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

CASE NUMBER: SPC-2013-0049C **ZAP COMMISSION DATE:** November 19, 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

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: Postponed from the November 5th hearing due to a noticing error.

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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

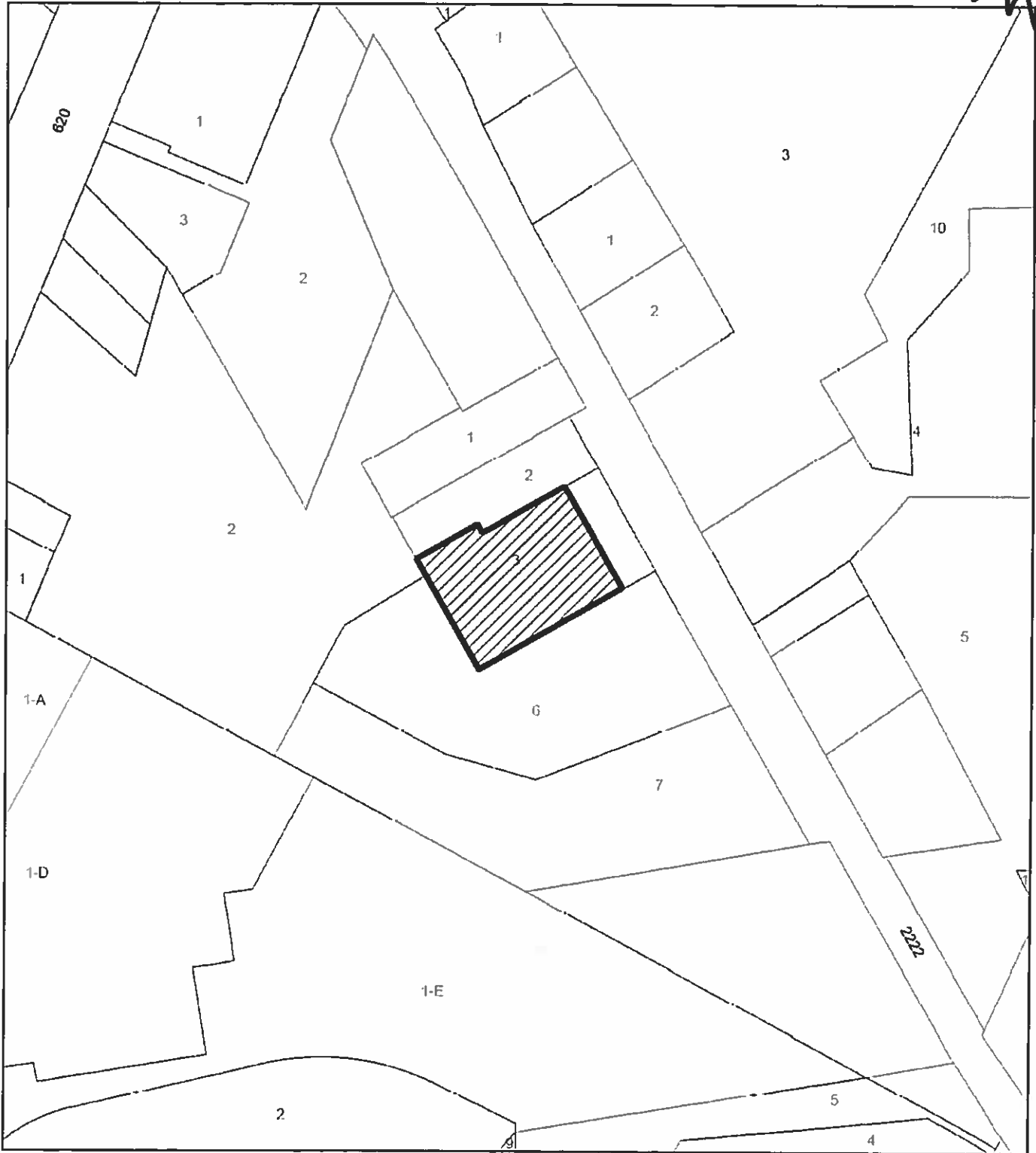
NEIGHBORHOOD ORGANIZATION:



- 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

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



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.

**SITE CONSTRUCTION PLANS
FOR**

BIG RED EXPRESS CAR WASH

11213 RM 2222
AUSTIN, TEXAS 78730

INDEX OF SHEETS

- 1 COVER SHEET
- 2 NORTHWEST CORNER
- 3 SLOPE MAP
- 4 EXISTING CONDITIONS AND DEMOLITION PLAN
- 5 EROSION AND SEDIMENTATION CONTROL PLAN
- 6 PROPOSED DRAINAGE AREA MAP
- 7 SITE AND DIMENSION CONTROL PLAN
- 8 GRADING PLAN
- 9 UTILITY PLAN
- 10 STANDARD DETAILS & HYDRAULIC & WATER QUALITY CALCULATIONS
- 11 STANDARD DETAILS
- 12 LANDSCAPE PLAN
- 13 LIGHTING CALCULATIONS, DETAILS & PLANTING SCHEDULE
- 14 BUILDING ELEVATIONS
- 15
- 16



- NOTES
- RELEASE OF THE APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUBMITTED BY THE APPLICANT. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY AND COMPLETENESS OF ANY INFORMATION PROVIDED TO THE CITY OF AUSTIN. APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY COMMISSIONER WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER AGENCIES IS THE RESPONSIBILITY OF THE APPLICANT.
 - ADDITIONAL APPROVALS MAY BE NECESSARY. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION.
 - FOR MAINTENANCE OF THE WATER QUALITY MONITOR DETENTION FACILITY, USE OF THE FACILITY SHALL BE LIMITED TO THE FOLLOWING: (1) OFFICIAL PUBLIC WORKS; (2) MAINTENANCE OF THE FACILITY; (3) MAINTENANCE OF THE FACILITY; (4) MAINTENANCE OF THE FACILITY.
 - AS FOR THE TRM DETERMINATION ASSOCIATED WITH THIS PROJECT, THE PROJECT IS SUBJECT TO THE REGULATIONS IN EFFECT ON APPROVAL. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION.
 - THIS SITE PLAN IS SUBJECT TO SUBCHAPTER 8 OF THE LAND DEVELOPMENT CODE (LOCAL ORDINANCE 178) AND ALL OTHER REGULATIONS APPLICABLE TO ALL DEVELOPMENT (LOCAL ORDINANCE 178) AND ALL OTHER REGULATIONS APPLICABLE TO ALL DEVELOPMENT.
 - AS FOR TOWN OF AUSTIN, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION.
 - THIS SITE PLAN IS SUBJECT TO SUBCHAPTER 8 OF THE LAND DEVELOPMENT CODE (LOCAL ORDINANCE 178) AND ALL OTHER REGULATIONS APPLICABLE TO ALL DEVELOPMENT (LOCAL ORDINANCE 178) AND ALL OTHER REGULATIONS APPLICABLE TO ALL DEVELOPMENT.
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PREPARED BY:

Tra Planning, Development



& Construction, LLC

AND

LUBOJASKY CONSULTING, LLC
FIRM #: 12373

NO.	DESCRIPTION	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)	NO. OF SHEETS (OF TOTAL)
1	Cover Sheet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	Northwest Corner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	Slope Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	Existing Conditions and Demolition Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	Erosion and Sedimentation Control Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	Proposed Drainage Area Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	Site and Dimension Control Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8	Grading Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9	Utility Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10	Standard Details & Hydraulic & Water Quality Calculations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11	Standard Details	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12	Landscape Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
13	Lighting Calculations, Details & Planting Schedule	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14	Building Elevations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
16		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

PRESSURE ZONE
NORTHWEST CORNER
GRID NUMBER
1700 DPN
AVAILABLE FLOW
664 GPM
DOMESTIC DEMAND
764 GPM
CALCULATED PER FUTURE GROWTH
TYPE III - 1.25 GPM
BUILDING TYPE

WATER QUALITY
DESIGNED FOR PROTECTION OF RESOURCES
CLASSIFIED AS WATER SUPPLY CANAL, WATERBODIES AND IS SUBJECT TO THE CITY OF AUSTIN WATERBODIES PROTECTION REGULATIONS. THIS SITE IS LOCATED OVER THE BUCK HOLLOW WATERSHED.

FLOODPLAIN ZONING
FLOODPLAIN ZONING MAPS WITHIN THE 100 YEAR FLOODPLAIN AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY PANEL NO. 45002000N DATED SEPTEMBER 24, 2008 FOR TRAVIS COUNTY TEXAS AND UNDESIGNATED AREAS.

UTILITIES
CONNECTIONS TO UTILITIES SHALL BE MADE AT THE INTERSECTION OF THE QUARTER SECTION FROM THE RR 600 AND FM 2222 INTERSECTION. LOCATION NUMBER: 2008087.

UTILITIES
THE SITE IS ZONED OR-MA-CO
WATERMAIN/WATER SERVICE

NOTE
NOTE: LOTS WITH PDS OR OBSIDIAN REQUIRE A PDS. SET AS IS PER TO BE REVIEWED ON THE OWNER'S SIDE OF THE DOMESTIC WATER METER.

SITE ADDRESS: 11213 RM 2222
AUSTIN, TEXAS 78730

PROJECT MANAGER: ROSE FRIE, ACP
1901 LONNANE CONSTRUCTION & CONSTRUCTION
AUSTIN, TX 78734
FEBRUARY 12, 2015

OWNER: THOMAS A. BERRY, JR. CHIEF OPERATING MANAGER
BIG RED EXPRESS CAR WASH
1901 LONNANE CONSTRUCTION & CONSTRUCTION
AUSTIN, TX 78734
PHONE: (512) 338-4902
EMAIL: TERRY@BIGREDCARWASH.COM

LAND PLANNER: TRAVIS PLANNING, DEVELOPMENT & CONSTRUCTION
1901 LONNANE CONSTRUCTION & CONSTRUCTION
AUSTIN, TX 78734
PHONE: (512) 338-4902
EMAIL: TRAVIS@TPDCON.COM

ENGINEER: LUBOJASKY CONSULTING
1901 LONNANE CONSTRUCTION & CONSTRUCTION
AUSTIN, TX 78734
PHONE: (512) 338-4902
EMAIL: TRAVIS@TPDCON.COM

SURVEYOR: MCKENNA SURVEYING CO. INC.
1901 LONNANE CONSTRUCTION & CONSTRUCTION
AUSTIN, TX 78734
PHONE: (512) 338-4902
EMAIL: TRAVIS@TPDCON.COM

ARCHITECT: TRAVIS PLANNING, DEVELOPMENT & CONSTRUCTION
1901 LONNANE CONSTRUCTION & CONSTRUCTION
AUSTIN, TX 78734
PHONE: (512) 338-4902
EMAIL: TRAVIS@TPDCON.COM



PREPARED BY:
Rodney Libinsky
RODNEY LIBINSKY, PE
2172913 DATE

OFFICIALLY APPROVED BY:
DEVELOPMENT PERMIT NUMBER _____ DATE _____
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT _____ DATE _____
CITY OF AUSTIN FIRE DEPARTMENT _____ DATE _____
AUSTIN WATER UTILITY _____ DATE _____
INDUSTRIAL WASTE DEPARTMENT _____ DATE _____
TEXAS DEPARTMENT OF TRANSPORTATION _____ DATE _____

COVER SHEET
BIG RED EXPRESS CAR WASH
11213 RM. 2222
AUSTIN, TEXAS 78730

SHEET NO. 1 OF 16

Issue No. 1025
Revision 1000-23
Code B. 810-000-0000

COVER SHEET

SITE PLAN RELEASE

FILE NUMBER: 2015-01-0000000000 APPLICATION DATE: _____
CHAPTER: _____ OF THE CITY OF AUSTIN UNDER SECTION _____ OF CHAPTER 253-3-11, LOCAL ORDINANCE _____ CASE NUMBER: _____
PROJECT EXPIRATION DATE: (ORD #170005-1) _____ DATE: _____

Director, Planning and Development Review
RELEASE FOR GENERAL COMPLIANCE:
Rev. 1: _____ ZONING: _____
Rev. 2: _____ Construction: 1
Rev. 3: _____ Construction: 2
Rev. 4: _____ Construction: 3

This plan must be recorded by the Public Works Director, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

5/1/15

Handwritten initials/signature in the top right corner.

SITE AND DIMENSION CONTROL PLAN
BIG RED EXPRESS CAR WASH
11215 R.M. 2222
AUSTIN, TEXAS 78730



PRIC PLANNNING & DEVELOPMENT, L.L.C.
1911 WILLOW CREEPING ROAD, SUITE 100
AUSTIN, TEXAS 78741
www.pricplanning.com
PRIC PLANNING & DEVELOPMENT, L.L.C.

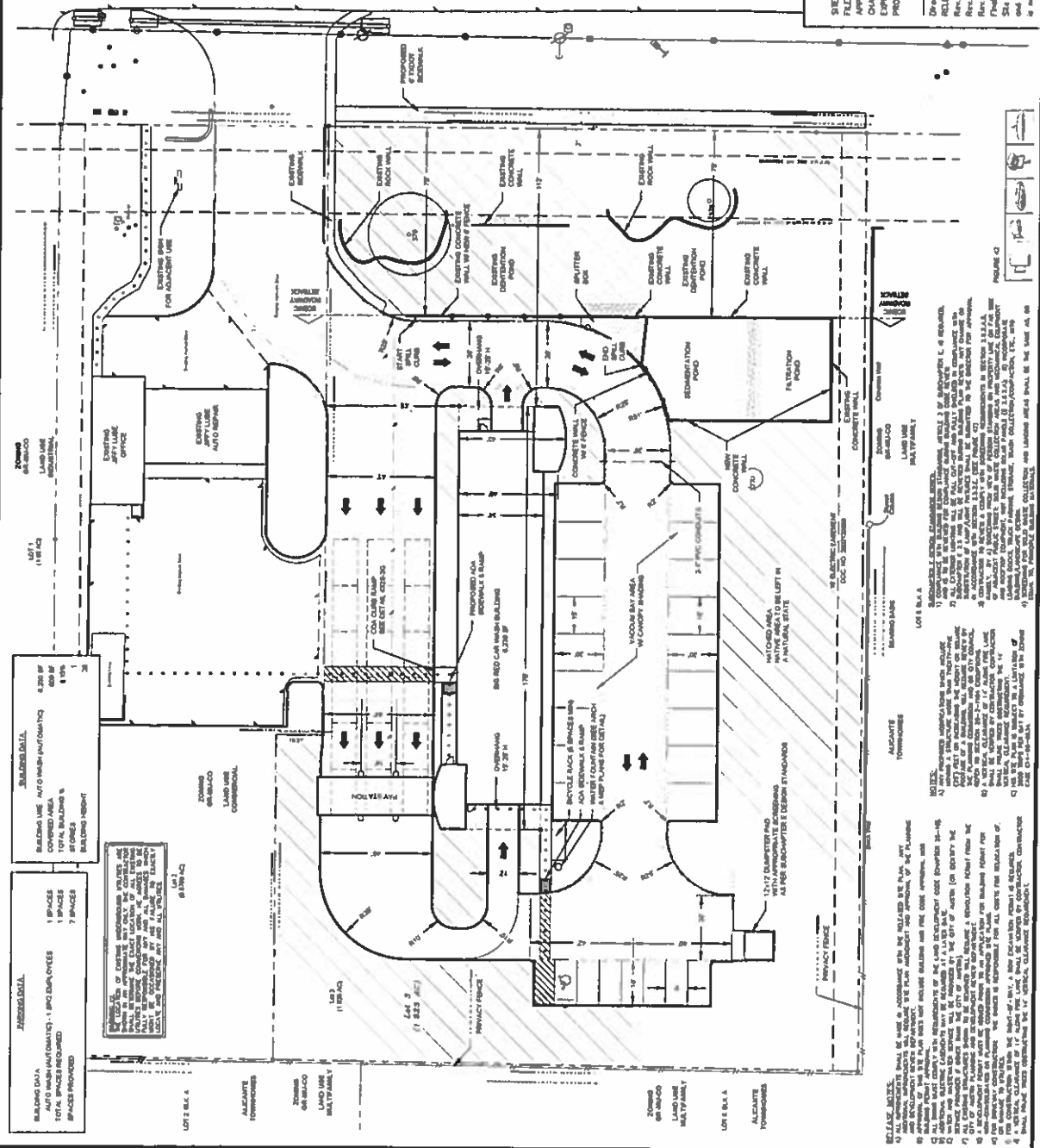
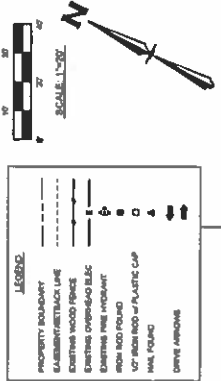
DATE: _____
REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NO. 6 OF 13

Issue No. 1008
Project No. 10088
Date: 11/13/13

Director, Planning and Development Review
RELEASE FOR GENERAL COMPLIANCE:
FILE NUMBER: 39C-303-303E APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
EXPANSION DATE: (13-3-95, 100) CASE MANAGER: _____
PROJECT EXPANSION DATE: (080, 8700000-4) _____ 1002



ZONING DATA
AUTO WASH (AUTOMATED) - 1 SPACES
1 SPACES
7 SPACES PROPOSED

BUILDING DATA
BUILDING USE: AUTO WASH (AUTOMATED)
COVERED AREA: 6,200 SF
TOTAL BUILDING: 8,000 SF
BUILDING HEIGHT: 20'

NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE STATE OF TEXAS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE STATE OF TEXAS.
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10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE STATE OF TEXAS.

SCALE: 1" = 20'
DATE: 11/13/13
PROJECT: BIG RED EXPRESS CAR WASH
LOCATION: 11215 R.M. 2222, AUSTIN, TEXAS 78730
DESIGNER: PRIC PLANNING & DEVELOPMENT, L.L.C.
ENGINEER: RYAN D. WILLIAMS, P.E., LICENSE NO. 10088