



ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED: NOVEMBER 06, 2013

NAME & NUMBER OF PROJECT: Austin Oaks Restaurant
SP-2013-0058CT

NAME OF APPLICANT OR ORGANIZATION: Jones & Carter, Inc.
Shawn Graham, P.E., (512) 441-9493

LOCATION: 7601 Wood Hollow Drive

PROJECT FILING DATE: Feb. 19, 2013

WPD/ERM STAFF: Sylvia Pope 974-3429
sylvia.pope@austintexas.gov

PDRD/ENVIRONMENTAL STAFF: Liz Johnston, 974-1218
liz.johnston@austintexas.gov

PDRD/ CASE MANAGER: Donna Galati, 974-2733
donna.galati@austintexas.gov

WATERSHED: Shoal Creek (Urban),
Desired Development Zone

ORDINANCE: Comprehensive Watershed Ordinance (current Code)

REQUEST: 1) Variance request is as follows: To allow construction of a boat dock access trail within a Critical Environmental Feature buffer, 25-8-281(C)(1)(a);

STAFF RECOMMENDATION: Recommend

REASONS FOR RECOMMENDATION: The findings of fact have been met.



MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Liz Johnston, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: October 30, 2013

SUBJECT: Austin Oaks Restaurant, SP-2013-0058CT

On the November 06 , 2013 agenda is a request for the consideration of a variance to allow development of a restaurant and associated structures downslope of and at a distance less than 150 feet from a Critical Environmental Feature at the subject property.

Description of Property

The subject property is a 1.8 acre tract (Lot 4B, Koger Executive Center Unit Five) located in the Shoal Creek Watershed, which is classified as an Urban watershed and is located within the Desired Development Zone. The property is undeveloped and is surrounded by multifamily and office uses at the corner of Wood Hollow Drive and Executive Center Drive. The property is located within the Northern Edwards Aquifer Recharge Zone.

Existing Topography/Soil Characteristics/Vegetation

The project is bisected by a tributary to Shoal Creek and the associated 100-year floodplain and Critical Water Quality Zone. The topography ranges between approximately 734 to 768 mean sea level. According to the EA, the soils in this area are classified as the Brackett association, which consists of shallow, gravelly, calcareous, loamy soils overlying interbedded limestone and marl. Vegetation consists of a mix of native woodland, including Live Oak, Black Willow, Ashe Juniper, Hackberry, Cedar Elm and Mexican Buckeye, with many occurrences of non-native invasive species such as Japanese Privet, Chinaberry and Nandina.

Critical Environmental Features/Endangered Species

A wetland CEF is present along the length of the tributary and the proposed project is compliant with the preservation of the wetland. Additionally, the EA identified three other Critical Environmental Features near or adjacent to the property, including a rimrock, a spring/seep located along the rimrock, and a small sinkhole. The property is not known habitat for endangered species.

Description of Project

The project consists of a restaurant and associated development.

Environmental Code Exception Request

The following exception to the land development code is requested:

- 1) To allow construction less than 150' from a Critical Environmental Feature setback, LDC 25-8-281(C)

Conditions for Staff Approval

- 1) Remove invasive species within the CEF setback and restore with native 609.S vegetation.

Recommendation

Staff recommends approval of the variances because the Findings of Fact (see attached) have been met.



Staff Findings of Fact
Planning and Development Review Department
Environmental Criteria Manual Appendix U

Project:	Austin Oaks Restaurant SP-2013-0058CT
Ordinance Standard:	Land Development Code Section 25-8-281(C)
Variance Request:	To allow construction of a restaurant and associated development within a Critical Environmental Feature (CEF) buffer.

Justification:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes The proposed project is an urban infill project and adjacent properties were developed prior to the current requirements for CEF setbacks. The rimrock has already been affected by the existing development located directly upslope from the proposed project. The property is also bisected by a Critical Water Quality Zone, which significantly constrains the developable area on the lot.

2. The variance:

A) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes Due to the site constraints, it would be difficult to develop the site commercially for any project without requiring a CEF variance. To provide greater overall environmental protection, the applicant is proposing to remove invasive vegetation from the area adjacent to the rimrock and swale, which is not required by current code.

B) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes – The site is zoned GR, which allows 90% impervious cover. The proposed development is a reasonable use of the property. Any project likely to occur in a GR zoning district would encounter the same site constraints.

C) Does not create a significant probability of harmful environmental consequences;


Yes – The project is located downslope from the rimrock and therefore will not affect the rimrock.

3) For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property?
Not applicable.


Environmental Reviewer:


Liz Johnston

Environmental Program Coordinator:


Sue Barnett

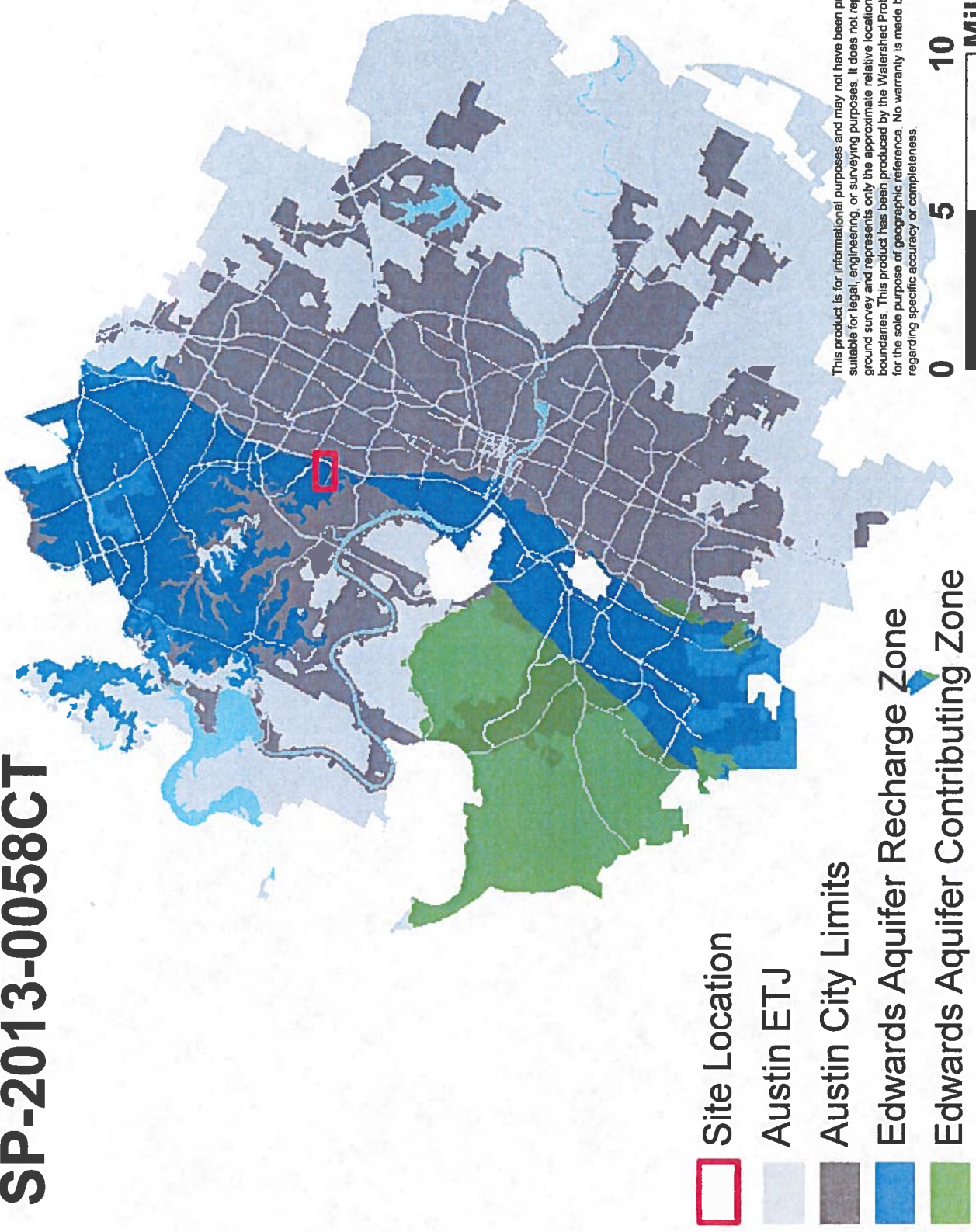
Environmental Officer:


Chuck Leshiak

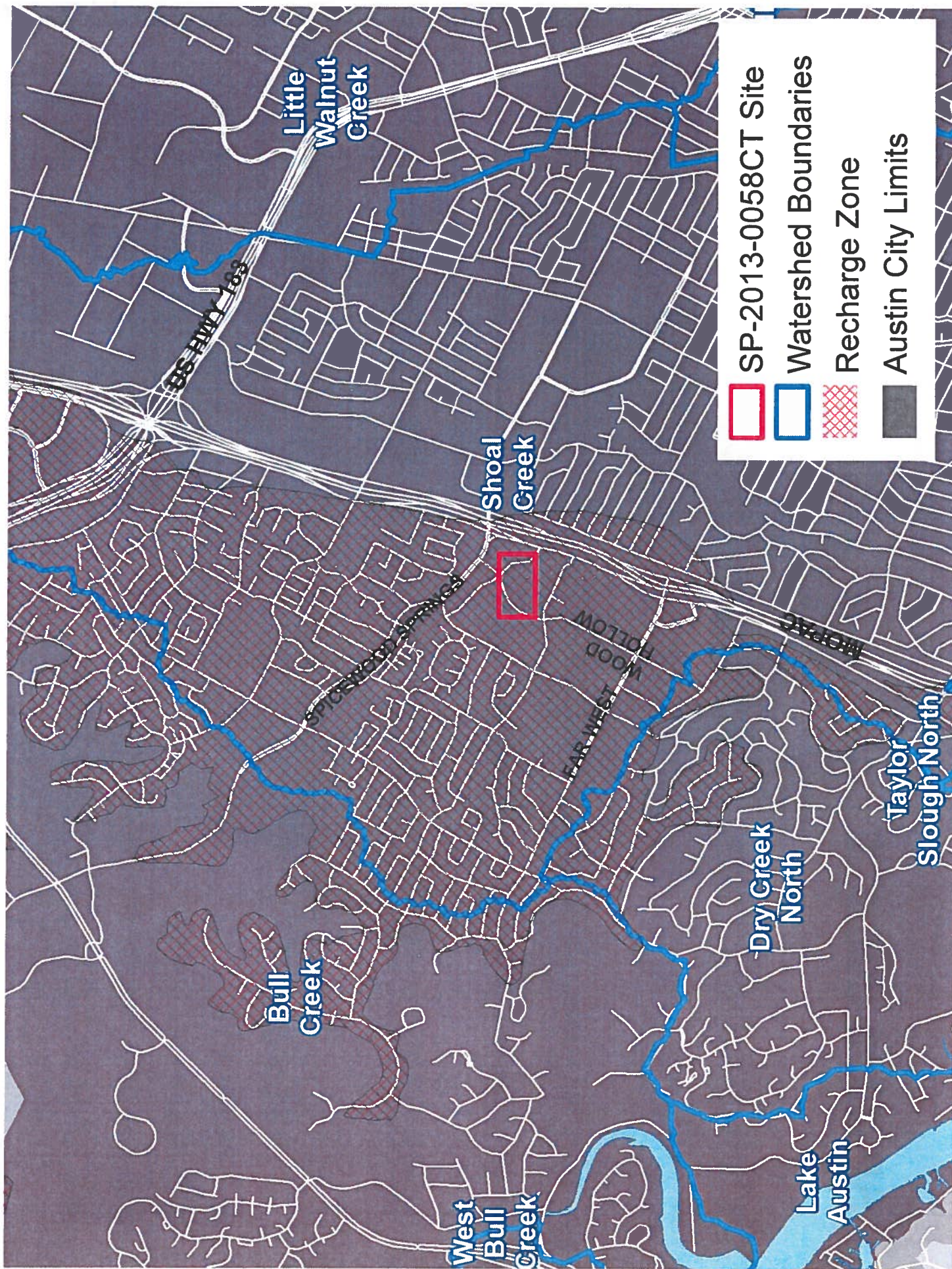
Date: October 30, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

SP-2013-0058CT



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 Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







SP-2013-0058CT Site

TCAD Parcels



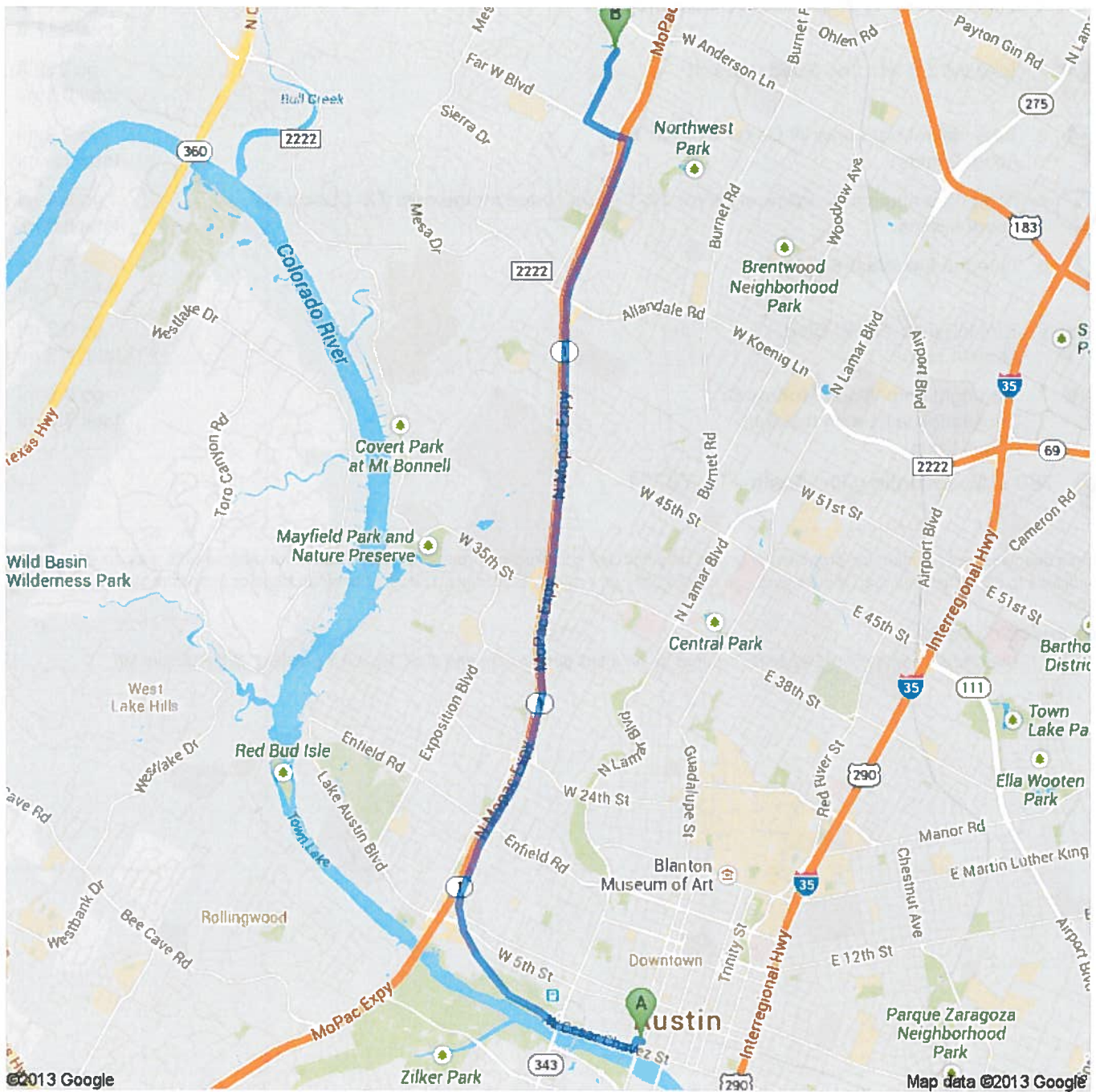
 SP-2013-0058CT Site

 TCAD Parcels

 2' Contour



Directions to 7601 Wood Hollow Dr, Austin, TX 78731
7.8 mi – about 12 mins





301 W 2nd St, Austin, TX 78701

1. Head **west** on **W 2nd St** toward **Guadalupe St**

go 217 ft
total 217 ft
2. Take the 1st left onto **Guadalupe St**

go 358 ft
total 0.1 mi
3. Take the 1st right onto **W Cesar Chavez St**
About 2 mins

go 1.2 mi
total 1.4 mi
4. Keep right at the fork, follow signs for **TX-1 Loop N** and merge onto **TX-1 Loop N**
About 5 mins

go 5.4 mi
total 6.8 mi
5. Take the **Far West Blvd** exit

go 0.2 mi
total 7.0 mi
6. Turn left onto **Far W Blvd**
About 1 min

go 0.3 mi
total 7.3 mi
7. Turn right onto **Wood Hollow Dr**
Destination will be on the right
About 1 min

go 0.5 mi
total 7.8 mi



7601 Wood Hollow Dr, Austin, TX 78731

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2013 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

October 29, 2013



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

October 25, 2013

Zoning and Platting Commission
301 W 2nd Street
Austin, Texas 78701

Re: CEF Rimrock Setback Variance
Austin Oaks Restaurant
7601 Wood Hollow Drive
SP-2013-0058CT

Dear Commissioners:

On behalf of our client, 2011 Austin Oaks Ltd., Jones & Carter, Inc. is requesting a variance from the requirements of a 150-foot buffer zone from the edge of the critical environmental features (CEFs) located immediately adjacent to the Austin Oaks Restaurant lot. The lot is currently undeveloped and the proposed improvements include a restaurant building and associated parking lot. The CEF are located on the lot adjacent to the east property line and include rimrock, a spring, and a seep. The proposed site improvements are located downgradient of all three CEFs and no surface runoff from our site is directed toward the CEFs.

A setback of 25-feet is proposed to the west of the rimrock, with a 50-foot setback to the north. Due to numerous site constraints on the 1.778-acre tract, including multiple drainage easements and a critical water quality zone, only a small portion of the lot, approximately 0.65-acres, is available for development. The CEF setbacks were previously discussed with Sylvia Pope, P.G. with the Environmental Resource Management during a site visit conducted on November 29, 2012. The need for a formal variance was discussed at that visit and during a May 21, 2013 staff meeting. Based on these discussions with city staff and the preservation of all CEF characteristics, we request that a waiver from the requirement of LDC 25-8-281(C)(1)(a) be granted for this project to reduce the setback to 25-feet downgradient of the rimrock.

If you have any questions or require additional information, please contact me at (512) 441-9493.

Sincerely,

Shawn Graham, P.E., LEED AP .

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Shawn Graham, P.E.
Street Address	1701 Directors Blvd., Suite 400
City State ZIP Code	Austin, TX 78744
Work Phone	512-441-9493
E-Mail Address	sgraham@jonescarter.com

Variance Case Information

Case Name	Austin Oaks Restaurant
Case Number	SP-2013-0058CT
Address or Location	7601 Wood Hollow Drive
Environmental Reviewer Name	Liz Johnston
Applicable Ordinance	25-8-281(C)(1)(a)
Watershed Name	Shoal Creek
Watershed Classification	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows: from Section LDC 25-8-281(C)(1)(a) which requires a 150 foot buffer zone from a critical environmental feature.

Impervious cover	Existing	Proposed
square footage:	<u>0.0</u>	<u>13,144</u>
acreage:	<u>0.0</u>	<u>0.3017</u>
percentage:	<u>0.0</u>	<u>17.0</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The lot is a 1.779-acre tract that is bisected by a swale with a 50-foot Critical Water Quality Zone. The north and west sides of the lot are bounded by Executive Center Drive and Wood Hollow Drive, respectively, and there are steep slopes on the south and east sides of the lot. The site is partially wooded along the swale and there are three heritage trees on the lot. The adjacent properties are occupied by an office building constructed in 1974 on the east and apartment buildings constructed in 1974 and 1982 per the County tax records. The rimrock for which the variance is requested is located upgradient of the lot to the east on the office building property.</p> <p>The proposed development will be downgradient from the rimrock and will not cause any impact to the rimrock.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	<p>The request is to reduce the CEF setback to 25-feet from the rimrock on the adjacent property. The director can approve administrative variances to 50 feet, but due to the other constraints, including the Critical Water Quality Zone, the request is to allow grading up to 25 feet downgradient of the rimrock.</p>
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Austin Oaks Restaurant

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

☒ Yes The adjacent properties were all developed prior to the Comprehensive Watershed Ordinance and therefore were not required to comply with the CEF setbacks so the rimrock has been compromised by the existing development upgradient of the feature. The project is an infill project in the urban watershed and will comply with the Critical Water Quality Zone setback, which severely limits the area where development can occur

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes, the development provides greater overall environmental protection than is achievable without the variance because the rimrock is on the adjacent property therefore the development will employ means to protect the rimrock within its property and will also remove invasive vegetation from the area adjacent to the rimrock and swale.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes, the minimum change to allow the 25-foot buffer will allow the development to occur as a reasonable use of the property; the constraints on the project also requires a shared parking agreement since the minimum number of spaces cannot be provided on the lot.

- c) Does not create a significant probability of harmful environmental consequences;

No, the development will be downgradient of the rimrock so there is not harmful environmental consequences that will occur.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

**Variance approval requires all above affirmative findings.



Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)

ROSENBERG	AUSTIN
SAN ANTONIO	DALLAS
THE WOODLANDS	HOUSTON
BRYAN/COLLEGE STATION	BRENNHAM
	GREENSPRING

October 28, 2013

Zoning and Platting Commission
301 W 2nd Street
Austin, Texas 78701

Texas Board of Professional Engineers Registration No. F-439

Re: CEF Rimrock Setback Variance
Austin Oaks Restaurant
7601 Wood Hollow Drive
SP-2013-0058CT

Dear Commissioners:

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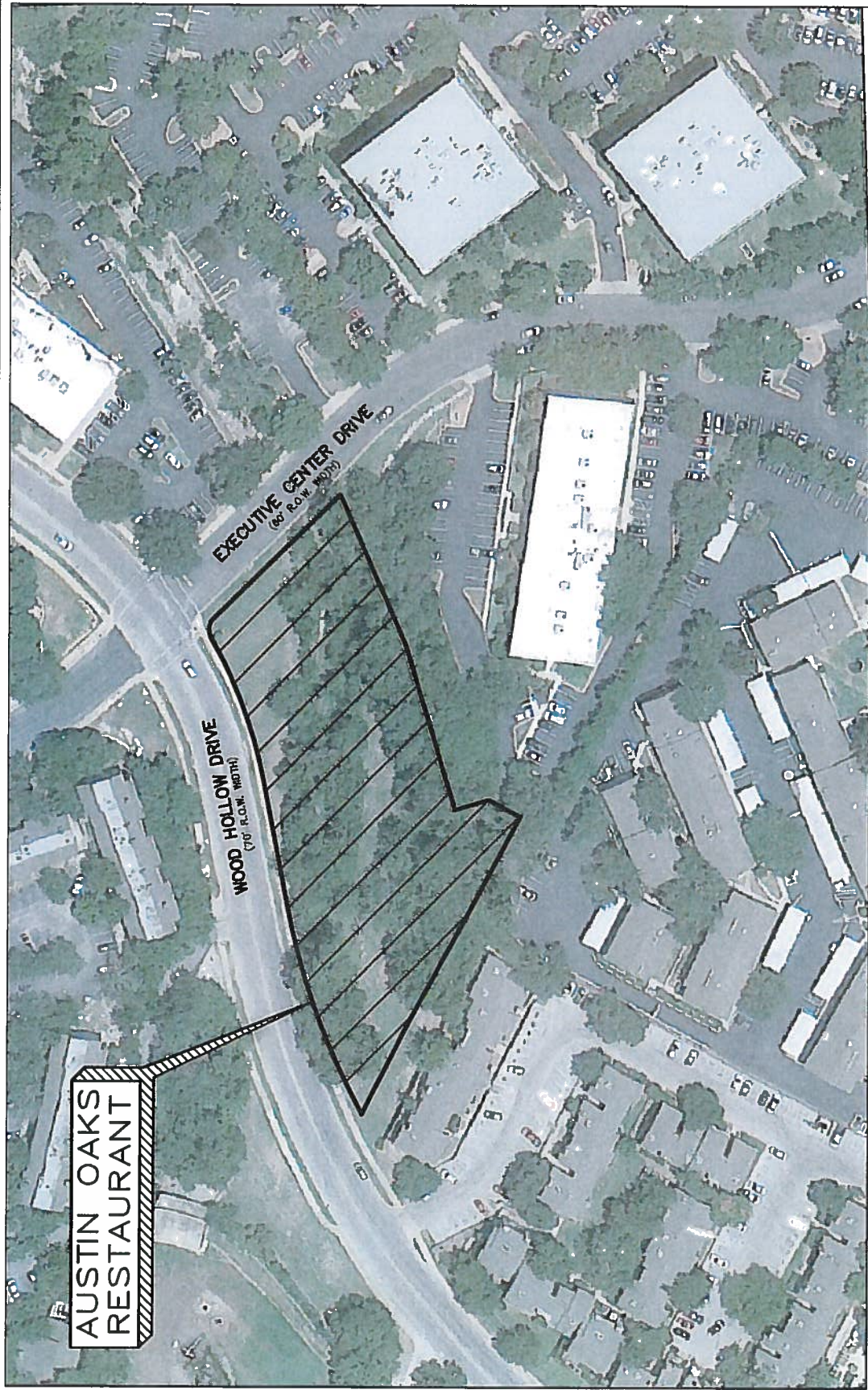
If you have any questions or require additional information, please contact me at (512) 441-9493.

Sincerely,



Shawn Graham, P.E., LEED AP

JMS/scg
J:\Projects\A675\002\General\Letters\CEF Rimrock Setback Variance.doc

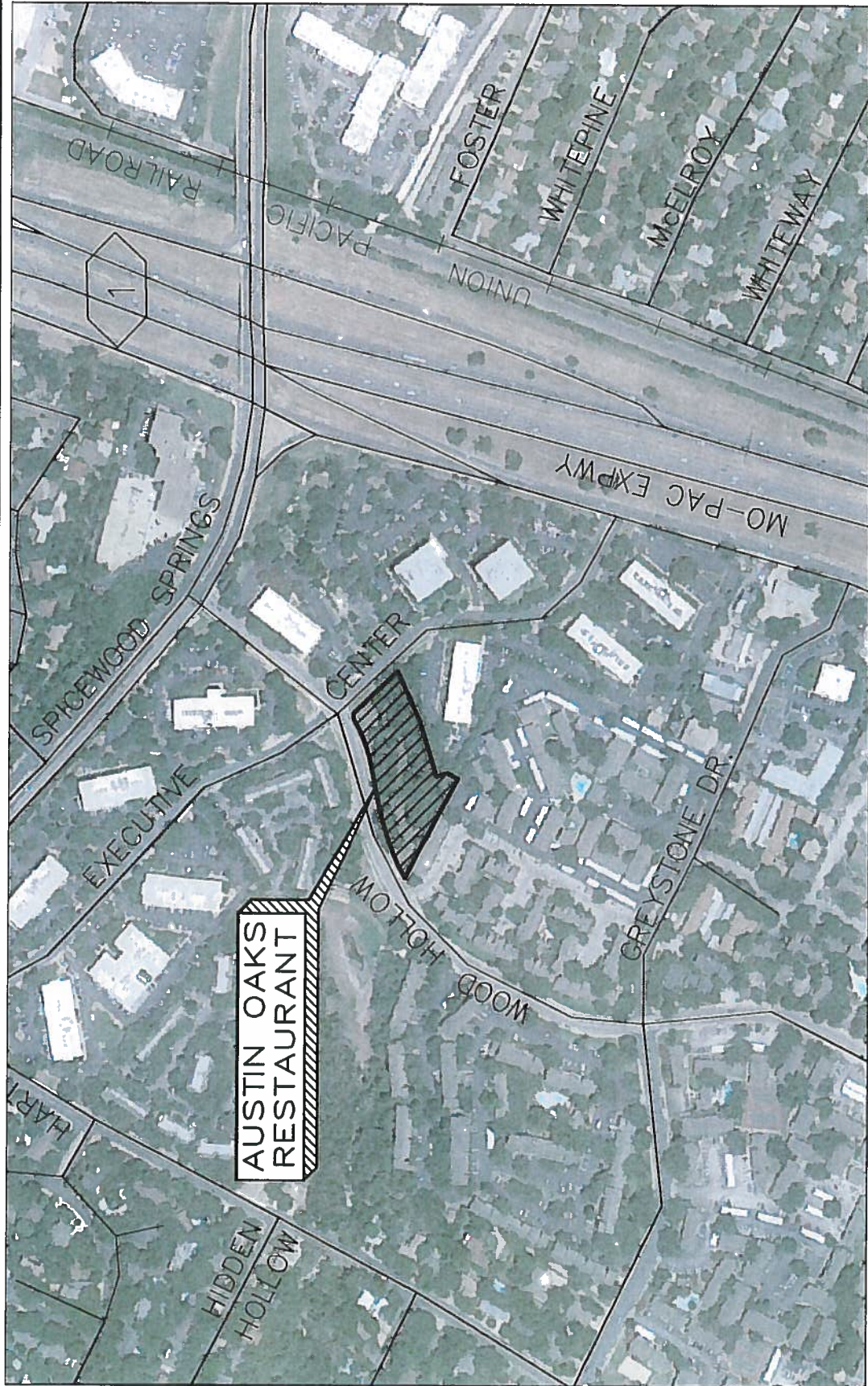


AUSTIN OAKS RESTAURANT

LOCATION MAP

J.C. JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 200'
DATE: 10/28/2013
JOB NO: A675-002



AUSTIN OAKS RESTAURANT

VICINITY MAP

J. JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
 Texas Board of Professional Engineers Registration No. F-439
 1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 600'
 DATE: 10/28/2013
 JOB NO: A675-002

AUSTIN OAKS RESTAURANT

SP-2013-0058CT

PHOTO OF RIMROCK



Erosion Control Calculations table with columns for Pre-Construction, Sheet Flow, and Height on Fence. Includes calculations for 2-yr and 10-yr return periods.

Tree Inventory table with columns: Tree Number, Type, Size, and various tree details. Lists trees like HACKBERRY, CEDAR, and CHINA BERRY with their respective sizes and locations.

SURVEY PERFORMED BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. DATED 10/12/2012



- LEGEND
- L.O.C. --- LIMITS OF CONSTRUCTION
- X-X- SALT FENCE
- IP-IP-IP INLET PROTECTION
- TP-TP-TP TREE PROTECTION
- RB-RB-RB ROCK BERM
- MULCH SOCK ---
- EROSION CONTROL DRAINAGE AREA
- FLOW DIRECTION ARROW ---
- STABILIZED CONSTRUCTION ENTRANCE ---
- CONSTRUCTION STAGING ---
- TEMPORARY SPOILS AREA ---
- DRAINAGE AREA NUMBER ---
- DRAINAGE AREA IN ACRES ---

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.

NOTES

- 1. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING.
- 2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD EROSION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
- 3. CONTRACTOR SHALL UTILIZE DUAL CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.B.C. OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- 4. SALT FENCE INSTALLATION SHALL COMPLY WITH ECM 1.5.4.G.
- 5. THE CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
- 6. REMOVAL OF INVASIVE TREE SPECIES DOES NOT REQUIRE MITIGATION.

SITE PLAN APPROVAL SHEET 4 OF 25
FILE NUMBER: SP-2013-005862 APPLICATION DATE: February 19, 2013
APPROVED BY COMMISSION ON UNDER SECTION OF
CHAPTER OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-51, LDC) CASE MANAGER: DONNA CALAT
PROJECT EXPIRATION DATE (ORD #070905-A) DWG# DDZ

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: CR
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final plot must be resubmitted by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code criteria at the time of filing, and all required Building Permits and/or a notice of non-compliance. If a building permit is not required, must also be approved prior to the Project Expiration Date.

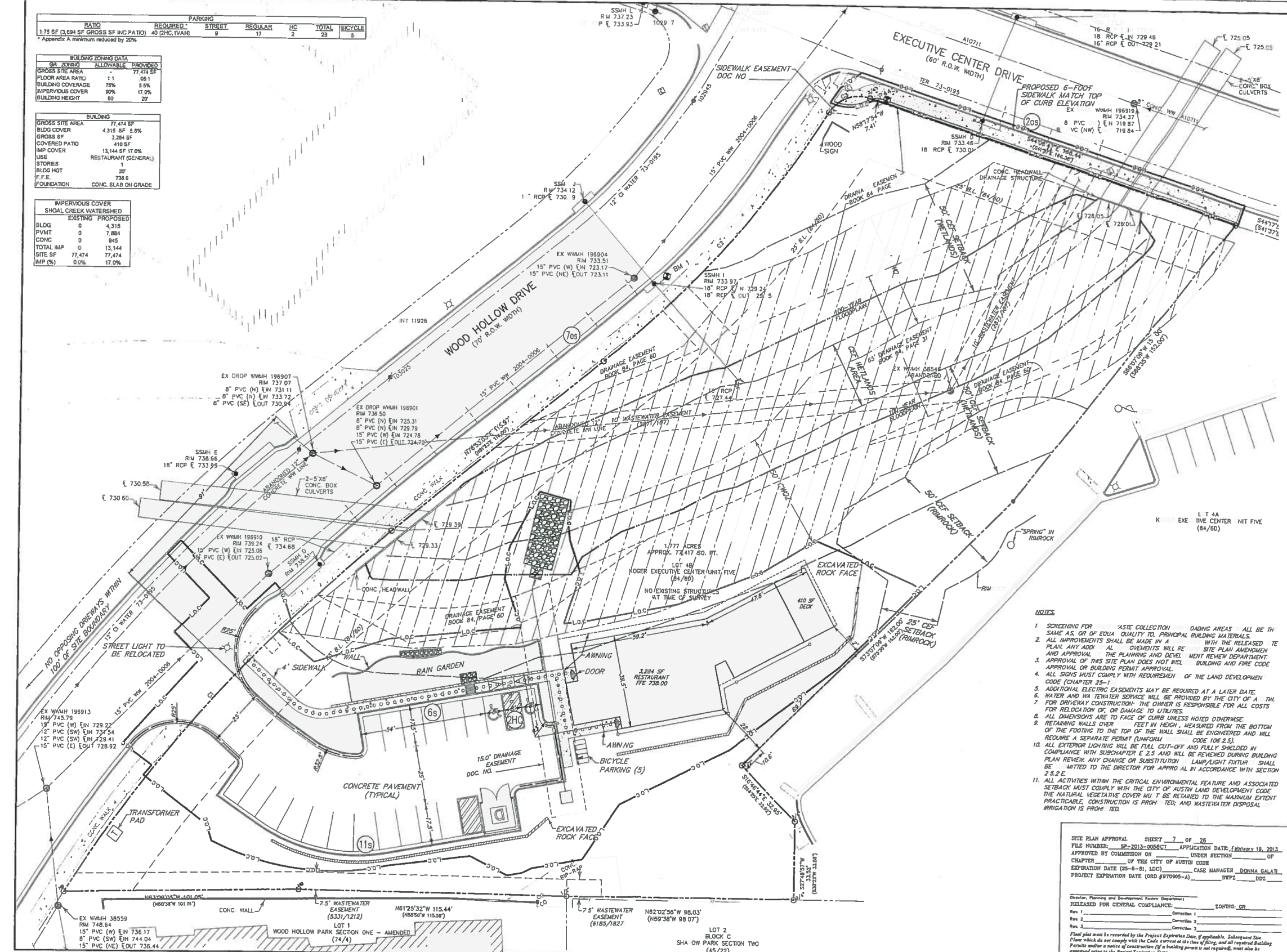
Project information block including: 2011 AUSTIN OAKS LTD. RIVERSIDE RESOURCES AUSTIN, TX; AUSTIN OAKS RESTAURANT 7801 WOOD HOLLOW DRIVE; TREE, TOPO AND PRE-CONSTRUCTION EROSION & SEDIMENTATION CONTROL PLAN; JC JONES & CARTER, INC. ENGINEERS-PLANNERS-SURVEYORS; SCALE: 1" = 30'; DATE: FEBRUARY 2013; JOB NO. A675-002; SUBMITTED: 1701 Directors Blvd., Suite 400, Austin, Texas 78744 (512) 441-9493; SHEET NO. 4 OF 25.

RAIO	PARKING	STREET	REGULAR	HC	TOTAL	BICYCLE
175 SF (0.694 SF GROSS SF INC PATIO)	40 (2HC, 1VH)	9	17	2	28	8

BUILDING ZONING DATA	REQUIRED	PROVIDED
GROSS SITE AREA	77,474 SF	77,474 SF
FLOOR AREA RATIO	1.1	5.1
BUILDING COVERAGE	75%	5.9%
PERVIOUS COVER	90%	17.0%
BUILDING HEIGHT	60	20

BUILDING	EXISTING	PROPOSED
GROSS SITE AREA	77,474 SF	77,474 SF
BLDG COVER	4,315 SF 5.6%	4,315 SF 5.6%
GROSS SF	3,284 SF	3,284 SF
COVERED PATIO	419 SF	419 SF
IMP COVER	13,144 SF 17.0%	13,144 SF 17.0%
USE	RESTAURANT (GENERAL)	RESTAURANT (GENERAL)
STORIES	1	1
BLDG HGT	20	20
F.F.E.	738.0	738.0
FOUNDATION	CONC. SLAB ON GRADE	CONC. SLAB ON GRADE

PERVIOUS COVER	SHOAL CREEK WATERSHED	EXISTING	PROPOSED
BLDG	0	4,315	4,315
PVMT	0	7,884	7,884
CONC	0	945	945
TOTAL IMP	0	13,144	13,144
SITE SF	77,474	77,474	77,474
IMP (%)	0.0%	17.0%	17.0%



- EXISTING LEGEND**
- FIRE HYDRANT
 - WATER MAIN WITH GATE VALVE
 - TAP SLEEVE & VALVE
 - WATER MAIN WITH METER
 - WATER METER
 - WASTEWATER MAIN
 - WASTEWATER MAIN WITH CLEANOUT
 - STORM SEWER MAIN
 - ROUND CULVERT

- PROPOSED LEGEND**
- FIRE HYDRANT
 - WATER MAIN WITH GATE VALVE
 - TAP & SLEEVE VALVE
 - WATER MAIN WITH METER
 - WATER METER
 - WASTEWATER MAIN
 - WASTEWATER MAIN WITH CLEANOUT
 - STORM SEWER MAIN
 - STORM SEWER INLET
 - NO CONTENT
 - CAVED WALL FOUNDATION
 - CENTER LINE OF ROAD
 - LIMITS OF CONSTRUCTION
 - EASEMENT
 - 20' SITE PARKING SPACES
 -

- NOTES**
- SCREENING FOR ASBESTOS COLLECTION DURING CONSTRUCTION SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
 - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL CHANGES WILL BE THE RESPONSIBILITY OF THE OWNER.
 - APPROVAL OF THIS SITE PLAN DOES NOT IMPLY BUILDING AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
 - ALL SHOTS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-1).
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - RETAINING WALLS OVER 4 FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM CODE 106.2.5).
 - ALL EXTERIOR LIGHTING SHALL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHT FIXTURE SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2 E.
 - ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL IRRIGATION IS PROHIBITED.

SITE PLAN APPROVAL SHEET 7 OF 26
 FILE NUMBER: SP-2013-0058CT APPLICATION DATE: February 19, 2013
 APPROVED BY COMMISSIONER ON UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-6-81, LDC) CASE MANAGER: DONNA GALATI
 PROJECT EXPIRATION DATE (ORD #07005-A) DWP2 DOZ

Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING: GR
 Rev. 1 _____ Correction 1
 Rev. 2 _____ Correction 2
 Rev. 3 _____ Correction 3
 Flood plain must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plan which do not comply with the Code current at the time of filing, and all required Building Permits under a notice of construction (if a building permit is not required, must also be approved prior to the Project Expiration Date.

2011 AUS N OAKS LTD.
 RIVERSIDE RESOURCES
 AUSTIN OAKS RESTAURANT
 761 WOOD
 SITE PLAN

JC JONES & CARTER, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 Texas Board of Professional Engineers Registration No. F-439
 1701 Directors Blvd., Suite 400 44 (512) 441-9493

SCALE: 1" = 20' B
 DATE: FEBRUARY 20 2013
 JOB NO: A675-002
 SUBMITTED: _____



AUSTIN OAKS RESTAURANT

JC JONES & CARTER, INC. CASE NUMBER SP-2013-0058CT

