

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

CASE: SP-2022-0407D

ZAP COMMISSION DATE: 14/11/2023

PROJECT NAME: QuikTrip No. 4141

APPLICANT: Jason Bass, Halff Associates

AGENT: Dave Anderson

ADDRESS OF SITE: 12500 FM 969 Road, Austin, TX 78724

COUNTY: Travis

AREA: 4.2

WATERSHED: Elm Creek **JURISDICTION:** ETJ

EXISTING ZONING: NA

PROPOSED DEVELOPMENT: Gas station with associated improvements

DESCRIPTION OF VARIANCE:

The applicant requests the following:

1. Request to vary from LDC
 - 25-8-302(A)(2) to allow parking areas on slopes in excess of 15 percent;
 - 25-8-342 to allow fill greater than 4 feet, to 8 feet, on a slope greater than 15 percent;
 - 25-8-341 to allow cut greater than 4 feet, to 13 feet.

STAFF RECOMMENDATION:

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

ENVIRONMENTAL BOARD ACTION:

18/10/2023: The Environmental Board voted in 9 favor, 0 against, 2 absentia, with the following conditions: Onsite Rain garden Landscaping (Landscaping is not required in the ETJ)

- The addition of 51 native/adapted trees to the site.
- The addition of 486 native/adapted shrubs to the site.
- The replacement of all Bermuda sod with 609S seeding

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli **PHONE:** 512-974-1879

CASE MANAGER: Gabriel Guerrero

PHONE: 512-974-



ENVIRONMENTAL COMMISSION RECOMMENDATION 20231018-002

Date: October 18, 2023

Subject: QuikTrip No. 414 (SP-2022-0407D)

Motion by: Perry Bedford

Second by: Dave Sullivan

WHEREAS, the Environmental Commission recognizes the applicant is requesting to vary from 1. LDC 25-8-302(A)(2) to allow parking areas on slopes in excess of 15 percent; 2. LDC 25-8-342 to allow fill greater than 4 feet, to 8 feet on a slope greater than 15 percent; and LDC 25-8-341 to allow cut greater than 4 feet to 13 feet; and

WHEREAS, the Environmental Commission recognizes the site is located within Elm Creek, Suburban Watershed, Desired Development Zone; and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance as the findings of fact have been met with the following conditions:

Onsite Rain garden Landscaping (Landscaping is not required in the ETJ)

- The addition of 51 native/adapted trees to the site.
- The addition of 486 native/adapted shrubs to the site.
- The replacement of all Bermuda sod with 609S seeding; and

WHEREAS the applicants seem to be amenable to better environmental conditions such as possible Dark Skies Lighting where practical and installing charging stations for electric vehicles.

THEREFORE, the Environmental Commission recommends the requested variance.

Vote: 9-0

For: Perry Bedford, Richard Brimer, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Haris Qureshi, Melina Schiera, and David Sullivan

Against: None

Abstain: None

Absent: Kevin Ramberg and Jennifer Bristol

Attest:

Kaela Champlin, Environmental Commission Liaison



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: QuikTrip No. 4141

Ordinance Standard: Comprehensive Watershed Ordinance

Variance Request: To vary from LDC

- 25-8-302(A)(2) to allow parking areas on slopes in excess of 15 percent;
- 25-8-342 to allow fill greater than 4 feet, to 8 feet, on a slope greater than 15 percent;
- 25-8-341 to allow cut greater than 4 feet, to 13 feet.

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 The variance will not be providing a special privilege to the applicant. The proposed development is similar to other developments on sites that are constrained by areas of high erosion that cannot be avoided and must be filled in.

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 The variance is not required due to the method chosen by the applicant to develop the property. The variance is necessitated by

- the deep erosion in the waterway, which has created the steep slopes on which development is restricted.
- The depth of the eroded waterway that must be filled in order to achieve reasonable use of the property.
- The cut needed to create positive flow for the drainage bypass channel.

Greater overall environmental protection may be achieved than would have been proposed without this variance through the addition of an onsite rain garden and of landscaping, which is not required in the ETJ. Bermuda grass sod will be replaced with 609S native seeding. Also, 51 native/adapted trees and 486 native/adapted shrubs will be planted.

- 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; and

Yes / No The lot is constrained by a narrow area of high erosion in the middle of a narrow lot. The site has been designed to avoid grading in steeply sloped areas to the extent practicable.

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

Yes / No The site plan for this development meets the requirements for water quality and detention. A rain garden has been added to the plans, and native landscaping is proposed. All cut/fill will be structurally contained, minimizing the potential for erosion. The proposal does not create a significant probability of harmful environmental consequences.

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 The water quality pond is designed to meet current code requirements. Additionally, a full filtration rain garden and native landscaping have been added to the design.

The Land Use Commission may grant a variance from a requirement of Article 7, Division 1 (Critical *Water Quality Zone Restrictions*), after determining that:

- B. Additional Land Use Commission variance determinations for a requirement of Article 7, Division 1 (Critical *Water Quality Zone Restrictions*):

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

N/A

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

N/A

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


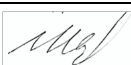

N/A

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

Onsite Rain garden

Landscaping (Landscaping is not required in the ETJ.)

- The addition of 51 native/adapted trees to the site.
- The addition of 486 native/adapted shrubs to the site.
- The replacement of all Bermuda sod with 609S seeding.

Environmental Reviewer (DSD)	 (Pamela Abee-Taulli)	Date: 9/28/23
Environmental Review Manager (DSD)	 (Mike McDougal)	Date <u>9-29-23</u>
Deputy Environmental Officer (WPD)	 (Liz Johnston)	Date <u>09/29/23</u>

August 18, 2023

Ms. Mel Fuechec
Environmental Reviewer
Development Services Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Re: Environmental Variance Request for SP-2022-0407D

Dear Ms. Fuechec:

On behalf of my client QuikTrip Corporation, I submit this variance request letter for your thoughtful consideration.

QuikTrip #4141 is proposed to be constructed on 5.00 acres on the northeast corner of Farm-to-Market (FM) 969 and State Highway (SH) 130, which will include fuel service and a convenience store along SH 130, which was constructed to relieve Interstate and other regional highways within the Austin City Limits of heavy truck traffic, which causes congestion and contributes significantly to dangerous ozone levels within the City periodically.

The variances requested include:

- 30-5-341: Request cut above 8 feet: This Land Use Commission variance request includes request includes approximately 4,684 square feet of cut above 8'-12' for a required drainage bypass channel. This represents 2.15% of the entire site area.
- 30-5-342: Requesting fill above 4 feet outside of a water quality control or detention facility on a slope > 15%. This Land Use Commission variance request includes approximately 2,688 square feet of fill above 4' on a slope >15%. This represents 1.23% of the entire site area.
- 30-5-302(A)(2): Requesting parking area on slopes > 15%. This Land Use Commission variance request includes approximately 5,017 square feet of parking lot construction on slopes greater than 15%. This represents 2.3% of the total site area.

There are only two (2) such gas stations directly on SH 130 between SH 45 in Pflugerville and SH 71, so the pool from which to evaluate "similarly situated property with approximately contemporaneous development subject to similar code requirements" is extremely small.

- The QuikTrip at Pecan Street and SH 130 is in the jurisdiction of the City of Pflugerville, and thus cannot be compared to QuikTrip #4141 location. This location also does not offer truck fueling.
- Therefore, there is only one (1) facility of contemporaneous development in this area abutting SH 130 (which is important because of TXDOT limitations on access to the site, and thus, configuration of the site), but this facility 1) does not service tractor trailers; 2) was evaluated as an administrative site plan; 3) was approved in 2014 under current watershed rules (as opposed to this site, which is being evaluated under Comprehensive Watershed Ordinance rules); and 4) does not contain appreciable drainage features on the site.

The attached Environmental Commission Variance Application Form provides the necessary justification for our request, but in summary:

- The code requirements DO deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.
- The variance requests are 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.
- The proposed project IS the minimum deviation from the code requirement necessary to allow a reasonable use of the property.
- The proposed project DOES NOT create a significant probability of harmful environmental consequences.
- Development with the variance WILL result in water quality that is at least equal to the water quality achievable without the variance.

Thank you for your prompt attention to this matter. Please feel free to call me (512.807.2908) or email me (danderson@drennergrouppc.com) if you have any questions.

Yours truly,



David J. Anderson, P.E., D.WRE, CFM, CPESC
Director of Land Use and Entitlements
Drenner Group, P.C.



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	David Anderson on behalf of QuikTrip Corporation
Street Address	2705 Bee Caves Rd, Suite 100
City State ZIP Code	Austin, TX 78746
Work Phone	512.807.2908
E-Mail Address	danderson@drennergroupp.com

Variance Case Information

Case Name	QuikTrip Store #4141
Case Number	SP-2022-0407D
Address or Location	12500 FM 969 Road, Austin, TX 78724
Environmental Reviewer Name	Mel Fuechec
Environmental Resource Management Reviewer Name	Mel Fuechec
Applicable Ordinance	1986 Comprehensive Watershed Ordinance
Watershed Name	Elm Creek
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	2,021 ft downstream of the site to a point that drains 320 acres of contributing drainage area per CWO Section 13-15-262.
Water and Wastewater service to be provided by	Wastewater service proposed as septic Water service to be provided by Manville Water Supply Corporation
Request	The variance request is as follows (Cite code references): 30-5-341: Requesting cut above 8 feet 30-5-342: Requesting fill above 4 feet outside of a water quality control or detention facility on a slope > 15% 30-5-302(A)(2): Requesting parking area on slopes > 15%

Impervious cover	Existing	Proposed
square footage:	<u>0.00</u>	<u>112,329</u>
acreage:	<u>0.00</u>	<u>2.579</u>
percentage:	<u>0.00</u>	<u>51.6</u>
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)	<p>The Site and surrounding area are located within the Elm Creek watershed. Elm Creek is located approximately 0.3 mile south of the Site in an area mapped as Trinity subcrop. Elm Creek discharges east; away from the Edwards Aquifer. According to the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Viewer map, the Site is not located within the Edwards Aquifer Recharge Zone, Transition Zone, or Contributing Zone.</p> <p>SH 130 was recently constructed and drainage ditches, located south and west of this tract, were installed along SH 130 and FM 969. These ditches appear to isolate area drainage patterns and now provide additional routes for removal of surface water flows.</p> <p>Slope: The Site has an overall gradual gradient sloping downward to the south with slope of between 2% and 3%. Maximum elevation at the north end of the site is approximately 448 MSL, while the outlet to the site lies at approximately 426 MSL (at the bottom of the receiving drainage ditch). No features representing a bluff or canyon rimrock were observed at the Site.</p> <p>Drainage: A shallow, ephemeral stream intersects the Site with isolated and discrete segments of the banks that are small, one can step in and out of them, but they are steep. However, these isolated areas are not representative of the tract's topography and will not represent an erosion hazard to the developed property.</p>	

	<p>Soils. This area is near the Colorado River and soils tend to consist of old alluvial deposits of the river. Area soils are clay soils in lower areas grading to loamy soils then to sandy and gravelly soils typically on uplands. The southern portion of this tract consists of Hornsby gravelly loamy sand which grade into Wilson clay loam and Houston Black clay in the northern portions of the tract. Houston Black clay only occurs along eastern boundary of this tract.</p> <p>Vegetation. Hornsby soils on the southern portion of the tract are left in a woodlot and likely are associated with a structure removed from that area. Other remaining features are a well (which has since been plugged, see STATE OF TEXAS PLUGGING REPORT #21308) and a water storage cistern. This area is vegetated with a relatively open woodland consisting of largely cedar elm with some Texas sugarberry. A small tributary of Elm Creek, located south of FM 969, is reported to drain this area. However, no defined channels are located on this tract. Understory vegetation consists largely of grasses and forbes with occasional seedlings and shrubs. Many of these plants are associated with the South Texas plains and include pencil cactus, Mexican persimmon, gum Bumelia, Parkinsonia, honey mesquite, and lotebush Condalia.</p> <p>The area north of Hornsby soils is open and until recently was used either as improved pasture or hay fields. Since release from use much of the area supports areas of giant ragweed and invasive woody plants including honey mesquite and Parkinsonia.</p> <p>Critical Environmental Features: No features located on this tract are considered protected under the City of Austin's LDC. The previous agricultural use and lack of geologic features is evident and future development of this tract will have little adverse impact on natural features protected under the code.</p> <p>Water Quality Transition Zone: Water Quality Transition Zones described in the ordinance are associated with Critical Water Quality Zones which are not present at the Site based on the applicable rules under which the proposed development is being evaluated.</p> <p>Critical Water Quality Zone: The 2010 Comprehensive Watershed Ordinance defines a minor waterway as having a drainage area of at least 320 acres and not more than 640 acres. Based on the current City of Austin Property Profile, the Site is associated with a drainageway that is not more than 320 acres in drainage area.</p> <p>Flood Plain: Based on the current Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map (FIRM), the Site is not located within a special flood hazard area.</p>	
--	--	--

<p>Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)</p>	<p>The site requests Land Use Commission variances from the above-referenced sections of the 2010 Land Development Code, the Code applicable to this project.</p> <p>30-5-341: Requesting cut above 8 feet. This Land Use Commission variance request includes approximately 4,684 square feet of cut above 8'-12' for a required drainage bypass channel. <i>This represents 2.15% of the entire site area.</i></p> <p>30-5-342: Requesting fill above 4 feet outside of a water quality control or detention facility on a slope > 15% This Land Use Commission variance request includes approximately 2,688 square feet of fill above 4' on a slope >15%. <i>This represents 1.23% of the entire site area.</i></p> <p>30-5-302(A)(2): Requesting parking area on slopes > 15% This Land Use Commission variance request includes approximately 5,017 square feet of parking lot construction on slopes greater than 15%. <i>This represents 2.3% of the total site area.</i></p>
--	--

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: QuikTrip Store #4141

Ordinance: See above.

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 ☐ No

State Highway 130 was constructed to relieve Interstate and other regional highways within the Austin City Limits of heavy truck traffic, which causes congestion and contributes significantly to dangerous ozone levels within the City periodically. QuikTrip #4141 is being constructed to provide fueling options for this highway.

There are only two (2) such gas stations directly on SH 130 between SH 45 in Pflugerville and SH 71, so the pool from which to evaluate "similarly situated property with approximately contemporaneous development subject to similar code requirements" is extremely small.

The QuikTrip at Pecan Street and SH 130 is in the jurisdiction of the City of Pflugerville, and thus cannot be compared to QuikTrip #4141 location. This location also does not offer truck fueling.

Therefore, there is only one (1) facility of contemporaneous development in this area abutting SH 130 (which is important because of TXDOT limitations on access to the site, and thus, configuration of the site), but this facility:

- Provides extremely limited service to tractor trailers;
- Was evaluated as an administrative site plan;
- Was approved in 2014 under current watershed rules (as opposed to this site, which is being evaluated under Comprehensive Watershed Ordinance rules); and
- Does not contain appreciable drainage features on the site.

As such, the request for the variances states herein does not deprive the applicant of privileges granted to other owners because there are no other owners developing similar facilities in this area. The site is uniquely challenged by a prohibited access area designated by TXDOT, the need for appreciable space for septic due to the lack of wastewater infrastructure in the area, and the presence of a “shallow, ephemeral stream that intersects a minor drainage feature” on the site – so minor that “one can step in and out of them” [APEX Environmental Consultants, *Response to City of Austin Environmental Assessment Supplement Request Proposed QuikTrip Store Number 4141 NEC of Webberville Rd and SH-130, Austin 2-Mile ETJ County Appraisal District Property ID: 707589*, 2020].

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 ☐ No

The design decisions for QuikTrip #4141 have been dictated by site constraints and are not solely based on any decision made by the applicant. These include:

- TXDOT has prohibited access along the western boundary of the site as it parallels the State Highway 130, which required the layout provided on the site plan.
- There is an access easement running north-south on the western side of the property that is required for the abutting tract to the north to have access to public ROW.
- There is a need for appreciable space for a septic system on the site due to the lack of available wastewater infrastructure in the area.
- Regional drainage patterns, necessitated by the construction of SH 130, dictate how drainage flows from, and across, the site.

- There is a “shallow, ephemeral stream that intersects a minor drainage feature” on the site – so minor that “one can step in and out of them” [APEX Environmental Consultants, *Response to City of Austin Environmental Assessment Supplement Request Proposed QuikTrip Store Number 4141 NEC of Webberville Rd and SH-130, Austin 2-Mile ETJ County Appraisal District Property ID: 707589, 2020*].

Therefore, the presence of the above factors defines a site with unique constraints and therefore a design configuration that is not based on design decisions made by the applicant.

The Applicant, after significant consultation with Environmental Staff, has revised the design to include the following items, which “*provides greater overall environmental protection than is achievable without the variance*”:

- The building type has been changed, reducing the building footprint by 2,006 SF.
- The building footprint has also been shifted out of the area with preexisting slopes greater than 15%.
- The number of parking spots has been reduced by 3.
- The impervious cover on site has been reduced by 2,321 SF.
- A full-filtration rain garden has been added near the north edge of the parking lot.
- The landscaping has been significantly revised to include:
 - The addition of 51 trees to the site. These will be native species per Appendix F.
 - The addition of 486 shrubs to the site. These will be native species per Appendix N.
 - The replacement of all Bermuda sod with 609S seeding.

These changes have resulted in:

- The elimination of a Land Use Commission Variance from 30-5-302(B).
- The reduction in the area requiring a Land Use Commission Variance from 30-5-302 (A)(2) by 10%.

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

☒ Yes ☐ No

The requested variances are the minimum deviation from the 2010 code requirement necessary to allow reasonable use of the property.

- 30-5-341: Requesting cut above 8 feet: This request encompasses only 2.15% of the total site area.

- 30-5-342: Requesting fill above 4 feet outside of a water quality control or detention facility on a slope > 15%. This encompasses only 1.23% of the entire site area.
- 30-5-302(A)(2): Requesting parking area on slopes > 15%: This request encompasses only 2.06% of the total site area.

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

☒ Yes ☐ No

The site plan for the site meets the requirements for water quality and detention and does not create a significant probability of harmful environmental consequences.

The water quality pond is designed to meet current code requirements.

Further, fuel storage tanks are industry-leading from a spill prevention standpoint. The site will use double-wall fiberglass tanks with leak sensor, double-wall fiberglass pipe, transition and dispenser sumps with sensors, automatic tank sensors with alarms, and a tank gauge monitoring system in store.

From an energy conservation standpoint, QuikTrip #4141 will utilize:

- 100% LED outside and 95% LED inside.
- Refrigeration specs on new stores that gain a 20% reduction in energy use.
- A Building Management System to monitor, alarm, and control: lighting, heating/cooling, refrigeration, cooler-door anti sweats, and exhaust fans.

Two (2) hazardous material interceptors (HMIs) are present on the site that prevent any type of petroleum material from entering the water quality/detention system.

Finally, a full filtration rain garden has been added to the design, which the Applicant estimates will reduce TSS loading in the stormwater runoff by 550 lbs per year.

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

The site plan for the site meets the requirements for water quality and detention and will result in water quality that is at least equal to the water quality achievable without the variance.

All cut/fill will be structurally contained, eliminating the potential for erosion.

The water quality pond is designed to meet current code requirements.

A full filtration rain garden has been added to the design, which the Applicant estimates will reduce TSS loading in the stormwater runoff by 550 lbs per year.

The inclusion of 51 native trees, 486 native shrubs, and the replacement of sodded areas with 609S ground cover will also positively impact water quality on the site, which will result in superior water quality when compared to that achievable without the variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

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

~~Yes/No~~ Not applicable

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

~~Yes/No~~ Not applicable

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

~~Yes/No~~ Not applicable

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site (Exhibit A)
- Site photos (Exhibit B)
- Aerial photos of the vicinity (Exhibit C)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (Exhibit D)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (Exhibit E)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (Exhibit F)
- Site plan showing existing conditions if development exists currently on the property (Not applicable)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (Exhibit G)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (Not applicable)
- An Environmental Resource Inventory pursuant to ECM 1.3.0 ([if required by 25-8-121](#)) (Not applicable)
- Applicant's variance request letter (Exhibit H)







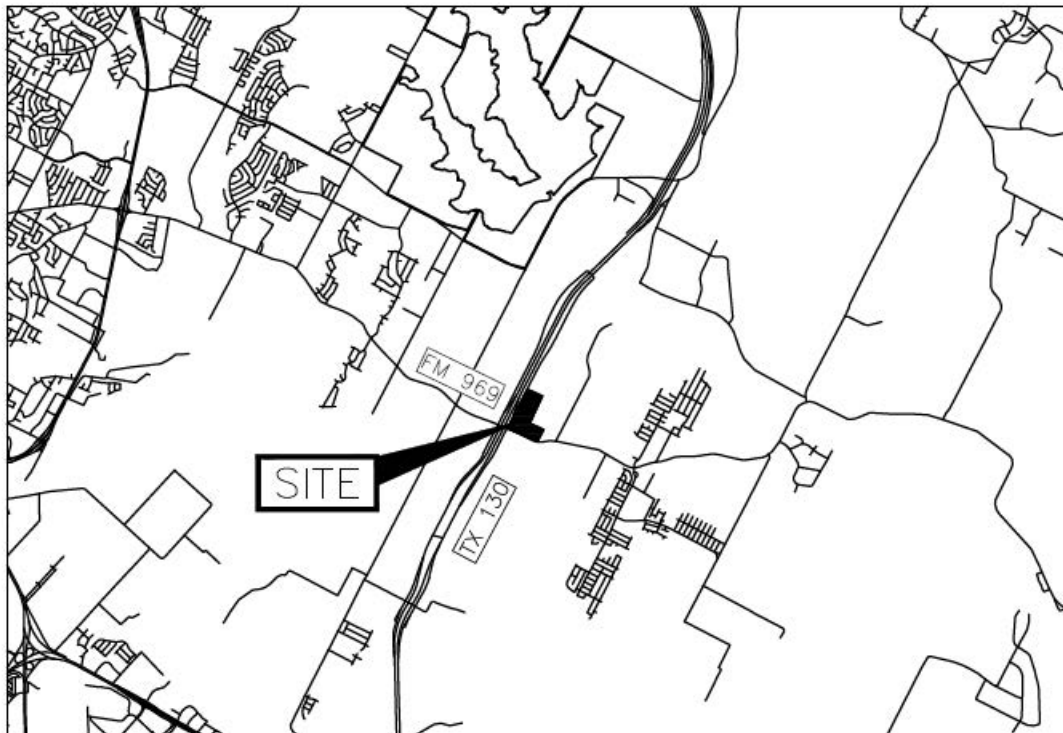








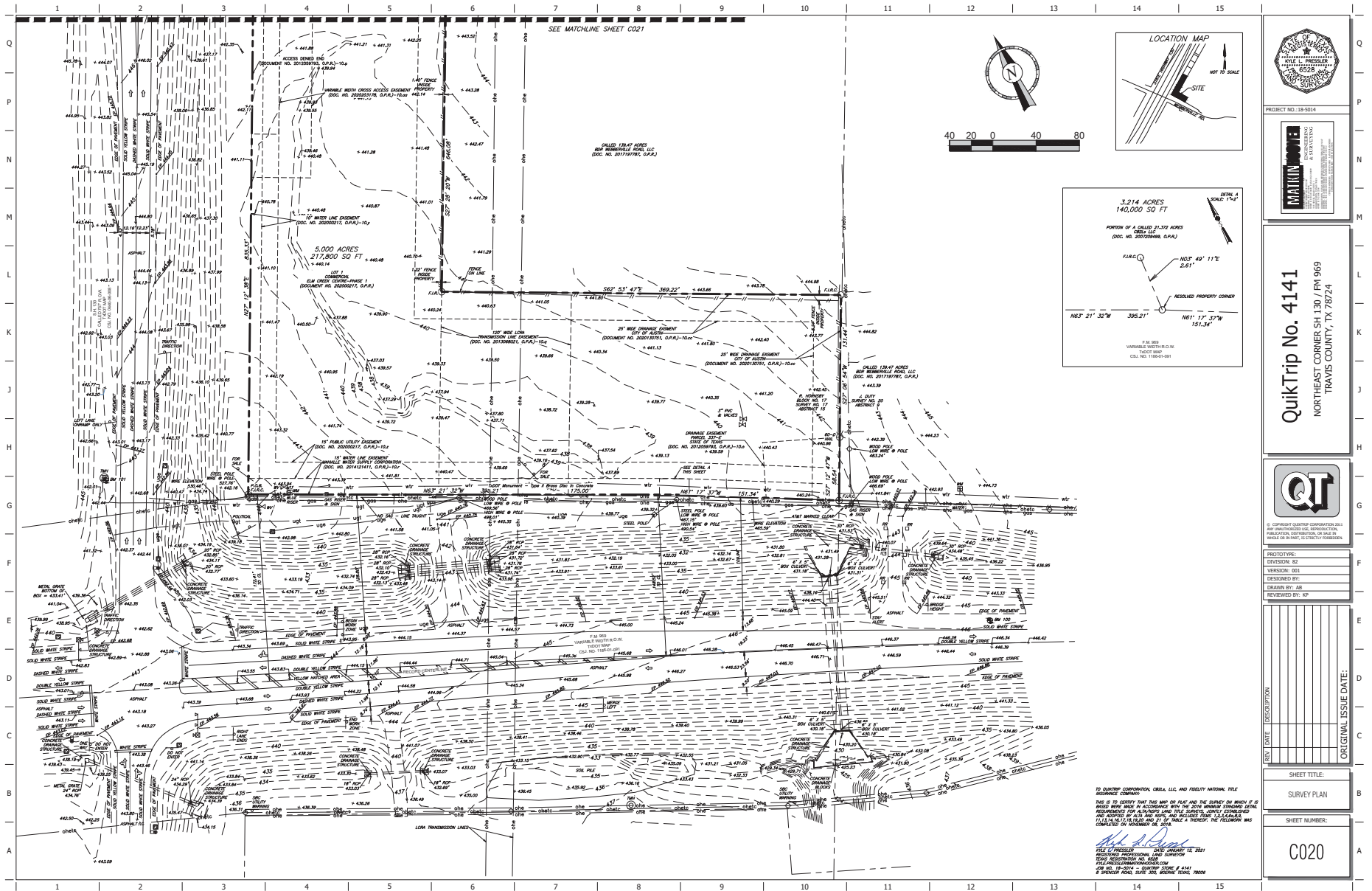


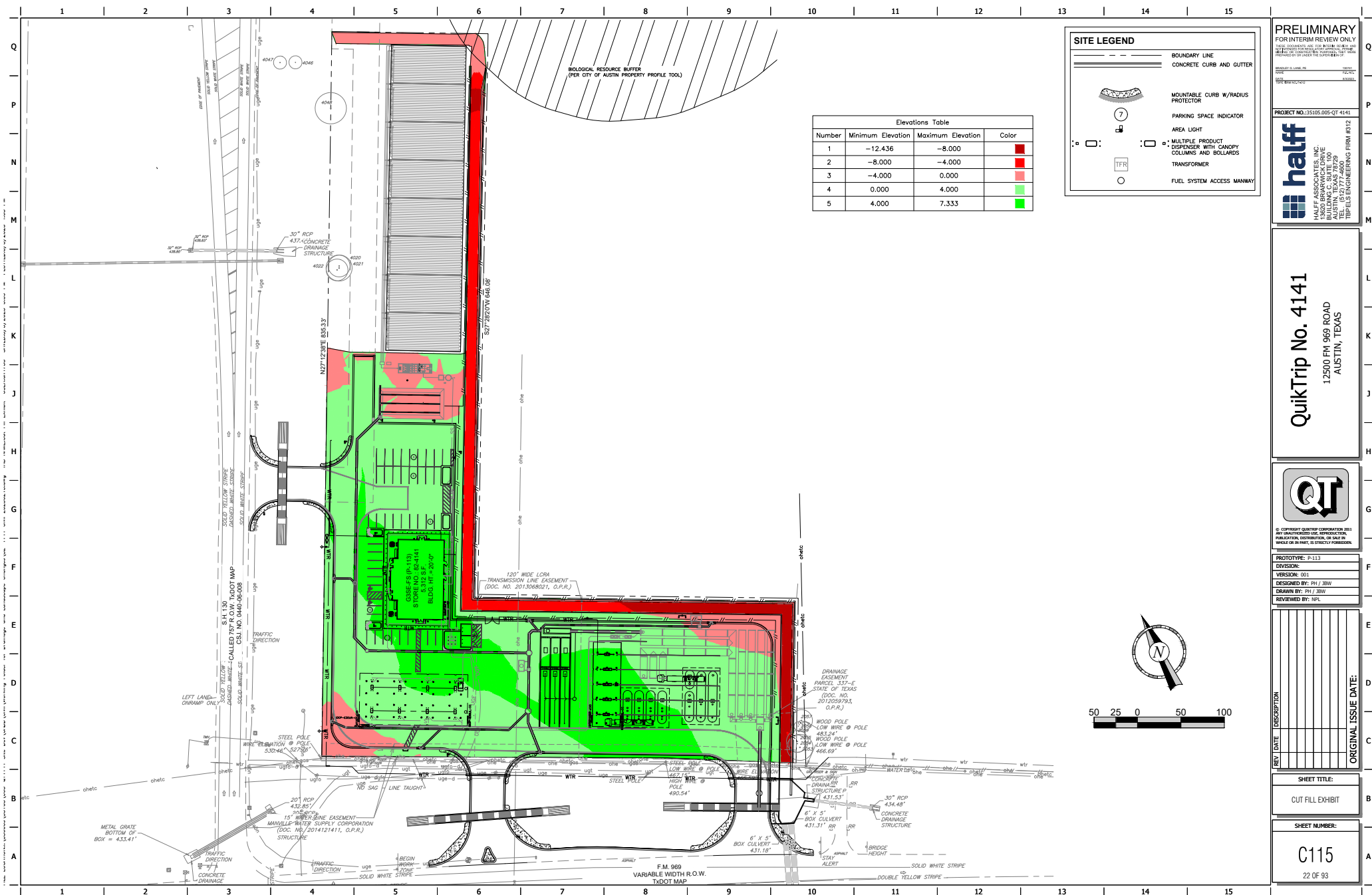


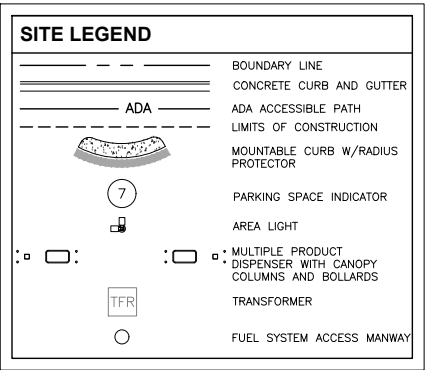
Vicinity Map

Page 24 of 28

Not to Scale







Parking Table				
Landuse	Building Area (sf)	Parking Ratio	Parking Required	Parking Provided
Service Station	5,312	1 : 275	20	39

SITE DATA TABLE			
ZONING	CS-NP		
	s.f.	acres	%
SITE AREA	217,800	5.000	100%
NET SITE AREA	182,908	4.199	84.0%
Existing Impervious Cover	0	0.000	0%
Existing to be removed	0	0.000	0%
Proposed Impervious Cover	112,329	2.579	51.6%
Total Impervious Cover	112,329	2.579	51.6%
Allowable Impervious Cover	118,890	2.736	54.6%
Proposed Building Coverage	5,312	0.122	2.4%
Allowable Building Coverage	206,910	4.75	95.0%
Floor to Area Ratio Allowed		2:1	
Floor to Area Ratio Proposed		1:1	
Building Height Allowed		60	
Building Height Proposed		20	
Building Slab Construction	SLAB ON GRADE		

MISCELLANEOUS SITE PLAN NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING DEPARTMENT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. AIRBORNE ELECTROMAGNETIC INTERFERENCE MAY BE QUANTIFIED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO ANY RELOCATION; A RELOCATION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR THE COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
10. BUILDINGS OF ADJACENT LOTS EXIST WITHIN 50 FEET OF THE SITE.

PRELIMINARY
FOR INTERIM REVIEW ONLY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND
NOT INTENDED FOR REGULATORY APPROVAL, PERMIT,
BIDDING OR CONSTRUCTION PURPOSES. THEY WERE
PREPARED BY OR UNDER THE SUPERVISION OF:

BRADLEY G. LANE, PE	130741
NAME	P.E. NO.
DATE	8/3/2023

PROJECT NO.:35105.005-QT 4141



HALFF ASSOCIATES, INC.
3620 BRIARWICK DRIVE
BUILDING C, SUITE 100
AUSTIN, TEXAS 78729
TEL. (512) 777-4600
TBP&S ENGINEERING FIRM

QuikTrip No. 4141

500 FM 969 ROAD
AUSTIN, TEXAS



© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-113

DIVISION:

VERSION: 001

DESIGNED BY: PH / JB

REVIEWED BY: NDI

REVIEWED BY: NFE

REV	DATE	DESCRIPTION
-----	------	-------------

ORIGINAL ISSUE DATE:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER

C100

12 OF 93