

File Number: C81-2015-0317
Address: 2110 S LAMAR BLVD
Tax Parcel I.D. #0401070801 Tax Map Date: 12/09/2014

The Development Services Department has determined that this parcel, as described in the attached description and map, IS EXCEPTED FROM THE REQUIREMENT TO PLAT in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being a portion of Lot 19, Block "C", Oak Hill Subdivision in the current deed recorded on July 24, 2006, in Document #29616659, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Mar 04, 1949, in Volume 967, Page 403, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by water service on Aug 17, 1935. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: *Michelle Casillas*
Michelle Casillas, Representative of the Director
Development Services Department

GENERAL CONSTRUCTION NOTES

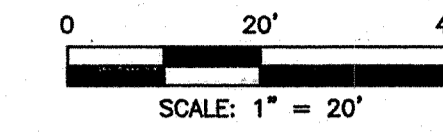
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL THE ONE CALL CENTER 1 (800) 245-4545 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION OF THE CITY'S ONE STOP SHOP (OSS) AT 974-6360 OR 974-7034 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN TEXAS.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
 - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT (INSIDE THE CITY LIMITS), OR
 - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ),

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

LEGEND:

- PROPERTY LINE
- SETBACKS
- EXISTING BUILDING
- EXISTING WOOD DECK
- EXISTING PAVERS
- COMMON SPACE
- CURB & GUTTER
- ADA ROUTE
- EXISTING WW LINE
- EXISTING WATER LINE
- PROPOSED 6' SIDEWALK AND CURB & GUTTER
- EXISTING TREE CRZ (ALL TO REMAIN)



WUEST GROUP SURVEY NOTES:

UTILITY AND IMPROVEMENT NOTE:
ONLY SURFACE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD 83 (CENTRAL ZONE 4203)

VERTICAL DATUM:

NAVD 89 ELEVATION DATUM

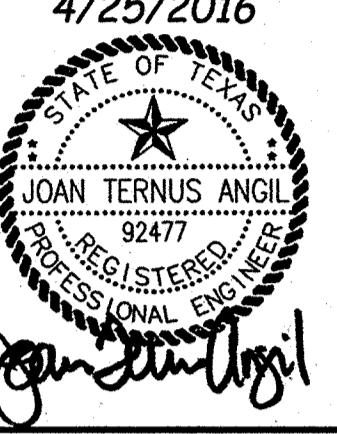
ON-SITE BENCHMARK:

TBM #1 - MAG NAIL FOUND WITH WASHER IN CONCRETE DRIVEWAY APRON IN THE RIGHT-OF-WAY OF SOUTH LAMAR BOULEVARD APPROXIMATELY 100' SOUTHWEST OF THE SOUTHEAST CORNER OF A PORTION OF LOT 19, BLOCK C, OAK HILL ADDITION, AND APPROXIMATELY 15' NORTHEAST OF THE DRIVEWAY TO SAID PROPERTY FROM SOUTH LAMAR BOULEVARD.

ELEV = 580.32

TBPE Registered Firm No. F-5653

SEAL: 4/25/2016



Date: 04-25-2016
Drawn: JTA
Checked: JTA

DATE	REVISIONS

2110 S LAMAR
SHOPPING CENTER
2110 S LAMAR
AUSTIN, TEXAS 78704

LAND USE
SITE PLAN

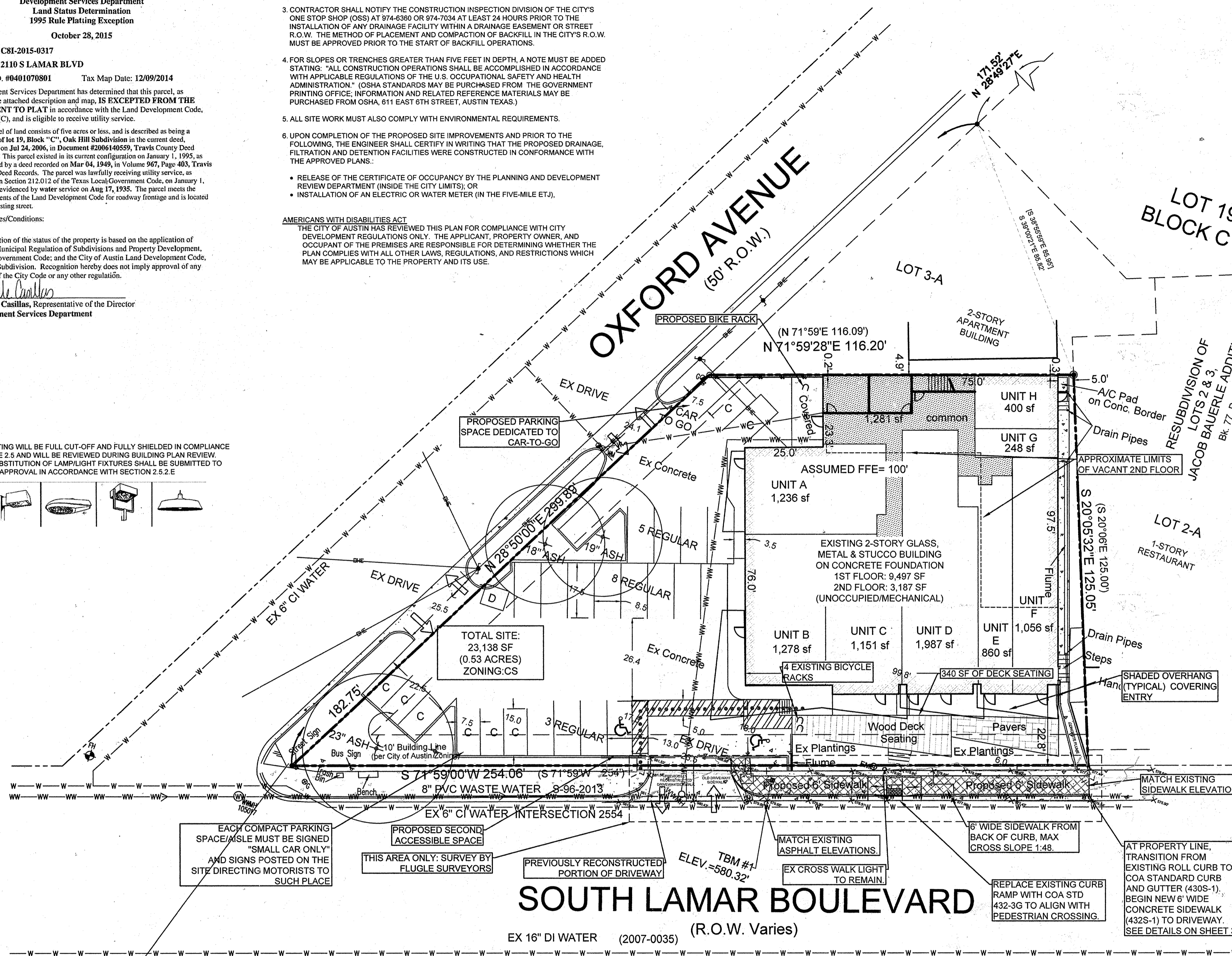
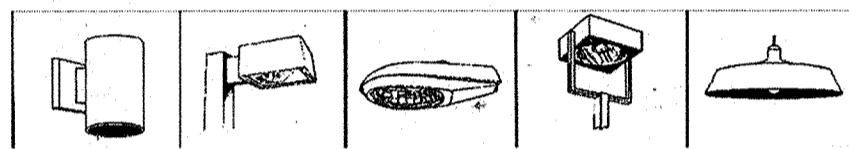
SITE PLAN

SHEET:

2
2 OF 3

SP-2015-0526C

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E



SOUTH LAMAR BOULEVARD

EX 16" DI WATER (2007-0035) (R.O.W. Varies)

2110 S Lamar Required Parking

Building	Unit	Size	Use	Parking Ratio	Parking Required Spaces
1	A	1,236 sf	General Retail Sales(Convenience)	1:275	4.5
1	B	1,278 sf	Personal Services	1:275	4.6
1	C	1,151 sf	Restaurant	1:100	11.5
1	D	1,987 sf	Personal Services	1:275	7.2
1	E	860 sf	General Retail Sales(Convenience)	1:275	3.1
1	F	1,056 sf	Liquor Sales	1:275	3.8
1	G	248 sf	Office	1:275	0.9
1	H	400 sf	Office	1:275	1.5
1	Common Areas	1,281 sf	Office	1:275	4.7
7		9,497 sf			41.9
	Deck	340 sf	Restaurant	1:100	3.4
TOTAL PARKING REQUIRED (Unadjusted)					45
Urban Core Adjustment and Parking Reductions (60%)					27
Existing Deficit Per SPX-06-0140					6
TOTAL PARKING REQUIRED					21
TOTAL PARKING PROVIDED					27
BICYCLE PARKING REQUIRED (5% OR MINIMUM 5 SPACES)					5.0
BICYCLE PARKING PROVIDED					6.0

2110 S. Lamar Proposed Parking Summary

Type	Number of Spaces
Regular	16
Compact	8
Car To Go	1
Accessible	2
*Total	27

*If total amount of spaces is greater than 25, 2 accessible spaces are required.

BUILDING SUMMARY TABLE

BUILDING 1	
EXISTING USE:	
COMMON SPACE	1,281 sf
GENERAL RETAIL	3,247 sf
LIQUOR SALES	1,056 sf
PERSONAL SERVICES	3,265 sf
OFFICES	648 sf
GROSS FLOOR AREA:	9,497 sf
PROPOSED USE:	
COMMON SPACE	1,281 sf
GENERAL RETAIL	2,096 sf
LIQUOR SALES	1,056 sf
PERSONAL SERVICES	3,265 sf
OFFICES	648 sf
RESTAURANT	1,151 sf
GROSS FLOOR AREA:	9,497 sf
FFE:	ASSUMED 100'
ZONING:	CS
FAR (MAX 2:1):	0.41:1
BUILDING COVERAGE (MAX 95%):	9,497 sf (42.1%)
IMPERVIOUS COVER (MAX 95%):	89.9%
BUILDING HEIGHT:	28'
MAX BUILDING HEIGHT ALLOWED:	60'
NUMBER OF STORIES:	2
BUILDING TYPE:	I-B, SLAB ON GRADE

SITE IMPERVIOUS COVER TABLE

NET SITE AREA= GROSS SITE AREA: 0.53 AC (23,138 SF)
TOTAL BUILDING COVERAGE: 9,497 SF (EXISTING)
FAR: 0.42:1 (ALLOWED 2:1)
ALLOWABLE IMPERVIOUS COVER FOR CS = 95%

IMPERVIOUS COVER	EXISTING	PROPOSED	IMPERVIOUS*
ROOF & COVERED WALK	10,746 sf		46.44%
CONCRETE & PAVERS	9,814 sf		42.42%
WOOD DECK (@50%)	240 sf		1.04%
TOTAL:	20,800 sf		89.90%
PERVIOUS COVER		2,338.00 sf	10.10%

CAR SHARING SERVICE NOTES:

- THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR SHARING VEHICLE IS BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
- THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
- A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
- PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.
- ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT ONCE A YEAR STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.
- SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND THE PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
- THE CAR SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
- IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

NOTES:

- ALL SITE & UTILITY INFORMATION OBTAINED FROM COA GIS INFORMATION EXCEPT SURFACE ELEVATION POINTS OBTAINED WITHIN AREA IDENTIFIED WHICH WAS SURVEYED BY WUEST GROUP (FIRM NO. 15324). CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO STARTING WORK.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

SITE PLAN APPROVAL SHEET 2 OF 3
FILE NUMBER: SP-2015-0526C APPLICATION DATE: 18-NOV-2015
APPROVED BY COMMISSION ON: UNDER SECTION 112
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC) 5/4/18 CASE MANAGER DONNA GALATI
PROJECT EXPIRATION DATE (ORD#970905-A) DWP7 DDZ X

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 5/4/16 ZONING: CS
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent site plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if building permit is not required), must also be approved prior to the Expiration Date.

