



Project Name: 1303,1311 & 1401 South Lamar

Case Number: SP-2018-0595C

Update #: 0

Case Manager: Randall Rouda

Team:

Initial Submittal: December 17, 2018

Formal Filed: January 09, 2019

Date Dist: January 10, 2019

Comments Due Date: February 05, 2019

Discipline	Name
Electric Review	Karen Palacios (3)
Addressing Review	Dolores Huerta
Drainage Engineering Review	Leslie Daniel
Environmental Review	* Jonathan Garner
Fire For Site Plan Review	Sonny Pelayo
Flood Plain Review	Karl McArthur
Industrial Waste Review	John McCulloch
PARD / Planning & Design Review	Kelsey Veazey
Planner 1 Review	* Ramon Rezvanipour (no dist)
Site Plan Review	Randall Rouda
Site Plan Plumbing	Cory Harmon
R.O.W. Review	Isaiah Lewallen
Traffic Control Review	Traffic Control Review
Transportation Planning	Katie Wettick
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	* Leslie Daniel
AW Pipeline Engineering	AWU-Pipeline Engineering
City Arborist Review	Jim Dymkowski

Notice

19



Report run on: 1/9/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2018-0595C

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: 1303,1311 & 1401 South Lamar

LOCATION: 1401 S LAMAR BLVD

CASE MANAGER: Randall Rouda

PHONE 512-974-3338

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE: Feb 07, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Commercial

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Mixed multi-use

WATERSHED: West Bouldin Creek,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0100030118

DEED REFERENCE:

VOL./PAGE See application/

LEGAL DESCRIPTION:

RELATED CASES (if any):

CONTACTS:



Applicant ARDENT RESIDENTIAL LP 512-472-6110
Brett Denton
5350 BURNET RD SUITE 215 AUSTIN TX 78756

Owner SEAMLESS 290 WEST DE LTD --

SEAMLESS 290 WEST DE LTD 4407 BEE CAVE RD STE 421

Billed To SEAMLESS 290 WEST DE LTD --

SEAMLESS 290 WEST DE LTD 4407 BEE CAVE RD STE 421

Engineer LJA ENGINEERING 512-306-0228
David Harris
3839 BEE CAVES ROAD AUSTIN TX 78746



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

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

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

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

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

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

All information is required (if applicable).

For Office Use Only

12103891

Development Review Type: _____

Application Accepted By: _____

Application Type: _____

Case Manager: _____

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

Section 1: Project Information

Project Name: 1303, 1311 & 1401 South Lamar

Project Street Address (or range):

1303, 1311, and 1401 S. Lamar Blvd

Zip: 78704

Description of Proposed Development:

Unified development of 3 legal lots (composed of 4 tracts) with 1 underground parking garage situated below 2 buildings. One building will have multifamily as allowed with VMU zoning and the other building will be an office use.

Provide either Legal Description or Subdivision Reference:

☐ Legal Description:

☒ Subdivision Reference

Name: Lots 2A Commercial Square Resubd (Volume 47, Page 47) (C8s-69-122), Lot 3 Commercial Square (Book 29, Page 26) (C8s-66-60), and Lot 1, Block A of Amended Plat of Lot 1 of The Maufrais Subdivision (Document #201800189) (C8-2018-0067.0A)

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

Plat Book: Page Number:

Document Number: Case Number:

Deed Reference of Deed Conveying Property to the Present Owner

Volume: Document Number: 2017027406, 2016196129, 20091978

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

Tax Parcel Number(s): 01-0003-0111 01-0003-0110 01-0003-0117 and 01-0003-0116

Section 2: Applicant/Agent Information

Applicant Name: Brett Denton

Firm: Ardent Residential

Applicant Mailing Address: 5453 Burnet Road, Suite 203

City: Austin State: Texas Zip: 78756

Email: brett@ardent-residential.com Phone 1: (512) 472-6446 Type 1: Work

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

Section 3: Owner Information

☐ Same as Applicant Owner Name: Joe Warnock
Owner Signature: [Signature]
Firm: Seamless 290 West DE, Ltd. (and) Seamless GCW, Ltd.
Owner Mailing Address: 4407 Bee Caves Road, Suite 421
City: West Lake Hills State: Texas Zip: 78746
Email: jwarnock@seamlesslp.com Phone 1: (512) 970-2223 Type 1: Work
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 4: Engineer Information

☐ Not Applicable ☐ Same as Applicant Name: David Harris
Firm: LJA Engineering, Inc.
Mailing Address: 3839 Bee Cave Road, Suite 150
City: Austin State: Texas Zip: 78746
Email: dmharris@LJA.com Phone 1: (512) 306-0228 Type 1: Work
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 5: Other Professional/Trade Information

☐ Not Applicable ☐ Same as Applicant Type: Select an Option
Name: _____
Firm: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone 1: _____ Type 1: Select
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project? ☐ Yes ☒ No (If Yes, submit a copy of the
Pre-Certification letter from Neighborhood Housing and Community Development.)
☒ Smart Growth Zone -OR- ☐ Drinking Water Protection Zone
Watershed: West Bouldin Creek Watershed Class: Urban Watersheds
In City of Austin Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
Land Development Jurisdiction: ☒ Full-Purpose ☐ Limited-Purpose

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

School District: Austin ISD

On a Hill Country Roadway? ☐ Yes ☒ No

Specify Hill Country Roadway: _____

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

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

In a Neighborhood Plan? ☒ Yes ☐ No

If Yes, name of Neighborhood Plan: Zilker Combined Neighborhood Plan

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

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

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

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

Electric Utility Provider: Austin Energy

Water Provider: Austin Water

Wastewater Disposal Provider: Austin Water

Section 7: Application Assessment

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

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

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

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

Small Project? ☐ Yes ☐ No

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

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

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

Section 8: Site Area Information

Gross Site Area: Acres 3.88 -OR- Sq. Ft. _____

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

Is Demolition proposed? Yes If Yes, how many residential units will be demolished? 0
Number of these residential units currently occupied: 0 (If 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712.)

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

EXISTING ZONING	EXISTING USE	TRACT #	ACRES / SQ FT	PROPOSED USE
CS-V	Auto Repair Services	1	1.01 /	Office
CS-V	Automotive Washing	2	1.36 /	MF Apartments
CS-V-CO	Automotive Washing	3	0.61 /	MF Apartments
CS-V-CO	Auto Repair/Auto Washing	4	0.89 /	MF Apartments

Existing Impervious Cover (%): 71 Proposed Impervious Cover (%): 95

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

Section 9: Related Cases

Zoning Case? ☒ Yes ☐ No

Restrictive Covenant? ☐ Yes ☐ No

Subdivision? ☒ Yes ☐ No

Land Status Report? ☐ Yes ☐ No

Existing Site Plan? ☐ Yes ☐ No

FILE NUMBERS

C14-2008-0060, C14-2017-0122

C8s-69-122, C8-91-0018.0A, C8-2018-0067.0A

Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards? ☐ Yes ☒ No *waived per BOA, July 9, 2018 (Case #C15-2018-0017)

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

If Yes, please specify: _____

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

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

☒ Compatibility Standards Waiver - Section(s): 25-2-1063 (waived per BOA C15-2018-0017)

☐ Driveway Spacing - Section(s): _____

☐ Hill Country - Section(s): _____

☐ Waterfront Overlay District - Section(s): _____

☐ Environmental - Section(s): _____

☐ Shared Parking Analysis ☐ Off-Site or Remote Parking

☐ Detention Pond Waiver ☐ Alternative Landscape Compliance

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

See attached Email to Upal Barua and Scott James regarding TIA determination

Applicant must complete this worksheet.

Project Name: 1303, 1311 & 1401 South Lamar

Location: 1303, 1311, and 1401 S. Lamar Blvd, Austin, TX 78704

Applicant: LJA Engineering, Inc.

Telephone No: (512) 306-0228

Application Status: ☐ Development Assessment ☐ Zoning ☒ Site Plan

EXISTING:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	1.01	9,617.00	CS-V	Auto Repair			
2	1.36		CS-V	Auto Washing			
3	0.61		CS-V-CO	Auto Washing			
4	0.89		CS-V-CO	Auto Repair/Washing			

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	1.01	140,000.00	CS-V	Office			1471
2, 3, and 4	2.86	207,191.00	CS-V-CO	MF Apts 301 units			2203

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
S. Lamar Blvd	Yes		

FOR OFFICE USE ONLY

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

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

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

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

Reviewed By: [Signature] Date: 12/20/18

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

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

Section 13: Submittal Verification

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

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

<u>David Harris</u>	<u>December</u>	<u>17</u>	<u>2018</u>
Signature	Month	Day	Year
<u>David Harris</u>			
Name (Typed or Printed)			
<u>LJA Engineering, Inc.</u>			
Firm			

Section 14: Inspection Authorization

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

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

<u>[Signature]</u>	<u>December</u>	¹³ Select	<u>2018</u>
Signature	Month	Day	Year
<u>Joe Warnock</u>			
Name (Typed or Printed)			
<u>Seamless 290 West DE, Ltd. (AND) Seamless GCW, Ltd.</u>			
Firm			

Section 15: Acknowledgment Form

I, Brett Denton have checked for any information that may
(Printed Name of Applicant)

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

(Address or Legal Description):

Lots 2A, Commercial Square Resubd (Volume 47, Page 47 of the Official Plat Records of Travis County, Texas), Lot 3, Commercial Square (Book 29, Page 26 of the Official Plat Records of Travis County, Texas), and Lot 1, Block A, Amended Plat of Lot 1 of the Maufrais Subdivision (Document #201800189 of the Official Public Records of Travis County, Texas)

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

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

<u>Brett Denton</u>	<u>December</u>	<u>16</u>	<u>2018</u>
Applicant's Signature	Month	Select Day	Year

For Submittal Requirements and Exhibits

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

Section 16: Additional Space (if necessary)

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

Additional space was required to complete this application.

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

Land Use Review Site Plan Completeness Check



Development Services Department

Completeness Check Results Due:

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

Completeness Check Results: Complete		45 Day Expiration date: 01/31/2019	
Tracking #: 12103891	Revision #: 00	Watershed: West Bouldin Creek	
Project Name: 1303,1311 & 1401 South Lamar			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 12/17/2018	Resubmittal Date:	
Date Sent to Ch.245:	Current Results to Applicant: 12/31/2018		
Date Rec'd.back in LUR:			

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Michael Duval	974-2349	FYI Complete	MD
DRD Transportation	Sangeeta Jain	974-2219	Complete	SJ
Site Plan	Jeremy Siltalla	974-0945	Complete	JS
Environmental	Mike McDougal	974-6380	Complete	MM
Water Quality	Michael Duval	974-2349	Complete	MD
Env.Res.Mgmt.	Andrew Clamann	974-2694	Complete	AC
Floodplain	Henry Price	974-1275		HP
ORES	Andy Halm	974-7185	Complete	AH
Utility Coord.	Isaiah Lewallen	974-1479	Complete	IL
AWU	Alberto Ramirez	972-0211	FYI Complete	AR
City Arborist	Jim Dymkowski	974-2772	Complete	
ATD ROW.	Isaiah Lewallen	974-1479	FYI Complete	IL
ATD Traffic Control	Brandi Bradshaw	974-4005	Complete	BB

Mandatory Distribution:		Case Manager: Randall Rouda	
Rosemary Avila (SP)	Pamela Abbee-Tauli (EV)	Mark Kere (TR)	Michael Duval (DR/WQ)
Christine Barton-Holmes (SP)	Alex Butler (EV)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)
Clarissa Davis (SP)	[Redacted] ✓	[Redacted] ✓	David Marquez (DR/WQ)
Jonathon Davila (SP)	Taylor Horton (EV)	Natalia Rodriguez (TR)	Mehrnaz Mehraein (DR/WQ)
Anaiah Johnson (SP)	Mike McDougal (EV)	Laura Arthur (DR/WQ)	Christine Perez (DR/WQ)
Nikki Hoelter (SP)	(EV)	Jay Baker (DR/WQ)	Brandy Teague (DR/WQ)
[Redacted] ✓	Jaron Hogenson (TR)	Ron Czajkowski (DR/WQ)	RSMP
Jeremy Siltalla (SP)	Sangeeta Jain (TR)	[Redacted] ✓	[Redacted] ✓
Partner Department Mandatory Distribution:			
[Redacted] ✓	[Redacted] ✓	AWU ✓	[Redacted] ✓
[Redacted] ✓	[Redacted] ✓	[Redacted] ✓	[Redacted] ✓
[Redacted] ✓			
Optional Distribution: Circle to receive distribution			
[Redacted] ✓	AWU Facilities Engineering	Floodplain Modification	Hydrogeologist
[Redacted] ✓	PARD	Wetlands Biologist	
ERM Review Comment (Functional Assessment):			

A formal application must be filed within 45 calendar days of the initial completeness check (by 01/31/2019) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-1770 for more information.

Small Project: Yes/No

Fees: \$19,162.60 Due at Formal Submittal

Total # of Plans 18 / Engineering Reports 2 required at formal

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit www.austintexas.gov/neighbor to contact a Neighborhood advisor.

This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit VII of the Consolidated Site Plan Application Instructions packet. Exhibit VII Worksheet also due at time of formal submittal.

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

AWU SER #s do not match on sheet 4. Correct plans prior to formal submittal

SP FYI Add open space calculations to site data tables

ROW AULCC Submittal is required

TR A Traffic impact analysis is required **at the time of formal** submittal

DE FYI Provide an electronic copy of the drainage model at formal submittal.

Project Review Form (PRF) – Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions.

For Office Use Only

File # Assigned: _____ Date Filed: _____

Original Application Vesting Date: _____ Signature: _____ Date: _____

Director's Determination of Vested Rights (select one): ☐ Not Applicable ☐ Approved ☐ Denied

— See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: 1303, 1311 & 1491 South Lamar

Address/Location: 1303, 1311, and 1401 S. Lamar Blvd, Austin, TX 78704

Legal Description: Lot 2A Commercial Square Resubd (Vol 47, Pg 47), Lot 3 Commercial Square (Book 29, Pg 26), and Lot 1, Block A of Amended Plat of Lot 1 of the Maufrais Subdivision (Doc #201800189)

☒ A. The proposed application is submitted for **review under regulations currently in effect.**

*** NOTE: If "A" is checked above, proceed to the signature block at the bottom.

☐ B. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a claim of vested rights** (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government code. Please list file number and type of prior permit here:

Original Application Filing Date: _____ File #: _____ Type: _____

*** NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.

☐ C. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement** that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

*** NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.

Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases			
Preliminary Subdivision			
Final Subdivision Plat			
Site Plan/Development Permit			

Proposed Project Application (select one): ☐ Preliminary Subdivision ☐ Final Plat ☒ Site Plan ☐ Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories):

Single-Family/Duplex: _____ Townhouse/Condo/Multifamily: 2.87 Office: 1.01

Commercial: _____ Industrial/R&D: _____ Other (specify): _____

Total acreage: 3.88 Watershed: West Boulder Creek Watershed Class: Urban Watersheds

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

Property Owner/Agent Printed Name: David Harris Phone: (512) 306-0228

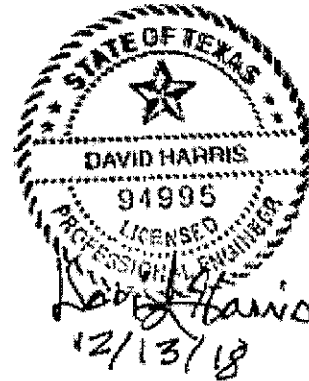
Signature: David Harris Date: 12/17/2018

SAVE Form

December 17, 2018

City of Austin
Development Services Department
505 Barton Springs Road
4th Floor
Austin, Texas 78704

RE: 1303, 1311 & 1401 S. Lamar Site Development Plans
Engineer's Summary Letter
LJA Project #A523-1013



To Whom It May Concern:

This site plan application proposes a five-story mixed-use structure composed of residential and office buildings joined by a common underground parking garage. This development project is situated over three legal lots addressed as 1303, 1311 and 1401 South Lamar and comprising a total of 3.88 acres. See location overview map (**Exhibit 1**).

The project property is located within the West Bolden Watershed, which is classified as an Urban Watershed. This site plan proposes the construction of water, wastewater, paving, drainage/detention, and water quality improvements necessary to serve this development. The northern building will contain 115,647 square-feet of office space with 4,932 square-feet of restaurant. The southern building will have 301 apartment units with 1,626 square feet of retail and other miscellaneous uses as summarized in the project summary table found in the site plan.

ZONING

The property is located in the full-purpose area of the City of Austin and zoned as noted in **Table 1**. The property is located with the Zilker Neighborhood Planning Area; however, the aforementioned neighborhood plan is currently suspended.

Table 1
Summary Tract / Lot / Zoning Summary

Tract #	Lot	Subdivision	Zoning
1	Lot 1, Block A (0.6066 + 0.8928 acres)	Amended Plat of Lot 1 of the Maufrasis Subdivision (Document #201800189)	CS-V-CO
2	Lot 2A (1.0035 acres)	Commercial Square Resubd (Volume 47, Page 47)	CS-V
3	Lot 3 (1.3772 acres)	Commercial Square (Book 29, Page 26)	CS-V

CURRENT CODE

The project is subject to the current Land Development Code.

LEGAL LOT STATUS

There are three legal lots as summarized in the above-mentioned **Table 1**.

EXISTING CONDITIONS

The existing lots are occupied by a Jiffy Lube, Genie Car Wash, and Austin's Automotive Specialists.

The site has been surveyed by 4Ward Land Surveying. This existing conditions survey captured ALTA/NSPS Land Title Tree and Topographic Survey information. An existing conditions sheet is included in the site plan drawings as Sheet EX1. The existing site has approximately 71% impervious cover over the three lots.

There are four easement releases that will be requested – including (1) guy easement, (2) utility easements, and (1) wastewater easement.

PROPOSED LAND USE

The project proposes two, 5 story mixed-use buildings constructed on top of a common parking garage. The first building is office with mixed-use situated over Lot 2A of Commercial Square Resubdivision. The second building is multi-family with mixed-use is situated over Lot 1, Block A, Amended Plat of Lot 1 of the Maufrais Subdivision and Lot 3 of the Commercial Square Subdivision. The maximum height is less than 60 feet. The total proposed impervious cover over the three legal lots is 93.5%.

Parking will be provided for on two levels of the underground parking. The parking summary is given on sheet SP2 of the site plan. Based on a shared parking analysis performed by PARC, 713 parking spaces are required and 724 spaces are provided. **See Appendix B** for memorandum by PARC documenting the shared parking estimate.

ACCESS

Access to the existing site is currently provided through five existing curb cut features along Lamar Boulevard, and one joint access shared with the adjacent southern lot per Joint Use Agreement (Volume 11565, Page 0052). There are two proposed access locations, one along Lamar Boulevard and the other is through the southern lot per the Joint Use Agreement.

See **Exhibit 2** for an overview figure of the existing and proposed access points.

TRAFFIC IMPACT ANALYSIS

Bobak Tehrany, P.E., with BOE Consulting Services, LLC met with Scott James, P.E., PTOE, regarding the TIA determination request. A copy of the email correspondence between Mr. Tehrany and Mr. James is included as an attachment to the site plan application, in which the Client will be requesting a waiver to the TIA and to participate in mitigation measures to be identified by Staff.

COMMERCIAL DESIGN STANDARDS

No noncompliant commercial design standard issues were identified that require alternative equivalent compliance.

COMPATIBILITY STANDARDS

A variance to Article 10, Compatibility Standards, Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) (C)(3) to increase the allowed height of a structure that is more than 100 feet but not more than 300 feet from property along the south and west property lines that is zoned SF-5 or more restrictive, from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive from 50 feet (required, permitted) to 60 feet (requested) was granted by the Board of Adjustment on July 9, 2018 under Case Number C15-2018-0017. A copy of the Board of Adjustment Decision Sheet is provided under **Appendix A**.

ORDINANCE COMPLIANCE LANDSCAPE PLAN

Landscape Plan drawings in accordance with the Landscape Ordinance are included with the site plan drawings as well. These plans contain the required permit calculations and tree removal/mitigation plan and calculations for compliance plans. There is one heritage tree proposed for relocation.

WATER AND WASTEWATER UTILITIES / FIRE PROTECTION

Service extension requests ("SERs") for water and wastewater services (SER-4149 and SER-4195) were approved by Austin Water on November 15, 2018 (**Appendix C**).

Potable Water: SER-4194 indicates that water is to be tapped off the 12-inch water main (Project No. 212-0628) running along the east side of the Lamar Blvd ROW.

Irrigation: Irrigation water will be taken from the potable water service with a 2.0" meter.

Fire: Both building will provide fire protection per NFP 13 sprinkler system with Type III-B buildings. A 12-inch fire/domestic line fed through a fire demand meter will be brought onto the site and will then tee off to feed the two buildings through 12-inch fire/domestic lines brought into the riser room.

A fire hydrant flow test performed on February 4, 2018 is available and provided in **Appendix D**. This flow test indicates a static pressure of 76 psi and a residual pressure of 75 psi, which equates to an estimated available fire flow of 10,258 gallons per minute.

Wastewater: As documented in SER-4195, the site will drain wastewater via gravity to the southwest corner of the site. (**Appendix B**).

100-YEAR FLOODPLAIN

According to FEMA FIRM Panel 48453C0445J (with an effective date of January 6, 2016) the project property is not located within the 100-year floodplain.

DRAINAGE

Drainage area maps for the existing and proposed conditions are provided in the plan set as Sheets DM1 and DM2 (Sheets 17 and 18 of 37), respectively. The site was modeled using HEC-HMS based on NRCS loss rate methodology, with the time of concentration estimated using TR-55, and Type 3 rainfall as per City of Austin drainage guidelines.

According to the United States Department of Agriculture ("USDA") Natural Resources Conservation Services ("NRCS") Web Soil Survey, soils from Hydrologic Group D occur within the property boundary.

Existing Conditions: The site is modeled as two drainage areas in existing conditions. Drainage Area 1, outfalls through a parking lot detention feature as documented by the record drawings. Drainage Area 2 outfalls by sheet over the eastern boundary of the site as conveyed on the existing conditions drainage map.

Developed Conditions: Proposed conditions is modeled using 5 drainage areas that drain to a water quality and detention pond situated below Level P2 in the garage. The pond outfalls to the same location as in existing conditions, at a flow rate less equal to or less than existing conditions as shown in Table 2.

Table 2

	PEAK FLOW (CFS) (AT SITE OUTFALL)			
	2-year	10-year	25-year	100-year
Existing	9.3	17.6	22	29.8
Proposed	8	17.5	21.2	29.8

Water Quality: No existing water quality features are found on site. However, the proposed impervious areas, almost exclusively represented by the building roof will be treated in a proposed water quality chamber using a sedimentation and filtration pond chambers contained within the building structure. Treated water from the filtration basin underdrains will be pumped into the detention chamber. See Sheet WQ1 (Sheet 20 of 37).

TEMPORARY & PERMANENT EROSION CONTROLS

Temporary erosion controls consisting of silt fence, mulch sock, stabilized construction entrance, and tree protection/limits of construction fencing will be installed per the site plan's Erosion and Sedimentation Control Plan prior to commencement of ground disturbance. Permanent erosion controls will include landscape plantings and revegetation on all unpaved areas.

TRAFFIC CONTROLS

The proposed construction will require traffic controls to allow construction along the frontage of South Lamar Boulevard. A traffic control plan will be provided prior to construction per the Traffic Control Strategy note on the Cover Sheet.

TREES

There is one heritage tree on the site as shown in the tree survey tag #5014. This tree is being proposed for relocated on adjacent lot, as conveyed on the landscape and demolition plan sheets.

Very Truly Yours,
LJA ENGINEERING, INC.



David Harris, P.E., CFM
Project Manager

DH/ew

Attachments:

Exhibit 1 Project Location Overview
Exhibit 2 Existing & Proposed Access

Appendix A BOA Decision Sheet
Appendix B Shared Parking Memorandum (by PARC)
Appendix C SER-4194 and SER-4195
Appendix D Fire Hydrant Test

cc: Joseph Longaro, P.E., LJA Engineering, Inc.
Brett Denton, Ardent Residential

INTAKE SUBMITTAL CHECKLIST CONSOLIDATED ADMINISTRATION

City Of Austin Development Services Department

505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2689, 974-2681, 974-7208 or 974-2350
Fax 974-2620

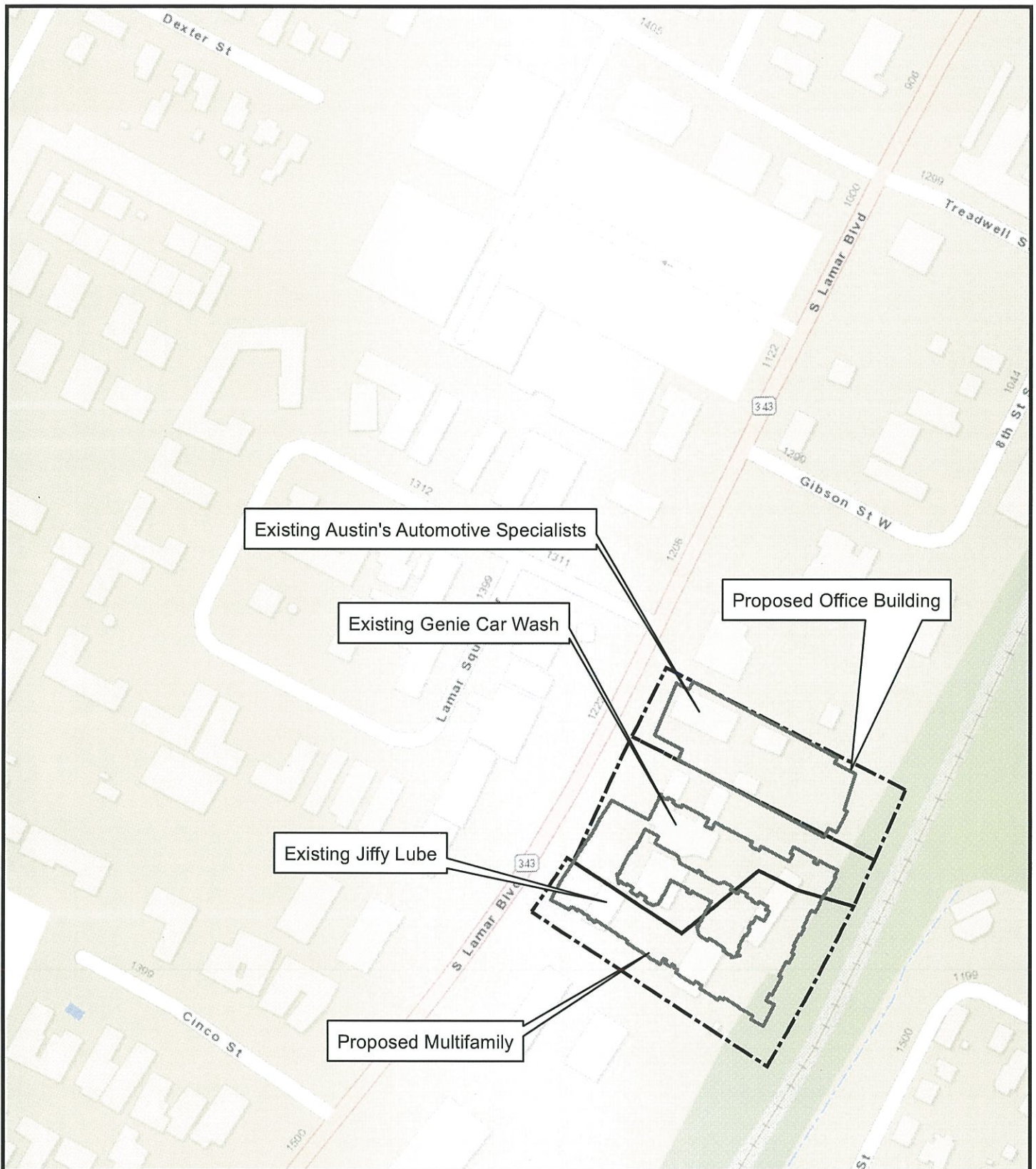
Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

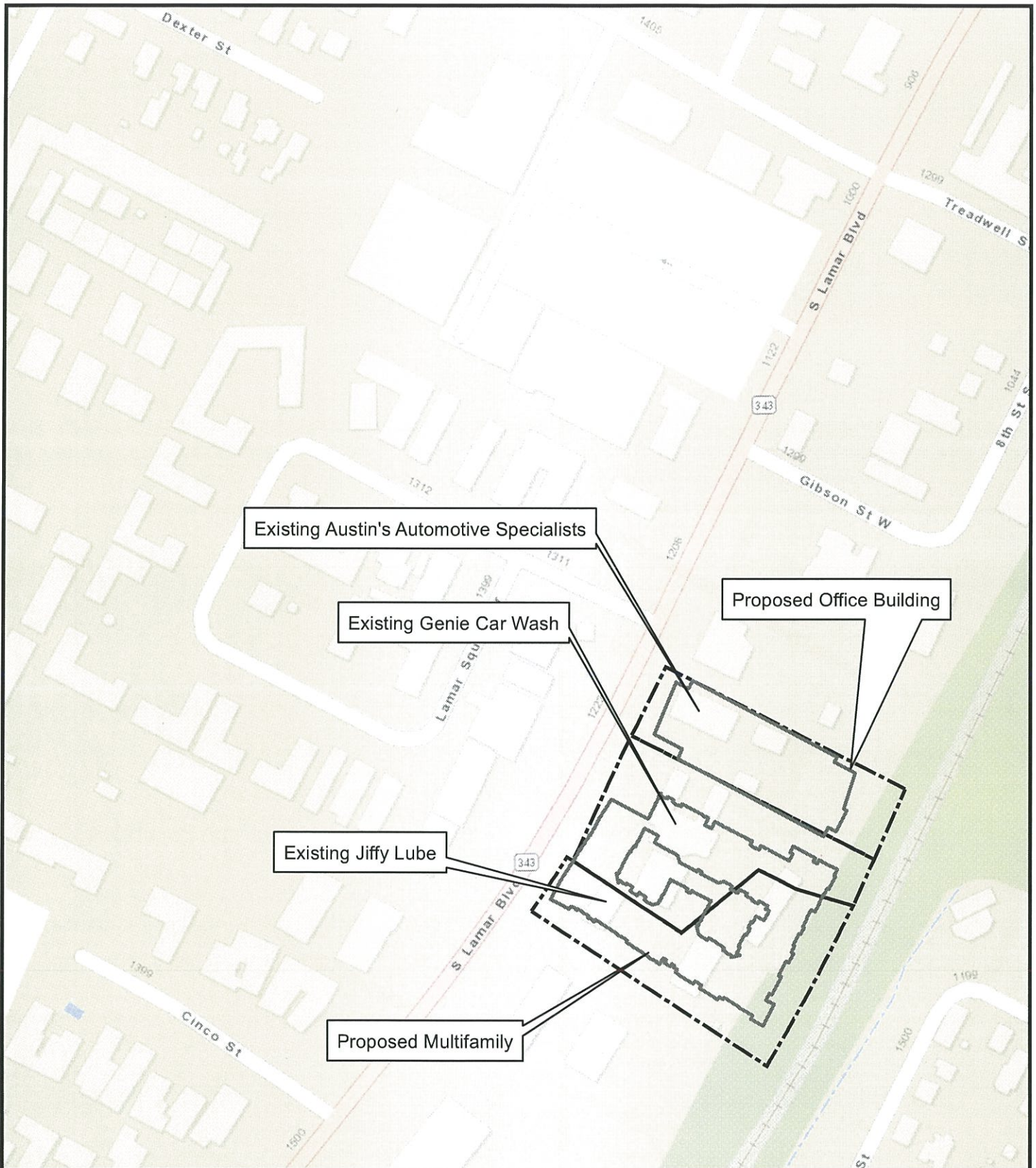
- ☒ 1. Completed application form with all appropriate signatures & Application Fee (+\$55.00/ sign if SPC-)
- ☒ 2. Subject to Big Box Ordinance YES / ~~(NO)~~ (Ordinance No. 20070215-072)
- ☒ 3. *Legible 4"x 4" Location Map on a separate 8½"x11" sheet
- ☒ 4. Signed Submittal Verification and Inspection Authorization Form
- ☒ 5. TIA Fee plus five (5) copies (if TIA is required)
- ☒ 6. *Sealed Engineer's Summary Letter (same engineer as sealed on plans)
- ☒ 7. Plans (24"x36" format **only**) for formal (Refer to completeness check results for required #)
☒ Two (2) copies for completeness check *18 formal*
- ☒ 8. *Full size tax maps (1"=100') showing properties within **500'** of the red-lined site area (limits of construction) **or** For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the site.
- ☒ 9. Current Tax Certificates (not required if tax exempt)
- ☒ 10. 1704 Determination
- ☒ N/A (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- ☒ 11. * Engineering Reports (Refer to completeness check results for required #)
☒ Two (2) copies for completeness check *4 formal*
- ☒ 12. ~~Project Description Form~~
- ☒ 13. Flashdrive @ formal submittal (Exhibit VII of application must be on flashdrive w/ names of files/layers)
- ☒ N/A 14. If applicant indicates they are requesting waiver/ variance(s) on the application, then a letter requesting the waiver/ variance(s) must be submitted as well, plus additional fees if applicable. (*If a Late Hours Permit is required, a waiver of Compatibility Standards must be submitted, if applicable.*)



0 200 400 Feet



EXHIBIT 1
1303, 1311 and 1401 South Lamar
Project Location Overview



0 200 400 Feet



EXHIBIT 1
1303, 1311 and 1401 South Lamar
Project Location Overview



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6850134

Payment

Date: 01/09/2019

Invoice

No.: 6907171

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Consolidated

Payer Information

Company/Facility Name: SEAMLESS 290 WEST DE LTD

Payment Made By:

SEAMLESS 290 WEST DE LTD

4407 BEE CAVE RD STE 421

Phone No.:

Payment Method:

Check

Payment Received:

\$19,162.60

Amount Applied:

\$19,162.60

Cash Returned:

\$0.00

Comments:

CK 2025

Additional Information

Department Name: Development Services Department

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9300 4192	Basic Notification	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$272.00
5090 5300 9300 4264	Consolidated Site Plan-Dev	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$15,769.00
5020 2200 9050 4874	UDS Engineering Plan Review	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$219.00
5090 5300 9400 4257	City Arborist Site Plan/Subdivision Review	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$2,174.00
5090 5300 9996 4066	Development Services Surcharge	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$728.60
TOTAL :					\$19,162.60



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6839539

Payment

Date: 12/17/2018

Invoice

No.: 6901319

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Consolidated

Payer Information

Company/Facility Name: SEAMLESS 290 WEST DE LTD

Payment Made By:

SEAMLESS 290 WEST DE LTD

4407 BEE CAVE RD STE 421

Phone No.:

Payment Method: Check

Payment Received: \$433.68

Amount Applied: \$433.68

Cash Returned: \$0.00

Comments: ck2024

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
5090 5300 9300 4138	Completeness Check Fee	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$383.00
5100 6300 9700 4177	WPD-Site Plan Completeness Check	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$34.00
5090 5300 9996 4066	Development Services Surcharge	12103891	1401 S LAMAR BLVD	2018-211097-SP	\$16.68
TOTAL :					\$433.68

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

NO 2265119

ACCOUNT NUMBER: 01-0003-0117-0000

PROPERTY OWNER:

SEAMLESS GCW LTD
PO BOX 302380
AUSTIN, TX 78703-0040

PROPERTY DESCRIPTION:

.606 ACR OF LOT 1 MAUFRAIS SUBD TH
E

ACRES

.6060 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1311 S LAMAR

BLVD2

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

YEAR	ENTITY	TOTAL
2017	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2017 \$32,354.20

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 04/13/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2265118

ACCOUNT NUMBER: 01-0003-0116-0000

PROPERTY OWNER:

SEAMLESS 290 WEST DE LTD
4407 BEE CAVE RD STE 421
WEST LAKE HILLS, TX 78746

PROPERTY DESCRIPTION:

.894 ACR OF LOT 1 MAUFRAIS SUBD TH
E

ACRES

.8940 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1401 S LAMAR

BLVD

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

YEAR	ENTITY	TOTAL
2017	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*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 \$68,633.54

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 04/13/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2265117

ACCOUNT NUMBER: 01-0003-0111-0000

PROPERTY OWNER:

SEAMLESS 290 WEST DE LTD
4407 BEE CAVE RD STE 421
WEST LAKE HILLS, TX 78746

PROPERTY DESCRIPTION:

LOT 2A COMMERCIAL SQUARE RESUB

ACRES

1.0051 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1303 S LAMAR

BLVD

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

YEAR	ENTITY	TOTAL
2017	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*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 \$70,435.20

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 04/13/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2265116

ACCOUNT NUMBER: 01-0003-0110-0000

PROPERTY OWNER:

SEAMLESS GCW LTD
PO BOX 302380
AUSTIN, TX 78703-0040

PROPERTY DESCRIPTION:

LOT 3 COMMERCIAL SQUARE

ACRES 1.3607 MIN% .000000000000 TYPE

SITUS INFORMATION: 1311 S LAMAR BLVD

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

YEAR	ENTITY	TOTAL
2017	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2017 \$105,446.45

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 04/13/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 



City Arborist Review

Addendum for Subdivision and Site Plan Submittals

For Office Use Only

File Number: 12103891 Date Issued: _____
Application Accepted By: _____ Date: _____

Section 1: Project Information

Application type: ☐ Single Family Subdivision ☒ Commercial Subdivision/Site Plan

Project Name: 1303, 1311 & 1401 South Lamar

Project Street Address: 1303, 1311, and 1401 S. Lamar Blvd, Austin, Texas 78704

Section 2: City Arborist Review

Has there been an onsite consultation with a City Arborist? ☐ Yes ☒ No

(If yes, please attach copies of all consultation correspondence and documents.)

Consultation – Tree Permit Number: _____

For single-family subdivision applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 19 in. or greater located within the LOC: _____
- Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC: _____
- Total number of trees with a diameter of 19 in. or greater: _____

For commercial subdivision and site-plan applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 8 in. or greater located within the LOC: 65
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: 20
- Total number of trees with a diameter of 8 in. or greater: 85

Eva Wong

From: Bobak J. Tehrany <bobak@bo-engineering.com>
Sent: Wednesday, December 5, 2018 6:33 PM
To: James, Scott
Cc: Brett Denton; Joe Warnock; Barua, Upal; David M. Harris; Jenkins, Joan; Jones, Austin; Jain, Sangeeta; Golden, Bryan
Subject: Re: New Project - TIA Determination Request - 1311 S. Lamar Blvd

Thanks! We'll see y'all next week.

Best,

Bobak

Bobak J. Tehrany, P.E., PTOE
BOE
512-632-7509
Bobak@bo-engineering.com

On Dec 5, 2018, at 3:59 PM, James, Scott <Scott.James@austintexas.gov> wrote:

Hello Bobak,

Thanks for your email. Next week does have space for a presentation at 10am. I'll put this on our agenda.

This project is within the South Lamar Corridor improvement plan, so I will expect our CPO liaison to be part of your audience.

The following links should provide additional information for your client to consider:

<http://www.austintexas.gov/department/south-lamar-corridor-improvement-program>

http://www.austintexas.gov/sites/default/files/files/Transportation/CorridorStudies/SLamar_Final_4-4-16_reduced.pdf

Thanks,

Scott

Scott A. James, P.E., PTOE

Desk: (512) 974 – 2208

<image001.png>

From: Bobak J. Tehrany [<mailto:bobak@bo-engineering.com>]
Sent: Wednesday, December 5, 2018 3:51 PM
To: Barua, Upal <Upal.Barua@austintexas.gov>; James, Scott <Scott.James@austintexas.gov>

Cc: Brett Denton <brett@ardent-residential.com>; Joe Warnock <jwarnock@seamlesslp.com>; David M. Harris <dmharris@lja.com>; Jenkins, Joan <Joan.Jenkins@austintexas.gov>; Jones, Austin <Austin.Jones@austintexas.gov>; Jain, Sangeeta <Sangeeta.Jain@austintexas.gov>

Subject: New Project - TIA Determination Request - 1311 S. Lamar Blvd

Upal/Scott,

I have attached a TIA Determination request for your review. Ultimately we are requesting a Waiver to the TIA, and to participate in mitigation measures to be identified by Staff, if at all possible, given how much analysis has been in this area recently. I'd like to request to present to the committee on next week's agenda, 12/13, if there is a slot available.

Please confirm receipt of this and let me know about next week.

Thanks,

Bobak

Bobak J. Tehrany, P.E., PTOE

President

BOE Consulting Services, LLC

9901 Brodie Lane 160-303 | Austin, TX 78748

512-632-7509 | bobak@bo-engineering.com

January 7, 2018

City of Austin
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: 1303, 1311 and 1401 S. Lamar
Completeness Check Comments Response
LJA Project #A523-1013

To whom it may concern,

Please find below our response to staff comments from the July 23, 2018 Master Comment Report for the above-referenced

AWU SER #s do not match on sheet 4. Correct plans prior to formal submittal

Response: The reference to the SER # has been revised in the title of the sheet.

SP FYI Add open space calculations to site data tables

Response: The area of the courtyard has been broken out separately in the proposed impervious cover calculation.

ROW AULCC Submittal is required

Response: Comment noted.

TR A Traffic impact analysis is required at the time of formal submittal

Response: We have submitted the TIA determination request letter (from Bobak J Tehrani) to Scott James. See attached.

DE FYI Provide an electronic copy of the drainage model at formal submittal.

Response: See attached thumb drive for file transfer at time of submittal.

Please let us know if you have any questions or require additional information.

Rosemary Avila
City of Austin
Development Services Department
January 8, 2019
Page 2 of 2

720 Airport
Site Plan Update 1
SP-2018-0202C

Very Truly Yours,
LJA ENGINEERING, INC.



David Harris, P.E.
Project Manager

cc: Joseph Longaro

Attachment:

- 1) TIA Determination Request Letter (1311 S. Lamar)
- 2) Thumb drive with HMS model