ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	April 7th, 2021
NAME & NUMBER OF PROJECT:	Omni Business Park, SP-2019-0300C
NAME OF APPLICANT OR ORGANIZATION:	Chris Bradford, Jackson Walker, LLP
LOCATION:	7305 Burleson Road, 78744
COUNCIL DISTRICT:	District 2
ENVIRONMENTAL REVIEW STAFF:	Kristy Nguyen, Environmental Review Specialist Senior, Development Services Department, (512) 974-3035, Kristy.Nguyen@austintexas.gov
WATERSHED:	Onion Creek, Suburban, Desired Development Zone
REQUEST:	Variance request is as follows: Request to vary from 1993 Comprehensive Watershed Ordinance, Section 13-7-16(a) – for a fill exceeding four feet
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITION:	1) Preserve top 12 inches of topsoil to be used onsite; 2) Increased landscaping for areas of fill to stabilize erosion; and 3) Provide enhanced erosion & sedimentation controls during construction.

Staff Findings of Fact and Exhibits

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	Omni Business Park
Ordinance Standard:	1993 Comprehensive Watershed Ordinance
Variance Request:	Section 13-7-16(a) – for a fill exceeding four feet

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 13-2-505 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

   Yes The Omni Business Park commercial subdivision was approved in C8-93-0091.0A. Development, including drainage improvements, office buildings, and driveways have been constructed within this subdivision. As such, this project has certain vested rights to the 1993 Land Development Code, as approved by the Development Services Department, per the findings: "development within this subdivision has occurred under the rules and regulations based on the 1993 project… It is determined that the 1993 project has met progress and is an ongoing project." With this context, without the variance, the applicant would be deprived of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements. Current code allows for administrative variance approval of fill up to 8', but the code in effect at the time of vesting did not allow for such administrative approvals. This project would qualify for an administrative variance under current code as similar surrounding projects subject to current code have had variances to cut requirements approved administratively (e.g, Burleson Industrial Park – SP-2014-0400C; 7005 Burleson Industrial – SP-2015-0353C; Burleson Warehouse – SP-2017-0356C).

2. The variance:
   a) Is the minimum departure from the terms and other requirements of the Land Development Code necessary to avoid such deprivation of privileges enjoyed by other property owners and to facilitate a reasonable use;

   Yes Development has occurred on this site, specifically drainage improvements. Areas of fill exceeding four feet are to level the grading

associated from previous development. Additionally, this property is zoned limited industrial and the project proposes construction of warehouses with truck loading docks. Fill exceeding four feet for this type of development with its existing conditions is required, similar to the surrounding commercial and industrial development (e.g, Burleson Industrial Park – SP-2014-0400C; 7005 Burleson Industrial – SP-2015-0353C; Burleson Warehouse – SP-2017-0356C) where fill greater than four feet have been permitted. Moreover, the proposed fill will not exceed eight feet which, under current code, would have been administratively approved. Granting this variance would allow the property owner the privileges enjoyed by other property owners and facilitate a reasonable use of the property.

b) Will not create significant probabilities of harmful environmental consequences.

Yes The fill limits of the site will not exceed eight feet and will be structurally contained with retaining walls. To further stabilize areas of fill exceeding four feet, a planting plan with robust plantings will be incorporated where feasible. In addition, areas of fill exceeding four feet are to address the previous construction activities occurred onsite. For these reasons, the variance request to exceed the four feet fill limit will not create significant probabilities of harmful environmental consequences.

c) Is not a special or unique condition created as a result of the method by which a person voluntarily subdivides or develops the land;

Yes The site is on Lot 1 of the Omni Business Park subdivision. The Omni Business Park subdivision comprises of approximately 38 acres, and is subdivided into 3 lots, with Lot 1 being the largest at 22.5 acres. The proposed project to develop warehouses with truck loading docks is a permitted use for the Limited Industrial zoning of the property and fill over four feet is required to provide a consistent finished floor elevation. A variance to Section 13-7-16(a) for fill exceeding four feet is not necessitated due to the subdivision of the land nor the method to develop the land.

B. Additional Land Use Commission variance determinations for a requirement of Section 13-5-523 (Water Quality Transition Zone), Section 13-2-543 (Water Quality Transition Zone), Section 13-2-563 (Water Quality Transition Zone), or Section 13-7-23 (Critical Water Quality Zones):

1. The criteria for granting a variance in Subsection (A) are met;
N/A

2. The application of such provisions leaves the property owner without any reasonable, economic use of the entire property;
N/A

3. The variance is the minimum departure from the terms and other ordinance requirements necessary to establish a reasonable, economic use of the entire property.
N/A

C. Within the Barton Creek Watershed or Barton Springs Zone, the development with the variance will result in water quality that is equal to or better than would be achieved under compliance with the Code without the variance requested. In the Barton Springs Zone, no variance shall be granted from the SOS Ordinance in Chapter 13-7, Article I, Division 5.

N/A

**Variance approval requires all above affirmative findings.

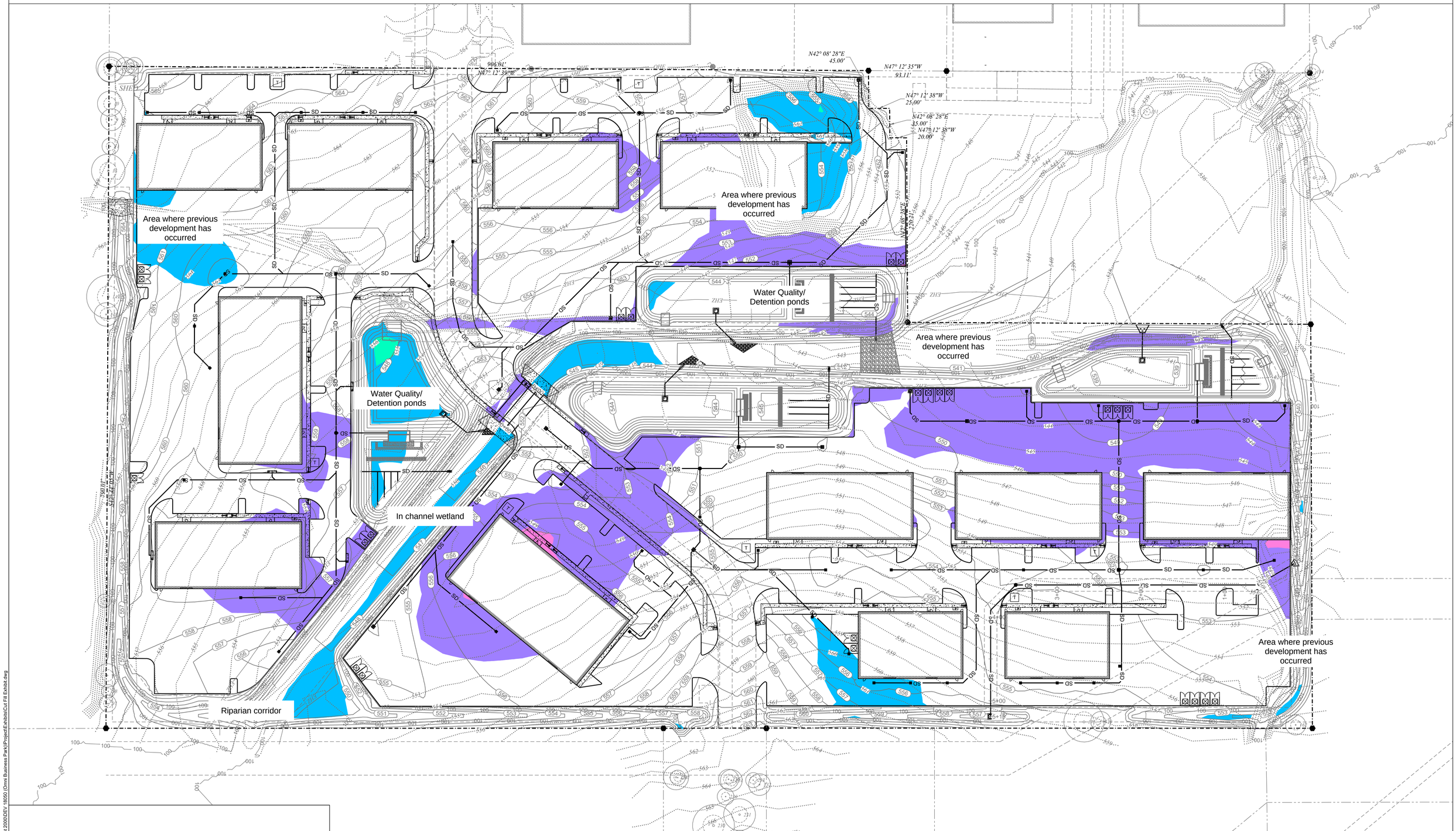
Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

1) Preserve top 12 inches of topsoil to be used onsite;
2) Increased landscaping for areas of fill to stabilize erosion; and
3) Provide enhanced erosion & sedimentation controls during construction.

Environmental Reviewer (DSD)	Kristy Nguyen	Date 02/12/2021
Environmental Review Manager (DSD)	*Mike McDougal*	Date 2-19-2021
Deputy Environmental Officer (WPD)	*Liz Johnston*	Date 03-22-2021

Staff Exhibits

Cut Fill Exhibit



Cut Fill			
Number	Minimum Elevation	Maximum Elevation	Color
1	-7.899	-7.000	
2	-7.000	-4.000	
3	4.000	7.000	
4	7.000	7.935	

Scale 1" = 50'

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Texas Firm Registration No. F-678
Tel. 512-454-2400
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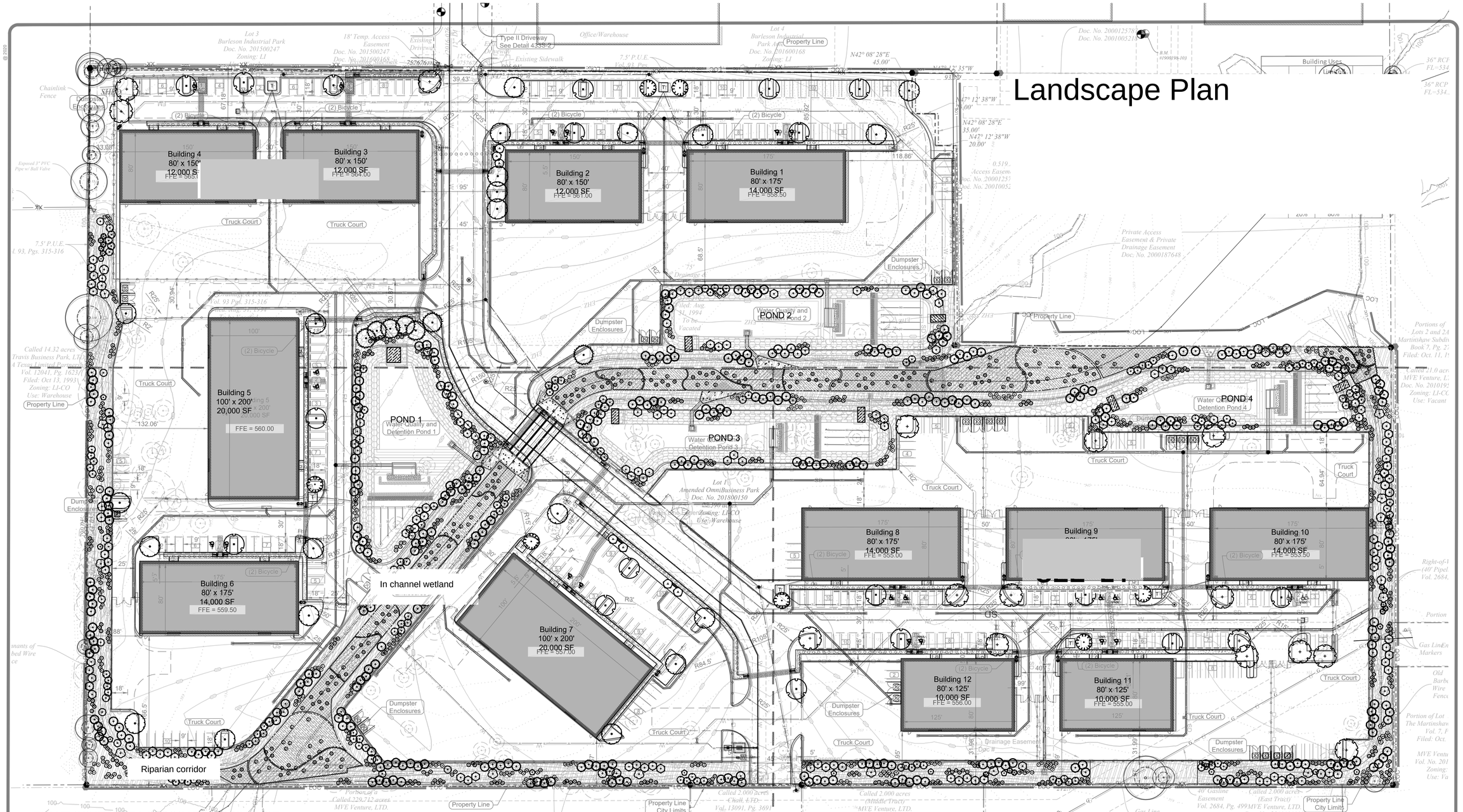
As Built

12/16/2020 H:\Jobfiles\Development 2000\DEV 18050 (Omni Business Park)\Project\Exhibits\Cut Fill Exhibit.dwg

Surrounding businesses with similar zoning and development.

Landscape Plan



PLANT SCHEDULE LANDSCAPE ORDINANCE

TREES	CODE	COMMON NAME	BOTANICAL NAME
	BC3	Bald Cypress	Taxodium distichum
	BO3	Burr Oak	Quercus macrocarpa
	LO3	Live Oak	Quercus virginiana
	SR3	Shumard Red Oak	Quercus shumardii
	TP3	Texas Pistache	Pistacia texana

ORNAMENTAL TREES	CODE	COMMON NAME	BOTANICAL NAME
	TR1.5	Texas Redbud	Cercis canadensis texensis

PLANT_SCHEDULE_609S_1GAL

HIGH MOISTURE TREES	CODE	COMMON NAME	BOTANICAL NAME
	BC1G	Bald Cypress	Taxodium distichum
	LO1G	Live Oak	Quercus virginiana
	MC1G	Wax Myrtle	Myrica cerifera
	RB1G	Red Buckeye	Aesculus pavia
	YH1G	Yaupon Holly	Ilex vomitoria

UPLAND SPECIES TREES	CODE	COMMON NAME	BOTANICAL NAME
	BO1G	Burr Oak	Quercus macrocarpa
	CE1G	Cedar Elm	Ulmus crassifolia
	CO1G	Chinquapin Oak	Quercus muehlenbergii
	FS1G	Flameleaf Sumac	Rhus lanceolata
	RC1G	Eastern Red Cedar	Juniperus virginiana

609S - HIGH MOISTURE SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AB1G	American Beautyberry	Callicarpa americana
	CB1G	Coralberry	Symphoricarpos orbiculatus
	DP1G	Dwarf Palmetto	Sabal minor
	MG1G	Barbados Cherry	Malpighia glabra
	RA1G	Fragrant Sumac	Rhus aromatica

609S - UPLAND SPECIES SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	RA1G	Fragrant Sumac	Rhus aromatica
	BD2	Butterfly Bush	Buddleja davidii
	DG1G	Globe Mallow	Sphaeralcea ambigua
	TS1G	Texas Sage	Leucophyllum frutescens

BBS SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	BTB	Buttonbush	Cephalanthus occidentalis
	PH1G	Possumhaw Holly	Ilex decidua

BBS WETLAND	CODE	COMMON NAME	BOTANICAL NAME
	BBS	Bushy Bluestem	Andropogon glomeratus
	EG	Eastern Gamagrass	Tripsacum dactyloides
	PV	Switch Grass	Panicum virgatum

TREE LIST
See Tree List prepared by Landscape. Sheet 53 - Tree Table & Calculations

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify all utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the correctness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

SITE PLAN APPROVAL
FILE NUMBER SP-2019-0300C APPLICATION DATE
APPROVED ON UNDER SECTION 112 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC)
CASE MANAGER Jeremy Siltala ZONING
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE
Rev. 1 CORRECTION 1
Rev. 2 CORRECTION 2
Rev. 3 CORRECTION 3
ZONING LI-CO
SCALE: 1" = 50'
Final plat 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.

SITE PLAN APPROVAL SHEET 149 OF 58
FILE NUMBER SP-2019-0300C APPLICATION DATE
APPROVED BY COMMISSION ON UNDER SECTION 112
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER J. Siltala
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ
SHEET 7 of 62
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE
ZONING LI-CO
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 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.

NORTH
0 50 100 150 feet
SCALE: 1" = 50'

Rev	DATE:	DESCRIPTION:	Date
0	JAN	Site Plan	
1	JAN		
2	DEC 18/20		

DESIGNED: JAN
DRAWN: AE, LJB
CHECKED:
JOB NO.

CITY APPROVAL/DATE
Consultant Seal

REVISIONS/CORRECTIONS

Company Name and Address
BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.
William S. Blair
(512) 522-8979
Will@BlairLA.com
www.BlairLA.com
306 W Main St, Ste 12
Round Rock, TX 78664

CARRETT-HINEN
FIRM #F-630
Tel: 512 2400

William S. Blair
October 22, 2020

Project Name and Address
OMNI Business Park
7305 Burleson Road
Austin, TX 78744

Sheet Title
Overall Site Plan

Design By: TU
Checked By: DS
Issue Date: 07/03/2019
Project Number: 19057-LP

SHEET NUMBER
L1
49 of 62
SP-2019-0300C

Applicant Form and Findings of Fact

January 25, 2021

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

January 25, 2021

Denise Lucas, Director
Planning and Zoning Department
City of Austin
P.O. Box 1088
Austin, TX 78767

RE: Variance Request Letter
Omni Business Park
7305 Burleson Road
SP-2019-0300C
§13-7-16(a) Fill Requirements

Dear Ms. Lucas:

On behalf of the owners, CHALL LTD, we are requesting a variance for fill in excess of four (4) feet for the proposed development of the Omni Business Park site development permit (SP-2019-0300C) located at 7305 Burleson Road.

The subject project is a 22.529 acre tract of land located inside the City of Austin's Full Purpose Jurisdiction in Onion Creek Watershed, which is considered a Suburban Class watershed and is a legal tract of land per the Amended Plat of Omni/Burleson Amended Plat of Lots 1 and 3, Omni Business Park, Travis County Records 202000033, signed for recordation on February 18th, 2020.

This project is a continuation of the project vested to the subdivision plan case C8-93-0091.0A dated June 9th of 1993. The rules and regulations in effect on that date apply to this project.

The applicable ordinance for this project is the 1986 ordinance #860508-V, the Comprehensive Watersheds Ordinance. This ordinance limited the fill to 4' for all of the City's jurisdiction.

City Council passed amendments to this Comprehensive Watersheds Ordinance to allow for the fill to exceed 4' in the desired development zone through a staff reviewed administrative process. These ordinances were the 1996 ordinance #19960613-M, Part 5(a) [13-7-16 (for water quality and detention

facilities only)]; and #19990225-070B, Ordinance Part 5 of 8 (for desired development zone). The fill variance for this project meets the requirements of these ordinances for an administratively approved cut and fill variance.

The property is zoned LI-CO and the project is proposing light industrial single-story buildings. The rectangle shaped tract of 22.529 acre is situated at a 45-degree angle from north. Northwest and northeast of the project there exists a similar development of manufacturing use zoning LI. Southwest of the project is the City of Austin City limits and the land is undeveloped; however, a light industrial use site plan is under review and the permit is close to being issued. To the southeast is the city limits and the land is undeveloped.

The property is currently undeveloped, and generally slopes to a channel within the site that flows from the southwest to the northeast of the property. Site vegetation consists of native shrub type trees and grasses. Critical environmental features onsite are being mitigated by use of restorative indigenous plantings. This project proposes ~166,000 sf of office/warehouse buildings (12) with associated paving, utilities and drainage improvements equating to 69% impervious cover.

Storm water runoff from this site is conveyed to Onion Creek though a series of downstream waterways. Offsite flows are being conveyed through the main onsite channel. Storm water runoff from the proposed development within the site will be conveyed to the onsite water quality and detention ponds in a proposed storm sewer system.

The proposed detention ponds are designed to detain storm water flows onsite to decrease the runoff for the 2, 10, 25, and 100-year storm events to less than the existing conditions and separate water quality ponds are provided that will be partial sedimentation-filtration ponds.

The project requires leniency from the following code sections:

Division 5. - Cut, Fill, and Spoil.

§ 13-7-16(a) – FILL REQUIREMENTS.

No fill on any lot or other land within the subdivision, except within roadway right-of-way, shall exceed a maximum of four (4) feet of depth. Fill placed under foundations with sides perpendicular to the ground, or with pier and beam construction, need not comply with this requirement, but must be placed in a manner consistent with Section 13-2-580. Backfill for utility construction or wastewater drainfields is also exempt from this provision.

The Land Development Code allows Land Use Commission Variances per the following:

Division 3. - Variances.

§ 13-2-505 – PLANNING COMMISSION VARIANCES.

The Planning Commission may grant a variance from one or more requirements of this Article if an applicant requests the variance in writing and the Commission finds that, because of special

circumstances applicable to the property involved, a strict application of the provisions prevents the owner of the property from enjoying the privileges or safety associated with other similarly situated property with similarly timed development. Where such conditions are found, the variance permitted shall be the minimum departure from the terms of this Article and other ordinance requirements necessary to avoid such deprivation of privileges enjoyed by other property owners and to facilitate a reasonable use, which will not create significant probabilities of harmful environmental consequences. The Planning Commission may not grant a variance if it provides the applicant with any special privileges not enjoyed by other similarly situated property with similarly timed development, or if based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivides or develops land.

Below you will find the findings of fact concerning the need for the variance.

Your favorable consideration and support of our request would be appreciated. If you have any questions, please feel free to call.

Sincerely,

Steven L. Ihnen, P.E.
TBPE Firm #F-630

STATE OF TEXAS
STEVEN L. IHNEN
81976
LICENSED
PROFESSIONAL ENGINEER
01/25/2021

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Bleyl Engineering
Street Address	12007 Technology Blvd, Ste.150
City State ZIP Code	Austin, Texas 78727
Work Phone	512.454.2400
E-Mail Address	austinpermitting@bleylengineering.com

Variance Case Information

Case Name	Omni Business Park

Case Number	SP-2019-0300C
Address or Location	7305 Burleson Road
Environmental Reviewer Name	Kristy Nguyen
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Fill exceeding 4' of depth 13-7-16(a)
Watershed Name	Onion Creek
Watershed Classification	☐Urban x Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment x Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes x No
Distance to Nearest Classified Waterway	0.40 miles (classification per applicable ordinance)
Water and Waste Water service to be provided by	**Water:** Austin Water **Wastewater:** Austin Wastewater
Request	**§ 13-7-16(a) - FILL REQUIREMENTS**

Impervious cover	Existing	Proposed
square footage:	0	681,410
acreage:	0	15.643
percentage:	0	69%

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ,	The property has no natural slopes that exceed 15%. The site slopes vary from 0% to not more than 15%. The slope breakdown is as follows: 0-15% Slopes 22.591 acres 15-25% Slopes 0.0 acres 25-35% Slopes 0.0 acres Over 35% Slopes 0.0 acres Elevation ranges from a low point of 569 to a high point of 538.

WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The ground vegetation is typical east Austin prairie range grasslands with fair condition grass cover. The geology is clay top soils mixed with gravel and sandy loam. The site has no CWQZ, WQTZ, floodplain, heritage trees, or any other notable or outstanding characteristics of the property. CEFs onsite will be mitigated through the planting of native indigenous plants.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The plan complies with all applicable codes in place as of the original final plat application date of June 9, 1993, except the 4' cut and fill limitation depicted on the cut map provided.

FINDINGS OF FACT

As required in LDC Section 13-2-505, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 13-2-505 of the City Code:

1. The requirement will prevent the owner of the property from enjoying the privileges or safety associated with other similarly situated property with similarly timed development.

Yes / No

ANSWER: City Council passed an amendment to the Comprehensive Watersheds Ordinance to allow for the fill to exceed 4' in the desired development zone through a staff reviewed administrative process. The fill variance for this project meets the requirements of these ordinances for an administratively approved fill variance. It accordingly is similar to hundreds of projects that are also located in the same watershed and or desired development zone that have all received similar variances through the ordinances administratively approved variance process.

In addition, the slopes present on the property preclude the privilege of its use for a light-industrial development. The site requires significant leveling (although not to exceed 8') to provide level surfaces for trucks to operate.

2. The variance:
   a) Is the minimum departure from the terms of and other requirements of the Land Development Code necessary to avoid such deprivation of privileges enjoyed by other property owners and to facilitate a reasonable use;

      Yes / No

ANSWER: The project is zoned LI and the proposed use is appropriate for this zoning classification. The project buildings are of size and shape and are oriented to minimize departure from the code fill limitations. It is not possible to design a project on this site with a 4' truck docks and not exceed 4' cut or fill.

   b) Will not create significant probabilities of harmful environmental consequences.

      Yes / No

ANSWER: The proposed departure from the 4' fill limitation will not exceed 8 feet. Furthermore, it will not create a significant probability of harmful environmental consequences. Development of this site began in the mid-1980s. As a result of this development, significant spoils sites were created and left in place. The property is not in its natural condition, but was modified by this prior development. In many cases, the proposed cut and fill will only affect previous spoil sites.

Furthermore, the cut and fill will facilitate the creation of areas—including areas for vegetation with indigenous plants--to mitigate the critical environmental features that are affected by the proposed development.

   c) Is not a special or unique condition created as a result of the method by which a person voluntarily subdivides or develops the land;

      Yes / No

ANSWER: The LI users on for the project require level parking and truck docks. Without the cut and fill variance, the use of the property would be not reasonably provided to comply with the LI use and zoning.

B. Additional Land Use Commission variance determinations for a requirement of Section 13-5-523 (Water Quality Transition Zone), Section 13-2-543 (Water Quality Transition Zone), Section 13-2-563 (Water Quality Transition Zone), or Section 13-7-23 (Critical Water Quality Zones):

1. The criteria for granting a variance in Subsection (A) are met;

   N/A

2. The application of such provisions leaves the property owner without any reasonable, economic use of the entire property;

   N/A

3. The variance is the minimum departure from the terms and other ordinance requirements necessary to establish a reasonable, economic use of the entire property.

   N/A

C. Within the Barton Creek Watershed or Barton Springs Zone, the development with the variance will result in water quality that is equal to or better than would be achieved under compliance with the Code without the variance requested.

   ~~Yes/No~~

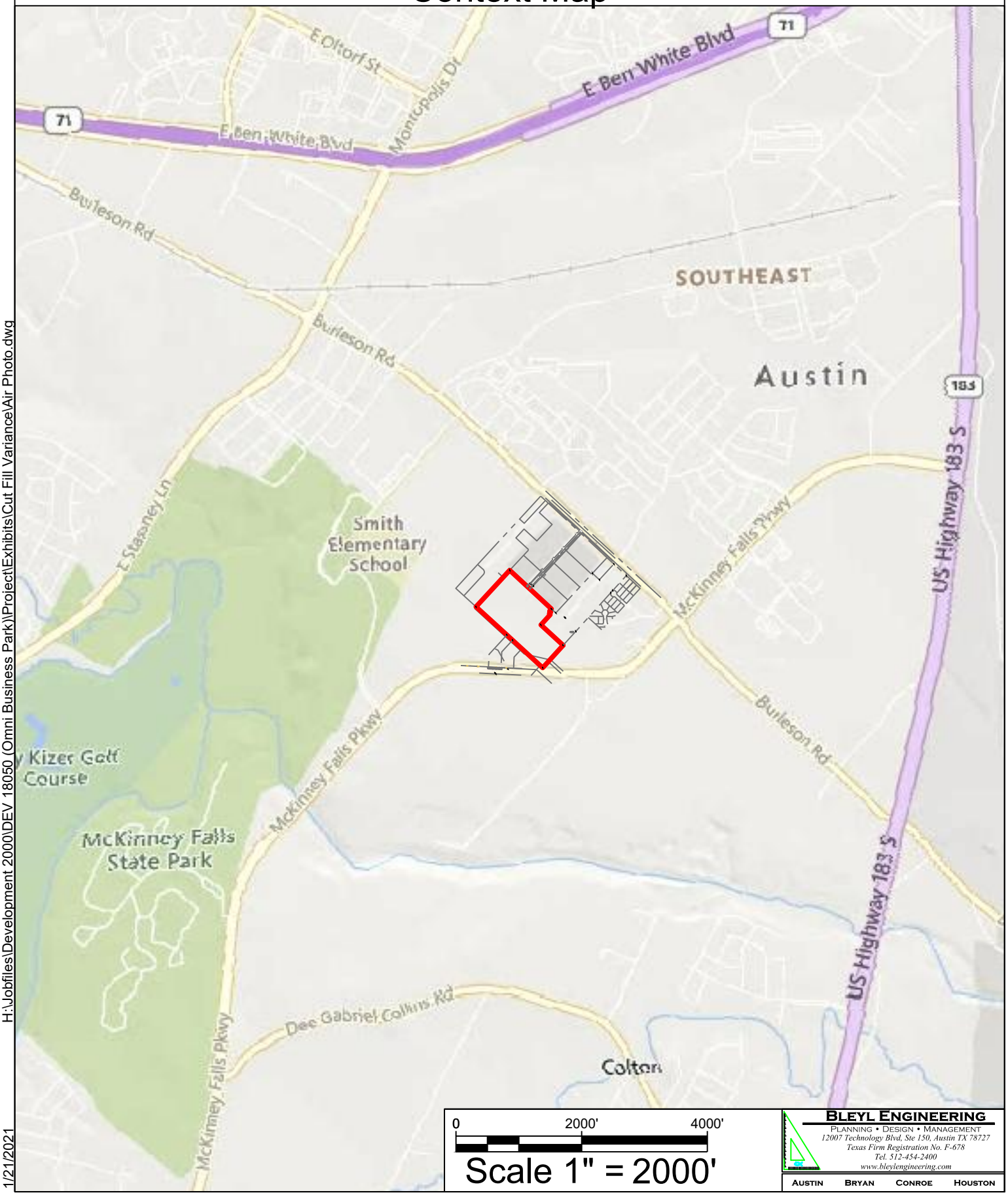
**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan

- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0
- Applicant's variance request letter

Expo Business Park
Context Map



0 2000' 4000'

Scale 1" = 2000'

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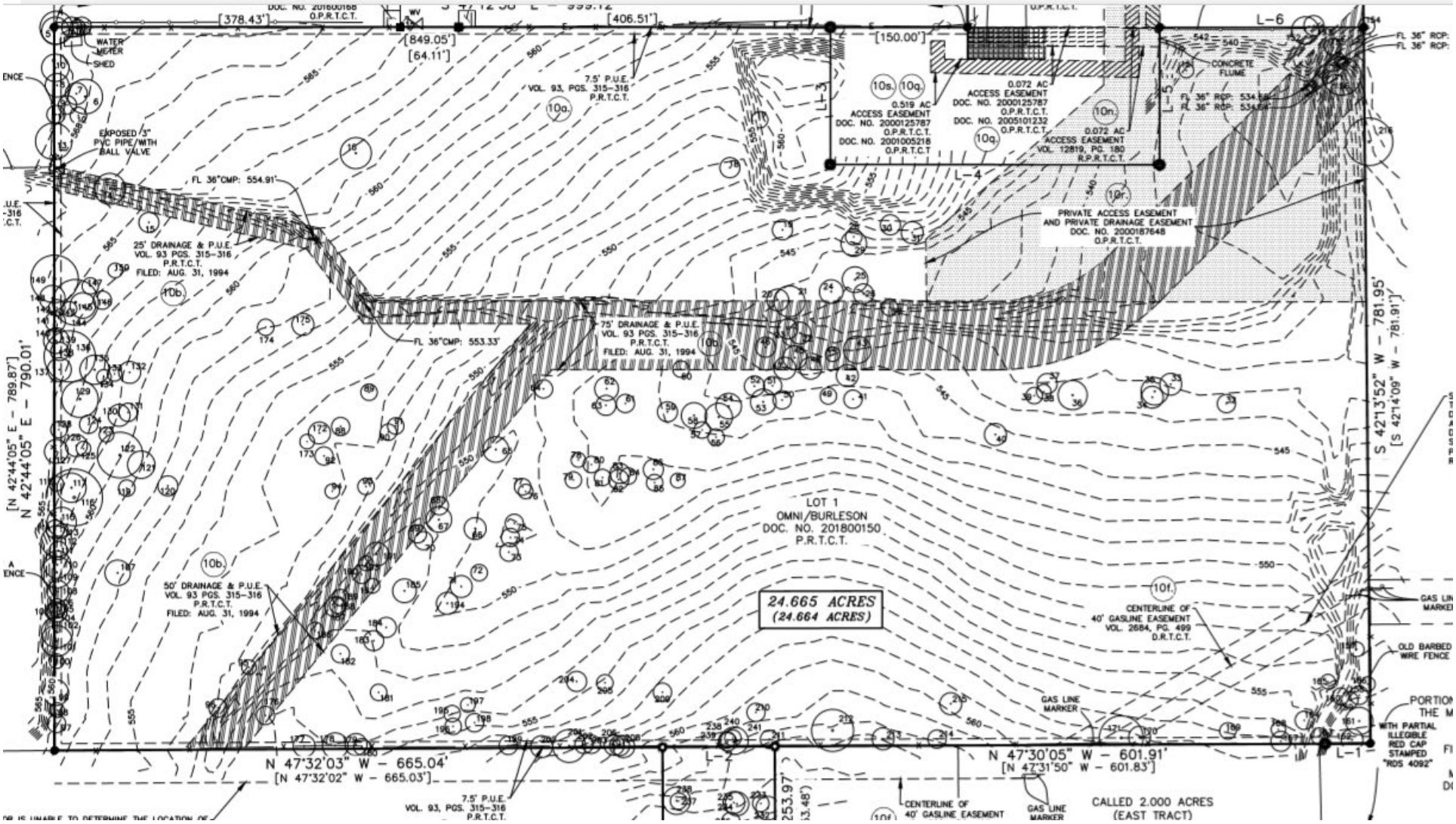
1/21/2021



Omni Business Park Existing Condistions

Expo Business Park
Air Photo

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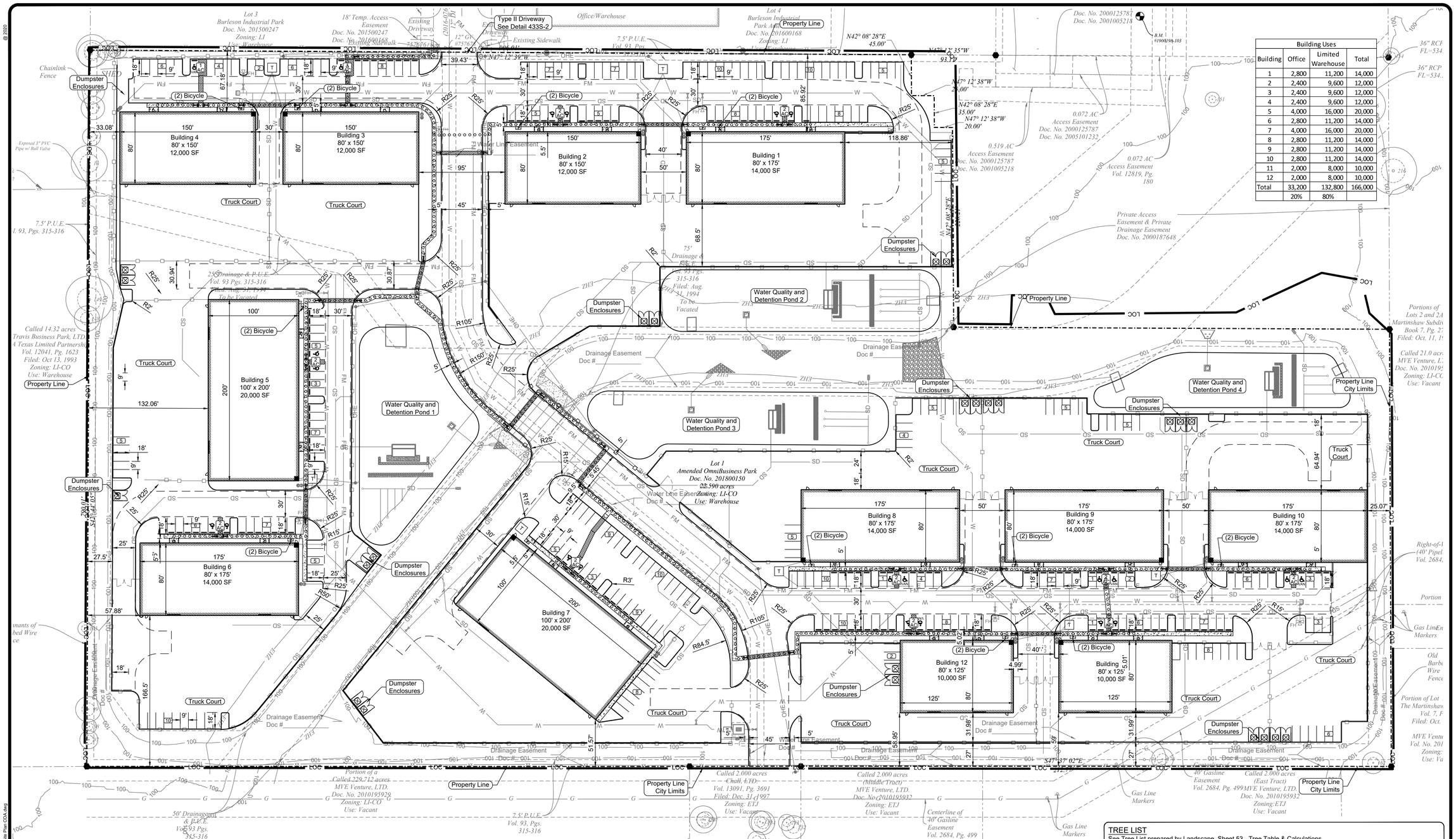
1/21/2021



Building Uses			
Building	Office	Limited Warehouse	Total
1	2,800	11,200	14,000
2	2,400	9,600	12,000
3	2,400	9,600	12,000
4	2,400	9,600	12,000
5	4,000	16,000	20,000
6	2,800	11,200	14,000
7	4,000	16,000	20,000
8	2,800	11,200	14,000
9	2,800	11,200	14,000
10	2,800	11,200	14,000
11	2,000	8,000	10,000
12	2,000	8,000	10,000
Total	33,200	132,800	166,000
	20%	80%	

Site Data Table

Zoning:	LI-CO		
	s.f.	acres	%
Site Area:	984,063	22.591	100.0
Existing Impervious Cover:	0	0.000	0%
Existing to be Removed:	0	0.000	0%
Proposed Impervious Cover:	681,410	15.643	69%
Total Impervious Cover:	681,410	15.643	69%
Allowable Impervious Cover:	787,251	18.073	80%
Proposed Building Coverage:	166,000	3.811	17%
Allowable Building Coverage:	590,438	13.555	60%
Floor to Area Ratio Allowed	1:1		
Floor to Area Ratio Proposed	0.169 : 1		
Building Height Allowed	60 ft		
Building Height Proposed	30 ft		
Building Slab Construction	Slab on Grade		

Lot 2 Appendix Q-2 Impervious Cover

Allowable Impervious Cover				
Impervious cover allowed at	0%	x WQTZ =	NA	Acres
Impervious cover allowed at	80%	x GSA =	18.073	Acres
Total Allowable Impervious Cover =			**18.073**	Acres

Total Impervious Cover			
Impervious cover in WQTZ =	0.000	Acres =	0%
Impervious cover in Uplands Zone =	15.643	Acres =	69%
Total impervious cover =	15.643	Acres =	69%

Allowable Impervious Cover Breakdown by Slope Category				
Total acreage 15-25% =	0.000	Acres x 10% =	0.00	Acres

Impervious Cover on Slopes					
Slope Categories	Total Acres	Building and Other Impervious Cover		Driveways and Roadways	
		AC	% of Cat.	AC	% of Cat.
0-15%	22.591	4.227	18.7%	11.416	50.5%
15-25%	0.000	0.000	0.0%	0.000	0.0%
25-35%	0.000	0.000	0.0%	0.000	0.0%
Over 35%	0.000	0.000	0.0%	0.000	0.0%
Total Area	**22.591**	**4.227**	**18.7%**	**11.416**	**50.5%**

Appendix Q-1
Net Site Area

Total gross area =	22.591	Acres	
Site Deductions:			
Critical water quality zone (CWQZ) =	0.00	Acres	
Water quality Transition zone (WQTZ) =	0.00	Acres	
Wastewater irrigation area =	0.00	Acres	
Deduction subtotal =	0.00	Acres	
Upland area (Gross area minus total deductions) =	22.591	Acres	
Net Site Area Calculation:			
Area of Uplands with Slopes 0-15% =	22.591	x 100%=	22.591 Acres
Area of Uplands with Slopes 15-25% =	0.000	x 40%=	0.000 Acres
Area of Uplands with Slopes 25-35% =	0.000	x 20%=	0.000 Acres
Area of Uplands with Slopes Over 35% =	0.00	x 0%=	0.00 Acres
Net Site Area (subtotal)=			22.591 Acres

Parking Table

Landuse	Building Area	Parking Ratio		Parking Required	Parking Provided	Bicycle Parking Required	Bicycle Parking Provided
Limited Warehouse (80%)	132,800	1	1000	133			
Office (20%)	33,200	1	275	121			
Outdoor Storage	125,293	1	2000	63			
Total				317	319	16	24

0 50' 100'
Scale 1" = 50'

Benchmarks

B.M. #1900191-102 - Elevation = 566.14'
B.M. # 1900198-101 - Elevation = 566.20'
B.M. #1900198-103 - Elevation = 545.15'
B.M. #1900198-104 - Elevation = 572.89
B.M. #1900198-105 - Elevation = 574.58'
See Sheet 3 - General Notes for Descriptions

Legal Description

Lot 1, Amended Plat of Omni/Burleson Amended Plat of Lots 1 and 3, Omni Business Park, 22.529 acres
Doc. #202000033

Texas811
Call Before You Dig!!

TREE LIST

See Tree List prepared by Landscape. Sheet 53 - Tree Table & Calculations

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

SITE PLAN APPROVAL — SHEET 7 of 62
FILE NUMBER SP-2019-0300C — APPLICATION DATE July 16, 2019
APPROVED ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER Jeremy Siltala
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE _____ ZONING LI-CO
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 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: 29-Oct-20
DESIGNED: JAP
DRAWN: AE, Laf
CHECKED: JAP
JOB NO: DEV-18059

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL/DATE

GARRETT-IHNEN
CIVIL ENGINEERS
TBPE Firm #F-630
12007 Technology, Suite 150
Austin, Texas 78727
(512) 454-2400

This Document is Released for the Purpose of Review Under the Authority of Steven L.Ihnen, P.E. (TX # 91070) 10/29/2020 Date It is not to be used for Construction

Omni Business Park
7305 Burleson Road
Austin, Texas 78744

Overall Site Plan

SHEET NUMBER
7 of 62

SP-2019-0300C

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10/29/2020 h:\civil\sites\development 2020\dev 18059 (omni business park)\Project\plot sheets\Site Plan COA.dwg