

**BOA GENERAL REVIEW COVERSHEET****CASE:** C15-2025-0001**BOA DATE:** February 10<sup>th</sup>, 2025**ADDRESS:** 525 W Howard Ln**COUNCIL DISTRICT:** 7**OWNER:** Adnan Awad**AGENT:** Rodney K. Bennett**ZONING:** LI-PDA**LEGAL DESCRIPTION:** LOT 2 BLK A PARMER NORTH SEC 1 RESUB OF LOT 3**VARIANCE REQUEST:** Land Development Code, Section 25-2-814 (*Service Station Use*)

- (2) to increase the fuel dispensers from sixteen [16] (maximum allowed) to twenty-four [24] (requested)
- (3) to increase queue lanes from eight [8] vehicle queue lanes to twelve [12] vehicle queue lanes (requested)

**SUMMARY:** erect a gas station**ISSUES:** oddly shaped lot & wide WWE that restricts design

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LI-PDA	Limited Industrial Services-Planned Development Area
<i>North</i>	2-mi ETJ	2-mi ETJ
<i>South</i>	LI-PDA	Limited Industrial Services-Planned Development Area
<i>East</i>	LI-PDA	Limited Industrial Services-Planned Development Area
<i>West</i>	LI-PDA	Limited Industrial Services-Planned Development Area

**NEIGHBORHOOD ORGANIZATIONS:**

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Pflugerville Independent School District

Save Our Springs Alliance

Yager Community



January 27, 2025

Rodney Bennett  
525 W Howard Ln  
Austin TX, 78753

Property Description: LOT 2 BLK A PARMER NORTH SEC 1 RESUB OF LOT 3

**Re: C15-2025-0001**

Dear Rodney,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-2-812 at 525 W Howard Lane.

**Austin Energy does not oppose the request**, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Rosemary Avila**, Planning Officer  
Infrastructure Services | Austin Energy  
4815 Mueller Blvd  
Austin, TX 78723  
(512) 972-8488  
[Rosemary.avilla@austinenergy.com](mailto:Rosemary.avilla@austinenergy.com)



# Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

## For Office Use Only

Case #	<b>C15-2025-0001</b>	ROW #	<b>13437675</b>	Tax #	<b>0264260110</b>
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## Section 1: Applicant Statement

Street Address: 525 W. Howard Lane, Austin, TX 78753

Subdivision Legal Description:

LOT 2 BLK A PARMER NORTH SEC 1 RESUB OF LOT 3

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: LI-PDA **Council District: 7**

I/We RODNEY K. BENNETT on behalf of myself/ourselves as

authorized agent for KARLIN MCCALLIN PASS LLC affirm that on

Month November, Day 4, Year 2024, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

Erect  Attach  Complete  Remodel  Maintain  Other: \_\_\_\_\_

Type of Structure: 12 QUEUE LANES WITH 24 PUMPS FOR A GAS STATION

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-814 - SERVICE STATION USE.

A service station use:

(2) may not have more than 16 fuel dispensers; and

(3) may not have more than eight vehicle queue lanes.

**Section 2: Variance Findings**

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

**Reasonable Use**

The zoning regulations applicable to the property do not allow for a reasonable use because:

AS PREVIOUSLY EVIDENCED BY MULTIPLE VARIANCE REQUESTS, THE CITY'S QUEUING DESIGN IS OUTDATED. THE NEW NORMAL FOR CONVENIENCE STORES IS A LARGER EXPERIANCE.

**Hardship**

a) The hardship for which the variance is requested is unique to the property in that:

THE LOT HAS AN ODDLY SHAPED AND WIDE WASTE WATER EASEMENT THAT RESTRICTS THE DESIGN

b) The hardship is not general to the area in which the property is located because:

AT 2800 S. HEATHERWILDE THEY WERE APPROVED FOR 12 QUEING SPACES, AT 12401 TECHRIDGE, THEY WERE APPROVED FOR 12 QUEUING SPACES, AT 1701 E HOWARD LN, THEY WERE APPROVED FOR 12 QUEING SPACES

**Area Character**

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THE ADJOINING NEIGHBORS ARE COMMERCIAL. AND BECAUSE THE VEHICLES HAVE  
3 DRIVE WAY AISLES (ONE BEING A SHARED DRIVEWAY) TO ENTER AND EXIT THE  
SITE, THE QUEING CAN BE HANDLED ON SITE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Parking** (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

- 1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 3: Applicant Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Rodney K. Bennett Digitally signed by Rodney K. Bennett  
Date: 2024.11.04 17:14:45 -06'00' Date: 11/01/2024

Applicant Name (typed or printed): RODNEY K. BENNETT

Applicant Mailing Address: 529 EVENING STAR

City: KYLE State: TEXAS Zip: 78640

Phone (will be public information): [REDACTED]

Email (optional – will be public information): [REDACTED]

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: *Adnan Awad* Date: 11/21/2024

Owner Name (typed or printed): ADNAN AWAD

Owner Mailing Address: P.O. BOX 506

City: GIDDINGS State: TX Zip: 78942

Phone (will be public information): [REDACTED]

Email (optional – will be public information): [REDACTED]

**Section 5: Agent Information**

Agent Name: RODNEY K. BENNETT

Agent Mailing Address: 529 EVENING STAR

City: KYLE State: TEXAS Zip: 78640

Phone (will be public information): [REDACTED]

Email (optional – will be public information): [REDACTED]

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



GENERAL LEGEND	
---	PROPERTY LINE
---	LIMITS OF CONSTRUCTION
---	SILT FENCE
---	LOCUS
---	LOCUS & LOC
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRIC EASEMENT
SSE	SANITARY SEWER EASEMENT
WSEL	WATER SURFACE ELEVATION
CMP	CORRUGATED METAL PIPE
---	ELEV. EXISTING CONTOURS
---	ELEV. PROPOSED GRADING CONTOURS

UTILITY LEGEND	
⊕	FIRE HYDRANT
⊕	GATE VALVE
⊕	PLUG OR CAP
⊕	STORM SEWER MANHOLE
⊕	WASTEWATER MANHOLE
⊕	WW CLEAN-OUT
---	WATER LINE
---	WASTEWATER LINE
---	STORM SEWER LINE
---	FLOW INDICATOR
---	PROPOSED SERVICE TAP
---	WATER METER
---	IRRIGATION METER
---	STORM SEWER INLET
---	WATER SERVICE (SINGLE)
---	WATER SERVICE (DOUBLE)
---	UTILITY POLE
---	LIGHT POLE
---	OVERHEAD ELECTRIC
---	WIRE FENCE

EROSION CONTROL LEGEND	
○	TREE (EXISTING)
○	TREE (TO BE REMOVED) (R)
---	TREE PROTECTION

ELECTRIC UTILITY NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

SITE PLAN 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 DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 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.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
- ALL COMPACT PARKING TO BE SIGNED FOR SMALL CAR ONLY.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
- THE FIRE ACCESS VERTICAL CLEARANCE 14.0FT MINIMUM FROM ALL STRUCTURES INCLUDING TREE LIMBS.
- THE BUILDING ELEVATIONS SHALL COMPLY WITH 25-2-766.13.D.3. FOR A GROUND LEVEL WALL THATS FACES A PUBLIC STREET, AT LEAST 50 PERCENT OF THE WALL AREA THAT IS BETWEEN TWO AND TEN FEET ABOVE GRADE MUST BE CONSTRUCTED OF GLASS WITH A VISIBLE TRANSMITTANCE RATING OF 0.6 OR HIGHER.

IMPROVEMENTS TO ENCOURAGE CONNECTIVITY

- PROVIDE SHADED SIDEWALKS ALONG 100% OF THE BUILDING FACADE TO THE PRINCIPAL STREET. PROVIDED SHADED SIDEWALKS ALONG 100% OF HOWARD LANE AND McCALLEN ROAD.
- THE 10% OF THE PROVIDED PARKING IS WITHIN A PARKING STRUCTURE. THE REQUIRED AND PROVIDED 5 SPACES WITH COVERED STRUCTURE.

EXTERIOR LIGHTING NOTE:

- ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5.2. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5.2, 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
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).

ACCESSIBLE SITE PLAN NOTE:

- ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [IBC1104.1]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10]
- CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9]
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1] SURFACE TEXTURE SHALL BE PROVIDED.
- PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5]
- PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". WHEN THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5]
- CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1]
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. [ANSI 406.6]
- 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 GROUND SO THAT THEY CANNOT BE OBTSCURED BY A VEHICLE PARKED IN THE SPACE.
- 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.
- ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

SITE INFORMATION TABLE

LOT AREA	138,956.40 SF	3.19 ACRES
IMPERVIOUS COVER EXISTING	0 SF	0.0 ACRES
IMPERVIOUS COVER PROPOSED	76,523.30 SF	1.76 ACRES
TOTAL IMPERVIOUS COVER	76,523.30 SF	1.76ACRES (55.17%)
ZONING	LI-PDA	
PROPOSED USAGE	GENERAL RETAIL SALES (CONVENIENCE), SERVICE STATION, FOOD SALES	
REQUIRED OPEN SPACE	6,947.82 SF	5.00%
PROVIDED OPEN SPACE	7,084 SF	5.098%

IMPERVIOUS COVER TABLE

BUILDING	9,020.0 SF	6.49%
PARKING	61,653.95 SF	44.37%
SIDEWALK	5,849.35 SF	4.21%
TOTAL	76,523.30 SF	55.17%
ALLOWABLE IMPERVIOUS COVER	80%	
LIMIT OF CONSTRUCTION	3.68 ACRES	

BUILDING INFORMATION TABLE

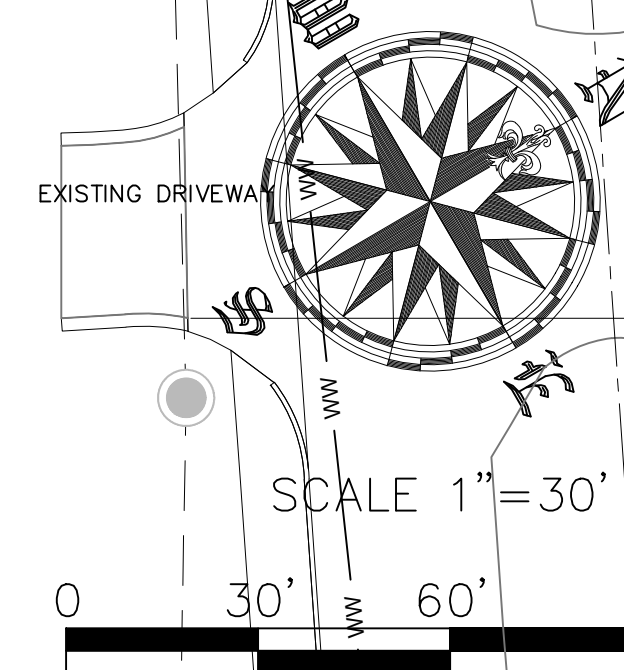
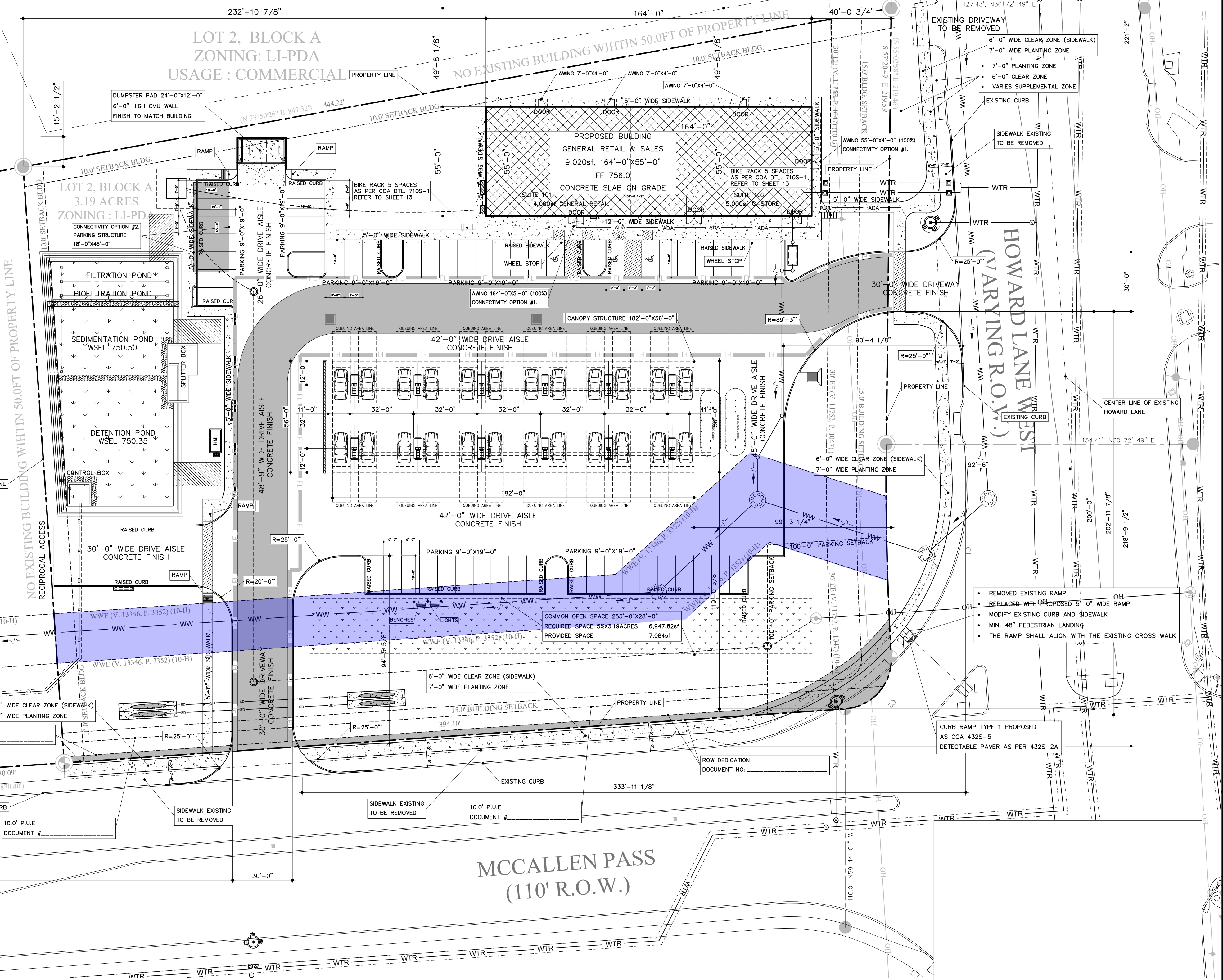
BUILDING COVERAGE	9,020.0 SF	6.49%
NUMBER OF STORIES	1	
GROSS FLOOR AREA	9,020.0	6.49%
TYPE OF CONSTRUCTION	II-A	
MAX. BUILDING HEIGHT	28'-0"	
ALLOWABLE BUILDING HEIGHT	60'-0"	
ALLOWABLE F.A.R.	1:1	
PROPOSED F.A.R.	1:0.065	

PARKING TABLE

TOTAL PARKING SPACES REQUIRED	33
GENERAL RETAIL 9,020sf/275	33
TOTAL PARKING SPACES PROVIDED	52
SUMMARY OF PARKING SPACES	
PROVIDED STANDARD SPACES	49
PROVIDED COMPACT SPACES	0
PROVIDED VACUUM SPACES	0
PROVIDED HANDICAP VAN	1
PROVIDED STANDARD HANDICAP	2
PROVIDED LOADING SPACE	0
PROVIDED BICYCLE SPACE	10

LOT 3, BLOCK A  
(226,713.30 SQ. FT.)  
(5.205 ACRES)  
ZONING : LI-PDA  
USAGE : UNDEVELOPED

LOT 2, BLOCK A  
ZONING: LI-PDA  
USAGE : COMMERCIAL



Professional Structural Engineers, Inc. Consulting Civil and Structural Engineers  
2205 WEST PARKER LANE, SUITE 210, AUSTIN, TX 78727 | TEL: 512.238.6422 | FAX: 512.238.6423 | WWW.PSEINC.COM

Project: McCalLEN RETAIL CENTER  
525 W HOWARD LANE  
CITY OF AUSTIN, TEXAS 78753

Title: DIMENSIONAL & FIRE SITE PLAN

PROJECT: 30803

SHEET: 4 OF 22

DATE: 11/15/2024

FIRM REGISTRATION F-4951

MIRZA TAHR BAIG  
REGISTERED PROFESSIONAL ENGINEER  
NO. 82577 ON  
11/15/2024