



## Site Plan Correction Request Form

Site Plan Case #: SP-03-0469C Correction #: 4 Expiration Date: 02/06/2007

Site Address: 2027 S. Lamar Bv.

Project Name: Harbison Auto Sales

☒ Site has a City of Austin Certificate of Occupancy.

☐ Site is under construction (provide written verification from the Environmental Inspector).

☐ Site is in an extraterritorial jurisdiction and has a Certificate of Compliance.

Brief/General Description of Correction:

See attached summary letter.

**Attach a detailed description of the proposed correction(s) in a memorandum or letter and one redline copy of the proposed correction(s) to a copy of a City of Austin approved site plan that includes the cover sheet.**

I, Carl McClendon, do hereby certify that I am the  
(Print Name)

☐ owner ☒ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for a site plan correction. The change(s) are considered "administrative correction(s)" pursuant to Chapter 25-5-61 of the City of Austin Land Development Code.

Furthermore, I certify and acknowledge that:

1. The approval of this site plan correction request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements.
2. I will be responsible and required to seal or certify the correction being made. In addition, a copy of a letter notifying the original consultant of the documents (engineer, architect, landscape architect, or designer) of the proposed corrections shall be submitted and attached to this request.

Date: 04/02/2019

(Signature of Requester)

Address: 4808 Canyonwood Dr, Austin, Tx.

Phone: (512) 363-8676

**SAVE Form**

## Departmental Use Only

Project Name:		Case Number:		Applicant Name:	
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments		
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Arzenne	4-10-19			
<div style="font-size: 2em; margin-left: 10px;">VA</div>					
<input type="checkbox"/> Transport					
<input type="checkbox"/> Eng.					
<input type="checkbox"/> Environ.					
<input type="checkbox"/> Trees					
<input type="checkbox"/> AFD					
<input type="checkbox"/> AWU					
<input type="checkbox"/> Plumbing					
<input type="checkbox"/> AE					

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Determined to be a <input type="radio"/> Revision <input type="radio"/> New Project
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Building permit required? ☐ Yes ☐ No ☐ N/A  
 Smart Housing Project? ☐ Yes ☐ No  
 Qualifies for exemption per Section:  
 25-5-2 \_\_\_\_\_

### Check all that apply:

- ☐ Fees waived, Reason: \_\_\_\_\_
- ☐ Site Plan Correction/ Exemption Review Fee
- ☐ WPD Site Plan Correction Review Fee required
- ☐ Phasing Review: \_\_\_\_\_ phases
- ☐ Landscape Inspection: \_\_\_\_\_ acres



## City of Austin

### 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 Correction Request

Date: Friday April 12, 2019

Number of pages including cover: 1

From: Sallie Correa

To: Carl McClendon

Telephone: (512) 363-8676 FAX: (512) 363-8676

Project Name: SP-03-0469C (Harrison Auto Sales)

Address: 2027 S LAMAR BLVD

Staff Contact: Christopher Johnson

Telephone: 512-074-2760

### Review Results

Your request has been **Approved**.

### Fees Due

### Cost

Site Plan Correction Review	582.40
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
<b>TOTAL COST:</b>	<b>582.40</b>

Based on the following your request has been approved (*see comments*):

*Once the mylar set has been pulled an associate will contact you to schedule a correction appointment*

**THIS IS NOT AN INVOICE IT IS ONLY NOTICE TO LET YOU  
KNOW OF APPROVAL AND AMOUNT  
THANK YOU**

Comments:



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## Determination of a Site Plan Correction Request

Date: Tuesday April 09, 2019

Number of pages including cover: 1

From: Heather Parajuli

To: Carl McClendon

Telephone: (512) 363-8676 FAX: (512) 363-8676

Project Name: Harrison Auto Sales SP-03-0469C

Address: 2027 S LAMAR BLVD

Staff Contact: Christopher Johnson

Telephone: 512-974-2760

### Review Results

Your request has been **Rejected**.

**\*\*\*Denied plans will be in the Denied Bin the following business day at the DAC on the first floor of OTC filed under applicants last name. Please note that denied exemptions will be recycled after 1 month.\*\*\***

### 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:

SP; Patio size on plan differs from parking table. Clarify and correct as needed. Condition storage area must be independently accessible from common space if parked separately from restaurant use. Condition Remodel only. Demolition of buildings may subchapter E Compliance. New accessible path running parallel to drive aisles must be protected by curb and gutter or bollards. (Viktor Auzenne) 512-974-2941

*Response: Parking table and outdoor patio area adjusted on plans. Bldg 1(A), 2nd floor Storage Use has independent access via separate exterior stairwell. No demolition is proposed -- all existing buildings to remain. Wheel stops added along HC accessible routes to delineate and separate accessible route from perpendicular drive aisles.*







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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 Correction Request

Date: Tuesday November 27, 2018

Number of pages including cover: 1

From: Heather Parajuli

To: Carl McClendon

Telephone: (512) 363-8676 FAX: (512) 363-8676

Project Name: Harbison Auto Sales SP-03-0469C

Address: 2027 S LAMAR BLVD

Staff Contact: Christopher Johnson

Telephone: 512-974-2760

### Review Results

Your request has been **Rejected**.

**\*\*\*Denied plans will be in the Denied Bin the following business day at the DAC on the first floor of OTC filed under applicants last name. Please note that denied exemptions will be recycled after 1 month.\*\*\***

### 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:

SP; Update Far within table not as a new row. Current presentation is confusing. Condition remains: Building remodel only. New buildings will require compliance with subchapter E. (Viktor Auzenne) 512-974-2941

*Response: FAR to remain the same. Correction revised to reflect only change of use to existing buildings, restriping of parking and sports courts, and designation of outdoor patio over existing paving with uncovered trellis to be 10' from building and greater than 50% open; No demolition of existing buildings or new buildings are proposed.*

AFD; Engineer performing change must seal change if they are not the engineer of record. Provide an occupant load calculation that clearly shows how it was determined/calculated. Clarify – Does the Deck have its own exiting on so occupants on the deck have to exit back through the building including mobility impaired occupants? What is the 2,637 sq ft 1 story bldg. going to be used for?

*Response: Occupant load attached. Deck will have separate HC accessible exit to the site, not requiring re-entry to the building. Utility plan changes will be signed/sealed by registered professional engineer – all other site changes involve re-striping parking and sport courts on existing pavement.*

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**McClendon & Associates**  
**Development Consulting, LLC**

April 2, 2019

Mr. Chris Johnson, Manager  
Development Services  
505 Barton Springs Road  
Austin, Tx. 78704

Re: Request for Site Plan Correction to Harbison Auto Sales  
Case #: SP-03-0469C (Cor #: 4)

Dear Mr. Johnson:

A proposed site plan correction is submitted for an existing approved and developed site at 2027 S. Lamar Bv. There is an existing auto sales use on the property and the owner is proposing the following changes.

**Sht 1**

- Revise site plan correction table;

**Sht 4**

- Change of use from Auto Sales to Restaurant General for 1<sup>st</sup> floor (2,637 s.f.) and Storage for 2<sup>nd</sup> floor (1,655 s.f.) for Bldg 1
- Designation of Outdoor Seating on Existing Paved Surface adjacent to Bldg 2;
- Convert portion of existing parking area to Outdoor Sports/Recreation Use (2 Pickleball and 6 Cornhole Courts);
- Restripe existing parking to add HC and compact spaces and accessible routes– revise Building and Parking Table.

**Sht. 6**

- Based on field observation and utility research of approved plans and TAPS office records, only one meter serves the site (2031 and 2027 S. Lamar): a 1" domestic meter, number 196995. This meter is connected to a 16" main constructed in 2007. A copy of the AW as-built plans W-2007-0035 (attached) shows a 1.5" copper service connection feeds the site. Therefore, reference to the ¾" meter has been removed.
- The wastewater connection is in the northwest corner of the site and not the middle of the site, as currently shown on the Utility Plan. A copy of profile A-01351 shows the center wastewater connection is plugged. Field observations shows a 4" PVC to the corner of the site, as indicated on the attached red lines.
- Plumbing changes included in this correction consist of upsizing the existing onsite water line from a 1.5" to 2" HDPE. The existing 500 gallon grease trap will be re-used.

**Building and Parking Summary**  
**2027 S. Lamar Bv.**

Tenant	Use	Bldg. Sq. Ft.	Pkg. Ratio	Pkg. Req'd.
Bldg 1 – 4,292 sq ft	Restaurant (>2,500 sq. ft.) (1 <sup>st</sup> floor)	2,637 sq. ft.	1/75 x 80%	28.12
	Storage (2 <sup>nd</sup> floor)	1,655 sq. ft.	1/1,000 x 80%	1.66
Bldg 2 – 3,250 sq ft	Restaurant (> 2,500 sq. ft.)	3,250 sq. ft.		
	• Indoor Space	3,250	1/75 x 80%	34.67
	• Patio Dining	2,466	1/75 x 80%	26.30
	• Outdoor Sprts and Recreation	PkleBll/CornHole (8 courts)	1 sp/court x 80%	6.4

**TOTAL REQ'D PARKING**

**97.15**

**PARKING SPACES PROVIDED**

Compact	29
Standard	67
Handicapped	5
<b>TOTAL</b>	<b>101</b>



# The Lot at Bouldin Creek | Building A (1)

28 JANUARY 2019

Building A Occupancy		RATIO	AREA	OCCUPANTS		TOTAL OCCUPANTS
						<b>77.09</b>
<b>BOH</b>						
Office		100	360.7	3.61		
Storage		300	129	0.43		
Kitchen		200	463	2.32		
				<b>6.35</b>		
<b>Event Space</b>		15	1061	<b>70.73</b>		

Building A Plumbing Calcs						
TOTAL OCCUPANTS	77.09					
EACH GENDER	38.54					
			<b>REQUIRED</b>	<b>PROVIDED</b>		
WC (Female)		1 PER 75	1	3		
WC (Male)		1 PER 75	1	1 + URINAL		
Lavatories (Female)		1 PER 200	1	2		
Lavatories (Male)		1 PER 200	1	1		



# The Lot at Bouldin Creek | Building B (2)

28 JANUARY 2019

Building B Occupancy		RATIO	AREA	OCCUPANTS		INTERIOR OCCUPANTS
						94.00
<b>BOH</b>						
Storage		300	147	0.49		
Bar		200	421	2.11		
			568	2.60		
<b>SEATING</b>						
Bar Seating	Unconc	15	801	53.40		
Bocce Court	Recreation	6 PER CT	488	6.00		
Bar Standing	Queue	7	224	32.00		
				91.40		
<b>PATIO</b>						TOTAL OCCUPANTS
Patio		15	2466	164.4		258.40

Building B Plumbing Calcs						
TOTAL OCCUPANTS:	258.40					
EACH GENDER:	129.20					
			REQUIRED	PROVIDED		
WC (Female)		1 PER 75	2	7 UNISEX		
WC (Male)		1 PER 75	2			
Lavatories (Female)		1 PER 200	1	2		
Lavatories (Male)		1 PER 200	1	2		



FF = 552.40  
3250 SF  
METAL BLDG  
BLDG B

FF = 554.00  
4292 SF  
2 STORY (WOOD FRAME)  
BLDG A

HC HC HC HC HC

27'-0"

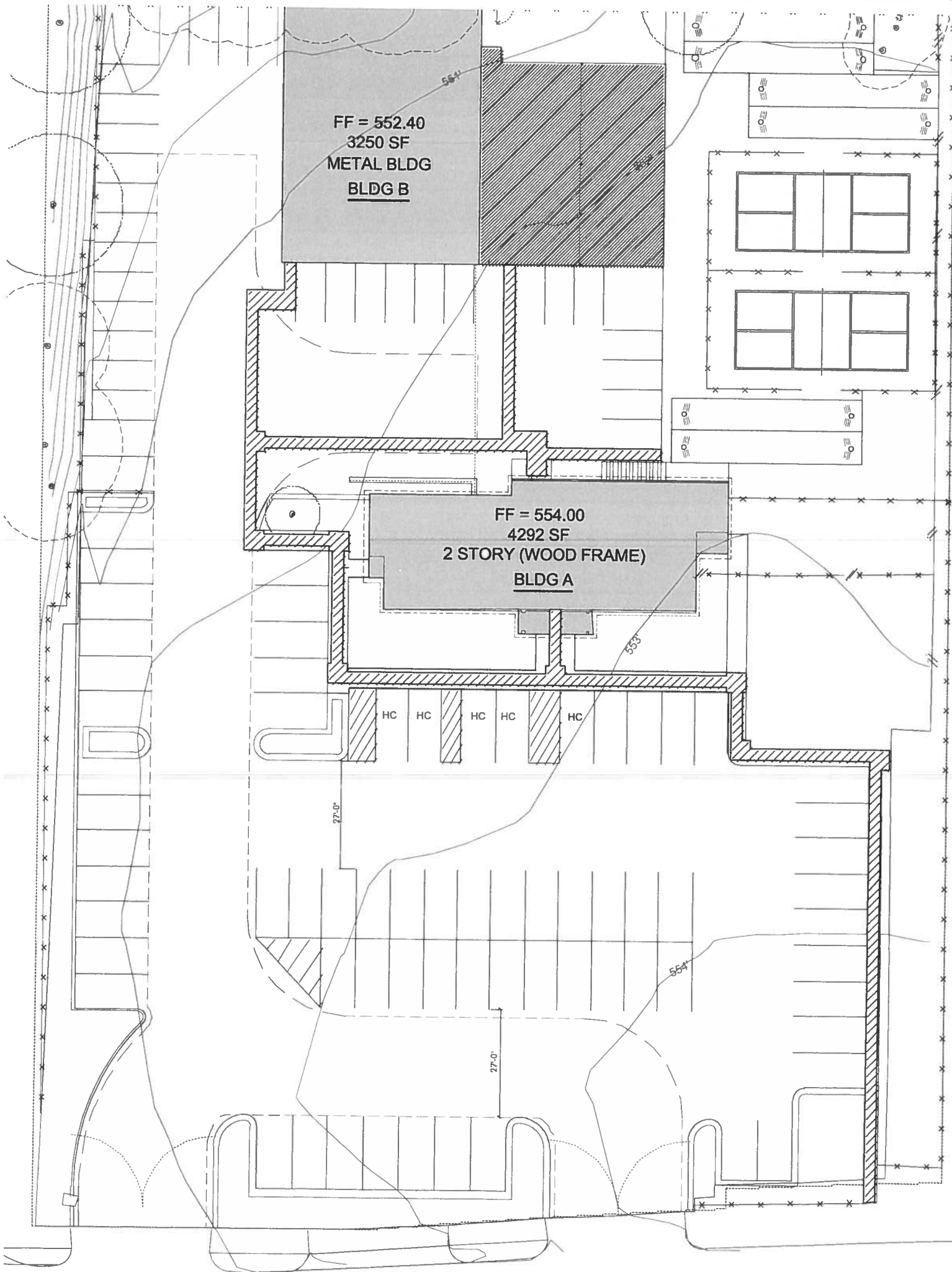
27'-0"

554

553

554

552



	2027 S LAMAR BLVD, AUSTIN, TX, 78704	
	City of Austin	
je	00001.9850	
Characteristic Type	BRUSBR11 - 30-JAN-17 - 31-JUL-17	
eristic Type	BULKBU18 - 29-MAY-17 - 30-OCT-17	
Factor	00.9999	
ctor	Default	
	Not Applicable	
	Retail/Wholesale	
	58547	
	0.0000	
	34026	
	1.0000	
	0.5812	
ibility	1.0000	
ies Unit (ERU)	00037.5400	
	Single	
Characteristic Type	GARBPAT50 - Tuesday - Amos Castill	
	In City	
Characteristic Type	210	
	AUSTIN FULL PURPOSE	
	Not Applicable	
ion	Electric - Commercial w/ CT/Monthly read cycle - day 7/Cycle 07 Route 002 - AMR/2027 S LAMAR BLVD, AUSTIN, TX	
n	Electric Demand, 6104132, Eff 01-26-2016 12:00AM , Demand, 3 registers	
	09-10-2018 12:00AM	
	10-05-2018 ( Monthly read cycle - day 7 )	
ion	Water - Commercial - Small/Monthly read cycle - day 7/Cycle 07 Route 002/2027 S LAMAR BLVD, AUSTIN, TX, 7870	
n	Water Positive Displacement, 196995, Eff 07-28-2000 12:00AM , Water - 1 inch, 1 register	
	09-10-2018 07:00AM	
	10-05-2018 ( Monthly read cycle - day 7 )	



555

550

550

545

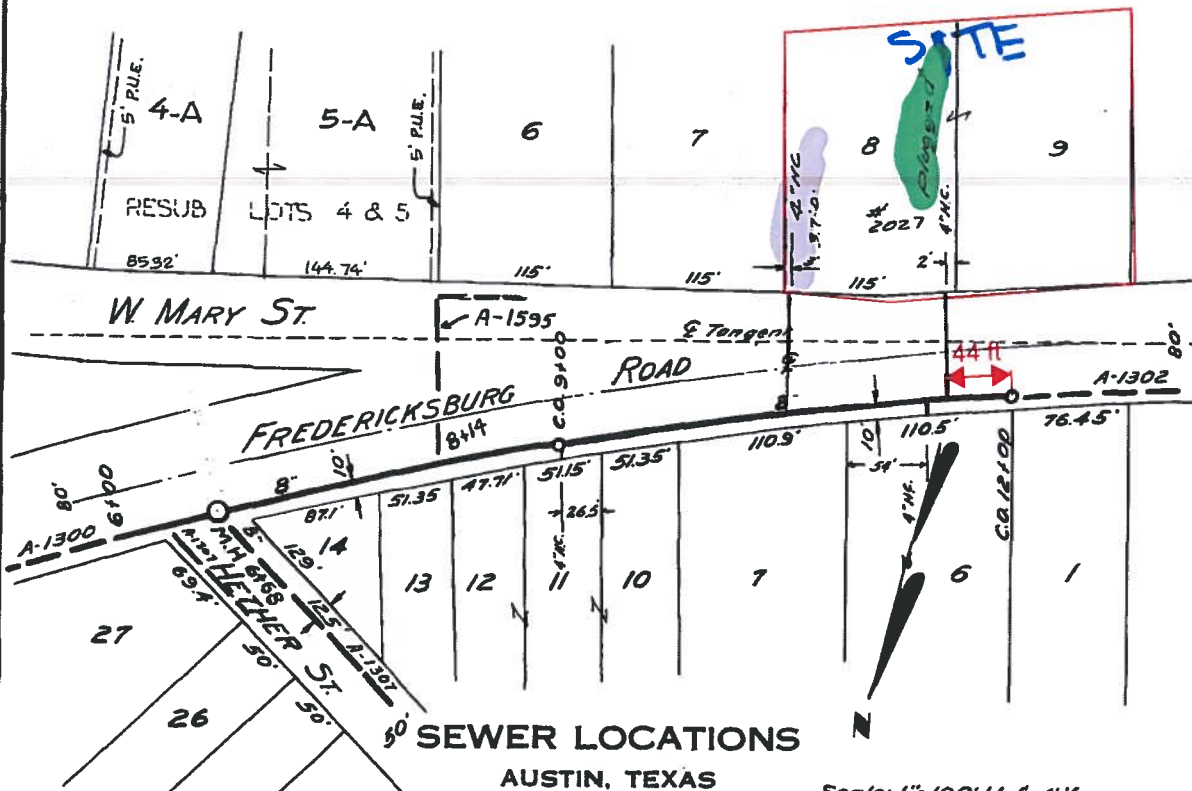
545

540

540

535

535



BUILT BY W.P.A. 9-788 DATE DEC. 1938 SAN SEWER: JOB NO. \_\_\_\_\_  
FIELD BOOK 1180, P2 DATE 8-4-38 LOCATION FREDERICKSBURG ROAD  
DRAWN BY C.F. WENDELKEN DATE 8-12-38 FROM MARY ST EASEMENT  
REVISED BY R.A.H. DATE 11-25-93 1-75 TO BLUEBONNET LANE  
C.G.L. 11-26-43  
CHECKED BY C.G. LEVANDER DATE AUG. 1938 BOOK NO. A SHEET NO. 1301



AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION  
Engineering Services Section  
One Texas Center, Ste 200 - 505 Barton Springs Road  
Austin, Texas 78704  
Telephone (512) 974-0160 - Facsimile (512) 974-0162



## Austin Fire Department Hydrant Flow Test Report

TEST DATE: 9/23/18

TIME: 1101 HRS

COMPANY: PREV

OFFICER: GAR/CARR

### RESIDUAL HYDRANT

<u>MAP GRID #</u>	<u>HYDRANT #</u>	<u>PIPE INTERSECTION #</u>	<u>MAIN SIZE</u>	<u>AFD BOX #</u>
H20	559862	32664	16	1101

<u>BLK #</u>	<u>DIRECTION</u>	<u>STREET NAME</u>	<u>TYPE</u>
2000	S	LAMAR	BLVD

STATIC PRESSURE (PSI): 72      RESIDUAL PRESSURE (PSI): 68

COMMENTS:

### FLOW HYDRANT

<u>MAP GRID #</u>	<u>HYDRANT #</u>	<u>PIPE INTERSECTION #</u>	<u>MAIN SIZE</u>	<u>AFD BOX #</u>
H20	559873	32665	16	1101

<u>BLK #</u>	<u>DIRECTION</u>	<u>STREET NAME</u>	<u>TYPE</u>
2000	S	LAMAR	BLVD

STATIC PRESSURE (PSI): 78      VELOCITY PRESSURE (PSI): 76

dc = discharge coefficient  
straight 2½" butt = .9  
w/45° elbow = .75

diffuser = N/A

FLOW RATE (GPM) = 1463

**NOTE:** This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

