



PROJECT NO. 10115  
ISSUED BY: JPM  
DATE: 10 NOV 2010

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ISSUED BY: JPM  
DATE: 03 FEB 2011  
FILED

**PROJECT INFORMATION:**

**PROJECT TITLE:**  
FAST EDDIE'S CONDITIONAL USE SITE PLAN

**ADDRESS:**  
13045 US HIGHWAY 183 NORTH  
AUSTIN, TEXAS 78728

**PROPERTY OWNER:**  
NORTHFORK PLAZA SHOPPING CENTER LP  
10701 NOL  
8780 NORTH CENTRAL EXPRESSWAY, SUITE #205  
DALLAS, TEXAS 75231  
P: 214.234.2555

**DESIGNER(S):**  
KEITH BOCK  
BOCK GROUP LLC  
4777 MERTON STREET, SUITE B  
HOUSTON, TEXAS 77027  
P: 713.081.8888

**JOHN HEDGECOCK**  
AS&ED, PLLC  
1826 BRANCH HILL DRIVE  
PORTLAND, TEXAS 77581  
P: 281.996.7630

**WATERSHED AND CLASSIFICATION:**  
LAKE CRESS, SUBURBAN WATERSHED

**THE SUBJECT TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE**

**THE SUBJECT TRACT IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48400C010E DATED 9-20-2008. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE ACCURACY OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP.**

**LEGAL DESCRIPTION OF PROPERTY:**  
ALL STAR SUBDIVISION, LOT 1-2/PTS & ANNDRI SHA, R. SUR., ACRES 11.115

**RELATED CASE NO. SP-05-010002; C14-2010-0085**

**LAND USE NOTES:**

1. THE PROPOSED USE IS A TENANT FRESH-OUT OF AN EXISTING RETAIL SPACE FOR A COCKTAIL LOUNGE.
2. THE PROPOSED USE INCLUDES A LATE HOURS PERMIT. THIS SITE MEETS THE REQUIREMENTS OF CDA LOC 25-5-146, "CONDITIONS OF APPROVAL" SECTION (B)(1), BECAUSE IT IS SEPARATED FROM ALL PROPERTY USED OR ZONED TOWNHOUSE RESIDENCE (SF-6) DISTRICT, OR MORE RESTRICTIVE, BY MORE THAN 200 FEET.
3. ALL SITE IMPROVEMENTS ARE EXISTING - NO CONSTRUCTION IS PROPOSED WITH THIS PLAN.
4. THE HOURS OF OPERATION FOR THE COCKTAIL LOUNGE ARE SUNDAY THROUGH SATURDAY 11:00 A.M. TO 2:00 A.M.
5. THE WATER LINE IS EXISTING - WATER AND WASTEWATER SERVICE IS PROVIDED BY AUSTIN WATER UTILITY. THERE ARE NO PROPOSED CHANGES FOR THE WATER SERVICE OR EXISTING SITE PLUMBING. THERE IS AN EXISTING CLEANOUT AT THE PROPERTY LINE.
6. THE EXISTING LIGHTING WILL BE USED. THERE IS NO NEW LIGHTING OR NEW ELECTRICAL WORK PROPOSED.
7. A CONNECTION TO THE ORIGINAL SITE PLAN IS REQUIRED FOR RESTROOMS AND OTHER APPLICABLE IMPROVEMENTS.

**SITE PLAN NOTES:**

- ORDINANCE REQUIREMENTS:**
1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS SHALL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
  2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING DEPARTMENT, OR RELOCATION PERMITS APPROVAL. A CITY DECISION ON RELOCATION PERMITS CAN ONLY BE ISSUED ONCE THE REVIEW PROCESS IS COMPLETED.
  3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
  4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
  5. ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-COORDINATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FIRE DEPARTMENT:**
1. THE AUSTIN FIRE DEPARTMENT REQUIRED ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE".
  2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 30 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST PLACE THE DRIVEWAY OR STREET WITHIN 10 FEET TO SIX FOOT SETBACKS FROM THE CURBLINE. NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
  3. THING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH WILL 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.
  4. ALL PERIMETER/DECORATIVE FENCING SHALL BE EXISTING AND INSTALLED FOR SOLID 1.5 LINE-VEHICLE LOADS. ANY PERIMETER/DECORATIVE FENCING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
  5. COMMERCIAL CUMBERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENING, COMBUSTIBLE WALLS OR COMBUSTIBLE EAVE LINES.
  6. FIRE LINES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
  7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.
- SITE SUMMARY:**  
EXISTING PAVEMENT, RAMP, WALKS & BUILDINGS REMAIN UNTOUCHED PER PREVIOUS SITE DEVELOPMENT SUBMITTALS.  
IMPERVIOUS COVER REMAINS UNCHANGED.

**ADA NOTES: AMERICANS WITH DISABILITIES ACT:**

1. THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER AND OCCUPANT OF THE PROPOSED ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLES WITH ALL OTHER LAWS, REGULATIONS AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.
2. NEW ACCESSIBILITY SIGNS WITH "RESERVED" & "VAN ACCESSIBLE" SIGNAGE MOUNTED MINIMUM 5'-0" ABOVE GRADE ON GALVANIZED METAL POST, CENTER POST IN SPACE & SET POST MINIMUM 3'-0" DEEP IN 6" DIAMETER CONCRETE FILL HOLE. SIGNAGE & INSTALLATION TO MEET T&E, IBC AND AHS STANDARDS ONE PER PARKING SPACE. INSTALL ONE PRECAST CONCRETE WHEEL STOP IN EACH PARKING SPACE & SET BACK 2'-0" FROM HEAD OF SPACE.

**REVISIONS/CORRECTIONS**

No.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET No.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.FT.)	TOTAL SITE IMP. COVER SQ.FT. %	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

**APPROVALS:**

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

FILE NUMBER: SPD-2010-0333A APPLICATION DATE: 11-10-10

APPROVED BY COMMISSION ON \_\_\_\_ UNDER SECTION \_\_\_\_ OF CHAPTER \_\_\_\_ OF THE CITY OF AUSTIN CODE.

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

PROJECT EXPIRATION DATE (ORD. #070805-A) \_\_\_\_ DMPZ \_\_\_\_ DOZ \_\_\_\_

**DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT**  
RELEASED FOR GENERAL COMPLIANCE \_\_\_\_ ZONING \_\_\_\_

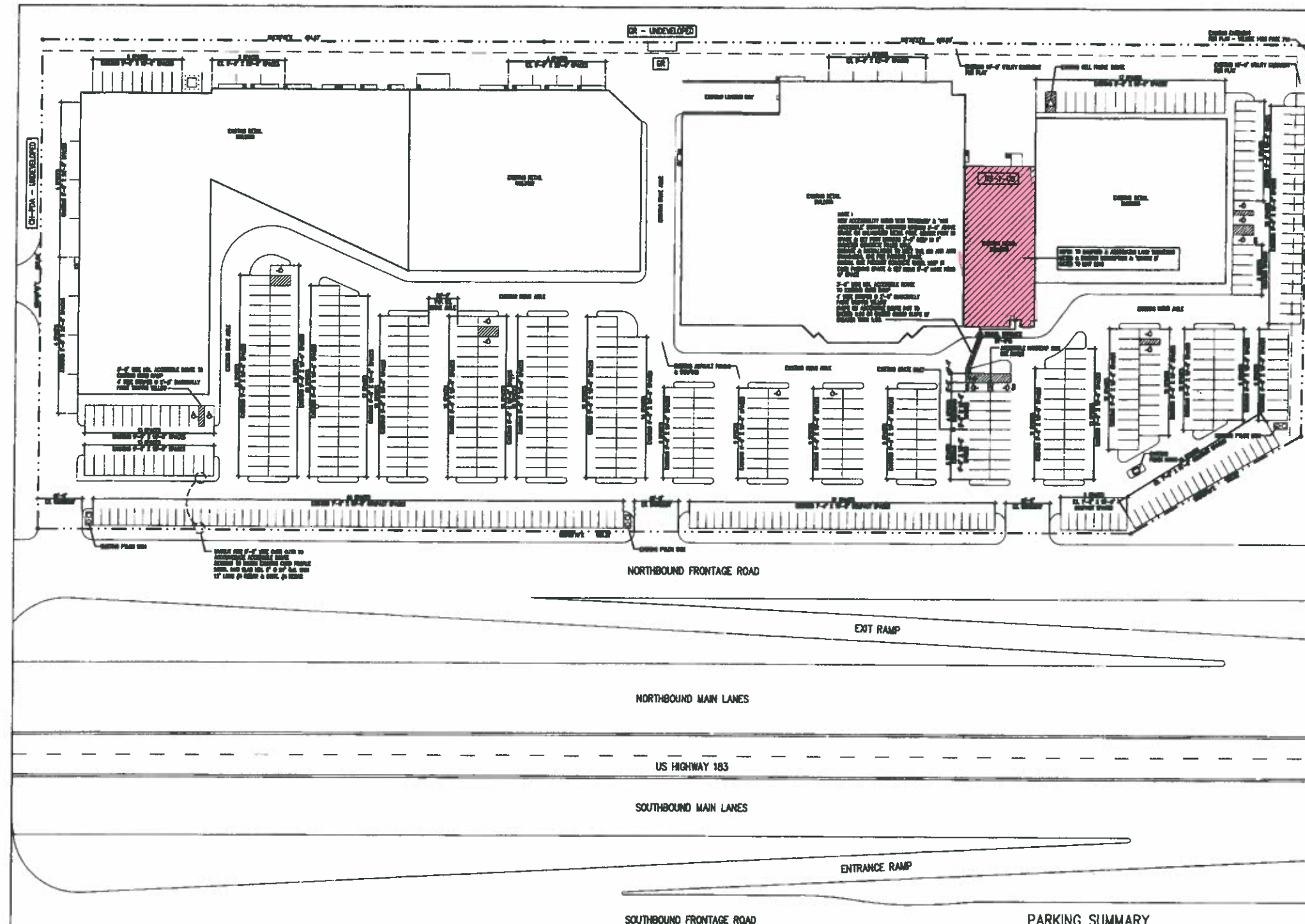
REV. 1 \_\_\_\_ CORRECTION 1 \_\_\_\_

REV. 2 \_\_\_\_ CORRECTION 2 \_\_\_\_

REV. 3 \_\_\_\_ CORRECTION 3 \_\_\_\_

Final plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SPC-2010-0333A



**PARKING SUMMARY**

COUNT	TYPE
458	REGULAR SPACES
128	COMPACT SPACES
12	HANDICAP SPACES REQUIRED
12	HANDICAP SPACES PROVIDED
2	VAN ACCESSIBLE SPACES REQUIRED
14	TOTAL HANDICAP SPACES PROVIDED
602	TOTAL

**NOTE:**  
\* PER IBC TABLE 1106.1: 501 TO 1,000 = 2% OF TOTAL  
\*\* PER 25-12-3, 1106.5 VAN SPACES: FOR EVERY EIGHT OR FRACTION OF EIGHT ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN ACCESSIBLE SPACE.  
1. PARKING SUMMARY TAKEN FROM EXISTING APPROVED SITE PLAN SP-95-010205 DATED 3.13.1995

