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

CASE NUMBER: SPC-2013-0049C **ZAP COMMISSION DATE:** November 5, 2013

PROJECT NAME: Big Red Express Car Wash

ADDRESS: 11220 FM 2222.

WATERSHED: Panther Hollow (Water Supply Rural)

AREA: 1.923 Acres

APPLICANT: Thomas Sesny, Jr
Big Red Car Wash
12400 SH 71, Suite 350-360
Bee Cave, Texas 78738

AGENT: Frie Planning, Development, & Construction
1921 Lohmans Crossing Rd, Suite 100
Austin, Texas 78734

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

EXISTING ZONING: GR-MU-CO

Note – this case is being postponed at the request of staff, to the November 19th hearing, due to a noticing error

PROPOSED USE: The applicant is proposing construction of a carwash facility.

REQUEST: The site is located within the FM 2222, moderate *intensity zone*, and *must be presented to the Zoning and Platting Commission for approval*, a Hill Country Roadway Ordinance requirement.

WAIVER REQUEST: A request to permit a reduction from the Hill Country Roadway vegetation buffer requirements in Section 25-2-1024, from 100 feet to 75 feet.

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 comments have been cleared.

ZONING AND PLATTING COMMISSION ACTION:

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LEGAL DESCRIPTION: Lot 3, Blk A 2222/620 Business Park Place, Replat of Lots 3, 4, & 5 & Lots 4A and 5A Amended Plats of Lots 4 & 5.

EXIST. ZONING: GR-MU-CO

PROPOSED USE: Carwash

ALLOWED F.A.R.: 0.25:1

PROPOSED F.A.R.: 0.13:1

ALLOWED HEIGHT: 28'

PROPOSED HEIGHT: 26'

MAX. BLDG. COVERAGE: 60%

PROPOSED BLDG. CVRG: 6,230 sf (8.15%)

MAX. IMPERV. CVRG.: 60%

PROPOSED IMP. CVRG.: .8576 ac (51.9%)

MIN. REQ. HC NATURAL AREA: 40%

PROVIDED: 51.6%

REQUIRED PARKING: 1

PROPOSED PARKING: 7

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped, and is adjacent to a vehicle repair shop. The entrance to the site was developed with the vehicle repair shop, which will share its driveway with the proposed car wash. There are no Critical Environmental Features on the site. The site was granted Alternative Equivalent Compliance for Building Entryways not facing the street, and Shade and Shelter along the sidewalk and façade. AEC was granted due to the existing improvements, nature of the proposed use, and extensive open space and shading provided. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply 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. A waiver from Section 25-2-1024 has been requested, to allow a reduction from 100 feet to 75 feet for the required vegetative buffer along FM 2222. The request is due to existing drainage facilities and an existing drive on-site, and will be mitigated by extensive landscaping throughout the site. Staff is in support of the waiver request.

Transportation: Joint access to the proposed site will be taken from FM 2222, from a shared drive that currently serves the vehicle repair shop. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Vehicle Repair (GR-MU-CO), then Commercial Warehousing (LI-CO)

East: Commercial/Undeveloped, then Single-Family (GR-CO and I-SF-2)

West: Apartment/Condos, then Preserves (GR-MU-CO, GR-CO)

South: Apartment/Condos, then Commercial (GR-MU-CO, CS-CO)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 2222	varies	110'	Major Arterial

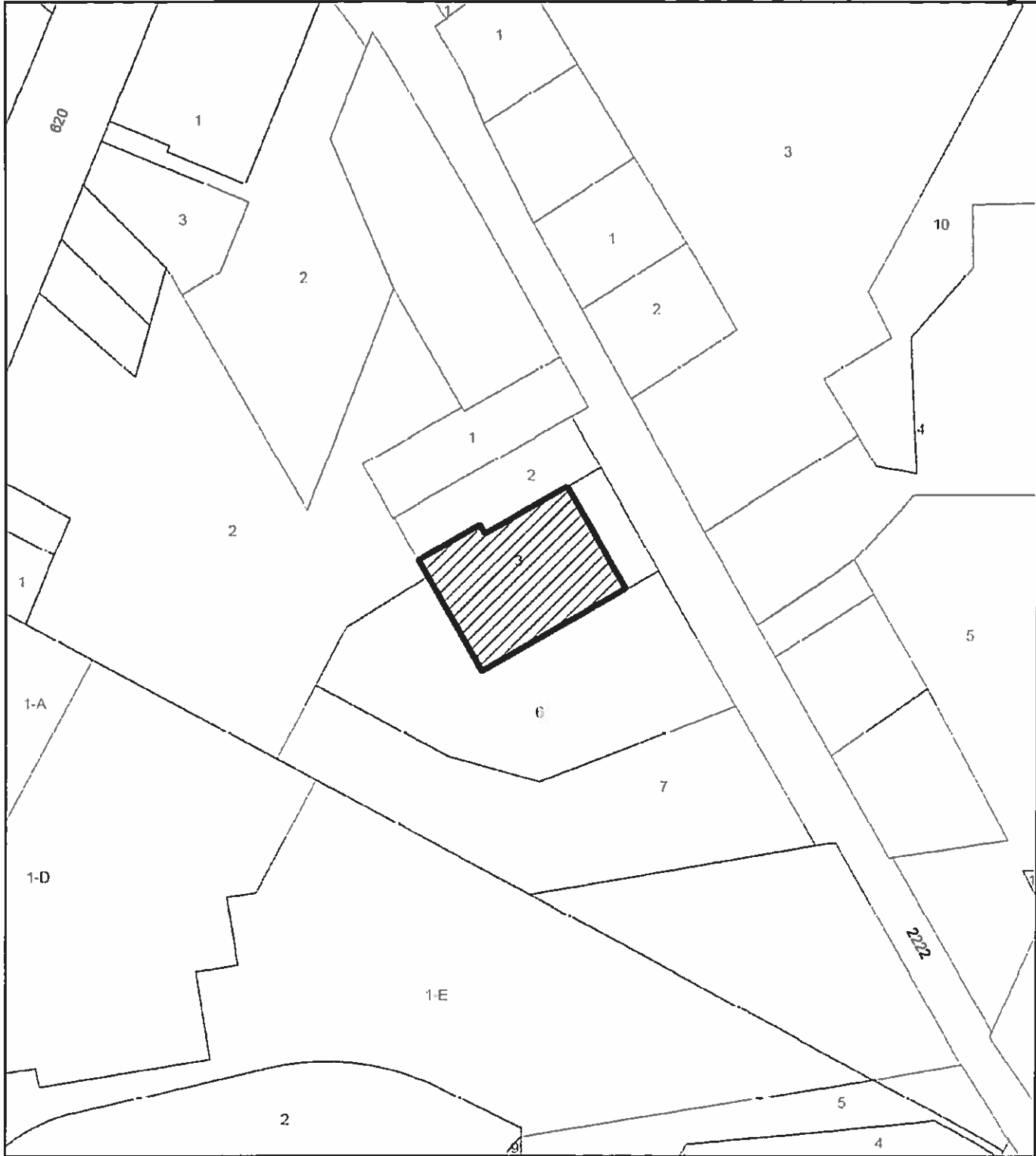
NEIGHBORHOOD ORGANIZATION:



- Austin Heritage Tree Foundation
- Austin Monorail Project
- Beyond2ndNature
- Bike Austin
- Bull Creek Foundation
- Comanche Trail Community Association (CTCA)
- Courtyard Homeowners' Association
- Glenlake Neighborhood Association
- Homeless Neighborhood Association
- Lake Austin Collective
- Leander ISD

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Long Canyon Homeowners Association
Long Canyon Phase II Homeowners Association
Real Estate Council of Austin, Inc.
SEL Texas
Sierra Club
Steiner Ranch Community Association
Super Duper Neighborhood Objectors and Appealers Organization
2222 Coalition of Neighborhood Associations, Inc.

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-  Subject Tract
-  Base Map

CASE#: SP-2013-0049C
ADDRESS: 11213 FM 2222 Road



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