

**ZONING AND PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2019-0413C **ZAP COMMISSION DATE:** 7/7/2020

**PROJECT NAME:** Pflugerville ISD Transportation Services

**ADDRESS:** 13600 Immanuel Road, Austin, TX 78660 **DISTRICT:** 1

**WATERSHED:** Harris Branch (Suburban)

**AREA:** 36.924 acres total gross site area / 14.924 acres zoned Public (P) / 22 acres zoned I-RR

**APPLICANT:** Pflugerville ISD (Gary Schulte)  
1401 W. Pecan Street  
Pflugerville, TX 78660  
(512) 594-0245

**AGENT:** Gil Engineering Associates, Inc. (Monica Silva)  
504 E Braker Lane  
Austin, TX 78753  
(512) 835-4203

**CASE MANAGER:** Anaiah Johnson, (512) 974-2932 or [anaiah.johnson@austintexas.gov](mailto:anaiah.johnson@austintexas.gov)

**PROJECT DESCRIPTION:**

The applicant proposes expand an existing Administrative Services land use on a site partially zoned Public (P) (over one acre in size) with associated water quality, utility, sidewalk, parking, and landscape improvements.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit. The site plan complies with all requirements of the Land Development Code.

**SUMMARY STAFF COMMENT ON SITE PLAN:**

The applicant proposes to construct a new 19,293 sq. ft., 1-story Administrative Services building and reconfigure parking on an existing 36.924 acre Administrative Services campus at 13600 Immanuel Road. Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	1,608,409 SF, 36.924 acres
<b>ZONING</b>	P (Public) 14.924 acres I-RR (Interim Rural Reserve) 22 acres
<b>PROPOSED USE</b>	Administrative Services
<b>PROPOSED IMPERVIOUS COVER</b>	790,884 SF, 49% (308,956 SF, 47.5% in P-zoned portion)
<b>PROPOSED BUILDING COVERAGE</b>	73,783 SF, 4.6% (19,293 SF, 2.9% in P-zoned portion)
<b>PROPOSED BUILDING HEIGHT</b>	1 story, 40 feet
<b>PROPOSED F.A.R</b>	0.05:1 (0.029:1 in P-zoned portion)
<b>PROPOSED ACCESS</b>	Immanuel Road (proposed new access); Lazy Ridge Drive (existing to remain); Crystal Bend Drive (existing to remain)
<b>PROPOSED PARKING</b>	510 standard, 17 ADA

**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin  
Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation

North Gate Neighborhood Association  
Pflugerville Independent School District  
Sierra Club, Austin Regional Group

**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**A conditional use site plan must:**

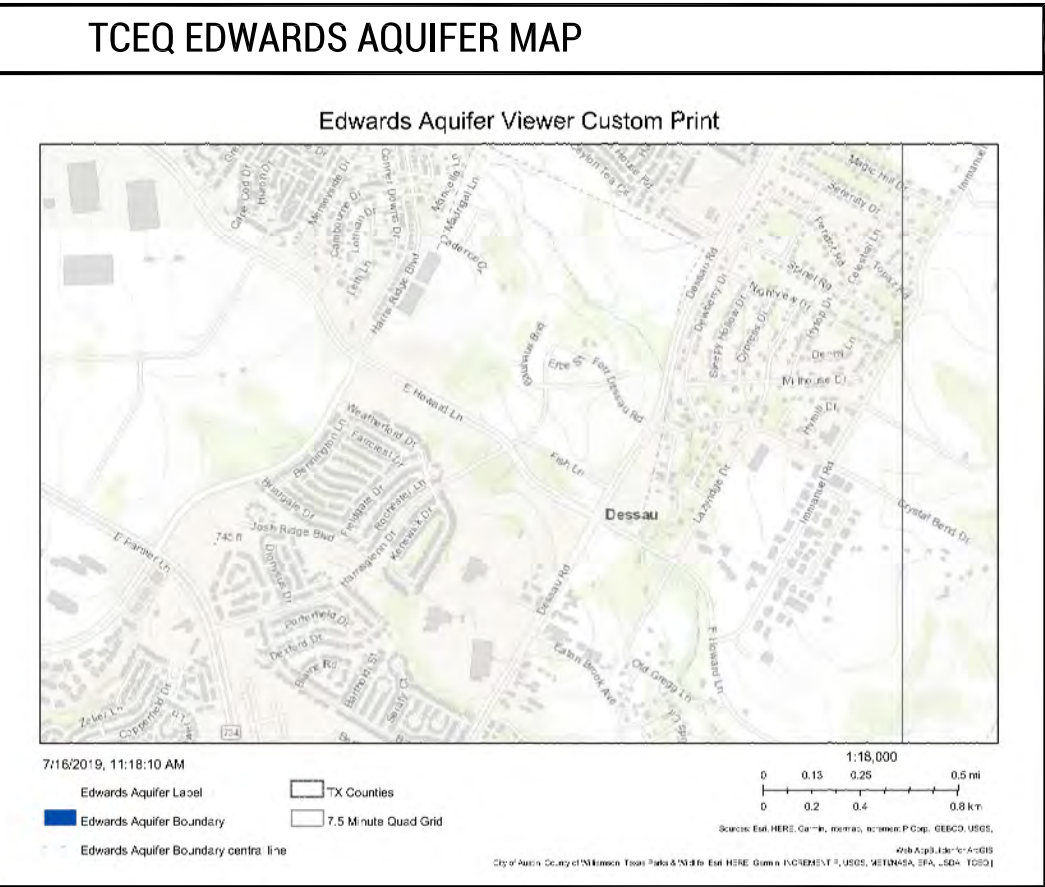
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

**A conditional use site plan may not:**

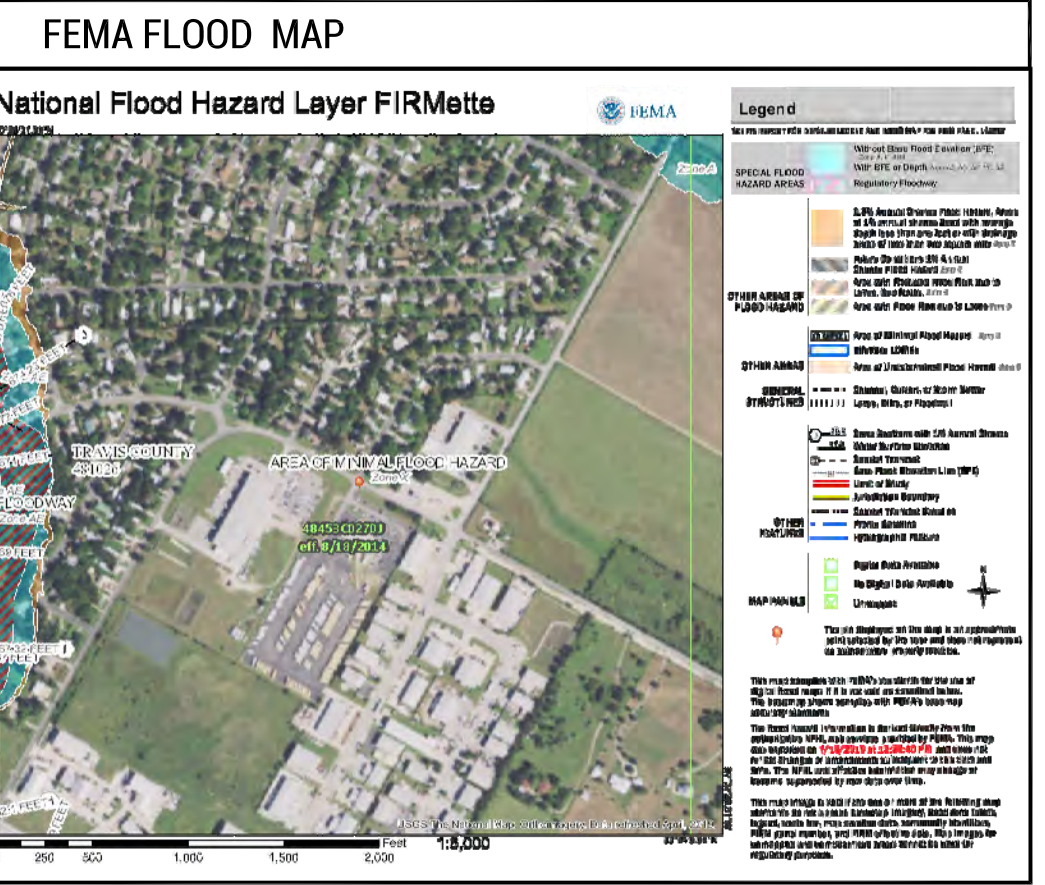
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan conforms with all regulations and standards established by the Land Development Code.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



Austin Fire Department	
Design Standards	2015 IFC
Fire flow Demand @20 psi	3,000 gpm
Intended Use	Transportation Facility
Construction Classification	II-B
Building Fire Area	19,293 SF
Automatic Fire Sprinkler System	NFPA 13
Reduced Fire Flow Demand @ 20 psi	1,500 gpm
Fire Hydrant Flow Test	9/27/2019
Fire Hydrant Flow Test Location	13600 Immanuel Rd.
High Rise	NO
Alternative Method of Compliance	N/A



THIS SITE IS NOT LOCATED ON THE EDWARDS AQUIFER RECHARGE OR TRANSITION ZONES ACCORDING TO TCEQ MAP AND IS NOT LOCATED OVER THE EDWARDS AQUIFER ACCORDING TO CITY OF AUSTIN MAPS.



THIS SITE IS NOT LOCATED WITHIN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FIRM NO. 4845Cc0270J CITY OF AUSTIN, TRAVIS COUNTY, TEXAS EFFECTIVE DATE AUGUST 18, 2014.

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. Contractor shall call Texas 811 (811 or 1-800-344-8377) for utility locations prior to any work in City easements or street R.O.W.
3. Contractor shall notify the City of Austin – Site & Subdivision Division to submit required documentation, pay Construction Inspection Fees, and to schedule the required Site and Subdivision Pre-Construction Meeting. This meeting must be held prior to any construction activities within the R.O.W. or public easements. Please visit <http://austintexas.gov/page/commercial-site-and-subdivision-inspections> for a list of submittal requirements, information concerning fees, and contact information.
4. For slopes or trenches greater than five feet in depth, a note must be added stating: "All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration." (OSHA standards may be purchased from the Government Printing Office; information and related reference materials may be purchased from OSHA, 611 East 6th Street, Austin Texas.)
5. All site work must also comply with Environmental requirements.
6. Upon completion of the proposed site improvements and prior to the following, the engineer shall certify in writing that the proposed drainage, filtration and detention facilities were constructed in conformance with the approved plans; release of the certificate of occupancy by the development services department (inside the city limits); or installation of an electric or water meter (in the five-mile ETJ)
7. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

THE WATER METERS WILL NOT BE RELEASED BEFORE THE WATER AND WASTEWATER EASEMENTS ARE RECORDED AND THE DOCUMENT NUMBER INFORMATION IS ADDED TO THE PLAN SHEETS

An Administrative Environmental Variance has been granted in accordance with LDC 25-8-42 (B)(6), to allow for a cut or fill of not more than eight feet in the desired development zone, and for a public primary or secondary education facility within the desired development zone or the drinking water protection zone.

# PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT TRANSPORTATION SERVICES AND COPY CENTER RENOVATIONS

EASEMENT AND RESTRICTIVE COVENANT

CO/WATER METERS WILL NOT BE RELEASE UNTIL EASEMENTS ARE APPROVED AND RECORDED

- 1.1. WASTEWATER SERVICE EASEMENT (DOC# \_\_\_\_\_)
- 1.2. WATER SERVICE EASEMENT (DOC# \_\_\_\_\_)
1. THE FOLLOWING EASEMENTS AND RESTRICTIVE COVENANTS TO BE REVIEWED, APPROVED, AND RECORDED PRIOR TO THE RELEASE OF THE TEMPORARY CERTIFICATE OF OCCUPANCIES AND/OR CERTIFICATES OF OCCUPANCY.
  - 1.1. RC TO TIE BOTH PROPERTIES AND ASSOCIATED PONDS (DOC # \_\_\_\_\_)

Ordinance Requirements

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Development Services Department.
  2. (a)Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval (b)All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Department.
  3. All signs must comply with the requirements of the City of Austin Land Development Code.
  4. The owner is responsible for all costs of relocation of, or damage to, utilities.
  5. Additional electric easements may be required at a later date.
  6. Water and wastewater service will be provided by the City of Austin – or identify the service provider if other than the City of Austin.
  7. For construction within the right-of-way, a R.O.W. excavation permit is required.
  - Compatibility
    1. Highly reflective materials will not be used. Materials may not exceed 20% reflectivity. This requirement shall not apply to solar panels or to copper or painted metal roofs.
    2. The noise level of mechanical equipment will not exceed 70 d.b.a. at the property line adjacent to residential uses.
    3. All exterior lighting shall be hooded or shielded from the view of adjacent residential uses, or property zoned residential.
    4. Exterior lighting above the second floor is prohibited when adjacent to residential property.
    5. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.
- Fire Department
1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
  2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three- to six-foot setbacks from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
  3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
  4. All pervious/decorative paving shall be engineered and installed for 84,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
  5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
  6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
  7. Vertical clearance required for fire apparatus is 14 feet for full width of access drive.

The Water Quality facility to be be constructed under Case Number SPC-2019-0413C must be accepted by the City of Austin prior to issuing a Certificate of Occupancy for this site.

DRAINAGE NOTES:

The Water quality ponds shown in this site plan are private and are privately maintained by the school district.

NOTES:

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.

Compliance with the Commercial and Multi-Family Recycling Ordinance is mandatory for multi-family complexes and businesses and office buildings.

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.

This project is located in the Harris Branch Watershed, which is classified as a Suburban Watershed.

This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. Standard Details are not a Traffic Control Plan. The owner/representative further recognizes that a review fee, as prescribed by the most current version is submitted to Right of Way Management Division for review.

- The following must be taken into consideration when developing future traffic control strategies:
- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.
  - No long term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.
  - Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

TEMPORARY BENCH MARKS				
Point #	Elevation	Northing	Easting	Description
BM1	692.90	10121434.72	3147784.05	1/2" REBAR SET WIRED CAP
BM2	724.92	10121603.49	3149161.82	BURY MAG NAIL ON SIDEWALK

LEGAL DESCRIPTION:

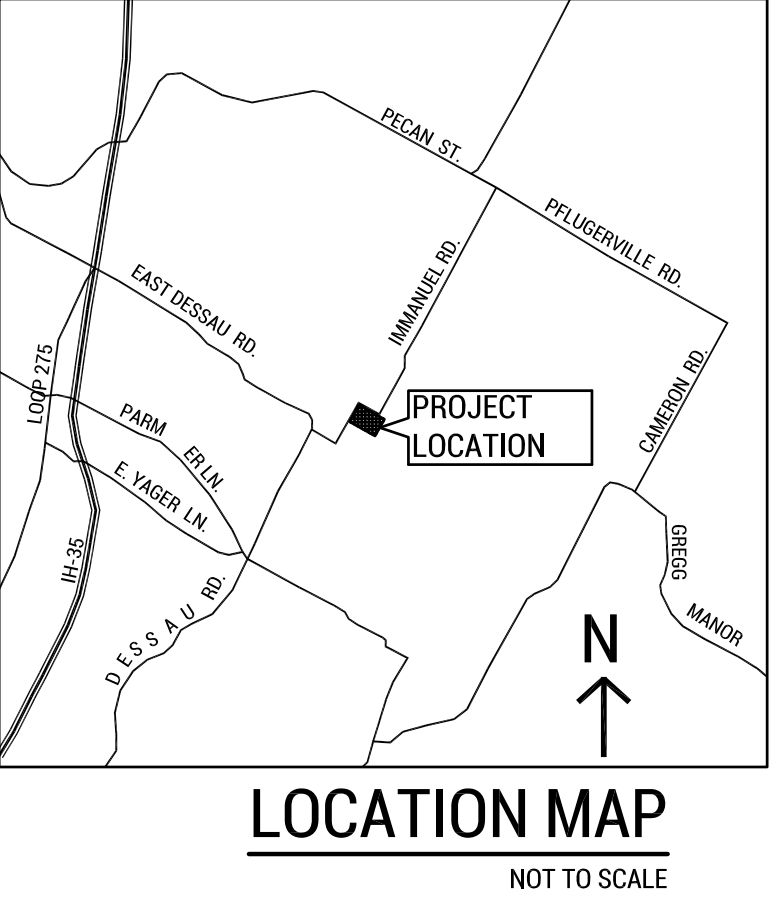
BEING 22.00 ACRES OUT OF AND PART OF THE SAMUEL CUSHING SURVEY NO. 70 ABSTRACT 164, BEING THAT SAME 22.00 ACRE TRACT CONVEYED TO PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED IN VOLUME 9988, PAGE 688 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND 14.924 ACRES SHOWN AS LOT 1, BLOCK "A" OF THE WHEELER ADDITION IN THE PLAT DOCUMENT NO. 200300028.

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13600 IMMANUEL RD., PFLUGERVILLE, TX 78660  
SUBMITTAL DATE SEPTEMBER 17,2019

MAPSCO: P33 P34  
WATERSHED: Harris Branch  
ZONING: P I-RR



OWNER: Pflugerville ISD	PHONE:
ADDRESS: 1401 W. Pecan Street, Pflugerville, TX 78660	
NAME:	PHONE:
Owner's Representative responsible for plan alterations	
NAME:	PHONE:
Person or Firm responsible for erosion/sedimentation control maintenance	
NAME:	PHONE:
Person or Firm responsible for tree/natural area protection maintenance	
SPC-2019-0413C	September 17, 2019
Site Development Permit Number	Submittal Date
Land Status	
REVIEWED BY:	
Development Services Department	
APPROVED BY:	Date
Industrial Waste	Date
Austin Water	Date
Austin Fire Department	Date
SITE PLAN APPROVAL SHEET: 1 OF 73 FILE NUMBER SPC-2019-0413C APPLICATION DATE September 17, 2019 APPROVED BY COMMISSION ON UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. EXPIRATION DATE(25-5-15, LDC) CASE MANAGER Anaiah Johnson PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DOZ	
Director, Planning and Development RELEASED FOR GENERAL COMPLIANCE ZONING P I-RR REV. 1 CORRECTION 1 REV. 2 CORRECTION 2 REV. 3 CORRECTION 3 Final plan 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 a building permit is not required), must also be approved prior to the Project Expiration Date. CASE NUMBER: SPC-2019-0413C	

PROJECT TITLE: PFLUGERVILLE I.S.D. TRANSPORTATION SERVICES & COPY CENTER RENOVATIONS 13600 IMMANUEL ROAD

SHEET TITLE: TITLE SHEET



REVISIONS:

SHEET NUMBER

GIL ENGINEERING  
CONSULTING ENGINEERS - PLANNERS - SURVEYORS - DESIGNERS

504 E. BRAKER LANE, AUSTIN TEXAS 78753  
PHONE (512) 835-4203 FAX (512) 835-4407

Texas Registered Surveying Firm #10222009

DATE: 1/27/2020

DRAWN:



PARKING SUMMARY TABLE				
	USE	RATIO	REQUIRED PARKING	PROVIDED PARKING
PROPOSED BUILDING	Bus Transportation Facility 19,293 sq. ft.	1 space/ 275 sq.ft.	70 STANDARD 3 ADA	205 STANDARD 6 ADA
EXISTING BUILDING	Maintenance Warehouse 10,970 sq. ft.	1 space/ 1,000 sq. ft.	11 STANDARD 1 ADA	152 STANDARD 8 ADA
EXISTING BUILDING	Support Services Facility 43,520 sq. ft. total		65 STANDARD 3 ADA	153 STANDARD 3 ADA
	34,593 sq. ft. warehouse	1 space/ 1,000 sq. ft.	35 STANDARD	
	8,327 sq. ft. office	1 space/ 275 sq.ft.	30 STANDARD	

Impervious Cover Table									
Description	Existing Impervious Cover			Removed Impervious Cover			Proposed Impervious Cover		
	Sq. Ft.	Acres	% of Site	Sq. Ft.	Acres	% of Site	Sq. Ft.	Acres	% of Site
Buildings	61889	1.42	4%	0	0.00	0%	20996	0.48	1%
Concrete	24330	0.56	2%	114	0.00	0%	87615	2.01	5%
Asphalt	398342	9.14	25%	2519	0.06	0%	200345	4.60	12%
Totals	484561	11.12	30%	2633	0.06	0%	308956	7.09	19%
Site Totals	1608409	36.924	100%						

- 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.
- Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
- Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]
- Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
- The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30 in. The maximum horizontal projection is 30 feet for a ramp with a slope between 1:12 and 1:15, and 40 feet for a ramp with a slope between 1:16 and 1:20. [ANSI 405.2 - 405.6]

1. The Austin Fire Department requires final asphalt or concrete pavement on required access roads prior to the start of combustible construction. Any other method of providing "all-weather driving capabilities" shall be required to be documented and approved as an alternate method of construction in accordance with the applicable rules for temporary roads outlined in the City of Austin Fire Protection Criteria Manual.
2. Fire hydrants shall be installed with the center of the four (4) inch opening (steamer) located at least 18 inches above finished grade. The steamer opening of fire hydrants shall face the approved fire access driveway or Public Street and set back from the curb line(s) an approved distance, typically three (3) to six (6) feet. The area within three (3) feet in all directions from any fire hydrant shall be free of obstructions, and the area between the steamer opening and the street or driveway giving emergency vehicle access shall be free of obstructions.
3. Timing of installations: When fire protection facilities are installed by the contractor, such facilities shall include surface access roads. Emergency access roads or drives shall be installed and made serviceable prior to and during the time of construction. When the Fire Department approves an alternate method of protection, this requirement may be modified as documented in the approval of the alternate method.
4. All emergency access roadways and fire lanes, including pervious/decorative paving, shall be engineered and installed as required to support the axle loads of emergency vehicles. A load capacity sufficient to meet the requirements for HS-20 loading (16 kips/wheel) and a total vehicle live load of 80,000 pounds is considered compliant with this requirement.
5. Fire lanes designated on site plans shall be registered with the City of Austin Fire Department and inspected for final approval.
- .6. The minimum vertical clearance required for emergency vehicle access roads or drives is 14 feet for the full width of the roadway or driveway.

**APPENDIX Q-1  
NET SITE AREA**  
**NOTE: NET SITE AREA IS ONLY APPLICABLE TO WATERSHEDS CLASSIFIED AS WATER SUPPLY SUBURBAN/ WATER SUPPLY RURAL/ BARTON SPRINGS ZONE**

**TOTAL GROSS SITE AREA = 36.924 ACRES**

**SITE DEDUCTIONS**

CRITICAL WATER QUALITY ZONE (CWQZ) = 0 ACRES  
WATER QUALITY TRANSITION ZONE (WQTZ) = 0 ACRES  
WASTEWATER IRRIGATION AREAS = 0 ACRES

DEDUCTION SUBTOTAL = 0 ACRES

**UPLAND AREA (GROSS SITE AREA MINUS TOTAL DEDUCTIONS) = 36.924 ACRES**

**NET SITE AREA CALCULATION**

AREA OF UPLANDS WITH SLOPES 0-15% = 10.17 X 100% = 0 ACRES  
AREA OF UPLANDS WITH SLOPES 15-25% = .17 X 40% = 0 ACRES  
AREA OF UPLANDS WITH SLOPES 25-35% = 0 X 20% = 0 ACRES  
AREA OF UPLANDS WITH SLOPES >35% = 0 X 0% = 0 ACRES

**NET SITE AREA TOTAL = 36.924 ACRES**

**APPENDIX Q-2  
IMPERVIOUS COVER**

**WATER SUPPLY SUBURBAN/ WATER SUPPLY RURAL/ BARTON SPRINGS ZONE**

**WATER QUALITY TRANSITION ZONE**

WATER QUALITY TRANSITION ZONE OUTSIDE OF 100-YEAR FLOODPLAIN (NON-FP WQTZ) = 0 ACRES

**ALLOWABLE IMPERVIOUS COVER**

IMPERVIOUS COVER ALLOWED AT 60% X NON-FP WQTZ = 22.1544 ACRES  
IMPERVIOUS COVER ALLOWED AT 60% X NET SITE AREA = 22.1544 ACRES

TOTAL IMPERVIOUS COVER ALLOWED = 22.1544 ACRES

**ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY**

TOTAL ACREAGE 15 - 25 % = .17 X 10% = .017

**PROPOSED TOTAL IMPERVIOUS COVER**

IMPERVIOUS COVER IN NON-FP WQTZ = 0 ACRES = 0 %  
IMPERVIOUS COVER IN UPLANDS ZONE = 16.99 ACRES = xx%

TOTAL PROPOSED IMPERVIOUS COVER = 16.99 ACRES

**PROPOSED IMPERVIOUS COVER ON SLOPES**

IMPERVIOUS COVER		DRIVEWAYS/ ROADWAYS	ACRES	% OF CATEGORY	ACRES
BUILDING/ AND OTHER IMPERVIOUS COVER	ACRES				
SLOPE 0-15%	1.69	15.29		100	4.19
15-25%					
25-35%					
OVER 35%					

TOTAL SITE AREA 36.924 ACRES

**HARRIS BRANCH WATERSHED**

AMOUNT OF EXISTING IMPERVIOUS COVER IN HARRIS BRANCH WATERSHED  
468478 SQ. FT. = 10.75 AC.

AMOUNT OF PROPOSED IMPERVIOUS COVER IN HARRIS BRANCH WATERSHED  
740107 SQ. FT. = 16.99 AC.

- NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL RADI ARE 3' UNLESS OTHERWISE NOTED.
  3. ALL SIDEWALKS ADJACENT TO BACK OF CURB SHALL BE 5' WIDE. ALL OTHER SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
  4. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
  5. ALL SIDEWALKS SHALL HAVE A MAX. RUNNING SLOPE OF 5%.
  6. ALL SIDEWALKS SHALL HAVE A MAX. CROSS SLOPE OF 2%.
  7. RAMPS SHALL NOT EXCEED 8.33%. RAMPS LONGER THAN 6' REQUIRE HANDRAILS. RAMPS LONGER THAN 30' REQUIRE A LEVEL LANDING.
  8. ALL PAVEMENT SHALL BE CONCRETE WITH CURB AND GUTTER.
  9. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND THE CITY OF AUSTIN STANDARDS.
- AUSTIN ENERGY STANDARD NOTES:
1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
  4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
  5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S / DEVELOPER'S EXPENSE.

NOTES:

-Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations

-Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5.(D), or as directed by Environmental Inspector.

-Silt fence type and installation shall comply with ECM 1.4.2.(G)

PROJECT TITLE: **PFLUGERVILLE I.S.D. TRANSPORTATION SERVICES & COPY CENTER RENOVATIONS**  
**13600 IMMANUEL ROAD**  
SHEET TITLE: **SITE PLAN NOTES**



REVISIONS:

SHEET NUMBER

15  
OF 73

SITE PLAN APPROVAL	SHEET: 15 OF 73
FILE NUMBER <b>SPC-2019-0413C</b>	APPLICATION DATE <b>September 17, 2019</b>
APPROVED BY COMMISSION ON	UNDER SECTION <b>142</b> OF CHAPTER <b>25-5</b> OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE(25-5-15, LDC)	CASE MANAGER <b>Anaiah Johnson</b>
PROJECT EXPIRATION DATE (ORD.#970905-A)	___ DWPZ ___ DDZ ___
Director, Planning and Development	
RELEASED FOR GENERAL COMPLIANCE ___ ZONING <b>P1-RR</b> ___	
REV. 1	CORRECTION 1
REV. 2	CORRECTION 2
REV. 3	CORRECTION 3
Final plan 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 a building permit is not required), must also be approved prior to the Project Expiration Date.	
CASE NUMBER: <b>SPC-2019-0413C</b>	



PROPOSED BUILDING INFORMATION

ZONING DISTRICT P  
PROPOSED USE ADMINISTRATIVE SERVICES  
BUILDING COVERAGE 19,293 S.F.  
GROSS FLOOR AREA 19,293 S.F.  
NUMBER OF STORIES 1

ACTUAL HEIGHT 40'  
FINISH FLOOR ELEV. 697.50  
FOUNDATION SLAB ON GRADE

CONSTRUCTION TYPE TYPE II-B

STAFF / OCCUPANCY 30

EXISTING SUPPORT SERVICES  
BUILDING INFORMATION

ZONING DISTRICT I-RR  
EXISTING USE ADMINISTRATIVE SERVICES  
BUILDING COVERAGE 43,520 S.F.  
GROSS FLOOR AREA 43,520 S.F.  
STORIES 1

ACTUAL HEIGHT 29'  
FINISH FLOOR ELEV. 711.00  
FOUNDATION SLAB ON GRADE

EXISTING TRANSPORTATION  
BUILDING INFORMATION

ZONING DISTRICT I-RR  
EXISTING USE ADMINISTRATIVE SERVICES  
BUILDING COVERAGE 10,970 S.F.  
GROSS FLOOR AREA 10,970 S.F.  
STORIES 1

ACTUAL HEIGHT 27'  
FINISH FLOOR ELEV. 725.67  
FOUNDATION SLAB ON GRADE

SITE INFORMATION

TOTAL AREA OF SITE 36.924 AC.  
(1,608,409 S.F.)

TOTAL AREA BY ZONING DISTRICT

TOTAL AREA I-RR 22 AC.  
(958,320 S.F.)

TOTAL AREA P 14.924 AC  
(650,089 S.F.)

OVERALL BUILDING COVERAGE 73,783 S.F.  
4.6% OF SITE

ZONING I-RR BUILDING COVERAGE 54,490 S.F.  
3.4% OF TOTAL SITE  
5.7% OF I-RR ZONED SITE

ZONING P BUILDING COVERAGE 19,293 S.F.  
1.2% OF TOTAL SITE  
2.96% OF P ZONED SITE

OVERALL GROSS FLOOR AREA 73,783 S.F.

ZONING I-RR GROSS FLOOR AREA 54,490 S.F.

ZONING P GROSS FLOOR AREA 19,293 S.F.

F.A.R. INFORMATION F.A.R. .05:1  
5% OF SITE

MAX. IMPERVIOUS COVER 80%

TOTAL IMPERVIOUS COVER 790,884 S.F.  
49%

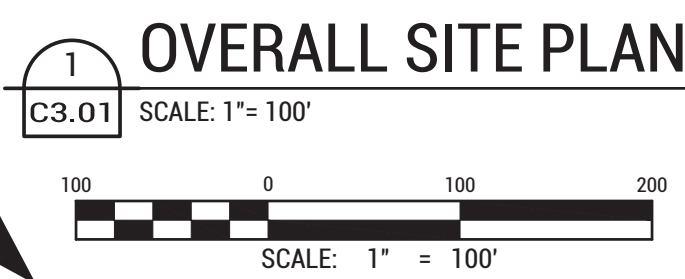
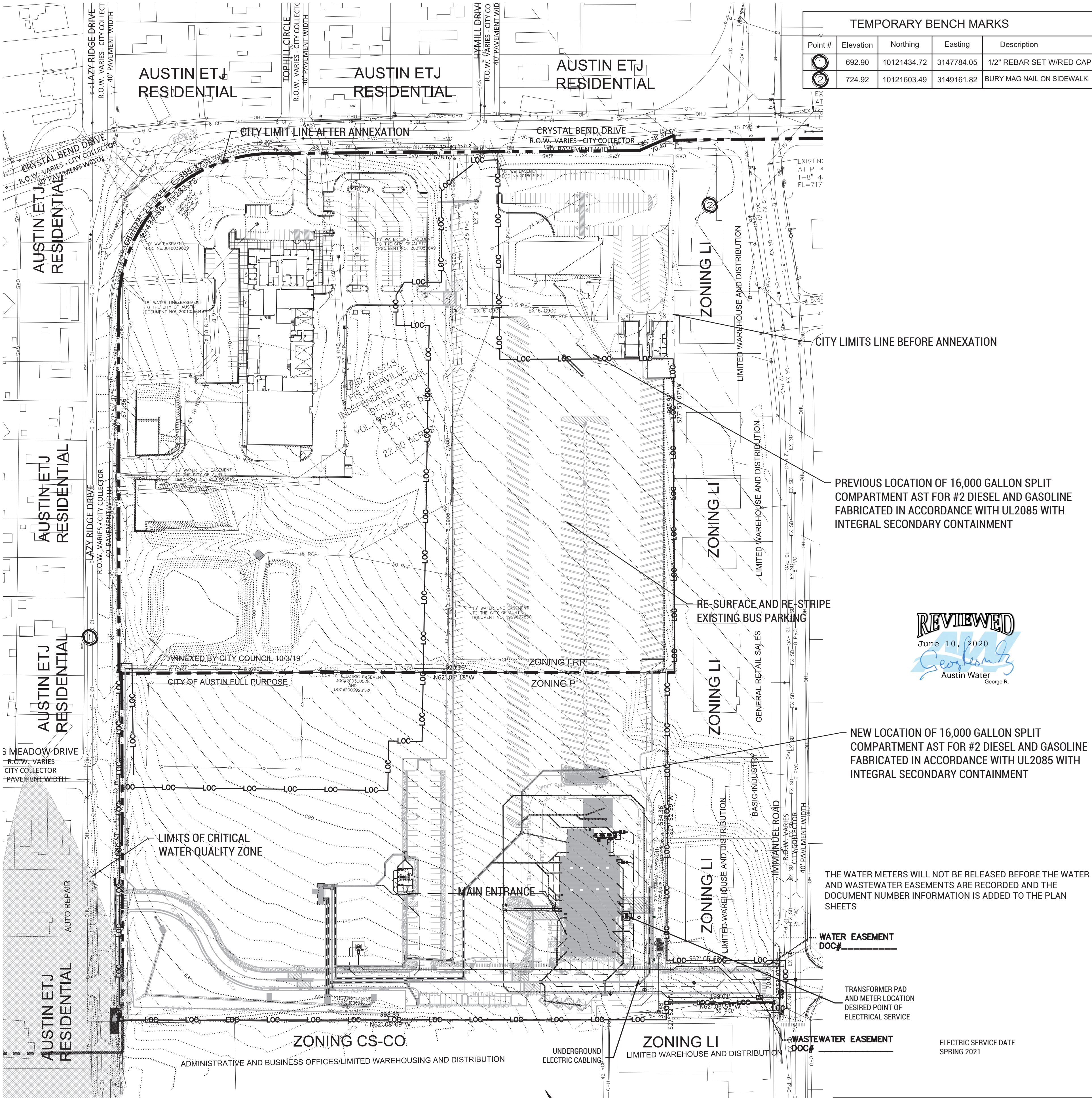
IMPERVIOUS COVER ZONING I-RR 481,928 S.F.  
50.3%

IMPERVIOUS COVER ZONING P 308,956 S.F.  
47.5%

TOTAL OPEN SPACE 817,525 S.F.  
51%

OPEN SPACE ZONING I-RR 349,728 S.F.  
21.7% OF TOTAL SITE  
36.5% OF I-RR ZONED SITE

OPEN SPACE ZONING P 467,797 S.F.  
29% OF TOTAL SITE  
71.9% OF P ZONED SITE



GIL ENGINEERING  
CONSULTING ENGINEERS - PLANNERS - SURVEYORS - DESIGNERS  
504 E. BRAKER LANE, AUSTIN TEXAS 78763  
PHONE (512) 835-4203 FAX (512) 835-4407  
Texas Registered Engineering Firm 10022006

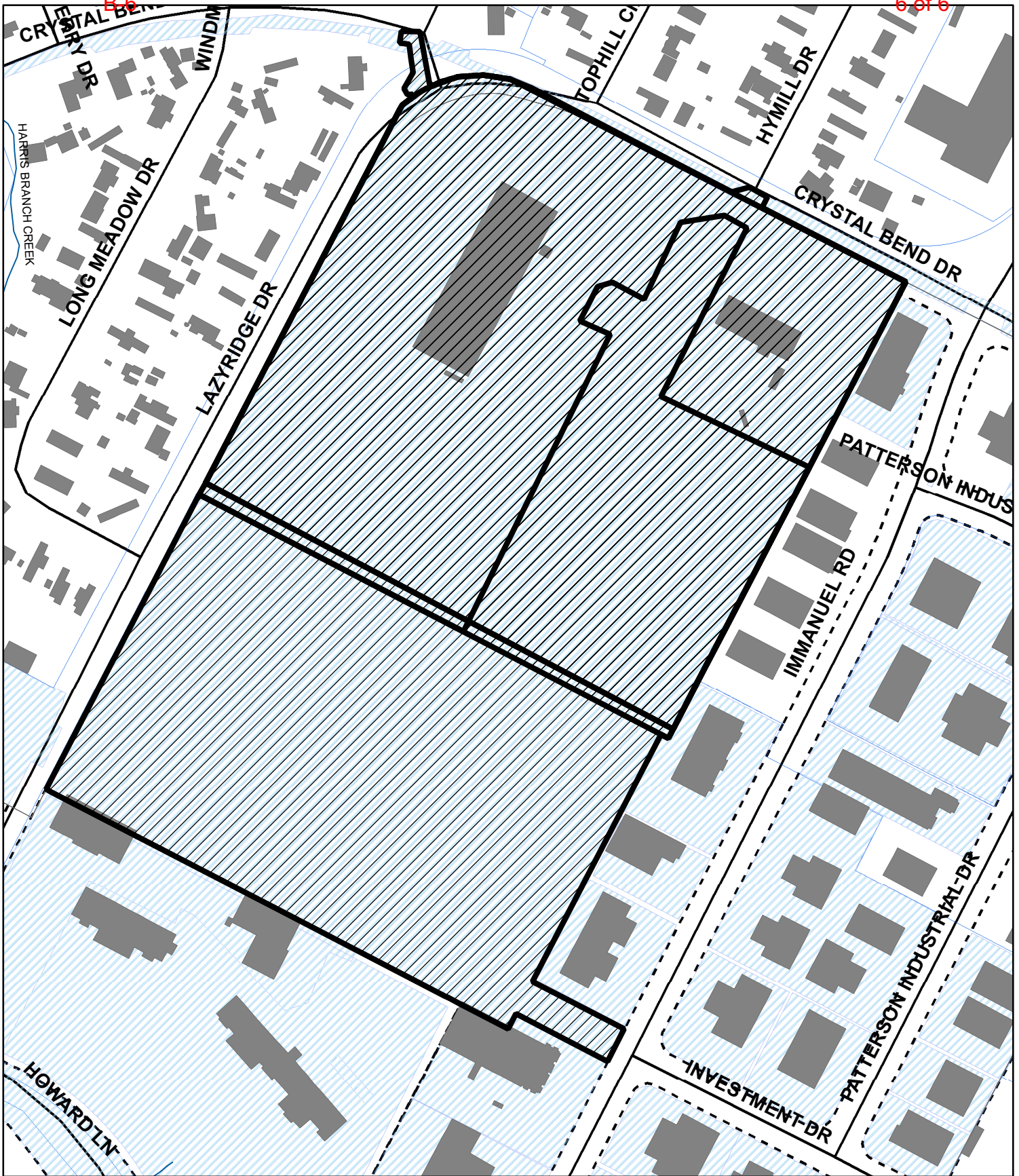
PROJECT TITLE: PFLUGERVILLE I.S.D. TRANSPORTATION SERVICES & COPY  
CENTER RENOVATIONS  
13600 IMMANUEL ROAD  
SHEET TITLE: OVERALL SITE PLAN  
DATE: 1/27/2020  
DRAWN:



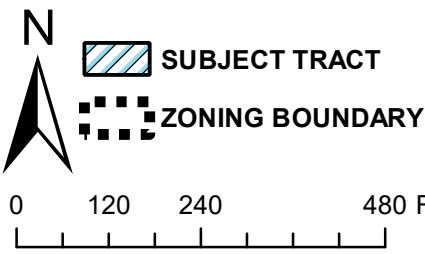
REVISIONS:  
..

SHEET NUMBER  
12  
OF 73





SITE PLAN



CASE#: SPC-2019-0413C  
 ADDRESS: 13600 Immanuel Road  
 CASE NAME: Pflugerville ISD Transportation Services  
 MANAGER: Anaiah Johnson



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OPERATOR: Christine Barton-Holmes