

**SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2019-0561C

P.C. COMMISSION DATE: October 13, 2020

COUNCIL DISTRICT: 7

PROJECT NAME: Koenig Lane Commercial

APPLICANT: Caitlin Kuglen

AGENT: Kimley-Horn

ADDRESS OF SITE: 1512-1/2 W. Koenig Lane

COUNTY: Travis

AREA: 0.16 acres

WATERSHED: Shoal Creek – Urban classification

JURISDICTION: Full-purpose

EXISTING ZONING: LO-MU-NP

PROPOSED DEVELOPMENT:

DESCRIPTION OF VARIANCE:

The applicant requests the following:

1. Request to vary from LDC 25-8-261 – to allow private driveways and a parking lot in a critical water quality zone.

STAFF RECOMMENDATION:

Staff recommends that the required findings of fact have been met.

ENVIRONMENTAL BOARD ACTION:

09/16/2020: The Environmental Board voted (9) in favor for the approval of the requested variance, (0) in denial of the requested variance, (0) absentia.

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Jonathan Garner

PHONE: 512-974-1665

CASE MANAGER: Clarissa E. Davis

PHONE: 512-974-1423



ENVIRONMENTAL COMMISSION MOTION 202000916-004a

Date: September 16, 2020

Subject: Koenig Lane Commercial, SP-2019-0561C

Motion by: Kevin Ramberg

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from LDC 25-8-261 to allow private driveway and parking in a critical water quality zone;

WHEREAS, the Environmental Commission recognizes that the site is located in the Shoal Creek Watershed, Urban Classification, and Desired Development Zone; and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance (with conditions) having determined the required Findings of Fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions:

1. Provide ribbon strips in the drive aisle,
2. provide vegetative filter strips throughout the property to capture and treat stormwater runoff, and
3. provide porous concrete for pedestrian paths to reduce overall impervious cover and promote more infiltration on site.

VOTE 9-0

For: Bedford, Creel, Thompson, Neely, Coyne, Maceo, Guerrero, Ramberg, and Gordon

Against: None

Abstain: None

Recuse: None

Absent: Smith, Nill

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style.

Linda Guerrero, Environmental Commission Chair

Staff Findings of Fact
Variance to LDC 25-8-261



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Koenig Lane Commercial (SP-2019-0561C)
 Ordinance Standard: Watershed Protection Ordinance
 Variance Request: Request to vary LDC 25-8-261 to allow a private driveway and parking lot in a critical water quality zone.

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes. LDC 25-8-261 will deprive the property owner of a privilege available to owners of other similarly situated property because the surrounding development (and zoning, LO-MU-NP) is all commercial businesses with similar sized lots and development. Additionally, due to the width and traffic volume along Koenig Drive, on-street parking is not an option. If the applicant is deprived of the privilege to develop this property in context with its current zoning and the surrounding uses, the property will remain vacant and unable to be developed or used in its current condition.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes. In order for the property to be developed under current zoning regulations and in context with the surrounding uses, the applicant is required to provide a means of vehicular ingress and egress, as well as parking on site. Due to the width and traffic volume along Koenig Drive, on-street parking is not an option. In order to achieve greater overall environmental protection, the applicant is providing a series of vegetated filter strips downgradient of the impervious cover as a means of providing some on-site water quality (page 15, variance packet). For a property this size, and the amount of proposed

impervious cover, on-site water quality is not a requirement. Additionally, the applicant is reducing the overall proposed impervious cover on the property by providing “ribbon strips” for the driveway and porous concrete for all pedestrian walkways (page 16, variance packet). These two methods result in a total proposed impervious cover amount of 55%, where as much as 70% is allowed.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes. The applicant is proposing less impervious cover than allowed (Urban watershed, limited only by zoning regulations-70%) and is providing some on-site water quality treatment that is otherwise not required due to property’s location, size of lot, and amount of proposed impervious cover.

- c) Does not create a significant probability of harmful environmental consequences.

Yes. The applicant is providing vegetated filter strips throughout the property that will capture and treat some stormwater runoff before entering the City’s storm sewer infrastructure, as well as provide some infiltration benefits.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. Due to the property’s location, size of lot, and amount of proposed impervious cover, on-site water quality is not required. However, the applicant is providing some on-site water quality controls in the form of vegetated filter strips in order to treat and infiltrate some stormwater runoff on site. Neither a rain garden nor rainwater harvesting are feasible for the project since there is neither an accessible storm drain nor adequate roof drains with an irrigation system or a large enough area for a level spreader. Therefore, the vegetated filter strips method of providing on-site water quality control exceeds the water quality requirement that would be achievable without the variance.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

Yes. All criteria in Subsection (A) are met.

- 2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

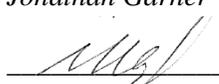
Yes. The proposed development is consistent with the applicable zoning and is contemporaneous with the surrounding properties. The lot has existed in its current configuration for many years. The property is entirely within the CWQZ; expanding the lot to extend beyond the CWQZ is not possible. This property was rezoned from SF to LO-MU-NP in 2004 [Ord. No. 040513-33A]. Based on the location of the property (fronting Koenig Lane), continued SF use is unlikely. In addition, based on the amount of existing impervious cover on the property (33%), and that proposed (55%), neither the redevelopment exception in LDC 25-8-26 nor the administrative variance option in LDC 25-8-42 are feasible.

- 3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes. The applicant proposes an impervious cover amount well below the maximum allowance and on-site water quality treatment that exceeds the minimum requirement of Code. Therefore, this minimum deviation from Code is necessary to allow a reasonable, economic use of the entire property.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

Provide ribbon strips in the drive aisle, provide vegetative filter strips throughout the property to capture and treat stormwater runoff, and provide porous concrete for pedestrian paths to reduce overall impervious cover and promote more infiltration on site.

Environmental Reviewer (DSD)	 <hr style="width: 100%; border: 0.5px solid black;"/> <i>Jonathan Garner</i>	Date: 9/8/2020
Environmental Policy Program Manager (DSD)	 <hr style="width: 100%; border: 0.5px solid black;"/> <i>Mike McDougal</i>	Date: 9/8/2020
Environmental Officer (WPD)	 <hr style="width: 100%; border: 0.5px solid black;"/> <i>Chris Herrington</i>	Date: 9/9/2020

Application Form
Variance to LDC 25-8-261



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

PROJECT DESCRIPTION Applicant Contact Information

Name of Applicant	
Street Address	
City State ZIP Code	
Work Phone	
E-Mail Address	

Variance Case Information

Case Name	
Case Number	
Address or Location	
Environmental Reviewer Name	
Applicable Ordinance	
Watershed Name	
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

February 28, 2013

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input type="checkbox"/> No
Distance to Nearest Classified Waterway	
Water and Waste Water service to be provided by	
Request	The variance request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	_____	_____
acreage:	_____	_____
percentage:	_____	_____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)		

Clearly indicate in what way the proposed project	
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does not comply with current Code (include maps and exhibits)	
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Koenig Lane Commercial

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

- 1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes/No [summary of justification for determination] Adjacent properties have been converted from small, single family residences to commercial businesses.

- 2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes/No [summary of basis for determination] The applicant has provided multiple ways of added water quality protection which includes Vegetative Filter Strips along the areas in sheet flow in conjunction with Ribbon curbs, Ribbon Strips in the driveways, and Porous Pavement in the walkable areas. The Proposed Impervious Cover has decreased from 67% to 55% with the added water quality controls.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No [summary of basis for determination] The applicant has provided multiple ways of added water quality protection which includes Vegetative Filter Strips along the areas in sheet flow in conjunction with Ribbon curbs, Ribbon Strips in the driveways, and Porous Pavement in the walkable areas. The Proposed Impervious Cover has decreased from 67% to 55% with the added water quality controls.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes/No [summary of basis for determination]

The applicant has provided multiple ways of added water quality protection to lessen the harmful environmental consequences which includes Vegetative Filter Strips along the areas in sheet flow in conjunction with Ribbon curbs, Ribbon Strips in the driveways, and Porous Pavement in the walkable areas. The Proposed Impervious Cover has decreased from 67% to 55% with the added water quality controls.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes/No [summary of basis for determination]

The applicant has provided multiple ways of added water quality protection to lessen the harmful environmental consequences which includes Vegetative Filter Strips along the areas in sheet flow in conjunction with Ribbon curbs, Ribbon Strips in the driveways, and Porous Pavement in the walkable areas. The Proposed Impervious Cover has decreased from 67% to 55% with the added water quality controls.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

Yes/No [summary of basis for determination]

The applicant has shown a number of additional water quality protections to improve the potential environmental impact posed by the re-development of the property as best as possible.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Yes/No [summary of basis for determination]

The applicant has shown a number of additional water quality protections to improve the potential environmental impact posed by the re-development of the property as best as possible.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes/No [summary of basis for determination]

The applicant has shown a number of additional water quality protections to improve the potential environmental impact posed by the re-development of the property as best as possible.

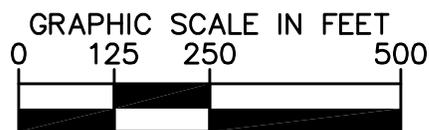
**Variance approval requires all above affirmative findings.

Applicant Exhibits
Variance to LDC 25-8-261



LOCATION MAP

13200 N. IH-35 SVRD. SB
Austin, TX 78753



National Flood Hazard Layer FIRMette



Legend

14 of 20

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



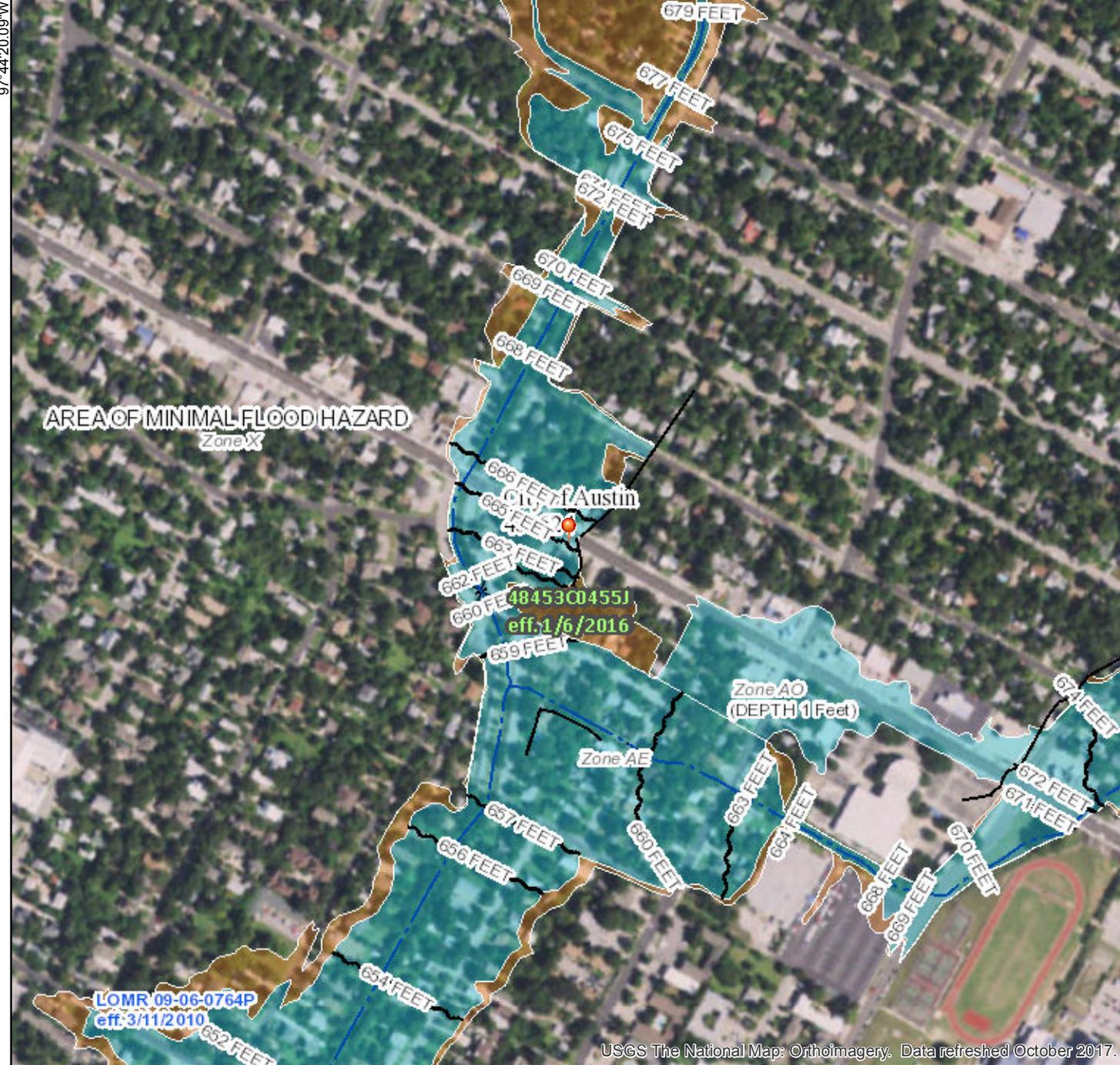
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/24/2018 at 4:06:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

30°20'10.41"N

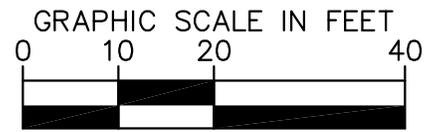
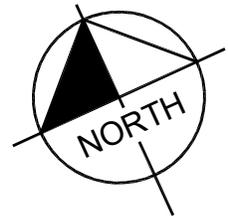
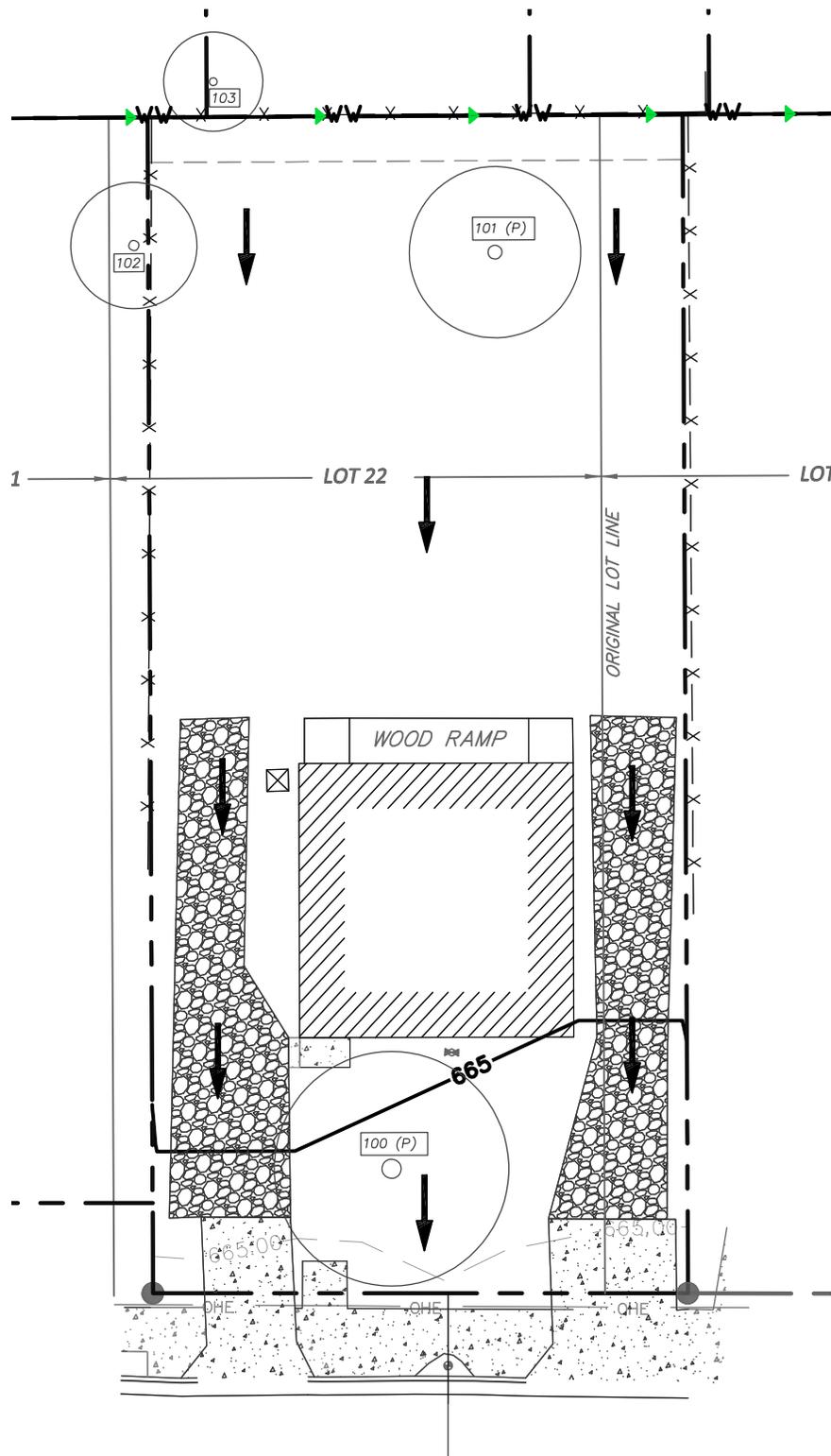


USGS The National Map: Orthoimagery. Data refreshed October 2017. 0 250 500 1,000 1,500 2,000 Feet 1:6,000 30°19'39.36"N

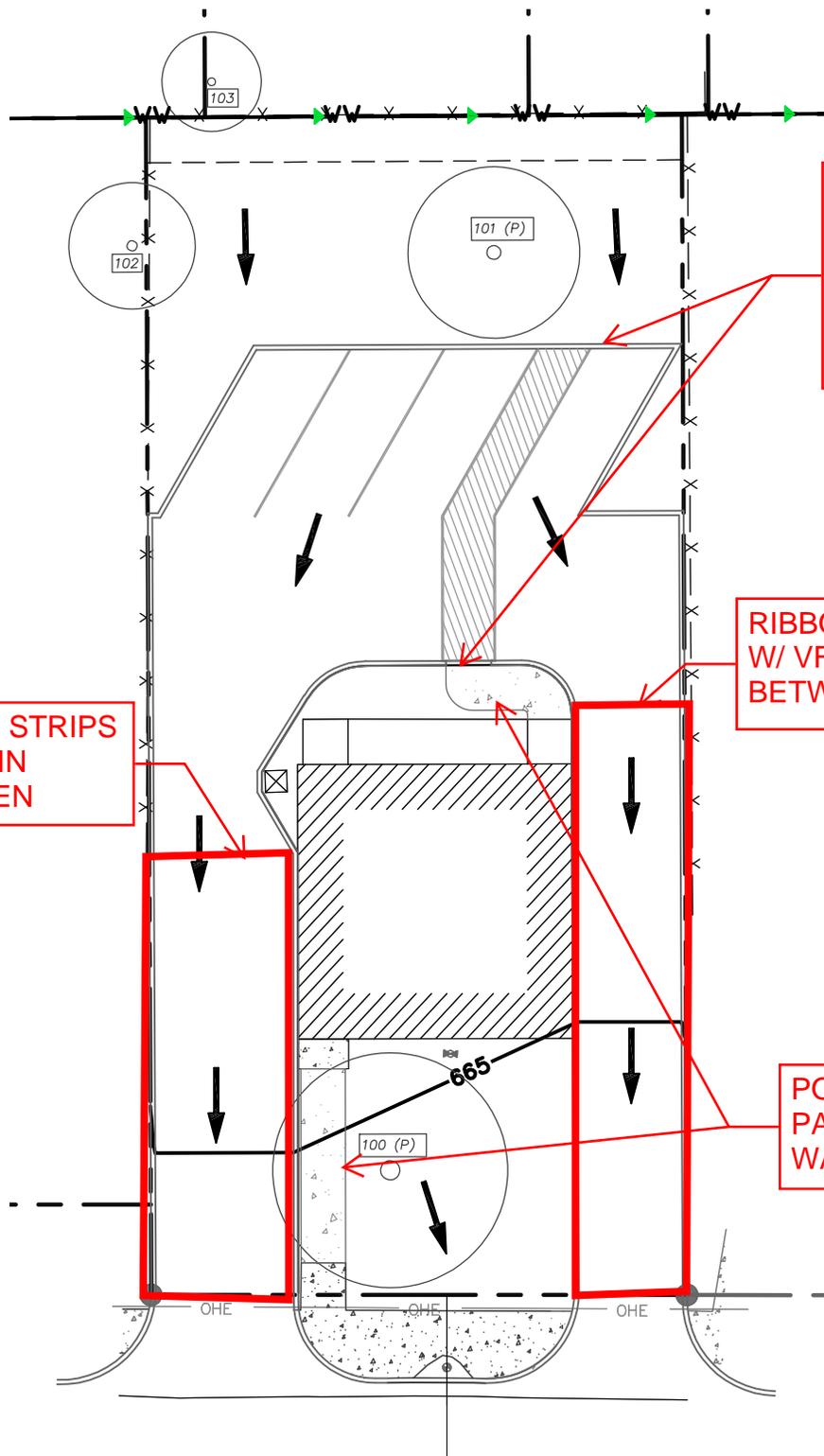
97°44'20.09"W

97°43'42.63"W





EXISTING DRAINAGE AREA
MAP

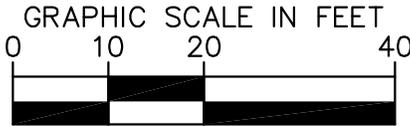
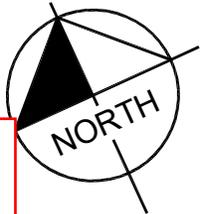


PROPOSED RIBBON CURBS TO ALLOW FOR CONTINUOUS SHEET FLOW ALONG THE SITE TO THE VFS

RIBBON STRIPS W/ VFS IN BETWEEN

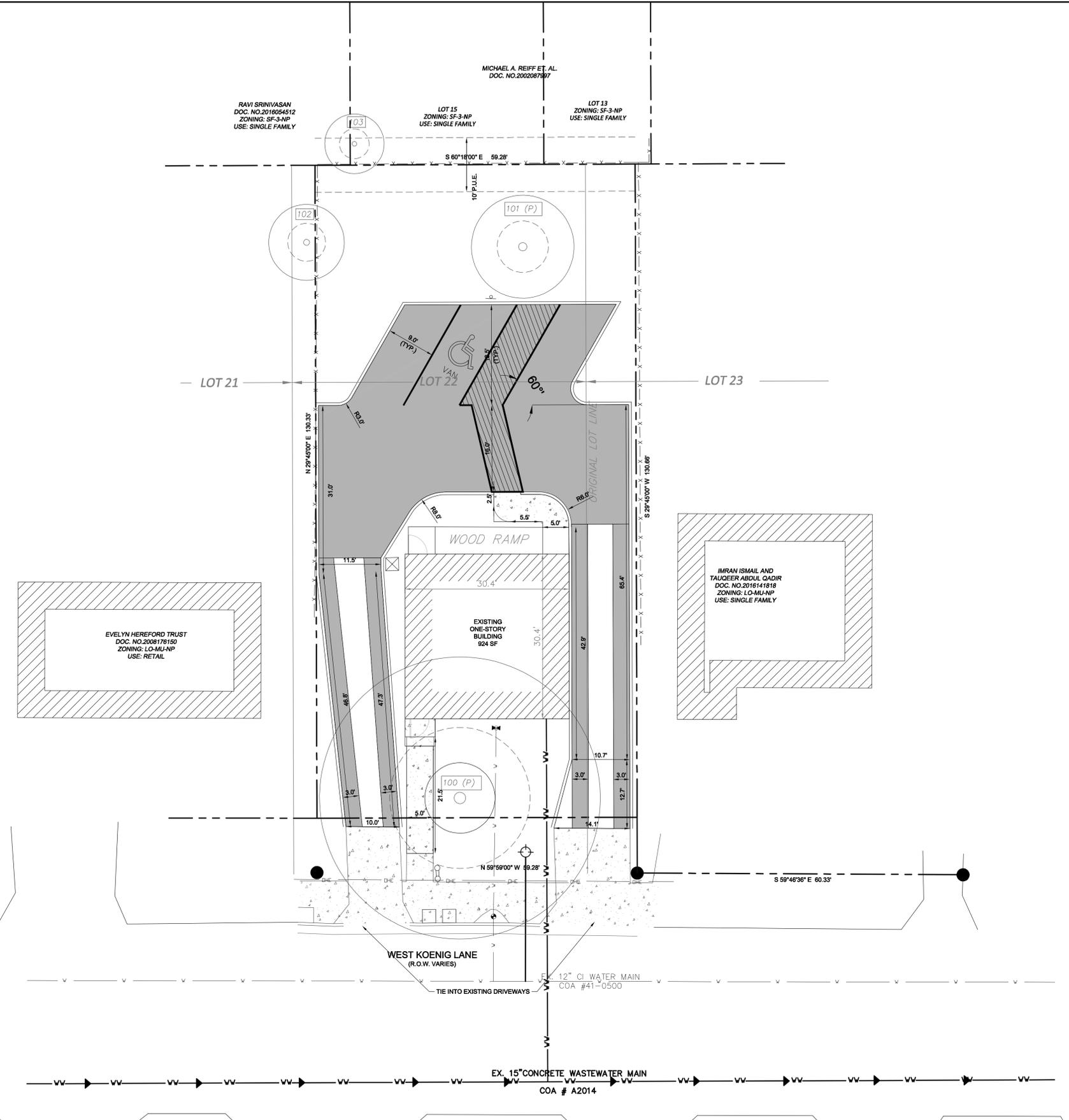
RIBBON STRIPS W/ VFS IN BETWEEN

POROUS CONCRETE PAVEMENT IN WALKABLE AREAS



PROPOSED DRAINAGE AREA MAP

PLOTTER: C:\UTILS\HP\2020\2.24 PM
KIMLEY-HORN AND ASSOCIATES, INC. 1512 W KOENIG LANE, SUITE 100, AUSTIN, TX 78756
LAST SAVER: 9/17/2020 3:33 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
WHEN PLOTTED AT 24" x 36"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- FL --- PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED MEDIUM DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET 13.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET 13.

- PAVING NOTES**
- SPECIFICATIONS AND RECOMMENDATIONS ARE BASED ON THE GEOTECHNICAL REPORT NO. 3014-1019 PREPARED BY FUGRO CONSULTANTS, INC., DATED JANUARY 09, 2015.
 - PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE REINFORCED WITH A MINIMUM OF NO. 4 BARS ON 18-INCH CENTERS, EACH WAY.
 - SCAFFRY AND COMPACT THE EXPOSED SOIL SUBGRADE TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TEST METHOD TEX-113E. MAINTAIN WATER CONTENTS DURING CONSTRUCTION FROM +1 TO +3% ABOVE THE OPTIMUM WATER CONTENT.
 - PROOF ROLL THE PREPARED SUBGRADE IN ACCORDANCE WITH ITEM 236S OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS. THE PROOF ROLLING OPERATION SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. ANY SOFT OR WEAK SUBGRADE SHOULD BE OVER-EXCAVATED AND REPLACED WITH PROCESSED ON-SITE MATERIAL COMPACTED AS STATED ABOVE.
 - PLACE THE RECOMMENDED THICKNESS OF CRUSHED LIMESTONE FLEXIBLE BASE THAT CONFORMS TO THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM 210S. COMPACT THE FLEXIBLE BASE TO 100% OF THE MAXIMUM DRY DENSITY DETERMINED USING TXDOT TEST METHOD TEX-113E. HOLD WATER CONTENTS TO WITHIN ±2% OF THE OPTIMUM AND MAINTAIN COMPACTED LIFT THICKNESSES TO 6 INCHES OR LESS.
 - CONSTRUCTION OF HOT MIX ASPHALTIC CONCRETE SHOULD BE IN CONFORMANCE WITH ITEM 340 OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - CONSTRUCTION OF REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT SHOULD BE IN CONFORMANCE WITH ITEM 360 OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - SUPPORT CONCRETE REINFORCEMENT STEEL WITH CHAIRS OR PRECAST CONCRETE BLOCKS ABOUT 1 INCH BELOW THE BOTTOM OF THE PLANNED CONTRACTION JOINTS.
 - SPACE TRANSVERSE AND LONGITUDINAL CONCRETE CONTRACTION JOINTS (INDUCED CRACKS) AT INTERVALS NOT EXCEEDING 15 FEET. THE CONTRACTION JOINT PATTERN SHOULD DIVIDE THE PAVEMENT INTO PANELS THAT ARE APPROXIMATELY SQUARE, WITH THE LENGTH OF ANY PANEL NO MORE THAN 20 PERCENT GREATER THAN WIDTH. DEPTH OF JOINTS MUST BE AT LEAST ONE-QUARTER OF THE SLAB THICKNESS. THE JOINTS MUST BE SAWCUT AS SOON AS THE CONCRETE HAS HARDENED AND WILL NOT TEAR OR RAVEL WHEN CUT, AND NOT MORE THAN 16 HOURS AFTER PLACEMENT. FREQUENT DEPTH CHECKS OF THE JOINTS BY AN INDEPENDENT QUALITY CONTROL AGENCY ARE RECOMMENDED DURING THE SAW CUTTING OPERATION.
 - EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, OR MANHOLES, UNLESS OTHERWISE NOTED.
 - EXPANSION JOINTS SHALL BE SPACED NO GREATER THAN 75' AND SEALED WITH APPROPRIATE SEALANT TO MINIMIZE MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS.
 - EXPANSION JOINTS TO RUN CONTINUOUSLY THROUGH CURBS.
 - PROVIDE LOAD TRANSFER AT THE INTERFACE BETWEEN AREAS OF CONCRETE PLACED AT DIFFERENT TIMES USING TIED AND KEVED CONSTRUCTION JOINTS. PLACE CONSTRUCTION JOINTS AT PLANNED CONTRACTION JOINT LOCATIONS. (SEE ACI MANUAL OF CONCRETE PRACTICE, PART 2, FOR FURTHER GUIDANCE.)
 - ALL JOINTS SHOULD BE SEALED IN ACCORDANCE WITH ITEM 360 OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - STAGE PAVEMENT CONSTRUCTION SUCH THAT CONSTRUCTION TRAFFIC, INCLUDING CONCRETE TRUCKS, DO NOT TRAVEL ON NEWLY PLACED CONCRETE PAVEMENT UNTIL THE CONCRETE ACHIEVES AT LEAST 75 PERCENT OF THE DESIGN STRENGTH USUALLY 7 DAYS.

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
2800 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TEXAS 78747
PHONE: (512) 646-2270
FAX: (512) 646-2271
TEXAS REGISTERED ENGINEERING FIRM # 928

PROFESSIONAL ENGINEER

ANDREW S. EVANS
90927
7/10/2020

PROJECT NO.	069261000
DATE	NOVEMBER 2018
SCALE	AS SHOWN
DESIGNED BY:	BAB
DRAWN BY:	BAG
CHECKED BY:	ASE

PAVING PLAN

**KOENIG LANE
COMMERCIAL**
1512 WEST KOENIG LANE
AUSTIN, TX 78756

SHEET NUMBER
10
OF 14



**Know what's below.
Call before you dig.**

WARNING
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

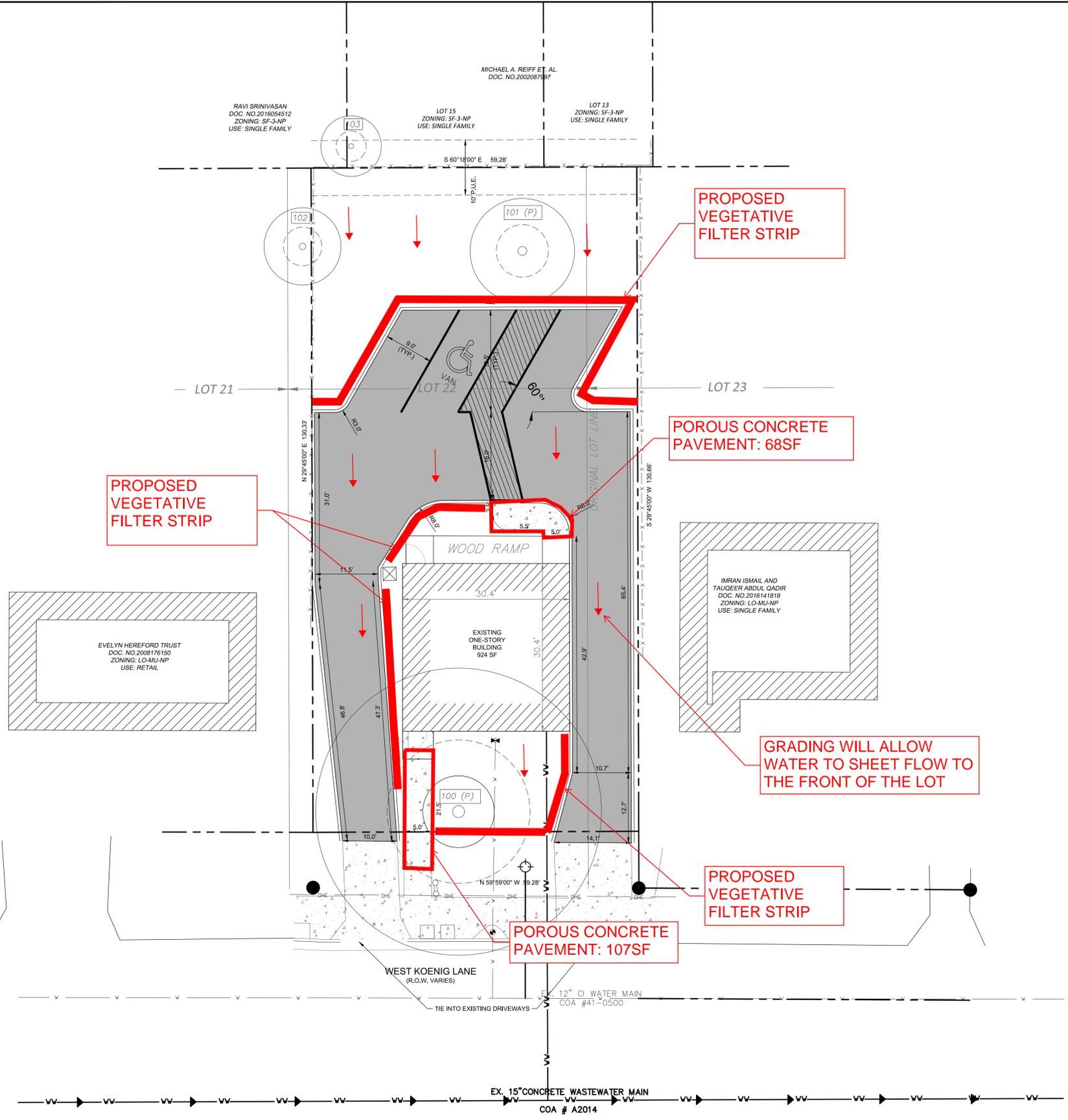
SITE PLAN APPROVAL SHEET 10 OF 14
FILE NUMBER SPC-2018-0547C APPLICATION DATE 11/13/2018
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER Clarissa E. Davis
PROJECT EXPIRATION DATE (ORD #970905-A) _____ DW/PZ _____ DDZ _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING LO-MU-NP

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.

BARB. SERVICE 10/20/2020 10:15 AM
PLOTTED BY: BARB. SERVICE 10/20/2020 10:15 AM
LAST SAVED: 10/20/2020 10:12 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PROPOSED VEGETATIVE FILTER STRIP

PROPOSED VEGETATIVE FILTER STRIP

POROUS CONCRETE PAVEMENT: 68SF

GRADING WILL ALLOW WATER TO SHEET FLOW TO THE FRONT OF THE LOT

PROPOSED VEGETATIVE FILTER STRIP

POROUS CONCRETE PAVEMENT: 107SF

GRAPHIC SCALE IN FEET
0 5 10 20
WHEN PLOTTED AT 24" x 36"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- FL PROPOSED FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED MEDIUM DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET 13.
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 - SCAFFRY AND COMPACT THE EXPOSED SOIL SUBGRADE TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TEST METHOD TEX-113-D. MAINTAIN WATER CONTENTS DURING CONSTRUCTION FROM +1 TO +3% ABOVE THE OPTIMUM WATER CONTENT.
 - PROOF ROLL THE PREPARED SUBGRADE IN ACCORDANCE WITH ITEM 2385 OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS. THE PROOF ROLLING OPERATION SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. ANY SOFT OR WEAK SUBGRADE SHOULD BE OVER-EXCAVATED AND REPLACED WITH PROCESSED ON SITE MATERIAL COMPACTED AS STATED ABOVE.
 - PLACE THE RECOMMENDED THICKNESS OF CRUSHED LIMESTONE FLEXIBLE BASE THAT CONFORMS TO THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM 2105. COMPACT THE FLEXIBLE BASE TO 100% OF THE MAXIMUM DRY DENSITY DETERMINED USING TXDOT TEST METHOD TEX-113-E. HOLD WATER CONTENTS TO WITHIN ±2% OF THE OPTIMUM AND MAINTAIN COMPACTED LIFT THICKNESSES TO 6 INCHES OR LESS.
 - CONSTRUCTION OF HOT MIX ASPHALTIC CONCRETE SHOULD BE IN CONFORMANCE WITH ITEM 340 OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - CONSTRUCTION OF REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT SHOULD BE IN CONFORMANCE WITH ITEM 360 OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - SUPPORT CONCRETE REINFORCEMENT STEEL WITH CHAIRS OR PRECAST CONCRETE BLOCKS ABOUT 1 INCH BELOW THE BOTTOM OF THE PLANNED CONTRACTION JOINTS.
 - SPACE TRANSVERSE AND LONGITUDINAL CONCRETE CONTRACTION JOINTS (INDUCED CRACKS) AT INTERVALS NOT EXCEEDING 15 FEET. THE CONTRACTION JOINT PATTERN SHOULD DIVIDE THE PAVEMENT INTO PANELS THAT ARE APPROXIMATELY SQUARE, WITH THE LENGTH OF ANY PANEL NO MORE THAN 20 PERCENT GREATER THAN WIDTH. DEPTH OF JOINTS MUST BE AT LEAST ONE-QUARTER OF THE SLAB THICKNESS. THE JOINTS MUST BE SAWCUT AS SOON AS THE CONCRETE HAS HARDENED AND WILL NOT TEAR OR RAVEL WHEN CUT, AND NOT MORE THAN 16 HOURS AFTER PLACEMENT. FREQUENT DEPTH CHECKS OF THE JOINTS BY AN INDEPENDENT QUALITY CONTROL AGENCY ARE RECOMMENDED DURING THE SAW CUTTING OPERATION.
 - EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIER, BUILDING WALLS, OR MANHOLES, UNLESS OTHERWISE NOTED.
 - EXPANSION JOINTS SHALL BE SPACED NO GREATER THAN 75' AND SEALED WITH APPROPRIATE SEALANT TO MINIMIZE MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS.
 - EXPANSION JOINTS TO RUN CONTINUOUSLY THROUGH CURBS.
 - PROVIDE LOAD TRANSFER AT THE INTERFACE BETWEEN AREAS OF CONCRETE PLACED AT DIFFERENT TIMES USING TIED AND KEVED CONSTRUCTION JOINTS. PLACE CONSTRUCTION JOINTS AT PLANNED CONTRACTION JOINT LOCATIONS. (SEE ACI MANUAL OF CONCRETE PRACTICE, PART 2, FOR FURTHER GUIDANCE.)
 - ALL JOINTS SHOULD BE SEALED IN ACCORDANCE WITH ITEM 360 OF THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - STAGE PAVEMENT CONSTRUCTION SUCH THAT CONSTRUCTION TRAFFIC, INCLUDING CONCRETE TRUCKS, DO NOT TRAVEL ON NEWLY PLACED CONCRETE PAVEMENT UNTIL THE CONCRETE ACHIEVES AT LEAST 75 PERCENT OF THE DESIGN STRENGTH USUALLY 7 DAYS.

Kimley-Horn

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2600 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TEXAS 78746
PHONE: 512.446.2226
FAX: 512.446.2226
TEXAS REGISTERED ENGINEERING FIRM F-928

ANDREW S. EVANS
90927
LICENSED PROFESSIONAL ENGINEER
10/10/2020

PROJECT No:	08261600
DATE:	NOVEMBER 2018
SCALE:	AS SHOWN
DESIGNED BY:	BAB
DRAWN BY:	BAB
CHECKED BY:	ASE

PAVING PLAN

KOENIG LANE COMMERCIAL
1512 WEST KOENIG LANE
AUSTIN, TX 78756

SITE PLAN APPROVAL SHEET 10 OF 14
FILE NUMBER SPC-2018-0547C APPLICATION DATE 11/13/2018
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER Clarissa E. Davis
PROJECT EXPIRATION DATE (ORD#970905-A) DWVP2 DIDZ

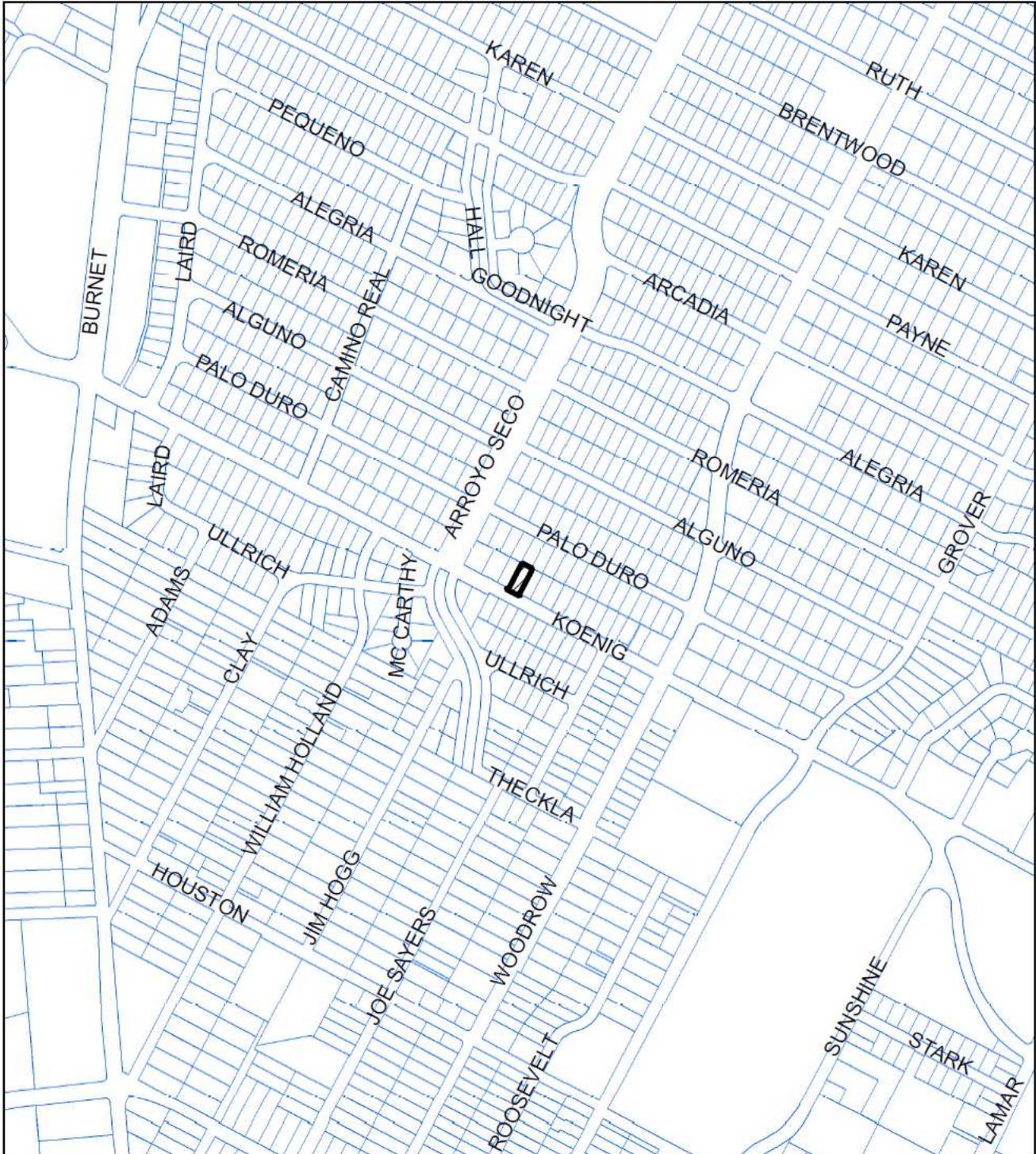
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING LO-MU-NP

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.

WARNING
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.





-  Subject Tract
-  Base Map

CASE#: SP-2019-0561C
 LOCATION: 1512 1/2 W KOENIG LN

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.