

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2021-0310C **PC DATE:** September 13, 2022

PROJECT NAME: 10807 N IH 35

ADDRESS: 10807 N IH 35 SERVICE ROAD NB

APPLICANT: Arturo Hemingway
1128 Main Street, Ste 200
Cincinnati, OH 45202

AGENT: Civilitude, Will Taylor (512) 761-6161
5110 Lancaster Court
Austin, TX 78723

CASE MANAGER: Rosemary Avila (512) 974-2784
Rosemary.avila@austintexas.gov

AREA: 1.78 acres

COUNCIL DISTRICT: 1

NEIGHBORHOOD PLAN: Windsor Hills Planning Area

WATERSHED: Walnut Creek (Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a Conditional Use Permit for the construction of a commercial blood plasma center building with associated improvements. The proposed building is 12,650 sq ft., one story height.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the proposed plasma center building. This site plan will comply with all Land Development Code requirements.

PROJECT INFORMATION: 1.78 acres	EXIST. ZONING: CS-NP
ALLOWED F.A.R.: 2:1	PROPOSED F.A.R.: 0.16:1
MAX. BLDG. COVERAGE: 95%	PROPOSED BLDG. CVRG: 16.3%
MAX. IMPERVIOUS CVRG.: 95%	PROPOSED IMPERVIOUS CVRG: 68.6%
REQUIRED PARKING: 46	PROVIDED PARKING: 62
PROPOSED ACCESS: N IH 35 and Ruby Drive	

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed use Commercial Blood Plasma Center is a conditional use if the use is within 540 feet of a lot zoned or used for a residence, LDC 25-2-803. There are residential uses within the 540 feet buffer, therefore Land Use Commission approval is required. This site is not subject to compatibility standards.

Environmental: The site is located in the Walnut Creek watershed, which is classified as Suburban. The site is in the Desired Development Zone. All environmental comments have been cleared.

Transportation: Pending administrative items. All comments will be cleared prior to permit issuance.

SURROUNDING CONDITIONS:

Zoning (Land Use)

North: Ruby Drive (R.O.W.), then CS-CO-NP (commercial)
East: CS-NP (commercial)
South: CS-NP (commercial)
West: N IH 35

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
N IH 35	---	---	4
Ruby Drive	49'	18.5'	1

NEIGHBORHOOD ORGNIZATIONS:

Austin Lost and Found Pets	Neighborhood Empowerment Foundation
Austin Neighborhoods Council	North Growth Corridor Alliance
Friends of Austin Neighborhoods	SEL Texas
Go Austin Vamos Austin- North	Sierra Club, Austin Regional Group
Homeless Neighborhood Association	TechRidge Neighbors

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: This site plan complies with all development regulations of the CS base zoning district, including height, impervious cover, and building cover.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan will comply with off-street parking and loading facility requirements.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: No

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

Staff Response: All signs and lighting will comply with the Land Development Code.



CIVILITUDE
ENGINEERS & PLANNERS

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www.civiltude.com

August 31, 2022

Rosemary Avila
City of Austin
Permitting and Development Center
6310 Wilhelmina Delco. Dr.
Austin, Texas 78752

Re: Engineer's Summary Letter to accompany Site Plan Application
10807 N IH 35
Austin, Texas, 78753

Dear Ms. Avila,

Enclosed is the Site Plan application package for 10807 N IH 35, a proposed commercial blood plasma center. The 2.08 -acre site is made up of 1 tract and is located at 10807 N IH 35, Austin, Texas 78753 in Travis County. The site is located immediately adjacent to Interstate Highway 35 service road, and is located within the full purpose jurisdiction of the City of Austin. No portion of the property is within a 100-year floodplain.

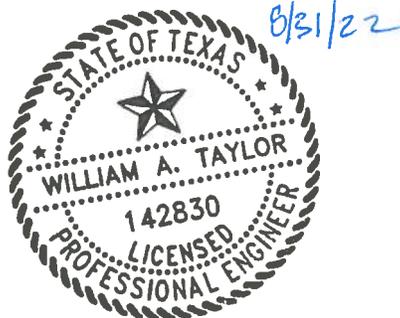
The site is located in the Walnut Creek watershed, classified as a suburban watershed, and is not located in the Edwards Aquifer Recharge zone. The zoning for the site is CS-NP which allows the proposed 68.6% impervious cover. There is no existing impervious cover on the site. The site currently drains from the southwest to the northeast towards Ruby Drive. Two stacked detention and partial sedimentation/biofiltration water quality ponds will be provided on site.

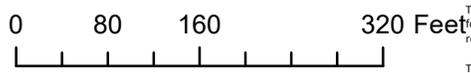
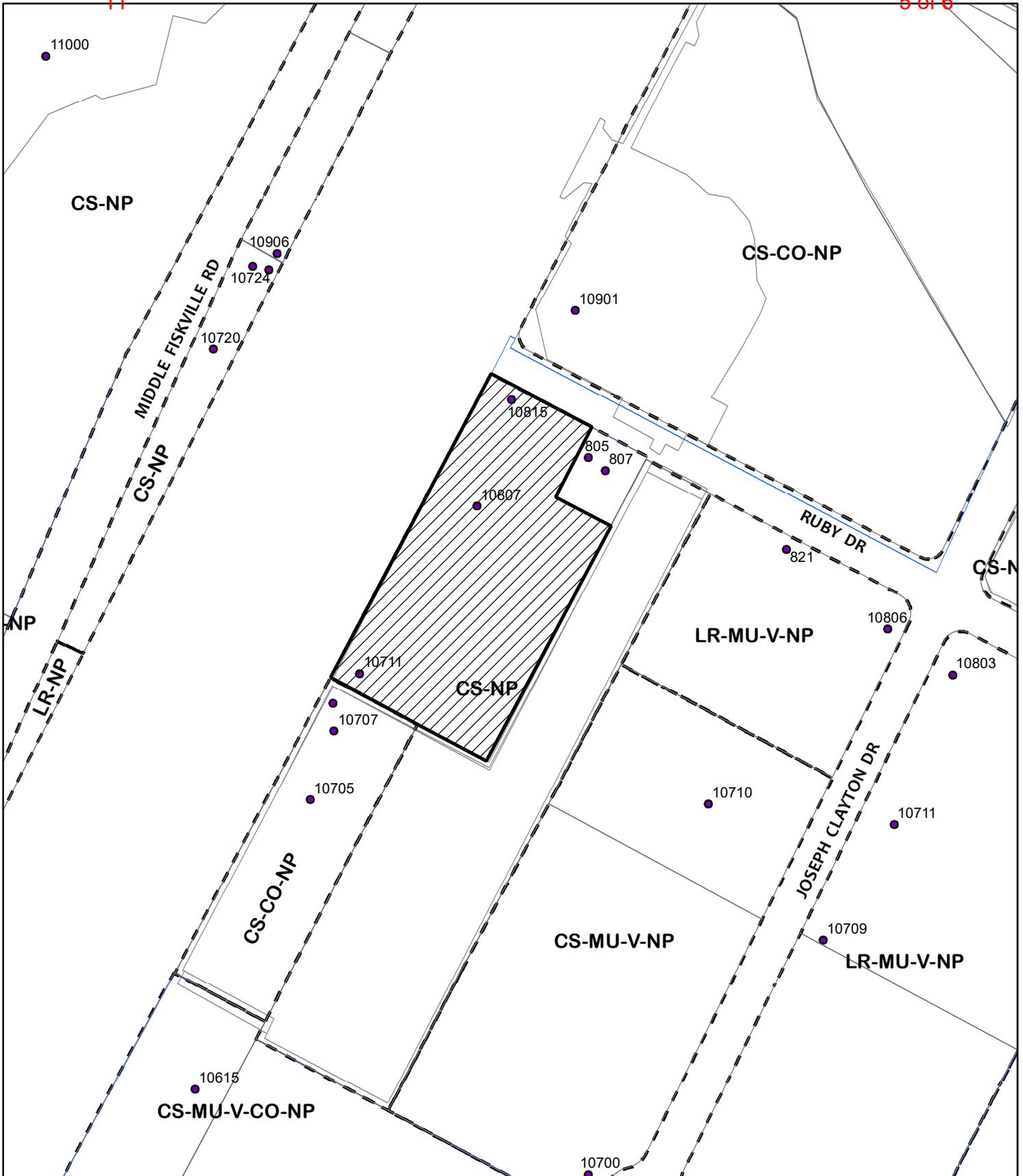
Water and Wastewater service to the site will be provided by Austin Water. The site is located within the North Water Pressure Zone.

If you have any questions or require additional information, please contact me at (512) 761-6161.

Sincerely,

William Taylor, P.E.





CASE#: SPC-2021-0310C
 ADDRESS: 10807 N IH 35 SERVICE ROAD NB
 CASE NAME: 10807 N IH 35
 MANAGER: Rosemary Avila



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SITE PLAN RELEASE NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH 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 SERVICES DEPT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN 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.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
- A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERE TO



Figure 34: Examples of fully-shielded light fixtures.

COMPATIBILITY STANDARD NOTES:

- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED FROM IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED AT 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.
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
- 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.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED.

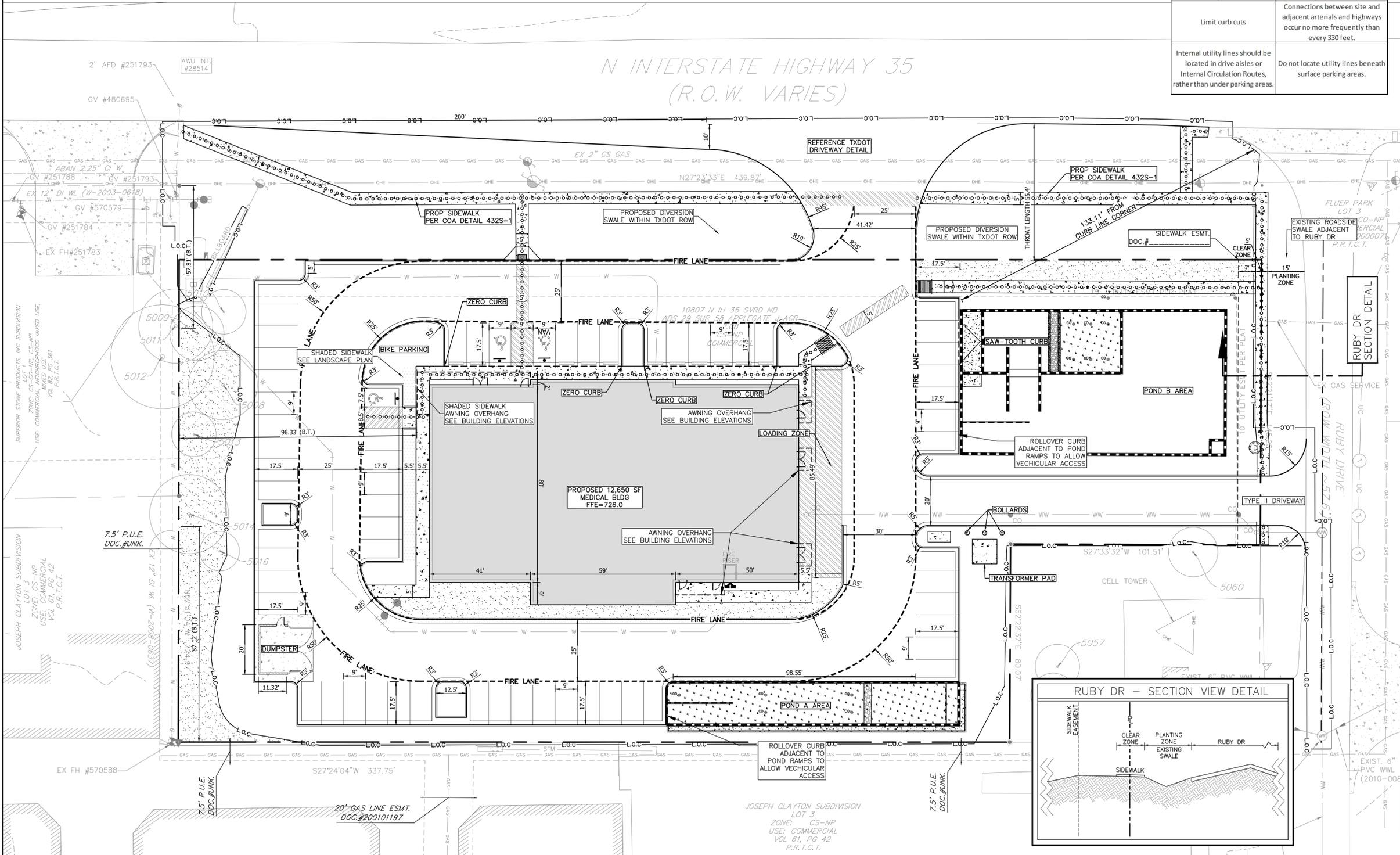
Impervious Cover Table	
	Proposed
Building	12,650 SF
Parking/Driveway & Others	37,874 SF
Sidewalk	2,740 SF
Total (Area)	53,264 SF
Gross Site Area	77,593 SF
Total (Percent)	68.65 %

PARKING SUMMARY TABLE			
Land Use	Area (SF)	Parking Ratio	Spaces
Commercial Blood Plasma Center	12,650	1 per 275 SF	46.0
Standard Parking			59
Accessible Parking			2
Van Accessible Parking			1
Total Parking Provided			62
Bicycle Spaces Provided (5 or 5% total)		5 Required	6

Building Table		
Zoning:	CS-NP, General Commercial Services-Neighborhood Plan	
Proposed Use:	Commercial Blood Plasma Center	
Gross Site Area:	77,593	SF
Gross Building Area:	12,650	SF
Number Of Stories:	1	
Foundation Type:	Slab on Grade	
Maximum Height:	Allowed: 60'	Provided: 25'
Floor Area Ratio:	2.1	0.16
Building Coverage (SF):	73,714	12,650
Building Coverage (%):	95	16.3
Impervious Cover (SF):	73,714	53,264
Impervious Cover (%):	95	68.6
Open Space (SF) (5% Min.):	3,880	5948

TABLE B: ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY	
Option	Description/Comments
Limit curb cuts	Connections between site and adjacent arterials and highways occur no more frequently than every 330 feet.
Internal utility lines should be located in drive aisles or Internal Circulation Routes, rather than under parking areas.	Do not locate utility lines beneath surface parking areas.

- LEGEND
- BOUNDARY / RIGHT OF WAY
 - EASEMENT / SETBACK
 - CURB / EDGE OF PAVEMENT
 - ACCESSIBLE ROUTE (ADA)
 - FIRE LANE STRIPING
 - RETAINING / SCREENING WALL
 - BUILDING PAD AREA
 - PAVEMENT / ASPHALT
 - PAVEMENT / CONCRETE
 - STORM DRAIN LINE
 - WATER LINE
 - WASTEWATER LINE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - WASTEWATER MANHOLE
 - WASTEWATER CLEANOUT
 - BACKFLOW PREVENTER
 - STORM DRAIN MANHOLE
 - STORM DRAIN CURB INLET
 - STORM DRAIN AREA INLET
 - TRANSFORMER
 - AIR CONDITIONER UNIT
 - UTILITY POLE
 - GUY WIRE
 - DUMPSTER
 - SIGN
 - BICYCLE RACK
 - PARKING BUMPER
 - ACCESSIBLE PARKING (ADA)
 - CROSSWALK
 - OPEN SPACE



NO. DATE REVISIONS SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY 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 OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

10807 N IH 35
10807 N IH 35, AUSTIN, TEXAS 78753

SITE PLAN

CIVILITUDE ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=20'

JOB NO: A487

DGN BY: MAA/DE/JC/WT

DWN BY: MAA/DE/JC/WT

RVW BY: MVR



SITE PLAN APPROVAL SHEET 7 OF 29

FILE NUMBER: SPC-2021-0310C APPLICATION DATE: 05/28/2021

APPROVED BY COMMISSION ON UNDER SECTION ON

CHAPTER OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: ROSEMARY AVILA

PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ: D02

Director, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING: CS-NP

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

Final plan 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 of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 7 OF 29