



Site Plan Correction Request Form

Site Plan Case #: SP-2016-0481C Correction #: 1 Expiration Date: 02/20/2021

Site Address: 2043 S Lamar Blvd.

Project Name: Bouldin Creek Commons

- 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:

Combine Buildings a and B by enlarging Building A.

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, James M. Schissler, 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.

James M. Schissler Date: 06/15/2018
(Signature of Requester)

Address: Civiltude, 5110 Lancaster Court, Austin, TX 78723 Phone: (512) 761-6161

SAVE Form

Departmental Use Only

Project Name:

OLDEN GREEK COMMONS

Case Number:

SP-2016-0431C

Applicant Name:

If Required	Reviewer	Date	Comments
<input checked="" type="checkbox"/> Site Plan			
<input type="checkbox"/> Transport			
<input type="checkbox"/> Eng.			
<input checked="" type="checkbox"/> Environ	<i>JW</i>	<i>9/14/18</i>	<i>OK for revisions on trees & mitigation.</i>
<input type="checkbox"/> AFD			
<input type="checkbox"/> AWU			
<input type="checkbox"/> Plumbing			
<input type="checkbox"/> AE			

Approved

Denied

Determined to be a Revision New Project

Building permit required? Yes No N/A

Smart Housing Project? Yes No

Qualifies for exemption per Section:

25-5-2

Check all that apply:

- Fees waived, Reason: _____
- Site Plan Correction/ Exemption Review Fee
- WPD Site Plan Correction Review Fee required
- Phasing Review: _____ phases
- Landscape Inspection: _____ acres



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 September 18, 2018 Number of pages including cover: 1
From: Sallie Correa
To: James Schissler Civiltude Telephone: (512) 761-6161 FAX: (512) -
Project Name: SP-2016-0481C (Bouldin Creek Commons)
Address: 2043 S LAMAR BLVD
Staff Contact: Anaiah Johnson Telephone: 512-074-2032

Review Results	
Your request has been Approved .	
Fees Due	Cost
Site Plan Correction Review	152.88
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
TOTAL COST:	152.88

Based on the following your request has been approved (*see comments*):

Once the mylar set has been pulled an associate will contact you to schedule a correction appointment

Comments:



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: Wednesday August 29, 2018

Number of pages including cover: 1

From: Heather Parajuli

To: James Schissler Civiltude

Telephone: (512) 761-6161 FAX: (512) -

Project Name: Bouldin Creek Commons SP-2016-0481C

Address: 2043 S LAMAR BLVD

Staff Contact: Anaiah Johnson

Telephone: 512-974-2032

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

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:

ENV; The plans and mitigation totals have been revised per our previous meeting. The revisions agreed to with Heritage tree reviewer and returned copy provided here have not made their way to this most recent update. Please revise the correction to reflect this plan. Please also confirm deck location as it differs on different plan sheets. (Jim Dymkowski)



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court Phone 512 761 6161
Austin, Texas 78723 Fax 512 761 6167
Firm Registration #12469 hello@civildute.com
www.civildute.com

August 16, 2018

DAC Review Team
City of Austin Development Service Department
505 Barton Spring Road
Austin, Texas 78704

Re: SP-2016-0481C- Correction 1C
Bouldin Creek Commons
2043 S Lamar Blvd
Austin, Texas

Dear Reviewers,
Below is the response to the comments from the first correction submittal:

Jim Dymkowski:
The layout of the structures around the heritage tree have been updated per layout from architect. Tree 528 is a chinaberry so it will not be preserved or mitigated.

If you have any questions, please do not hesitate to contact us and inquire at 512-761-6161.

Sincerely,

James M. Schissler, P.E.
Vice President

Bouldin Creek Commons - SP-2012-0314C

Dymkowski, Jim <Jim.Dymkowski@austintexas.gov>
To: Jim Schissler <Jim@civillitude.com>, "Mars, Keith" <Keith.Mars@austintexas.gov>

Tue, Aug 7, 2018 at 9:32 AM

Good morning Jim,

Yes, he and I discussed it yesterday and we agree that due to the trees condition its removal would be allowed. Please write a short summary of all we have discussed and send back to me. Also, please be sure the re-vised tree removal and landscape calculations have been updated. If you are proposing another payment into the tree mitigation fund I will need that additional total to allow us to send you a new invoice to be paid prior to completing the correction. Once I have all of this I will forward the email and explanation you send to Kristin downstairs so she has everything when you try to complete the correction with her. We may also need to wait and see the results of what Philip and Patti have been discussing about the revision to the plans around the one heritage tree.

Jim Dymkowski, Certified Arborist TX-3344A

Environmental Program Coordinator

City Arborist Program, Community Tree Preservation Division

City of Austin Development Services Department

One Texas Center, 5th Floor

505 Barton Springs Road

Office: 512-974-2772



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Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit:

[Click here to view City of Austin Ordinance 2016-0922-005](#)

[City Clerk's website](#)

[City Clerk's FAQ's](#)



CITY OF AUSTIN
Development
SERVICES DEPARTMENT

Commercial/Residential Review – One Texas Center
 505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

**Request for Modification
 or Alternate Method of Compliance**

To complete this form electronically: Open with Internet Explorer, then [Click Here to Save and continue.](#)

Address: 2043 S Lamar Blvd			Use: Office & garage	Type of Const: I-B	
Suite #:	Building #: A	# of Stories: 5.0	Sprinkled: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Total Sq. Ft. of Building: 208,327.00	Sq. Ft. of Project: 380,135.00
Name of Building: Bouldin Creek Commons		Date: 06/13/2018 Permit: SP-2016-0481C	Contact Person: James Schissler, P.E.		
Building Owner:		Mailing Address:			
Scott Trainer		900 Bluebonnet Avenue			
JSTRAIN, LLC		Austin, TX 78704			
		Email: scott@southlamarproperties.com			

Check One: Building Electrical Mechanical Plumbing Energy Fire

Proposal Description – Explain how it is equivalent or what the hardship is (*Print or Type; Attach documentation or use back of this form if needed.*):

Fire lane on south side of parking garage includes a T - turnaround into the garage to enable 200 foot hoselay to be met. The garage is concrete construction and sprinklered; the turnaround area will have a 14 foot clear height. A private fire hydrant will be added at the end of the fire lane as requested by the AFD reviewer.

SAVE Form

For Office Use Only

Evaluation Fire Department Concurrence Required

Approved By: Jim A. Rees Title: ENGINEER Date: 8/8/18

Approved By: _____ Title: _____ Date: _____

Approved By: _____ Title: _____ Date: _____

Approved By: _____ Title: _____ Date: _____



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court Phone 512 761 6161
Austin, Texas 78723 Fax 512 761 6167
Firm Registration #12469 hello@civiltude.com
www.civiltude.com

June 18, 2018

DAC Review Team
City of Austin Development Service Department
505 Barton Spring Road
Austin, Texas 78704

Re: SP-2016-0481C- Correction 1C
Bouldin Creek Commons
2043 S Lamar Blvd
Austin, Texas

Dear Reviewers,

On behalf of our client, JSTRAIN LLC., we are submitting correction 1C for the Bouldin Creek Commons Site Development Permit. The correction is to combine Buildings A and B by enlarging Building A. The driveways will remain at the proposed locations and pavers will be used so that there is no increase in impervious cover from a water quality standpoint. We met with the DAC review team last month to review the changes so that the new building layout could be processed as a correction. I met with James Reeves, the original AFD reviewer and made the changes to the plans that he requested. The landscape plans were updated to add replacement trees for the trees being removed and the owner will hire a certified arborist to provide tree care maintenance on the trees to remain. The changes to the water and wastewater layout were reviewed by Austin Water and further changes will be approved by Austin Water to address the AFD requirements.

If you have any questions, please do not hesitate to contact us and inquire at 512-761-6161.

Sincerely,

James M. Schissler, P.E.
Vice President



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James M. Schissler (Signature of Requester) Date: 08/15/2018

Address: Civiltude, 5110 Lancaster Court, Austin, TX 78723 Phone: (512) 761-6161

SAVE Form