

# *McIntyre & McIntyre*

INCORPORATED  
CONSULTING ARCHITECTS & ENGINEERS  
PROJECT MANAGERS  
9807 Brandywine Circle \* Austin, Texas 78750

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Date: July 29, 2016

TO: Duncan & Shelton Commercial  
Attn: Patrick Shelton  
6806 Bee Caves Road, Suite 1B  
Austin, Texas 78746

**RE: Site Assessment and Preliminary Layout Criteria for the Johnson Tract in Cedar Park, TX.**

## **SUMMARY**

**Property:** 9.22 acres

**Jurisdiction:** City of Cedar Park Full Purpose Jurisdiction

**Zoning:** GR, General Retail

**Floodplain:** None

**Detention:** Required by City

**Water Quality:** Edwards Aquifer Contributing Zone Plan Required by Texas Commission on Environmental Quality (TCEQ).

### **Utilities:**

Water – City of Cedar Park

Sewer – City of Cedar Park

Electric – Pedernales Electric Cooperative, Inc. (PEC)

Telecom. – Various providers in the area.

**Access:** 183A Access Road on the west, proposed future collector along the east boundary.

**Buildings:** City of Cedar Park requires 100% masonry exterior, see below for more details.

**Impervious Cover:** There is not a specific minimum required impervious cover ratio set by ordinance. The allocation of areas that remain over and above the impervious cover for each site is addressed through compliance with the requirements for detention and drainage, tree preservation, and landscaping requirements, and zoning setback requirements. Generally, 85% impervious cover is achievable on commercial sites. See details for estimated site development yield.

**GR ZONING DETAILS:**

Per City of Cedar Park Code of Ordnances, Chapter 11, Division 19: General Retail District, GR:

Sec. 11.02.155 Purpose:

The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods...The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

Sec. 11.02.156 Permitted uses

1. Any use permitted in the Local Retail district, LR
2. Automobile repair shop, Section 11.02.162.D
3. Automotive tire stores
4. Bar, Cocktail Lounge, Section 11.02.162.C
5. Carwashes; all types
6. Civic clubs and fraternal organizations
7. Commercial parking lots
8. Equipment rental, sales, service and/or repair, Section 11.02.162.D
9. Funeral home
10. Furniture store
11. Gasoline service stations
12. Home improvement center (with portable building sales as an accessory use only)
13. Hotel, Section 11.12.002
14. Hotel, extended stay, Section 11.12.002
15. Indoor sports and recreation
16. Motel, Section 11.12.002
17. Reception hall
18. Theatres, indoor
19. Theatres, outdoor
20. Transit station
21. Non-Emergency Medical Transport Service
22. Commissary
23. Office/Showroom/Warehouse
24. Data Center

**HEIGHT, SETBACK, AND LOT REGULATIONS:**

**Sec. 11.03.002 Office/Commercial/Employment Center Standards**

Zoning District	TO	TC	GO	LR	GR	H	BD	CS	HC	MU
Front Setback (10)	25'	25'	25'	25'	25'	50'(2)	50'(5)	25'	25'	50'(2)(11)
Side Setback at street (10)	25'	25'	25'	25'	25'	50'(2)	50'(5)	25'	25'	50'(2)
Side Setback (9)	12'	12'	12'	12'	12'	20'(3)	50'(6)	12'	20'	20'(3)(11)

Side Setback—adjacent to single-family (9)	20'	20'	20'	20'	20'	20'	50'	20'	40'	20'
Rear Setback (9)	5'	5'	5'	5'	5'	20'	100'(7)	5'	20'	20'
Rear Setback at street (9)(10)	25'	25'	25'	25'	25'	50'(2)	100'(7)	25'	20'	50'(2)(11)
Rear Setback—adjacent to single-family (9)	20'	20'	20'	20'	20'	20'	100'	20'	40'	20'

Zoning District	TO	TC	GO	LR	GR	H	BD	CS	HC	MU
Minimum Site Area	8,000 sf	8,000 sf	30,000 sf	30,000 sf	1.0 acre	10 acres	10 acres	2.0 acres	5.0 acres	10 acres
Minimum Lot Width (12)	80'	80'	100'	100'	100'	200'	200'	200'	200'	200'
Minimum Lot Depth	100'	100'	150'	150'	200'	300'	300'	200'	200'	300'
Minimum Lot Size	8,000 sf	8,000 sf	15,000 sf	15,000 sf	20,000 sf	60,000 sf	60,000 sf	40,000 sf	40,000 sf	60,000 sf
Maximum Height (15)	35'	35'	75' (1)(13)	45' (1)	100' (1)(13)	100' (4)(13)	75' (1)(13)	60' (1)(8)	40' (1)	100' (1)(11)(13)
Masonry (14)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

**MASONRY REQUIREMENT:**

**Sec. 11.05.003 Design Standards for Nonresidential and Multifamily Districts**

Each exterior wall surface of a structure built in the GR district shall have 100% masonry, exclusive of doors and windows.

**Sec. 11.05.004 Permitted Masonry Materials**

The following masonry materials are permitted:

- A. Fired Brick;
- B. Concrete Brick;
- C. Natural and Manufactured Stone;
- D. Granite;
- E. Marble;
- F. Conventional Stucco;

- G. Brick Veneers;
- H. Stone Veneers;
- I. For nonresidential districts, tilt wall panels;
- J. For nonresidential districts, split faced CMU; and
- K. Other materials as approved by the Director of Planning consistent with the purpose of these Standards.

**OFF STREET PARKING REGULATIONS:**

<b>Office, Professional, or Financial Uses</b>	
Bank or savings and loan office	1 per 300 sf. of gfa
Clinic or doctor's office	1 per 200 sf. of gfa
General office	1 per 300 sf. of gfa
Dance, drama, or music studio	1 per 200 sf. of gfa
<b>Personal Service and Retail Uses</b>	
Personal service establishments	1 per 200 sf. of gfa
Retail stores/shops in buildings	1 per 250 sf. of gfa
Shopping centers	1 per 200 sf. of gfa
Outdoor retail sales	1 per 400 sf. of site area
<b>Recreation, Social, and Entertainment Uses</b>	
Commercial amusements	1 per 100 sf. of enclosed gfa
Bowling alley	6 per lane
Theater	1 per 5 seats
Night club	1 per 100 sf. of gfa up to 2,000 sf., then 1 per 50 sf. of gfa.
Pool hall	1 space per 125 sf.
<b>Outdoor Uses</b>	
Stadium	0.2 space per seat + restaurant, etc.
Team sports (volleyball, baseball, soccer, etc.)	9 per field or court

Driving Ranges	0.5 space per tee
Golf Course	4 spaces per green
Court (tennis, racquetball, etc.)	2 per court
Amusement Park	1 per 500 sf. of public area
Mini-golf	1 space per hole + arcade, etc
<b>Motor Vehicle and Machinery Uses</b>	
Carwash	1 per 500 sf. of gfa
Automobile sales	1 per 400 sf. enclosed space, 1 per 2,000 sf. outside display area
Auto repair, garage, or shop	1 per 200 sf. of gfa
Machinery sales, repair – indoor	1 per 500 sf. of gfa
Machinery sales, repair – outdoor	1 per 2,000 sf. of gfa
<b>Storage, Wholesale, and Manufacturing Uses</b>	
Brick or lumber yard	1 per 2,000 sf. of site area
Storage of sand, gravel, petroleum products, etc – outdoor	1 per 2,000 sf. of site area
Wholesale or manufacturing operation	1 per 1,000 sf. of gfa or 1 per each 2 employees on the larger shift
Warehouse and enclosed storage	1 per 600 sf. of gfa
Mini-storage complex	1 per 30 sf. of office area

**LANDSCAPE REQUIREMENTS:**

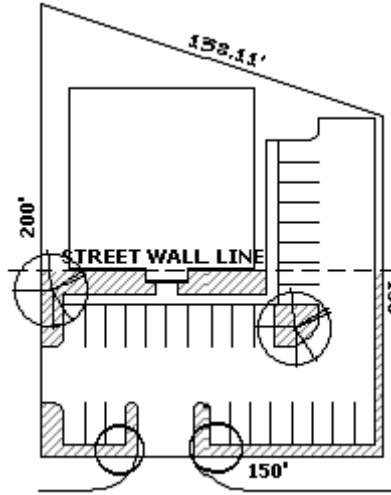
For all nonresidential applications and all applications for condominiums, town homes, amenity centers and multifamily residential projects in any district, the following minimum landscape requirements shall be provided:

- A. Fifty percent (50%) of the existing trees on site that are eight-inch caliper or greater and are from species included in the preferred plant list or of equivalent value shall be retained and protected during development of the site.
- B. Based on special circumstances of the site such as physical characteristics or traffic issues, any request to retain less than fifty percent (50%) requires the approval of the director of planning, upon recommendation of the urban forester. If the applicant is dissatisfied with the determination made by the director of planning, then the applicant may appeal to the planning and zoning

commission. If the applicant is dissatisfied with the determination made by the planning and zoning commission, the applicant may appeal to the city council.

Street yard requirements.

- A. On all lots, at least twenty percent (20%) of the area of the street yard shall be landscaped area.



- B. Corridor overlay. The street yard requirements for properties within the corridor overlay shall apply to the area located behind the required twenty-five-foot building setback line. The landscaped twenty-five-foot building setback area is included in the street yard calculations. Existing trees preserved within the twenty-five-foot landscaped area may count toward existing tree credits for any remaining street yard requirements outside the corridor overlay setback area.
- C. Self-storage facilities. Street yard requirements shall apply to the area between the required twenty-five-foot buffer area and the front building walls.
- D. For development without a building, (parking lots, etc.) the entire lot shall be considered the street yard.
- E. The required twenty percent (20%) of landscaped area in the street yard shall include buffer yards. Such area shall not include detention/retention facilities, except when the facilities are designed in a manner to qualify for one-half (1/2) credit toward the square footage requirement.
- F. To secure one-half (1/2) credit of square footage involved in any detention/retention facilities, such facilities shall be designed as an integral part of the landscape, including a slope no greater than 3:1, no concrete except at the outlet, and no requirement for or installation of barrier fencing.
- G. Detention/retention ponds shall be constructed so that, whenever possible, they do not require a fence. Whenever such a situation does require fencing, such fencing shall be black or green coated chain-link and shall be buffered from the street view by planting shrubs and vines that will, at maturity, screen at least sixty percent (60%) of the view of the fence.
- H. In required landscaped street yard areas less than 10,000 square feet, at least one (1) tree and three (3) shrubs shall be retained or planted within the street yard for every one thousand (1,000) square feet of required street yard. In required landscaped street yard areas containing between 10,000 and 110,000 square feet, one tree for every required 2,500 square feet of landscaped area is required over the requirement of 10 trees and thirty (30) shrubs. In required landscaped street yard areas containing over 110,000 square feet, one tree for every required five thousand (5,000) square feet of landscaped area is required over the requirement of fifty (50) trees and thirty (30) shrubs.

**IMPERVIOUS COVER & SITE YIELD:**

Sec. 14.03.013 Impervious cover limitations

There is not a specific minimum required impervious cover ratio set by ordinance. The allocation of areas that remain over and above the impervious cover for each site is addressed through compliance with the requirements for detention and drainage, tree preservation, and landscaping requirements, and zoning setback requirements. Generally, 85% impervious cover is achievable on commercial sites.

Hypothetically, based on 85% impervious cover the site would yield the following development scenario:

		Square Ft	Acres	Site %'s
Site Area		401,623	9.22	
Imp. Limit (%)	85%	341,380	7.84	85%
Building Size		113,793	2.61	28%
Park Area		227,587	5.22	57%
Total Imp. Cover		341,380	7.84	85%
Total Open Space		60,243	1.38	15%
Depth of Bldg		250 feet		
Length of Bldg		455 feet		
Bldg Area/Park		300 City Code		
Area/Park		600 Est. paving/space		
Req. Parks		379 each		

Feel free to contact Nick McIntyre at MMI, with any further question or request for additional information.

Respectfully submitted,



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