

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:

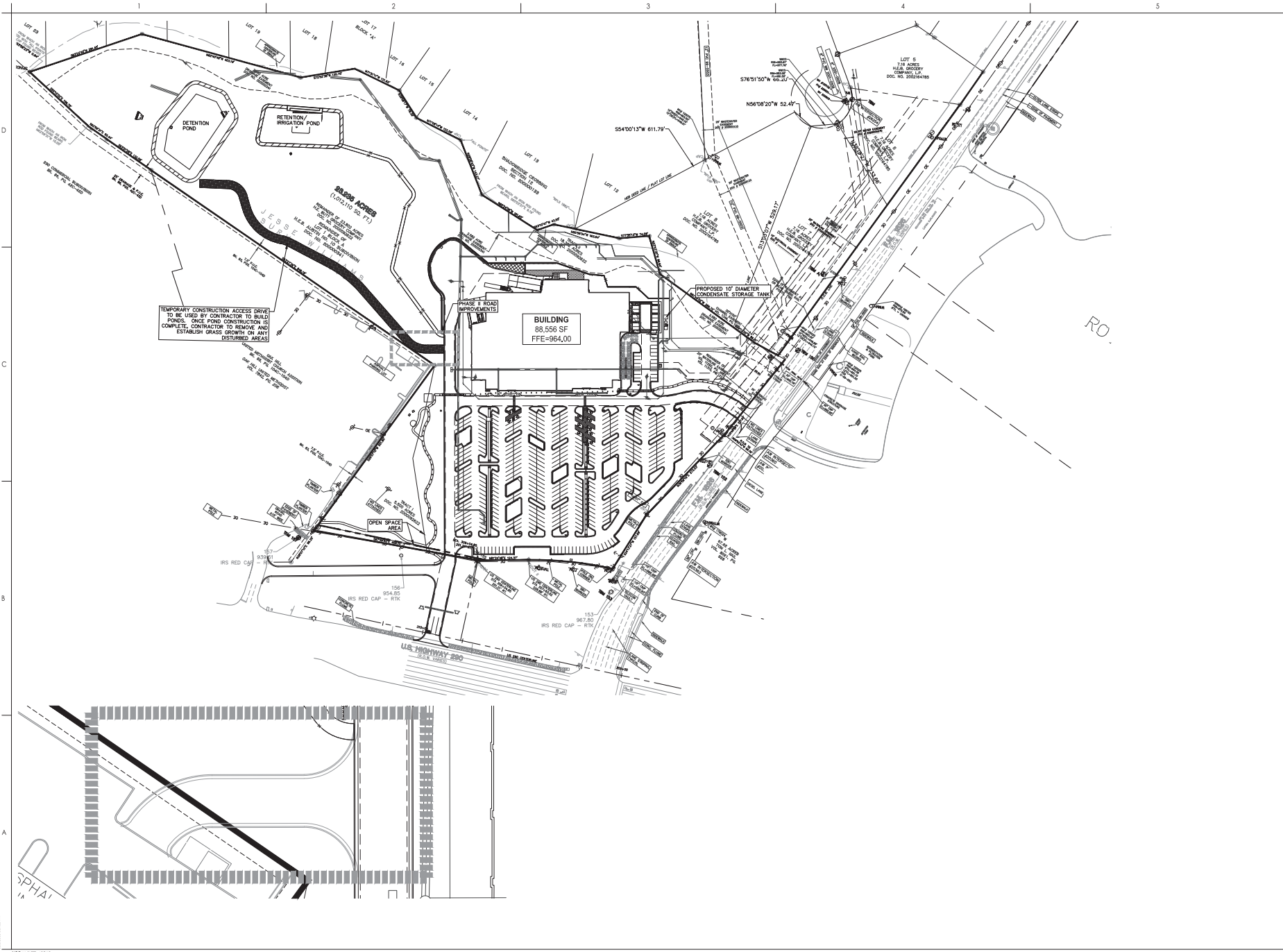
The applicant proposes an 88,556 SF grocery store on a 23-acre site at the junction of US 290 West and FM 1826.

PROJECT INFORMATION:

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



By	Date	Revision

Permit/Seal

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
 Scale:
 Date: 2020/05/02
 Title