

**PLANNING COMMISSION
SITE PLAN – COMPATIBILITY VARIANCES ONLY**

CASE NUMBER: SP-2020-0282C **PLANNING COMMISSION**
HEARING DATE: February 9, 2021

PROJECT NAME: Austin ENT South Clinic

ADDRESS: 6503 Menchaca Road

APPLICANT: Attn: Dr. Taylor H. Shepard (512) 444-7944
ENT Real Estate, LP
3106 Harris Blvd.
Austin, TX 78703

AGENT: Baeza Engineering, PLLC (512) 400-4207
9701 Brodie Lane #203
Austin, TX 78748

CASE MANAGER: Randall Rouda (512) 974-3338
Randall.Rouda@austintexas.gov

NEIGHBORHOOD PLAN: Garrison Park Area

PROPOSED DEVELOPMENT:

The applicant is proposing to develop two vacant lots, zoned LO-NP (Limited Office – Neighborhood Plan) into a two story medical office building with ground floor parking. Total gross floor area is 9,850 square feet, with a total of 50 parking spaces (including 2 ADA spaces) and a bike rack. The site will have a single driveway accessing Menchaca Road. Public sidewalk improvements are proposed along Menchaca Road. One variance from compatibility setback requirements is being requested.

DESCRIPTION OF VARIANCE:

- 1) From 25 feet to seven feet for the easterly setback. [LDC § 25-2-1063]

SUMMARY STAFF RECOMMENDATION:

The applicant proposes to place a variety of drainage and water quality improvements within the 25 foot compatibility setback. The encroaching improvements are all flush to the ground. The drainage improvements begin at the easterly edge of the building, approximately 33 feet west of the property line and extend over the compatibility setback. With the exception of the pond outlet structure, all drainage and water quality improvements are a minimum of 15 feet from the adjacent properties and are screened from view by a raised berm and landscaping. The outlet structure is built into the easterly slope of the berm at approximately seven feet from the property line and is screened from view with landscaping. In total, approximately 325 square feet of concrete and gravel improvements are located within the compatibility setback.

There are two SF-3NP zoned parcels adjacent to the compatibility setback. One adjacent parcel is developed with a single story religious assembly (church) use. The other adjacent property is developed with a single family residence. That residence is located toward the front of the parcel where it does not appear to directly overlook location of the proposed drainage facilities.

The proposed medical office is an allowed use in the LO-NP Zone. The use and form – being two-story construction with adequate parking, accessible sidewalks and a planting zone is consistent with Imagine Austin’s goals of creating complete communities with compact and connected development in an appropriately walkable environment, while preserving the character and history of its places, and creating economically mixed and diverse neighborhoods with a range of housing options.

Based on these findings and proposed design of the project, staff recommends approval of the requested compatibility variance.

The site plan complies with all other compatibility standards.

PROJECT INFORMATION

TOTAL SITE AREA	32,191 sq. ft.	0.739 acres	
EXISTING ZONING	LO-NP		
PROPOSED ZONING	LO-NP		
WATERSHED	Williamson Creek (Suburban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Menchaca Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	0.7:1	N/A	0.31:1
BUILDING COVERAGE	50%	N/A	30.6%
IMPERVIOUS COVERAGE	80%	N/A	68.33%
PARKING	50	N/A	50

COMPATIBILITY

The subject site is bordered by single-family residential zoning and land uses, to the east. The proposed drainage improvements within the 25 foot setback are typical for urban projects and do not include any vertical construction components. Landscaping and a proposed berm will limit direct visibility of the improvements from adjacent parcels. The two properties which establish the compatibility setback requirement are developed with a religious assembly (church) and single family residence. The properties to the north, south and east are generally zoned LO-NP and GR-NP (Community Commercial).

The site complies with all other compatibility standard requirements.

EXISTING ZONING AND LAND USES

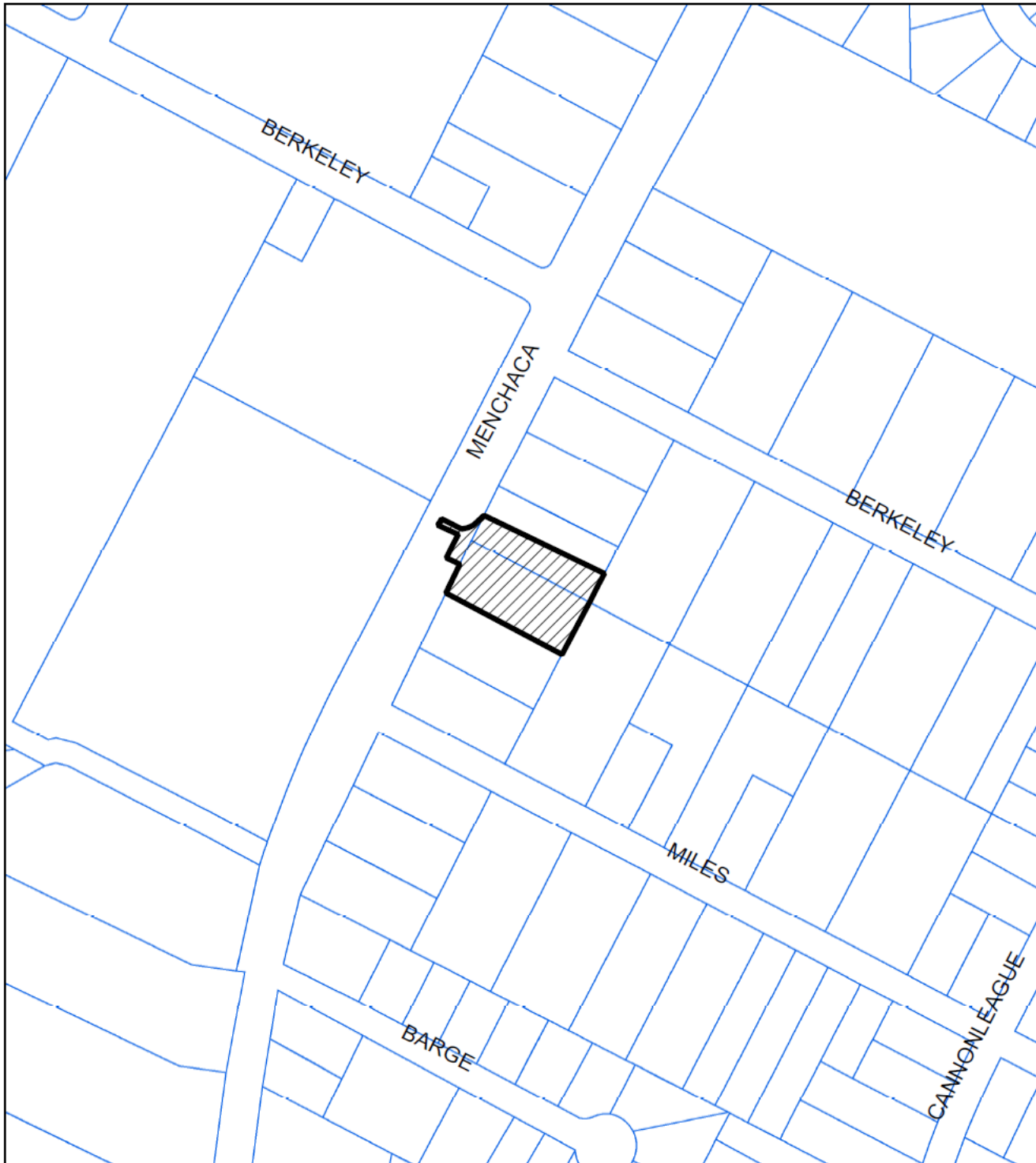
	ZONING	LAND USES
<i>Site</i>	LO-NP	Vacant
<i>North</i>	LO-NP	Professional office, Single family residence
<i>South</i>	GR-NP, LO-NP	Personal service (barber), Single family residence
<i>East</i>	SF-3-NP	Single family residence(s), Religious assembly
<i>West</i>	GR-NP	Menchaca Road, then multifamily residential



ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Menchaca Road	94 feet	42 feet	Suburban

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Bike Austin
Cherry Creek Southwest Neighborhood Association (CCSWNA)
Cherry Creek Village Neighborhood Association
Friends of Austin Neighborhoods
Go Austin Vamos Austin
Headwaters School
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Oak Hill Trails Association
Onion Creek Homeowners Assoc.
Preservation Austin
SelTexas
Sierra Club, Austin Regional Group
South Austin Neighborhood Alliance (SANA)
Travis County Natural Resources



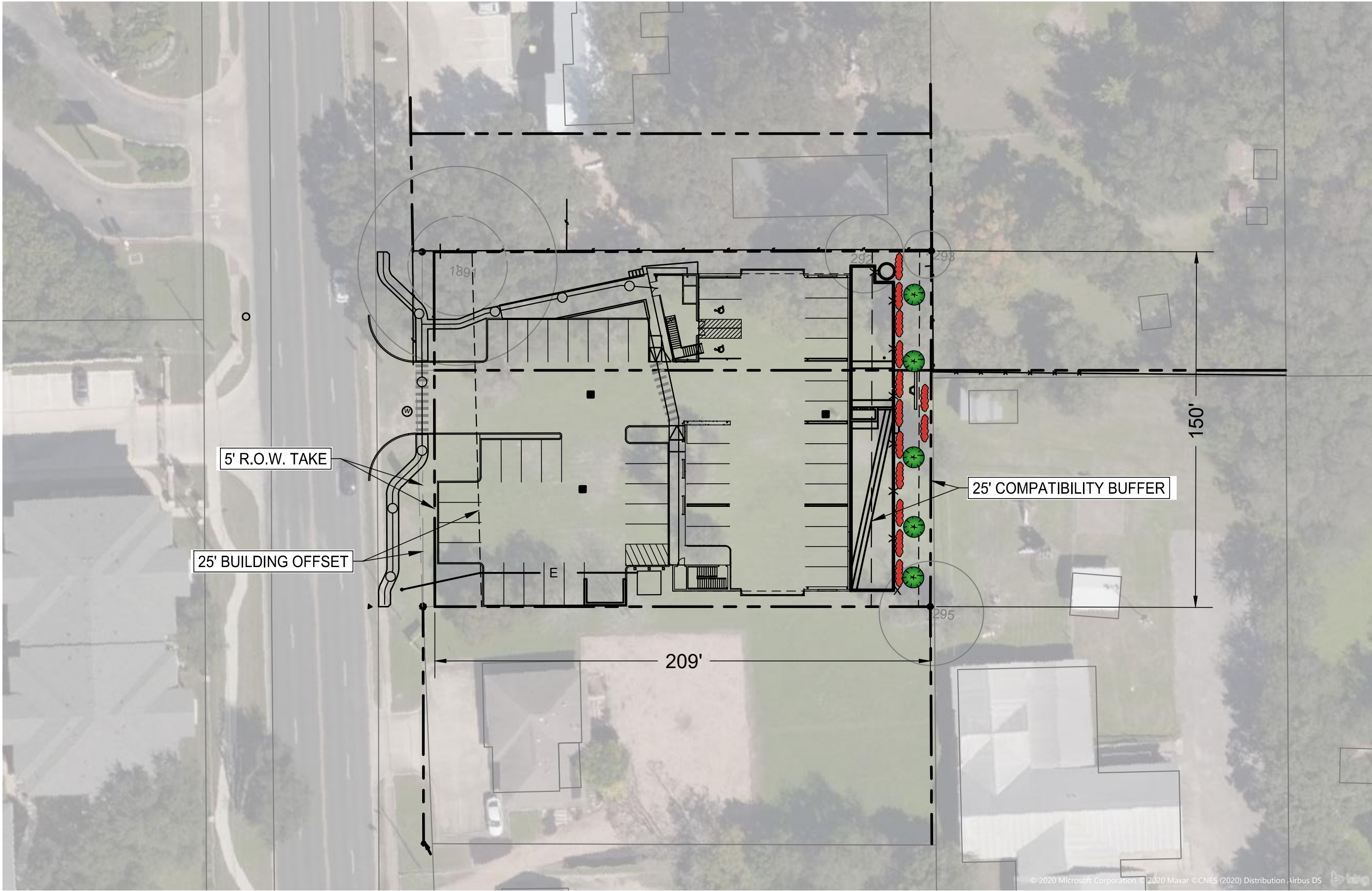
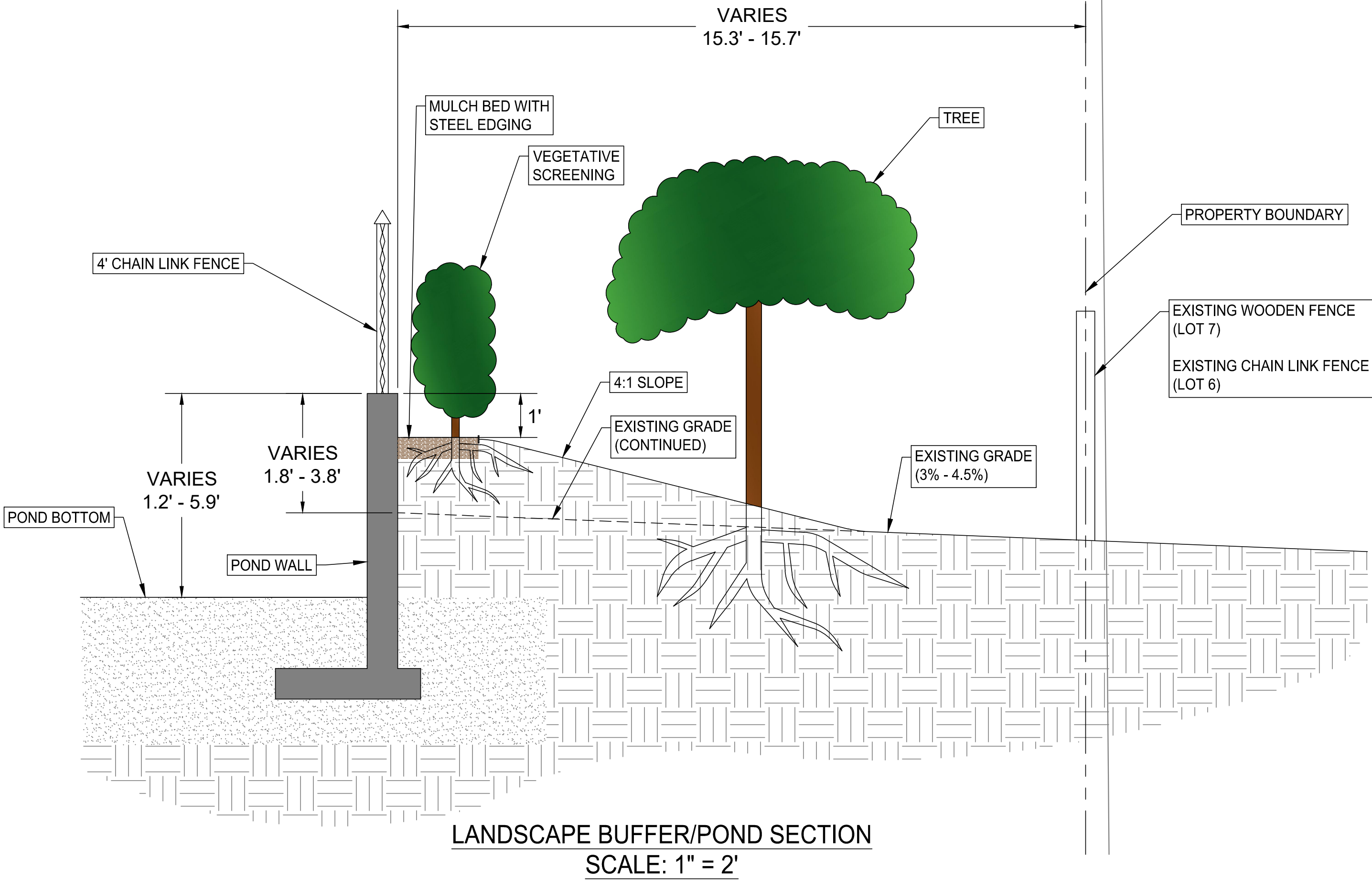
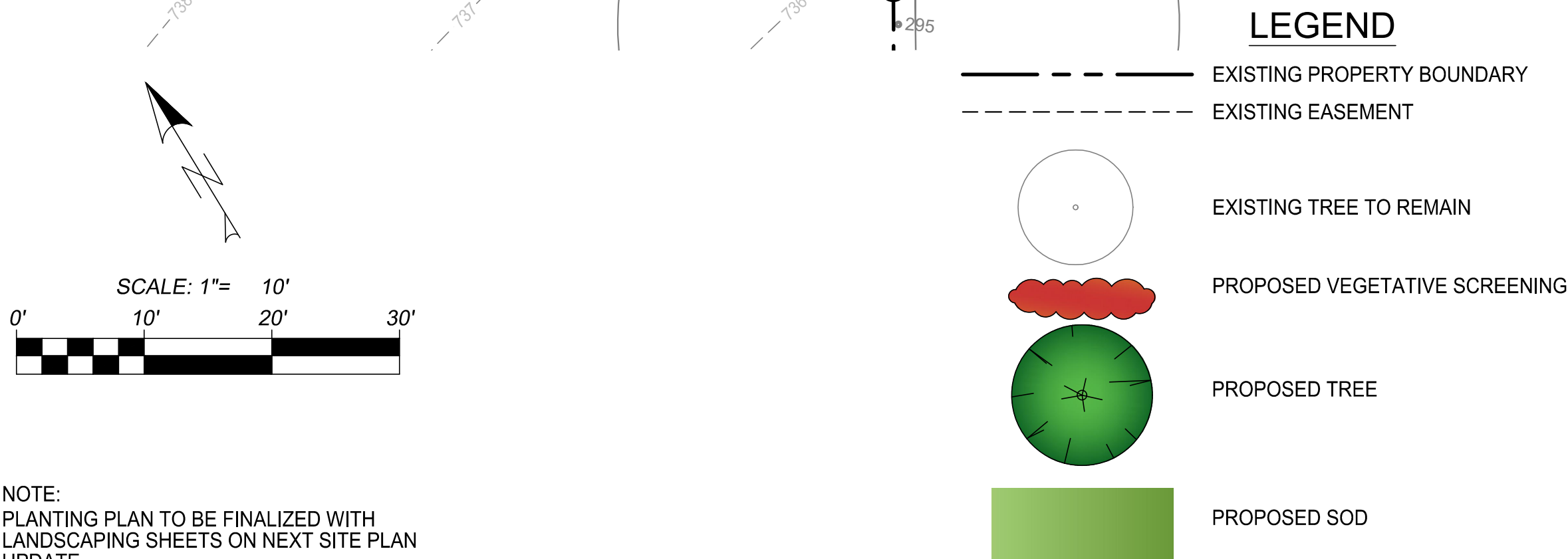
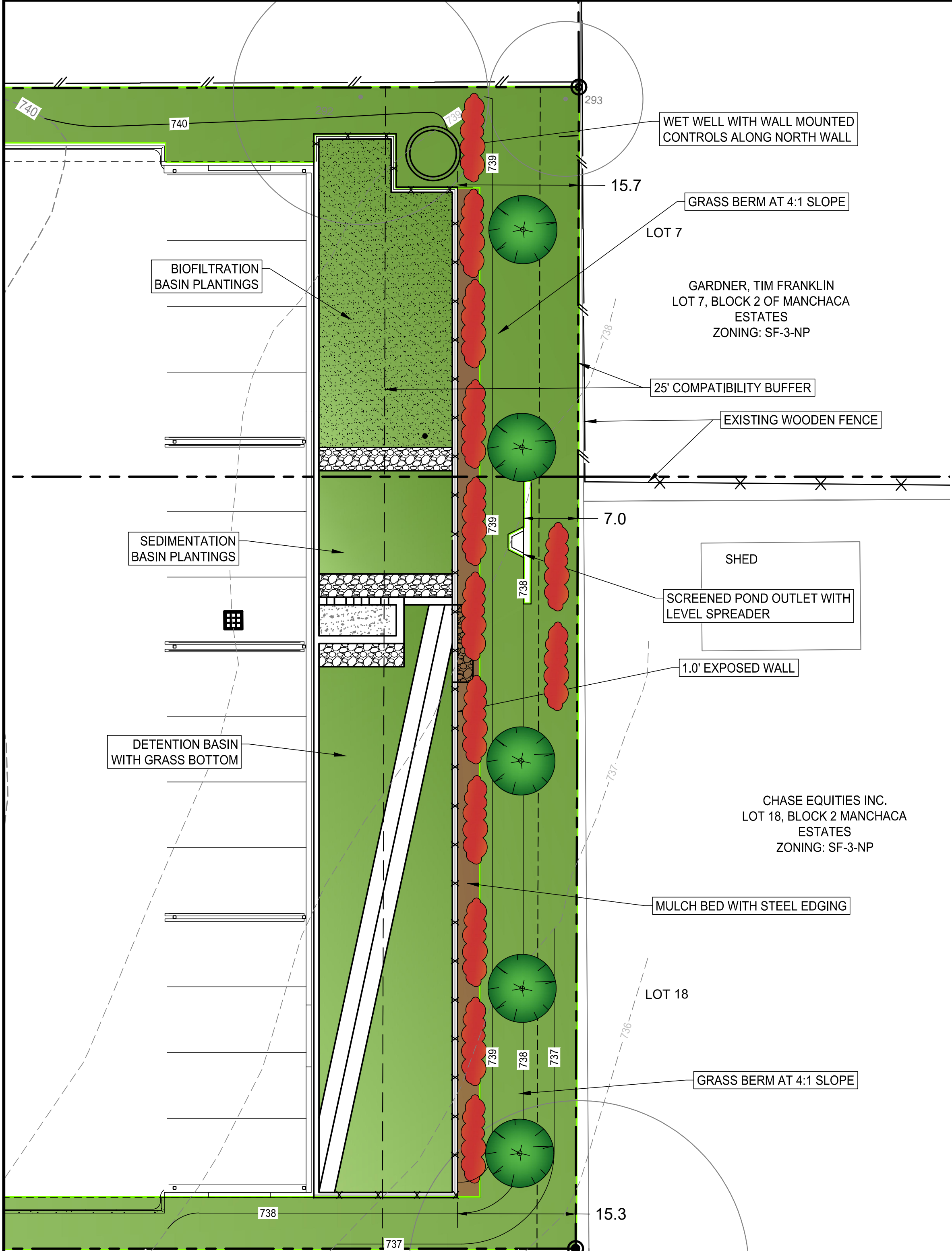
 Subject Tract
 Base Map

CASE#: SP-2020-0282C
LOCATION: 6503 MENCHACA RD



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 Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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SUBJECT THE INFRINGER TO DAMAGES AND/OR
JUDICIAL ACTION AS PROVIDED BY FEDERAL LAW.

**BAEZA
ENGINEERING**

CIVIL ENGINEERING | PROJECT MANAGEMENT
9701 BRODIE LN # 203, AUSTIN, TEXAS 78748
OFFICE: (512) 400-4207
TBPE FIRM REGISTRATION F-195689

ENGINEER'S SEAL:

PROJECT:

AUSTIN E.N.T.
SOUTH CLINIC

ADDRESS:

6503 MENCHACA RD
AUSTIN, TX 78741

OWNER:

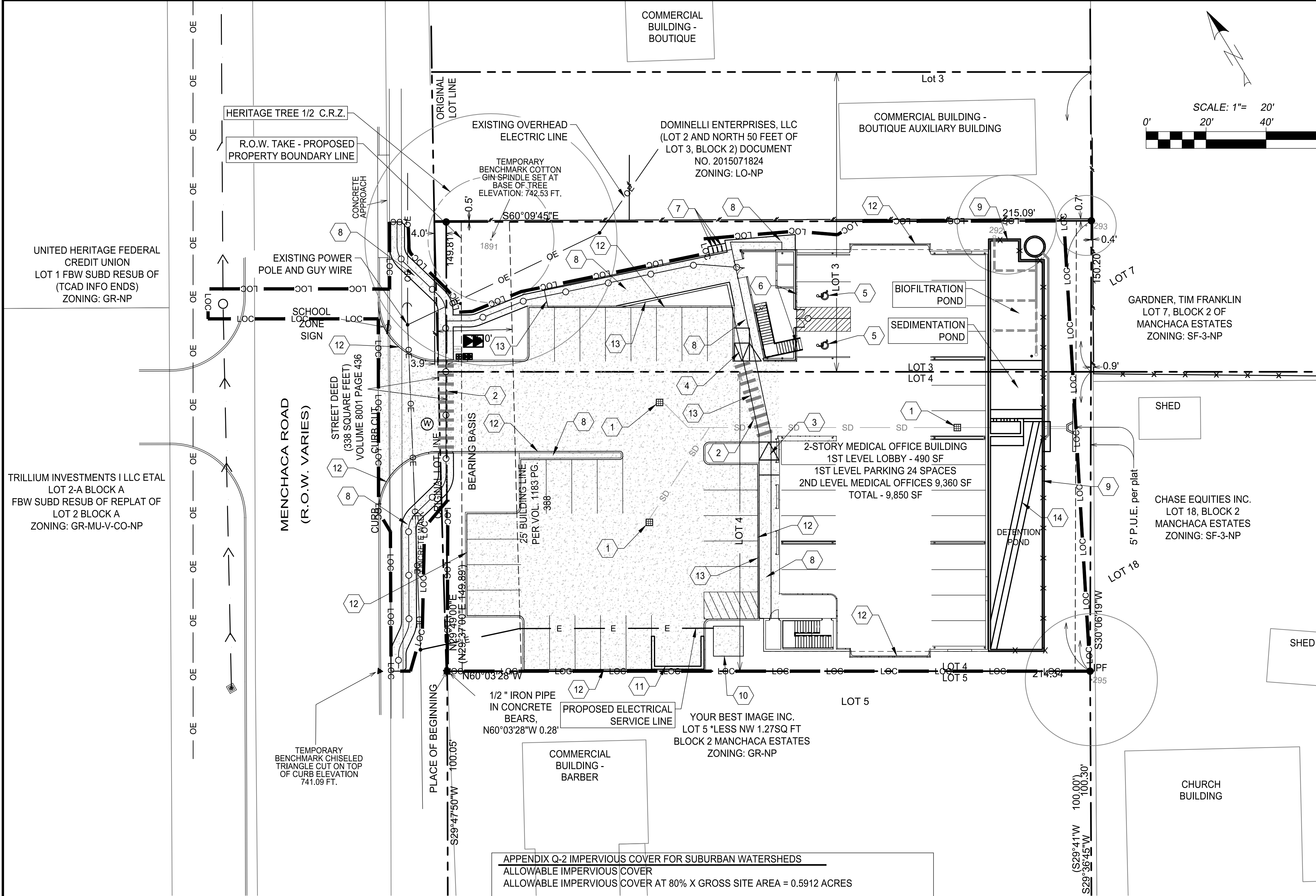
ENT
REAL ESTATE, LP

DESIGN: BL CHECKED SB

DATE: 11/16/2020

PROJ # 20002

LANDSCAPE BUFFER
EXHIBIT
SHEET
01 OF 01



- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EASEMENT/R.O.W. TAKE
 - A.D.A. ACCESSIBLE ROUTE
 - EXISTING TREE TO REMAIN
 - PROPOSED CONCRETE PAVEMENT
- 2' x 2' GRATE INLET (SEE DETAIL SHEET 10)
 - CROSSWALK STRIPING
 - TYPE IB CURB RAMP (SEE DETAIL SHEET 10)
 - TYPE IA CURB RAMP WITH RIGHT FLARE (SEE DETAIL SHEET 10)
 - ACCESSIBLE PARKING SPACE STRIPING (SEE DETAIL SHEET 10)
 - WALL MOUNTED VAN ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET 10)
 - BICYCLE RACK
 - CONCRETE PAVEMENT
 - CHAIN LINK FENCE
 - TRANSFORMER PAD
 - DUMPSTER ENCLOSURE
 - CURB AND GUTTER
 - BUILDING OVERHANG/SHADED WALKWAY
 - CONCRETE TRICKLE CHANNEL

- COMPATIBILITY NOTES:**
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (LDC 25-2-1064). SECURITY LIGHTING IS NOT REQUIRED TO BE HOODED OR SHIELDED (ILA 2.6).
 - 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.
 - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12) WILL BE PROHIBITED.
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
 - 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.

- ACCESSIBILITY NOTES:**
- 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]
 - 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.
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
 - ALL TREE BRANCHES OVERHANGING ACCESSIBLE ROUTES SHALL BE TRIMMED TO A MINIMUM 80" IN HEIGHT, IN ACCORDANCE WITH ADA REQUIREMENTS.

- 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 PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING, DEMOLITION, SIGNAGE, OR RELOCATION PERMITS APPROVAL.
 - ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
 - WATER & WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY (AWU).
 - A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR AND INSTALLATION OF EROSION AND SEDIMENTATION CONTROLS IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - NO UNIFIED DEVELOPMENT AGREEMENT OR OTHER RESTRICTIVE COVENANT APPLIES TO THIS SITE.
 - SCREENING FOR THE ON-SITE DUMPSTER AREA WILL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.

APPENDIX Q-2 IMPERVIOUS COVER FOR SUBURBAN WATERSHEDS				
ALLOWABLE IMPERVIOUS COVER				
ALLOWABLE IMPERVIOUS COVER AT 80% X GROSS SITE AREA = 0.5912 ACRES				
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
TOTAL ACREAGE 15-25% = 0% X 10% = 0%				
PROPOSED TOTAL IMPERVIOUS COVER				
TOTAL PROPOSED IMPERVIOUS COVER = 0.5107 ACRES = 69.08%				
PROPOSED IMPERVIOUS COVER ON SLOPES				
SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER		ACRES
		BUILDING/OTHER I.C.	DRIVEWAY	
0-15%	0.739	0.255	68.33%	0.250
15-25%	0	0	0	0
25-35%	0	0	0	0
OVER 35%	0	0	0	0

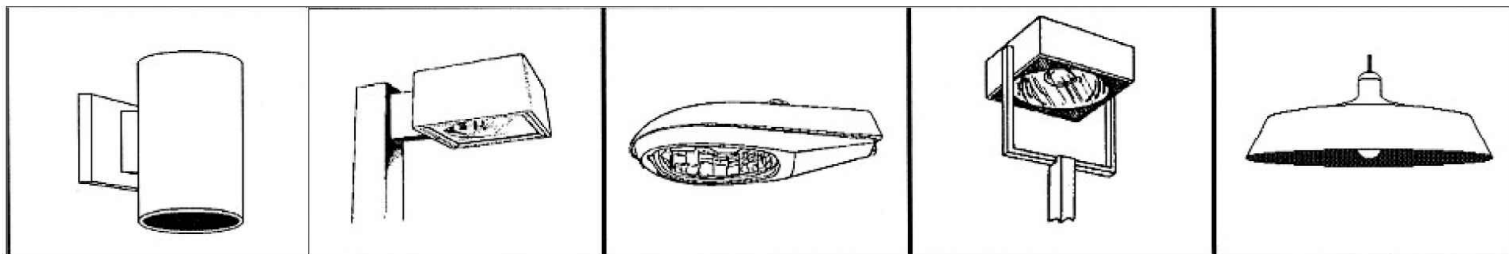


Figure 34:
Examples of fully-shielded light fixtures.

BUILDING INFORMATION		
GROSS SITE AREA	0.739 ACRES	
ZONING	LO-NP	
PROPOSED LAND USE	MEDICAL OFFICE	
BUILDING TYPE	MEDICAL OFFICE / COVERED PARKING	
NUMBER OF STORIES	2	
LIMITS OF CONSTRUCTION	0.804 ACRES	
	ALLOWED	PROPOSED
BUILDING COVERAGE (SF)	16,095 SF	9,841 SF
BLDG. COVERAGE %	50%	30.6 %
GROSS BUILDING AREA (SF)	22,534 SF	9,850 SF
FLOOR-TO-AREA RATIO	0.7:1	0.31:1
IMPERVIOUS COVER	22,534 SF	22,007 SF
IMPERVIOUS COVER (%)	80%	68.33%
BUILDING HEIGHT	40 FT	30 FT

PARKING SUMMARY	
GROSS BUILDING AREA	9,850 SF
ZONING	LO-NP
PARKING RATIO PER ZONING	1 STALL / 200 S.F.
PARKING STALLS REQUIRED	50 STALLS
PARKING STALLS PROVIDED (TOTAL)	50 STALLS
ACCESSIBLE PARKING SPOTS REQUIRED	2 STALLS
ACCESSIBLE PARKING SPOTS PROVIDED	2 STALLS
*ALL ACCESSIBLE PARKING SPOTS PROVIDED ARE VAN ACCESSIBLE	

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 08 of 25

FILE NUMBER: SP-2020-0282C APPLICATION DATE: 07/13/2020

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 RANDALL ROUDA

PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: LO-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.

NO.	REVISION	DATE

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AUSTIN, TX 78741

OWNER:

ENT
REAL ESTATE, LP

DESIGN: BL CHECKED SB

DATE: 11/30/2020

PROJ # 20002

SITE PLAN

SHEET
08 OF 25