

## ZONING AND PLATTING COMMISSION SITE PLAN COMPATIBILITY WAIVER REVIEW SHEET

**CASE NUMBER:** SP-2017-0456C

**ZAP DATE:** 4/2/2019

**PROJECT NAME:** Harrisglenn Corner

**ADDRESS:** 13414 Harrisglenn Drive

**APPLICANT:** Ridge Investors Ltd. / Beeman Strong & Co.  
1300 Post Oak Blvd. Suite 1650  
Houston, Texas 77056

**AGENT:** Advanced Consulting Engineers  
5524 Bee Cave Road Suite I-4  
Austin, TX 78746  
(512) 444-1739

**CASE MANAGER:** Jeremy Siltala, (512) 974-2945 or [jeremy.siltala@austintexas.gov](mailto:jeremy.siltala@austintexas.gov)

**WATERSHED:** Harris Branch (Suburban)

**WAIVER REQUEST:**

The applicant requests a waiver under 25-2-1081(A) to reduce the compatibility setback from 25 feet to 5 feet.

**PROJECT DESCRIPTION:**

The applicant proposes a one-story, fuel station and convenience store building with associated detention, water quality, utility, sidewalk, parking, and landscape improvements including a patio and outdoor seating.

**STAFF RECOMMENDATION:**

Staff recommends approval of the compatibility waiver request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

**SUMMARY STAFF COMMENT:**

The applicant proposes a 6,075 SF gas station and convenience store on an undeveloped 1.49-acre site. Adjacent to the north and west are drainage and water quality lots for a single-family neighborhood that is platted but not constructed.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	65,078 SF, 1.49 acres
<b>ZONING</b>	GR
<b>PROPOSED USE</b>	Community Commercial
<b>PROPOSED IMPERVIOUS COVER</b>	43,711 SF, 67.17%
<b>PROPOSED BUILDING COVERAGE</b>	6,075 SF, 9.33%
<b>PROPOSED BUILDING HEIGHT</b>	1 story, 25 feet
<b>PROPOSED F.A.R</b>	0.093:1
<b>PROPOSED ACCESS</b>	Howard Lane, Harrisglenn Drive
<b>PROPOSED PARKING</b>	25 automobile, 5 bicycle

**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin

Friends of Austin Neighborhoods

Harris Ridge Owner's Association

Harris Ridge Phase IV

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

Pflugerville Independent School District

SELTexas

Sierra Club, Austin Regional Group

TechRidge Neighbors

Yager Planning Area

**UST Construction Permit Requirements.**

A UST Construction Permit Application and UST specifications must be submitted in duplicate and approved by the City of Austin's UST Program prior to breaking ground at the site. Also, once the Site Plan has been approved furnish the UST Program with a signed off set.

**Hazardous Materials Storage Permit Application.**

Prior to ground breaking and fuel being delivered to the site a Hazardous Materials Storage Permit Application must be submitted and approved before the permit to store fuel is issued and the fueling operation can begin.

BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDERS WARRANT THAT THE BIDDERS AND ALL SUBCONTRACTORS AND SUPPLIERS SHALL BE RESPONSIBLE TO USE CAREFULLY AND THOROUGHLY REVIEW THE RECORD DRAWINGS AND SPECIFICATIONS AND HAVE FOUND THEM TO BE COMPLETELY ACCURATE AND TRUE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDERS FURTHER WARRANT THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIALS SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREON ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AGENCIES.

RECORD DRAWING NOTE: THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER CANNOT ASSURE ITS ACCURACY, AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD DRAWINGS OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THEM AS A RESULT.

CONTRACTOR NOTE: THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED ON RECORD INFORMATION AND MAY NOT BE EXACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES CROSSING PRIOR TO BEGINNING CONSTRUCTION.

**IFC 503.2.2 FIRE LANE LANGUAGE:**

503.2.2 SIGNS AND IDENTIFICATION MARKERS DESIGNATING FIRE ZONES/FIRE LANES. AFTER DESIGNATION OF A FIRE ZONE UNDER THIS ARTICLE, THE CHIEF SHALL GIVE NOTICE OF THE DESIGNATION TO THE OWNER OF THE PROPERTY, DIRECTING THE OWNER TO CAUSE, AT THE EXPENSE OF THE OWNER, MARKINGS TO BE PAINTED ON ANY AREAS DESIGNATED AS A FIRE ZONE OR FIRE LANE. THE MARKINGS MUST BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST THREE INCHES IN HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE. ALTERNATIVE MARKING OF FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET AND ARE CLEARLY MARKED "TOW AWAY ZONES" AT LEAST EVERY 35 FEET. THE SIGNS SHALL BE INSTALLED WITH THE TOP OF THE SIGN NO HIGHER THAN EIGHT FEET ABOVE GRADE AND NO LESS THAN FIVE FEET ABOVE GRADE.



raw land DR  
RIDGE INVESTORS, LTD.  
0.138 AC. VOLUME 12038, PG. 1581 R.P.R.T.C.

**UNDERGROUND TANK NOTES:**

- THE FOLLOWING ITEMS APPLY TO GAS STATIONS WITH UNDERGROUND TANKS:
- VERIFY THAT DISPENSERS ARE ADEQUATE DISTANCE FROM BUILDINGS AND PROPERTY LINES - IFC 2303.1
- DISPENSERS MUST BE ON A 6 IN CONCRETE ISLAND - IFC 2306.7.3 OR PROTECTED BY BOLLARDS - IFC SECTION 312
- EMERGENCY SHUTOFF MUST BE BETWEEN 20FT AND 100FT FROM DISPENSERS-IFC 2303.2

**EXISTING SIDEWALK NOTE:**

EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.

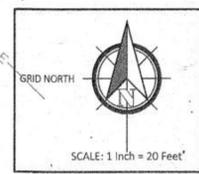
**SITE INFORMATION:**

- Total site area: 1.494 AC
- Zoning: GR
- Gross floor area for each building: 6,075 s.f., 9.33%
- Total gross floor area: 6,075 s.f., 9.33%
- Building coverage 6,075 s.f., 9.33%
- impervious cover: 43,711 s.f., 67.17%
- floor-to-area ratio: 0.093:1
- Maximum Height 25' and 1 Story
- Maximum elevation: 750' above sea level
- Land Use: General Retail Sales (Convenience)
- Foundation type: Based on Geotechnical Engineer recommendations.

**LEGEND:**

- SHADED SIDEWALK
- ACCESSIBLE ROUTE
- FIRELANE
- BICYCLE PARKING

RESCONSTRUCT EXISTING CURB RAMP, SEE DETAIL 432S-3 SHEET 11  
102 S.F. R.O.W. HEREBY DEDICATED BY PLAT  
RESCONSTRUCT EXISTING CURB RAMP, SEE DETAIL 432S-3 SHEET 11



LINE	BEARING	DISTANCE
L1	S07°00'09"W	20.24'
(L1)	S06°57'55"W	20.39'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.19'	887.56'	14°20'36"	S 53°01'50" E	221.61'
C2	32.99'	887.56'	2°07'48"	S 61°11'37" E	32.99'
C3	45.65'	25.00'	104°37'00"	S 06°26'58" W	39.57'

**SITE PLAN NOTES:**

- a) All exterior lighting will be full cut-off & fully shielded in compliance with Subchapter E2.5 & will be reviewed during building plan review. Any changes of substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E.
- b) Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.
- c) The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067].
- d) The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067].
- e) Two options to improve connectivity: 2.3.2. (Table B)  
1. For sites with a single building, provide shaded sidewalks along 100% of building facing the principal street.  
2. Provide indoor bicycle storage in building or parking structure.
- f) Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
- g) Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]. Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]. Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]

Article 5. Site Development Standards  
Section 2.5. Exterior Lighting  
Subsection 2.5.2. Signboards

**B. Fully Shielded and Full Cut-off Light Fixtures Required**  
The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shielded and full cut-off. (See Figure 42.)

Figure 42: Examples of fully-shielded light fixtures

**MAP SYMBOLS**

- 1/2" IRON ROD FOUND
- ⊙ CONTROL MONUMENT
- ⊖ ELECTRIC MANHOLE
- WIRE FENCE
- ⊕ FIRE HYDRANT
- ⊙ LAMP POST
- OVERHEAD ELECTRIC/TELEPHONE LINE
- ⊖ TRAFFIC SIGN
- ⊖ STORM GRATE INLET
- ⊖ STORM SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊖ WATER VALVE
- R.O.W. RIGHT OF WAY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

SITE PLAN APPROVAL SHEET OF  
FILE NUMBER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
CHAPTER \_\_\_\_\_ OF AUSTIN CITY CODE.  
EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

Director, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: \_\_\_\_\_  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, 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 BUILDING PERMITS IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

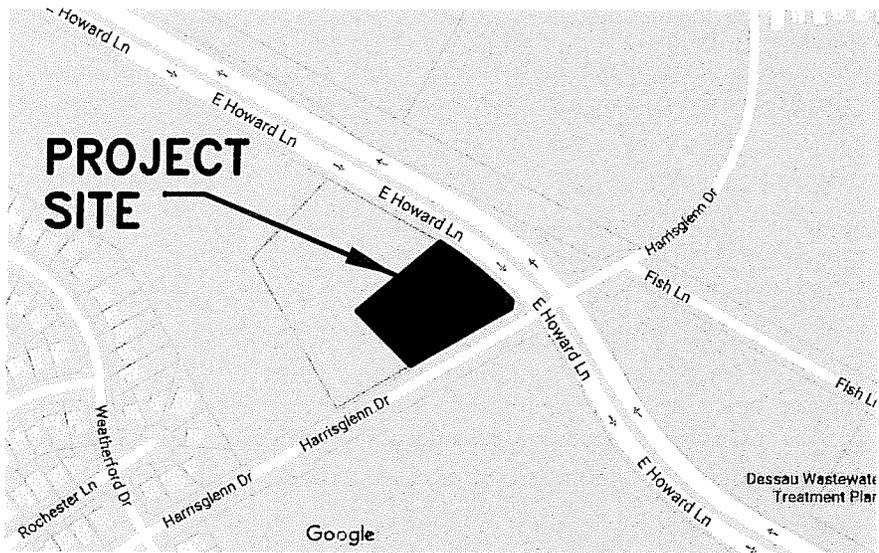
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CHECKED BY: A.T.  
DATE: 10/16/17  
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**ADVANCED CONSULTING ENGINEERS**  
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HARRISGLENN CORNER  
13414 HARRISGLENN DRIVE, AUSTIN  
SITE PLAN

SHEET NO.  
3 OF 17



**PROJECT  
SITE**

**LOCATION MAP**  
NTS