ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0193 – Sonic Drive-In #68 **Z.A.P. DATE:** November 4, 2007
November 20, 2007

ADDRESS: 129 and 155 West Slaughter Lane

OWNER / AGENT: Sonic Development of Central Texas (John Patton)

ZONING FROM: SF-2 **TO:** GR **AREA:** 0.907 acres
(approximately 39,508 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant community commercial (GR-CO) combining district zoning with conditions. The Conditional Overlay limits development to 2,000 vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 4, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO NOVEMBER 20, 2007.*
[J. MARTINEZ, T. RABAGO – 2ND] (7-0, S. HALE – ABSENT)

November 20, 2007: *APPROVED STAFF'S RECOMMENDATION FOR GR-CO DISTRICT ZONING; BY CONSENT.*
[J. MARTINEZ, K. JACKSON – 2ND] (7-0) S. HALE – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject platted lot is developed with a restaurant general use of 1,500 square feet, plus 27 stalls and a 30 by 30 foot wide outside patio area, and has been in operation since October 1997. Access is provided by way of two driveways: one to Slaughter Lane and one to Cullen Lane. The lot is zoned single family residence standard lot (SF-2) district since its annexation into the City limits on December 31, 1997, therefore the existing restaurant is considered a legal non-conforming use. The property has access to Slaughter Lane, a major arterial roadway and Cullen Lane, a collector street. The Southpark Meadows shopping center is adjacent to the west and south (GR-CO), to the east there is a pet clinic and a dentist's office (RR; SF-2) as well as a shopping center anchored by a general retail sales use (GR-CO). To the north at the intersection of Slaughter and Cullen Lanes, there is undeveloped property (GR-CO), a carpet sales business and service station with food sales (CS-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes community commercial (GR) district zoning to be consistent with its existing use. GR zoning is compatible and consistent with the zoning and land uses at the intersection of Slaughter and Cullen Lanes.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Restaurant (general)
North	GR-CO	Retail shopping center with liquor sales; Undeveloped
South	GR-CO	South Park Meadows shopping center
East	SF-2; RR; GR-CO	Dentist's office and Pet services; General retail sales (general); Financial services
West	GR-CO	South Park Meadows shopping center; Cocktail lounge

AREA STUDY: N / A **TIA:** Is not required

WATERSHED: Slaughter Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Yes, Slaughter Lane

NEIGHBORHOOD ORGANIZATIONS:
26 – Far South Austin Community Association
242 – Slaughter Lane Neighborhood Association
262 – Beaconridge Neighborhood Association
300 – Terrell Lane Interceptor Association
428 – Barton Springs / Edwards Aquifer Conservation District
499 – Park Ridge Owners Association
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
948 – South by Southeast Neighborhood Organization
1037 – Homeless Neighborhood Organization

SCHOOLS:

Williams Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0204 – Slaughter Zoning	I-RR to GR	To Grant GR-CO with the CO for vegetative buffer, signage, building size & height, 3,000 trips with	Approved GR-CO with CO and Restrictive Covenant as ZAP recommended (5-3-07).

		conditions, and list of prohibited uses. RC for hours of operation & construction, dumpster location, location of loading dock, delivery hours, outdoor sound, native plants and IPM, temporary storage containers, outdoor lighting. Posting of fiscal surety for intersection improvements at Cullen and Slaughter.	
C14-06-0203 – Cullen Zoning	I-RR to GR	To Grant GR-CO with the CO and Restrictive Covenant incorporating that described in C14-06-0204. Street Deed for Cullen Lane.	Approved GR-CO with CO, Restrictive Covenant and Street Deed as ZAP recommended (5-3-07).
C14-06-0161 – Southpark Meadows Building 19	GR-CO to CS-1	To Grant CS-1 for 15, 534 square feet.	Approved CS-1-CO with the CO to prohibit adult-oriented uses (11-2-06).
C14-05-0171 (The Grove at Southpark Meadows)	I-RR; LO-CO; CS-CO to GR-MU-CO for Tracts 1 and 2; SF-6 for Tract 3; SF-6-CO for Tract 4; GR-CO for Tract 5	To Grant GR-MU-CO for Tracts 1 and 2; SF-6 for Tract 3; SF-6-CO for Tract 4 and GR-CO for Tract 5, with additional prohibited uses and LR development standards, and the conditions of the Traffic Analysis with additional turning movements allowed	Approved GR-MU-CO for Tracts 1 and 2, SF-6 for Tract 3 and GR-CO for Tract 5 as ZAP recommended; SF-4A for Tract 4. A Restrictive Covenant for the Traffic Impact Analysis (5-18-06).
C14-05-0002 (Quick Tract)	RR to CS	Approved GR-CO with CO for list of prohibited and conditional uses. Restrictive Covenant for the Traffic Impact Analysis.	Approved GR-CO as recommended by ZAP. Restrictive Covenant is for the TIA (3-10-05).
C14-04-0075	LO-CO; CS-1-	To Grant GR-CO with	Approved GR-CO

(Southpark Meadows)	CO to GR-CO	conditions of the TIA	with a Restrictive Covenant for the TIA, as recommended by ZAP (10-21-04).
C14-99-0129 (RCT)	To Terminate the Restrictive Covenant which addresses the discontinuance of a cocktail lounge use.	To Grant a Termination of the Restrictive Covenant	Approved a Termination of the Restrictive Covenant (10-21-04).
C14-04-0037 (Slaughter @ Cullen Commercial)	RR to GR	To Grant GR-CO with a list of prohibited uses and conditions of the TIA (7-20-04)	Approved GR-CO with CO for a list of prohibited and conditional uses; the Restrictive Covenant is for the TIA (8-26-04).
C14-03-0066 (Wal-mart: IH-35 and Slaughter Lane)	RR; SF-2; LI-CO; CS-CO and CS to GR	To Grant GR-CO with conditions of the TIA	Approved GR-CO with CO provide a 6' fence and landscaping along Cullen Lane; 2) direct all traffic south on Cullen Lane by way of limited function driveways onto Cullen Lane that allow right-in and left-out movements only; 3) the use of shielded / hooded lights throughout the site; and, 4) a list of prohibited uses and one accessory use. The Restrictive Covenant is for the TIA memorandum and an Integrated Pest Management (IPM) Plan and a landscape plan for the use of native and adapted plant materials (10-30-03).
C14-99-2063 – 8900 Block of	I-RR to CS for Tract 1; LO for	To Grant CS-CO for Tract 1; LO-CO for	Approved CS-CO for Tract 1; LO-CO for

Cullen Lane	Tract 2	Tract 2. (**The CO is described below in C14-98-0226**)	Tract 2 as Commission recommended (6-22-00).
C14-99-2007 – 8916 Cullen Lane	I-RR to CS for Tract 1; LO for Tract 2	To Grant CS-CO for Tract 1; LO-CO for Tract 2. (**The CO is described below in C14-98-0226**)	Approved CS-CO for Tract 1; LO-CO for Tract 2 as Commission recommended (1-27-00).
C14-99-0112 – 8816 Cullen Lane	DR to CS for Tract 1; LO for Tract 2	To Grant CS-CO for Tract 1; LO-CO for Tract 2. (**The CO is described below in C14-98-0226**)	Approved CS-CO for Tract 1; LO-CO for Tract 2 as Commission recommended (1-27-00).
C14-99-0075 – 8810 Cullen Lane	DR to CS for Tract 1; LO for Tract 2	To Grant CS-CO for Tract 1; LO-CO for Tract 2, with LO-CO being a 40' wide landscaped buffer and a 6' solid fence along the west property line; CS-CO for list of prohibited uses; 30' height limit; 2,000 trips; rollback to W/LO if construction sales & service use is a permitted use in that district; r-o-w dedication on Cullen Lane (approximately 5').	Approved CS-CO for Tract 1; LO-CO for Tract 2 as Commission recommended (9-30-99).
C14-98-0226 – 8908 Cullen Lane	I-RR to CS-CO	To Grant LO-CO	Approved CS-CO for Tract 1 and LO-CO for Tract 2 with LO-CO being a 40' wide landscaped buffer and a 6' solid fence along the west property line; CS-CO for list of prohibited uses; 30' height limit; 2,000 trips; rollback to W/LO if construction sales & service use is a permitted use in that district; r-o-w

			dedication on Cullen Lane (approximately 5') (10-7-99).
C14-96-0015 – 9100 Cullen Lane	I-RR to GR; CS-1	To Grant CS-1-CO for Tract 1; GR-CO for Tract 2, with CO for 2,000 trips	Approved CS-1-CO for Tract 1; GR-CO for Tract 2 as recommended by Commission (4-25-96).

RELATED CASES:

The property was annexed into the City limits on December 31, 1997.

The rezoning area is platted as Lot 1, Slaughter at Cullen Commercial, recorded in June 1997 (C8-96-0155.0A). Right-of-way on Cullen Lane was dedicated with the final plat. Please refer to Exhibit B. The approved site plan is provided as Exhibit C (SP-97-0239D).

ABUTTING STREETS:

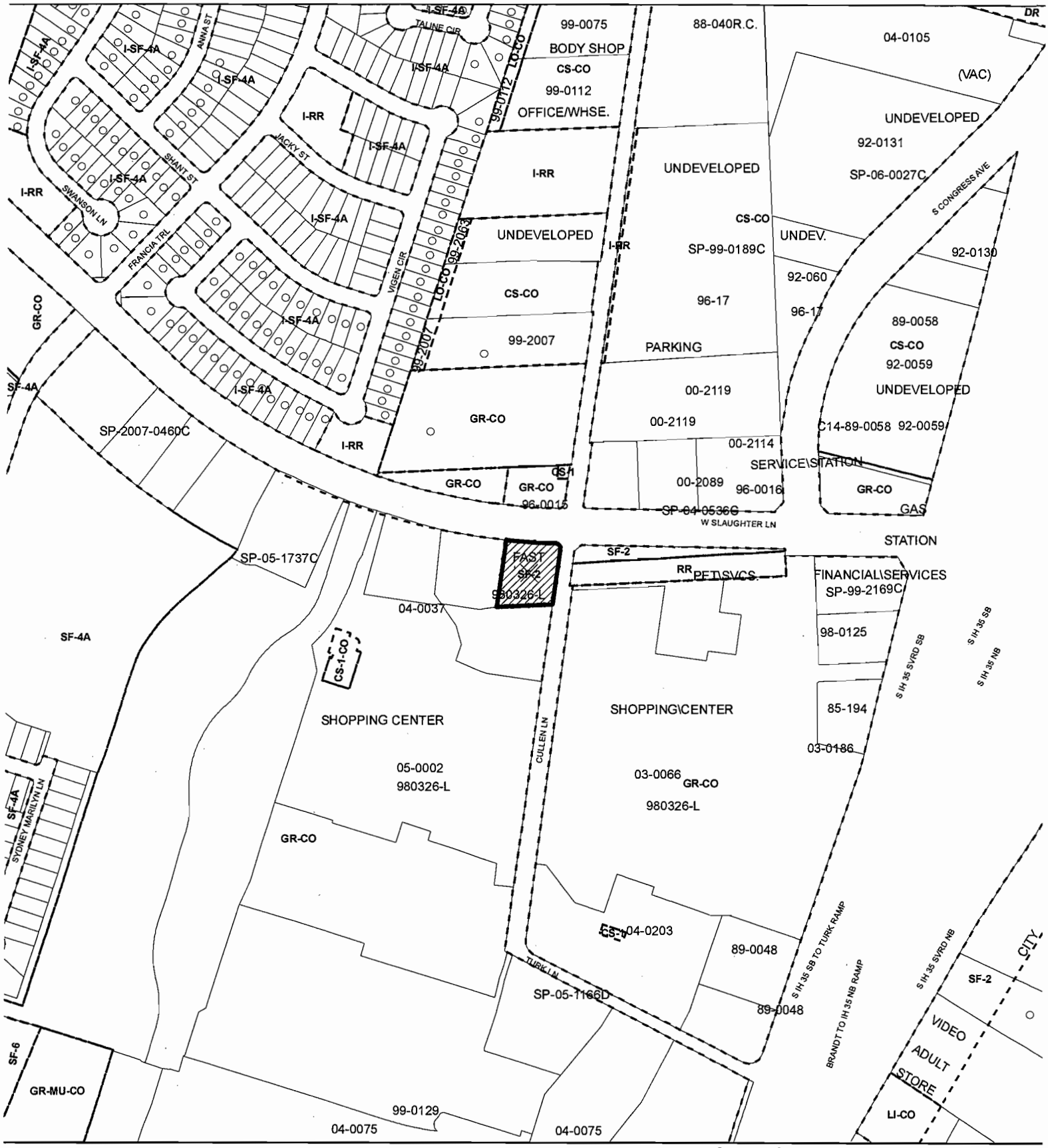
Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Slaughter Lane	120 feet	2@30 feet	Arterial	Yes	No	Yes
Cullen Lane	50 – 60 feet	24 feet	Collector	Yes	No	No

CITY COUNCIL DATE: January 10, 2008 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us



ZONING

EXHIBIT A

N

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0193
ADDRESS: 129 & 155 SLAUGHTER LANE
SUBJECT AREA: 0.907 ACRES
GRID: G13
MANAGER: W. RHOADES

1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

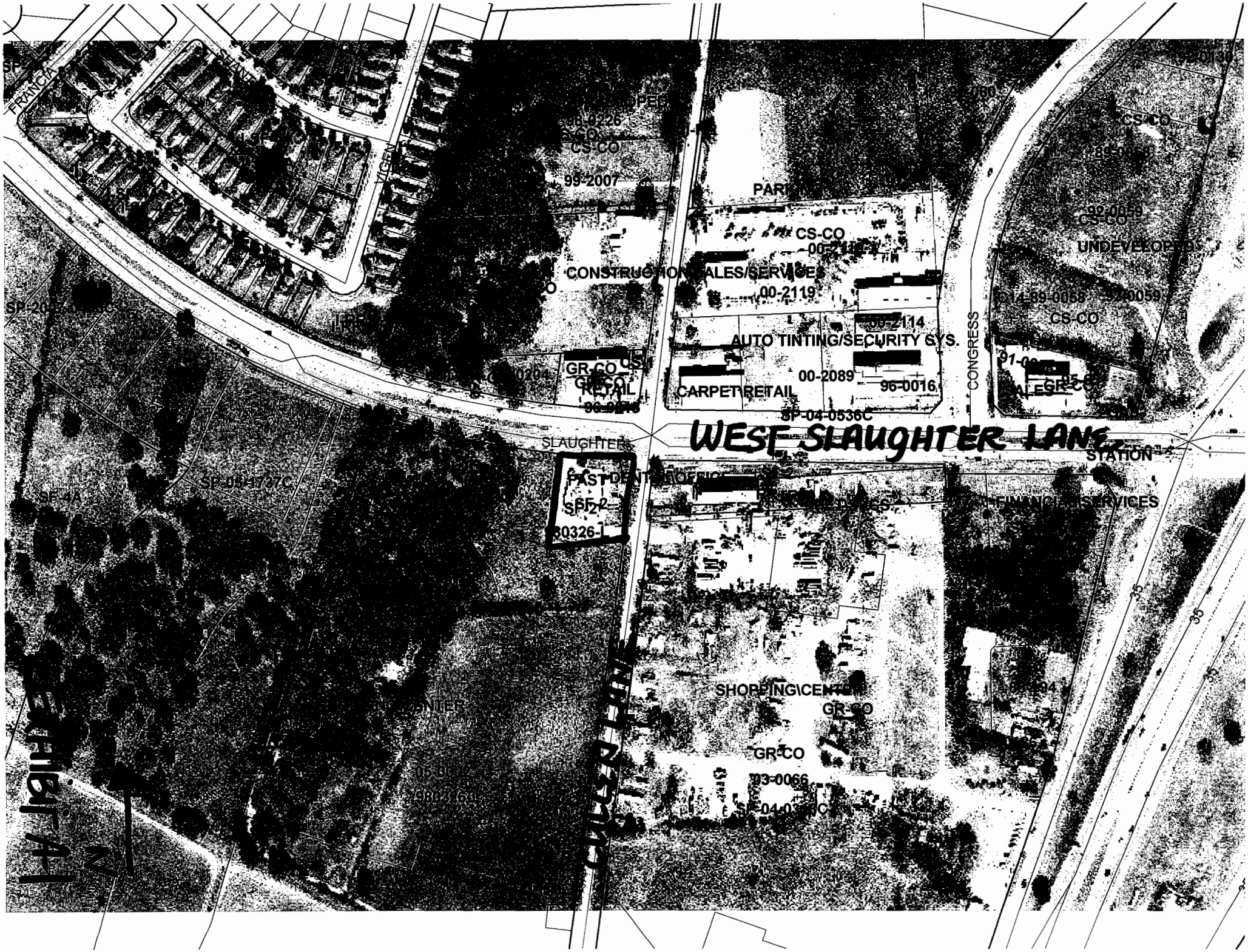

WEST SLAUGHTER LANE
SLAUGHTER
CULLEN LANE
CONGRESS
FRANCIA
CS-CO
99-2007
CONSTRUCTION SALES/SERVICES
00-2119
00-2114
AUTO TINTING/SECURITY SYS.
00-2089
96-0016
CARPET RETAIL
SP-04-0536C
GR-CO
RETAIL
UNDEVELOPED
STATION
FINANCIAL SERVICES
SHOPPING CENTER
GR-CO
93-0066
SP-05-1737C
SF-4A
35
N

Exhibit A

SLAUGHTER @ CULLEN COMMERCIAL

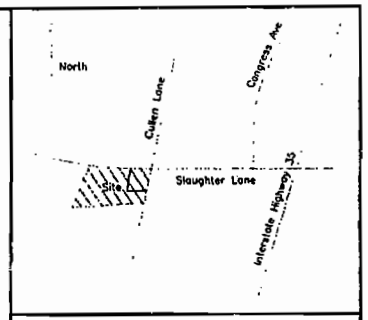
SCALE: 1" = 100'

CURVE	DELTA	CHD BEARING	RADIUS	ARC	TANG	CHORD
C1	17°29'38"	S 79°59'16" E	2060.00	626.97	316.95	626.53
C2	04°43'55"	S 86°22'07" E	2060.00	170.13	85.11	170.08
C3	12°45'43"	S 77°37'18" E	2060.00	458.84	230.37	457.89

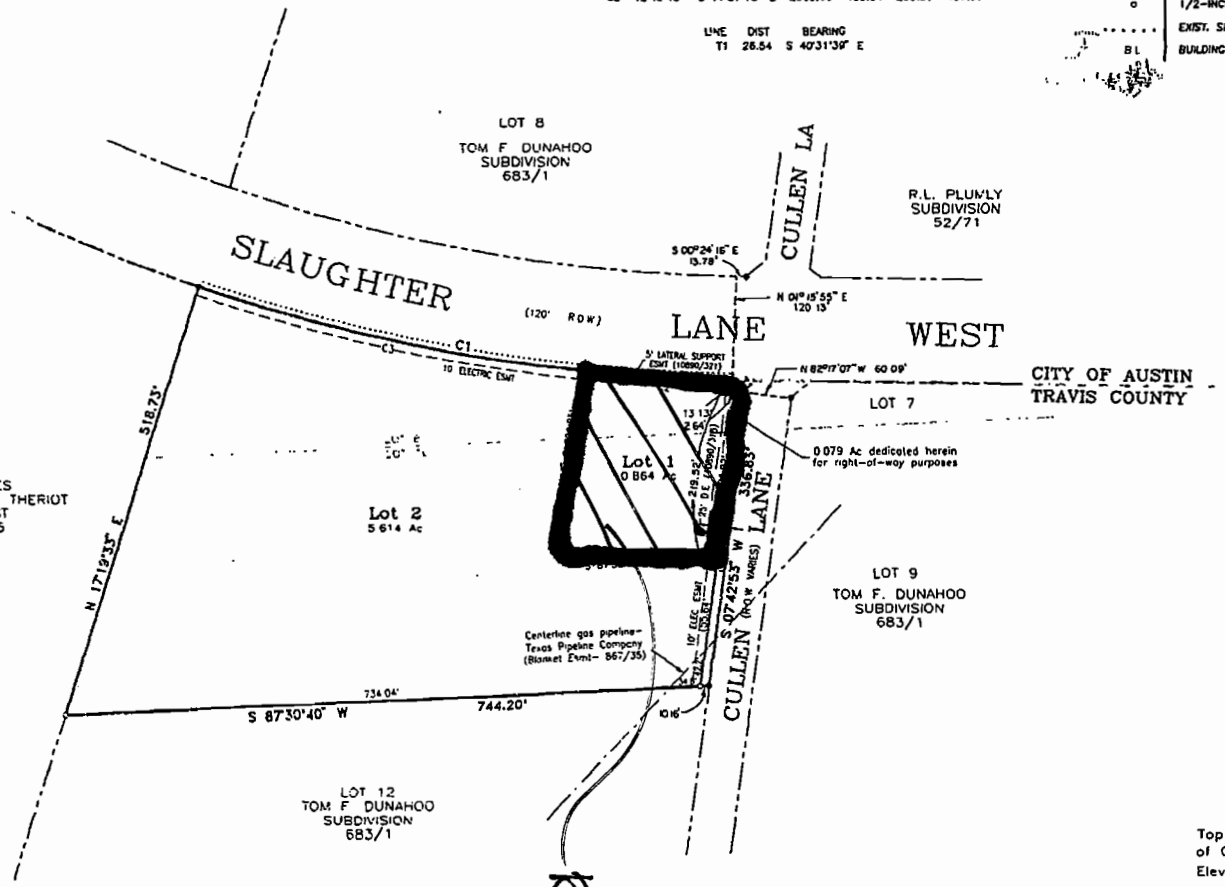
LINE	DIST	BEARING
T1	26.54	S 40°31'39" E

LEGEND

●	1/2-INCH IRON ROD FOUND
o	1/2-INCH IRON ROD SET
. . . . .	EXIST. SIDEWALK
B L	BUILDING LINE



VICINITY MAP
(NOT TO SCALE)



BENCHMARK
Top of 1-inch iron pipe at southwest intersection of Cullen Ln and Turk Ln. (COA Datum)
Elev.- 639.31'

McANGUS SURVEYING CO., INC.
1101 HIGHWAY 360 SOUTH
BUILDING E, SUITE 230
AUSTIN, TEXAS 78746
(512)328-9302

JOB No. 96-158 SHEET 1 of 2
C8-96-0155 OA

City of Austin
SP-97-239
D
SONIC Drive INN
East Slaughter 125 West Slaughter Lane

FILE NAME: ACSS.dwg & SSSS.dwg
SONIC DRIVE-IN

SONIC

125 West Slaughter Lane
Austin, Texas

Lot 1
Slaughter & Cullen Commercial
Volume 99, Page 144
Travis County, Texas

ENGINEER:

ALEXANDER CIVIL ENGINEERING

811 BARTON SPRINGS ROAD, SUITE 200
AUSTIN, TEXAS 78704
(512) 472-2120

OWNER:

ALMA KING

2822 MILLWOOD DRIVE
DALLAS, TEXAS 75234

PLANNER:

SITE SPECIFICS

811 BARTON SPRINGS ROAD, SUITE 200
AUSTIN, TEXAS 78704
(512) 472-5252

DRAWING INDEX

SHT. NO.	DRAWING NAME	REVISION/DATE 0*	1*				
1	TITLE SHEET						
2	SITE PLAN						
3	GRADING & DRAINAGE PLAN						
4	EROSION & SEDIMENTATION CONTROL AND TREE PROTECTION PLAN						
5	UTILITY PLAN						
6	DETAILS						
7	HEADWALL DETAILS						

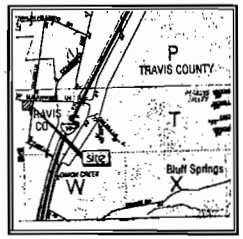
* INDICATES DRAWING ISSUED FOR APPROVAL BY GOVERNING AUTHORITIES (NOT FOR CONSTRUCTION)
**ISSUED FOR CONSTRUCTION

REVISIONS/CORRECTIONS

No.	Description	A	B	C	D	E	City of Austin approval/Date	Date Issued

A: Revise (R), Add (A), Void (V) sheet numbers.
B: Total number sheets in Plan Set
C: Red Change Impervious Cover
D: Site Impervious Cover
E: % Site Impervious Cover

LOCATION MAP



NOTE: THERE IS NO FLOOD PLAIN ON SITE
FEMA MAP PANEL # 48453C0215E

GENERAL CONSTRUCTION SEQUENCING

1. Installation of temporary erosion controls as shown on the Erosion & Sedimentation Control Plan.
2. Preconstruction on-site meeting with environmental inspector. See environmental notes on Detail Sheet (4).
3. Clearing and grubbing for foundations, parking lots and driveways.
4. Site grading and the construction of parking lots. Foundation preparation and placement shall also begin.
5. Construction of buildings and pavement.
6. Installation of permanent erosion and sedimentation controls.
7. Removal of temporary erosion controls.
8. Prior to final landscape inspection, a sealed letter of concurrence shall be provided (to the Environmental and Conservation Department) from a licensed professional engineer, architect or landscape architect which shall verify that the project has been implemented in accordance with the City approved plans.

WATERSHED STATUS

THIS PROJECT IS LOCATED IN THE ONION CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE I OF THE CITY LAND DEVELOPMENT CODE.

MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-7, ARTICLE I, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.

NOTE

All detention basins, water quality ponds and appurtenances which receive stormwater runoff from commercial or multi-family development shall be maintained by the record owner in accordance with the maintenance standards in the Drainage and Environmental Criteria Manual.

SUBMITTAL DATE: FEBRUARY 13, 1997

WATERSHED: ONION CREEK, SUBURBAN WATERSHED

DEVELOPMENT PERMIT NO.: [redacted] SP-97-0239D

SUBDIVISION CASE NO.: C8-96-0156.0A

ZONING CASE NO.: N/A

SUBMITTED BY: SCOT ALEXANDER, P.E. 5-7-97 DATE

TRAVIS COUNTY PERMIT NUMBER: 97-0067

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.

APPROVED BY: Don Sing 6/9/97
FOR TRAVIS COUNTY ENGINEERING — DATE

APPROVED BY: Don Sellung FOR OM 05-22-97
WATER AND WASTEWATER ENGINEER — DATE

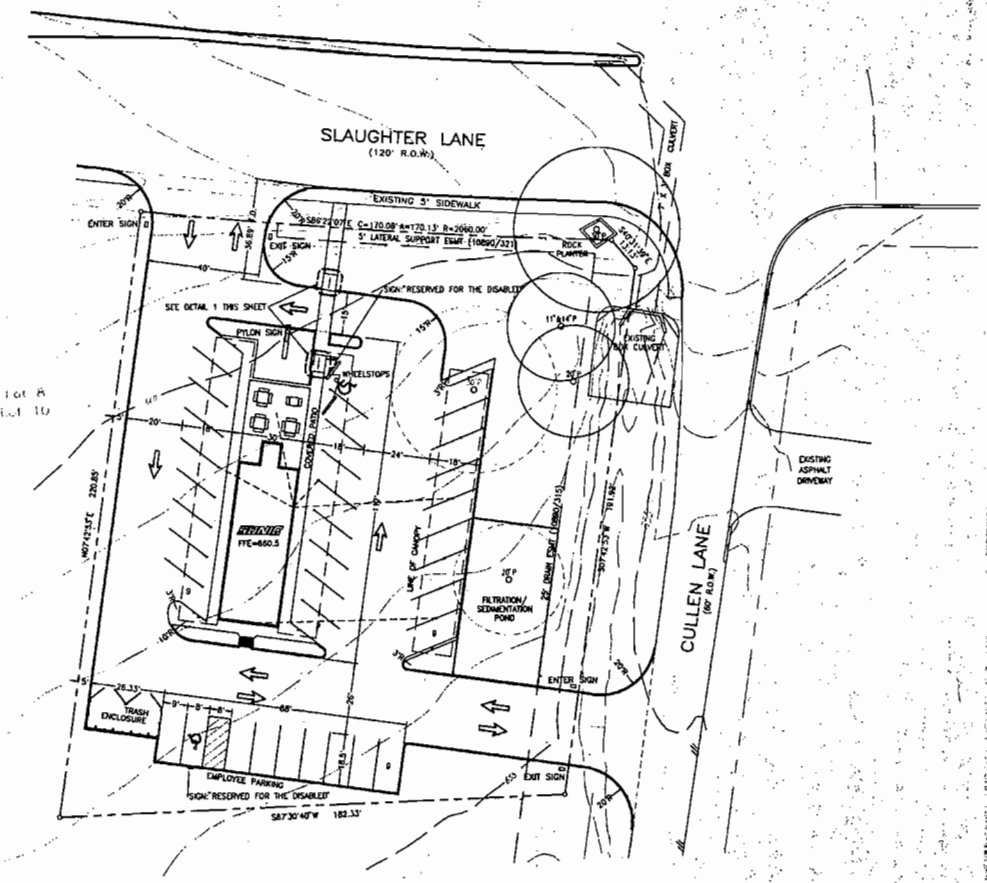
APPROVED BY: Howard O. Planner 6/30/97
FOR DIRECTOR OF THE PLANNING DEPARTMENT — DATE

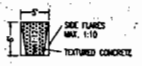
APPROVAL BY THE WATER & WASTEWATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER & WASTEWATER FACILITIES WITHIN PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

SHEET 1 of 7

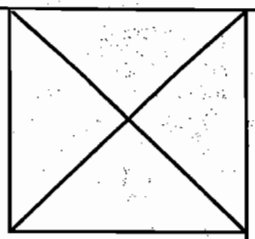
EXHIBIT C
APPROVED
"D" SITE PLAN





DETAIL 1
NTS

DETAIL 2
REQUIRED SIGNAGE FOR HANDICAPPED PARKING SPACE
NTS



LAND USE MAP
NTS

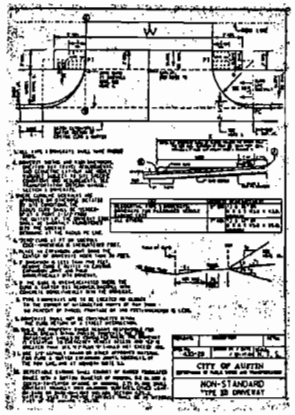
BUILDING AND PARKING TABULATIONS

SITE AREA:	= 0.864 acres (37,638 sf)
NET SITE AREA:	= 36,443 sf
LAND USE:	RESTAURANT
BUILDING AREA	= 1,921 sf
VEHICLE PARKING PROVIDED	= 36 spaces
Standard spaces	= 34 spaces
Accessible spaces	= 2 spaces (1 van)
BUILDING COVERAGE PROPOSED *	= 5,863 sf (16.0%)
IMPERVIOUS COVERAGE *	
Maximum	= 23,668 sf (65%)
Proposed	= 23,683 sf (65%)
FLOOR TO AREA RATIO *	
Proposed 1,921 sf/36,443 sf	= .053:1

* Based on Net Site Area.

GENERAL NOTES

1. Approval of this site plan does not include building and Fire Code approval (building permit).
2. All signs must comply with requirements of the Land Development Code. (Section 13-2, Article VII)
3. Driveways: Owner is responsible for all cost of relocation, or damage to, utilities.
4. Connect to City of Austin's water and wastewater systems for service.
5. Sidewalks and driveway approaches constructed shall not be finally accepted until all utility connections are complete and any cuts required by the Utility Installation have been restored.
6. For construction within the right-of-way, a concrete permit is required.
7. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
8. All curb return radii are 2' unless noted otherwise.
9. For construction within Cullen Lane R.O.W. refer to sheet 3 this set.



TRAVIS COUNTY CONSTRUCTION NOTES FOR SITE DEVELOPMENT

1. Driveway and drainage construction standards shall be in accordance with the requirements of Travis County as detailed in County Order No. 8996 (Blue Book), as adopted by the Commissioner's Court on January 4, 1984, unless otherwise specified and approved by Travis County Public Improvements and Transportation Department (PITD).
2. Prior to beginning any construction, a Travis County Basic Development Permit shall be posted on the job site.
3. Prior to beginning any construction, the temporary erosion control items shall be in place.
4. A Traffic Control Plan shall be provided by the engineer and reviewed by Travis County prior to beginning construction.
5. The contractor shall notify Travis County at 473-9383 (Construction/Inspection Division) 48 hours prior to start of construction.
6. Contour data source: Johnson Gerwig Co.
7. Contractor shall not stockpile material within the 100 year flood plain.
8. Within Travis County right-of-way, residential driveways are to have a 10% maximum grade. Non-residential driveways are to have a 3% maximum grade for the first thirty (30) feet off the edge of pavement.
9. All responsibility of the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, Travis County must rely upon the adequacy of the work of the design engineer.

NAME: SONIC DRIVE-IN

ADDRESS: 125 WEST SLAUGHTER LANE

LEGAL DESCRIPTION: Slaughter @ Cullen Commercial
Travis County, Texas
Volume , Page

OWNER: Aero King
2222 Inwood Drive
Dallas, Texas 75234

DESIGNER: SITE SPECIFICS

REVIEWED BY: 6/30/97
FOR DIRECTOR OF PLANNING DEPARTMENT — PERMIT MANAGER — DATE

SITE SPECIFICS

Sonic Drive-In
125 WEST SLAUGHTER LANE

SITE PLAN

REVISIONS

DATE 05/07/97

FILE NAME 5335.dwg

JOB NO.

DESIGN BJC/JM

DRAWN JG

SHEET 2 OF 7

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant community commercial (GR-CO) combining district zoning with conditions. The Conditional Overlay limits development to 2,000 vehicle trips per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The proposed GR, Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The property has access to West Slaughter Lane, an improved, 6-lane major arterial roadway.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

GR zoning is compatible and consistent with the zoning and land uses at the intersection of Slaughter and Cullen Lanes.

EXISTING CONDITIONS

Site Characteristics

The subject property contains a restaurant general use. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district is 80%, based on the more restrictive watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter Creek and Onion Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%

Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

The total restaurant area of 2,400 square feet would generate 1,718 trips.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan 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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

There is an existing site plan for this property (SP-97-0239D) which provides for 1,921 square feet of restaurant limited uses, along with associated parking and drainage facilities.