



CIVILITUDE
ENGINEERS & PLANNERS

1010 Clermont

August 12, 2020

Purpose

- Seeking approval under LDC Section 25-2-735 (D) (2) (d) for the impervious cover at 69%, which is greater than the 40% allowed in the Festival Beach Waterfront Overlay sub-district. This will be a reduction from the existing 81% impervious cover for the former used car site and well below the zoning limit of 90%. Water quality measures consisting of a rain garden and porous pavement and sidewalk.

REASON

- The triangular shaped property is the remaining portions of three lots after the TxDOT right-of-way purchase for IH 35, which severely limits the size of the property and therefore the portion of the property that can be used for parking and building. Approximately 47.5 percent of three original lots was purchased by TxDOT.
- There is a 25 foot electric transmission easement across the west side of the lot, which severely limits the footprint of the building. Additionally, there is an SF-3 zoned lot a couple lots east of the property, so it is subject to compatibility height limit of 3 stories.

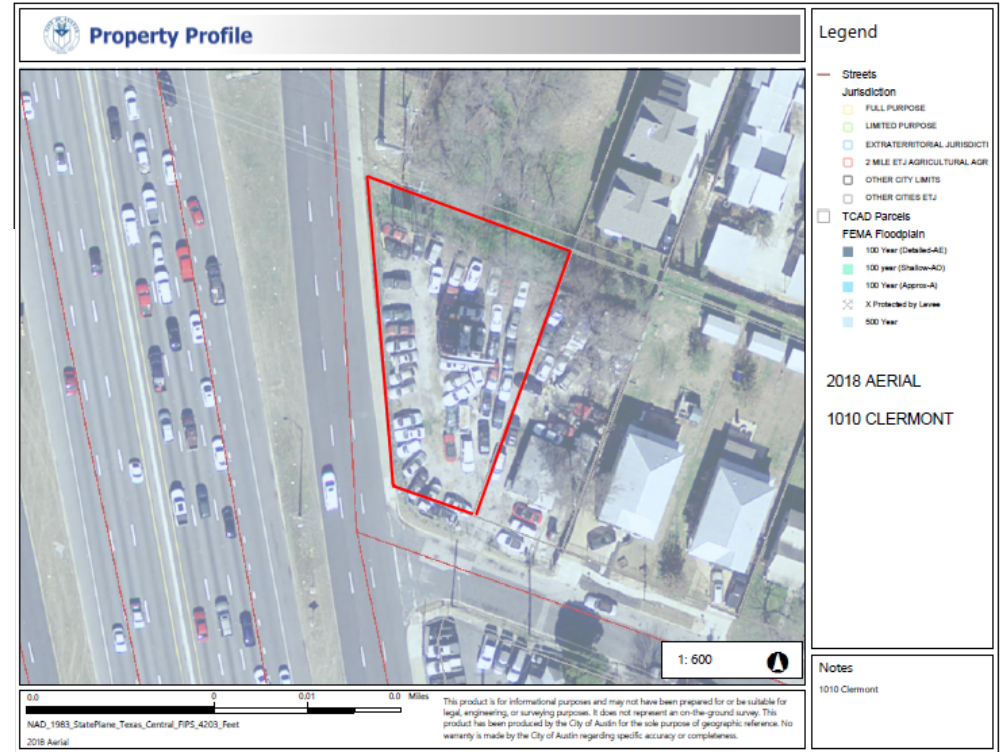
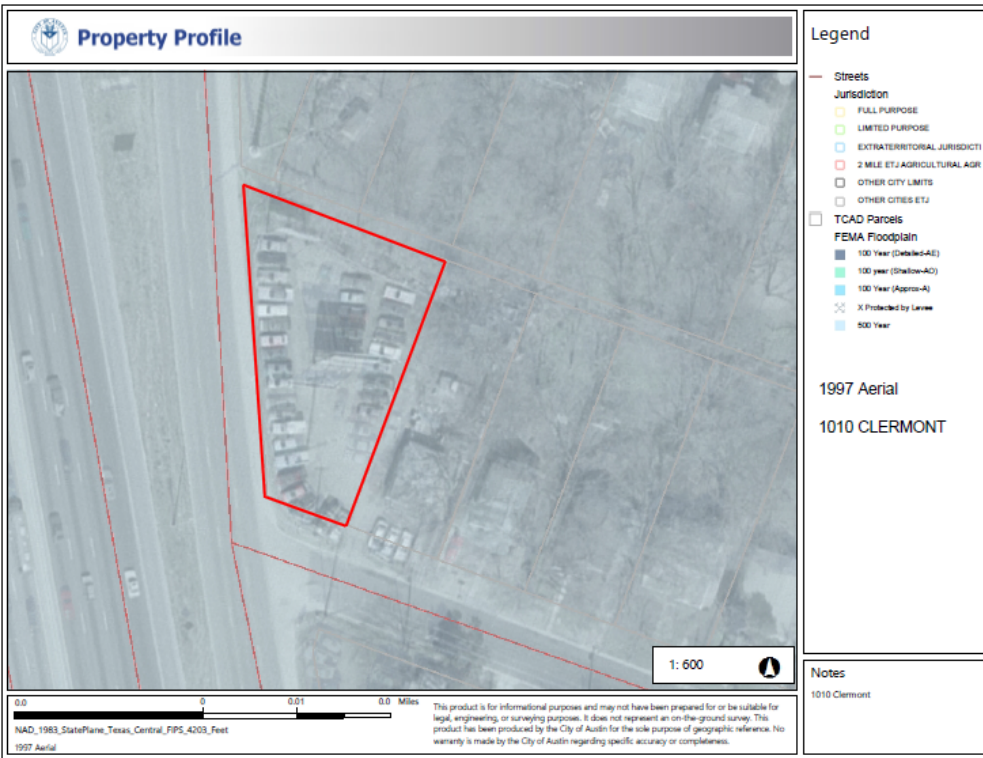
INFORMATION

- Area Character
 - The site is on the IH 35 frontage road and is adjacent to commercial property, the site is zoned to allow administrative office use so will not affect the adjacent uses. The adjacent properties are zoned for commercial uses.

INFORMATION

- The small administrative office building will not generate high traffic volumes and the location on IH 35 frontage road in downtown will facilitate alternate mobility options. A shower will be provided for tenant to use to facilitate bicycle riding and alternate transportation options. There are 11 parking spaces on the site.
- The building is small enough to use City of Austin Resource Recovery for trash collection on Clermont Avenue, and Clermont Avenue has parking on both sides of the street.
- The project includes a 10-foot wide shared use path along IH-35 frontage road to facilitate pedestrian and bicyclist access to the property and along the frontage road from adjacent streets without entering the travel lanes.
- The zoning ordinance for the property restricts the allowable uses by listing over 30 prohibited uses, including medical offices, general retail sales, consumer convenience services, restaurants, software development and all automotive related uses.

Site previously used as used car sales lot with billboard in center and other signage.



Google Maps 1010 Clermont Ave



Image capture: Jun 2018 © 2020 Google

Austin, Texas



Street View



STREET VIEW FROM 2018

Google Maps 30 N Interstate 35 Frontage Rd



Image capture: Jan 2020 © 2020 Google

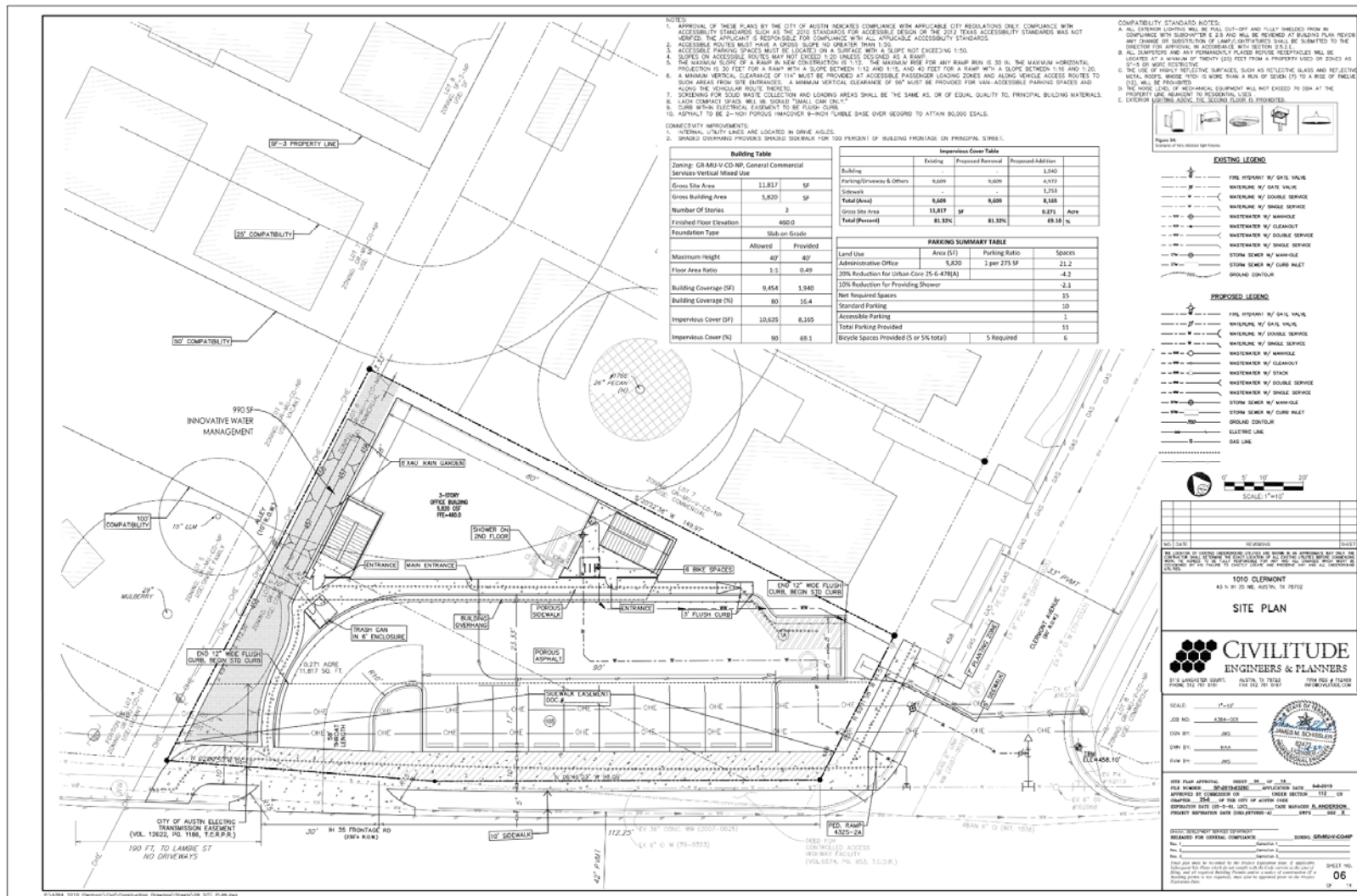
Austin, Texas



Street View



STREET VIEW FROM 2020



NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN REQUIRES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH APPLICABLE STANDARDS SUCH AS THE ADA REQUIREMENTS FOR ACCESSIBLE DESIGN OR THE 2010 INTERNATIONAL BUILDING CODE 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.
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- SURFACES ON ACCESSIBLE ROUTES MAY NOT EXCEED 30 INCHES FROM FINISH TO A RAMP.
- THE MAXIMUM RISE 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 1:16, AND 45 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
- A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO BUS AREAS FROM VEHICLES.
- A MINIMUM VERTICAL CLEARANCE OF 104" MUST BE PROVIDED FOR VAN ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THROUGHOUT.
- SCREENING FOR SEWER WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- LAWN COMPACT SPREADS WILL BE INSTALLED SMALL GRASS ONLY.
- CURB WITHIN ELECTRICAL EQUIPMENT TO BE FLUSH CURB.
- ASPHALT TO BE 2-INCH POROUS IMPREGVED 9-INCH FLEXIBLE BASE OVER GEOTEXT TO ATTAIN 80,000 ESALS.

COMPLIANCE REQUIREMENTS:

- INTERNAL UTILITY LINES ARE LOCATED IN DRIVE ANGLES.
- SHARED OVERHEAD POWERLINE CROSSOVER FOR 100 PERCENT OF BUILDING FOOTPRINT ON PRINCIPAL STREET.

Building Table

Zone: CA-MID-H CO-MP General Commercial Services/Vertical Mixed Use			
Gross Site Area	11,817	SF	
Gross Building Area	3,820	SF	
Number of Stories	3		
Finished Floor Elevation	400.0		
Foundation Type	Slab on Grade		
	Allowed	Provided	
Maximum Height	40'	40'	
Floor Area Ratio	3.1	0.49	
Building Coverage (%)	0.454	1.840	
Building Coverage (%)	80	16.4	
Impervious Cover (%)	10.635	8.165	
Impervious Cover (%)	90	68.1	

Impervious Cover Table

Building	Existing	Proposed Removal	Proposed Addition
Building	-	-	1,540
Parking/Driveways & Others	6,600	6,600	4,592
Sewer	-	-	1,318
Total (Area)	6,600	6,600	8,168
Gross Site Area	11,817	SF	8.971
Total (Percent)	81.93%	81.93%	68.18

PARKING SUMMARY TABLE

Land Use	Area (SF)	Parking Ratio	Spaces
Administrative Office	6,820	1 per 275 SF	21.2
10% Reduction for Urban Core (5.6-4.76/A)			4.2
10% Reduction for Providing Shower			-2.3
Net Required Spaces			35
Standard Parking			10
Accessible Parking			1
Total Parking Provided			11
Bicycle Spaces Provided (5 or 5% total)		5 Required	6

COMPLIANCE STANDARD NOTES:

- ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND FULLY SHIELDED FROM THE COMPLIANCE WITH SUBSECTION 2.23 AND SHALL BE REVIEWED AT BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 23.2.3.
- ALL COMPARTMENTS AND ALL PERMANENTLY PLACED RECESSED RECEPTACLES SHALL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY LINE OR 20'-0" FROM MOST STRUCTURE.
- THE USE OF LIGHT RECEPTIVE SURFACES SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFING SHALL BE MORE THAN A RUN OF SEVEN (7) TO A RISE OF FIFTEEN (15) MUST BE PROVIDED.
- THE WORK LEVEL OF MECHANICAL EQUIPMENT SHALL NOT EXCEED 10' ON AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- EXTERIOR LIGHTING AROUND THE SECOND FLOOR IS PROHIBITED.

EXISTING LEGEND:

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- WATERLINE W/ MANHOLE
- WATERLINE W/ CLEANOUT
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- GROUND CONDUIT
- ELECTRIC LINE
- GAS LINE

PROPOSED LEGEND:

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- WATERLINE W/ MANHOLE
- WATERLINE W/ CLEANOUT
- WATERLINE W/ DOUBLE SERVICE
- WATERLINE W/ SINGLE SERVICE
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- GROUND CONDUIT
- ELECTRIC LINE
- GAS LINE

SCALE: 1"=10'

1010 CLERMONT
4.3 N IH 35 NB, AUSTIN, TX 78702

SITE PLAN

CIVILITUDE ENGINEERS & PLANNERS
1111 W. BRUNNEN STREET, SUITE 100, AUSTIN, TX 78702
PHONE: 512.767.8787 FAX: 512.767.8787

SCALE: 1"=10'
JOB NO: 1904-010
DATE BY: JES
DATE BY: JES
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DATE BY: JES

DATE PLAN APPROVED: 12/17/19
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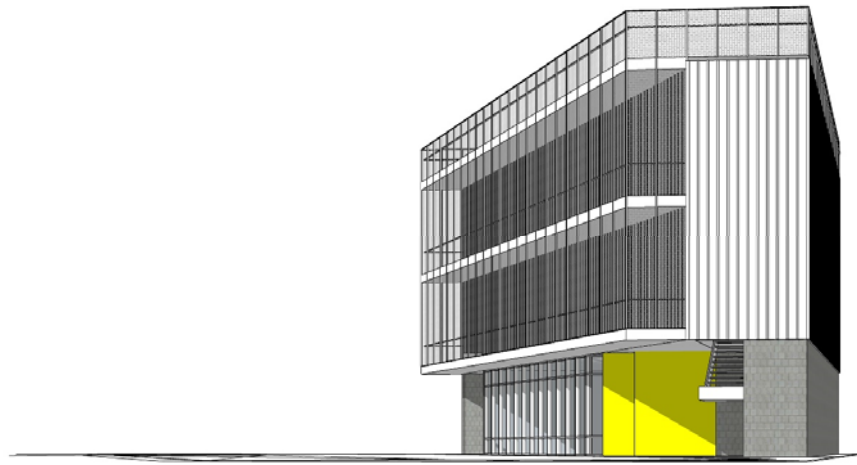
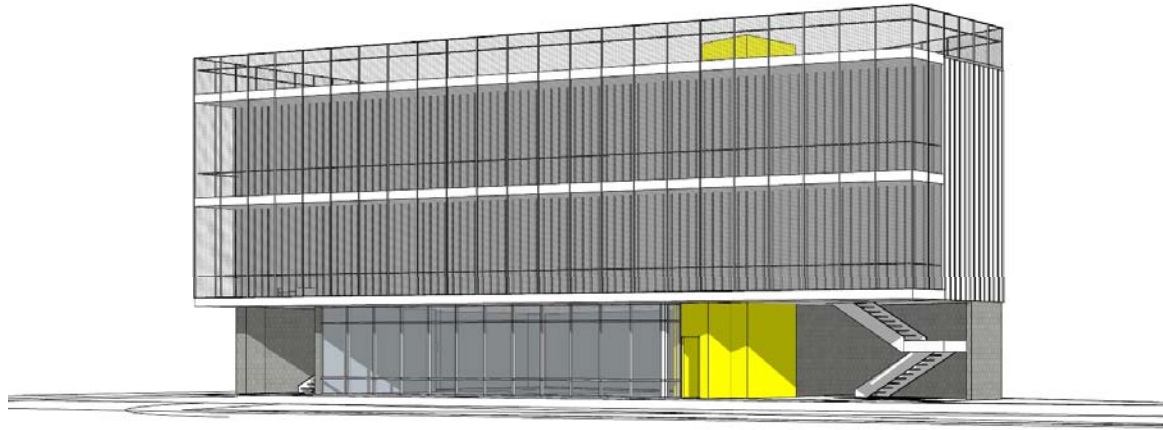
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Questions?