



City of Austin Planning and Development Review Department
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

MEMORANDUM

TO: Elizabeth Robinson, Division Manager
Development Services Department

FROM: Christine Barton-Holmes, Case Manager
Development Services Department

DATE: February 22, 2017

SUBJECT: Administrative Revision #1 to Case #: SP-2014-0245C
Project Name: Abel's Rib House (Mirabeau Offices)
Project Address: 2330 S Lamar Blvd
Pages revised: 1,4,7,8,10,12,13 & 14.

This department has approved the revision to the above referenced site plan (SP-2014-0245C, Abel's Rib House (Mirabeau Offices)) as proposed by the agent Texas Design Interests, LLC. The modification to the previously approved site plan, as described below, is within the scope of an administrative revision pursuant to Section 25-5-61.

The revision includes changes to the site layout and use, from a single-story restaurant to a three-story office and retail building, which will result in a net decrease in impervious cover. (See approved plans)

A copy of the revised site plan is attached. If you have any questions, please call Christine Barton-Holmes, Case Manager, at 512-974-2788.

Christine Barton-Holmes, Case Manager
Development Services Department

XC: Environmental Inspections



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 06/25/2014

Site Plan Expiration Date: 07/28/2018

Permit No.: SP-2014-0245C

Project Name (or description): Abel's Rib House

Address or Location Description: 2330 LAMAR BLVD

Watershed: West Bouldin Creek

Owner of Property: Lora Margaret Gilbreth

Address: 1151 County Road 330, Granger, Texas 76530

Owner's Representative: Jevon Poston Garrett-Ihnen Civil Engineers, (512) 454-2400

Address: 12007 TECHNOLOGY BLVD SUITE 150 AUSTIN TX 78727

Legal Description: TRT Z Twenty Four O One Bluebonnet Addn

PERMIT IS HEREBY ISSUED FOR:

The construction of a 6,978 sq. ft. 1-story restaurant, with parking, drives, drainage, water quality & detention, and utilities for a total of 36,604 sq. ft. impervious cover (approx. 79.3%), per the approved plans.

The project is located within the West Bouldin Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS:

<u>Alexis Estrada</u>	For <u>Lora Margaret Gilbreth</u>	<u>7-28-15</u>
Signature of Applicant	Owner	Date
<u>[Signature]</u>		<u>7-28-15</u>
Permit Approved by City of Austin		Date