

**ZONING AND PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2024-0287A    **ZAP COMMISSION DATE:** January 21, 2025

**PROJECT NAME:** Panda Express

**PROPOSED USE:** Restaurant (Limited Use) with Drive-Through

**ADDRESS OF APPLICATION:** 7200 Springfield Dr

**COUNCIL DISTRICT:** 2

**AREA:** 1.25 acres

**APPLICANT:** Jonathan Bellock  
McKinney Falls Association LLC  
149 Colonial Rd  
Manchester, CT 06042

**AGENT:** Karen Wunsch, AICP  
Pape-Dawson Engineers  
10801 Mopac Expy, Bldg 3, Ste 200  
Austin, TX 78759

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP    Telephone: 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:**

The site is zoned LR-MU-CO, and is currently undeveloped. Restaurants (Limited Use) with drive-through facilities are conditional in the Neighborhood Commercial/LR District per 25-2-809.

**PROPOSED DEVELOPMENT:**

There is no construction proposed with this site plan. The applicant will submit a B/Construction Only site plan if the Conditional Use Permit request is approved. The proposed gross floor area will be 2,746 square feet, under the 3,000 square foot limit for Restaurant (Limited) uses in LR zoning districts. Restaurant (Limited) uses are not permitted to serve alcohol.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit to allow the limited restaurant use with a drive-through.

**PREVIOUS PLANNING COMMISSION ACTION:** This item was heard December 3, 2024 and postponed following discussion. It was postponed by applicant request to January 21, 2025.

**WATERSHED:** Marble Creek (Suburban watershed)

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance

**CAPITOL VIEW:** NA

**T.I.A.:** Not Required

**PROJECT INFORMATION**

1.25 acres

EXIST. ZONING: LR-MU-CO (undeveloped)

ALLOWED F.A.R.: .5

PROPOSED F.A.R.: .05

MAX. BLDG. COVERAGE: 50%

PROPOSED BLDG. CVRG: 5%

MAX. IMPERVIOUS CVRG.:80%

PROPOSED IC:65.91%

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a Conditional Use Permit to build a Restaurant (Limited) with a drive-through facility, which is a conditional use in the LR zoning district. The B site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** The site is in the Marble Creek Suburban watershed. The B plan will comply with all Environmental regulations upon its release.

**Transportation:** As currently designed, access will be off Springfield Drive. The site sits on the southwest corner of E William Cannon Dr and Springfield Dr, and the B plan will comply with all Transportation requirements upon its release.

**SURROUNDING CONDITIONS: Zoning/ Land use**

**North:** E William Cannon Drive

**East:** Springfield Drive, then GR-MU-CO (undeveloped)

**South:** SF-4 (single-family residential)

**West:** SF-4 (single-family residential)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
E William Cannon	125'	60'	Corridor mobility
Springfield Dr	70'	65'	Local mobility

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council
Del Valle Community Coalition
Del Valle ISD
Friends of Austin Neighborhoods
Go Austin Vamos Austin 78744
Homeless Neighborhood Association
Onion Creek HOA
Save Our Springs Alliance

### **CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

#### **A conditional use site plan must:**

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading has been provided.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
- 6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

#### **A Conditional Use Site Plan May Not:**

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The proposed use would not adversely affect adjacent properties more than a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Safety and convenience of vehicular and pedestrian circulation will not be adversely impacted.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

REVISIONS							
Number	Description	Revised ( 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 Impaged

# PANDA EXPRESS CUP

## 7200 SPRINGFIELD DRIVE AUSTIN, TEXAS 78744

### SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	01
NON-CONSOLIDATED LAND USE ELEMENT (A PLAN)	02
FINAL PLAT OF SPRINGFIELD COMMERCIAL - WEST (SHEET 1)	03
FINAL PLAT OF SPRINGFIELD COMMERCIAL - WEST (SHEET 2)	04

#### RELATED CASES:

- C14-2013-0086 RKS SPRINGFIELD ZONING
- C14-06-2015A SPRINGFIELD 7
- C14-86-301 TERMINATION OF RESTRICTIVE COVENANT
- C8-2013-0092.01 REVISED SPRINGFIELD SECTIONS 2,3,4,5,10, & 11 PRELIMINARY PLAN
- C8-2013-0092.02.2A SPRINGFIELD COMMERCIAL - WEST
- C8-2012-0130 REVISED SPRINGFIELD SECTION 2,3,4,5,10&11 PRELIM PLAN (WD & RESUB OF C8-2011-0108)
- C8-2011-0108
- C8-2011-0108 SPRINGFIELD SECTIONS 2,3,4,5,10 & 11 PRELIMINARY PLAN REVISION
- C8-85-165.01 SPRINGFIELD SECTION 10 & 11 REVISED PRELIMINARY

#### NOTE:

- PER LAND DEVELOPMENT CODE SECTION 25-2-809 IN A NEIGHBORHOOD COMMERCIAL (LR) DISTRICT, A RESTAURANT (LIMITED) USE IS A CONDITIONAL USE IF IT HAS DRIVE-IN SERVICE.
- THIS SITE IS WITHIN THE MARBLE CREEK (SUBURBAN WATERSHED).
- THIS SITE IS NOT EXEMPT FROM WATERSHED PROTECTION REGULATIONS.
- NO PART OF THIS SITE IS WITHIN A 100-YEAR OR 500-YEAR FEMA FLOODPLAIN.
- SITE PLAN FOR CUP PURPOSES ONLY. SITE IMPROVEMENTS SHALL COMPLY WITH NON-CONSOLIDATED CONSTRUCTION ELEMENT (B PLAN).
- 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.
- SPRINGFIELD DRIVE SERVES AS THE PRINCIPAL STREET FOR COMPLIANCE WITH SUBCHAPTER E REQUIREMENTS.

#### SUBMITTED BY:

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

\_\_\_\_\_  
PAPE-DAWSON ENGINEERS DATE

#### REVIEWED BY:

\_\_\_\_\_  
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

\_\_\_\_\_  
SUBMITTAL DATE

\_\_\_\_\_  
DEVELOPMENT PERMIT NUMBER

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

#### ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- LANDSCAPE BUFFERING FOR PARKING AND QUEUE LANDS SHALL BE PROVIDED ALONG THE E. WILLIAM CANNON BOULEVARD AND SPRINGFIELD DRIVE STREET FRONTAGES IN ACCORDANCE WITH SECTION 25-2-1006 OF THE AUSTIN LAND DEVELOPMENT CODE. ALL EXTERIOR SPRINGFIELD DRIVE STREET FRONTAGES IN ACCORDANCE WITH SECTION 25-2-1006 OF THE AUSTIN LAND DEVELOPMENT CODE. ALL EXTERIOR 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.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

#### COMPATIBILITY

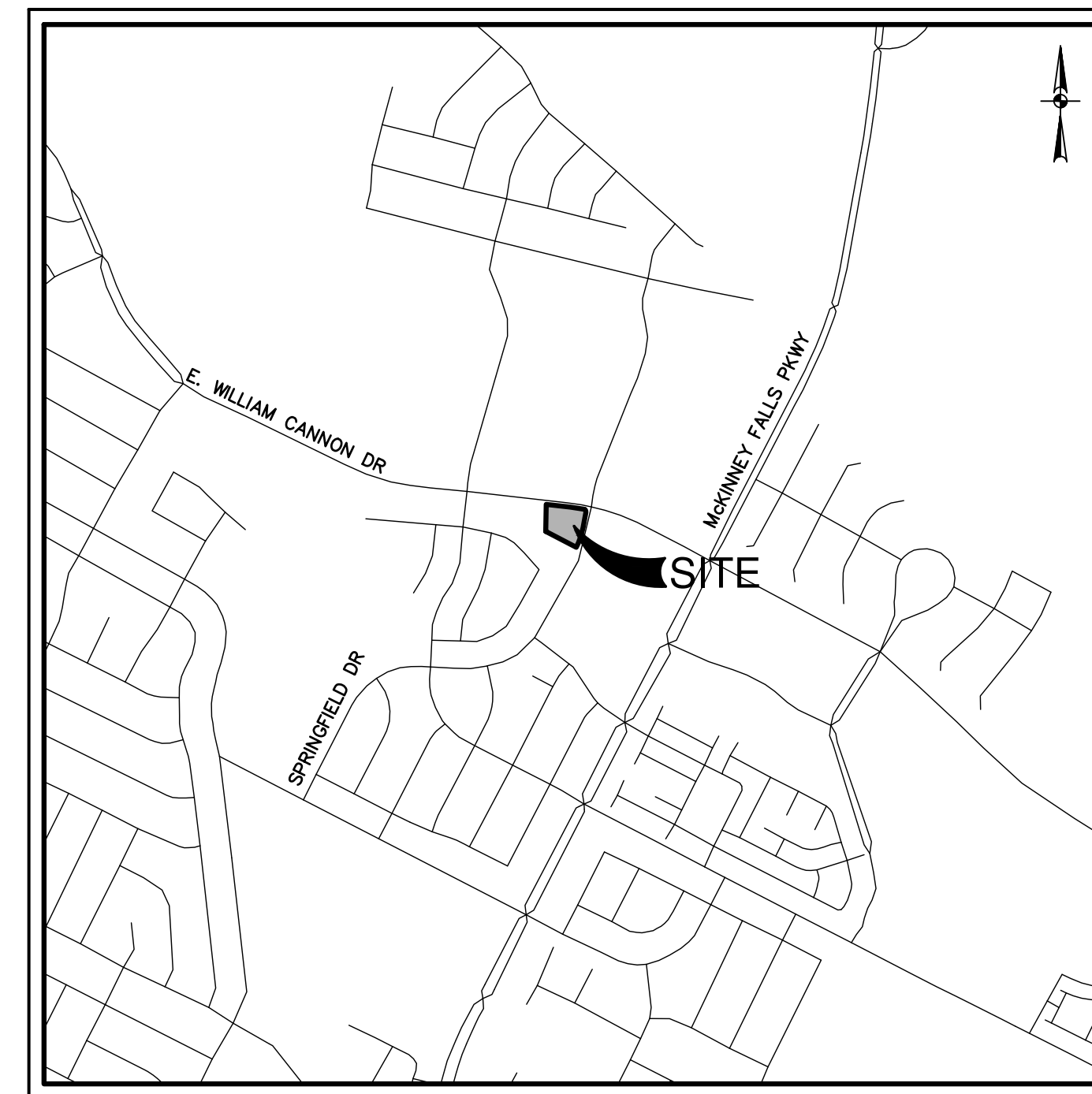
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- A CONCRETE SLAB USED FOR A REFUSE RECEPTACLE WILL BE LOCATED MORE THAN 15 FEET FROM A RESIDENTIAL PROPERTY.
- ALL ON-SITE AMENITIES, EXCEPT MULTI-USE TRAILS, ARE LOCATED MORE THAN 25 FEET FROM A RESIDENTIAL PROPERTY.
- VEHICLE LIGHTS, GROUND FLOOR AND ROOFTOP MECHANICAL EQUIPMENT, OUTDOOR STORAGE, REFUSE RECEPTABLES AND COLLECTION AREAS, AND COMMON AREAS FOR AMENITIES WILL BE SCREENED AND WILL NOT BE VISIBLE AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

#### FIRE DEPARTMENT

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

#### AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.



LOCATION MAP

NOT-TO-SCALE

## CONDITIONAL USE FOR RESTAURANT (LIMITED) USE WITH DRIVE-IN SERVICE LR (NEIGHBORHOOD COMMERCIAL)

JULY 25, 2024

#### LEGAL DESCRIPTION:

LOT 33, BLK N, SPRINGFIELD COMMERCIAL WEST, FILED AND RECORDED OFFICIAL PUBLIC RECORD NO. 201800080, TRAVIS, COUNTY, TEXAS

#### OWNERS:

McKINNEY FALLS ASSOCIATES LLC  
149 COLONIAL RD  
MANCHESTER, CT 06042

#### ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY,  
BLDG 3, SUITE 200  
AUSTIN, TEXAS 78759  
PH (512) 454-8711  
http://www.pape-dawson.com/  
CONTACT: SHELLY MITCHELL



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028810

#### SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET \_\_\_ OF \_\_\_  
FILE NUMBER SPC-2024-0287A APPLICATION DATE \_\_\_\_\_  
APPROVED BY COMMISSION \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
PROJECT EXPIRATION DATE ORD. #970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

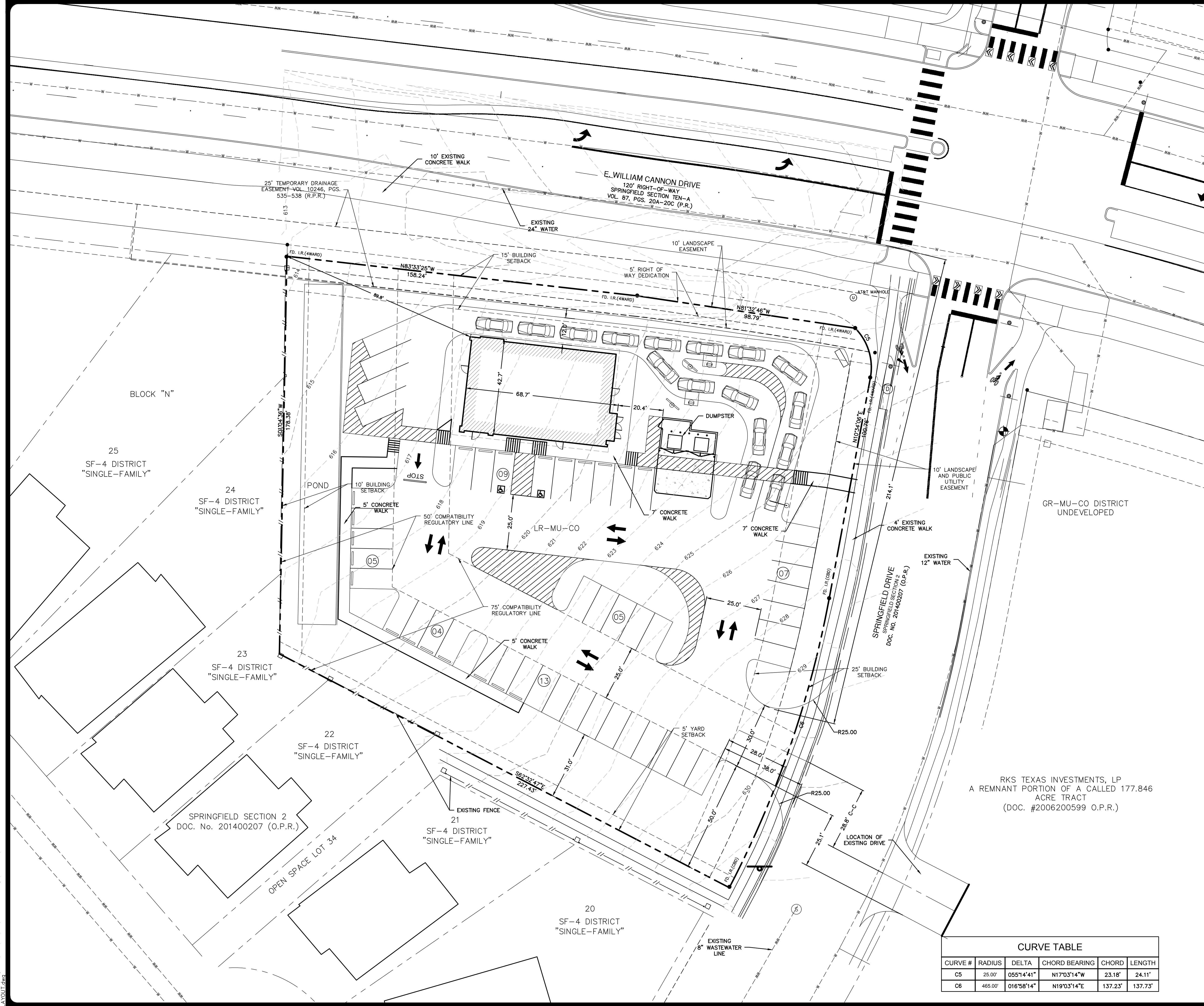
Director, Watershed Protection and Development Review

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING \_\_\_\_\_  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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 04





**SITE DATA**

TOTAL SITE AREA (SF/AC)	54,355.97 SF/1.25 AC
FAR (FLOOR AREA RATIO)	.05 PROPOSED (.5 ALLOWED)
IMPERVIOUS COVER (SF/%)	65.91% (80% ALLOWED)
BUILDING COVERAGE (SF/%)	5% PROPOSED (50% ALLOWED)

**BUILDING DATA**

PROPOSED USE	RESTAURANT (LIMITED)
RESTAURANT TYPE	DRIVE-IN/FAST FOOD
NUMBER OF STORIES	1 STORY (3 STORY ALLOWED)
BUILDING HEIGHT	23'-3" PROPOSED (40' ALLOWED)
FINISHED FLOOR ELEVATION	TBD
FOUNDATION TYPE	SLAB
TOTAL GROSS FLOOR AREA	2,746 SF
ZONING	LR-MU-CO

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C5	25.00'	055°14'41"	N17°03'14"W	23.18'	24.11'
C6	465.00'	016°58'14"	N19°03'14"E	137.23'	137.73'

**SITE PLAN RELEASE**

SITE PLAN APPROVAL SHEET \_\_\_ OF \_\_\_

FILE NUMBER SPC-2024-0287A APPLICATION DATE \_\_\_\_\_

APPROVED BY COMMISSION \_\_\_\_\_ UNDER SECTION \_\_\_ OF \_\_\_\_\_

CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

PROJECT EXPIRATION DATE (RD. #970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DOZ \_\_\_\_\_

Director, Watershed Protection and Development Review

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 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.*

DATE \_\_\_\_\_

NO. REVISION \_\_\_\_\_

**PAPE-DAWSON ENGINEERS**  
 10801 N. MIDPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512-454-8711  
 TEXAS ENGINEERING FIRM #10088800

**PANDA EXPRESS CUP**  
 7200 SPRINGFIELD DR.  
 AUSTIN, TEXAS 78744

NON-CONSOLIDATED LAND USE ELEMENT (A PLAN)

PLAT NO. \_\_\_\_\_

JOB NO. 51506-01

DATE October 24

DESIGNER HJG

CHECKED DRAWN HJG

SHEET 02 OF 04

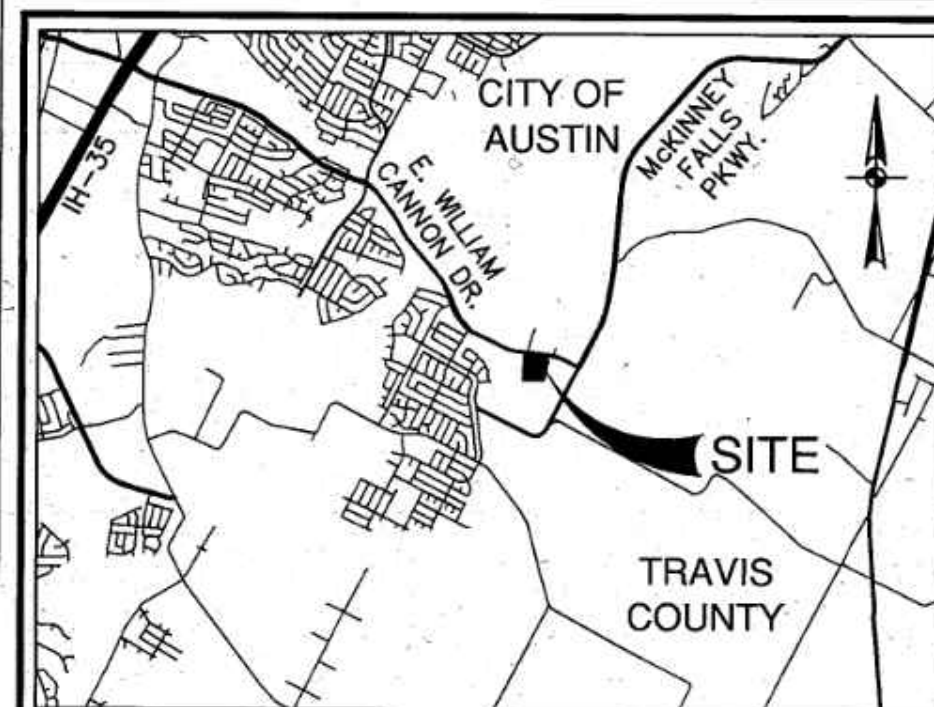
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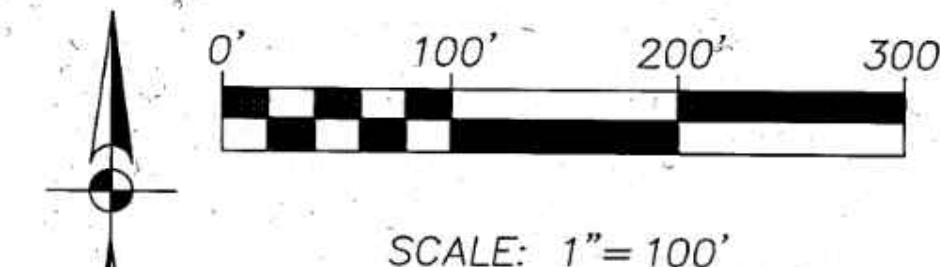
201800080



LOCATION MAP  
NOT-TO-SCALE

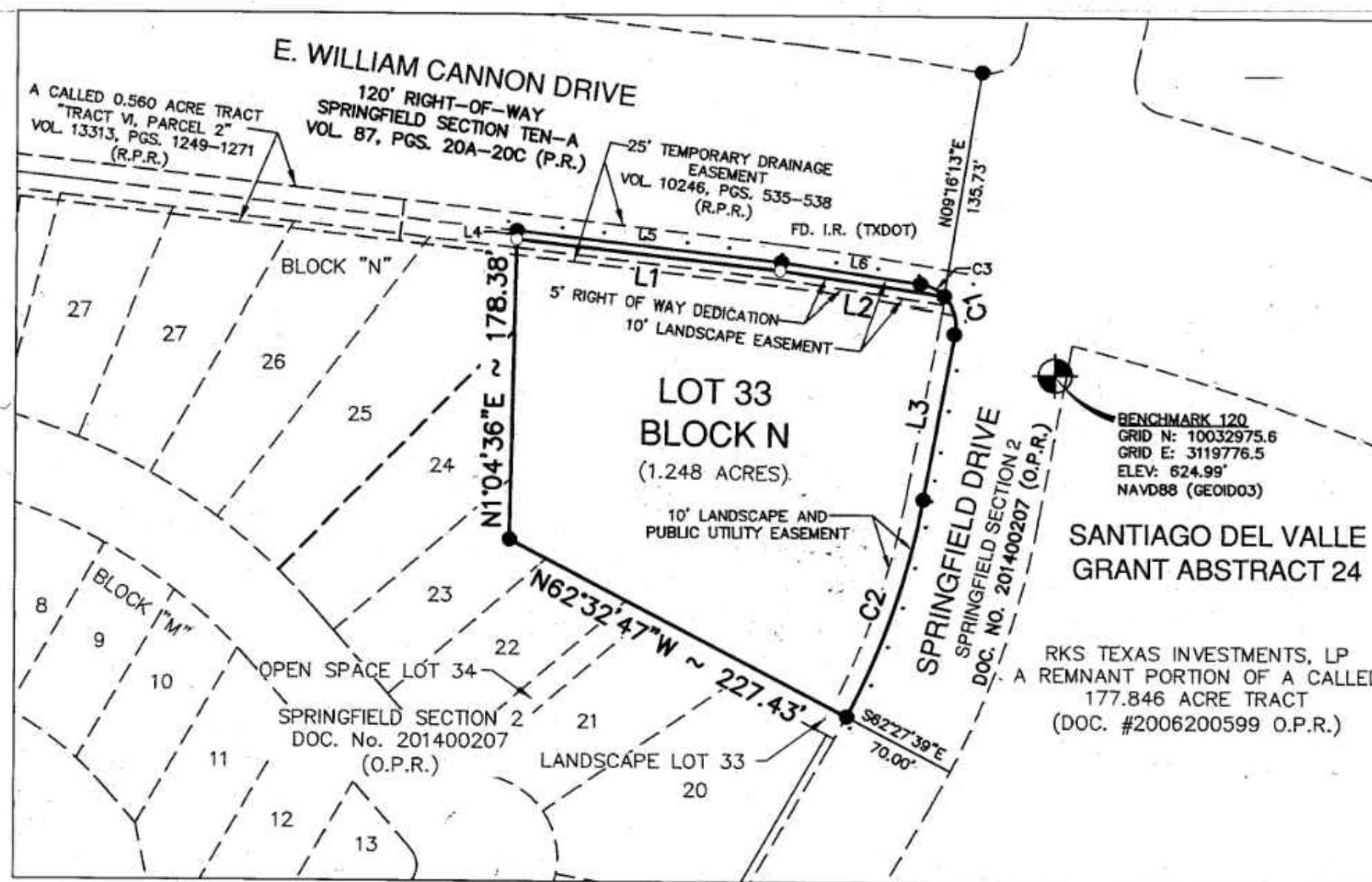
FINAL PLAT  
OF  
SPRINGFIELD COMMERCIAL - WEST

A 1.248 ACRE TRACT OF LAND BEING OUT A REMNANT PORTION OF A CALLED 109.808 ACRE TRACT CONVEYED TO RKS INVESTMENTS LP, TRACT DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2006200599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



PLAT NOTES:

1. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY PONDING OR OTHER APPROVED METHODS.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SPRINGFIELD DRIVE AND E. WILLIAM CANNON DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
12. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS ADJACENT TO ALL STREET RIGHT OF WAYS.
13. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC, AND THE ENVIRONMENTAL CRITERIA MANUAL.
14. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
15. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
16. ALL DRAINAGE FACILITIES ARE TO BE LOCATED WITHIN DRAINAGE EASEMENTS AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
18. FACILITIES FOR OFF STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.



**LEGEND**

- FOUND 1/2" IRON ROD WITH CAP (AS NOTED)
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- "A" BLOCK LETTER
- FD. FOUND
- I.R. IRON ROD
- (D.P.R.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- (R.P.R.) REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- (P.R.) PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- (TXDOT) TEXAS DEPARTMENT OF TRANSPORTATION
- SIDEWALK LOCATION

**LOT SUMMARY**

TOTAL LOT ACREAGE:	1.248 Acres
TOTAL RIGHT OF WAY DEDICATION:	5'
TOTAL SUBDIVISION ACREAGE:	1.248 Acres

BEARINGS BASED ON N.A.D. 1983 (CORS 1996)  
 TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE  
 COMBINED SCALE FACTOR: 0.9999600016  
 MAPSCO MAP GRID 675U  
 COA GRID K13  
 TCAD PARCEL 839277  
 BENCHMARK 120  
 CUT SQUARE IN CURB INLET  
 GRID N: 10032975.6  
 GRID E: 3119776.5  
 ELEV. 624.99  
 NAVD88/GEOD03

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N83°33'25"W	158.24'
L2	N81°32'46"W	98.79'
L3	N10°34'08"E	100.76'
L4	S01°04'36"W	5.02'
L5	S83°33'25"E	158.79'
L6	S81°32'46"E	83.87'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	055°14'41"	N17°03'14"W	23.18'	24.11'
C2	465.00'	016°58'14"	N19°03'14"E	137.23'	137.73'
C3	25.00'	038°52'12"	S63°06'40"E	15.81'	16.09'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 1801 H. MOPAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION:  
 DATE OF PLAT SUBMITTAL: AUGUST 18, 2017

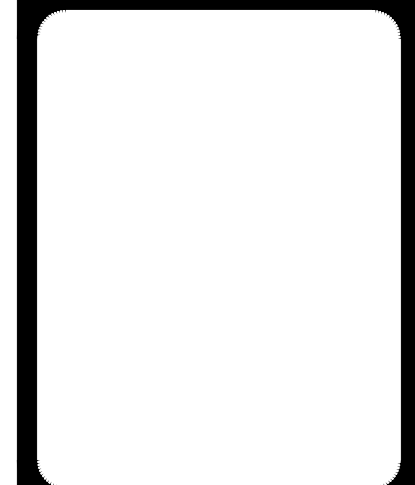
SHEET 1 OF 2

C8-2013-0092.02.2A

Survey Job No. 50719-40

DATE: July 10, 2024, 6:05 PM - User ID: opatel  
 File: H:\Projects\1515\06\_00\_0212\_Preliminary\Exhibits\EX240710\_31E.dwg  
 Date: July 10, 2024, 2:58pm User ID: opatel  
 File: H:\Projects\1515\06\_00\_0212\_Preliminary\Exhibits\EX240710\_31E.dwg

NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**  
 1801 H. MOPAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**PANDA EXPRESS CUP**  
 7200 SPRINGFIELD DR.  
 AUSTIN, TEXAS 78744

**FINAL PLAT OF SPRINGFIELD COMMERCIAL - WEST (SHEET 1)**

**SITE PLAN RELEASE**

SITE PLAN APPROVAL SHEET \_\_\_ OF \_\_\_

FILE NUMBER\_SPC-2024-0287A APPLICATION DATE \_\_\_\_\_

APPROVED BY COMMISSION \_\_\_\_\_ UNDER SECTION \_\_\_ OF \_\_\_\_\_

CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

PROJECT EXPIRATION DATE (RD, #970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DOZ \_\_\_\_\_

Director, Watershed Protection and Development Review

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

DESIGNER HJG

CHECKED DRAWN HJG

PLAT NO. \_\_\_\_\_

JOB NO. 51506-01

DATE October 24

DATE \_\_\_\_\_

DESIGNER HJG

CHECKED DRAWN HJG

SHEET 03 OF 04

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.



201800080

FINAL PLAT OF SPRINGFIELD COMMERCIAL - WEST

A 1.248 ACRE TRACT OF LAND BEING OUT A REMNANT PORTION OF A CALLED 109.808 ACRE TRACT CONVEYED TO RKS INVESTMENTS LTD, TRACT DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2006200599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RKS TEXAS INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN SAN ANTONIO, TEXAS, ACTING HEREIN BY AND THROUGH RICK SHELDON, MANAGER, BEING OWNER OF 177.846 ACRES IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006200599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE 1.248 ACRES PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HEREON, TO BE KNOWN AS

SPRINGFIELD, COMMERCIAL - WEST

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 19th DAY OF March 2018, A.D.

BY: Rick Sheldon, Manager, RKS TEXAS INVESTMENTS, LP, 601 SONTERRA BOULEVARD SAN ANTONIO, TEXAS 78258

ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR., P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0615J, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Signature of James A. Huffcut, Jr., P.E. 2-21-18. Professional Engineer Seal for James A. Huffcut, Jr., License No. 55253.

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 19, 2013.

Signature of Parker J. Graham, R.P.L.S. 5556. Professional Land Surveyor Seal for Parker J. Graham, License No. 5556, dated 02/21/2018.

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK SHELDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 19th DAY OF March 2018, A.D.

Signature of Nancy E.C. Willaford, Notary Public, State of Texas.

PRINTED NAME: Nancy E.C. Willaford, MY COMMISSION EXPIRES: 27 Jan 2020



STATE OF TEXAS COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF April, 2018, A.D. AT 4:16 O'CLOCK P.M., DULY RECORDED ON THE 4th DAY OF April, 2018, A.D. AT 4:16 O'CLOCK P.M. IN PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201800080 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 4th DAY OF April, 2018, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Signature of C. Espinoza, Deputy County Clerk. Seal of Travis County, Texas.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 2nd DAY OF April, 2018, A.D..

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 2nd DAY OF April, 2018, A.D.

Signature of Jeremy Sijma, For J. Rodney Gonzales, Director, Development Services Department.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS 10801 N. MOPAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: DATE OF PLAT SUBMITTAL: AUGUST 18, 2017

SHEET 2 OF 2

C8-2013-0092.02.2A

SPRINGFIELD COMMERCIAL-WEST Survey Job No. 50719-60

Table with columns: NO., REVISION, DATE

PAPE-DAWSON ENGINEERS logo and contact information: 10801 N. MOPAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028801

PANDA EXPRESS CUP 7200 SPRINGFIELD DR. AUSTIN, TEXAS 78744 FINAL PLAT OF SPRINGFIELD COMMERCIAL - WEST (SHEET 2) PLAT NO. JOB NO. 51506-01 DATE October 24 DESIGNER HJG CHECKED DRAWN HJG SHEET 04 OF 04

SITE PLAN RELEASE form with fields for SITE PLAN APPROVAL, FILE NUMBER, APPROVED BY COMMISSION, CHAPTER, EXPIRATION DATE, PROJECT EXPIRATION DATE, Director, Watershed Protection and Development Review, RELEASED FOR GENERAL COMPLIANCE, ZONING, Correction 1, 2, 3.

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.





## SUMMARY LETTER

**TO:** Director of Development Services  
City of Austin

**DATE:** July 15, 2024

**FROM:** Karen Wunsch, AICP  
Pape-Dawson Engineers

**PROJECT NO.:** 51506-00

**cc:** Kyle Swisher, Project Coordinator  
Heights Venture Architects

**SUBJECT:** Letter of Intent for CUP (Conditional Use Permit) for Restaurant (Limited) with Drive-in Service within a LR (Neighborhood Commercial) District at 7200 Springfield Drive

Included for your review is Land Use Commission Site Plan Application Non-Consolidated Land Use Element (A Plan) and support materials as required for consideration of a CUP for a proposed restaurant offering drive-in services within a LR (Neighborhood Commercial) District. Per Section 25-2-809(A) of the Land Development Code, a CUP is required for a Restaurant (Limited) use that has drive-in service within a LR District. The proposed Panda Express restaurant at this location includes drive-in services.

The subject property is located at the southwest corner of E. William Cannon Drive and Springfield Drive, further known as Lot 33, Block N of Springfield West Commercial subdivision. The site is bounded by William Cannon Drive to the north, and Springfield Drive to the east. To the south and west is the Springfield Section 2 residential subdivision, which includes single-family residential lots and an open space lot for pedestrian access adjacent to the subject property. Across Springfield Drive are proposed medical offices and fast-food establishments at various stages of the development process.

This application represents the Land Use Element of a Non-Consolidated Site Plan. Submittal of the Construction Element application will occur closer to approval of the CUP request. Careful consideration was given to the proposed site layout to minimize any potential impact of the proposed restaurant on the surrounding community. The building, drive-in service lane, and dumpster are oriented on the opposite side of the lot from the adjacent residential units. This site may qualify for RSMP (Regional Stormwater Management Program), but if onsite detention is required the pond is proposed near the western property boundary. No variances or waivers to the Land Development Code are proposed. Specifically, all minimum setbacks and screening and landscaping requirements related to single-family residential compatibility standards will be satisfied with the Construction Element of the Non-Consolidated Site Plan.

Thank you for your assistance with this CUP application. If you have any questions or require additional information, please contact me at [kwunsch@pape-dawson.com](mailto:kwunsch@pape-dawson.com) or 512-454-8714, extension 2828.