



Project Name: 2110 S. Lamar Shopping
Center

Case Manager: Brad Jackson

Team:

Case Number: SP-2015-0526C

Date Filed: Nov 18, 2015

Formal 12/9/15

Update #: 0

Date Dist: Dec 10, 2015

Comment Due Date: Dec 30, 2015

Discipline	Name	
Electric Review (3)	Jenna Neal	✓
* Drainage Construction Review	Ron Czajkowski	✓
Environmental Review	Taylor Horton	✓
Fire For Site Plan Review	Sonny Pelayo	✓
Industrial Waste Review	John McCulloch	✓
Mapping Review	Mapping Review	✓
PARD / Planning & Design Review	Marilyn Lamensdorf	✓
Planner 1 Review <i>No Dist</i>	Thomas Sievers	✓
Site Plan Review <i>CS Mgr</i>	Brad Jackson	✓
Site Plan Plumbing Review	Cory Harmon	✓
DSD Transportation Review	Sangeeta Jain	✓
AWU-Utility Development Service Review	Neil Kepple	✓
* Water Quality Review	Ron Czajkowski	✓
AWU-Pipeline Engineering Review	AWU-Pipeline Engineering	✓
<i>No fire Team</i>		✓

(15)

Report run on: 12/9/2015

TO:

FROM: SITE PLAN REVIEW DIVISION CASE #: SP-2015-0526C

TYPE/SUBTYP Site Plan Administrative/Consolidated

PROJECT: 2110 S. Lamar Shopping Center

LOCATION: 2110 S LAMAR BLVD

CASE MANAGER: Brad Jackson

PHONE: 512-974-3410

FILED FOR UPDATE: Nov 18, 2015

COMMENT DUE DATE Dec 30, 2015

TENTATIVE PC DATE:

REPORT DATE: Jan 06, 2016

TENTATIVE CC DATE:

LANDUSE:

AREA: .53

ACRES (SQ FT) 23086.8

LOTS

EXISTING ZONING:

EXISTING USE: Commercial

TRACT

ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

.53 /23086.8

Commercial

WATERSHED: West Bouldin Creek, ,

COUNTY: TRAVIS

JURISDICTION FULL PURPOSE Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT 0401070801

DEED REFERENCE:

VOL./PAGE 2006140559TCDR/

LEGAL DESCRIPTION:

SW PT OF LOT 19 BLK C OAK HILL ADDN

RELATED CASES (if any):

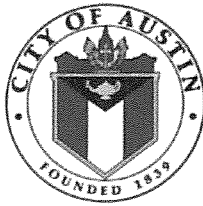
CONTACTS:

Applicant	MADC, LLC 4808 CANYONWOOD DR AUSTIN TX 78735 CONTACT: Carl C McClendon	512-363-8676
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Owner	CENTRAL AVENUE PARTNERS, LP 2110 S LAMAR BLVD SUITE H AUSTIN TX 78704 CONTACT:	512-426-7733
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Billed To	MADC, LLC 4808 CANYONWOOD DR AUSTIN TX 78735 CONTACT: Carl C McClendon	512-363-8676
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Engineer	MADC, LLC 4808 CANYONWOOD DR AUSTIN TX 78735 CONTACT: Carl C McClendon	512-363-8676
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CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

11447549

Consolidated Site Plan Application Administrative and Land Use Commission (C Plan)

PURPOSE: This application is for obtaining a consolidated site plan permit within the City of Austin jurisdiction (full-purpose and limited-purpose city limits). For the following information, please visit <http://www.austintexas.gov/page/land-use-applications#site>: See Consolidated Site Plan Overview and Review Procedures for site plan general information and review procedures; see Consolidated Site Plan Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

For Office Use Only

11447549

Development Review Type: Consolidated

Application Accepted By: Carmen

Application Type: Site Plan

Case Manager: Brad Jackson

☐

Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

Section 1: Project Information

Project Name: 2110 S. Lamar Shopping Center

Project Street Address (or range):

2110 S. Lamar Bv.

Zip: 78704

Description of Proposed Development:

Consolidated site plan application for change of use within existing developed commercial shopping center for 1,151 sq. ft. from retail to restaurant and parking reductions in accordance with LDC 25-6-478. No development, redevelopment, or increase in site impervious cover is proposed.

Provide either Legal Description or Subdivision Reference:

☒ Legal Description:

Portion of Lot 19, Block C, Oak Hill Subdivision

Land Status Case #: C8i-2015-0317

☐ Subdivision Reference

Name: _____

Block(s): _____ Lot(s): _____ Outlot: _____

Plat Book: _____ Page Number: _____

Document Number: 2006-140559 TCDR Case Number: _____

Deed Reference of Deed Conveying Property to the Present Owner

Volume: _____ Document Number: 2006-140559 TCDR

Page(s): _____ Sq. Ft.: _____ or Acres: 0.53

Tax Parcel Number(s): 04-0107-0801-0000 _____

Section 2: Applicant/Agent Information

Applicant Name: Carl McClendon

Firm: MADCO, LLC

Applicant Mailing Address: 4808 Canyonwood Dr.

City: Austin State: TX Zip: 78735

Email: carlmcclendon@austin.rr.com Phone 1: (512) 363-8676 Type 1:

Phone 2: (512) 382-1017 Type 2: Phone 3: _____ Type 3:

Section 3: Owner Information

☐ Same as Applicant Owner Name: Central Avenue Partners LP

Owner Signature: _____

Firm: _____

Owner Mailing Address: _____

City: Austin State: TX Zip: _____

Email: _____ Phone 1: _____ Type 1: Select

Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 4: Engineer Information

☐ Not Applicable ☐ Same as Applicant Name: Joan Ternus Angil, P.E.

Firm: UTE Consultants, Inc.

Mailing Address: 2007 S. 1st St, Ste. 103,

City: Austin State: TX Zip: 78704

Email: _____ Phone 1: _____ Type 1: Select

Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 5: Other Professional/Trade Information

☒ Not Applicable ☐ Same as Applicant Type: Select an Option

Name: _____

Firm: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Phone 1: _____ Type 1: Select

Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project? ☐ Yes ☒ No (If Yes, submit a copy of the
Pre-Certification letter from Neighborhood Housing and Community Development.)

☐ Smart Growth Zone -OR- ☐ Drinking Water Protection Zone

Watershed: West Bouldin Creek Watershed Class: Urban Watersheds

In City of Austin Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land Development Jurisdiction: ☒ Full-Purpose ☐ Limited-Purpose

Is your project subject to all current watershed protection regulations? ☐ Yes ☐ No

School District: AISD

On a Hill Country Roadway? ☐ Yes ☒ No

Specify Hill Country Roadway: _____

Principal Street Type (Full-Purpose): ☒ Core Transit Corridor ☐ Urban Roadway

☐ Internal Circulation Route ☐ Suburban Roadway ☐ Hill Country Roadway ☐ Highway

In a Neighborhood Plan? ☐ Yes ☒ No

If Yes, name of Neighborhood Plan: _____

In a Transit-Oriented Development (TOD) District, the North Burnet/Gateway (NBG), the East Riverside Corridor (ERC), or Other? ☐ Yes ☒ No

If Yes, name of TOD, NBG, ERC, or Other: _____

Is a Vertical Mixed Use building proposed? ☐ Yes ☒ No

(See Consolidated Site Plan Application Instructions for important pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: City of Austin Water Utility

Wastewater Disposal Provider: City of Austin Water Utility

Section 7: Application Assessment

Large Retail Use, as defined in Sec. 25-2-813? ☐ Yes ☒ No

Is a Traffic Impact Analysis (TIA) required? ☐ Yes ☒ No (See Section 12: TIA Determination Worksheet.)

Is this use Conditional within the site's zoning district? ☐ Yes ☒ No

Has there been a Development Assessment? ☐ Yes ☒ No File Number: _____

Small Project? ☐ Yes ☒ No

If residential, are there other Tax Credits or State/Federal funding? ☐ Yes ☐ No

Will all parking be located on site? ☒ Yes ☐ No (If No, an Off-Site/Shared Parking Application and fees are required.)

Shared parking? ☐ Yes ☒ No (If Yes, an Off-Site/Shared Parking Application and fees are required.)

Section 8: Site Area Information

Gross Site Area: Acres 0.53 -OR- Sq. Ft. _____

Net Site Area: Acres 0.53 -OR- Sq. Ft. _____

Is Demolition proposed? _____ If Yes, how many residential units will be demolished? _____

Number of Newly Proposed Residential Units (if applicable): _____

<u>EXISTING ZONING</u>	<u>EXISTING USE</u>	<u>TRACT #</u>	<u>ACRES / SQ FT</u>	<u>PROPOSED USE</u>
CS	Retail/Office	1	/ 1,151.00	Retail/Off/Rest
			/	
			/	
			/	

Existing Impervious Cover (%): 90 Proposed Impervious Cover (%): 90

Are any underground storage tanks existing or proposed? ☐ Yes ☒ No

Section 9: Related Cases

	<u>FILE NUMBERS</u>
Zoning Case? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	C14-2008-0060
Restrictive Covenant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Land Status Report? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	C8i-2015-0317
Existing Site Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards? ☐ Yes ☒ No

In Combining District/Overlay Zone? (NCCD, CVC, WO, AO, etc.): ☐ Yes ☒ No

If Yes, please specify: _____

Requires a Green Building Program Rating? ☐ Yes ☒ No (If Yes, attach Letter of Intent.)

Section 11: Waiver / Variance / Etc. - as applicable

- ☐ Compatibility Standards Waiver - Section(s): _____
- ☐ Driveway Spacing - Section(s): _____
- ☐ Hill Country - Section(s): _____
- ☐ Waterfront Overlay District - Section(s): _____
- ☐ Environmental - Section(s): _____
- ☐ Shared Parking Analysis ☐ Off-Site or Remote Parking
- ☐ Detention Pond Waiver ☐ Alternative Landscape Compliance

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: 2110 S. Lamar Bv. Shopping Center

Location: 2110 S. Lamar Bv.

Applicant: Carl McClendon

Telephone No: (512) 363-8676

Application Status: ☐ Development Assessment ☐ Zoning ☒ Site Plan

EXISTING:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	0.53	1,800.00	CS	Office	710	EQN.	60
		7,568.00	CS	Retail	820	EQN.	1139
							1,199

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	0.53	1,800.00	CS	Office	710	EQN.	60
		6,417.00	CS	Retail	820	EQN.	1268
		1,151.00	CS	Sit Down Rest.	932	127/K	146
							1,474

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
S. Lamar Bv.	Yes (Existing)		MAJ. ART.
Oxford Ave.	Yes (Existing)		COM. COLLECTOR

FOR OFFICE USE ONLY

☐ A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

☒ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

☐ The traffic impact analysis has been waived for the following reason:

☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: [Signature] Date: 11/12/15

Distribution: ☐ File ☐ Cap. Metro ☐ TxDOT ☐ DSD ☐ Travis Co. ☐ ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

Section 13: Submittal Verification

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

	November	12	2015
Signature	Month	Day	Year

Carl McClendon

Name (Typed or Printed)

MADC, LLC

Firm

Section 14: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

	November	12	2015
Signature	Month	Day	Year

Carl McClendon

Name (Typed or Printed)

MADC, LLC

Firm

Section 15: Acknowledgment Form

I, Carl McClendon have checked for any information that may
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

2110 S. Lamar Bv.

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

	<u>November</u>	<u>12</u>	<u>2015</u>
Applicant's Signature	Month	Day	Year

For Submittal Requirements and Exhibits

Please see Consolidated Site Plan Application Instructions at
<http://www.austintexas.gov/page/land-use-applications#site>

Section 16: Additional Space (if necessary)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well. In addition, please check the Additional Space box below.



Additional space was required to complete this application.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

SAVE

Land Use Review Site Plan Completeness Check



Planning and Development Review Dept.

Completeness Check Results Due:

A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results: Complete		45 Day Expiration date: 01/02/2016	
Tracking #: 11447549	Revision #: 00	Watershed: West Bouldin Creek	
Project Name: 2110 S. Lamar Shopping Center			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 11/18/2015	Resubmittal Date:	
Date Sent to Ch.245:	Current Results to Applicant: 12/02/2015		
Date Rec'd.back in LUR:			

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Construction	Joydeep Goswami	974-3568	N/A	JG
DRD Transportation	Sangeeta Jain	974-2219	Complete	SJ
Site Plan	Lynda Courtney	974-2810	Complete	LC
Environmental	Sue Barnett	974-2711	Complete	SB
Water Quality Eng.	Joydeep Goswami	974-3568	N/A	JG
Env.Res.Mgmt.	Liz Johnston	974-2619	Complete	LJ
Floodplain	Henry Price	974-1275	Complete	HP
ORES	Andy Halm	974-7185	Complete	AH
Utility Coord.	Reza Sedghy	974-7912	Complete	RS
AWU-DPR	Ben Sanders	972-9161	Complete	BS
AWU Development	Neil Kepple	972-0077	Complete	NK
UST	Craig Carson	974-3024	N/A	
ATD ROW.	Reza Sedghy	974-7912	Complete	RS
ATD Traffic Control	Eva Moore	974-7671	Complete	EMM

Mandatory Distribution:		Case Manager: Brad Jackson	
Rosemary Avila (SP)	Jim Dymkowski (EV)	Natalia Rodriguez (TR)	David Marquez (DR/WQ)
Christine Barton-Holmes (SP)	Taylor Horton (EV) ✓	Jay Baker (DR/WQ)	John Powell (DR/WQ)
Donna Galati (SP)	Mike McDougal (EV)	Ron Czajkowski (DR/WQ) ✓✓	Tomas Rodriguez (DR/WQ)
Scott Grantham (SP)	Atha Phillips (EV)	Leslie Daniel (DR/WQ)	RSMP
Nikki Hoelter (SP)	Amanda Couch (TR)	Michael Duval (DR/WQ)	
Brad Jackson (SP) ✓	Bryan Golden (TR)	Benny Ho (DR/WQ)	Keith Mars (HT)
Michael Simmons-Smith (SP)	Sangeeta Jain (TR) ✓	Danielle Guevara (DR/WQ)	
Pamela Abee-Taulli (EV)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)	
Partner Department Mandatory Distribution:			
ATD ROW	ATD Traffic Control	AWU Development Services	AWU Pipeline Services
Electric (3)	Fire	Floodplain	Mapping
Plumbing			
Optional Distribution: Circle to receive distribution			
AWU Facilities Engineering	Hydrogeologist	Industrial Waste	PARD
Wetlands Biologist			Notice team no plans
ERM Review Comment (Functional Assessment):			

A formal application must be filed within 45 calendar days of the initial completeness check (by 01/02/2016) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-2681, 974-2350, or 974-7208 for more information.

RSMP: Yes/No Waiver: Yes/No Onsite Drainage: Yes/No
Offsite Drainage: Yes/ No

Additional Copies to:

Small Project: Yes/No

Fees: \$3,617.18-\$200=3,417.18

Total # of Plans 15 / Engineering Reports 4 required at formal

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. To find out contact information for neighborhood associations visit our web page at <http://www.ci.austin.tx.us/neighborhoodservices/> or contact our Neighborhood Liaisons for more information: Carol Gibbs @ 974-7219 or Jody Zemel @ 974-7117.

This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit VII of application packet. Exhibit VII Worksheet also due at time of formal submittal.

Comments: *(Please respond to each comment in letter form)*

Floodplain no review required

Exhibit D

PROJECT APPLICATION H.B. 1704/Chapter 245 DETERMINATION

(Chapter 245, Texas Local Government Code)

(This completed form must accompany all subdivision and site plan applications)

FOR DEPARTMENTAL USE ONLY

File # Assigned: _____ Date Filed: _____

Original Application Date: _____ Signature: _____ Date: _____

Comments:

Insufficient Information to establish Chapter 245 rights.

Proposed Project Name: 2110 S. Lamar Bv

Address/Location: 2110 S. Lamar Bv.

Legal Description: _____

☒ A The proposed application is for a **New Project** and is submitted under regulations in effect.

NOTE: If A is checked above, proceed to signature block below.

B. The proposed application is for an **ongoing project not requesting House Bill 1704 consideration**. The choice of this option does not constitute a waiver of any rights under Chapter 245.

C. The proposed application is for a **project requesting review under regulations other than those currently in effect, but not on the basis of House Bill 1704**. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: _____

D. The proposed application is for a project requesting **review under a specific agreement, not on the basis of House Bill 1704**. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: _____

E. Original Application Filing Date: _____ File #: _____

The proposed application is submitted as a Project In progress under Chapter 245 (HB 1704) and should be reviewed under the applicable regulations pursuant to state laws. The determination will be based on information submitted on and with this form.

The following information is required for Chapter 245 Review:

Attached supporting documentation, including a summary letter with a complete project history from the Original Application to the present, with a copy of the original subdivision or site plan approval by the City and subsequent application approvals. Specify project information for date claiming 1704 grandfathering; include a copy of the relevant permit upon which chapter 245 vesting is claimed.

Project Application History	File #	Application date	Approval Date
Annexation/zoning (if applicable to history)	_____	_____	_____
Preliminary Subdivision	_____	_____	_____
Final Subdivision	_____	_____	_____
Site Plan/Development Permit	_____	_____	_____

Proposed Project Application (check one): Preliminary Subdivision Final Plat Site Plan

Proposed Project Land Use. Specify acreage in each of the following land use categories:

Single family/Duplex _____ Townhouse/Condo/Multi-family _____ Office _____

Commercial _____ Industrial/R&D _____ Other (Specify) _____

Total acreage: _____ Watershed: _____ Watershed Classification: _____

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to project critical/significant recharge features.

Signature Property - owner or agent  Date: 11/16/15

Printed Name Carl McClendon Phone/Fax: 512-363-8676

McClendon & Associates
Development Consulting, LLC

November 16, 2015

Mr. J. Rodney Gonzales, Director
Development Services Department
505 Barton Springs Road
Austin, Tx. 78704

Re: Site Plan Summary Letter for 2110 S. Lamar Bv.

Dear Mr. Gonzales:

The consolidated site plan application and attached site plan are provided in support of a request for reductions in parking in accordance with the Land Development Code Sec. 25-6-478(E)(3). The site is currently fully developed and no additional site improvements or site development/redevelopment is proposed with this application. Building, parking, and landscaping are existing. A previous site plan exemption, SPX-05-1470, was issued in June, 2005, for a parking deficiency on the site. (A copy is attached). A reduction in parking is being requested for this application in order to accommodate a proposed change of use from retail to restaurant (Aviary) for 1,151 sq. ft.

Zoning

The site is currently zoned Commercial Services (CS), and is part of the Zilker Neighborhood. There is no approved neighborhood plan at this point -- the neighborhood plan process for S. Lamar has been suspended.

Site Development

The existing site was originally developed as a mix of retail uses, which have been previously established.

The current zoning allows a maximum of 95% impervious cover for GR zoning. There is approx. 90% impervious cover on-site. Maximum building coverage allowed is 95%; current building coverage is approx. 40% building coverage provided.

Parking

There are currently 27 parking spaces provided on-site, including 2 HC spaces, 8 compact spaces (30%), 16 standard spaces, and 1 proposed Car-2-Go space.

Parking Deficiency

The site plan exemption, SPX-06-0140, includes a parking deficiency for the site and restriping of the existing parking lot based upon the Transportation Criteria Manual, Sec. 9.7.1.C. A copy of the approved site plan exemption is attached.

If the parking reductions are approved per LDC Sec. 25-6-478(E)(3), a total of 24 spaces are required, and 27 spaces provided.

McClendon & Associates Development Consulting, LLC
4808 Canyonwood Dr.
Austin, Tx. 78735

Phone: 512 363 8676
Fax: 512 382 1017
e-mail: carlmcclendon@austin.rr.com

INTAKE SUBMITTAL CHECKLIST CONSOLIDATED ADMINISTRATION

City Of Austin Development Services Department

505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-6338, 974-2681, 974-7208 or 974-2350
Fax 974-2620

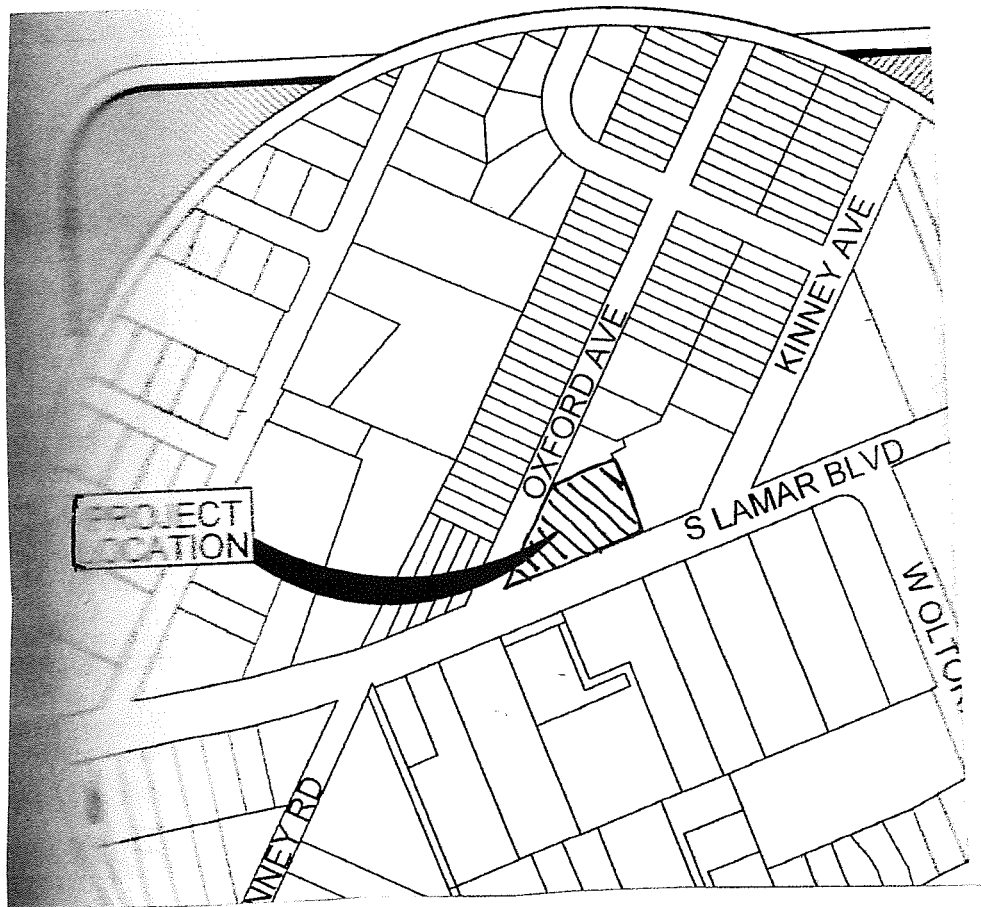
Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ☒ 1. Completed application form with all appropriate signatures & Application Fee (+\$55.00/ sign if SPC-)
- ☐ 2. Subject to Big Box Ordinance YES ☒ NO Ordinance No. 20070215-072)
- ☐ 3. *Legible 4"x 4" Location Map on a separate 8½"x11" sheet
- ☒ 4. Signed Submittal Verification and Inspection Authorization Form
- ☒ N/A 5. TIA Fee plus five (5) copies (if TIA is required)
- ☒ N/A 6. *Sealed Engineer's Summary Letter (same engineer as sealed on plans)
- ☒ 7. Plans (24"x36" format **only**) for formal (Refer to completeness check results for required #)
☒ Two (2) copies for completeness check
- ☒ 8. *Full size tax maps (1"=100') showing properties within **500'** of the red-lined site area (limits of construction) **or** For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the site.
- ☒ 9. Current Tax Certificates (not required if tax exempt)
- ☒ 10. 1704 Determination
☐ (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- ☒ N/A 11. * Engineering Reports (Refer to completeness check results for required #)
☒ Two (2) copies for completeness check *See summary letter*
- ☒ 12. Project Description Form
- ☐ 13. Flashdrive @ formal submittal (Exhibit VII of application must be on flashdrive w/ names of files/layers)
- ☒ N/A 14. If applicant indicates they are requesting waiver/ variance(s) on the application, then a letter requesting the waiver/ variance(s) must be submitted as well, plus additional fees if applicable. (If a Late Hours Permit is required, a waiver of Compatibility Standards must be submitted, if applicable.)





City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6236935

Payment Date: 12/09/2015

Invoice No.: 6269190

Payer Information

Company/Facility Name: MADCO, LLC

Payment Made By: Carl C McClendon
4808 CANYONWOOD DR
AUSTIN TX 78735

Phone No.: (512) 363-8676

Payment Method: Visa

Payment Received: \$3,417.18

Amount Applied: \$3,417.18

Cash Returned: \$0.00

Comments: auth 09530g-3688

Additional Information

Department Name: Development Services Department

Receipt Issued By: Micaela Acosta

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4192	Notification/Renotification	11447549	2110 S LAMAR BLVD	2015-138569-SP	\$560.00
1000 5300 9770 4264	Consolidated Review	11447549	2110 S LAMAR BLVD	2015-138569-SP	(\$1,535.00)
1000 5300 9770 4264	Consolidated Review	11447549	2110 S LAMAR BLVD	2015-138569-SP	\$3,070.00
5020 2200 9050 4874	UDS Engineering Plan Review	11447549	2110 S LAMAR BLVD	2015-138569-SP	\$214.50
5100 6300 9700 4264	Consolidated Env	11447549	2110 S LAMAR BLVD	2015-138569-SP	\$1,289.00
5100 6300 9700 4264	Consolidated Env	11447549	2110 S LAMAR BLVD	2015-138569-SP	(\$644.50)
5100 6300 9700 4271	Consolidated Insp	11447549	2110 S LAMAR BLVD	2015-138569-SP	\$340.00
8131-6807-1113-4066	Development Services Surcharge	11447549	2110 S LAMAR BLVD	2015-138569-SP	\$123.18
Total					\$3,417.18



City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6226683

Payment Date: 11/18/2015

Invoice No.: 6258369

Payer Information

Company/Facility Name: MADC, LLC

Payment Made By: Carl McClendon
4808 CANYONWOOD DR
AUSTIN TX 78735

Phone No.: (512) 363-8676

Payment Method: Visa

Payment Received: \$200.00

Amount Applied: \$200.00

Cash Returned: \$0.00

Comments: AUTH 08474G-3688

Additional Information

Department Name: Development Services Department

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4250	Completeness Check Fee	11447549	2110 S LAMAR BLVD	2015-138569-SP	\$200.00
Total					\$200.00

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2250860

ACCOUNT NUMBER: 04-0107-0801-0000

PROPERTY OWNER:

CENTRAL AVENUE PARTNERS LP
PO BOX 302634
AUSTIN, TX 78703

PROPERTY DESCRIPTION:

SW PT OF LOT 19 BLK C OAK HILL ADD
N

ACRES

.5309 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2110 S LAMAR BLVD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2015	AUSTIN ISD	20,403.11
	CITY OF AUSTIN (TRAV)	7,789.51
	TRAVIS COUNTY	7,076.59
	TRAVIS CENTRAL HEALTH	1,999.25
	ACC (TRAVIS)	1,705.92

TOTAL SEQUENCE 0

38,974.38

TOTAL TAX:	38,974.38
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	38,974.38

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/03/2015

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

SECTION 10 – PROJECT DESCRIPTION FORM

A project description form, attached as Exhibit A, must be submitted with a subdivision, site plan, and building permit application. A project description form must also be submitted with a water or wastewater service extension request.

EXHIBIT A PROJECT DESCRIPTION FORM

The purpose of this form is to provide information that may clarify the nature of the project. Clarification may affect the City's determination on the application of Chapter 245 to the project. However, the form is not intended to affect the status of a project in progress, unless there are changed circumstances. This form does not preclude presentation of additional information to assist in the Chapter 245 determination. The information contained in this form will not result in any waiver of a Chapter 245 claim. The right to make a Chapter 245 claim, notwithstanding the information below, is reserved to the applicant.

Is the property currently developed? ☒ If yes, how _____
Property is currently developed with an existing 9,368 sq. ft. mixed use shopping center

Permit number: _____ Submittal Date: 11/17/15

Permit type: Preliminary Plan ☐; Final Plat ☐; Site Plan ☒;

Building Permit ☐; Water or wastewater service extension request ☐

Legal Description/Subdivision Reference: _____

Lot(s) ID _____

Please check the appropriate project description for this lot within the city limits:

- ☐ No defined project
- ☐ Residential Mixed Use (contains a mixture of residential uses)
- ☐ Commercial Mixed Use (contains a mixture of one or more commercial, industrial and/ or civic uses)
- ☐ Commercial and Residential Mixed Use (contains a mixture of one or more residential, commercial, industrial and/ or civic uses)
- ☐ Residential Class I (one or more of the residential uses permitted in the SF-5 or more restrictive base zoning districts)
- ☐ Residential Class II (one or more of the residential uses permitted in the SF-4A or less restrictive base zoning districts)
- ☐ Commercial Class I (commercial uses containing at least 50% Administrative and Business Office, Medical Offices, Professional Office ("Office Uses"))
- ☒ Commercial Class II (commercial uses containing no more than 50% Office Uses)
- ☐ Industrial
- ☐ Civic
- ☐ Other use not listed. Specify: _____

Exhibit VIII: Electronic Submittal

The following requirements become effective for any plans submitted after January 1, 2010.

1. In an effort to:

- Improve geographic information system (GIS) data;
- Improve the efficiency of GIS data creation; and
- Provide a more comprehensive view of existing and proposed infrastructure;

Provide a base file in *.dgn, *.dwg, or *.dxf, format of existing and proposed improvements listed in the following table, and specify layer name or number. File shall be referenced to the Texas Central State Plane (NAD83, survey feet) projection, and elevation data shall be referenced to the NAVD88 (feet) datum. Grid coordinates are recommended for alignment with City of Austin GIS data.

Is the file in (check one):

- ☐ Grid coordinates
- ☐ Surface coordinates

Average projection scale factor/Average combined factor (10 digits min.):

N/A

- Electronic seals shall be provided or excluded in accordance with Texas Board of Professional Engineers Rules and Texas Board of Architectural Examiners Rules.
- CADD files that contain more base layers than listed below are encouraged but are not required. CADD files may be locked or read-only.
- Electronic files shall be submitted on a USB flash drive. The flash drive will be copied at Intake and returned to you.

The following layers are required at the time of first formal submittal:

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries	<u>N/A</u>	
Existing lot lines or legal tract boundaries	<u>N/A</u>	
Limits of Construction	<u>N/A</u>	

No SITE DEVELOPMENT OR CONSTRUCTION IS PROPOSED.

The following base files are required prior to site plan release:

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries	✓	
Existing lot lines or legal tract boundaries	✓	
Limits of Construction	✓	
Easements	✓	
Utilities (lines and appurtenances)		
Stormwater drainage system lines and appurtenances ¹	✓	
Water Quality and Detention Facilities ²	✓	
Trees (location, size, and species) ³	✓	
Critical environmental features and buffers as depicted on plans	✓	
Roadway Infrastructure (pavement lines, poles, luminaires, and appurtenances) ⁴	✓	
Sidewalks	✓	
Open Space ⁵	✓	
Building Footprints	✓	
Floodplain Delineation (existing & proposed as depicted on plan)	✓	
Legend (may be in separate file)	✓	

- 1: Location of pipes, culverts, flumes and channels (Centerlines are preferred but pipe ODs and channel grading are acceptable). Appurtenances depicted with symbols per plan for inlets, manholes, flumes, bridge inlets, headwalls, wet wells for storm discharge pumps, etc. Station lines and numbers.
- 2: Delineation of detention, sedimentation, filtration and wet ponds (delineation of 100-year surface, WQ volume elevation, or permanent pool elevation is preferred, but walls and grading lines are acceptable), gabion, splitter box, wet wells for storm discharge pumps, headwalls, any outflow structure, vegetative filter strip areas, stormwater re-irrigation areas.
- 3: COGO point data preferred, but tree number & legend acceptable.
- 4: Edge of pavement, curb and gutter lines as depicted on plans, luminaires, poles, pullboxes, signal poles, and signal cabinets.
- 5: Delineation of open space as required on the site plan or subdivision. Only open spaces on the ground are required. Above ground spaces such as balconies are not required.

2. **Provide an electronic copy of the following in *.pdf format** with the following recommended file name convention at the time of first formal submittal:

Description	Recommended File Name
Engineer's report <i>PROJECT SUMMARY</i>	[Case_Number]_Eng_report.pdf
Drainage report (if applicable) <i>N/A</i>	[Case_Number]_Drg_report.pdf
Engineer's summary letter <i>N/A</i>	[Case_Number]_Eng_summary.pdf
All sheets in Site Plan	[Case_Number]~U[Update #]_[sheet #].pdf
Application package (i.e. application, tax certificate(s), waiver request(s), etc.)	[Case_Number]_Application.pdf <i>LAMAR BUS 2110 SITE PLAN APP</i>

3. **Provide electronic files for drainage model.** Resubmittal of drainage model is required for any modification. *N/A*

<< [Back to Exhibits](#)

2110 S. Lamar

Project Name ~~Dallas Ranch Apt Home~~ Project Type: Consolidated

# of Acres	Watershed	Watershed Classification	Jurisdiction	Discount
0.530	West Boulder Harris Branch	Urban Watershed	Full	0.5
Dev Rev Fee				
Base Dev Rev Fee	\$	3,070.00	Env Drainage Fee	Env Inspection Fee
			\$ 1,289.00	\$ 340.00
Addition Acreage				
Base Acres	15	Cost per # of Acres	# Acres Over	
Review				\$ -
Env Drainage Fee				\$ -
Inspection	15			\$ -
Sub Tot Review				
	\$	3,070.00		
Sub Tot Env/Drain				
	\$		1,289.00	
Sub Tot Inspection				
	\$		\$ 340.00	\$ -
Discount				
	\$	(1,535.00)	(644.50)	\$ (2,179.50)
Tot Dev Fees				
	\$	1,535.00	644.50	\$ 2,519.50
Dev Sub Total				
	\$			\$ 2,519.50
Notification				
	\$	560.00	Quantity	\$ 560.00
TIA Fee				
Total Fees less SC				
				\$ 3,079.50
Dev Serv Surcharge				
		4%		\$ 123.18
Total Due Less UDS				
				\$ 3,202.68
Fair Notice Fee				
			Fair Notice Credit	
UDS Fee				
				\$ 3,202.68
Total Payment Due				
				\$ 214.50
				\$ 3,417.18

ROW ID

\$ ~~11,447,549.00~~

11447549