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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](mailto: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 5<sup>th</sup> and 19<sup>th</sup> hearing due to a noticing error. SPC-02-0008C, for both the existing auto repair shop and car wash, was approved by the Zoning and Platting Commission on December 11, 2001, with a reduced 75' setback.

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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 25-2-1023 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. The existing auto repair shop was granted the same request in 2001.

**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

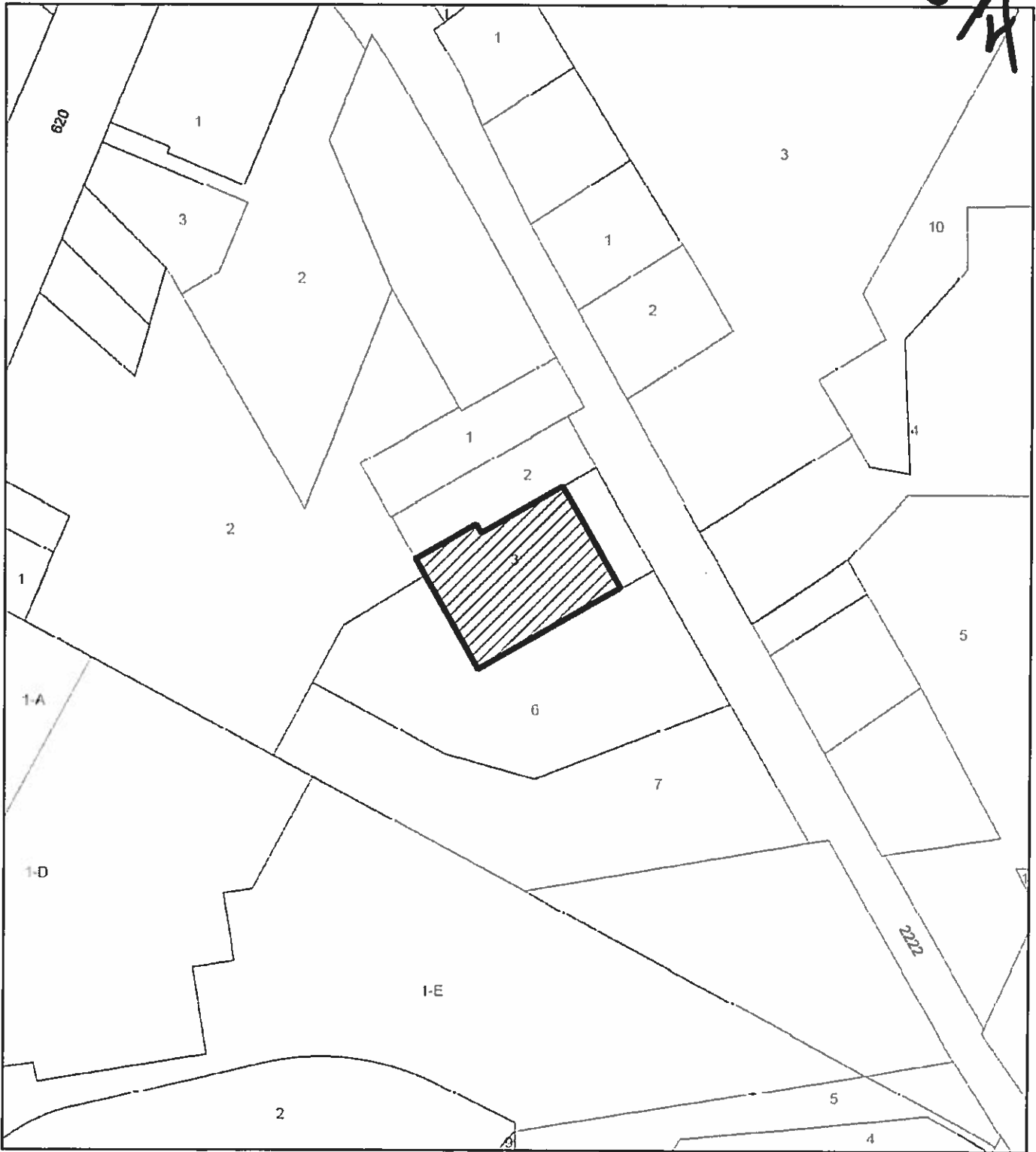
**NEIGHBORHOOD ORGANIZATION:**



- 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.

C5/3

CS/H



 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.





**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property; or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2013-0049C  
 Contact: Christine Barton-Holmes, 512-974-2788  
 Rosemary Ramos, 512-974-2784  
 Public Hearing: Zoning and Platting Commission, Nov 5, 2013

CLIFF ELLIS

Your Name (please print)

1203 EM 2222 #1803, 78730

Your address(es) affected by this application

*[Handwritten Signature]*

Signature

Daytime Telephone: 512-570-2379

12/30/13

Date

Comments:

WASTE OF WATER AND IT LOWERS PROP. VALUE  
 N.L.M.B.Y.

I am in favor  
 I object

If you use this form to comment, it may be returned to:

City of Austin  
 Planning and Development Review  
 Christine Barton-Holmes  
 P. O. Box 1088  
 Austin, TX 78767-8810