



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

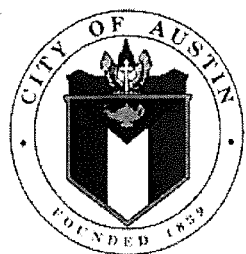
NOTIFICATIONS

CASE#: C15-2016-0031

5033 D US HWY 290 WEST

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



1" = 292'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

2/35

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

11485784 dr

Case # C15-2016-0031 ROW # 1143714 Tax # 040821047120

Section 1: Applicant Statement

Street Address: 50330 US HWY 290 West SVRDEB, Bldg E.

Subdivision Legal Description:

1.453 acres of Lot 2 of the resubdivision of lot 1 Cougar Creek and Lot 1 Open Meadows
Subdivision, plat of record in vol. 91, pages 317-318 of the plat records of Travis County, TX

Lot(s): 2 Block(s): _____

Outlot: _____ Division: _____

Zoning District: GR - NP (East Oak Hill)

I/We Ellen Anderson Lopez, Trustee on behalf of myself/ourselves as
authorized agent for Anderson Joint Venture affirm that on
Month February, Day 9, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☒ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Storage facility to facilitate the existing restaurant.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-6-472-(A): Restaurant >2,500 square feet minimum off-street parking requirement of 1 space for each 75 square feet.

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Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Section 25-6-472 (A) does not provide for a combined sit down/drive thru restaurant type.

Although Chick-Fil-A does have customer dining space, a majority of the customer throughput is thru the drive thru.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The Chick-Fil-A site is existing and the site is fully developed, there is no other available open space onsite to convert to parking to meet section 25-6-472(A). The additional storage is intended to help increase efficiency of the drive thru, reducing customer queing. However the intentions of increasing efficiency are being hindered by section 25-6-472(A).

b) The hardship is not general to the area in which the property is located because:

Other properties have less dense sites, were built later with better planning and spacing designs. The site is very tight and the footprint of the building as evolved through the years to increase efficiency and customer satisfaction.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

There is no increase in customer floor area, only an increase in storage area. This will open up the kitchen floor space to help reduce prep timing and increase operation efficiency, thus decreasing the customer wait time, thus decreasing the drive thru queuing time, thus allowing for the site to operate more efficiently.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

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1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

There have been no complaints by adjacent properties of parking deficiencies.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

The development will not be increasing customer dining space and/or seating space, thus no net increase of dining in customers requiring additional spaces above what is already provided on site.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

The intent of the storage space addition, is to help increase the efficiency of the kitchen operation. This will help reduce customer queuing within the drive thru, which will help better ensure no safety hazards due to customer car queuing into adjacent properties or roadways.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Jason Link Date: 01/27/2016

Applicant Name (typed or printed): Jason Link

Applicant Mailing Address: 70 NE Loop 410; suite 1100

City: San Antonio

State: Texas

Zip: 78216

Phone (will be public information): (210) 525-9090

Email (optional – will be public information): jlink@buryinc.com

2/5/16

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Ellen Anderson Logan Trustee

Date: 2/5/16

Owner Name (typed or printed): Ellen Anderson Logan Trustee

Owner Mailing Address: 3929 Villanova St.

City: Dallas

State: TX

Zip: 75225

Phone (will be public information): 214.693.4020

Email (optional – will be public information): andersoninmmts@aol.com

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

The original store was designed in the year 2000 as a 4,211 square foot Chick-Fil-A restaurant with a single stack drive thru. Which provided 61 parking stalls when 56 were required by code at the time. Then in the year 2011 a drive thru expansion was added to increase the efficiency of the drive thru to help reduce onsite queuing that was occurring at the time. The modification in 2011 did not increase the size of the existing building, but did decrease the existing parking stalls to the minimum 56 required by code. Now in 2016, we are respectfully requesting a parking variance from section 25-6-472(A), to provide additional parking for a 632 square foot storage addition. The intent of the storage is to increase the operation efficiency of the site. Which is consistent with the progression of the developments that have occurred onsite to ensure a safer and more efficient store.



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February 26, 2016

Ms. Leane Heldenfels
Board of Adjustment Liaison
City of Austin
1st Floor – Development Assistance Center
505 Barton Springs Road
Austin, Texas 78704

RE: Request for Parking Variance - Chick-fil-A South Mopac at Hwy 290 (01134)
5033-D US 290 West, Austin, TX 78746

Dear Ms. Heldenfels and Members of the Board:

On behalf of Chick-fil-A, thank you for reviewing our parking variance request concerning the above referenced location. Our goal with this reinvestment project is to make our kitchen operations more efficient, which will positively impact traffic flow for the development and surrounding community.

During your review, we hope you will consider that we have made good faith efforts to secure offsite parking. Unfortunately, we have been unable to secure said parking as of today's date.

We look forward to your decision.

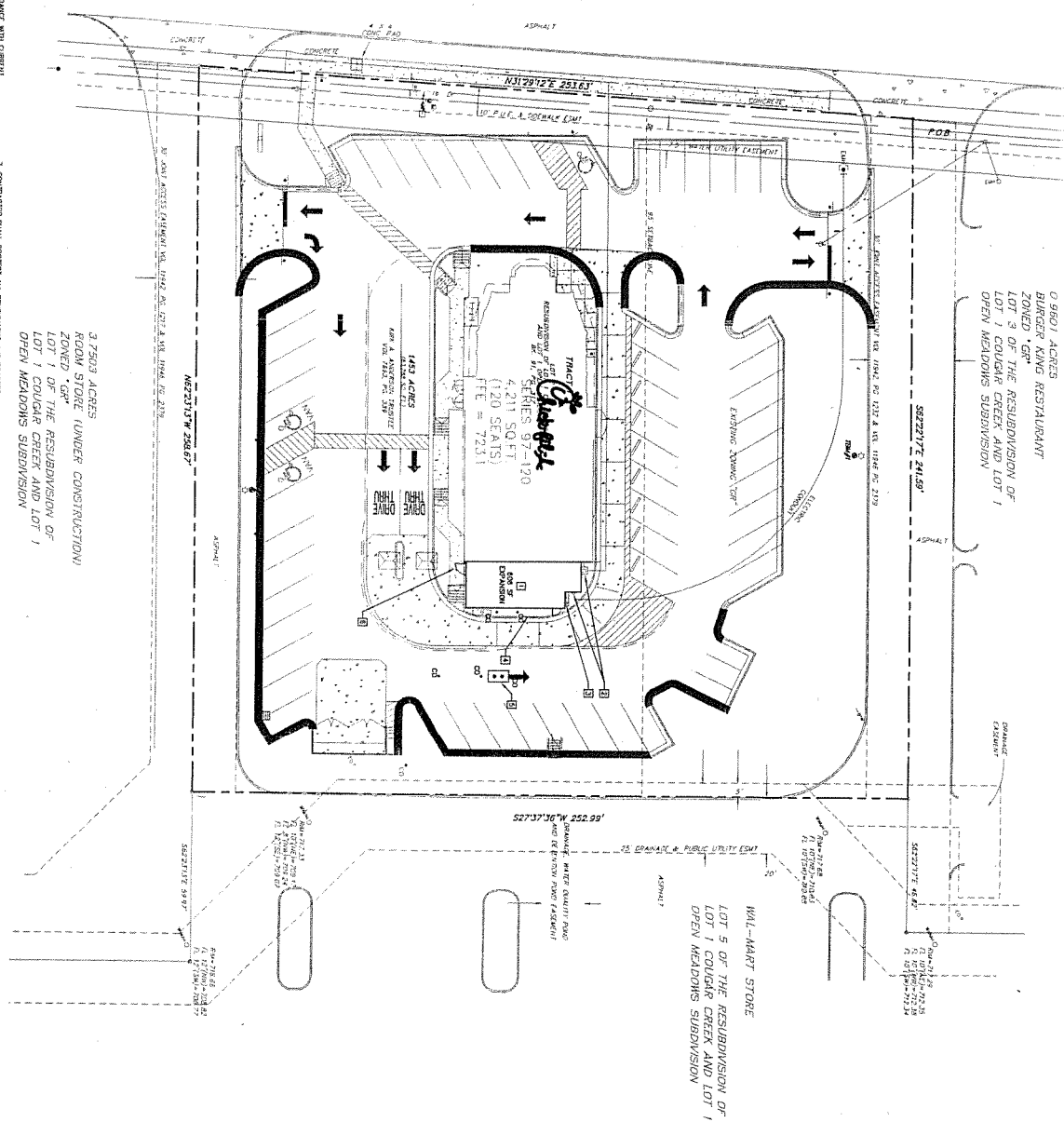
Respectfully,

A handwritten signature in black ink, appearing to read "Todd Williams".

Todd Williams
Program Manager, Strategic Reinvestments

STATE HIGHWAY LOOP 1 SOUTH (MOPAC)
(R.O.W. VARIES)

0.9601 ACRES
BURGER KING RESTAURANT
ZONED "GR"
LOT 3 OF THE RESUBDIVISION OF
LOT 1 COUGAR CREEK AND LOT 1
OPEN MEADOWS SUBDIVISION



3.7503 ACRES
ROOM STORE (UNDER CONSTRUCTION)
ZONED "GR"
LOT 1 OF THE RESUBDIVISION OF
LOT 1 COUGAR CREEK AND LOT 1
OPEN MEADOWS SUBDIVISION

WAL-MART STORE
LOT 5 OF THE RESUBDIVISION OF
LOT 1 COUGAR CREEK AND LOT
OPEN MEADOWS SUBDIVISION

- [illegible]

7. CONTRACTOR SHALL PROTECT ALL BEHINDWALLS AND PROCEEDING IMPROVEMENTS AND SHALL REPAIR OR REPLACE AT HIS OWN EXPENSE, BEHINDWALLS AND IMPROVEMENTS DISTURBED DURING CONSTRUCTION.
8. CONTRACTOR RELOCATES OR SETS NEW BEHINDWALLS, THE VERTICAL ELEVATION OF THE BEHINDWALLS SHALL BE SET TO A TOLERANCE OF 0.010 FT.
9. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, DITCH, OR AS OTHERWISE NOTED.

PARKING SPACES PROVIDED























































REGULAR (SURFACE)	43 SPACES
COMPACT	1 SPACES
HANDICAPPED-	3 SPACES
(2% of net ASSESSMENT)	
TOTAL	57 SPACES

BICYCLE PARKING: 3 REQUIRED/3 PROVIDED

PARKING SPACES REQUIRED

RESTAURANT: 4,817 S.F.	
(1 SPACE/75 S.F.)	64 SPACES

COVERAGE SUMMARY	
TOTAL SITE AREA:	1.453 AC
TOTAL IMPERVIOUS COVER:	1.068 AC
IMPERVIOUS COVER PERCENT:	73.5%

EXISTING	PROPOSED
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

1. BLENDING EXPANSION (REF. AND PLAN)
2. GAS WATERS (REF. AND PLAN)
3. ELECTRICAL WATERS (REF. AND PLAN)
4. 2" SPRINKLING COING AND WATERS
5. GREATER THAN REF. AND PLAN FOR LOCATION AND DETAIL.
6. SPECIALTY TO DOOR

PAYING NOTE

CONTRACTOR TO SEAL COAT AND RESTORE PARKING LOT



015-2016-0031

[illegible]

Mark	By	Date



MAYS & ASSOCIATES, INC.
15069
3000 Maple FSJ
3033 D US 290 West
Austin, TX 78756
BR: 817.420

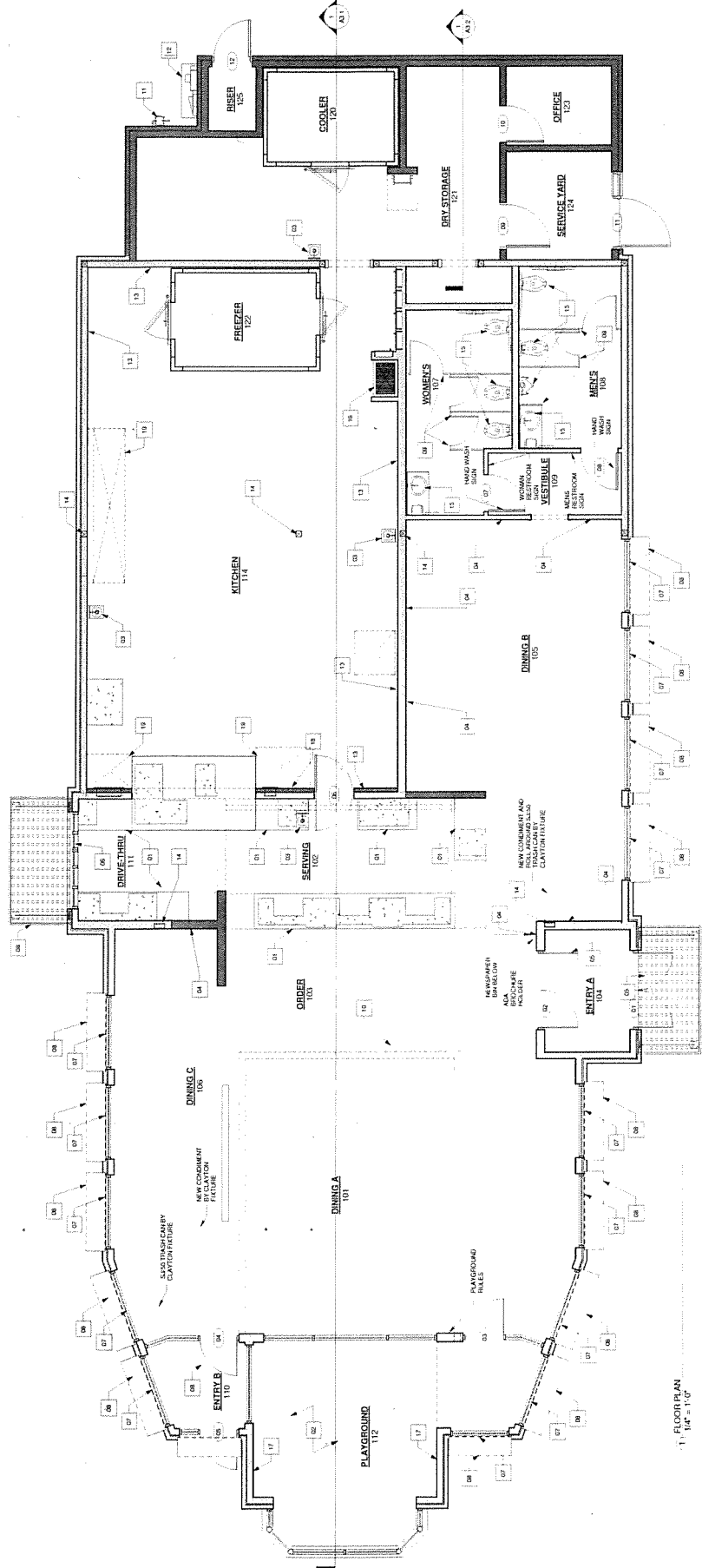
PROJECT
CFA 01134
3033 D US 290 West
Austin, TX 78756
BR: 817.420

SHEET TITLE
FLOOR PLAN

ASD No.	15069
Shop	01134
Date	11/17/2015
Drawn By	AT CS
Checked By	AT CS
Sheet	

A1.1

8/13



GENERAL NOTES

- ALL WORK SHALL COMPLY WITH CODES STATED ON THE COVER SHEET AND AS 1.
- G.C. SHALL COORDINATE ALL WORK AND SHUT-DOWN TIMES WITH THE INT. OPERATOR AND CHECK IN A CONSTRUCTION MANAGER.
- BEFORE INSTALLER TO INSTALL NEW REVENGE LINES, PUMPS, CARTRIDGES AND REGULATORS AS REQUIRED. ALL PATCHES, REPAIRS AND MODIFICATIONS SHALL BE MADE FLUSH WITH EXISTING SURFACES AND FINISHED TO MATCH EXISTING FINISHES. ALL PATCHES AND MODIFICATIONS SHALL BE MADE FLUSH WITH EXISTING SURFACES AND FINISHED TO MATCH EXISTING FINISHES.
- G.C. TO CONFIRM ALL EXISTING CONDITIONS AND NOTIFY CHECK IN A CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
- ANY AND ALL "PLUS OR MINUS" DIMENSIONS SHOWN ARE TO BE VERIFIED BY THE G.C. COORDINATE WITH SHOP DRAWINGS AS REQUIRED.
- DIMENSIONS ARE FROM THE FACE OF STUD UNLESS NOTED OTHERWISE. REFER TO A 3 DIMENSIONAL DRAWING FOR CLARIFICATION.
- REFER TO NEW CONSTRUCTION ANY DAMAGED OR DISAPPEARED MARKS INDICATING CONSTRUCTION TO EXISTING SURFACES FOR EQUIPMENT AS REQUIRED.
- PATCHES FOR ALL REMOVED AND DAMAGED MATERIALS INCLUDING FLOOR, BASE, WALL OR CEILING TILES AS REQUIRED. ALL PATCHES, REPAIRS AND MODIFICATIONS SHALL BE MADE FLUSH WITH EXISTING SURFACES AND FINISHED TO MATCH EXISTING FINISHES. ALL PATCHES AND MODIFICATIONS SHALL BE MADE FLUSH WITH EXISTING SURFACES AND FINISHED TO MATCH EXISTING FINISHES.
- PATCH EXISTING DRAFTS OF WALL BETWEEN KITCHEN AND SERVICE AT NEW REVENGE CHANGES.
- ALL NEW EXISTING WALLS, CUPS, STOPS, ETC. WHICH ARE IN CONTACT WITH CORNER BASED TRIM TO WOOD AND ARE LESS THAN 3/8" THICK SHALL BE CUT TO MATCH EXISTING STAINLESS STEEL ON AN APPROVED LOCAL.
- REFER TO EQUIPMENT PLANT FOR LOCATIONS OF ALL NEW EQUIPMENT.
- REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPE OF CORNER GUARDS.
- WORK AREA SHALL BE CLEAN AT ALL TIMES AND DEBRIS SHALL BE REMOVED IMMEDIATELY.
- CAP AND GATE EXISTING GATE TRAP DURING G.C. AND CONSTRUCTION TO PREVENT ANY MOVEMENT THAT MAY DAMAGE ANY EXISTING CONNECTS.
- REPAIR ALL EXISTING DISCREPANCIES.
- G.C. TO TAKE ALL GLASS 2 INCHES PRIOR TO SMOOTHING. G.C. TO PROVIDE RECORD OF THIS. DO NOT CUT TONGS ON GLASS BEAMS.

KEY NOTES

- REMOVE EXISTING WALL FOR PULL SHEETS ETC. WITH 3/8" METAL STEEL @ 16" O.C. AND CEMENT BOARD. REFER TO 07.04.4
- EXISTING WOODS TO BE REPLACED WITH NEW CFA SPEC WOODS. G.C. TO SPEC AND INSTALL NEW WOODS. REFER TO MECHANICAL.

LEGEND

DOOR TAGS. REFER TO SHEET A1.4

WALL LEGEND:

- 2x8 WOOD STUDS @ 16" O.C. W/ EXTERIOR WOOD SHAPING, SPLITTER AND BRICK FRAMING AS SPECIFIED IN MECHANICAL. REFER TO MECHANICAL.
- 2x8 WOOD STUDS @ 16" O.C.
- 2x8 WOOD STUDS @ 16" O.C. OVER EXISTING WALL W/ CEMENT BOARD.
- 2x8 WOOD STUDS @ 16" O.C.
- EXISTING WALL WITH FINISHES ADDED TO ALIGN WALL SURFACES AS NECESSARY.

FIRE NOTES

G.C. TO EVALUATE EXISTING FIRE EXTINGUISHING SYSTEMS AND PROVIDE NEW EXTINGUISHING SYSTEMS AS REQUIRED. REFER TO MECHANICAL. EXISTING EXTINGUISHING SYSTEMS SHALL BE REMOVED AND REPLACED WITH NEW EXTINGUISHING SYSTEMS AS REQUIRED. REFER TO MECHANICAL. EXISTING EXTINGUISHING SYSTEMS SHALL BE REMOVED AND REPLACED WITH NEW EXTINGUISHING SYSTEMS AS REQUIRED. REFER TO MECHANICAL.

[illegible]

5033-D US 290 WEST AUSTIN, TX 78735

MAYSE & ASSOCIATES

ARCHITECTURE PLANNING INTERIOR DESIGN

www.mayseassociates.com

972.386.0338



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MAYSE & ASSOCIATES

ARCHITECTURE PLANNING INTERIOR DESIGN

www.mayseassociates.com 972.366.0338

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EXH
SHEET

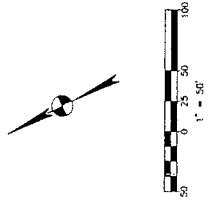
PROJECT NO.: 100723-10004
QA / QC:
DESIGNED BY: OBC
DRAWN BY: OBC

CHICK-FIL-A STORE NO. 01134
5033D US HWY 290 WEST
CHICK-FIL-A PROPERTIES, INC.

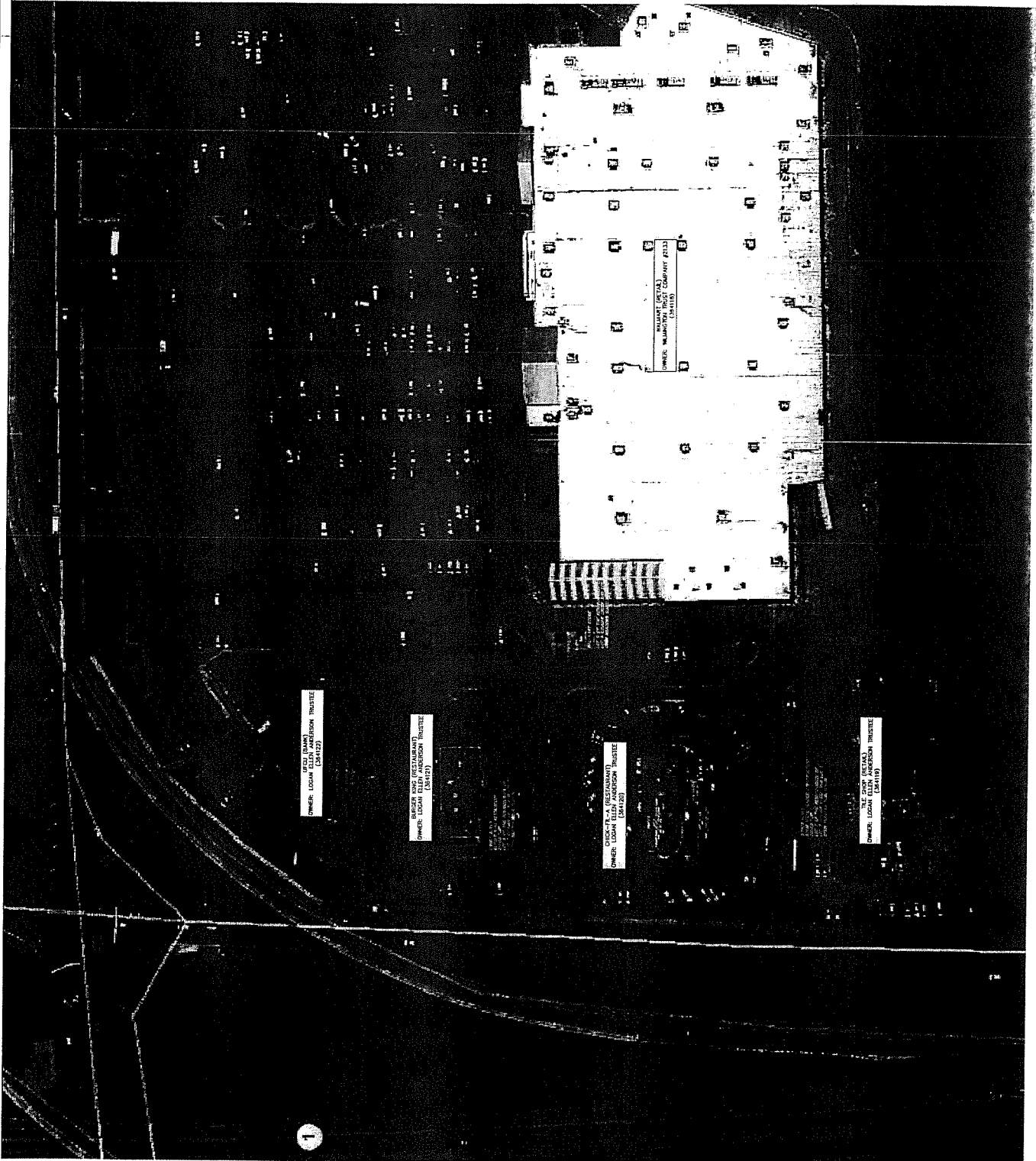
AERIAL EXHIBIT

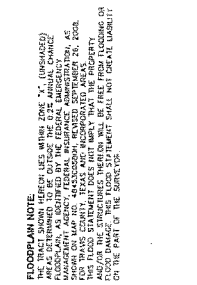
BURY
221 World Street, Suite 200, Shreveport, LA 70501
714.122.0011 Fax: 714.122.0025
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C15-2014-0031



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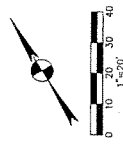
FLOODPLAIN NOTE. THE TRACT SHOWN HEREIN LIES WITHIN ZONE "X" (UNDESIGNED) DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS, AND IS SUBJECT TO THE 0.32 ANNUAL CHANCE FLOODING AS SET FORTH IN THE FLOODPLAIN MAP OF THE TEXAS WATERWAY AND WAREHOUSE MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 46-03-020049, REVISED SEPTEMBER 26, 2008. THE TRACT IS LOCATED WITHIN THE TEXAS WATERWAY AND WAREHOUSE MANAGEMENT AGENCY, TEXAS AND INCORPORATED AREAS OF THE TEXAS WATERWAY AND WAREHOUSE MANAGEMENT AGENCY. AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PARKING - SUMMARY (AS OF THE DATE OF PREPARED REPORT)	
REGULAR	00
HANDICAP	00
TOTAL	00

* PROPOSED PARKING COUNT AS PER CONSOLIDATED
SITE PLAN SP-CO-2054B
DATED JANUARY 31, 2009

STATE HIGHWAY LOOP 1 SOUTH (MOPAC)
(R.O.W. VARIES)

{ R.O.W. VARIES }



BEARING BASIS NOTE:
THE BASIS OF BEARING OF THE
HEREON IS THE EASTERLY LINE
RE SUBDIVISION OF LOT 1 CORNER
OPEN MEADOWS, A SUBDIVISION
S1, PAGE 317 OF THE PLAT
COUNTY, TEXAS.

4.15

[illegible]

7058G NOTE:

THE FORTH CLASIFICATION ON DATE OF
SUBMITTAL AS NOTIFIED BY CITY OF AUSTIN
GAS DATA IS FOR COMMERCIAL COMMERCIAL
WITH MINORAL SECTIONS AND REVENUE
A.C. 2025.0001

WASHER LOT SIZE:	5,750 S.F.
WASHER SETBACKS:	
FRONT YARD	10'
STREET SIDE YARD:	10'
INTERIOR SIDE YARD:	12'
WASHER HEIGHT:	60'
MAX. IMPERVIOUS COVER:	90%
MAX. BUILDING COVERAGE:	75%
WASHER FLOOR AREA RATIO:	1:1

RESUBDIVISION OF LOT 1
COUGAR CREEK AND LOT 1
OPEN MEADOWS
BK. 91, PG. 317

01574714

100

X

UTILITY NOTE:

GENERAL NOTES:

- 1) MATTERS ON RECORDED PLATS PROVIDED TO THE SURVEYOR WITHIN 10 BUSINESS DAYS OF THE DATE OF THE SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
- 3) ACCESS TO THE TRACT SHOWN HEREON FROM MOFAC AND U.S. HWY. 290 IS CONTROLLED BY THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION; BOTH MOFAC AND U.S. HWY. 290 ARE LIMITED ACCESS HIGHWAYS.
- 4) A PLATNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THE * SHOWN HEREON AND IS IDENTIFIED AS BUNNY-AUS, INC. PLATNOTE FILE 15-372(A0).

CERTIFICATION:

I, MARK J. KZUSK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY MADE DURING THE MONTH OF SEPTEMBER, 2015 AND PERFORMED UNDER MY DIRECTION AND SUPERVISION.

MAKIN J. JONES, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5267
DATE 2/13/15
221 WEST SOUTH STREET, SUITE 600
AUSTIN, TEXAS 78701

CU5-2015-05

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