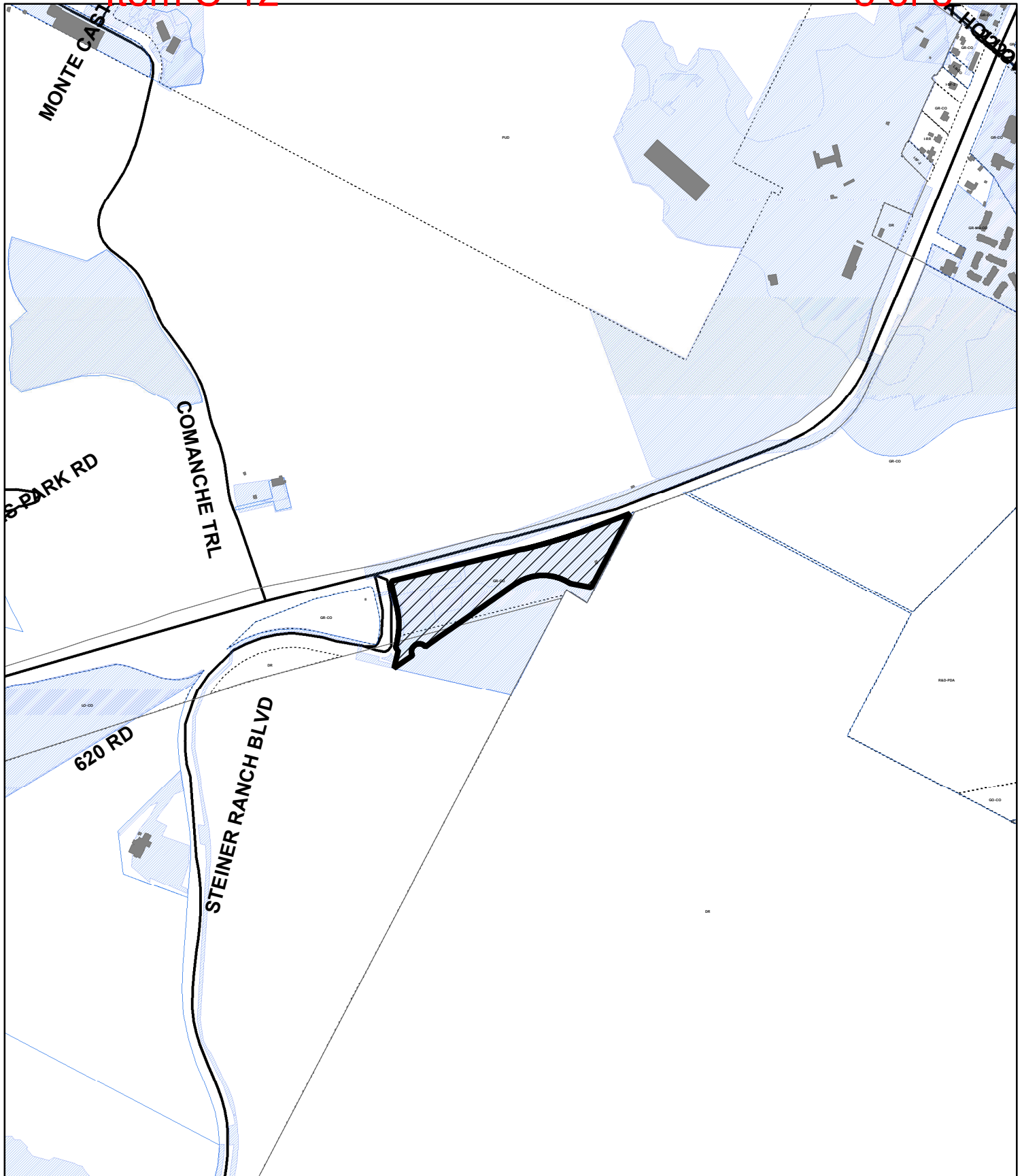
	GROSS SITE AREA	NET SITE AREA	ALLOWABLE F.C. @ 20%	PARKING (TOTAL)	BLOS	TOTAL FC PROPOSED	REQUIRED USE DENSITY @ 20%
<b>MU 15 EAST TRACT</b>							
LOT 1A	2,526	2,526	0.5056	0.686	0.125	1.621	1.0112
LOT 1B	2,112	2,112	0.4224	0.398	0.134	0.532	0.8448
LOT 1C	1,848	1,834	0.3668	0.269	0.053	0.322	0.7592
LOT 1D	4,004	3,99	0.785	0.671	0.115	0.785	1.6016
LOT 1E	9,88	4,359	1.966	0	0	0	3.932
<b>TOTAL</b>	<b>20,322</b>	<b>14,789</b>	<b>4.0644</b>	<b>2,234</b>	<b>0.312</b>	<b>2.661</b>	<b>8.1288</b>

BUILDING LABEL	USE	PHASE AREA (SF)	PROPOSED FLOOR AREA (SF)	PROPOSED FLOOR %
PHASE 1	Bank	194,745.14	5450.00	2.8
PHASE 2	Medical Office	29,998.32	5845.00	19.5
PHASE 3	Administrative Office	55,556.24	2400.00	4.3
PHASE 4	AUTOMOTIVE REPAIR	172,400.32	6000.00	2.95%
TOTAL		452,600.02	18,595.00	29.35%

BUILDING LABEL	ZONING	USE	MAX HEIGHT ALLOWED*	PROPOSED HEIGHT	MAX FLOOR AREA (SF)	PROPOSED FLOOR AREA (SF)	FLOOR AREA RATIO
BANK	GR-CO	Bank	28'	28'	100,000	5,450	4.94
Medical Office	GR-CO	Medical Office	28'	28'	100,000	5,945	6.95
Administrative Office	GR-CO	Administrative Offices	28'	28'	100,000	2,580	2.85
AUTOMOTIVE REPAIR	GR-CO	AUTOMOTIVE REPAIR	28'	28'	100,000	600.0	2.90

\*Maximum building height is based on GR-CO Country Roadway requirements.





## SITE PLAN

CASE#: SPC-2014-0312C(XT2)

ADDRESS: 15925 Steiner Ranch Blvd


CASE NAME: Steiner Ranch MU #15

MANAGER: Christine Barton-Holmes


 SUBJECT TRACT

 ZONING BOUNDARY

0 387.5 775 1,550 Feet



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Christine Barton-Holmes