

**ZONING AND PLATTING COMMISSION  
HILL COUNTRY ROADWAY  
SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-2019-0394C    **ZAP COMMISSION DATE:** December 21, 2021

**PROJECT NAME:** 620 Volvo

**ADDRESS:** 10600 FM 620 North

**DISTRICT:** 6

**WATERSHED:** Lake Travis (Water Supply Rural)

**AREA:** 23.08 acres

**APPLICANT:** David Stein  
Budget Leasing, Inc.  
5735 E US 290 Hwy  
Austin, TX 78724

**AGENT:** Keith Parkan  
LandDev Consulting, LLC  
5508 W US 290 Hwy, Ste. 150  
Austin, Texas 78735

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP    (512) 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** GR-MU-CO/LO-MU-CO

**PROPOSED USE:** The applicant proposes to construct a car dealership with associated improvements within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor. The project is located at the front of the site in the GR-MU-CO district, where the use is permitted, and outside of the buffers for the Critical Environmental Features onsite.

**REQUEST:** The site is located within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

**WAIVER REQUEST:** There are no waiver requests with this application.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations, and was rezoned with Ordinance 20181213-075 to expand permissible uses. All comments have been cleared. The question is to grant or deny; additional conditions may not be imposed.

**ZONING AND PLATTING COMMISSION ACTION: NA**

**LEGAL DESCRIPTION:** Tract 1: 24.987 acres of land, more or less, according to the deed recorded in document 2016

**EXIST. ZONING:** GR-MU-CO

**ALLOWED F.A.R.:** 0.25:1

**ALLOWED HEIGHT:** 28'

**MAX. BLDG. COVERAGE:** 75%

**MAX. IMPERV. CVRG.:** 95%

**MIN. REQ. HC NATURAL AREA:** 1.25 ac

**REQUIRED PARKING:** 92

**PROPOSED USE:** Auto Sales

**PROPOSED F.A.R.:** .03:1

**PROPOSED HEIGHT:** 26'

**PROPOSED BLDG. CVRG:** 3%

**PROPOSED IMP. CVRG.:** 18.35%

**PROVIDED:** 1.75 ac

**PROPOSED PARKING:** 108

**Environmental:** This site is located in the Lake Travis watershed, and is subject to Water Supply Rural Watershed regulations. All environmental comments have been addressed and cleared. There are CEF's on the subject site, but they are not affected by the proposed development.

**Transportation:** Access to the proposed site will be taken from RM 620 and Buckner Road. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** Landscaping supply stores (GR-CO, then RR)

**East:** RM 620, then retail and fuel sales (ETJ and LR-CO)

**West:** Preserve and single-family (DR and ETJ)

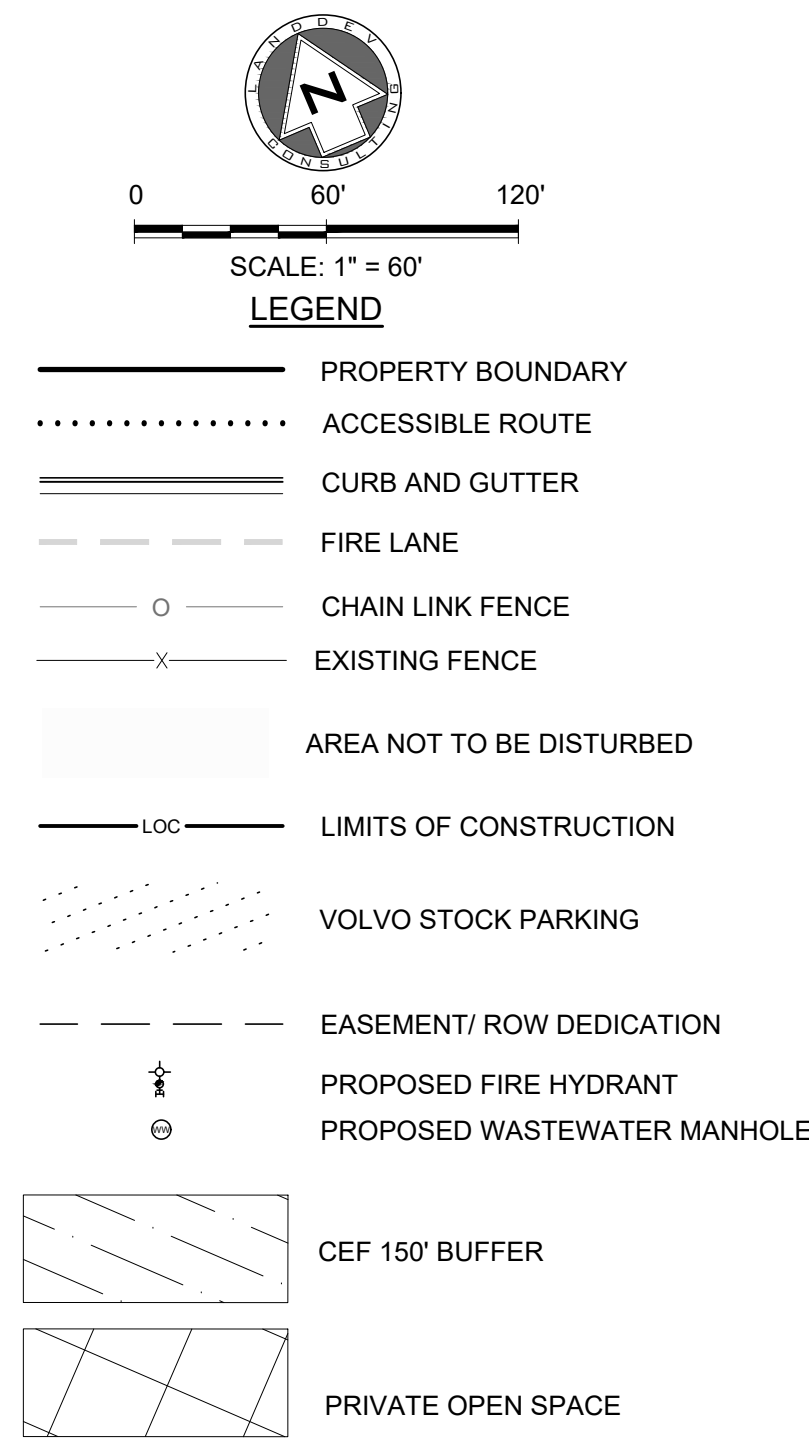
**South:** Auto sales and general retail (GR, DR, SF-2, and ETJ)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
FM 620	140'	80'	Highway
Buckner Rd	50'	28'	Local

**NEIGHBORHOOD ORGANIZATION:**

2222 Coalition of Neighborhood Associations  
 Bike Austin  
 Canyon Creek HOA  
 Bull Creek Foundation  
 Friends of Austin Neighborhoods  
 Leander ISD Population & Survey Analysts  
 Long Canyon Homeowners Association  
 Long Canyon Phase II & III HOA  
 Mountain Neighborhood Association  
 Neighborhood Empowerment Foundation  
 SEL Texas  
 Sierra Club  
 The Parke HOA  
 Travis County Natural Resources  
 Volente Neighborhood Association





SITE PLAN NOTES:

1. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION OR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.
2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS FOR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
4. YARD FENCES, PERIMETER SCREENING OR BERRMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).
5. 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).
6. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
7. TYPE III DRIVEWAYS MUST BE RECONSTRUCTED AS CONCRETE APPROACHES BY THE OWNER WITHIN 60 DAYS AFTER CONSTRUCTION OF THE ABUTTING STREET TO PERMANENT GRADE WITH CURBS AND GUTTERS.
8. ALL ACCESSIBLE PARKING SPACES SHALL BE SIGNED IN ACCORDANCE WITH IBC 1110.1. SEE CONSTRUCTION DETAIL SHEET 28 FOR PARKING SIGNAGE DETAILS.
9. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
10. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWO FEET FROM ANY PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1068].
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

1. INTERNAL UTILITY LINES SHOULD BE LOCATED IN DRIVE AISLES OR INTERNAL CIRCULATION ROUTES, RATHER THAN UNDER PARKING AREAS

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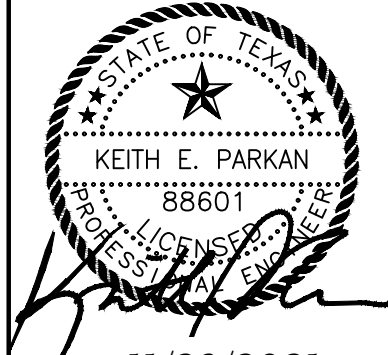
AUSTIN WATER FACILITIES ENGINEERING
DATE \_\_\_\_\_

**SITE PLAN APPROVAL** Sheet 17 of 50  
 FILE NUMBER SPC-2019-0394C APPLICATION DATE 9-9-2019  
 APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION 142 OF  
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. CHRISTINE  
 EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER BARTON-HOLMES

Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: GRMU-CO, LO-MU-CO, DR  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_  
Final plot must be recorded by the Project Expiration Date, if applicable.  
The requested 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.

[illegible]

**LAND DEV**



11/23/2021

## OVERALL SITE PLAN

620 VOLVO  
10600 FM 620 NORTH  
SITE DEVELOPMENT PLANS  
TRAVIS COUNTY, AUSTIN, TEXAS

DESIGNED BY: JW/MK/WT

DRAWN BY: GS/MK/CB

CHECKED BY: BG/SH/JC

APPROVED BY: KP/JW

SHEET 17 OF 50

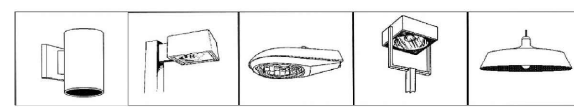
SPC-2019-0394C

## SITE PLAN RELEASE 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 AND FIRE CODE APPROVAL OR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO THE APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELATION OF, OR DAMAGE TO, UTILITIES.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

PRIVATE OPEN SPACE		
TOTAL SITE ACREAGE	REQUIRED (5% TOTAL SITE)	PROVIDED
24.987 AC	1.25 AC	1.75 AC

SITE DATA		
	EXISTING	PROPOSED
SITE AREA (AC.)	24.987	24.987
ZONING	GR- MU-CO, LO- MU-CO, DR, SF- 2	NULL
IMPERVIOUS COVER (AC.)	0.34	4.59
IMPERVIOUS COVER (%)	1.35%	18.35%
COMMERCIAL BUILDING COVERAGE (SF)	0	28,575
COMMERCIAL BUILDING COVERAGE (AC.)	0	0.66
RESIDENTIAL BUILDING COVERAGE (SF)	3,462	0.00
RESIDENTIAL BUILDING COVERAGE (AC)	0.08	0.00
F.A.R.	-	0.03
MAX BUILDING HEIGHT (FT)	-	26
MAX NUMBER OF STORIES	-	1

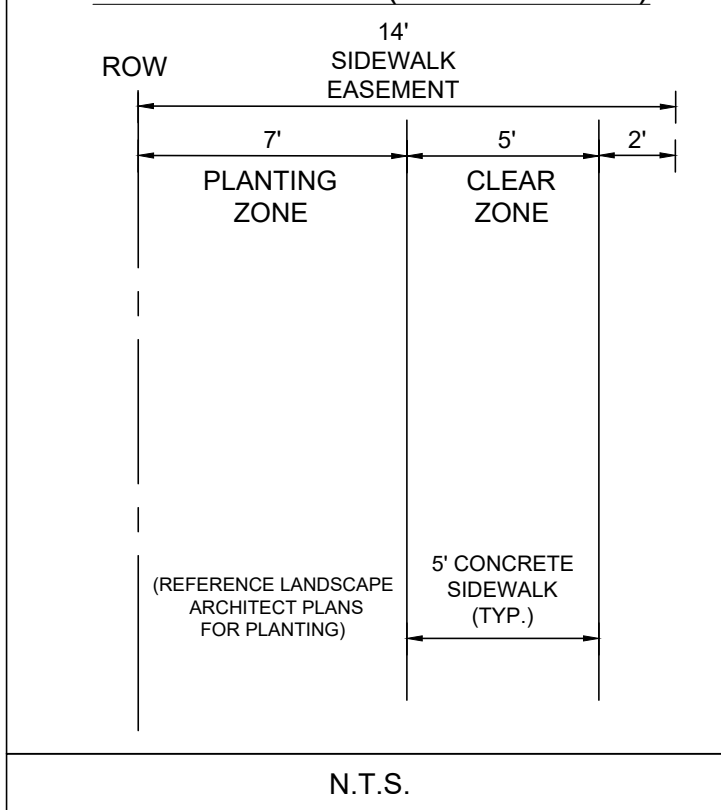


**Figure 34:**  
Examples of fully-shielded light fixtures

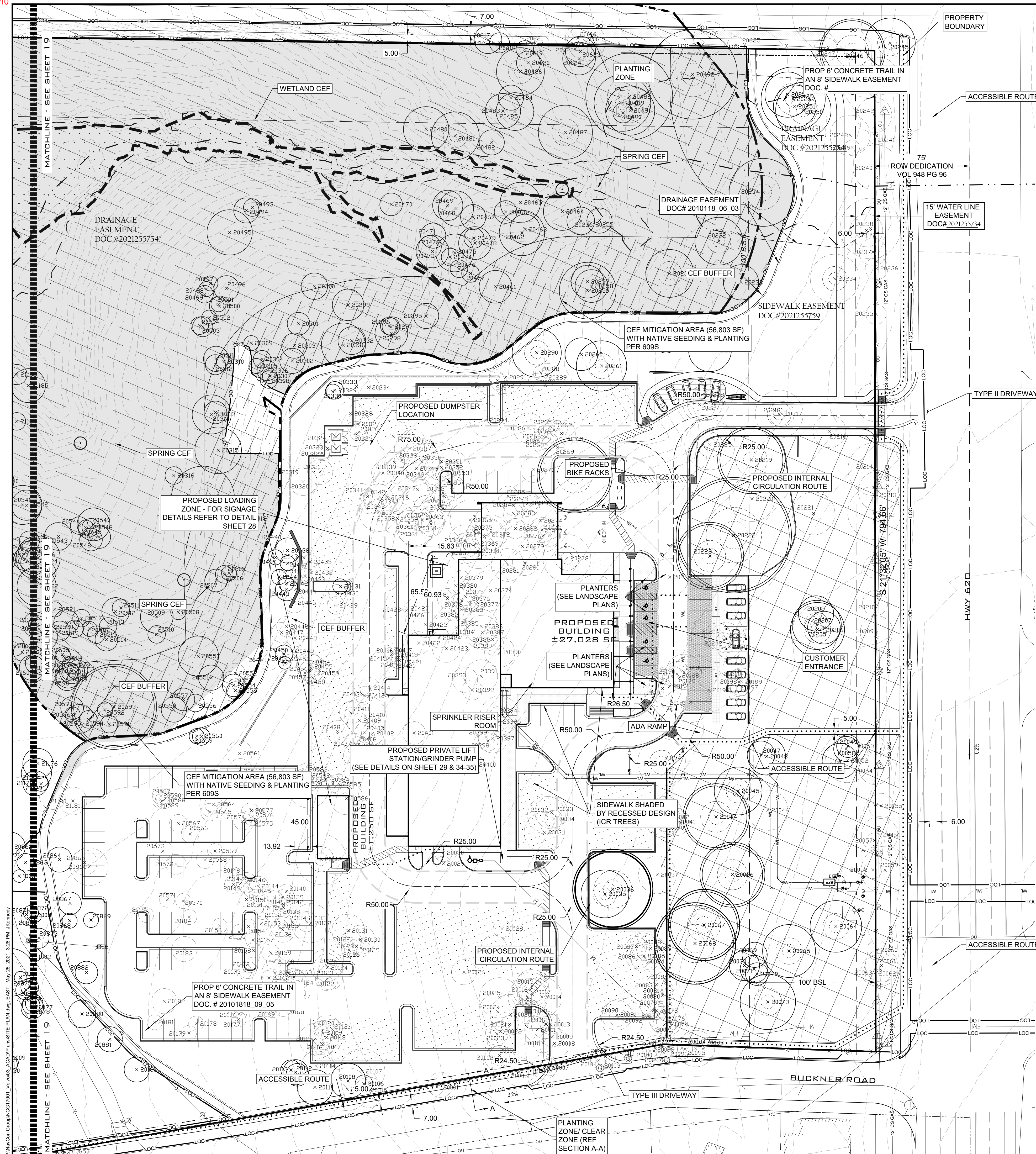
PARKING DATA-PROVIDED		
TYPE:		SPACES
LOADING PARKING SPACE		2
9' x 17.5' HANDICAP PARKING SPACE		5
9' x 17.5' PARKING SPACE		101
BIKE RACKS		2
	TOTAL	108

PARKING DATA-REQUIRED (PER LDC 25-6 APPENDIX A)			
LAND USE: AUTO SALES			
USE BREAKOUT	SPACES/SF	SF (A.C.)	TOTAL
OFFICE	1/275	4242 (0.10)	15.4
INDOOR SALES	1/500	7406 (0.17)	14.8
INDOOR WAREHOUSE	1/1000	16927 (0.39)	16.9
OUTDOOR STORAGE	1/2000	48137 (1.11)	24.1
	TOTAL		71

TYPICAL CLEAR ZONE/PLANTING  
ZONE SECTION (SECTION A-A)







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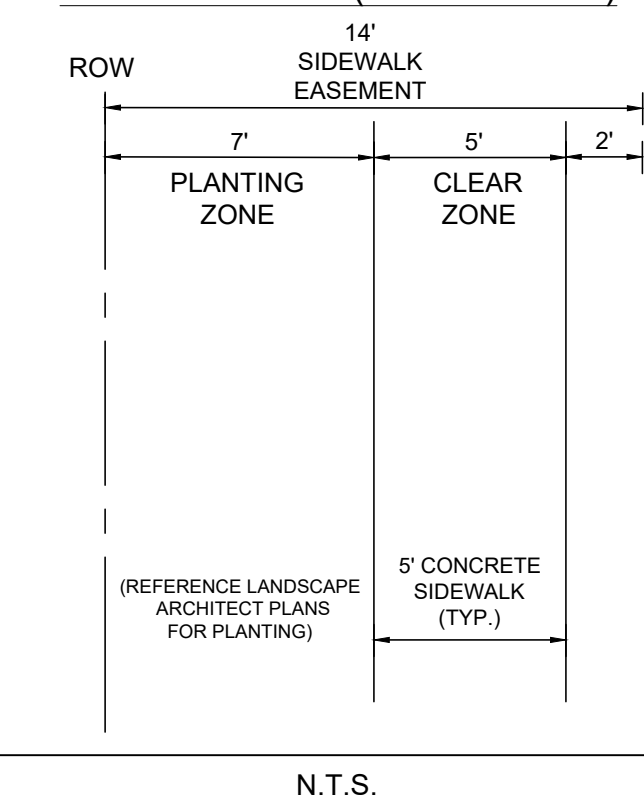
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## TWO SITE OPTIONS TO IMPROVE CONNECTIVITY (2.3.2 TABLE B)

1. INTERNAL UTILITY LINES SHOULD BE LOCATED IN DRIVE AISLES OR INTERNAL CIRCULATION ROUTES, RATHER THAN UNDER PARKING AREAS.
2. PROVIDE SHADED SIDEWALKS ALONG 100% OF ALL PUBLICLY VISIBLE BUILDING FACADES - THE ENTIRETY OF THE BUILDING FRONTAGE ALONG HIGHWAY 620 HAS PROPOSED SHADE TREES.

## TYPICAL CLEAR ZONE/PLANTING ZONE SECTION (SECTION A-A)



## PARKING DATA-REQUIRED (PER LDC 25-6 APPENDIX A)

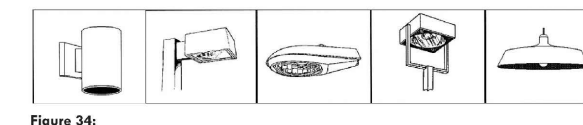
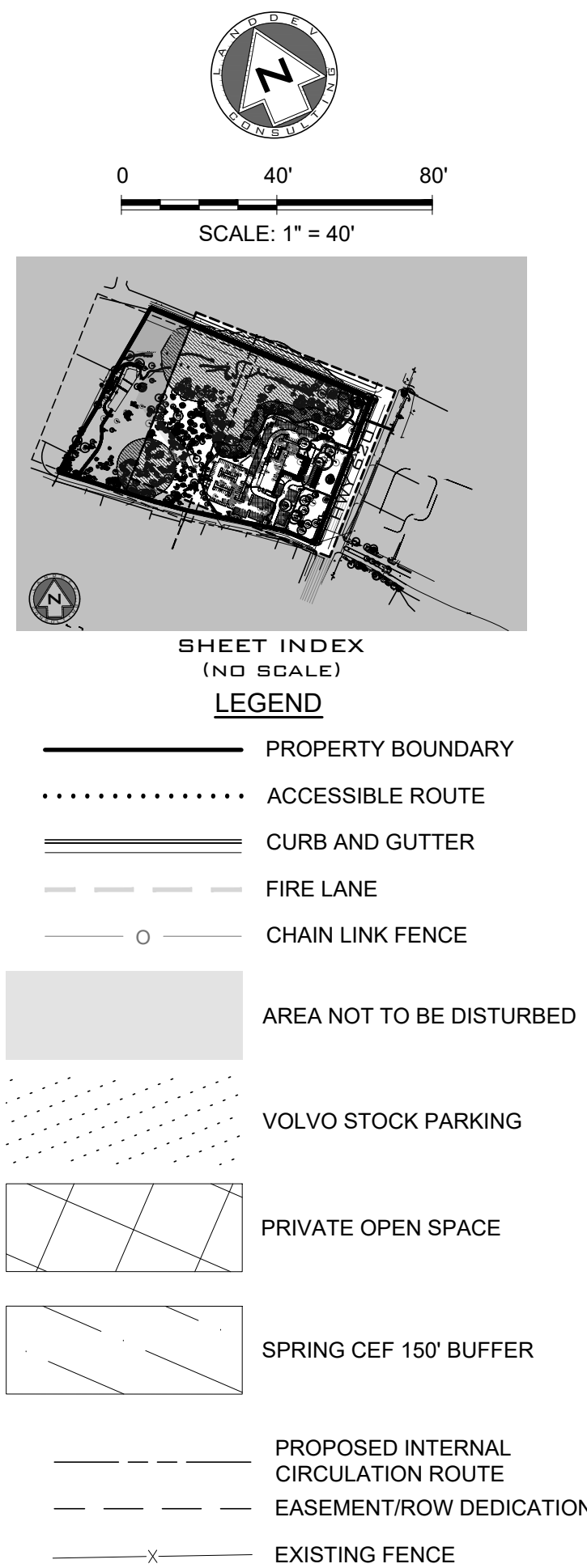
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## SITE PLAN APPROVAL

FILE NUMBER: **SPC-2019-0394C** APPLICATION DATE: **9-9-2019**  
 APPROVED BY COMMISSION ON: **25-5** UNDER SECTION: **142** OF  
 CHAPTER: **25-5** OF THE CITY OF AUSTIN CODE. (CHRISTINE  
 EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER: **BARTON-HOLMES**

Director, Planning and Development Review Department  
 RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GR-MU-CO, LO-MU-CO DR**  
 Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
 Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
 Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_  
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F.A.R.	-	0.03
MAX BUILDING HEIGHT (FT)	-	26
MAX NUMBER OF STORIES	-	1
FOUNDATION TYPE	-	SLAB ON GRADE
FINISHED FLOOR ELEVATIONS	-	1006, 1007.36

PARKING DATA-PROVIDED	
TYPE:	SPACES
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9' x 17.5' HANDICAP PARKING SPACE	5
9' x 17.5' PARKING SPACE	101
BIKE RACKS	2
TOTAL	108

**811**  
Know what's below. Call before you dig.

**LAND DEV**  
CONSULTING, L.L.C.  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6666  
FAX: 512.163864



## SITE PLAN - 1 OF 2

620 VOLVO  
10600 FM 620 NORTH  
SITE DEVELOPMENT PLANS  
TRAVIS COUNTY, AUSTIN, TEXAS

DESIGNED BY: **JW/MK/WT**

DRAWN BY: **GS/MK/CB**

CHECKED BY: **BB/SH/JC**

APPROVED BY: **KP/JW**

SHEET **18** OF **50**

SPC-2019-0394C

APPROVED BY: \_\_\_\_\_

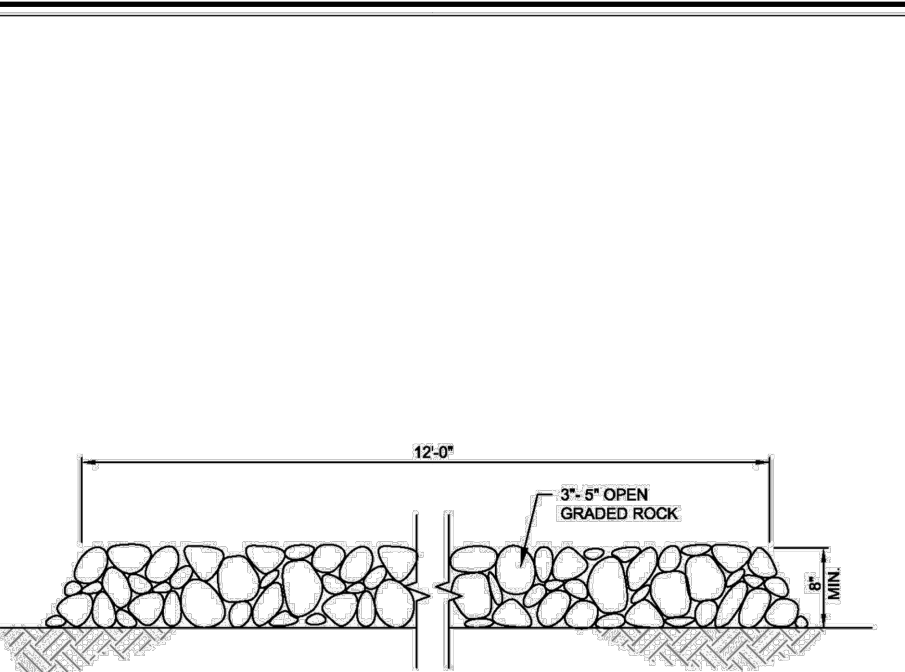
AUSTIN WATER FACILITIES ENGINEERING

DATE \_\_\_\_\_





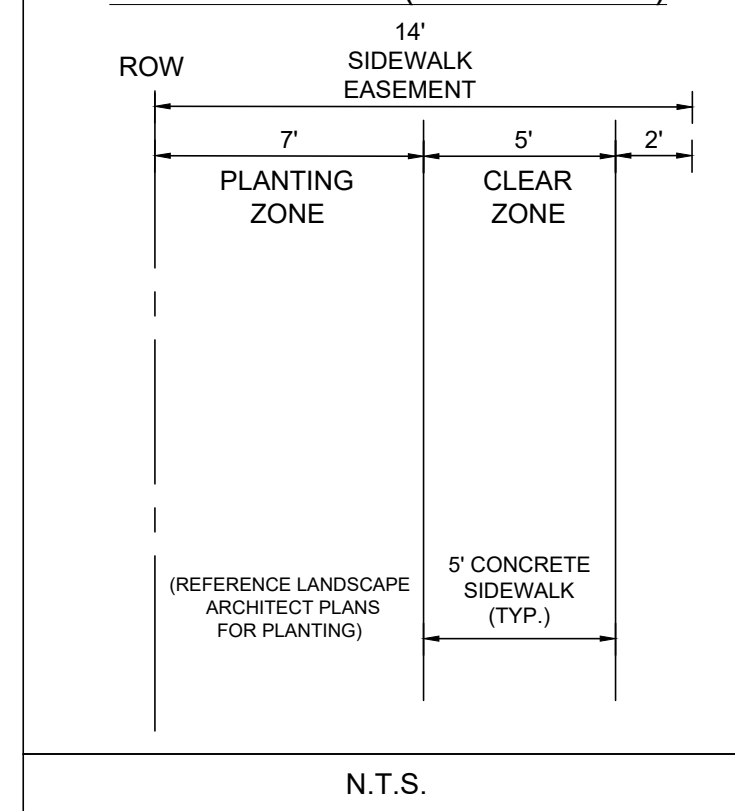
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- NOTES:**
- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
  - THICKNESS: NOT LESS THAN 200 mm (8").
  - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	STANDARD NO. 662S-2
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	

**TYPICAL CLEAR ZONE/PLANTING  
ZONE SECTION (SECTION A-A)**



**TWO SITE OPTIONS TO IMPROVE  
CONNECTIVITY (2.3.2 TABLE B)**

- INTERNAL UTILITY LINES SHOULD BE LOCATED IN DRIVE AISLES OR INTERNAL CIRCULATION ROUTES, RATHER THAN UNDER PARKING AREAS
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- LEGEND**
- PROPERTY BOUNDARY
  - ACCESSIBLE ROUTE
  - CURB AND GUTTER
  - CHAIN LINK FENCE
  - RIMROCK CEF 150' BUFFER
  - WETLANDS CEF 150' BUFFER
  - SPRING CEF 150' BUFFER
  - EXISTING FENCE
  - AREA NOT TO BE DISTURBED
  - CEF 150' BUFFER

SITE DATA	EXISTING	PROPOSED
SITE AREA (AC.)	24.987	24.987
ZONING	GR-MU-CO, LO-MU-CO, DR, SF-2	NULL
LAND USE	LARGE LOT SINGLE FAMILY	SINGLE FAMILY RESIDENTIAL & AUTOMATIVE SALES
IMPERVIOUS COVER (AC.)	0.34	4.59
IMPERVIOUS COVER (%)	1.35%	18.35%
COMMERCIAL BUILDING COVERAGE (SF)	0	28,575
COMMERCIAL BUILDING COVERAGE (AC.)	0	0.66
F.A.R.	-	0.03
MAX BUILDING HEIGHT (FT)	-	26
MAX NUMBER OF STORIES	-	1
FOUNDATION TYPE	-	SLAB ON GRADE
FINISHED FLOOR ELEVATIONS	-	1006, 1007.5

**SITE PLAN RELEASE 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 OR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH THE 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 (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT REVIEW DEPARTMENT. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO THE 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.

<b>SITE PLAN APPROVAL</b> Sheet 19 of 50	
FILE NUMBER SPC-2019-0394C	APPLICATION DATE 9-9-2019
APPROVED BY COMMISSION ON CHAPTER 25-2 OF THE CITY OF AUSTIN CODE	UNDER SECTION 142 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER CHRISTINE BARTON-HOLMES

Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING GR-MU-CO, LO-MU-CO DR

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.

811  
Know what's below.  
Call before you dig.

**LAND DEV**  
CONSULTING, LLC  
5508 HIGHWAY 390 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
FAX: 512.872.6694

11/23/2021

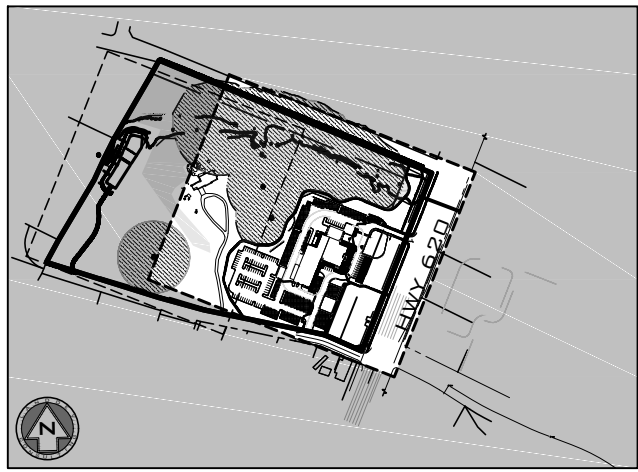
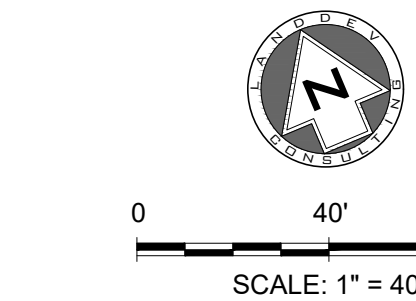
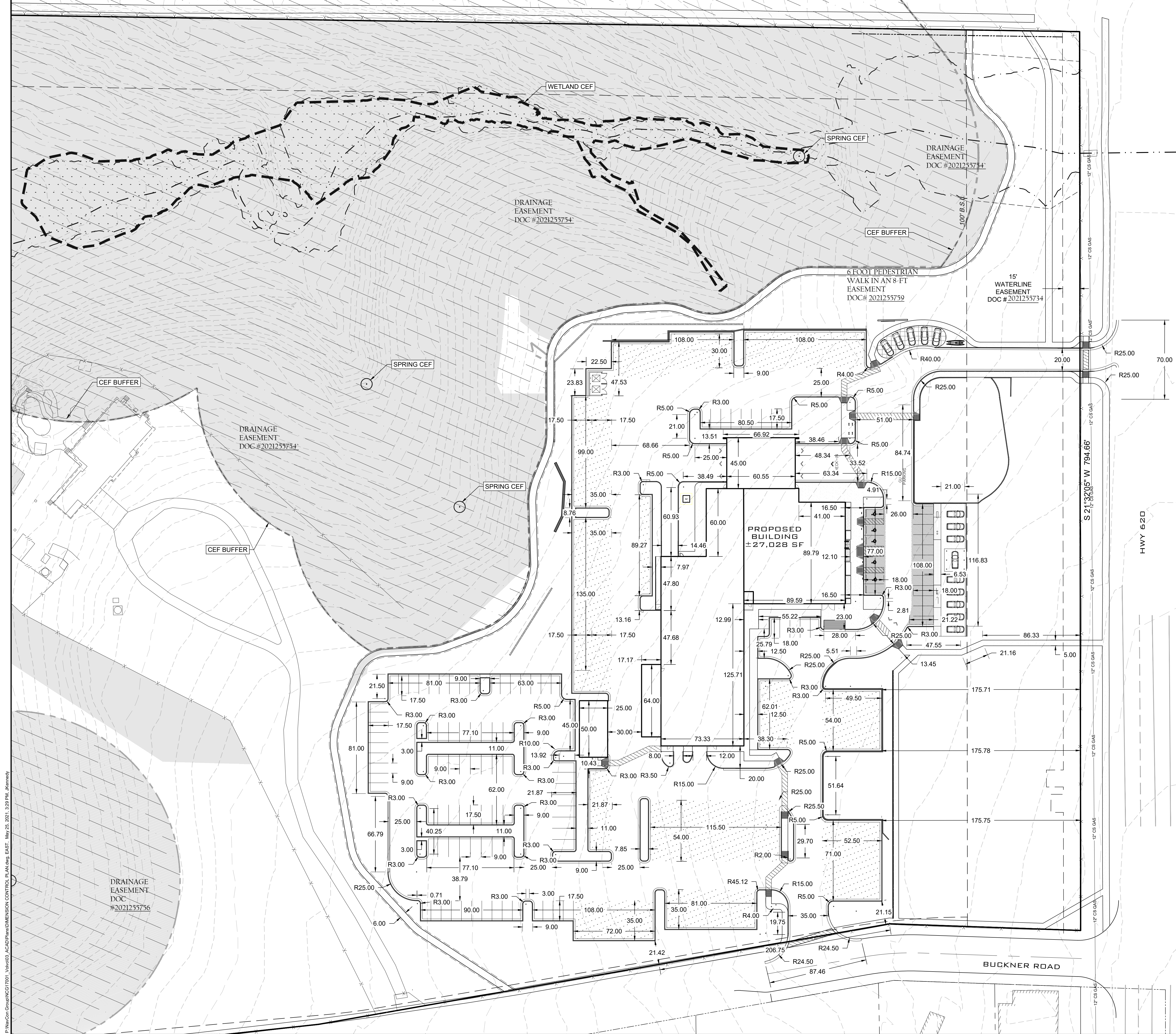
**SITE PLAN - 2 OF 2**

620 VOLVO  
10600 FM 620 NORTH  
SITE DEVELOPMENT PLANS  
TRAVIS COUNTY, AUSTIN, TEXAS

DESIGNED BY: JW/MK/WT  
DRAWN BY: GS/MK/CB  
CHECKED BY: BG/SH/JC  
APPROVED BY: KP/JW

SHEET 19 OF 50  
SPC-2019-0394C





LEGEND

—X— EXISTING FENCE

NOTE:  
ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IF PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



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**LAND DEV**  
CONSULTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
FIRM NO.: 16384



11/23/2021

**DIMENSION CONTROL PLAN**  
620 VOLVO  
10600 FM 620 NORTH  
SITE DEVELOPMENT PLANS  
TRAVIS COUNTY, AUSTIN, TEXAS

**SITE PLAN APPROVAL** Sheet 20 of 50  
FILE NUMBER SPC-2019-0394C APPLICATION DATE 9-9-2019  
APPROVED BY COMMISSION ON 25-2 UNDER SECTION 142 OF  
CHAPTER 25-2 OF THE CITY OF AUSTIN CODE. CHRISTINE  
EXPIRATION DATE (25-5-81, LDC)            CASE MANAGER BARTON-HOLMES

Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE:            ZONING GR-MU-CO, LO-MU-CO DR  
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.

DESIGNED BY: JW/MK/WT

DRAWN BY: GS/MK/CB

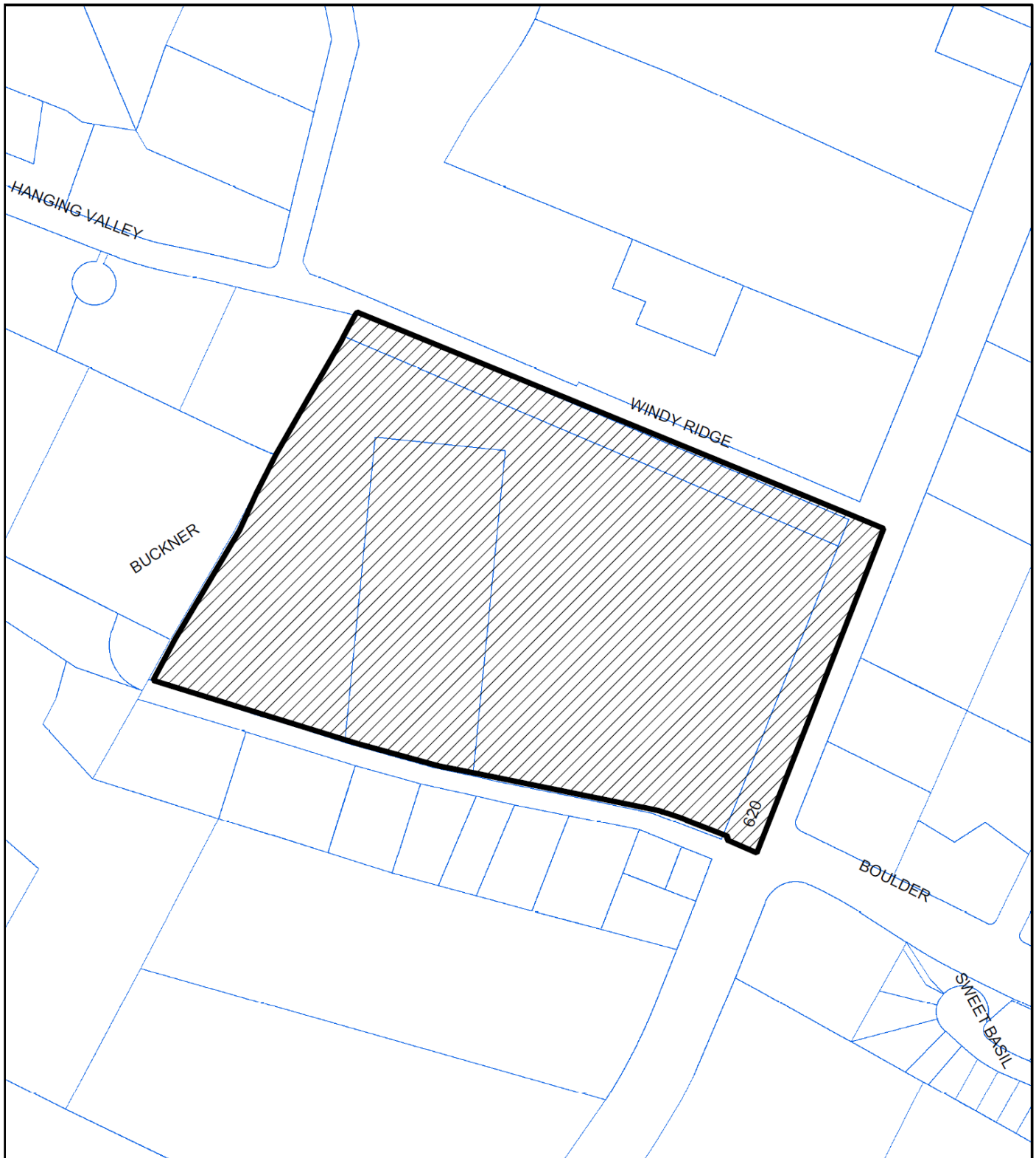
CHECKED BY: BB/SH/JC

APPROVED BY: KP/JW

SHEET **20** OF **50**

SPC-2019-0394C





Subject Tract



Base Map

CASE#: SPC-2019-0394C  
LOCATION: 10600 N FM 620 Rd.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

