

## PLANNING COMMISSION SITE PLAN REVIEW SHEET

**CASE NUMBER:** SP-2019-0034C

**PC DATE:** 3/24/2020

**PROJECT NAME:** HEB 10

**ADDRESS:** 7901 W US 290 HWY

**APPLICANT:** HEB Grocery Company, LP

**AGENT:** Stantec Consulting Services, Inc. (512) 469-5353

**CASE MANAGER:** Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

**WATERSHED:** Williamson Creek (Suburban), Barton Springs Zone

### APPLICATION REQUEST:

The applicant requests four environmental variances:

1. Request to vary from LDC 25-8-341 to allow cut in excess of 4 feet (maximum cut 7 feet) in the Barton Springs Zone.
2. Request to vary from LDC 25-8-342 to allow fill in excess of 4 feet (maximum fill 14 feet) in the Barton Springs Zone.
3. Request to vary from LDC 25-8-302(A)(1) to construct a building on a slope with a gradient of more than 25 percent.
4. Request to vary from LDC 25-8-302(A)(2) to construct a parking area that is not a parking structure on a slope with a gradient of more than 15 percent.

### PROJECT DESCRIPTION:

The applicant proposes an 88,556 SF grocery store with associated utility, detention and water quality, parking, and landscape improvements on a 23-acre site.

### STAFF RECOMMENDATION:

Staff recommends approval of the variance requests. The site plan will comply with all other requirements of the Land Development Code prior to its release.

### SUMMARY STAFF COMMENT:

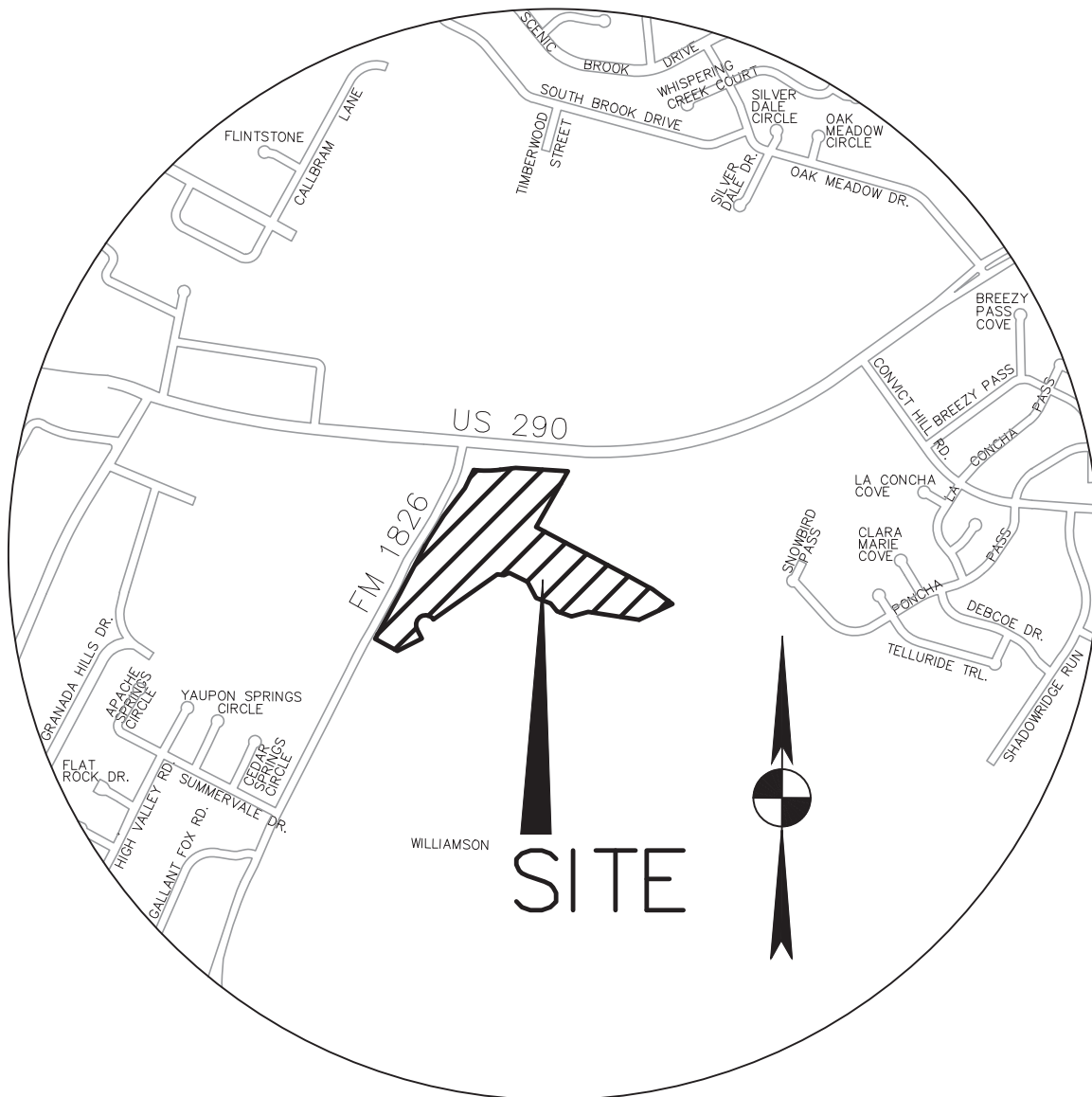
The applicant proposes an 88,556 SF grocery store on a 23-acre site at the junction of US 290 West and FM 1826.

### PROJECT INFORMATION:

<b>SITE AREA</b>	23.24 acres
<b>ZONING</b>	GR-NP
<b>PROPOSED USES</b>	Food Sales, General Retail Sales (General)
<b>PROPOSED IMPERVIOUS COVER</b>	330,691 SF, 24.98%
<b>PROPOSED BUILDING COVERAGE</b>	88,556 SF, 0.07%
<b>PROPOSED BUILDING HEIGHT</b>	32 FT
<b>PROPOSED F.A.R</b>	.087:1
<b>PROPOSED VEHICULAR ACCESS</b>	US 290 HWY, FM 1826
<b>PROPOSED PARKING</b>	432 automobile

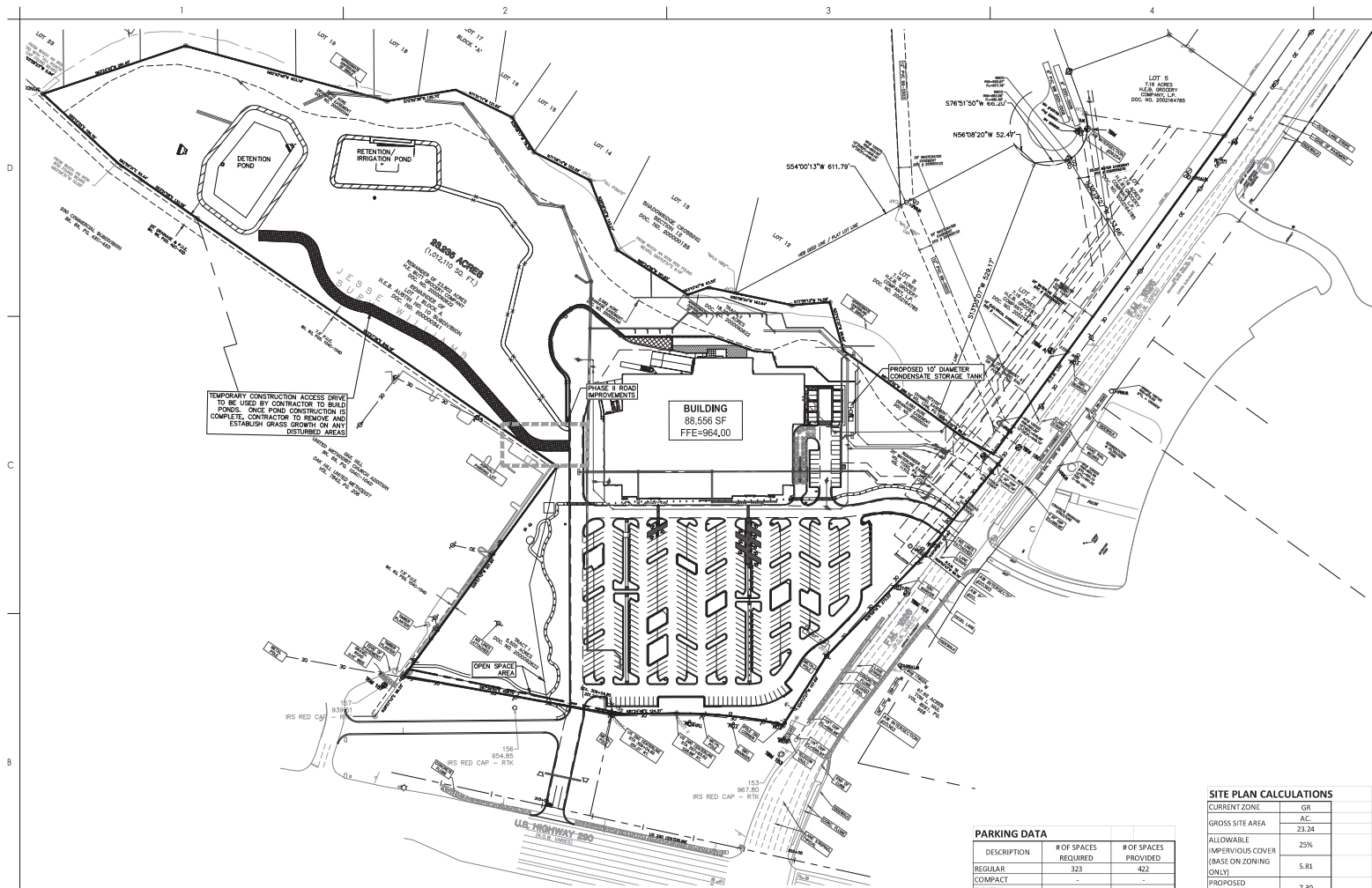
**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Lost and Found Pets  
Bike Austin  
Circle C Neighborhood Assn.  
Covered Bridge Property Owners Association, Inc.  
Estates of Loma Vista HOA  
Friends of Austin Neighborhoods  
Neighborhood Empowerment Foundation  
Oak Hill Association of Neighborhoods (OHAN)  
Oak Hill Neighborhood Plan - COA Liaison  
Oak Hill Neighborhood Plan Contact Team  
Oak Hill Trails Association  
Ridgeview  
SELTexas  
Save Our Springs Alliance  
Sierra Club, Austin Regional Group  
TNR BCP - Travis County Natural Resources



## VICINITY MAP

N.T.S.



EXISTING	PROPOSED	DESCRIPTION
○	○	PROPERTY LINE (D.L.R.) LINE
○	○	GROUND LIGHT
○	○	POWER POLE
○	○	DOWN SPOT
○	○	TELEPHONE MANHOLE
○	○	WATER MANHOLE
○	○	UNDERGROUND CABLE MARKER
○	○	UNDERGROUND GAS LINE MARKER
○	○	UNDERGROUND TELEPHONE MARKER
○	○	GAS RISER
○	○	TELEPHONE RISER
○	○	SPRINKLER CONTROL BOX
○	○	SWITCH GEAR & PAD
○	○	TRANSFORMER (SIZE VARIES)
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	WATER METER
○	○	WATER METER VAULT (SIZE VARIES)
○	○	CABLE TV RISER
○	○	ELECTRIC BOX
○	○	ELECTRIC METER
○	○	GAS METER
○	○	TRAFFIC CONTROL BOX
○	○	WIRE MAST (SIZE VARIES)
○	○	GREASE TRAP (SIZE VARIES)
○	○	OVERHEAD ELECTRIC
○	○	ELECTRIC MANHOLE (SIZE VARIES)
○	○	STORMWATER MANHOLE (SIZE VARIES)
○	○	TELEPHONE MANHOLE (SIZE VARIES)
○	○	WASTEWATER CLEANOUT
○	○	WOOD FENCE
○	○	CHAIN LINK FENCE
○	○	DUMPSTER
○	○	CURB & GUTTER
○	○	EDGE OF PAVEMENT
○	○	FIRE LANE EXCAVATION
○	○	HANDICAP ACCESS ROUTE
○	○	CONCRETE SIDEWALK
○	○	PAVEMENT
○	○	WHEELSTOP
○	○	ISLAND
○	○	FINISH FLOOR ELEVATION
○	○	PARKING COUNT (REGULAR SPACES)
○	○	PARKING COUNT (HANDICAP SPACES)
○	○	PARKING COUNT (PARALLEL SPACES)
○	○	HANDICAP SPACE
○	○	BIKE PARKING
○	○	BARRICADE
○	○	TREE TO BE REMOVED
○	○	TREE TO BE PROTECTED
○	○	TREE TO BE PROTECTED GREATER THAN 18"
○	○	HERITAGE TREE

#### NOTES:

1. 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.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING PERMIT OR FIRE CODE APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LDC CHAPTER 25-10.
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED IN THE FUTURE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
7. ROW EXCAVATION PERMITS ARE REQUIRED FOR CONSTRUCTION WITHIN CITY OF AUSTIN RIGHT-OF-WAY.

#### EXTERIOR NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL OUT-OF-WAY AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 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."

#### SITE PLAN CALCULATIONS

CURRENT ZONE	GR
GROSS SITE AREA	AC
ALLOWABLE	23.24
IMPERVIOUS COVER (BASE ON ZONING ONLY)	5.81
PROPOSED IMPERVIOUS COVER	7.30
ALLOWABLE F.A.R.	1.1
PROPOSED BUILDING COVER	2.03
Open Space	88,556 SF
55% Natural State	50,714 SF
	50,714 SF

#### PARKING DATA

DESCRIPTION	# OF SPACES REQUIRED	# OF SPACES PROVIDED
REGULAR	323	422
COMPACT	-	-
ELECTRIC	-	-
HANDICAP	9	9
VAN/HANDICAP	2	2
TOTAL	334	433

#### VEHICULAR PARKING REQUIRED

USE (PER LDC 25-6 APPENDIX A, SCHEDULE A)	TOTAL BLDG S.F.	RATIO	TOTAL SPACES
FOOD SALE AND GENERAL RETAILS	88,556	1/275 S.F.	323

#### BUILDING DATA

BLDG.	STORIES	MAX HEIGHT	F.F. ELEV.	FOUNDATION	BLDG. COVER	USE
1	1	32 FT	964	Concrete	88,556 SF	Grocery

#### FIRE DEMAND

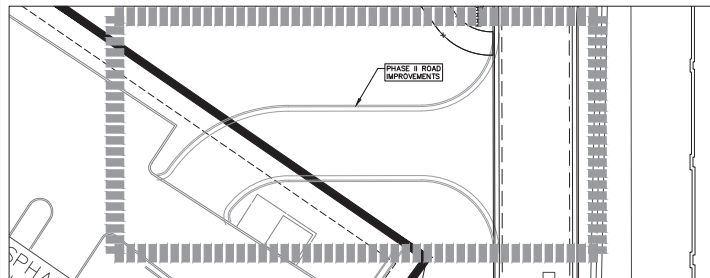
BUILDING FIRE AREA	CONSTRUCTION TYPE	FIRE AREA (S.F.)	**REQUIRED FIRE DEMAN (GPM)	FIRE SPRINKLE	**SPRINKLER REDUCTION (GPM)	**REDUCED FIRE DEMAN (GPM)
1	1B	88,556	3250	NFPA 13	YES (75%)	1,500 (MIN)

\*\*REQUIRED FIRE FLOW DEMAND CALCULATED PER 2015 INTERNATIONAL FIRE CODE (IFC) APPENDIX B TABLE 105.1(2)

\*\*REDUCTION IN FIRE FLOW DEMAND CALCULATED PER 2015 IFC APPENDIX B TABLE 105.2

#### IMPERVIOUS COVER

TRACT ID	TOTAL GROSS SITE AREA	ALLOWABLE			PROPOSED		
		AC.	%	AC.	SF.	%	AC.
H-B-E #10	20.39	35%	7.60	330,947	24.98	7.59	330,691



### PHASE II ROAD



THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

#### FOR CITY USE ONLY:

**SITE PLAN APPROVAL** Sheet 12 of 31  
**FILE NUMBER:** 2019-0034C **APPLICATION DATE:** 1/24/2019  
 APPROVED BY: **CHANDLER J. JONES** **DATE:** 1/24/2019  
**CHAIRMAN - BOARD OF THE CITY OF AUSTIN CODE**  
**REGISTRATION DATE (811-811.0000-4)** **NAME:** J. JONES  
**PROJECT REGISTRATION DATE (811-811.0000-4)** **NAME:** J. JONES

**Director, Planning and Development Review Department**  
**RELEASED FOR GENERAL COMPLIANCE** **REVISION: CS-8-11**  
 Rev. 1: **CS-8-11** Correction 1  
 Rev. 2: **CS-8-11** Correction 2  
 Rev. 3: **CS-8-11** Correction 3

**FULL PLAN MUST BE SUBMITTED BY THE PROJECT REGISTRATION DATE, IF ANY PLANS SUBMITTED AFTER THE REGISTRATION DATE, AND ALL REQUIRED REVISIONS MUST BE SUBMITTED BY THE PROJECT REGISTRATION DATE. IF THE PROJECT REGISTRATION DATE IS NOT ACHIEVED, BEST AND AN APPROVED FIRM TO THE PROJECT REGISTRATION DATE.**