



Project Name: 218 S. Lamar

Case Number: C814-2018-0121

Update #: 0

Case Manager: Heather Chaffin

Team:

Initial Submittal:

Formal Filed: October 01, 2018

Date Dist: October 02, 2018

Comments Due Date: October 22, 2018

Discipline	Name
Urban Design Review	Anne Milne
Legal Review	Cathy Curtis -email
Flood Plain Review	John McCulloch
NPZ Subdivision Review	David Wahlgren
Transportation Planning	Jaron Hogenson
NPZ Austin Water Utility Review	AWU-Utility Development Service
NPZ Drainage Engineering Review	Michael Duval AS
NPZ Environmental Review	Mike Mcdougal
NPZ Fire Review	Sonny Pelayo
NPZ Mapping Review	Mapping Review
NPZ NHCD Review	Sandra Harkins
NPZ PARD/Planning & Design Review	Marilyn Lamensdorf
NPZ Site Plan Review	Christine Barton-Holmes
NPZ Water Quality Review	Michael Duval AS
NPZ Zoning Review	Heather Chaffin
Electric Review	Karen Palacios
AE Green Building	Heidi Kasper
NPZ Comprehensive Planning Review	Kathleen Fox

Environmental officer

*Capital Metro
Zoning*

Andrew Rivera -email

20



Report run on: 10/1/18

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C814-2018-0121

TYPE/SUBTYPE: Planned Unit Development (PUD)/

PROJECT: 218 S. Lamar

LOCATION: 218 S LAMAR BLVD SB

CASE MANAGER: Heather Chaffin

PHONE 512-974-2122

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE:

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING: CS-V

EXISTING USE:

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

PUD - PLANNED UNIT DEVELC

WATERSHED: Town Lake, West Bouldin Creek,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER:

GRIDS:

ELECTRIC:

GRIDS:

SEWERAGE:

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0105020102

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

LOT B SEIDERS G C SUBD NO 2

RELATED CASES (if any):

CONTACTS:



Applicant

DRENNER GROUP, PC

512-807-2904

Amanda Swor

200 LEE BARTON DR SUITE 100 AUSTIN TX 78704

Owner

PFLUGER MICHAEL CARL & WILLIAM

--

PFLUGER MICHAEL CARL & WILLIAM REID PFLUGER 2133 OFFICE PARK DR

Billed To

GENERATIONAL COMMERCIAL PRO

512--

1503 RIDGECREST DRIVE AUSTIN TX 78746

ZONING

APPLICATION FOR ZONING

DEPARTMENT USE ONLY

APPLICATION DATE _____	FILE NUMBER(S) _____	
TENTATIVE ZAP/PC DATE _____	TENTATIVE CC DATE _____	
CASE MANAGER _____	CITY INITIATED	YES NO
APPLICATION ACCEPTED BY _____	ROLLBACK	YES NO

PROJECT DATA

OWNER'S NAME: <u>Michael Pfluger, William Reid Pfluger & the Pfluger Spousal Irrevocable Trust, Reid Pfluger, Trustee</u>	
PROJECT NAME: <u>218 S. Lamar PUD</u>	
PROJECT STREET ADDRESS (or Range): <u>218 S. Lamar Blvd, Austin, TX</u>	
ZIP <u>78704</u>	COUNTY: <u>Travis</u>

If project address cannot be defined, provide the following information:

_____	ALONG THE _____	SIDE OF _____	APPROXIMATELY
<i>Frontage ft.</i>		<i>(N,S,E,W)</i>	<i>Frontage road</i>
_____	FROM ITS INTERSECTION WITH _____		
<i>Distance</i>	<i>Direction</i>		<i>Cross street</i>

TAX PARCEL NUMBER(S): 0105020102

Is Demolition proposed? Yes

If Yes, how many residential units will be demolished? 0 Unknown _____

Number of these residential units currently occupied**: _____

Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units? ** No If Yes, how many? _____

Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: _____

Number of Proposed Residential units (if applicable): 0 If Yes, how many of the following:

_____ 1 Bedroom _____ Affordable	_____ 2 Bedroom _____ Affordable
_____ 3 Bedroom _____ Affordable	_____ 4 or more Bedroom _____ Affordable _____ Unknown

** If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).
Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.

AREA TO BE REZONED: ACRES <u>1.27</u> OR SQ FT _____					
Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre	
<u>CS-V</u>	<u>Restaurant</u>	<u>1</u>	<u>1.27</u>	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
<u>PUD</u>	<u>Office/Retail</u>	<u>1</u>	<u>1.27</u>	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Name of Neighborhood Plan: Zilker

ZONING

RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
ACTIVE ZONING CASE (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
RESTRICTIVE COVENANT (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
SUBDIVISION (<input checked="" type="radio"/> YES / NO)	FILE NUMBER: <u>C8-80-193</u>
SITE PLAN (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. **SUBDIVISION REFERENCE:** Name: G.C. Seiders Subdivision No. 2, Lot B Block(s) _____
2. **METES AND BOUNDS** (Attach two copies of certified field notes) FILE NUMBER: _____

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: _____ PAGE: _____ OR DOCUMENT # 2006165812

SQ. FT: _____ or ACRES 1.27

Is this a SMART Housing Project? Yes ☒ No

If residential, is there other Tax Credits or Local/State/Federal funding? Yes ☒ No

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes ☒ No

IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? ☒ Yes No

TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) Vertical Mixed Use combining district, waterfront overlay

NATIONAL REGISTER DISTRICT? Yes ☒ No

URBAN RENEWAL ZONE? Yes ☒ No

IS A TIA REQUIRED? ☒ Yes No TRIPS PER DAY: 3,181

GRID NUMBER (S) H22

WATERSHED: Town Lake, West Bouldin Creek WS CLASS: Urban

WATER UTILITY PROVIDER: Austin Water Utility

WASTEWATER UTILITY PROVIDER: Austin Water Utility

ELECTRIC UTILITY PROVIDER: Austin Energy

SCHOOL DISTRICT: AISD

OWNERSHIP INFORMATION

TYPE OF OWNERSHIP ☐ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☒ TRUST

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

ZONING

OWNER INFORMATION

SIGNATURE: See Attached

Amanda Swor

NAME: Reid Pfluger, Michael Reid Pfluger and Pfluger Spousal Irrevocable Trust, Reid Pfluger, Trustee

FIRM NAME: _____

TELEPHONE NUMBER: _____

STREET ADDRESS: 2133 Office Park Drive

CITY/STATE/ZIP: San Angelo, Texas 76904

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: _____

Amanda Swor

NAME: Amanda Swor

FIRM NAME: Drenner Group, PC

TELEPHONE NUMBER: (512) 807-2904

STREET ADDRESS: 200 Lee Barton Dr, Ste 100

CITY/STATE/ZIP Austin, TX 78704

CONTACT PERSON: Amanda Swor

TELEPHONE NUMBER: (512) 807-2904

May 3, 2018

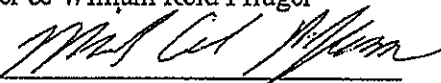
To Whom It May Concern:
City of Austin

Re: 218 South Lamar PUD – Rezoning of a 1.266 acre piece of property
located at 218 South Lamar Boulevard, Austin, TX 78704 (the "Property")

As the record owner of the above referenced Property, I hereby authorize Amanda Swor at Drenner Group PC, or her designee, to act as agent to submit the Development Assessment for a PUD Application to the City of Austin, Texas and I attest to all submittal regulations.

Sincerely,

Michael Carl Pfluger & William Reid Pfluger

Signature: 

Name (print): Michael Carl Pfluger

Title: _____



CITY OF AUSTIN

TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: 218 S Lamar Office

LOCATION: 218 S Lamar Blvd, Austin, Texas

APPLICANT'S AGENT: Big Red Dog, Inc (Dan Hennessey, P.E., PTOE)

TELEPHONE NO: 512-669-5560

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: ZONING: X SITE PLAN:

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
1	1.3	9,295	CS-V	High Turnover Restaurant	932	EQ	1,024
							1,024

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	I.T.E CODE	TRIP RATE/EQ	TRIPS PER DAY
1	1.3	167,000	PUD	Office	710	EQ	1,745
2		13,000		High Turnover Restaurant	932	EQ	1,460
						Net total	2,181

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS	PAVEMENT WIDTH	CLASSIFICATION
Toomey Road	Yes (only One)		
South Lamar Boulevard	Yes		

FOR OFFICE USE ONLY

- ☒ A traffic impact analysis is required. The traffic consultant must meet with staff from Development Services/Land Use Review to discuss the TIA scope and requirements 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 Land Development Code. Mitigation of the site traffic may be required based on Austin Transportation Department review. See Land Use Review/ Transportation Review staff for additional information.
- ☐ The traffic impact analysis has been waived for the following reason: deferred the TIA at the time of site plan.
- ☐ 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: Mehraz Mehraein, P.E. *Mehraein* DATE: 5-2-2018

DISTRIBUTION:

FILE CAP. METRO SDHPT TRANS. REV. TRAVIS CO. TPSD TOTAL COPIES:

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

ZONING

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 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 review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Amanda Swor 9/28/18
Signature Date

Amanda Swor

Name (Typed or Printed)

Drenner Group, PC

Firm

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.

Amanda Swor 9/28/18
Signature Date

Amanda Swor

Name (Typed or Printed)

Drenner Group, PC

Firm

ZONING

ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

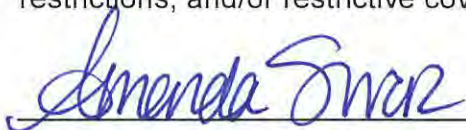
I, Amanda Swor have checked the subdivision plat notes,
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

218 S. Lamar Blvd, Austin, TX 78704
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, 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 a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.



(Applicant's signature)



(Date)

POSTPONEMENT POLICY ON ZONING HEARINGS

- | Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- | Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- | Allows only one postponement for either side, unless otherwise approved by Council.
- | Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- | The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- | Eliminates the automatic granting of a postponement of the first request.
- | Authorizes Council to consider requests that are not submitted timely.



EXHIBIT VIII

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more single family units are proposed
<input type="checkbox"/> YES	<input type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- ☒ Austin Independent School District
- ☐ Leander Independent School District
- ☐ Pflugerville Independent School District
- ☐ Hays County Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☐ Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.

ZONING



EDUCATIONAL IMPACT ANALYSIS FORM Part B

OFFICE USE ONLY

CASE MANAGER: _____

APPLICANT / AGENT: _____

CASE NUMBER: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

PROPOSED USE: _____

EXISTING RESIDENTIAL UNITS

Existing number of Residential Units: _____

Number of existing residential units to be demolished: _____

Age of units to be demolished: _____

PROPOSED DEVELOPMENT

Gross Project Acreage: _____

Number of lots: _____

Lots per acre: _____

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: _____

Size of proposed units in square feet (specify range): _____ to _____

Number of bedrooms per unit: _____

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): _____ to _____

Estimated rental rates (if applicable): _____

Range of monthly rental rates to be demolished: _____ to _____

Estimated increase in rental rates (specify percentage of increase): _____

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? _____

Number of Certified Affordable Dwelling Units (Proposed or Existing) _____

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT

(Open to the public – attach location plan)

Parks / Greenbelts: _____

Recreation Centers: _____

Public Schools: _____

PARKLAND DEDICATION

Parkland dedication required? ☐ YES ☐ NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland:

Fee: ☐ YES ☐ NO

Land: ☐ YES ☐ NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? ☐ YES ☐ NO ☐ Unknown at this time

Amount of open space required in acres: _____

Amount of open space provided in acres: _____

Other proposed amenities (pools, clubhouse, recreation area): _____

TRANSPORTATION LINKAGES

Closest Public Transit Location: _____

Pedestrian / Bike Routes: _____

DRENNER GROUP

September 28, 2018

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: 218 South Lamar PUD – PUD application for the 1.266 acre piece of property located at 218 S. Lamar Blvd in Austin, Travis County, Texas (the “Property”).

Mr. Guernsey:

As representatives of the owners of the above stated Property, we respectfully submit the enclosed PUD zoning application package. The project is titled 218 South Lamar and is located at the northwest corner of South Lamar Blvd. and Toomey Rd. The requested rezoning of the Property is from CS-V, General Commercial Services – Vertical Mixed Use, zoning to PUD, Planned Unit Development District, zoning. The Property is currently developed as a Schlotzsky’s restaurant. The owner intends to develop the Property with a commercial office building with pedestrian-oriented uses on the ground floor.

The proposed project will contain approximately 194,844 square feet of office space and pedestrian oriented uses. A Traffic Impact Analysis (TIA) is required as indicated in the attached TIA Determination Form executed by Mehmaz Mehraein, P.E. dated May 2, 2018. The TIA was submitted on August 14, 2018 by Big Red Dog Engineering.

The PUD is located within the Butler Shore Subdistrict of the Waterfront Overlay and will substantially comply with the Waterfront Overlay regulations; the modifications proposed are minor in nature and will not impact the superior project developed in close proximity to Lady Bird Lake. The proposed PUD is also located within the Zilker Neighborhood Planning Area. The Zilker Neighborhood Plan is on hold, therefore a Neighborhood Plan Amendment is not required.

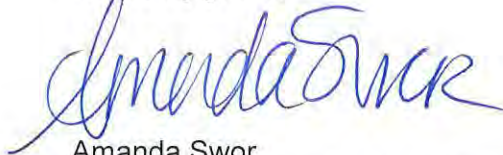
The PUD proposes to maintain the existing CS base district as the baseline for the PUD. As described in the attached superiority chart, the proposed PUD meets or exceeds all Tier I and Tier II requirements as defined in the Land Development Code, thus resulting in a superior development that could not be achieved via conventional zoning. Code modifications are requested with the PUD as outlined in the attached variance request chart.

direct dial: (512) 807-2904
aswor@drennergroupp.com

A Development Assessment application package was submitted to the City of Austin for this PUD on May 4, 2018. A briefing for the Development Assessment was presented to the City Council on August 23, 2018.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor
Director of Entitlements & Policy

cc: Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Heather Chaffin, Planning and Zoning Review Department (*via electronic delivery*)



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6761062

Payment

Date: 09/28/2018

Invoice

No.: 6818332

Description: Zoning

Sub Description: Planned Unit
Development (PUD)

Work Description:

Payer Information

Company/Facility Name: Generational Commercial Properties

Payment Made By:

1503 RIDGECREST DRIVE
AUSTIN TX 78746

Phone No.:

(512)-

Payment Method:

Check

Payment Received:

\$93,477.28

Amount Applied:

\$93,477.28

Cash Returned:

\$0.00

Comments:

ck370

Additional Information

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9100 4181	PUD Creation-Zoning	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$7,711.00
5090 5300 9300 4181	PUD Creation-Dev	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$7,116.00
5090 5300 9300 4192	Basic Notification	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$498.00
5100 6300 9700 4262	WPD-Formal Dev Assessment PUD	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$33,177.00
5090 5300 9300 4192	Newspaper Notification	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$144.00
5090 5300 9400 4257	PUD Arborist Review	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$8,698.00
1000 6800 9100 4060	Sign Fee - PAZ	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$246.00
5090 5300 9996 4066	Development Services Surcharge	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$3,595.28
1000 5300 9770 4181	PUD Revision Env	12043022	218 S LAMAR BLVD SB	2018-171711-ZC	\$32,292.00
TOTAL :					\$93,477.28

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

NO 2267887

ACCOUNT NUMBER: 01-0502-0102-0000

PROPERTY OWNER:

PFLUGER MICHAEL CARL &
WILLIAM REID PFLUGER
2133 OFFICE PARK DR
SAN ANGELO, TX 76904-6803

PROPERTY DESCRIPTION:

LOT B SEIDERS G C SUBD NO 2

ACRES

1.2660 MIN%

.000000000000 TYPE

SITUS INFORMATION: 218 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
2017	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2017 \$127,824.95

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2017 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 09/18/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 



Memorandum

To: Intake Division

From: Maureen Meredith, Senior Planner
Planning & Zoning Department (512-974-2695)

Date: September 17, 2018

Subject: 218 S. Lamar Blvd.

The above property is located within the South Lamar Combined Neighborhood Planning Area (Zilker), which does not have a City Council approved neighborhood plan; therefore, a plan amendment is NOT required.

Please call me if you have any questions.

Maureen





Determination of Planning Commission or Zoning & Platting Commission Assignment

I, Amanda Swor, owner or authorized agent
for the following project,

Project Name: 218 S. Lamar PUD

Project Street Address: 218 S. Lamar Blvd, Austin, TX 78704

Case Number: _____

Check One:

☒ I have verified that this project **does** fall within the boundaries of an approved neighborhood plan or a proposed plan as defined in the City of Austin Land Development Code Section 25-1-46(D), see back of this page. Plan Amendment applications can be filed during February for planning areas on the west side of I.H.-35 or July for planning areas on the east side of I.H.-35. **Please contact Maureen Meredith in Planning & Zoning Department at (512) 974-2695 or at maureen.meredith@austintexas.gov so she can determine if a plan amendment application is required with your rezoning case.** Name of neighborhood plan: South Lamar (Zilker) Combined Neighborhood Plan

- Note: South Lamar Combined Planning Area (Barton Hills, Zilker, & Galindo) is a suspended planning area and no plan amendment application is required for zoning change applications. Zoning applications can be filed anytime of the year.**

☐ I have verified that this project falls within the East Riverside Corridor Plan. **Zoning changes in this area do not require a plan amendment application and can be filed anytime of the year.**

Commission assigned: **Planning Commission**

☐ I have verified that this project **does not** fall within the boundaries of an approved neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent Signature: _____

Date: 9/29/19

ZONING

SUBMITTAL CHECKLIST

- ✓ Application Form
- ✓ TIA Determination Form
- ✓ Submittal Verification Form
- ✓ Site Check Permission Form
- ✓ Additional Submittal Requirements for Planned Unit Development (PUD)
- ✓ Postponement policy
- ✓ Acknowledgment Form
- ✓ Full size tax maps (1"=100') showing properties within 500' of zoning request. - ordered 9/14
- ✓ Tax certificate (Not a tax receipt). - ordered 9/14, rec'd 9/19
- ✓ If required, provide the number of copies of TIA as determined by Transportation Review - Aug ?
- N/A Copy of receipt, if refund for Development Assessment is requested/granted
- ✓ Application fee
- N/A TIA fee, if applicable *to be paid separately*
- ✓ Educational Impact Statement (EIS) Determination Form (Exhibit A)
- ✓ Agent Authorization
- ✓ Pa Z Determination form
- ✓ PUD Materials
 - 1 18 copies of LU Plan
 - ✓ Topo exh - topo on LU plan
 - ✓ 18 copies of proposed site dev regs, Superiority Chart & Variance Chart
- ✓ INPA Memo
- ✓ Carbon Impact Statement



Carbon Impact Statement

Project:

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



	Response: Y=1, N=0	Documentation: Y/N
<u>Transportation</u>		
T1: Public Transit Connectivity	<input type="checkbox"/>	<input type="checkbox"/>
T2: Bicycle Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T3: Walkability	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T4: Utilize TDM Strategies	<input type="checkbox"/>	<input type="checkbox"/>
T5: Electric Vehicle Charging	<input type="checkbox"/>	<input type="checkbox"/>
T6: Maximize Parking Reductions	<input type="checkbox"/>	<input type="checkbox"/>
<u>Water + Energy</u>		
WE1: Onsite Renewable Energy	<input type="checkbox"/>	<input type="checkbox"/>
WE2: Reclaimed Water	<input type="checkbox"/>	<input type="checkbox"/>
<u>Land Use</u>		
LU1: Imagine Austin Activity Center or Corridor	<input type="checkbox"/>	<input type="checkbox"/>
LU2: Floor-to-Area Ratio	<input type="checkbox"/>	<input type="checkbox"/>
<u>Food</u>		
F1: Access to Food	<input type="checkbox"/>	<input type="checkbox"/>
<u>Materials</u>		
M1: Adaptive Reuse	<input type="checkbox"/>	<input type="checkbox"/>
<u>Total Score: 7</u>		

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: Brief description of project, further explanation of score and what it means

T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

T2. Is there safe connectivity from the project site to an “all ages and abilities bicycle facility” as listed in the Austin Bicycle Master Plan?

T3. Is the property location “very walkable” with a minimum Walk Score of 70 (found at [walkscore.com](https://www.walkscore.com)), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code’s base ratios if there is no minimum parking capacity requirement)?

WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption?

WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility's auxiliary water system to eliminate the use of potable water on landscape/irrigation?

LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map?

LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio?

F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

M1. Will the project reuse or deconstruct existing buildings on the project site?

MASTER REVIEW REPORT

CASE NUMBER: CD-2018-0003

CASE MANAGER : Heather Chaffin

PHONE # : 512-974-2122

PROJECT NAME: 218 S. Lamar

SUBMITTAL DATE: May 10, 2018

REPORT DUE DATE: June 1, 2018

FINAL REPORT DATE: June 15, 2018

REPORT LATE: 10 BUSINESS DAYS

LOCATION: 218 S. Lamar

STAFF REVIEW:

- This report includes all comments received to date concerning your development assessment. Additional comments may be generated as information is provided during the planned unit development process. THIS REPORT DOES NOT REFLECT APPROVAL OF ANY PERMIT OR REZONING

PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, 505 BARTON SPRINGS ROAD, 5TH FLOOR, AUSTIN, TX 78704.

REPORT :

- The attached report identifies those requirements that must be addressed with any planned unit development rezoning application. This report may also contain recommendations for you to consider, which are not requirements .

ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED DURING REVIEW OF A PLANNED UNIT DEVELOPMENT .

PAZ Zoning Review - Heather Chaffin - 512-974-2122

ZN I . Adjust the line type/weight, scale, and/or shading of lines and text on the LUP to make it clearer that only Lot B of the G.C. Seiders Subdivision is included in the proposed rezoning. Currently, it looks

like the CS lot to the east is part of the application. Reminder: all line types must show up clearly on mylars. Also, make it clearer on the Vicinity Map that the proposed PUD site is the lot, not the building footprint (delete the building footprint on Vicinity Map).

Response: Line type/weight has been adjusted on the land use plan to emphasize the project site boundary.

ZN 2. Revise the zoning label to "Existing Zoning: CS-V."

Response: The zoning label has been revised as requested.

ZN 3. Remove and replace the PUD Baseline table on Page — the information about height, FAR and impervious cover is extraneous and confusing. Replace with the note "PUD baseline zoning is CS — general commercial services." (V- is a combining district, not a base zoning category.)

Response: The note has been added and the baseline table has been removed.

ZN 4. Clearly label and identify all existing easements on the property, including recording information. In addition to the easements that are shown, City records show additional easements near the west property line. FYI: it appears that there are existing easements that would preclude a 0-foot building setback.

Response: All existing easements are now identified on the land use plan.

ZN 5. Label zoning and land uses across South Lamar Boulevard.

Response: Zoning and land uses are now labeled across South Lamar Boulevard.

ZN 6. Verify/correct the acreage of the rezoning tract. The lot is labeled as 1.93 acres; acreage is also shown as 1.263 acres on Page I under "Acreage."

Response: The correct acreage (1.263 acres) is now reflected on the land use plan.

ZN 7. If shared fire access is proposed, show location on LUP.

Response: Shared fire access is not proposed with this PUD.

ZN 8. Label and provide dimension for all existing driveway locations. Approximate locations are not acceptable for existing and/or proposed driveways. State whether or not existing drives will remain/be removed, or if additional driveways are requested. Show on plan and add note specifying maximum number of driveways. Show driveway locations for all surrounding properties, including both sides of Toomey Road and South Lamar Boulevard. Remove Note #1 from Page 2 of LUP. FYI: Toomey Road is classified as a Protected Street. Protected Streets require special consideration before any pavement cuts can be approved and may require full lane reconstruction if the cuts are approved. Please contact Sam West in Public Works at (512) 974-8775 for additional information.

Response: Driveways are now labeled and dimensioned on the land use plan. Driveways for surrounding properties, including both sides of Toomey Road and South Lamar Boulevard are now

shown on the land use plan. PUD Note 2 on Sheet 2 has been revised to specify the maximum number of driveways proposed (2).

ZN 9. If the site is "partially" within the Edwards Aquifer Recharge Verification Zone, show/label where the zone is located on the property.

Response: The Edwards Aquifer Recharge Verification Zone is now shown on the land use plan.

ZN 10. Add a note to LUP stating that, although cocktail lounge is not permitted in CS zoning, it is permitted due to the project's location in the Waterfront Overlay.

Response: The above requested note has been added to the land use plan.

ZN 11 . FYI— Since the site is within the boundaries of the Butler Subdistrict of the Waterfront Overlay, the PUD rezoning will be required to go to the Small Area Plan Joint Committee.

Response: Comment noted.

ZN 12. FYI-- Additional site development regulations and/or information may be requested by the Environmental Board, Small Area Plan Joint Committee, Planning Commission, or City Council.

Response: Comment noted.

ZN 13. Show all existing trees and provide tree list.

Response: The tree survey has been added to the land use plan as Sheet 3.

ZN 14. Provide information about any offsite or shared parking agreements, shared fire access, or proposed COA R.O.W. license agreements.

Response: At the time of site development permit, the project will pursue utilizing ROW below grade for the garage along South Lamar and Toomey to allow the project to provide additional parking spaces, generous drive aisles and water storage areas. We acknowledge that a license agreement may be required at the time of site development permit.

ZN 15. On Baseline Allowable Uses table (Page I), break down all of the Daycare and Group Home types/levels.

Response: The Daycare and Group Home uses have been broken down on the Allowable Uses table on Sheet 1.

ZN 16. Remove the text "PUD Approval Block/WCOA signatures" from the LUP (Page I).

Response: The above referenced text has been removed from the land use plan.

ZN 17. The LUP shows the curblineline of South Lamar to be concurrent with the property line no sidewalks, etc., are shown. The neighboring properties along South Lamar are also shown this way. Show correct (surveyed) location of curblineline, sidewalks, streetscape elements (e.g. trashcans, benches), etc. along both street frontages.

Response: The property line(s) have been revised accordingly.

ZN 18. Show existing Capital Metro bus stop and provide detailed information on any agreements with Capital Metro regarding improvements to the stop. Capital Metro will be included in distribution for the PUD rezoning review.

Response: The existing Capital Metro bus stop is now shown on the land use plan. The project will work with Capital Metro to discuss proposed funding for improvements.

ZN 19. Telecommunications Tower cannot be a prohibited use. Add as a permitted or conditional use.

Response: Telecommunications Tower has been added as a conditional use.

ZN 20. Clarify the proposed "co-working space." This is not a City Code defined land use; if it consists of people using the space for typical office needs, it will be classified as Administrative and Business Office Land Use. Add to Site Development Regulations Note 3a (Page 2). Provide a proposed maximum square footage of "co-working space" to be permitted for the first floor as a Pedestrian-Oriented Use.

Response: Co-Working involves a shared workplace, often an office, and independent activity coupled with social amenities. Unlike in a typical office, those co-working are usually not employed by the same organization.

ZN 21 . Provide a proposed maximum square footage of Administrative and Business Office land use to be permitted for the first floor as a Pedestrian-Oriented Use. See also ZN 20 above.

Response: No more than 12,700 gross square feet of Co-Working space as a pedestrian-oriented use on the ground floor is proposed.

ZN 22. Show location of proposed plaza and label as "Public Plaza."

Response: The public plaza is now shown and labeled on the land use plan.

ZN 23. Contact Sue Lambe in the Art in Public Places program (AIPP) of the Economic Development Department at 512-974-7852 regarding any onsite public artwork or other participation in the ALPP program.

Response: We will work with Sue Lambe to discuss the possibility of installing an indoor public art piece to be lit and visible from the sidewalk.

ZN 24. Provide specific times that any shared or public parking will be made available. "After office hours and on weekends" is not specific enough. Verify if the public parking is free or will require a payment to park.

Response: Paid parking will be available to the public between the hours of 6 PM and 7 AM on weekdays and all day on weekends and holidays. This information has been added to the land use plan on Sheet 2 as PUD Note 14.

ZN 25. Provide more detail about what qualifies as a "Community Group" that may be able to use the rooftop deck.

Response: See note 15 of the land use plan.

ZN 26. Provide additional information about the rooftop deck, including maximum "active rooftop" square footage, green roof square footage, any features that may be visible from City parkland. Are other fixed structures proposed in addition to the elevator housing?

Response: The pedestal rooftop deck is anticipated to be approx. 2,500 SF of active area for seating, lounging and gathering. Portions of the deck will be framed with planters containing native plants suitable for this context. The planted portions of the rooftop are anticipated to be approx. 1,500 SF. Features that may be visible from City parkland include the plant material, pergola shade structure, and rooftop elevator /mechanical room (architecturally integrated with overall design of pergola). A pergola shade structure is proposed, and would cover approx. 1,500 SF of the rooftop area. It would be architecturally compatible to the building, and aesthetically interesting.

ZN 27. If granted, the PUD would allow greater than 30% of required open space be located on the roof. Provide a proposed maximum percentage to be located on the roof.

Response: This modification is no longer requested.

ZN 28. Combine Site Development Regulations Notes 2 and 7 for clarity (Page 2).

Response: Notes 2 and 7 have been combined as requested and the remainder of the notes re-numbered accordingly.

ZN 29. Site Development Regulations Note #3 only lists Permitted and Prohibited land uses—no Conditional uses (Page 2). Please clarify and/or remove the asterisks on Page 1 that reference conditional use permits.

Response: A Conditional Uses table has been created and added to the land use plan; asterisks on conditional uses and the note on conditional use permits have been removed.

ZN 30. Tier 2 Parking Structure Frontage Requirement: Place note on plan sheet stating that at least 75 percent of the building frontage of all parking structures is designated for pedestrian-oriented uses as defined in Section 25-2-691 (C) (Waterfront Overlay District Uses) on the ground floor. While the current plan proposes only sub-surface parking, final design may affect parking locations on the site.

Response: The above referenced note has been added to the land use plan.

ZN 31 . Provide more detail about minimum open space s.f. and location.

Response: We are required to provide a total amount of open space that equals 20% of the tract. We are proposing approximately 25% of the tract to be open public area at grade. This includes an open

public plaza and a continuous open public area along South Lamar. Additionally, we are proposing 2,500 SF of public space to be located on the roof.

ZN 32. Provide more detail about how the PUD will exceed minimum landscaping requirements.

Response: We are proposing:

- Site plans and building permits for commercial buildings shall demonstrate that air conditioner condensate shall be directed to cisterns on site for beneficial reuse or to the purple pipe system, once established. Alternative water sources may only be used for make-up water during buildout of the project.
- Implement Dark Sky lighting restrictions.
- All required tree plantings shall use native tree species selected from Appendix F (Descriptive Categories of Tree Species) of the Environmental Criteria Manual (the "ECM")
- All required tree plantings shall use Central Texas native seed stock.
- 100% of all non-turf plant materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the "Grow Green Native and Adapted Landscape Plants Guide".
- An integrated pest management plan (the "IPM") plan that complies with ECM Section I.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD.
- A continuous planting strip along South Lamar is proposed without tree grates to guarantee the maximum amount of soil we can possible achieve for the trees in this area. Our street tree furniture zone to be limited in this strip and we propose placing site furnishings closer to the building.
- All shade trees planted on site are proposed to be a minimum of 3" caliper.

ZN 33. Revise labels of adjacent land uses. Topfer Theater is located immediately north of the property.

Response: The land use for the Topfer Theater has been revised accordingly.

ZN 34. Verify that there are no restrictive covenants affecting the property. FYI: all restrictive covenants (with recording information) must be noted on PUT) sheets.

Response: No public or private restrictive covenants related to development exist on the property.

ZN 35. Provide details on the LUP regarding the minimum number of parking spaces to be provided. Provide minimum amounts of accessible parking, etc.

Response: We are providing a minimum of 400 spaces. A minimum of 9 accessible parking spaces will be provided to comply with TAS 208 Parking Spaces.

ZN 36. Provide documentation of any fee-in-lieu of onsite affordable housing approved by Neighborhood Housing and Community Development (NHCD).

Response: The project will work with NHCD throughout the review process to determine the bonus fee-in-lieu amount.

ZN 37. A Carbon Impact Statement is required for all proposed PUDs. The forms for preparing the impact statement were emailed to the Applicant on May 31, 2018; contact Lewis Leff in the Office of Sustainability at (512) 974-2651 with any questions about the statement.

Response: A Carbon Impact Statement is included with this submittal.

PAZ Comprehensive Planning Review Kathleen Fox 51297487877

DEVELOPMENT ASSESSMENT

This compliance report is to review a development assessment application submitted for the above referenced property. The property is located on the northwest corner of S Lamar Blvd. and Toomey Road, on a 1.27 acre lot that contains two restaurants in a one story building. The case is located in the Zilker Neighborhood Planning area, which does not have an adopted neighborhood plan. Surrounding land uses includes the Zach Theatre, Lady Bird Lake, the Pfluger Pedestrian Bridge, Downtown Austin and the Butler Hike and Bike Trail to the north; a variety of commercial uses and an apartment complex to the south; an apartment complex, Butler Park, retail uses, and restaurants to the east; and a warehouse, an RV park, the Kleberg Stage, Butler Shore Metro Park, and several apartment complexes to the west. The proposed use is a 96 ft. tall mixed use building, consisting of 154,000 sq. ft. of office space, 26,000 sq. ft. of pedestrian oriented commercial uses on 1st floor of the building, an underground garage, which will all be contained within an approximately eight story tall building

Connectivity

Public sidewalks are located along S. Lamar Boulevard and Toomey Road. A Cap Metro transit stop is located 500 ft. from the subject area. Several bus lines run on South Lamar Blvd. including the 803 RapidBus. The Walkscore for this property is 82/100, Very Walkable, meaning most errands may be accomplished on foot. The Butler Hike and Bike Trail and the Pfluger Pedestrian Bridge are located within a quarter of a mile from this site.

Imagine Austin

The Imagine Austin Comprehensive Plan identifies this section of S. Lamar Boulevard as an Activity Corridor. It is also located along a designated High Capacity Transit Corridor. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are also applicable to this case:

- LUT PI . Align land use and transportation planning and decision,,making to achieve a compact and connected city in line with the growth concept map.

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- LUT P 7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Conclusions

The development assessment application for this proposed PUD mixed use project appears to contribute towards making this area a more complete community, by adding a dense mixed use project consisting mostly of office uses, situated within a quarter of a mile of commercial, civic, and recreational uses with a variety of mobility options (public transit, multi-use trails and car). The developer is applying for a variance to utilize part of the first floor as office space, instead of pedestrian oriented commercial uses, which will reduce pedestrian connectivity on the site. Based on this proposed PUD mixed use project being located along an Activity Corridor and a High Capacity Transit Corridor, and the Imagine Austin policies referenced above, which supports dense, walkable and connected development, the proposed PUD mixed use project appears to partially support the policies of the Imagine Austin Comprehensive Plan.

<h3>Transportation - Jaron Hogenson - 512-974-2253</h3>

- TRI. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program. Staff will contact Lizzy Smith (974-2856) from Corridor Planning Office and ATD area engineer for streetscape coordination. Include note that "Improvements along Lamar will be coordinated with the Corridor Program Office."

Response: The applicant is working with the Corridor Planning Office. The above requested note has been added to the land use plan as note 29.

- TR2. Revise note 1 to state "The size, configuration, and location" in both areas.

Response: This note has been updated accordingly.

- TR3. Remove note 2 and replace with "Access to adjacent streets shall be determined at the site plan stage in accordance with the TCM and TIA requirements."

Response: Note 2 has been updated accordingly.

TR4. Revise note 3 to include at the end "subject to throat depth and circulation standards. Additional storage space may be required if a TIA warrants it."

Response: Note 3 has been updated to include stacking. The TIA will be complete prior to the approval of the PUD.

TR5. Include note that "Development within the PUD is subject to Subchapter E requirements."

Response: See PUD Note 20 on sheet 2 of the land use plan.

TR6. Include note that "A TIA will be required prior to approval of the PUD,"

Response: A TIA was submitted on August 14, 2018. The TIA must be reviewed and accepted prior to allowing the PUD to move forward to public hearings.

TR7. Include note that "Right of Way dedication for South Lamar may be required during PUD approval, to be determined by the Corridor Program Office and TIA review.

Response: As mentioned above, a TIA is in review. ROW dedication will be contemplated as part of that process.

TR8. Include note that "At least 50% of the bicycle parking shall be provided within the plaza or planting/supplemental zone."

Response: See PUD Note 17 on Sheet 2 of the land use plan.

TR9. Include note "Loading and trash collection facilities shall be located on-site. All maneuvering for loading and trash collection facilities shall be on site."

Response: See PUD Note 19 on Sheet 2 of the land use plan.

TR10. Remove "in an amount not to exceed \$20,000" in note 17. Add in "The amount will be determined during PUD review in coordination with ATD and Capital Metro." There will need to be discussion with Capital Metro about how the funds will be collected/distributed and whether construction or funding will be required. The design of the bus stops will need to be reviewed by Capital Metro.

Response: The applicant is proposing improvements to Capital Metro in the amount of \$20,000 and will work with Capital Metro throughout the review process.

TR11. Include note "Sidewalks on Toomey Road shall be constructed to Core Transit Corridor standards." South Lamar is already a core transit corridor, so superiority shall be made up with CTC sidewalks on Toomey.

Response: See PUD Note 16 on Sheet 2 of the land use plan.

TR12. What is the proposal for meeting superiority for Tier II criteria 2.4.13 Local Small Business? Will need to be discussed during PUD review.

Response: Comment noted. See Tier I and Tier II superiority chart.

TR13. Include note "Joint access shall be provided to the properties to the North and the West."

Response: Pedestrian access will be provided to the adjacent property. The applicant will work with the reviewer throughout the PUD process.

TR14. Include note "No waivers shall be granted for TCM Section 5 — Driveways."

Response: No waivers are requested with this PUD; however, at the time of site development permit, the applicant may work with the City of Austin Development Services Department and Austin Transportation Department as necessary.

Site Plan Review - Christine Barton-Holmes - 512-974-2788
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SP 1. Materials such as EIFS are not durable and should be used for trim/detail and for upper floors only. Please consider amending the modification of the materials list.

Response: This request has been removed from the PUD.

SP 2. Please clarify if reflective restrictions will remain. Materials that are highly reflective are not permitted in the Waterfront Overlays.

Response: Waterfront Overlay guidelines regarding reflectivity will be followed.

SP 3. "Amenitized" will need to be further clarified. As written, the variance request would permit a flat roof, which is not a distinctive building top. Please add details about what amenities would be considered on the roof, and their likely dimensions, especially height.

Response: The pedestal rooftop deck is anticipated to be approx. 2,500 SF of active area for seating, lounging and gathering. Portions of the deck will be framed with planters containing native plants suitable for this context. The planted portions of the rooftop are anticipated to be approx. 1,500 SF. Features that may be visible from City parkland include the plant material, pergola shade structure, and rooftop elevator /mechanical room (architecturally integrated with overall design of pergola). A pergola shade structure is proposed, and would cover approx. 1,500 SF of the rooftop area. It would be architecturally compatible to the building, and aesthetically interesting.

SP 4. Please note: South Lamar is a Core Transit Corridor. Sidewalk design will need to reflect those standards.

Response: Comment noted. Sidewalks are designed to Core Transit Corridor standards.

Fire Review - Sonny Pelayo - 512-974-0194

The proposed project must meet all requirements of the applicable edition of the International Fire Code,

City of Austin local amendments to the International Fire Code and the requirements of the City of Austin Fire Protection Criteria Manual. The formal site development plan will be reviewed for compliance with these documents during the zoning and plan review processes. Fire Review - Sonny Pelayo - 512-9740194, sonny_pelayo@austintexas.gov , Austin Fire Department

Urban Design Review — Anne Milne - 512-974-2868

Requested Variances

1. (25-2-691 , District Uses) - Administrative and business offices are not pedestrian oriented uses and will be limited. Specify the proposed amount of ground floor office/co-working space. Is any outdoor space proposed for the co-working land use (recommended)?

Response: Not more than 12,700 gross square feet is proposed to be co-working space. A supplemental zone will be provided adjacent to portions of the co-working space.

2. (25-2-721) - A flat rooftop would be appropriate in this area.

Response: Comment noted. As mentioned above, the flat roof includes planters containing native plants suitable for this context. The planted portions of the rooftop are anticipated to be approx. 1,500 SF. The pedestal rooftop deck is anticipated to be approx. 2,500 SF of active area for seating, lounging and gathering. Portions of the deck will be framed with planters containing native plants suitable for this context. Features that may be visible from City parkland include the plant material, pergola shade structure, and rooftop elevator /mechanical room (architecturally integrated with overall design of pergola). A pergola shade structure is proposed, and would cover approx. 1,500 SF of the rooftop area. It would be architecturally compatible to the building, and aesthetically interesting.

3. (25-2-733, Butler Shores) - The list of appropriate building materials may be amended to include precast concrete, metal panels, phenolic panels, FRP, GFRP, and composite metal panels. Additional approval of materials adjacent to PARD owned parcels may be required.

Response: This variance is no longer being pursued as part of the PUD as this section is not applicable to the PUD; the adjacent property is not City of Austin dedicated parkland.

4. (2.7.3.D.4, Subchapter E) - Staff recommends that not more than 40% of the required open space may be located on the roof.

Response: This modification is no longer being pursued as part of the PUD.

5. (25-2-531 (C)(I), Height Limit) — Demonstrate the need for additional height for the elevator on the roof. Elevator structures are typically not that tall.

Response: Please see attached cutsheet showing elevator's overrun.

Tier 1 & Tier 2 Compliance

1. (2.3. 1 .A) Meets objectives of City Code: Ground floor offices are not a use that generates pedestrian activity and must be limited.

Response: Not more than 12,700 gross square feet is proposed to be co-working space. A supplemental zone will be provided adjacent to a portion of the co-working space.

2. (2.3. 1 .B) Equal or greater consistency with goals: It is not clear by the description how the design will be innovative or provide adequate public facilities. More comments may be generated at a future submittal.

Response: Comment noted. See submittal for additional information.

3. (2.3. 1 .1) Please coordinate with Corridor Planning Office about proposed corridor plans. The dollar amount listed is does not reflect real-world construction costs. Please coordinate with Cap Metro. Traffic impact mitigation and trip demand reduction may also be required.

Response: The applicant is coordinating with the Corridor Planning Office. Additionally, a TIA has been submitted for review.

TIER I

2.3.2.B: Core transit corridor standards must be followed — even if it requires them to be built on the applicant's property.

Response: Core transit corridor standards are proposed.

2.3.2D. Office/admin uses are not pedestrian oriented. If a limited amount of co-working space is provided — outdoor seating should be provided. Sidewalk cafes and seating should be used to create an active urban environment.

Response: Not more than 12,700 gross square feet is proposed to be co-working space. A supplemental zone will be provided adjacent to a portion of the co-working space.

TIER II

The design of the building should incorporate the immediate streetscape character, particularly consistency of skyline and the need for punctuation and accent; the relationship of height to frontage width and building depth.

So as to provide visual interest and create community character and pedestrian scale, a building shall follow the with the following facade articulation requirements (See Section 5 of the Plaza Saltillo TOD Regulating Plan for illustrative figures):

- Along the principal street, building facades greater than 100 feet in length shall: 1. Include at least one vertical change in plane with a depth of at least 24 inches. The distance from the inside edge of a building projection to the nearest inside edge of an adjacent projection shall not be less than 20 feet and not greater than 100 feet.

- The facade should include at least 40 percent of the wall area along the principal street that is between two and ten feet above grade shall consist of glazing. The second floor facade along the principal street must provide a minimum of 25 percent glazing between the finished second story floor and the finished third story floor or building eave. At least one-half of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.6 or higher. Any facade that is built up to an interior mid-block property line is not required to have glazing on that facade if not prohibitions and no contractual or legal impediments exist that would prevent a building being constructed on the adjacent property up to the wall of the facade.

Response: The project will meet the façade requirements of the Waterfront Overlay.

- Building entrances shall be located under a shade device, such as an awning or portico. • A shaded sidewalk shall be provided alongside at least 50 percent of the following: 1. All building frontages adjacent to or facing the principal street. 2. All building frontages adjacent to off-street parking. B. When adjacent to off-street parking, the shaded sidewalk shall be raised above the level of the parking by way of a defined edge. ADA ramps along the building must also be shaded.

Response: Could the reviewer please provide additional information regarding the origin of these requirements?

Heritage Tree Review - Jim Dymkowski - 512-974-2772

HT 1: Although there may be no heritage trees within the PUD boundary, staff believes there is at least one adjacent to it that future development may affect. Please provide a tree survey listing the species and diameter size for the tree just to the north of the PUD between the northern offsite driveway and the Topher Theater. Please show its location in distance to the PUD boundary. Please also show its critical root zone limits, its current growing area, and surrounding hardscape. Please also provide a canopy survey for the tree and include information about how much canopy the PUD would affect if the building setback lines are modified to 0 feet off the property line as proposed by the PUD.

Response: See Sheet 3 of the land use plan for a tree survey.

HT 2: Superiority is currently limited on how the PUD would exceed landscaping requirements and possible tree planting. City Arborist staff would like the PUD to propose and commit to greater soil volume and tree size planting for any street tree required per the Subchapter E core transit corridor planting standards.

Response: The PUD is proposing the following superiority items:

- Site plans and building permits for commercial buildings shall demonstrate that air conditioner condensate shall be directed to cisterns on site or the purple pipe system for beneficial reuse. Alternative water sources may only be used for make-up water during buildout of the project.

- Implement Dark Sky lighting restrictions.
- All required tree plantings shall use native tree species selected from Appendix F (Descriptive Categories of Tree Species) of the Environmental Criteria Manual (the "ECM")
- All required tree plantings shall use Central Texas native seed stock.
- 100% of all non-turf plant materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the "Grow Green Native and Adapted Landscape Plants Guide".
- An integrated pest management plan (the "IPM") plan that complies with ECM Section 1.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD.
- A continuous planting strip along South Lamar is proposed without tree grates to guarantee the maximum amount of soil we can possible achieve for the trees in this area. Our street tree furniture zone to be limited in this strip and we propose placing site furnishings closer to the building.
- All shade trees planted on site are proposed to be a minimum of 3" caliper.
- The applicant will work with the reviewer during the PUD review to determine increased soil volume options on the property.

PARD / Planning & Design Review - Marilyn Lamensdorf - 512-974-9372
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PRI : PARD will need more information such as building elevations/renderings to approve modifications to 25-2-531 (C) (I) (additional height) and 25-2-721 (E) (2) (flat rooftop as distinctive building top).

Response: The height proposed in the PUD is consistent with the height allowed in the Waterfront Overlay. The flat roof includes planters containing native plants suitable for this context. The planted portions of the rooftop are anticipated to be approx. 1,500 SF. The pedestal rooftop deck is anticipated to be approx. 2,500 SF of active area for seating, lounging and gathering. Portions of the deck will be framed with planters containing native plants suitable for this context. Features that may be visible from City parkland include the plant material, pergola shade structure, and rooftop elevator /mechanical room (architecturally integrated with overall design of pergola). A pergola shade structure is proposed, and would cover approx. 1,500 SF of the rooftop area. It would be architecturally compatible to the building, and aesthetically interesting.

PR2: FYI, 25-2-721 (E) (I) will be enforced. Please provide information that ensures that this provision will be met. (I) Exterior mirrored glass and glare producing glass surface building materials are prohibited.

Response: The project will meet Section 25-2-721(E)(c). Exterior mirror glass with a 30% Ext. Reflectance or greater, and glare producing glass surface building materials will be prohibited.

PR3: PARD will not likely approve the proposed modification to 25-2-733 (E) (3). Staff is willing to meet to discuss whether other building materials can be used.

Response: This modification is not requested with the formal submittal of the PUD.

PR4: Other proposed modifications to the Waterfront Overlay do not appear to affect Butler Shores. (252-691 (C) and 2.7.3.D.4, as long as the roof amenity can be considered a distinctive building top.)

Response: Comment noted.

PR5: Which part of the site will the ground floor publicly accessible plaza be located?

Response: See land use plan Sheet 1 for the location of the plaza.

Green Building Review - Heidi Kasper - 512-482-5407

The Applicant is proposing to meet 3 star Green Building requirements. Please contact the Green Building Division of Austin Energy to coordinate this project.

Response: the applicant met with and will continue to work with AEGB during the PUD review process.

Environmental Review - Mike McDougal - 512-974-6380

EV 01 Provide additional superiority as follows:

- Specify pollinator plants (e.g., milkweed);
- Capture HVAC condensate for landscape irrigation; and • Specify vegetation for the rooftop amenity space.

Response: We are proposing to include pollinator plants in our rooftop planters and garden beds. We will utilize a variety of pollinator plants listed in the grow green manual, including but not limited to: Mexican olive, Mountain Laurel, Desert willow, Purple cone flower, Yaupon, Mexican bush sage, turk's cap, etc.

To further show superiority, the PUD includes the following:

- Site plans and building permits for commercial buildings shall demonstrate that air conditioner condensate shall be directed to cisterns on site or to the purple pipe system for beneficial reuse. Alternative water sources may only be used for make-up water during buildout of the project.
- Implement Dark Sky lighting restrictions.
- All required tree plantings shall use native tree species selected from Appendix F (Descriptive Categories of Tree Species) of the Environmental Criteria Manual (the "ECM")
- All required tree plantings shall use Central Texas native seed stock.
- 100% of all non-turf plant materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the "Grow Green Native and Adapted Landscape Plants Guide".

- An integrated pest management plan (the "IPM") plan that complies with ECM Section 1.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD.
- A continuous planting strip along South Lamar is proposed without tree grates to guarantee the maximum amount of soil we can possible achieve for the trees in this area. Our street tree furniture zone to be limited in this strip and we propose placing site furnishings closer to the building.
- All shade trees planted on site are proposed to be a minimum of 3" caliper.
- Image below is from a rooftop garden we worked on for John Gaines park..very hardy, with Opuntia and red leaf yucca evergreen frame, interspersed with a variety of perennials. It has a uniquely Texan feel/aesthetic. We see this as a comparable aesthetic.



Hydro Geologist Review - Scott Hiers - 512-974-1916

HGI Update 0 — The property is currently developed with Schlotzsky's restaurant. There are no critical environmental features on site, so I have no comments. - Approved

Dev Assessment - Water Quality - Michael Duval - 512-974-2349

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1. Water quality is required for sites with impervious cover greater than 8,000 SF "In an urban watershed •water quality controls are required in accordance with the Environmental Criteria Manual 1.6.0 , and new development must provide for removal of floating debris from stormwater runoff" LDC 25-821 1

Response: Comment noted. The site does not currently contain any water quality controls. This project will provide a combination of green stormwater infrastructure controls, including rainwater harvesting, rain gardens, and porous pavement.

WQ2. ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the

existing conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 5-7-61). A waiver from control of the 2-year storm is not allowed.

Response: Comment noted.

WQ3. QA/QC will be required to liners for wet ponds and water quality ponds located over the Edwards Aquifer Recharge Zone and in other areas where there is surface to groundwater conductivity are outlined in ECM 1.6.2.C and 1.6.6.C.5. As indicated in ECM 1.6.2.C, at least two types of liners can be considered: (1) a clay liner with a minimum thickness of 12 inches and a minimum permeability of 1×10^{-6} cm/sec, or (2) a geomembrane. Alternate liner systems may also be used if approved by the director of the WPD Department if it can be demonstrated that the alternate liner is at least equivalent to the prescribed standard liners.

Response: Comment noted. The applicant is not currently proposing a wet pond or water quality pond on the site. In addition, the site is located over the Recharge Verification Zone and, based on our review, the runoff does not contribute to the Recharge Zone as it is conveyed via the existing storm sewer system and discharged directly to Lady Bird Lake, outside of the Recharge Zone boundary.

WQ4. Use green water quality controls described in the Environmental Criteria Manual to treat at least 75% of water quality volume required by code.

Response: See PUD Note 8 on Sheet 2 of the land use plan.

DAC Drainage Engineering - Michael Duval - 512-974-2349

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

Response: Comment noted.

DA 1. Engineering work must be sealed in accordance with the Texas Engineering Practice Act. Metal clips, plastic clips, paper clips or other forms of easily removable fasteners are not acceptable. Loose-leaf binders of engineering work are acceptable during the review process, but the engineer must consecutively number each page and must also include and sign, seal and date an index or table of contents page. The loose-leaf binder must be replaced with a permanent binding prior to approval of the application. Documents (such as maps or plans) provided as enclosures or attachments must be individually sealed and dated.

DRAINAGE REPORT

DA2. A detailed drainage study is required. The drainage study should provide evidence that the proposed development complies with Chapter 25-7 (Drainage; LDC) and the Drainage Criteria Manual.

Response: A drainage study will be provided to the reviewer.

EASEMENT COMMENTS

DA3. Show all existing and proposed easements. All proposal easements must be acquired and recorded prior to issuance of development permit.

Response: All existing easements are shown on the land use plan. Proposed easements will be established at the time of site development permit.

DETENTION

DA4. Stormwater Management (detention) should be provided for the increase of impervious cover to control the 2,10,25 and 100 year storm runoff in accordance with DCM 8.3.2.B.

Response: This project is not proposing an increase in existing impervious cover.

Dev Assessment - Flood Plain Review -**Price - 512-974-1275**

Reviewer notes: Site is located within the 500-year floodplain of the Colorado River. No comments

Response: Comment noted. Please note the applicant has reviewed the proposed modifications to the City of Austin floodplains. The existing 500-year floodplain on this property comes from the Colorado River and will not increase with the proposed code modifications as a result of Atlas 14.

Dev Assessment — Water Utility Review - Randi Jenkins - 512972-01 17

Austin Water requests the following:

The Landowner shall use rainwater harvesting and air conditioning condensate as the primary water sources for all landscape irrigation within the 218 South Lamar PUD. Potable and/or reclaimed water shall only be used as a backup supply if the primary sources are depleted. Reclaimed water shall not be used for irrigation within water quality controls.

Response: See PUD Note 28 on Sheet 2 of the land use plan.

The Building will be constructed using a purple pipe system to allow acceptance of the reclaimed water supply from the City for non-potable water uses within the building. Additionally, the property will construct an extension of the future reclaimed line along the southwest frontage of the property on Toomey Road, extending approximately 200 feet from the southwest corner of the property.

Response: The applicant will construct the project to allow acceptance of the reclaimed water supply from the City for non-potable water use within the building.

Dev Assessment - Electric - Karen Palacios - 512-322-6110

EL1. If the applicant is required to replat, a fifteen-foot electric distribution, electric telecommunications, and electric fiber easement adjacent to Lamar Blvd. R.O.W will be required with the plat. This will require additional ROW-- the easement must be from the new ROW.

Response: This project will not require a replat.

EL2. If the applicant is required to replat, a ten-foot electric distribution, electric telecommunications, and electric fiber easement adjacent to Toomey Rd. R.O.W will be required with the plat. This will require additional ROW-- the easement must be from the new ROW.

Response: This project will not require a replat.

EL3. If the applicant is not required to replat, the easements described in EL1 and EL2 will be requested by a different process.

Response: Comment noted. The applicant anticipates that the utilities will be able to be handled in the right-of-way.

EL4. There is an existing 3 phase main line going through this development. A 15 ft. easement will be required.

Response: Comment noted. The applicant is considering relocating this OHE underground, and is exploring options for how to work with the adjacent lots which are also served by this line.

EL5. Applicant is required to meet safety clearances. • 1.10.0 CLEARANCE AND SAFETY REQUIREMENTS https://flibra.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=5IAUENDECR 1.10.0CL SARE

- 1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults https://www.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=5IAUENDECR 1.1 0.OCLSARE 1.10.4CLAEPAE DIVA

EL6. Link below is a guide for clearances/spacing required for site plan preliminary design requirements. <https://austinenergyl.com/wcm!connect/4a000cla-1408-40ea-a2651a95ae793327/customerPreliminaryDistributionDesignRequirements.pdf?MOD=AJPERES&CVID=m6gPpth>

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Dev Assessment - Industrial Waste - John McCulloch - 512-972-1060

IWI. A review of the utility plan for compliance with Industrial Waste requirements will take place when the site development plans are submitted.

[Ppth&CVID=m6gPpth](#)

PAZ Case Manager — Heather Chaffin — 512-974-2122

FYI: ADDITIONAL COMMENTS MAY BE GENERATED AS ADDITIONAL INFORMATION IS PROVIDED.

FYI: If approved, the final PUD ordinance will be comprised of a Land Use Plan (LUP) and an Ordinance. A public restrictive covenant (RC) for a Traffic Impact Analysis (TIA) is also anticipated. Information required below must be provided on the LUP, or in the ordinance or RC-- other documents that are submitted to facilitate review (e.g. conceptual design layouts, etc.) are useful, but comments are not cleared if information is shown on these documents instead of the Land Use Plan.

Provide updated Tier I & Tier 2 Compliance tables with the PUD submittal. Provide updated PUD Waterfront Overlay Variances Table if there are any changes.

A Traffic Impact Analysis (TIA) is required for the proposed PUD. The TIA is required at time of submittal of the proposed rezoning. The Staff-approved TIA Determination Form was emailed to the Applicant on June 6, 2018; contact Scott James at (512) 974-2208 with any questions about preparing the TIA.

Response: A TIA was completed by Big Red Dog and was submitted to the City on August 14, 2018.

For the formal PUD submittal, please address outstanding reviewer comments outlined in this report and submit the PUD to Intake for distribution to the following reviewers:

Case Manager / Zoning Review — Heather Chaffin 512-974-2122 (I would like 2 copies) Site

Plan Review — Christine Barton-Holmes

Drainage Engineering/Water Quality Review — Michael Duval

PARC/Planning & Design Review — Marilyn Lamensdorf

Transportation Review — Jaron Hogenson

Comprehensive Planning Review Kathleen Fox (Put in the Zoning box)

Environmental Review Reviewer to be determined

Capital Metro — Reviewer to be determined (Put in the Zoning box)

Urban Design — Anne Milne

NHCD — Sandra Harkins (Put in the Zoning box)

Electric Review — Karen Palacios

Water Utility — Randi Jenkins

Green Building — Heidi Kasper (Put in the Zoning box)

Heritage Tree Review — Jim Dymkowski

Fire Review' — Sonny Pelayo

Environmental Officer — Chuck Lesniak (Put in the Zoning box)

RECOMMENDED: Bring this list with you to Intake when submitting PUD.

**218 S. Lamar PUD / Generational Commercial
PUD Waterfront Overlay Variances Table**

September 28, 2018

AddCode Section	Requirement	Variance Request
§25-2-691 (C) [Waterfront Overlay (WO) District Uses]	<p>A pedestrian-oriented use is a use that serves the public by providing goods and services including:</p> <ul style="list-style-type: none"> a) Art gallery b) Art workshop c) Cocktail lounge d) Consumer convenience services e) Cultural services f) Day care services (limited, general or commercial) g) Food sales h) General retail sales (convenience or general) i) Park and recreation services j) Residential uses k) Restaurant (limited or general) without drive-in services l) Other uses as determined by the Land Use Commission. 	<p>Add co-working space to the list of pedestrian oriented uses.</p> <p>Co-working space is defined as follows: Co-Working involves a shared workplace, often an office, and independent activity coupled with social amenities. Unlike in a typical office, those co-working are usually not employed by the same organization.</p> <p>Co-working space shall be limited to 12,700 square feet on the ground floor.</p>
§25-2-721 (E)(2) [Waterfront Overlay (WO) Combining District Regulations]	<p>Except in the City Hall subdistrict, a distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes. To the extent required to comply with the requirements of Chapter 13-1 Article 4 (Heliports and Helicopter operation, a flat roof is permitted.</p>	<p>Modify to add an amenitized flat rooftop to the list of distinctive building tops. The pedestal rooftop deck is anticipated to be approx. 2,500 SF of active area for seating, lounging and gathering. Portions of the deck will be framed with planters containing native plants suitable for this context. The planted portions of the rooftop are anticipated to be approx. 1,500 SF. Features that may be visible from City parkland include the plant</p>

**218 S. Lamar PUD / Generational Commercial
PUD Waterfront Overlay Variances Table**

September 28, 2018

		material, pergola shade structure, and rooftop elevator/mechanical room (architecturally integrated with overall design of pergola). A pergola shade structure is proposed, and would cover approx. 1,500 SF of the rooftop area. It would be architecturally compatible to the building, and aesthetically interesting.
§25-2-531 (C)(1) Height Limit Exceptions	A structure described in Subsection (B) may exceed a zoning district height limit by the greater of: 1) 15 percent.	Modification to Section 25-2-531(C)(1) to allow the elevator cab, mechanical room, and improvements necessary for elevator access to the roof deck, to exceed the maximum height of the PUD by twenty percent (20%).
Subchapter E §2.2.2.C.1 Core Transit Corridors: Sidewalks and Building Placement, Supplemental Zone (Optional)	For supplemental zones described in this section, up to 30% of the linear frontage of the supplemental zone may be a maximum of 30 feet wide, and the remainder of the supplemental zone shall be a maximum of 20 feet wide.	Alternative Equivalent Compliance will be granted such that a maximum of 60% of the supplemental zone may be 30 feet in width.
§25-2-721(E)(4) Waterfront Overlay (WO) Combining District Regulations	A building façade may not extend horizontally in an unbroken line for more than 160 feet.	Modify to state that a building façade may not extend horizontally in an unbroken line for more than 160 feet on the ground floor.

**218 S. Lamar PUD / Generational Commercial
PUD Waterfront Overlay Variances Table**

September 28, 2018

AddCode Section	Requirement	Variance Request
§25-2-691 (C) [Waterfront Overlay (WO) District Uses]	<p>A pedestrian-oriented use is a use that serves the public by providing goods and services including:</p> <ul style="list-style-type: none"> a) Art gallery b) Art workshop c) Cocktail lounge d) Consumer convenience services e) Cultural services f) Day care services (limited, general or commercial) g) Food sales h) General retail sales (convenience or general) i) Park and recreation services j) Residential uses k) Restaurant (limited or general) without drive-in services l) Other uses as determined by the Land Use Commission. 	<p>Add co-working space to the list of pedestrian oriented uses.</p> <p>Co-working space is defined as follows: Co-Working involves a shared workplace, often an office, and independent activity coupled with social amenities. Unlike in a typical office, those co-working are usually not employed by the same organization.</p> <p>Co-working space shall be limited to 12,700 square feet on the ground floor.</p>
§25-2-721 (E)(2) [Waterfront Overlay (WO) Combining District Regulations]	<p>Except in the City Hall subdistrict, a distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes. To the extent required to comply with the requirements of Chapter 13-1 Article 4 (Heliports and Helicopter operation, a flat roof is permitted.</p>	<p>Modify to add an amenitized flat rooftop to the list of distinctive building tops. The pedestal rooftop deck is anticipated to be approx. 2,500 SF of active area for seating, lounging and gathering. Portions of the deck will be framed with planters containing native plants suitable for this context. The planted portions of the rooftop are anticipated to be approx. 1,500 SF. Features that may be visible from City parkland include the plant</p>

**218 S. Lamar PUD / Generational Commercial
PUD Waterfront Overlay Variances Table**

September 28, 2018

		material, pergola shade structure, and rooftop elevator/mechanical room (architecturally integrated with overall design of pergola). A pergola shade structure is proposed, and would cover approx. 1,500 SF of the rooftop area. It would be architecturally compatible to the building, and aesthetically interesting.
§25-2-531 (C)(1) Height Limit Exceptions	A structure described in Subsection (B) may exceed a zoning district height limit by the greater of: 1) 15 percent.	Modification to Section 25-2-531(C)(1) to allow the elevator cab, mechanical room, and improvements necessary for elevator access to the roof deck, to exceed the maximum height of the PUD by twenty percent (20%).
Subchapter E §2.2.2.C.1 Core Transit Corridors: Sidewalks and Building Placement, Supplemental Zone (Optional)	For supplemental zones described in this section, up to 30% of the linear frontage of the supplemental zone may be a maximum of 30 feet wide, and the remainder of the supplemental zone shall be a maximum of 20 feet wide.	Alternative Equivalent Compliance will be granted such that a maximum of 60% of the supplemental zone may be 30 feet in width.
§25-2-721(E)(4) Waterfront Overlay (WO) Combining District Regulations	A building façade may not extend horizontally in an unbroken line for more than 160 feet.	Modify to state that a building façade may not extend horizontally in an unbroken line for more than 160 feet on the ground floor.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated September 28, 2018

Tier I Requirement	Compliance	Superiority
2.3.1.A. Meet the objectives of the City Code.	Yes.	The project is located within the City of Austin Desired Development Zone as well as within the Urban Core. The project is situated along South Lamar Boulevard which is designated as a City of Austin Core Transit Corridor and also designated as an Activity Corridor under the City of Austin Imagine Austin Comprehensive Plan. Activity Corridors call for a variety of activities and types of buildings located along the roadways. Specifically, this project will provide an office use along the portion of the South Lamar Corridor between Riverside Drive and Barton Springs Road where there are currently no other office uses, thereby providing a vibrant, needed use to the Corridor.
2.3.1.B. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	This project will create a high quality development utilizing innovative design. In addition, the PUD will ensure adequate public facilities for the area. The mixed-use nature of the project is consistent with the pedestrian-oriented concept that is core to the Waterfront Overlay Ordinance and the development that was envisioned as part of Imagine Austin, adding the “work and play” portions to the goal of a “live, work, play” environment along this portion of South Lamar Boulevard.
2.3.1.C. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that: 1. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and 2. The required percentage of open space may be reduced for urban property with characteristic that make open space	Yes.	The PUD will exceed the open space standards by providing open space at grade and by providing a rooftop amenity deck. The PUD will provide 5,000 square feet of public open space in the plaza as indicated on the Land Use Plan and an additional 2,500 square feet of open space on the rooftop amenity deck. See notes 15, 23, and 26 on the Land Use Plan.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated September 28, 2018

infeasible if other community benefits are provided.		
2.3.1.D. Provide a two-star Austin Energy Green Building Rating.	Yes.	The project will comply with the City of Austin's Green Building Program at a 3-star level. See Note 5 on the Land Use Plan.
2.3.1.E. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.	Yes	The project is not located within an adopted City of Austin neighborhood planning area. Additionally, the project is in compliance with the City of Austin Waterfront Overlay regulations. The project is also consistent with surrounding land use as it is surrounded by Zach Scott Theater on the north and west and the Cole multifamily building to the south.
2.3.1.F. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the natural and traditional character of the land.	Yes.	The project is not located within an environmentally sensitive area and the property does not contain any critical environmental features, waterway setback or significant topography changes. The property is partially located within the Edwards Aquifer Recharge Verification Zone and will provide an Environmental Resource Inventory at the time of the site development permit application. To enhance environmental preservation, the project will provide water quality controls that meet or exceed current Code for a site that is currently untreated and will be fully compliant with all tree regulations. See notes 7 and 8 on the Land Use Plan.
2.3.1.G. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.	Yes.	This project will have a positive impact to the school system by providing an increased tax base without the burden of additional students. Additionally, the project will not necessitate the additional City of Austin infrastructure costs associated with suburban development. The owner will work with City of Austin emergency services, fire and police facilities to determine that there is adequate support for the project during the Development Assessment for this proposed PUD.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated September 28, 2018

<p>2.3.1.H. Exceed the minimum landscaping requirements of the City Code.</p>	<p>Yes.</p>	<p>Site plans and building permits for commercial buildings shall demonstrate that air conditioner condensate shall be directed to cisterns on site for beneficial reuse or to the purple pipe system, once established. Alternative water sources may only be used for make-up water during buildout of the project.</p> <p>All required tree plantings shall use native tree species selected from Appendix F (Descriptive Categories of Tree Species) of the Environmental Criteria Manual (the "ECM"). All required tree plantings shall use Central Texas native seed stock.</p> <p>100% of all non-turf plant materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the "Grow Green Native and Adapted Landscape Plants Guide".</p> <p>An integrated pest management plan (the "IPM") plan that complies with ECM Section 1.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD.</p> <p>A continuous planting strip along South Lamar is proposed without tree grates to guarantee the maximum amount of soil we can possible achieve for the trees in this area. Our street tree furniture zone to be limited in this strip and we propose placing site furnishings closer to the building.</p> <p>All shade trees planted on site are proposed to be a minimum of 3" caliper.</p> <p>The project shall comply with the Dark Sky initiative.</p>
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218 S. Lamar PUD
Tier 1 & Tier 2 Compliance

Updated September 28, 2018

		See notes 4, 9, 10, 11, 12, 27, and 28 of the Land Use Plan.
2.3.1.I. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways.	Yes.	<p>The project is situated within close proximity to two Cap Metro bus routes (including a bus stop on the property), the Bus Rapid Transit lines and operating bike share stations. The site is also less than one-half block from the Pfluger Bridge allowing bicycle and pedestrian access across the river to Downtown Austin.</p> <p>Additionally, a Traffic Impact Analysis was submitted to the City of Austin on August 14, 2018.</p> <p>Finally, the project will also work with Capital Metro to construct improvements for the existing bus stop located on the property for a cost not to exceed \$20,000. See note 24 of the Land Use Plan.</p>
2.3.1.J. Prohibit gated roadways	Yes.	No gated roadways will be permitted within the PUD. See note 3 of the Land Use Plan.
2.3.1.K. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.	Yes.	There are no areas within the PUD area that include structures or sites that are of architectural, historical, archaeological or cultural significance.

218 S. Lamar PUD
Tier 1 & Tier 2 Compliance

Updated September 28, 2018

2.3.1.L. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The property does not exceed 10 acres of land but is characterized by special circumstances. The PUD is located within the City of Austin Waterfront Overlay area and this site is prescribed for a maximum height of 96 feet per the overlay. At this time, the only way to achieve the additional height contemplated in the Waterfront Overlay is through the PUD process.
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218 S. Lamar PUD
Tier 1 & Tier 2 Compliance
Updated September 28, 2018

Tier 1 - Additional PUD Requirements for a mixed use development	Compliance	Superiority
2.3.2.A. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	The project will comply with the City of Austin Subchapter E, Commercial Design Standards. See note 20 of the Land Use Plan.
2.3.2.B. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (<i>Core Transit Corridor Sidewalk and Building Placement</i>).	Yes.	The project will comply with the Core Transit Corridor sidewalk and building placement requirements. See note 16 on the Land Use Plan.
2.3.2.C. Pay the tenant relocation fee established under 25-1-715 (Tenant Relocation Assistance – Developer Funded) if approval of the PUD would allow multifamily redevelopment that may result in tenant displacement.	N/A	No multifamily residents will be displaced with this PUD project.
2.3.2.D. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	Yes.	The project will contain pedestrian-oriented uses on the ground floor. See note 30 on the Land Use Plan.

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2.4 Tier II Requirement	Compliance	Superiority
<p>1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.</p>	<p>Yes.</p>	<p>This PUD is located within the Urban Roadway boundary. To achieve superiority, the PUD will provide a total amount of open space that is equal to 25% of the tract. This includes an open public plaza and a continuous open public area along South Lamar. Additionally we are proposing 2,500 SF of open space to be located on the roof.</p> <p>See notes 15, 23, and 26 of the Land Use Plan.</p>
<p>2. Environment:</p> <p>a. Comply with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p>	<p>Yes.</p>	<p>The project will not require any exceptions or modifications of environmental regulations and will develop under current code.</p>
<p>b. Provide water quality controls superior to those otherwise required by code.</p>		<p>The PUD will provide water quality controls superior to those required under the current Code. See notes 7 and 8 on the Land Use Plan.</p>
<p>c. Use green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.</p>		<p>The PUD will utilize green water quality controls as described in the Environmental Criteria Manual to treat a minimum of 75% of the water quality volume required by Code. See note 8 on the Land Use Plan.</p>
<p>d. Provide water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p>		

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e. Reduce impervious cover by 5% below the maximum otherwise allowed by code or include off-site measures that lower overall impervious cover within the same watershed by 5% below that allowed by code.		
f. Provide minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.		Not applicable. There is not an unclassified waterway on the property.
g. Provides volumetric flood detention as described in the Drainage Criteria Manual.		The project will work with the City of Austin to analyze the benefits of volumetric flood detention as it compares to standard detention. The project will utilize volumetric flood detention if deemed beneficial by the City of Austin.
h. Provide drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.		
i. Propose no modifications to the existing 100-year floodplain.		Not applicable. The property is not located within the 100-year floodplain.
j. Use natural channel design techniques as described in the Drainage Criteria Manual.		Not applicable.
k. Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.		Not applicable. There is not a Critical Water Quality Zone on the property.
l. Removes existing impervious cover from the Critical Water Quality Zone.		Not applicable. There is not a Critical Water Quality Zone on the property.

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m. Preserve all heritage trees; preserve 75% of the caliper inches associated with native protected size trees; and preserve 75% of all the native caliper inches.		Not applicable. There are no heritage or protected trees on the property.
n. Tree plantings use Central Texas seed stock native with adequate soil volumes.		The PUD will meet or exceed the landscape requirements of Subchapter E by providing a diverse mixture of landscaping from the City of Austin Grow Green Native and Adaptive Landscape Plan Guide utilizing drought-resistant and non-toxic plants. See notes 10, 11, and 27 on the Land Use Plan.
o. Provide at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.		Not applicable. There is not a waterway or critical environmental future setback on the property.
p. Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.		All impervious cover is clustered for the single building proposed within the PUD.
q. Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.		
r. Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use		
s. Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.		100% of all landscaping on site will be irrigated by either storm water runoff conveyed to rain gardens, collection of air conditioner condensate, or through the use of rainwater harvesting (or a combination of the above). Provided, however, the applicant shall have the right to supplement such landscape irrigation with potable water, if necessary. See note 28 of the Land Use Plan.

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t. Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.		The project is evaluating the ability to direct stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area..
u. Employs other creative or innovative measures to provide environmental protection.		An integrated pest-management plan will be provided. As part of the PUD, the project will prohibit uses that may contribute to air or water quality pollutants. See note 4 and the list of prohibited uses on the Land Use Plan.
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Yes.	The project will meet the Austin Energy Green Builder program at a 3-star level. See note 5 on the Land Use Plan.
4. Art – Provides art approved by the Art In Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art In Public Places Program or a successor program.	Yes.	The owner will work with the City of Austin Art in Public Places program to commission an artist piece within the development or will provide a contribution to the City of Austin's Art in Public Places program. See note 6 on the Land Use Plan.
5. Great Streets – Complies with City's Great Streets Program, or a successor program. Applicable only to commercial retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	The project is subject to, and will comply with, the requirements of Subchapter E. See note 20 on the Land Use Plan.

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<p>6. Community Amenities:</p> <p>a. Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.</p>	<p>Yes.</p>	<p>This area has been identified as a parking deficient area for the both the adjacent civic uses as well as the City parkland. This project will provide underground structured parking above the requirements of Code that will be available for use by the public outside of business hours and on weekends. Additionally, a direct connection between the proposed parking and the adjacent civic use will be provided.</p> <p>See notes 13 and 14 on the Land Use Plan.</p>
<p>b. Provides publically accessible multiuse trail and greenway along creek or waterway.</p>	<p>N/A</p>	<p>There are no creeks or waterways traversing the project site.</p>
<p>7. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.</p>	<p>Yes.</p>	<p>This project is situated along S. Lamar Boulevard which is anticipating improvements as part of the work specified in the City of Austin Transportation Corridor Bond. The project will be compliant with these efforts and will provide additional enhanced sidewalks along Toomey Road to allow for connections to the west. A TIA was completed for the project and submitted to the City of Austin on August 14, 2018.</p> <p>The project will also provide bicycle parking above the Code requirement for use by office tenants and commercial patrons. The PUD will also provide dedicated spaces for electric vehicle charging within the parking garage. See notes 17 and 18 on the Land Use Plan.</p>
<p>8. Building Design – Exceed the minimum points required by the Building Design Options of</p>	<p>Yes.</p>	<p>Subchapter E requires that every project achieve at least one point from the table in 3.3.2 of the City Code. The project will</p>

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Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)		exceed the minimum points by achieving a minimum of six (6) points. See note 21 on the Land Use Plan.
9. Parking Structure Frontage – In a commercial or mixed-use development, at least 75% of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	Yes	The project will not have above ground structure parking visible at the ground level. All parking for the project will be subgrade. See note 13 on the Land Use Plan.
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The project will not contain a residential component but will participate in Section 2.5.6 of the PUD program by donating a fee-in-lieu for each square foot of climate-controlled space within the PUD above the CS baseline to a Housing Assistance Fund to be used for producing or financing affordable housing, as determined by the Director of Neighborhood Housing and Community Development Department. See note 22 on the Land Use Plan.
11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A	There are no historic structures or landmarks on the property.
12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes.	The project will provide accessibility for persons with disabilities at a degree that exceeds applicable legal regulations. See note 25 on the Land Use Plan.

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13. Local Small Business – Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Yes.	The project will provide much needed parking for employees and storage space for use by the Zach Scott Theater.
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Tier I Requirement	Compliance	Superiority
2.3.1.A. Meet the objectives of the City Code.	Yes.	The project is located within the City of Austin Desired Development Zone as well as within the Urban Core. The project is situated along South Lamar Boulevard which is designated as a City of Austin Core Transit Corridor and also designated as an Activity Corridor under the City of Austin Imagine Austin Comprehensive Plan. Activity Corridors call for a variety of activities and types of buildings located along the roadways. Specifically, this project will provide an office use along the portion of the South Lamar Corridor between Riverside Drive and Barton Springs Road where there are currently no other office uses, thereby providing a vibrant, needed use to the Corridor.
2.3.1.B. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code.	Yes.	This project will create a high quality development utilizing innovative design. In addition, the PUD will ensure adequate public facilities for the area. The mixed-use nature of the project is consistent with the pedestrian-oriented concept that is core to the Waterfront Overlay Ordinance and the development that was envisioned as part of Imagine Austin, adding the "work and play" portions to the goal of a "live, work, play" environment along this portion of South Lamar Boulevard.
2.3.1.C. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that: <ol style="list-style-type: none"> 1. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and 2. The required percentage of open space may be reduced for urban property with characteristic that make open space 	Yes.	The PUD will exceed the open space standards by providing open space at grade and by providing a rooftop amenity deck. The PUD will provide 5,000 square feet of public open space in the plaza as indicated on the Land Use Plan and an additional 2,500 square feet of open space on the rooftop amenity deck. See notes 15, 23, and 26 on the Land Use Plan.

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infeasible if other community benefits are provided.		
2.3.1.D. Provide a two-star Austin Energy Green Building Rating.	Yes.	The project will comply with the City of Austin's Green Building Program at a 3-star level. See Note 5 on the Land Use Plan.
2.3.1.E. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.	Yes	The project is not located within an adopted City of Austin neighborhood planning area. Additionally, the project is in compliance with the City of Austin Waterfront Overlay regulations. The project is also consistent with surrounding land use as it is surrounded by Zach Scott Theater on the north and west and the Cole multifamily building to the south.
2.3.1.F. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the natural and traditional character of the land.	Yes.	The project is not located within an environmentally sensitive area and the property does not contain any critical environmental features, waterway setback or significant topography changes. The property is partially located within the Edwards Aquifer Recharge Verification Zone and will provide an Environmental Resource Inventory at the time of the site development permit application. To enhance environmental preservation, the project will provide water quality controls that meet or exceed current Code for a site that is currently untreated and will be fully compliant with all tree regulations. See notes 7 and 8 on the Land Use Plan.
2.3.1.G. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.	Yes.	This project will have a positive impact to the school system by providing an increased tax base without the burden of additional students. Additionally, the project will not necessitate the additional City of Austin infrastructure costs associated with suburban development. The owner will work with City of Austin emergency services, fire and police facilities to determine that there is adequate support for the project during the Development Assessment for this proposed PUD.

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<p>2.3.1.H. Exceed the minimum landscaping requirements of the City Code.</p>	<p>Yes.</p>	<p>Site plans and building permits for commercial buildings shall demonstrate that air conditioner condensate shall be directed to cisterns on site for beneficial reuse or to the purple pipe system, once established. Alternative water sources may only be used for make-up water during buildout of the project.</p> <p>All required tree plantings shall use native tree species selected from Appendix F (Descriptive Categories of Tree Species) of the Environmental Criteria Manual (the "ECM"). All required tree plantings shall use Central Texas native seed stock.</p> <p>100% of all non-turf plant materials shall be selected from the ECM Appendix N (City of Austin Preferred Plant List) or the "Grow Green Native and Adapted Landscape Plants Guide".</p> <p>An integrated pest management plan (the "IPM") plan that complies with ECM Section 1.6.9.2(D) and (F) shall be submitted for approval with each site plan application. The Landowner shall provide copies of the IPM plan to all property owners within the PUD.</p> <p>A continuous planting strip along South Lamar is proposed without tree grates to guarantee the maximum amount of soil we can possible achieve for the trees in this area. Our street tree furniture zone to be limited in this strip and we propose placing site furnishings closer to the building.</p> <p>All shade trees planted on site are proposed to be a minimum of 3" caliper.</p> <p>The project shall comply with the Dark Sky initiative.</p>
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		See notes 4, 9, 10, 11, 12, 27, and 28 of the Land Use Plan.
2.3.1.I. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways.	Yes.	<p>The project is situated within close proximity to two Cap Metro bus routes (including a bus stop on the property), the Bus Rapid Transit lines and operating bike share stations. The site is also less than one-half block from the Pfluger Bridge allowing bicycle and pedestrian access across the river to Downtown Austin.</p> <p>Additionally, a Traffic Impact Analysis was submitted to the City of Austin on August 14, 2018.</p> <p>Finally, the project will also work with Capital Metro to construct improvements for the existing bus stop located on the property for a cost not to exceed \$20,000. See note 24 of the Land Use Plan.</p>
2.3.1.J. Prohibit gated roadways	Yes.	No gated roadways will be permitted within the PUD. See note 3 of the Land Use Plan.
2.3.1.K. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance.	Yes.	There are no areas within the PUD area that include structures or sites that are of architectural, historical, archaeological or cultural significance.

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2.3.1.L. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes.	The property does not exceed 10 acres of land but is characterized by special circumstances. The PUD is located within the City of Austin Waterfront Overlay area and this site is prescribed for a maximum height of 96 feet per the overlay. At this time, the only way to achieve the additional height contemplated in the Waterfront Overlay is through the PUD process.
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Tier I - Additional PUD Requirements for a mixed use development	Compliance	Superiority
2.3.2.A. Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	The project will comply with the City of Austin Subchapter E, Commercial Design Standards. See note 20 of the Land Use Plan.
2.3.2.B. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 (<i>Core Transit Corridor Sidewalk and Building Placement</i>).	Yes.	The project will comply with the Core Transit Corridor sidewalk and building placement requirements. See note 16 on the Land Use Plan.
2.3.2.C. Pay the tenant relocation fee established under 25-1-715 (Tenant Relocation Assistance – Developer Funded) if approval of the PUD would allow multifamily redevelopment that may result in tenant displacement.	N/A	No multifamily residents will be displaced with this PUD project.
2.3.2.D. Contain pedestrian oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	Yes.	The project will contain pedestrian-oriented uses on the ground floor. See note 30 on the Land Use Plan.

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2.4 Tier II Requirement	Compliance	Superiority
<p>1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.</p>	<p>Yes.</p>	<p>This PUD is located within the Urban Roadway boundary. To achieve superiority, the PUD will provide a total amount of open space that is equal to 25% of the tract. This includes an open public plaza and a continuous open public area along South Lamar. Additionally we are proposing 2,500 SF of open space to be located on the roof.</p> <p>See notes 15, 23, and 26 of the Land Use Plan.</p>
<p>2. Environment:</p> <p>a. Comply with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p>	<p>Yes.</p>	<p>The project will not require any exceptions or modifications of environmental regulations and will develop under current code.</p>
<p>b. Provide water quality controls superior to those otherwise required by code.</p>		<p>The PUD will provide water quality controls superior to those required under the current Code. See notes 7 and 8 on the Land Use Plan.</p>
<p>c. Use green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.</p>		<p>The PUD will utilize green water quality controls as described in the Environmental Criteria Manual to treat a minimum of 75% of the water quality volume required by Code. See note 8 on the Land Use Plan.</p>
<p>d. Provide water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p>		

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e. Reduce impervious cover by 5% below the maximum otherwise allowed by code or include off-site measures that lower overall impervious cover within the same watershed by 5% below that allowed by code.		
f. Provide minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.		Not applicable. There is not an unclassified waterway on the property.
g. Provides volumetric flood detention as described in the Drainage Criteria Manual.		The project will work with the City of Austin to analyze the benefits of volumetric flood detention as it compares to standard detention. The project will utilize volumetric flood detention if deemed beneficial by the City of Austin.
h. Provide drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.		
i. Propose no modifications to the existing 100-year floodplain.		Not applicable. The property is not located within the 100-year floodplain.
j. Use natural channel design techniques as described in the Drainage Criteria Manual.		Not applicable.
k. Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.		Not applicable. There is not a Critical Water Quality Zone on the property.
l. Removes existing impervious cover from the Critical Water Quality Zone.		Not applicable. There is not a Critical Water Quality Zone on the property.

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m. Preserve all heritage trees; preserve 75% of the caliper inches associated with native protected size trees; and preserve 75% of all the native caliper inches.		Not applicable. There are no heritage or protected trees on the property.
n. Tree plantings use Central Texas seed stock native with adequate soil volumes.		The PUD will meet or exceed the landscape requirements of Subchapter E by providing a diverse mixture of landscaping from the City of Austin Grow Green Native and Adaptive Landscape Plan Guide utilizing drought-resistant and non-toxic plants. See notes 10, 11, and 27 on the Land Use Plan.
o. Provide at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.		Not applicable. There is not a waterway or critical environmental future setback on the property.
p. Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.		All impervious cover is clustered for the single building proposed within the PUD.
q. Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.		
r. Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use		
s. Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.		100% of all landscaping on site will be irrigated by either storm water runoff conveyed to rain gardens, collection of air conditioner condensate, or through the use of rainwater harvesting (or a combination of the above). Provided, however, the applicant shall have the right to supplement such landscape irrigation with potable water, if necessary. See note 28 of the Land Use Plan.

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t. Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.		The project is evaluating the ability to direct stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area..
u. Employs other creative or innovative measures to provide environmental protection.		<p>An integrated pest-management plan will be provided.</p> <p>As part of the PUD, the project will prohibit uses that may contribute to air or water quality pollutants.</p> <p>See note 4 and the list of prohibited uses on the Land Use Plan.</p>
3. Austin Green Builder Program – Provides a rating under the Austin Green Builder program of three stars or above.	Yes.	<p>The project will meet the Austin Energy Green Builder program at a 3-star level.</p> <p>See note 5 on the Land Use Plan.</p>
4. Art – Provides art approved by the Art In Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art In Public Places Program or a successor program.	Yes.	<p>The owner will work with the City of Austin Art in Public Places program to commission an artist piece within the development or will provide a contribution to the City of Austin's Art in Public Places program.</p> <p>See note 6 on the Land Use Plan.</p>
5. Great Streets – Complies with City's Great Streets Program, or a successor program. Applicable only to commercial retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Yes.	<p>The project is subject to, and will comply with, the requirements of Subchapter E.</p> <p>See note 20 on the Land Use Plan.</p>

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6. Community Amenities: a. Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	Yes.	This area has been identified as a parking deficient area for the both the adjacent civic uses as well as the City parkland. This project will provide underground structured parking above the requirements of Code that will be available for use by the public outside of business hours and on weekends. Additionally, a direct connection between the proposed parking and the adjacent civic use will be provided. See notes 13 and 14 on the Land Use Plan.
b. Provides publically accessible multiuse trail and greenway along creek or waterway.	N/A	There are no creeks or waterways traversing the project site.
7. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes.	This project is situated along S. Lamar Boulevard which is anticipating improvements as part of the work specified in the City of Austin Transportation Corridor Bond. The project will be compliant with these efforts and will provide additional enhanced sidewalks along Toomey Road to allow for connections to the west. A TIA was completed for the project and submitted to the City of Austin on August 14, 2018. The project will also provide bicycle parking above the Code requirement for use by office tenants and commercial patrons. The PUD will also provide dedicated spaces for electric vehicle charging within the parking garage. See notes 17 and 18 on the Land Use Plan.
8. Building Design – Exceed the minimum points required by the Building Design Options of	Yes.	Subchapter E requires that every project achieve at least one point from the table in 3.3.2 of the City Code. The project will

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Section 3.3.2 of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)		exceed the minimum points by achieving a minimum of six (6) points. See note 21 on the Land Use Plan.
9. Parking Structure Frontage – In a commercial or mixed-use development, at least 75% of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691 (C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	Yes	The project will not have above ground structure parking visible at the ground level. All parking for the project will be subgrade. See note 13 on the Land Use Plan.
10. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.	Yes.	The project will not contain a residential component but will participate in Section 2.5.6 of the PUD program by donating a fee-in-lieu for each square foot of climate-controlled space within the PUD above the CS baseline to a Housing Assistance Fund to be used for producing or financing affordable housing, as determined by the Director of Neighborhood Housing and Community Development Department. See note 22 on the Land Use Plan.
11. Historic Preservation – Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A	There are no historic structures or landmarks on the property.
12. Accessibility – Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes.	The project will provide accessibility for persons with disabilities at a degree that exceeds applicable legal regulations. See note 25 on the Land Use Plan.

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13. Local Small Business – Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Yes.	The project will provide much needed parking for employees and storage space for use by the Zach Scott Theater.
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