

## PLANNING COMMISSION SITE PLAN REVIEW SHEET

**CASE NUMBER:** SP-2019-0034C

**PC DATE:** 3/24/2020

**PROJECT NAME:** HEB 10

**ADDRESS:** 7901 W US 290 HWY

**APPLICANT:** HEB Grocery Company, LP

**AGENT:** Stantec Consulting Services, Inc. (512) 469-5353

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

**WATERSHED:** Williamson Creek (Suburban), Barton Springs Zone

### APPLICATION REQUEST:

The applicant requests four environmental variances:

1. Request to vary from LDC 25-8-341 to allow cut in excess of 4 feet (maximum cut 7 feet) in the Barton Springs Zone.
2. Request to vary from LDC 25-8-342 to allow fill in excess of 4 feet (maximum fill 14 feet) in the Barton Springs Zone.
3. Request to vary from LDC 25-8-302(A)(1) to construct a building on a slope with a gradient of more than 25 percent.
4. Request to vary from LDC 25-8-302(A)(2) to construct a parking area that is not a parking structure on a slope with a gradient of more than 15 percent.

### PROJECT DESCRIPTION:

The applicant proposes an 88,556 SF grocery store with associated utility, detention and water quality, parking, and landscape improvements on a 23-acre site.

### STAFF RECOMMENDATION:

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

### SUMMARY STAFF COMMENT:

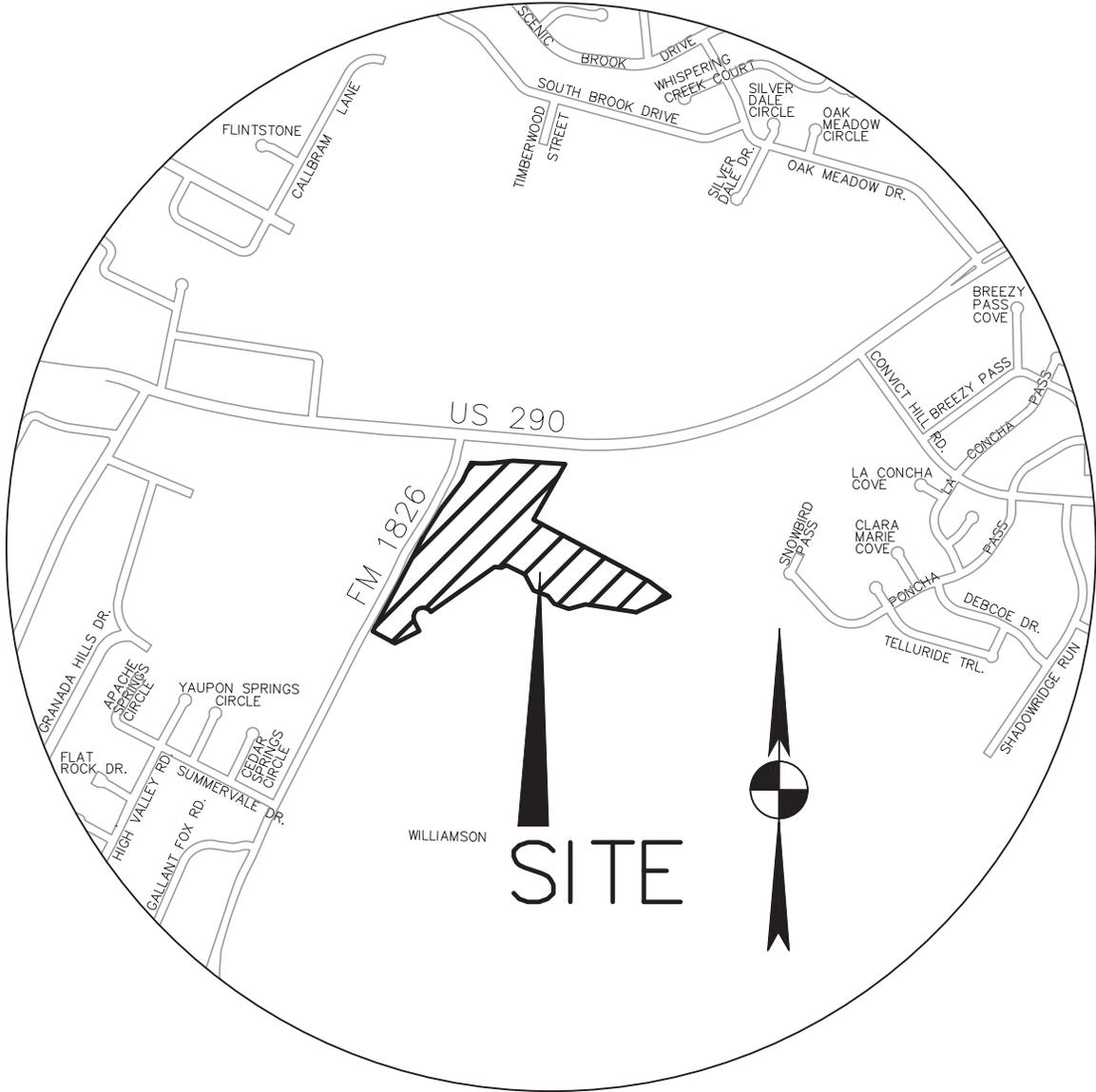
The applicant proposes an 88,556 SF grocery store on a 23-acre site at the junction of US 290 West and FM 1826.

### PROJECT INFORMATION:

<b>SITE AREA</b>	23.24 acres
<b>ZONING</b>	GR-NP
<b>PROPOSED USES</b>	Food Sales, General Retail Sales (General)
<b>PROPOSED IMPERVIOUS COVER</b>	330,691 SF, 24.98%
<b>PROPOSED BUILDING COVERAGE</b>	88,556 SF, 0.07%
<b>PROPOSED BUILDING HEIGHT</b>	32 FT
<b>PROPOSED F.A.R</b>	.087:1
<b>PROPOSED VEHICULAR ACCESS</b>	US 290 HWY, FM 1826
<b>PROPOSED PARKING</b>	432 automobile

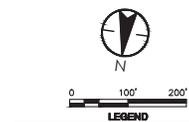
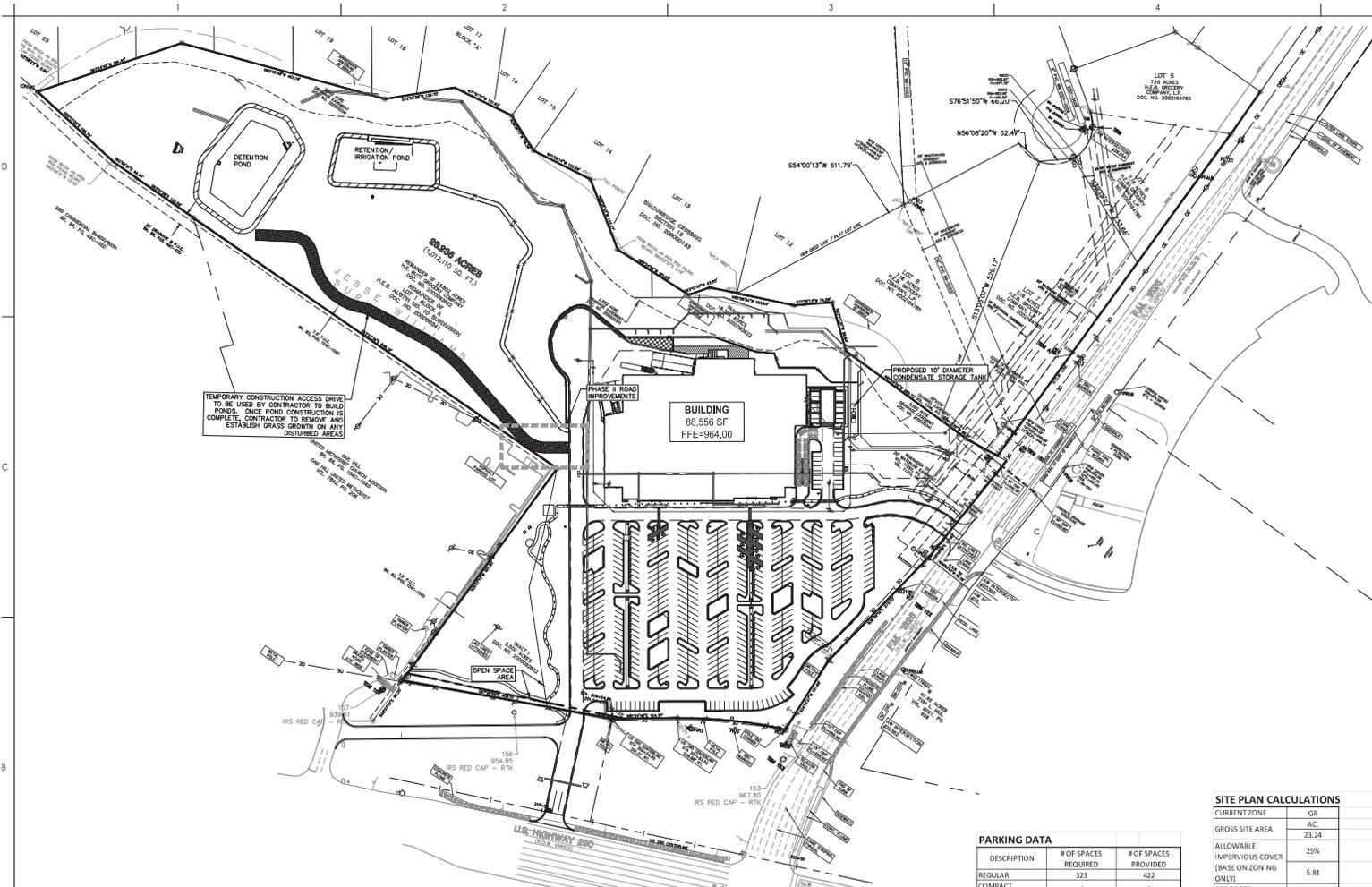
**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Lost and Found Pets  
Bike Austin  
Circle C Neighborhood Assn.  
Covered Bridge Property Owners Association, Inc.  
Estates of Loma Vista HOA  
Friends of Austin Neighborhoods  
Neighborhood Empowerment Foundation  
Oak Hill Association of Neighborhoods (OHAN)  
Oak Hill Neighborhood Plan - COA Liaison  
Oak Hill Neighborhood Plan Contact Team  
Oak Hill Trails Association  
Ridgeview  
SELTexas  
Save Our Springs Alliance  
Sierra Club, Austin Regional Group  
TNR BCP - Travis County Natural Resources



**VICINITY MAP**

N.T.S.



SYMBOL	PROPOSED	DESCRIPTION
○	○	PROPERTY LINE (D.C.R.) LINE
○	○	GEORG METER
○	○	LIGHT POLE
○	○	GROUND LIGHT
○	○	POWER POLE
○	○	DOWN POST
○	○	TELEPHONE MANHOLE
○	○	WATER MANHOLE
○	○	WATER LINE MARKER
○	○	UNDERGROUND CABLE MARKER
○	○	UNDERGROUND GAS LINE MARKER
○	○	UNDERGROUND TELEPHONE MARKER
○	○	GAS RISER
○	○	TELEPHONE RISER
○	○	SPRINKLER CONTROL BOX
○	○	SWITCH GEAR & PAD
○	○	TRANSFORMER (SIZE VARIES)
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	WATER METER
○	○	WATER METER VAULT (SIZE VARIES)
○	○	CABLE TV RISER
○	○	ELECTRIC RISER
○	○	ELECTRIC METER
○	○	GAS METER
○	○	TRAFFIC CONTROL BOX
○	○	GRAVE MARKER (SIZE VARIES)
○	○	GREASE TRAP (SIZE VARIES)
○	○	ELECTRIC MANHOLE (SIZE VARIES)
○	○	STORAGE MANHOLE (SIZE VARIES)
○	○	TELEPHONE MANHOLE (SIZE VARIES)
○	○	WASTEWATER CLEANOUT
○	○	WOOD FENCE
○	○	CHAIN LINK FENCE
○	○	DUMPSTER
○	○	WATER BUTTER
○	○	EDGE OF PAVEMENT
○	○	FIRE LANE DEMARKATION
○	○	HANDICAP ACCESS ROUTE
○	○	CONCRETE SIDEWALKS
○	○	SMALL
○	○	WHEELSTOP
○	○	FINISH FLOOR ELEVATION
○	○	PARKING COUNT (REGULAR SPACES)
○	○	PARKING COUNT (HANDICAP SPACES)
○	○	PARKING COUNT (PARALLEL SPACES)
○	○	HANDICAP SPACE
○	○	BIKE PARKING
○	○	BARRICADE
○	○	TREE TO BE REMOVED
○	○	TREE TO BE PROTECTED
○	○	TREE TO BE PROTECTED GREATER THAN 18"
○	○	HERITAGE TREE

TEMPORARY CONSTRUCTION ACCESS DRIVE TO BE USED BY CONTRACTOR TO BUILD PONDS. ONCE POND CONSTRUCTION IS COMPLETE CONTRACTOR TO REMOVE AND ESTABLISH GRASS GROWTH ON ANY DISTURBED AREAS.

PHASE II ROAD IMPROVEMENTS

BUILDING  
88,556 SF  
FFE=964,00

PROPOSED 10' DIAMETER CONDENSATE STORAGE TANK

- NOTES:**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING PERMIT OR FIRE CODE APPROVAL.
  - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LDC CHAPTER 25-10.
  - ADDITIONAL ELECTRIC EASMENTS MAY BE REQUIRED IN THE FUTURE.
  - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
  - THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
  - ROW EXCAVATION PERMITS ARE REQUIRED FOR CONSTRUCTION WITHIN CITY OF AUSTIN RIGHT-OF-WAY.
- EXTERIOR NOTES:**
- ALL EXTERIOR LIGHTING WILL BE FULL 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 LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2 E."

**SITE PLAN CALCULATIONS**

CURRENT ZONE	GR
GROSS SITE AREA	AC.
ALLOWABLE IMPERVIOUS COVER (BASE ON ZONING ONLY)	5.81
PROPOSED IMPERVIOUS COVER	7.30
ALLOWABLE F.A.R.	1:1
PROPOSED BUILDING COVER	2.03
Open Space	50,714 SF
55% Natural State	50,714 SF

**PARKING DATA**

DESCRIPTION	# OF SPACES REQUIRED	# OF SPACES PROVIDED
REGULAR	323	422
COMPACT	-	-
ELECTRIC	-	-
HANDICAP	9	9
VAN/HANDICAP	2	2
TOTAL	334	433

**VEHICULAR PARKING REQUIRED**  
USE (PER LDC 25-6 APPENDIX A, SCHEDULE A)  
FOOD SALE AND GENERAL RETAILS

TOTAL BLDG.S.F.	RATIO	TOTAL SPACES
88,556	1/275 S.F.	323

**BUILDING DATA**

BLDG.	STORIES	MAX HEIGHT	F.F. ELEV.	FOUNDATION	BLDG. COVER	USE
1	1	32 FT	964	Concrete	88,556 SF	Grocery

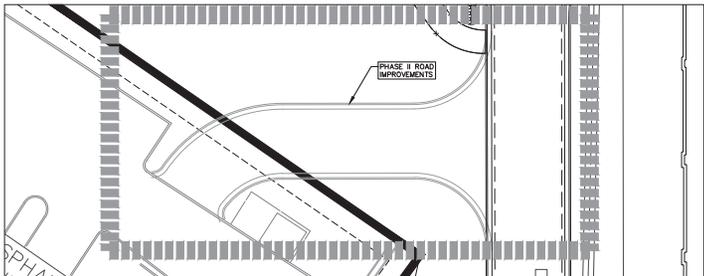
**FIRE DEMAND**

BUILDING FIRE AREA	CONSTRUCTION TYPE	FIRE AREA (S.F.)	**REQUIRED FIRE DEMAN (GPM)	FIRE SPRINKLE	**NIPPA 13 YES (75%)	**REDUCED FIRE DEMAN (GPM)
1	1B	88,556	3250			1,500 (MIN)

\*REQUIRED FIRE FLOW DEMAND CALCULATED PER 2015 INTERNATIONAL FIRE CODE (IFC) APPENDIX B TABLE 105.11.2  
\*\*REDUCTION IN FIRE FLOW DEMAND CALCULATED PER 2015 IFC APPENDIX B TABLE B105.2.

**IMPERVIOUS COVER**

TRACT ID	TOTAL GROSS SITE AREA	ALLOWABLE	PROPOSED
H-B-E #10	AC.	% AC.	AC. SF.
	30.39	25%	7.60 330,947
			24.38 7.59 330,691



**PHASE II ROAD**



THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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 AND OVERHEAD UTILITIES.

**FOR CITY USE ONLY**

**SITE PLAN APPROVAL** (Form 11, of 81)  
FILE NUMBER: SP-2019-034C APPLICATION DATE: 1/24/2019  
APPROVED BY COMMISSION ONE UNDER SECTION 112.05 OF CHAPTER 112 OF THE CITY OF AUSTIN CODES.  
REGISTRATION DATE (86-6-811AD) CASE MANAGER: J. SULTANA  
PROJECT REGISTRATION DATE (86-6-811AD) DATE: 01/24/2019

Released, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE - SONDRE CS-811  
Rev. 1 - Correction 1  
Rev. 2 - Correction 2  
Rev. 3 - Correction 3

ALL FEES MUST BE ACCORDING BY THE PROJECT REGISTRATION DATE. IF APPROVED UNDER THE CITY OF AUSTIN CODES, THE CITY CANNOT BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.



Client/Project  
H-E-B, LP  
646 S FLORES STREET, SAN ANTONIO, TX 78204  
H-E-B STORE #10  
7901 WEST HIGHWAY 290  
AUSTIN, TEXAS 78703

Project No.: 222010831  
File Name: 080101\_01\_0209

Scale:  
Plan: 1" = 300.00'-0"  
Dem: 1/8" = 10'-0"  
Site: 1/4" = 10'-0"

Title:  
OVERALL SITE PLAN

Revision: 0 Sheet: 17 of 61  
Drawing No.