



Site Plan Correction Request Form

Site Plan Case #: SP-2016-0481C Correction #: 2 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:

MOVE WATER AND WASTEWATER SERVICES TO W OLTORF STREET, ADJUST SIDEWALK AND GRADING IN W OLTORF AND ACCESS DRIVE, ADD PUM P STATION FOR ACCESS DRIVE, MODIFY PARKING GARAGE.

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: 05/06/2019
(Signature of Requester)

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

SAVE Form

Departmental Use Only

Project Name: <i>Bourbon Creek Commons</i>		Case Number: <i>SP-2016-0481c</i>	Applicant Name:
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments
<input checked="" type="checkbox"/> Site Plan	<i>V AvZenne</i>	<i>7-10-19</i>	<i>Approved w/ Condition: No height modification requested/reviewed/approved with this request.</i>
<input type="checkbox"/> Transport			
<input type="checkbox"/> Eng.			
<input type="checkbox"/> Environ.			
<input type="checkbox"/> Trees			
<input type="checkbox"/> AFD			
<input type="checkbox"/> AWU			
<input type="checkbox"/> Plumbing			
<input type="checkbox"/> AE			

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Determined to be a <input type="radio"/> Revision <input type="radio"/> New Project
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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: Wednesday July 03, 2019

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	582.40
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
TOTAL COST:	582.40

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

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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 June 25, 2019

Number of pages including cover: 1

From: Heather Parajuli

To: James Schissler Civiltude

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

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

Address: 2043 S LAMAR BLVD

Staff Contact: Anaiah Johnson

Telephone: 512-074-2032

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:

SP; Comment not addressed: Accessible patio do not provide full site circulation. Comment not addressed: A user of an accessible path may not be required to wheel or walk behind a vehicle other than their own. Protect with curb and gutter or bollard. Comment not addressed: When an accessible path travels parallel to drive aisles it must be protected with curb and gutter or bollard. (Viktor Auzenne) 512-974-2941



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 25, 2019

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

Re: SP-2016-0481C- Correction 2C
Bouldin Creek Commons
2043 S Lamar Blvd
Austin, Texas

Dear Viktor,

Please see responses to comments below:

SP: Accessible paths do not appear to provide full site circulation... ACCESSIBLE ROUTES EXTENDED PER MEETING WITH REVIEWER ON JUNE 25, 2019.

A user of an accessible path may not require a user to travel behind a vehicle other than their own. BOLLARDS ADDED TO ACCESSIBLE ROUTES ON OPPOSITE SIDE OF DRIVE AISLE PER MEETING WITH REVIEWER ON JUNE 25.

Please contact me if you have any other questions at 512-569-9830.

Sincerely,

James M. Schissler, P.E.
Vice President



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

May 6, 2018

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

Re: SP-2016-0481C- Correction 2C
Bouldin Creek Commons
2043 S Lamar Blvd
Austin, Texas

Dear Reviewers,

On behalf of our client, UNICO 2043 South Lamar LLC., we are submitting correction 2C for the Bouldin Creek Commons Site Development Permit. The correction is to update the building with the final layout of the parking garage and adjust the sidewalk on W Oltorf St. Correction 1C was to change the building configuration from two buildings to one building and this correction is to reflect the final building construction plans per the approved building permit for the project. I met with James Reeves, the original AFD reviewer and made the changes to the plans that he requested during correction 1C. The landscape plans were updated to reflect the adjusted sidewalk to provide the standard planting zone and sidewalk along W Oltorf. An email from Andy Halm is attached stating that an amended license agreement is not required. The changes to the water and wastewater layout were reviewed and approved by Austin Water; copies of the signed mylar sheet 4, 8 and 14 are provided in the plan set.

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

FW: Bouldin Creek Commons License Agreement for streetscape LA# 997-1707

Halm, Andy <Andy.Halm@austintexas.gov>
To: Jim Schissler <Jim@civiltude.com>
Cc: "Carlton, Kristin" <Kristin.Carlton@austintexas.gov>

Mon, Apr 29, 2019 at 1:23 PM

Hello All,

In reviewing the request of change of location for the tree layout for this project. We do not need to do an amendment for the license agreement. Please let me know if you have any further questions.

Thanks!

Andy Halm, Senior Property Agent

Office of Real Estate Services

505 Barton Springs Road, Suite 1350

Austin, TX 78704

Ph. 512-974-7185 Fax: 512-974-7088

From: Jim Schissler [mailto:Jim@civiltude.com]
Sent: Monday, April 29, 2019 1:16 PM
To: Halm, Andy <Andy.Halm@austintexas.gov>
Subject: Re: Bouldin Creek Commons License Agreement for streetscape LA# 997-1707

Andy,

Per our discussion on Friday, an amended license agreement will not be required for this project where the sidewalk is shifted a few more feet further from the back of curb..

Thanks,

Jim

James M. Schissler, P.E.
Vice President



5110 Lancaster Court