



City of Austin

Development Assistance Center

One Texas Center, 505 Barton Springs Road

P.O. Box 1088, Austin, Texas 78767

Telephone: (512) 974-6370 Fax: (512) 974-2423

Determination of a Site Plan Correction Request

Date: Tuesday November 27, 2018

Number of pages including cover: 1

From: Heather Parajuli

To: Carl McClendon

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

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

Address: 2027 S LAMAR BLVD

Staff Contact: Christopher Johnson

Telephone: 512-074-2760

Review Results

Your request has been **Rejected**.

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

Fees Due

Cost

Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
TOTAL COST:	

Based on the following your request has been Review Completed (see comments):

Comments:

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

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

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

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



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Site Plan Correction Request Form

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

Site Address: 2027 S. Lamar Bv.

Project Name: Harbison Auto Sales

☒ Site has a City of Austin Certificate of Occupancy.

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

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

Brief/General Description of Correction:

See attached summary letter.

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

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

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

Furthermore, I certify and acknowledge that:

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

Date: 04/02/2019

(Signature of Requester)

Address: 4808 Canyonwood Dr, Austin, Tx. Phone: (512) 363-8676

SAVE Form





Site Plan Correction Request Process and Form

NOTE:

A Site Plan Correction Request is reviewed the next business day after submittal. If the request involves further research, the review will require additional time. The applicant will be informed of the results by email.

Denied requests are available for customer pick-up in the Development Assistance Center (DAC) at One Texas Center, 505 Barton Springs Road.

Record set plan update appointments for approved corrections will be scheduled by staff and will be held in the DAC. Staff will contact the applicant for the appointment.

Step 1

Provide all information requested on the attached **Site Plan Correction Request Form**. An incomplete request form will not be accepted. Specific or additional information regarding the correction may be attached as a memorandum or letter.

Step 2

All correction requests are to be shown in red, overlaid on a City of Austin approved red-stamped copy of the originally approved site plan. All sheets affected by the proposed corrections and the cover sheet must be submitted for review.

If you do not have a red-stamped copy of the original site plan, obtain a copy from the Research Assistance section of the DAC prior to the submittal of your request. You may contact this section at (512) 974-6370.

Step 3

Attach the completed request form to the redlined copy along with any other supporting materials and submit to the DAC Monday through Friday. Requests will not be accepted at any other location.

If you have any questions regarding the Site Plan Correction request process, please contact the DAC staff at (512) 978-4000, Monday through Friday.

Email Address: carlmccleendon@austin.rr.com



McClendon & Associates
Development Consulting, LLC

April 2, 2019

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

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

Dear Mr. Johnson:

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

Sht 1

- Revise site plan correction table;

Sht 4

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

Sht. 6

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



April 2, 2019
Request for Site Plan Correction to SP-03-0469C
Page 2

Joan Angil, P.E., Wuest Group, will cloud, sign/seal plan all changes to the Utility Plan.

Please contact me at 512-363-8676 if there are any questions.



Carl McClendon, AICP



Building and Parking Summary
2027 S. Lamar Bv.

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

TOTAL REQ'D PARKING

97.15

PARKING SPACES PROVIDED

Compact	29
Standard	67
Handicapped	5
TOTAL	101



The Lot at Bouldin Creek | Building A

28 JANUARY 2019

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

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



The Lot at Bouldin Creek | Building B

28 JANUARY 2019

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

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



FF = 552.40
3250 SF
METAL BLDG
BLDG B

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

HC HC HC HC HC

27'-0"

27'-0"

554'

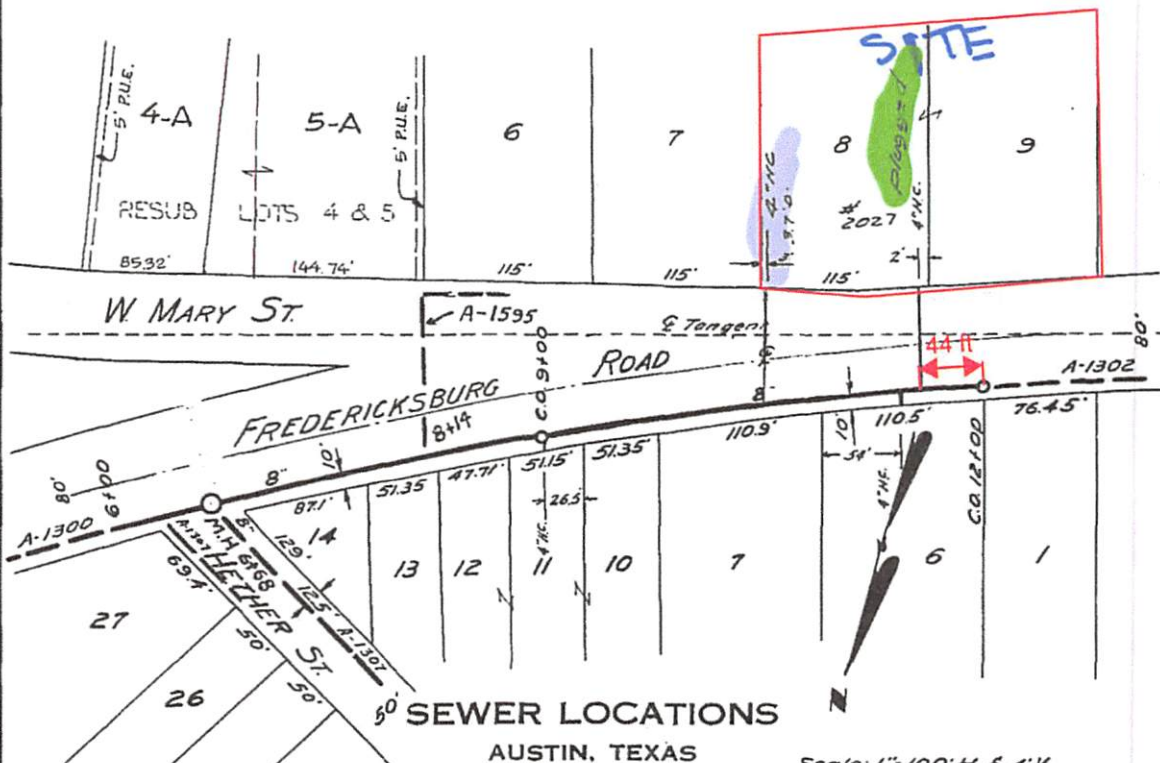
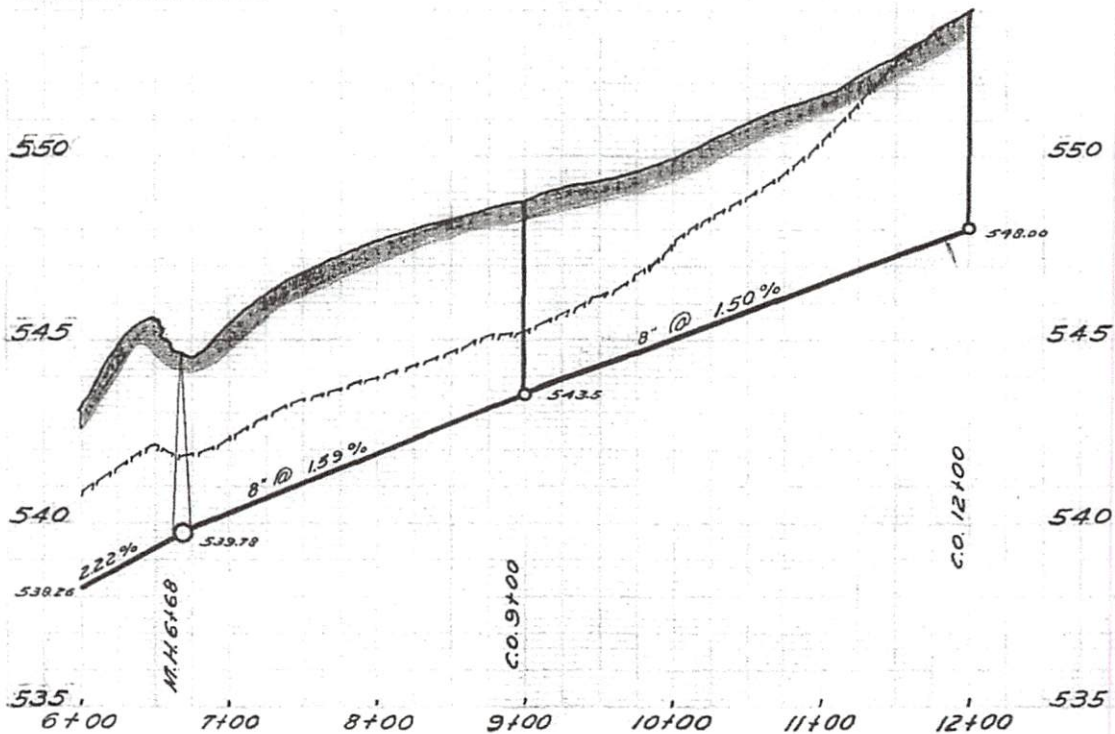


	2027 S LAMAR BLVD, AUSTIN, TX, 78704
	City of Austin
ge	00001.9850
Characteristic Type	BRUSBR11 - 30-JAN-17 - 31-JUL-17
Characteristic Type	BULKBU18 - 29-MAY-17 - 30-OCT-17
Factor	00.9999
Factor	Default
	Not Applicable
	Retail/Wholesale
	58547
	0.0000
a	34026
it	1.0000
ous	0.5812
isibility	1.0000
Res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



SEC 10B

B.M. Note: B.M. - J-776



SEWER LOCATIONS
AUSTIN, TEXAS

Scale: 1"=100' H & 4" V

BUILT BY W.P.A. 9-788 DATE DEC. 1938 SAN SEWER: JOB NO. _____
 FIELD BOOK 1180, P.2 DATE 8-4-38 LOCATION FREDERICKSBURG ROAD
 DRAWN BY C.F. WENDELKEND DATE 8-12-38 FROM MARY ST EASEMENT
 REVISED BY R.A.H. DATE 11-25-43 TO BLUEBONNET LANE
 C.G.L. 11-26-43
 CHECKED BY C.G. LEVANDER DATE AUG. 1938 BOOK NO. A SHEET NO. 1301





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



Austin Fire Department Hydrant Flow Test Report

TEST DATE: 9/23/18

COMPANY: PREV

TIME: 1101 HRS

OFFICER: GAR/CARR

RESIDUAL HYDRANT

MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	AFD BOX #
H20	559862	32664	16	1101

BLK #	DIRECTION	STREET NAME	TYPE
2000	S	LAMAR	BLVD

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

COMMENTS:

FLOW HYDRANT

MAP GRID #	HYDRANT #	PIPE INTERSECTION #	MAIN SIZE	AFD BOX #
H20	559873	32665	16	1101

BLK #	DIRECTION	STREET NAME	TYPE
2000	S	LAMAR	BLVD

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

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

.9

diffuser = N/A

FLOW RATE (GPM) = 1463

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



October 22, 2018

To: Representatives of the City of Austin

From: David Kahn, 2021 South Lamar LP

Re: Agent Authorization

As owner(s) of the above referenced property, please allow Carl McClendon, MADC, LLC, or Joan Ternus Angil, P.E., Wuest Group, to act as agent for all matters pertaining to the following:

- All development applications related to 2027 S. Lamar Blv.

Thank you for your assistance.



David Kahn, Property Owner
2021 South Lamar LP

Date:

10/22/18

