



**City of Austin**  
**Development Services Department**  
**Development Assistance Center**  
 One Texas Center, 505 Barton Springs Road  
 P.O. Box 1088, Austin, Texas 78767  
 Telephone: (512) 974-6370 Fax: (512) 974-2423

## Determination of a Site Plan Determination/Exemption Request

Date: Wednesday November 21, 2018

Number of pages including cover: 1

From: Heather Parajuli

To: Brian Rodgers

Telephone: (512) 496-5838 FAX: (512) -

Project Name: 1500 W Stassney Ln DA-2018-0230

Address: 1500 W STASSNEY LN

Staff Contact:

Telephone:

### Review Results

Your request has been **Approved**.

**\*\*\*Approved Exemption may be picked up the following business day on the first floor of OTC between the hours of 9:00 a.m. and 12:00 p.m. \*\*\***

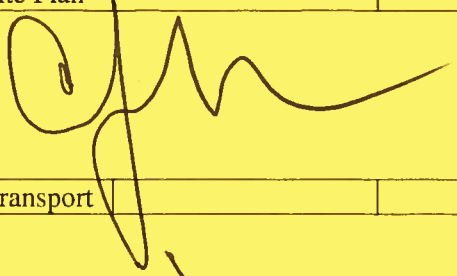
### Fees Due

	Cost
Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
<b>TOTAL COST:</b>	<b>55.12</b>

Based on the following your request has been Review Completed (see comments):

Comments:

### Departmental Use Only

Project Name: <i>1500 W. Shiloh</i>		Case Number: <i>DA-2018-0230</i>		Applicant Name:	
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments		
<input type="checkbox"/> Site Plan					
<input type="checkbox"/> Transport					
<input type="checkbox"/> Eng					
<input type="checkbox"/> Environ					
<input checked="" type="checkbox"/> AFD	<i>C. Mendon</i>	<i>11/16/18</i>			
	<i>Approved</i>				
<input type="checkbox"/> AWU					
<input type="checkbox"/> Plumbing					
<input type="checkbox"/> AE					

**Approved**     
  **Denied**     
  **Determined to be a**  **Revision**  **New Project**

Building permit required?  Yes  No  N/A  
 Smart Housing Project?  Yes  No  
 Changes in Impervious Cover?  Yes  No  
 Qualifies for exemption per Section 25-5-2(\_\_\_\_)

**Check all that apply:**

Review Fee(s) Not Required  
 Site Plan Correction/ Exemption Review Fee  
 Change of Use Review Fee  
 Phasing Review: \_\_\_\_\_ phases  
 Landscape Inspection: \_\_\_\_\_ acres  
 Shared Parking Review

**Johnson, Christopher [DSD]**

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**From:** Mendoza, Constantino <Constantino.Mendoza@austintexas.gov>  
**Sent:** Friday, September 21, 2018 7:10 AM  
**To:** 'Michael Martin'  
**Cc:** Leah Bojo  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Michael,

The layout we discussed in the meeting is approved by AFD. All proposed buildings are within the access and fire hydrant distance requirements per the IFC. We also agreed that the fire lane less than 25ft on the east side of the building will be used as a drive through only. If you have any other questions or concerns, feel free to contact me.



Constantino Mendoza  
Engineering Associate A  
Austin Fire Department – Engineering/Prevention  
505 Barton Springs Road Suite 200  
Austin, Texas 78704  
(512) 974-2574

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**From:** Michael Martin <MDM@austincivil.com>  
**Sent:** Thursday, September 20, 2018 11:23 AM  
**To:** Mendoza, Constantino <Constantino.Mendoza@austintexas.gov>  
**Cc:** Leah Bojo <LBojo@drennergroupp.com>  
**Subject:** FW: 1500 W Stassney - Fire Requirements

Good Morning Constantino,

Just wanted to bring this back to the top of your inbox. Please see email below.

Thank you,

**Michael Martin**

**Project Manager**  
Austin Civil Engineering, Inc.  
Ph: 512.306.0018

Address:  
9501B Manchacha Road



Constantino Mendoza  
Engineering Associate A  
Austin Fire Department – Engineering/Prevention  
505 Barton Springs Road Suite 200  
Austin, Texas 78704  
(512) 974-2574

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**From:** Michael Martin <MDM@austincivil.com>  
**Sent:** Friday, September 07, 2018 10:07 AM  
**To:** Mendoza, Constantino <Constantino.Mendoza@austintexas.gov>  
**Subject:** FW: 1500 W Stassney - Fire Requirements

Good Morning,

I just wanted to confirm our meeting next Friday (9/14) at 1pm. Does this still work for you?

Thank you,

Michael M.

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**From:** Michael Martin  
**Sent:** Wednesday, September 5, 2018 5:19 PM  
**To:** 'Mendoza, Constantino'  
**Cc:** Austin Civil Engineering  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Constantino,

Friday 9/14 at 1pm would be perfect.

Thank you,

**Michael Martin**

**Project Manager**  
Austin Civil Engineering, Inc.  
Ph: 512.306.0018

Address:  
9501B Manchacha Road  
Suite 200  
Austin, TX 78748



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**From:** Michael Martin  
**Sent:** Wednesday, August 29, 2018 3:31 PM  
**To:** 'Mendoza, Constantino'  
**Cc:** Hunter Shadburne  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Good Morning Constantino,

We had some issues getting the impervious cover approved for this project, however, this has finally been resolved. We are now working to address your comments in the email below. I would like to set up a meeting with you to go over these options and discuss how we can best meet the needs of the fire department on this site.

Would you be available to meet during the week of September 10<sup>th</sup>?

Thank you,

**Michael Martin**

**Project Manager**  
Austin Civil Engineering, Inc.  
Ph: 512.306.0018

Address:  
9501B Manchacha Road  
Suite 200  
Austin, TX 78748



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**From:** Mendoza, Constantino [<mailto:Constantino.Mendoza@austintexas.gov>]  
**Sent:** Thursday, April 12, 2018 9:47 AM  
**To:** Michael Martin  
**Cc:** Migl, Tom  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Michael,

Below are two recommendations that AFD may approve due to the live oak tree. I have attached the exhibit for clarification.

1. The reduced street widths on both the left and right of the building may be used as a one way drive through. This will eliminate the use for a turn-around and be more efficient for our apparatus to enter and exit the property. Signage must indicate this is a one way drive ("Do Not Enter" sign).

Austin Civil Engineering, Inc.  
Ph: 512.306.0018

Current Address:  
7600 Chevy Chase Drive  
Bldg 2, Suite 300  
Austin, TX 78752

Mailing Address :  
4910 W HWY 290, Suite 220  
Austin, TX 78735



**Johnson, Christopher [DSD]**

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**From:** Michael Martin <MDM@austincivil.com>  
**Sent:** Thursday, September 20, 2018 11:23 AM  
**To:** Mendoza, Constantino  
**Cc:** Leah Bojo  
**Subject:** FW: 1500 W Stassney - Fire Requirements  
**Attachments:** 1500 W Stassney --fire department exhibit.pdf 9-13-18.pdf

Good Morning Constantino,

Just wanted to bring this back to the top of your inbox. Please see email below.

Thank you,

**Michael Martin**

**Project Manager**  
Austin Civil Engineering, Inc.  
Ph: 512.306.0018

Address:  
9501B Manchacha Road  
Suite 200  
Austin, TX 78748



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**From:** Michael Martin  
**Sent:** Monday, September 17, 2018 9:02 AM  
**To:** 'Mendoza, Constantino'  
**Cc:** 'Leah Bojo'  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Good Morning Constantino,

Thank you for your time on Friday, it was nice to finally meet you in person. I have attached the exhibit that we discussed. Can you please confirm your approval of this layout so that we can proceed with the site plan exemption?

Please feel free to give me a call if you have any questions or would like to discuss.

Thank you,

**Michael Martin**

**Project Manager**  
Austin Civil Engineering, Inc.  
Ph: 512.306.0018

**To:** 'Mendoza, Constantino'  
**Cc:** Austin Civil Engineering  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Constantino,

Friday 9/14 at 1pm would be perfect.

Thank you,

**Michael Martin**

**Project Manager**  
Austin Civil Engineering, Inc.  
Ph: 512.306.0018

Address:  
9501B Manchacha Road  
Suite 200  
Austin, TX 78748



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**From:** Mendoza, Constantino [<mailto:Constantino.Mendoza@austintexas.gov>]  
**Sent:** Tuesday, September 4, 2018 2:06 PM  
**To:** Michael Martin  
**Cc:** Austin Civil Engineering  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Michael,

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I am available Friday, 9/14 from 1pm-2:30pm. Let me know a time that works for you schedule.



Constantino Mendoza  
Engineering Associate A  
Austin Fire Department – Engineering/Prevention  
505 Barton Springs Road Suite 200  
Austin, Texas 78704  
(512) 974-2574





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**From:** Mendoza, Constantino [<mailto:Constantino.Mendoza@austintexas.gov>]  
**Sent:** Thursday, April 12, 2018 9:47 AM  
**To:** Michael Martin  
**Cc:** Migl, Tom  
**Subject:** RE: 1500 W Stassney - Fire Requirements

Michael,

Below are two recommendations that AFD may approve due to the live oak tree. I have attached the exhibit for clarification.

1. The reduced street widths on both the left and right of the building may be used as a one way drive through. This will eliminate the use for a turn-around and be more efficient for our apparatus to enter and exit the property. Signage must indicate this is a one way drive ("Do Not Enter" sign).
2. The reduce fire lane width may be used as a two way drive if an automatic sprinkler system is installed in the proposed change of use building.

Verify if the change of use to the existing building requires a sprinkler system based upon the International Existing Building Code (IEBC) section 804. Lastly, you will need to show the fire hydrant locations on an exhibit showing adequate coverage. For un-sprinkled buildings, the 1<sup>st</sup> hydrant must be within 400 feet and the 2<sup>nd</sup> must be within 500 feet of all exterior portions of the buildings. For sprinkled buildings, both fire hydrants must be within 500 feet. (IFC section 507.5)

Feel free to contact me if you have further questions.



Constantino Mendoza  
Engineering Associate A  
Austin Fire Department – Engineering/Prevention  
505 Barton Springs Road Suite 200  
Austin, Texas 78704  
(512) 974-2574

**From:** Michael Martin <[MDM@austincivil.com](mailto:MDM@austincivil.com)>  
**Sent:** Tuesday, April 10, 2018 5:19 PM  
**To:** Migl, Tom <[Tom.Migl@austintexas.gov](mailto:Tom.Migl@austintexas.gov)>  
**Subject:** 1500 W Stassney - Fire Requirements



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**Determination of a Site Plan Determination/Exemption Request**

Date: Wednesday March 28, 2018 Number of pages including cover: 1  
 From: Michelle Casillas  
 To: Brian Rodgers Telephone: (512) 496-5838 FAX: (512) -  
 Project Name: DA-2018-0230  
 Address: 1500 W STASSNEY LN  
 Contact: brianx10rodgers@gmail.com Telephone:

Review Results	
Your request has been <b>Rejected</b> .	
Denied Exemptions can be picked up in DAC, 1 <sup>st</sup> floor in the denied bins filed by applicant	
Fees Due	Cost
Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
<b>TOTAL COST:</b>	

~~Based on the following your request has been Review Completed (see comments):~~

**Comments:**

Viktor Auzenne – Based on current conditions it appears that a significant portion of the area claimed to be historic existing impervious cover has not been maintained and revegetated and may not be considered existing for this request. This area must be calculated as new development.

Accessible parking and paths must be provided to each use.

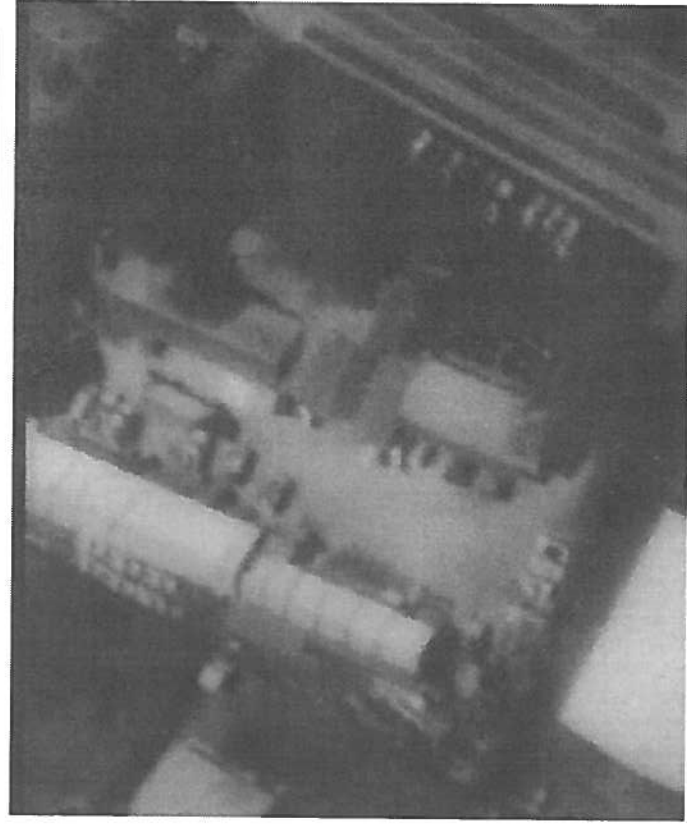
Kristin Carlton – a big portion of the historical impervious cover has not been utilized consistently or maintained since 1987. Much of the proposed will require a new site plan.

AFD – C. Mendoza – Proposed fire lane must be a minimum 25’ wide with an undisturbed vertical clearance of 14’. IFC 503.2.1

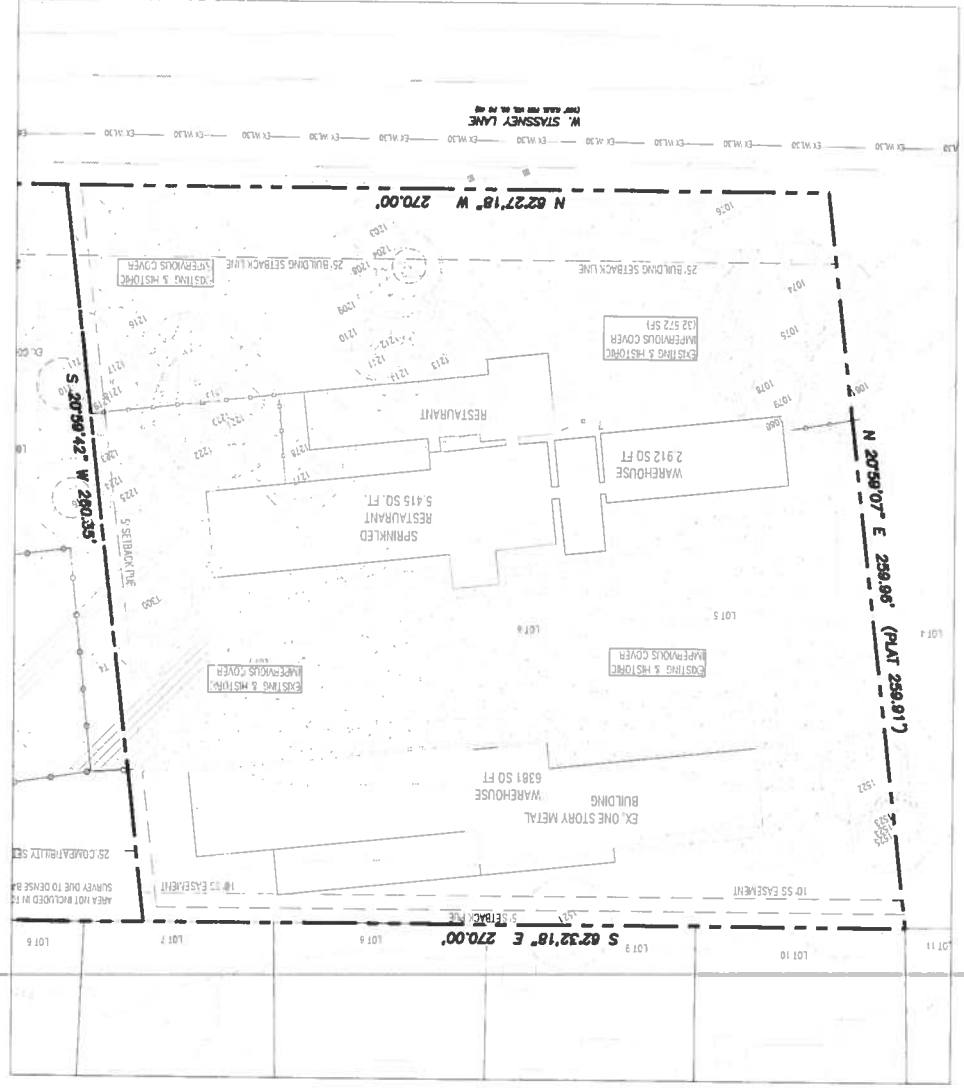
Restaurant fire areas exceed ? which require sprinkler system. IFC 903.2.1.2

Show F.H. Lock ins. 1 hydrant within 400’ 2<sup>nd</sup> within 500’ of all exterior portions. IFC 507.5.

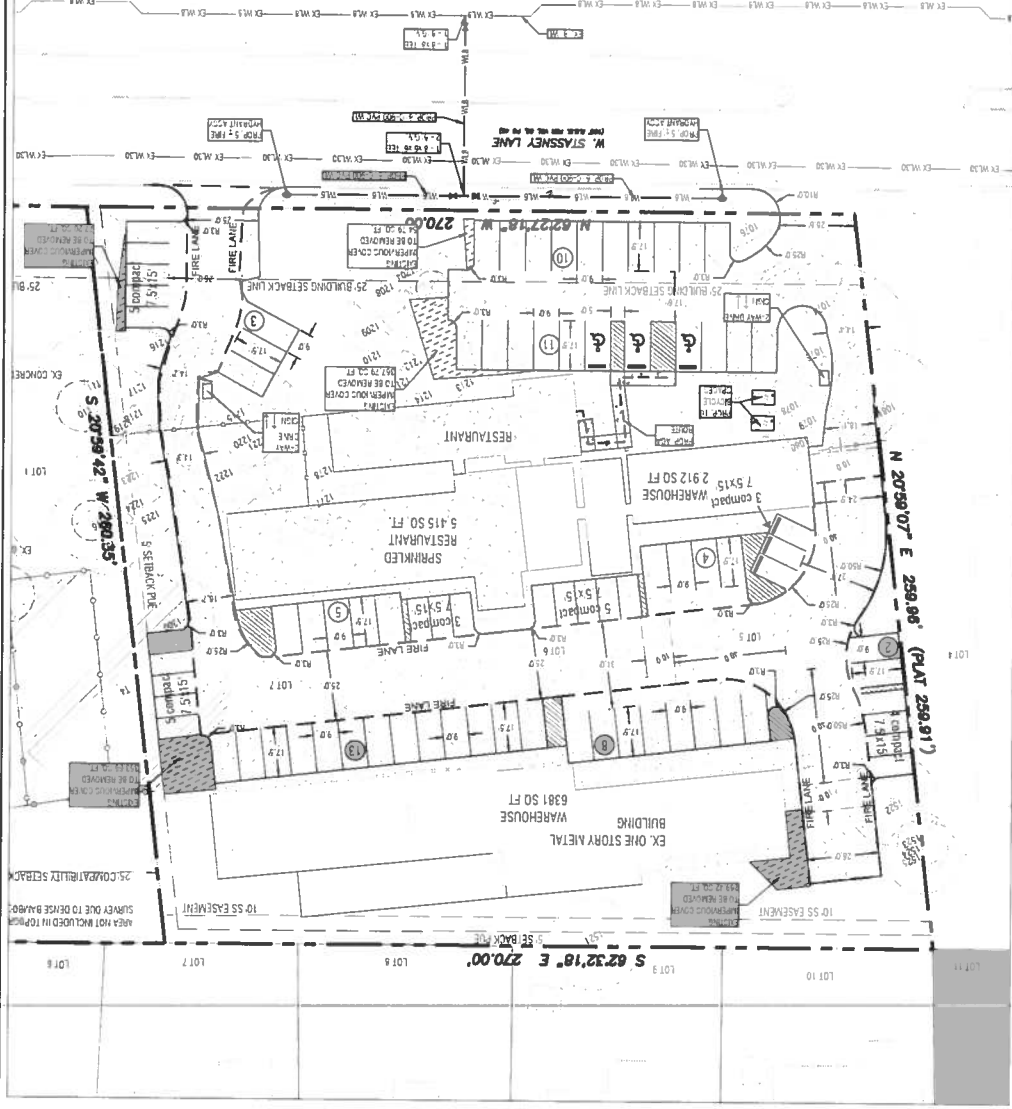
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AERIAL VIEW (1987)



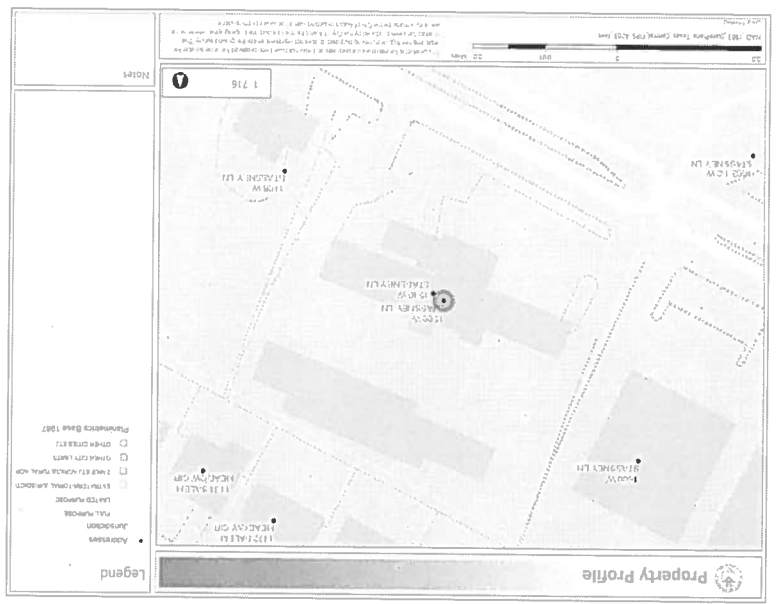
EXISTING CONDITIONS AND HISTORIC IMPERVIOUS COVER - SITE PLAN  
SCALE: 1" = 30'



PROPOSED SITE PLAN EXEMPTION  
SCALE: 1" = 30'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH UTILITIES SUFFERING DAMAGE. HE AGREES TO BE SHALL BE SHOWN THE EXACT LOCATION OF ALL EXISTING SHOW IN AN APPROXIMATE WAY ONLY. THE EXISTING UTILITIES ARE NOT TO BE EXCAVATED OR REMOVED.

PLANIMETRICS (1987)



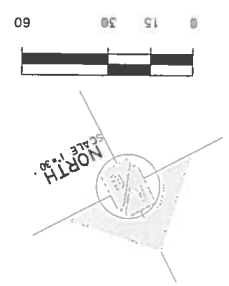
LOCATION MAP  
GRID # F17 & G17  
MAPSCO PAGE # 643M & 644J

SITE PLAN CALCULATIONS FOR LOTS 5 & 7

EXISTING & HISTORIC I.C.	PROPOSED EXISTING I.C. TO BE REMOVED	PROPOSED I.C.	TOTAL
9,293	0	0	9,293

LOT 5 & 7

Category	Area	Ratio	Required Parking	Total
Parking	50.8	9.293	1000	1050.8
Warehouse	0	0	0	0
Requirements				
Total				1050.8



NOTES  
TREE LIST SEE SHEET 02

SITE CIVIL PLAN  
1  
of 2

SITE PLAN EXEMPTION

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/11/18		

SITE PLAN EXEMPTION

1500 W STASSNEY  
AUSTIN, TX 78745

**AUSTIN CIVIL ENGINEERING, INC.**  
13PE FIRM # 1-001018  
9501 B MANCHACA RD SUITE 200  
AUSTIN, TX 78748  
PH (512) 398-0018

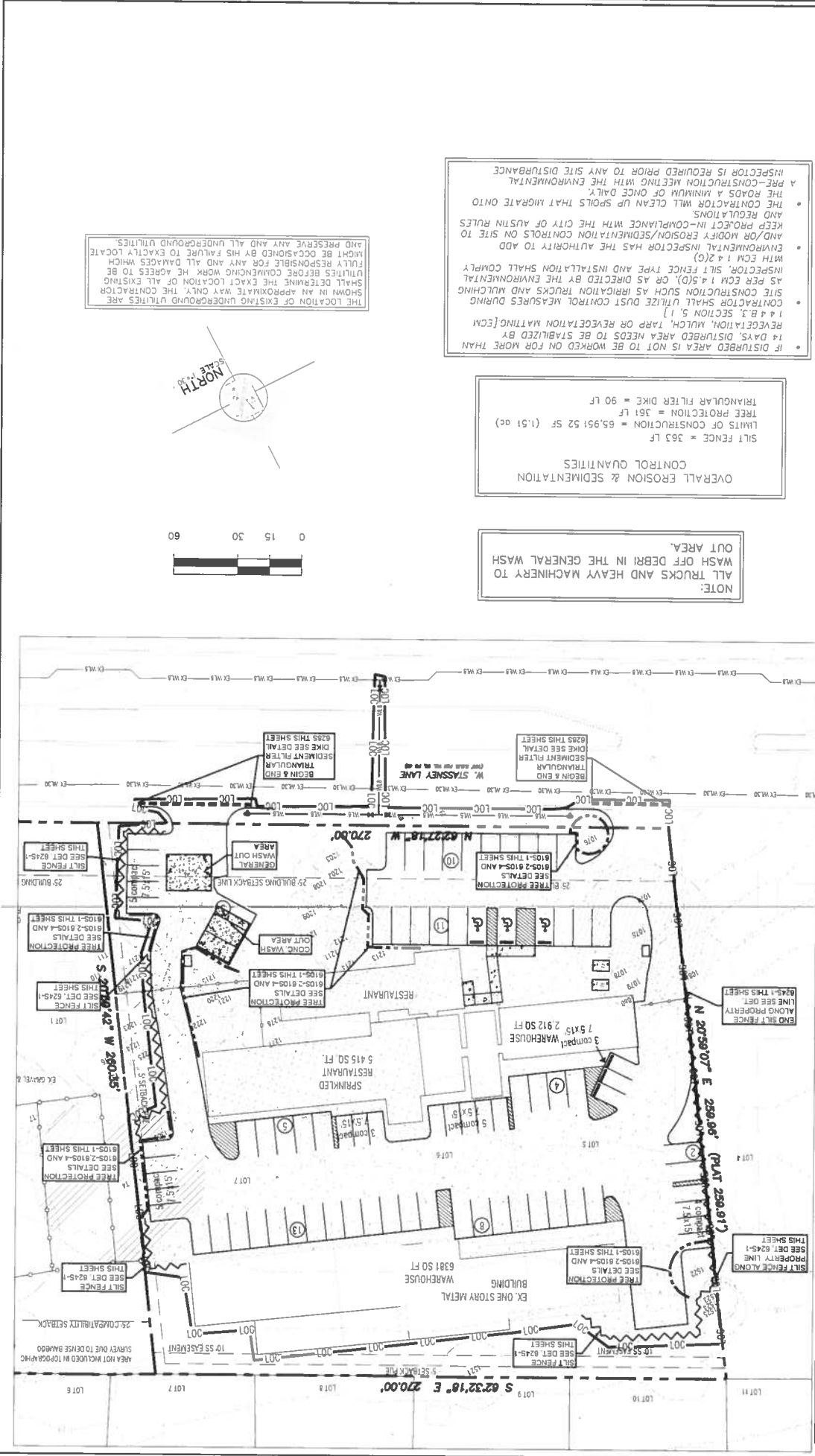
EROSION & SEDIMENTATION CONTROL PLAN

REV	DATE	DESCRIPTION	APPROVED BY

SITE PLAN EXEMPTION  
1500 W STASSNEY  
AUSTIN, TX. 78745



**AUSTIN CIVIL ENGINEERING, INC.**  
1896 FIRM # F-001018  
9900 B MANOHACH RD SUITE 220  
AUSTIN, TX 78748  
PH (512) 306-0018



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.

IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING [ECM].  
CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D). OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(O).  
ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.  
THE CONTRACTOR WILL CLEAN UP SPILLS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.  
A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

OVERALL EROSION & SEDIMENTATION CONTROL QUANTITIES  
SILT FENCE = 363 LF  
LIMITS OF CONSTRUCTION = 65,951.52 SF (1.51 ac)  
TRIANGULAR FILTER DIKE = 90 LF

NOTE:  
ALL TRUCKS AND HEAVY MACHINERY TO WASH OFF DEBRIS IN THE GENERAL WASH OUT AREA.

LEGEND

PROPOSED	DESCRIPTION
○	BOLLARD
○	SOAK PILE
○	OVER HEAD ELEC. LINE
○	STORM SEWER LINE
○	WATER LINE
○	EXISTING WATER LINE
○	EXISTING WASTE WATER LINE
○	GAS LINE
○	PROPOSED LINE
○	ELECTRICAL
○	FOUND IRON PM
○	POWER POLE
○	WATER VALVE
○	WATER METER
○	REDUCER
○	GATE VALVE
○	WIRE FENCE
○	METAL FENCE
○	MANHOLE
○	WASTEWATER MANHOLE
○	MANHOLE
○	CLIMATE INLET
○	DRAINAGE INLET
○	HANDICAP PARKING
○	ELECTRIC METER
○	ELECTRIC PULL BOX
○	TELEPHONE SERVICE BOX
○	9' X 8.5' PARKING SPACE
○	PROPOSED SPOT GARAGE
○	PROPOSED FINISHED GRADE
○	LIMITS OF CONSTRUCTION
○	SPRINKLER STORAGE AREA
○	SILT FENCE TYPE
○	CONSTRUCTION ENTRANCE
○	TREE TO BE SAVED
○	TREE TO BE REMOVED

TREE LIST

#	D	RADIUS	TYPE
1074	20	10	UVE OAK
1075	34	17	UVE OAK (HERITAGE)
1076	18	9	GRAPE MYRTLE
1078	12	6	CEADAR ELM
1079	10	5	CEADAR ELM
1080	14	7	CEADAR ELM
1081	19	9.5	MULTI-STEM CEADAR ELM (10'-9", 9')
1203	11	5.5	CEADAR ELM
1204	9	4.5	CEADAR ELM
1205	12	6	CEADAR ELM
1206	9	4.5	CEADAR ELM
1207	16	8	CEADAR ELM
1208	10	5	CEADAR ELM
1209	12	6	CEADAR ELM
1210	8	4	UVE OAK
1211	9	4.5	UVE OAK
1212	17	8.5	UVE OAK (HERITAGE)
1213	25	12.5	UVE OAK (HERITAGE)
1214	11	5.5	CEADAR ELM
1215	25	12.5	UVE OAK (HERITAGE)
1216	15	7.5	CEADAR ELM
1217	18	9	UVE OAK
1218	10	5	UVE OAK
1219	10	5	CEADAR ELM
1220	24	12	UVE OAK (HERITAGE)
1221	11	5.5	CEADAR ELM
1222	16	8	TWIN CEADAR ELM (11'-7")
1223	14	7	CEADAR ELM
1224	9	4.5	CEADAR ELM
1225	9	4.5	CEADAR ELM
1227	15	7.5	CEADAR ELM
1228	20	10	CEADAR ELM
1300	15	7.5	CEADAR ELM
1521	16	8	TWIN CEADAR TALLOW (11'-9")
1522	16	8	HACKBERRY
1523	9	4.5	HACKBERRY
1524	9	4.5	HACKBERRY
1525	13	6.5	HACKBERRY
1526	16	8	MUNTLE (11'-10")
1527	17	8	UVE OAK (HERITAGE)
1528	7	3.5	UVE OAK
1529	14	7	MULTI-STEM ELM
1530	12	6	UVE OAK
1531	7	3.5	UVE OAK
1532	12	6	UVE OAK
1533	17	8.5	UVE OAK (HERITAGE)
1534	17	8.5	UVE OAK (HERITAGE)
1535	25	12.5	UVE OAK (HERITAGE)
1536	11	5.5	CEADAR ELM
1537	17	8.5	UVE OAK (HERITAGE)
1538	9	4.5	UVE OAK
1539	8	4	UVE OAK
1540	5	2.5	CEADAR ELM
1541	6	3	CEADAR ELM
1542	10	5	CEADAR ELM
1543	12	6	CEADAR ELM
1544	10	5	CEADAR ELM
1545	12	6	CEADAR ELM
1546	16	8	CEADAR ELM
1547	9	4.5	CEADAR ELM
1548	12	6	CEADAR ELM
1549	9	4.5	CEADAR ELM
1550	11	5.5	CEADAR ELM
1551	19	9.5	MULTI-STEM CEADAR ELM (10'-9", 9')
1552	14	7	CEADAR ELM
1553	10	5	CEADAR ELM
1554	12	6	CEADAR ELM
1555	12	6	CEADAR ELM
1556	18	9	UVE OAK
1557	17	8.5	UVE OAK (HERITAGE)
1558	10	5	CEADAR ELM
1559	12	6	CEADAR ELM
1560	10	5	CEADAR ELM
1561	12	6	CEADAR ELM
1562	12	6	CEADAR ELM
1563	12	6	CEADAR ELM
1564	12	6	CEADAR ELM
1565	12	6	CEADAR ELM
1566	12	6	CEADAR ELM
1567	12	6	CEADAR ELM
1568	12	6	CEADAR ELM
1569	12	6	CEADAR ELM
1570	12	6	CEADAR ELM
1571	12	6	CEADAR ELM
1572	12	6	CEADAR ELM
1573	12	6	CEADAR ELM
1574	12	6	CEADAR ELM
1575	12	6	CEADAR ELM
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1579	12	6	CEADAR ELM
1580	12	6	CEADAR ELM
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1591	12	6	CEADAR ELM
1592	12	6	CEADAR ELM
1593	12	6	CEADAR ELM
1594	12	6	CEADAR ELM
1595	12	6	CEADAR ELM
1596	12	6	CEADAR ELM
1597	12	6	CEADAR ELM
1598	12	6	CEADAR ELM
1599	12	6	CEADAR ELM
1600	12	6	CEADAR ELM

**SILT FENCE PLACEMENT FOR PERIMETER LOCATION**

**TYPICAL PLACEMENT-ONE SLOPE**

**TYPICAL PLACEMENT-TWO SLOPES**

**CITY OF AUSTIN TREE PROTECTION FENCE**

**CITY OF AUSTIN TREE PROTECTION FENCE**

**CITY OF AUSTIN TREE PROTECTION FENCE LOCATIONS**

**CITY OF AUSTIN STABILIZED CONSTRUCTION ENTRANCE**

**CITY OF AUSTIN TRIANGULAR SEDIMENT FILTER DIKE**

**CITY OF AUSTIN TRIANGULAR SEDIMENT FILTER DIKE**