

**ZONING AND PLATTING COMMISSION
HILL COUNTRY ROADWAY
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2022-0307C **ZAP COMMISSION DATE:** July 18, 2023

PROJECT NAME: Fire & EMS Station – Canyon Creek

ADDRESS: 9804 N FM 620 Rd

DISTRICT: 10

WATERSHED: Lake Travis (Water Supply Rural)

AREA: 16.38 acres

APPLICANT: Michelle Noriega
City of Austin Public Works Department
PO Box 1088
Austin, TX 78767

AGENT: Sarah Gill
GarzaEMC
7708 Rialto Blvd, Ste. 125
Austin, TX 78735

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: GR-CO

PROPOSED USE: The applicant proposes to construct a Fire and EMS station with associated improvements within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor. The project is located towards the front of the site in the GR-MU-CO district.

REQUEST: The site is located within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

WAIVER REQUEST: The applicant is requesting a waiver to adjust building placement per 25-2-1023.

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this site plan, and supports the waiver to the Hill Country Roadway Buffer requirement described in LDC 25-2-1023 for SPC-2022-0307C based on the facts of the project. Building placement is set in an existing clearing and as such the impact to trees and existing vegetation and topography is minimized. Furthermore, it is preferable that the emergency services facility be located near the road to decrease emergency response time and to be clearly visible and accessible to the public.

The site plan complies with all other applicable requirements of the Land Development Code

including all Hill Country Roadway Corridor development regulations. All design-based comments have been cleared. The question is to grant or deny; additional conditions may not be imposed.

ZONING AND PLATTING COMMISSION ACTION: NA

LEGAL DESCRIPTION: ABS 478 SUR 455 LIVINGSTON AE ACRE 4.656, ABS SUR 455 LIVINGSTON AE ACRE 10.74, ABS 478 SUR 455 LIVINGSTON AE ACRE 0.9800

EXIST. ZONING: GR-CO

PROPOSED USE: Fire & EMS Station

ALLOWED F.A.R.: 0.25:1

PROPOSED F.A.R.: .02:1

ALLOWED HEIGHT: 28'

PROPOSED HEIGHT: 28'

MAX. BLDG. COVERAGE: 75%

PROPOSED BLDG. CVRG: 1%

MAX. IMPERV. CVRG.: 20%

PROPOSED IMP. CVRG.: 3.98%)

MIN. REQ. HC NATURAL AREA: 6.42 ac

PROVIDED: 13.77 ac

REQUIRED PARKING: 14

PROPOSED PARKING: 23

Environmental: This site is located in the Lake Travis watershed, and is subject to Water Supply Rural Watershed regulations. All environmental comments have been addressed and cleared.

Transportation: Access to the proposed site will be taken from N FM 620. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: Commercial retail (GR-CO and ETJ)

East: FM 620, then multifamily (MF-2-CO)

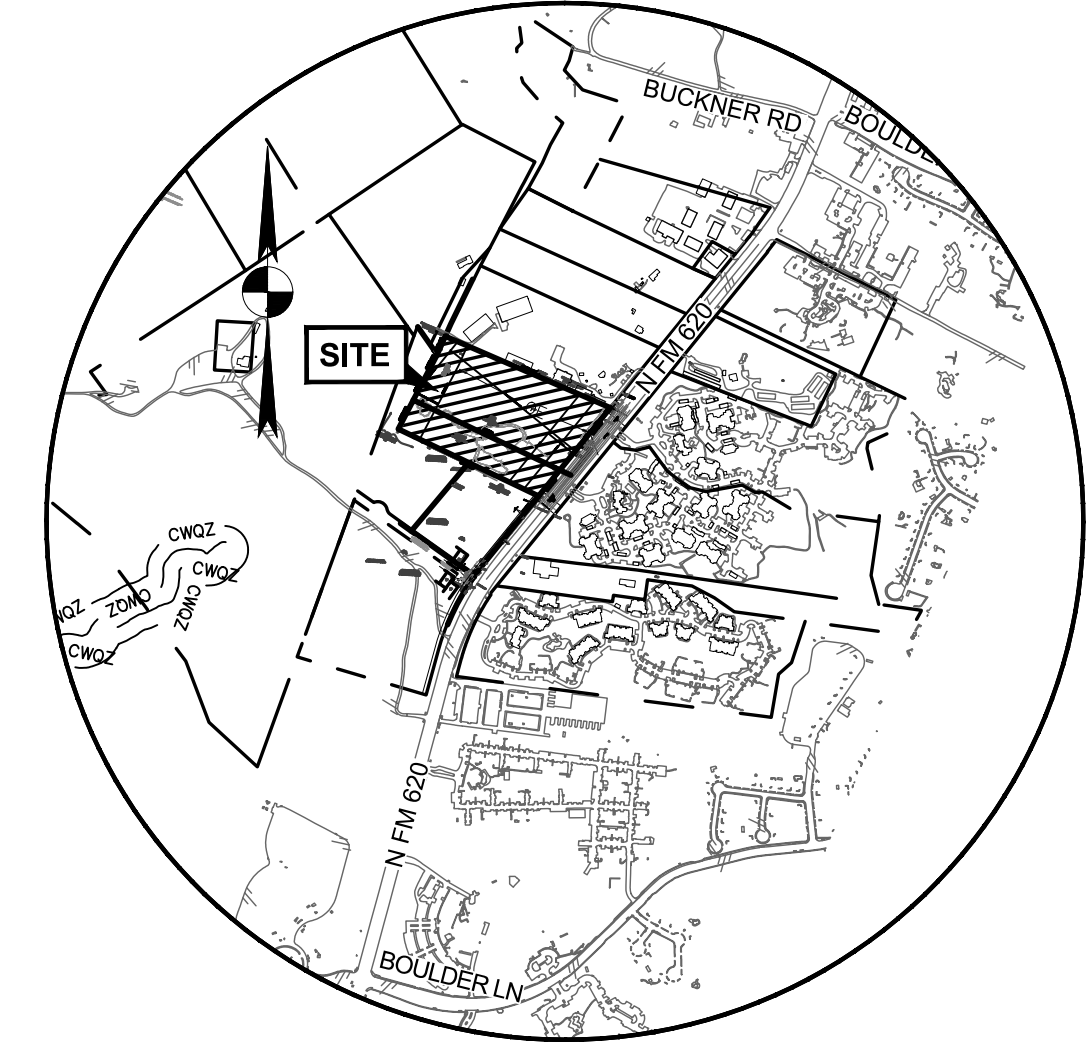
West: Preserve and single-family (DR and ETJ)

South: Single-family (I-RR)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 620	156'	85'	Highway

NEIGHBORHOOD ORGANIZATION:

Austin Lost & Found Pets
 Austin Regional Group
 Friends of Austin Neighborhoods
 Leander ISD Population & Survey Analysts
 Neighborhood Empowerment Foundation
 SEL Texas
 Sierra Club
 The Parke HOA
 Travis County Natural Resources
 Volente Neighborhood Association



VICINITY MAP (MAPSCO GRID #432Z, 462D)
N.T.S.

OWNER: CITY OF AUSTIN
P.O. BOX 1088
AUSTIN, TX 78767
(512) 974-1169

ARCHITECT: PGAL
2222 WESTERN TRAILS BLVD
AUSTIN, TX 78745
(512) 236-1005

ENGINEER: GARZAEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

LANDSCAPE ARCHITECT: STUDIO BALCONES
702 SAN ANTONIO STREET
AUSTIN, TX 78701
(512) 383-8815

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LAKE TRAVIS WATERSHED WHICH IS CLASSIFIED AS A RURAL WATERSHED. THIS PROJECT IS LOCATED INSIDE THE EDWARD'S AQUIFER RECHARGE ZONE ACCORDING TO THE CITY OF AUSTIN BUT NOT PER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY.

FLOODPLAIN INFORMATION:

THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBERS 48453C0230J AND 48453C0240J, REVISED JANUARY 6, 2016.

LEGAL DESCRIPTION:

APPROXIMATELY 4.655 ACRES OF LAND, MORE OR LESS, OUT OF THE A.E. LIVINGSTON SURVEY, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS RECORDED BY DEED NO. 2018189142
APPROXIMATELY 11.72 ACRES OF LAND, MORE OR LESS, OUT OF THE A.E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS, RECORDED BY DEED NO. 2018189253

BENCHMARK NOTE:

TBM "A": RAILROAD SPIKE SET IN A POWER POLE LOCATED ± 345 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON:

ELEVATION: 1028.22 FEET NAVD 88

TBM "B": CHISELED SQUARE IN CONCRETE SET LOCATED ± 118 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON:

ELEVATION: 1024.66 FEET NAVD 88

ZONING ORDINANCE No.: 20060727-131 AND 20220324-066



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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ENVIRONMENTAL NOTES:

1. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.

GENERAL NOTES:

1. 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.
2. 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 UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO CHANGE OR MODIFY EROSION/SEDIMENTATION CONTROLS. PER SECTION 25-8-183 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
4. THE PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-8-152]
5. 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.
6. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
7. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]
8. ALL BUILDINGS WILL REQUIRE SILVER LEED CERTIFICATION. COORDINATE WITH PETER DAVIS, LEED PROJECT MANAGER, 974-7267, AND PROVIDE DOCUMENTATION OF LEED REQUIREMENT.
9. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND/OR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.

TRAFFIC CONTROL NOTES:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF TEMPORARY TRAFFIC CONTROL STRATEGY WITH FULL UNDERSTANDING THAT, AT A MINIMUM IF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZE THAT REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

AUSTIN WATER NOTES:

1. RECORDATION OF PUBLIC DECLARATION OF USE FOR WATER AND WASTEWATER SHALL BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODES	2021 INTERNATIONAL FIRE CODE 2021 WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI (GPM)	2500
INTENDED USE	CIVIC - FIRE STATION
CONSTRUCTION CLASSIFICATION	II-B
BUILDING FIRE AREA (S.F.)	13963
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI	1000
AFD FIRE HYDRANT FLOW TEST DATE	02/06/2022
AFD FIRE HYDRANT FLOW TEST LOCATION	11900 BAY HEIGHTS WAY
HIGH RISE	NO
ALTERNATIVE METHOD OF COMPLIANCE	NO

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, BRYANT R. BELL, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE NO. : SPC-2022-0307C

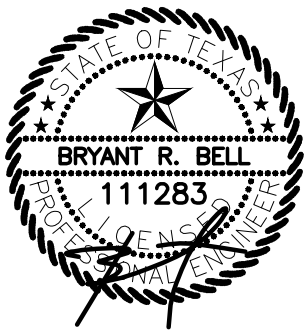
ADDRESS : 9804 N FM 620 ROAD AUSTIN, TX 78726

SUBMITTAL DATE : JUNE 8, 2022

SUBMITTED BY :

BRYANT R. BELL, P.E.
GARZAEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

DATE



05.26.2023

SHEET INDEX	
SHEET NO.	DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES
03	AWU INFORMATION AND NOTES
04	SURVEY SHEET 1 – EXISTING CONDITIONS
05	SURVEY SHEET 2 – EXISTING CONDITIONS
06	SURVEY SHEET 3 – EXISTING CONDITIONS
07	DEMOLITION PLAN
08	DEMOLITION EROSION AND SEDIMENTATION CONTROL PLAN
09	EROSION AND SEDIMENTATION CONTROL PLAN
10	EROSION AND SEDIMENTATION CONTROL PLAN DETAILS
11	SLOPE MAP
12	SITE PLAN
13	SITE PLAN DETAILS
14	EXISTING DRAINAGE AREA MAP
15	PROPOSED DRAINAGE AREA MAP
16	GRADING PLAN
17	DRAINAGE PLAN
18	GRADING AND DRAINAGE PLAN DETAILS
19	DETENTION POND PLAN
20	RAIN GARDEN PLAN 1
21	RAIN GARDEN DETAILS
22	PUBLIC WASTEWATER PLAN & PROFILES
23	PUBLIC WATER PLAN & PROFILES
24	UTILITY SERVICE PLAN & PROFILES
25	UTILITY PLAN DETAILS SHEET 1
26	UTILITY PLAN DETAILS SHEET 2
27	OVERALL SITE PLAN
28	LANDSCAPE PLAN
29	LANDSCAPE NOTES AND CALCULATIONS
30	LANDSCAPE TREE REMOVAL LIST
31	LANDSCAPE DETAILS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

APPROVED FOR ACCEPTANCE:

DEVELOPMENT SERVICES DEPARTMENT DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

AUSTIN WATER UTILITY DEPARTMENT DATE

INDUSTRIAL WASTE DATE

CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
SPECIAL SERVICES DIVISION
(512) 972-1060

AUSTIN WATER UTILITIES NOTES:

THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT INCLUDES 1 PRIVATE HYDRANT.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 01 of 31
FILE NUMBER: SPC-2022-0307C APPLICATION DATE: JUNE 8, 2022
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF
CHAPTER 98-2 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER C. BARTON-HOLMES
PROJECT EXPIRATION DATE (ORD.#970905-A) DWFZ DDZ

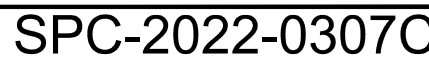
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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.

SHEET

01

OF 31





RENDERING: PERSPECTIVE VIEW





RENDERING: VIEW OF ENTRY AND VISITOR PARKING





RENDERING: VIEW FROM FM 620





STUDIO
BALCONES