



**Project Name:** The Carpenter

**Case Manager:** Nikki Hoelter

**Team:**

**Case Number:** SP-2016-0073C

**Date Filed:** Feb 12, 2016 3/10/16

**FORMAL**  
**Date Dist:** Mar 11, 2016

**Update #:** 0

**Comment Due Date:** Mar 31, 2016

Discipline	Name
★ Drainage Construction Review	Michael Duval
Electric Review	Jenna Neal ↗
Environmental Review	Taylor Horton
Fire For Site Plan Review	Sonny Pelayo
Flood Plain Review	Kevin Shunk
Industrial Waste Review	John McCulloch
Mapping Review	Mapping Review
PARD / Planning & Design Review	Marilyn Lamensdorf
Planner 1 Review	Thomas Sievers (no dist.)
Site Plan Plumbing Review	Cory Harmon
Site Plan Review	Nikki Hoelter CR
R.O.W. Review	Reza Sedghy
Traffic Control Review	Daniel Hunter
DSD Transportation Review	Natalia Rodriguez
AWU-Utility Development Service Review	Neil Kepple
AWU-Pipeline Engineering Review	AWU-Pipeline Engineering (no plans)
★ Water Quality Review	Michael Duval

NOTICE TEAM

18

Report run on: 3/10/2016

TO:

FROM: SITE PLAN REVIEW DIVISION CASE #: SP-2016-0073C

TYPE/SUBTYP Site Plan Administrative/Consolidated

PROJECT: The Carpenter

LOCATION: 411 JESSIE ST

CASE MANAGER: Nikki Hoelter

PHONE: 512-974-2863

FILED FOR UPDATE: Feb 12, 2016

COMMENT DUE DATE Mar 31, 2016

TENTATIVE PC DATE:

REPORT DATE: Apr 07, 2016

TENTATIVE CC DATE:

LANDUSE:

AREA: 0 ACRES (SQ FT) 1.389 LOTS

EXISTING ZONING: CS - GENERAL COMMERCIAL

EXISTING USE: Commercial

TRACT	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
	0 /1.389		Commercial

WATERSHED: West Bouldin Creek, ,

COUNTY: TRAVIS

JURISDICTION FULL PURPOSE Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT 0105020601

DEED REFERENCE:

VOL./PAGE 12702/

LEGAL DESCRIPTION:

LOT 6-13 BLK 2 PECAN GROVE

RELATED CASES (if any):

CONTACTS:

Applicant JOECARP PARTNERS LP 210-626-5544  
210 BARTON SPRINGS RD. SUITE 550 AUSTIN TX 78704  
CONTACT: John Davenport

Applicant BURY, INC. 512-328-0325  
221 W 6TH ST SUITE 600 AUSTIN TX 78701  
CONTACT: Troy Moore

Owner RRRTI, LLC 214-208-7379  
210 BARTON SPRINGS RD #550 AUSTIN TX 78704  
CONTACT: John H Davenport

Billed To CARP 1266, L.P. 512--  
21 BARTON SPRINGS RD. 550 AUSTIN TX 78704  
CONTACT:

Engineer BURY, INC. 512-328-0325  
221 W 6TH ST SUITE 600 AUSTIN TX 78701  
CONTACT: Troy Moore

SITE PLAN APPLICATION

DEPARTMENTAL USE ONLY

Application Date 3-10-16 File Number 11484047  
 Development Review Type Site  
 Case Manager Niki H.  
 Application Accepted By ALG.  
 Application Type \_\_\_\_\_

Section 1: PRIMARY PROJECT DATA

Project Name THE CARPENTER  
 Project Street Address (or range) 400 JOSEPHINE ST, 412 JOSEPHINE ST, 409 JESSIE ST  
AUSTIN, TEXAS Zip 78704

If project address cannot be defined, such as utility lines, provide the following information:  
 \_\_\_\_\_ Along the \_\_\_\_\_ Side of \_\_\_\_\_  
 Frontage Rd. N S E W Frontage Road

Approximately \_\_\_\_\_ From the Intersection with \_\_\_\_\_  
 Distance Direction Cross Street

**Provide either subdivision reference or brief legal description**

1. Subdivision Reference  
 Name PECAN GROVE ADDN. Approved YES  
 Block(s) 2 Lot (s) 3-13 Outlot \_\_\_\_\_  
 Plat Book 3 Page Number 184  
 Case # C8-1931-1428

2. Brief Legal Description \_\_\_\_\_

Grid Number(s) H21 & H22

Tax Parcel Numbers 01-0502-0609-0000 01-0502-0601-0000 01-0502-0605-000

**DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER**  
 Volume 12702 Page (s) 00296 Sq. Ft. \_\_\_\_\_ or Acres 1.389  
 DOC NUMBER: 2003260696, 201317843

Section 2: APPLICATION ASSESSMENT

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

Is a TIA required?  Yes  No Trips per day 1,198

On a Hill Country Roadway?  Yes  No Specify Hill Country Roadway \_\_\_\_\_

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

Has there been a Development Assessment?  Yes  No File Number C8-2014-0017

Small Project?  Yes  No

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

If residential, is there other Tax Credits or State/Federal funding?  Yes  No

In a Neighborhood Plan?  Yes  No If Yes, Name of Neighborhood Plan ZILKER

In a Transit-Oriented Development (TOD) District or the NBG District?  Yes  No If Yes, Name of TOD or NBG \_\_\_\_\_

Will all parking be located on-site?  Yes  No If no, an off-site parking application and fees are required. Shared parking?  Yes  No

- Principal Street Type:
- Core Transit Corridor
  - Hill Country Roadway
  - Highway
  - Internal Circulation Route
  - Suburban Roadway
  - Urban Roadway

Is there a Vertical Mixed Use building proposed?  Yes  No Refer to Submittal Information and Requirements for important pre-submittal requirements.

Electric Utility Provider AUSTIN ENERGY

Water Provider AWU-CENTRAL PRESSURE ZONE

Wastewater Provider AWU-SOUTH AUSTIN REGIONAL WWTP

School District AISD

Desired Development Zone? YES OR Drinking Water Protection Zone? NO

Is your project subject to current watershed protection regulations (Comprehensive Watershed Ordinance)?  YES / NO

Watershed WEST BOULDIN CREEK Watershed Class URBAN

In Edwards Aquifer Recharge Zone?  Yes  No

In Barton Springs Zone?  Yes  No

- Land Development Jurisdiction:
- Full Purpose
  - Limited Purpose

County TRAVIS

Does the site have an outstanding Complaint Violation/Red Tag?  Yes  No

FILE NUMBER \_\_\_\_\_

**Section 3: SITE AREA INFORMATION**

Gross Site Area: Acres 1.389 or Sq.ft. 60,505  
 Net Site Area: Acres LOT: 1.389 ACRES or Sq.ft. LOT: 60,505 SF  
 Building coverage: Sq.ft. 23,070

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Is Demolition proposed?  YES If yes, how many residential units will be demolished? 0  
 Number of Proposed Residential units (if applicable): N/A If Yes, How many? N/A  
 \_\_\_\_\_ 1 Bedroom \_\_\_\_\_ Affordable \_\_\_\_\_ 3 Bedroom \_\_\_\_\_ Affordable  
 \_\_\_\_\_ 2 Bedroom \_\_\_\_\_ Affordable \_\_\_\_\_ 4 or more Bedroom \_\_\_\_\_ Affordable

EXISTING ZONING	EXISTING USE	TRACT #	ACRES/SQ FT	PROPOSED USE
<u>CS</u>	<u>OFFICE</u>	<u>6-13</u>	<u>1.148 /</u>	<u>HOTEL/RESTAURANT</u>
<u>CS</u>	<u>COMMERCIAL</u>	<u>4-5</u>	<u>0.207 /</u>	<u>PARKING</u>
<u>CS</u>	<u>INDUSTRIAL</u>	<u>3</u>	<u>/</u>	<u>PARKING</u>
_____	_____	_____	<u>/</u>	_____

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Description of Proposed Development  
CONVERSION OF EXISTING CARPENTER'S HALL TO HOTEL LOBBY AND KITCHEN. NEW CONSTRUCTION OF HOTEL, PARKING LOT, POOL AREA AND POOL PAVILLION.

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Are there any underground storage tanks existing or proposed? YES/NO NO

**Section 4: RELATED CASES**

	FILE NUMBERS
Zoning Case? <input checked="" type="checkbox"/> YES / NO	<u>C14-2008-0060</u>
Restrictive Covenant? YES <input checked="" type="checkbox"/> NO	<u>NO</u>
Subdivision? <input checked="" type="checkbox"/> YES / NO	<u>C8-1931-1428</u>
Land Status Report? <input checked="" type="checkbox"/> YES / NO	<u>C8I-02-0357, C8I-2011-0198</u>
Existing Site Plan? YES / <input checked="" type="checkbox"/> NO	<u>NO</u>

**Section 5: LAND USE SITE PLAN DATA - as applicable**

Subject to Compatibility Standards? YES / NO YES  
 In Combining District / Overlay Zone? (NCC,CVC, WO, etc.): NO  
 Requires a Green Building Program Rating? YES / NO NO (if yes, attach Letter of Intent)

**Section 6: WAIVER / VARIANCE / ETC. - as applicable**

1. Compatibility Standards Waiver Section(s) \_\_\_\_\_  
 2. Hill Country Section(s) \_\_\_\_\_  
 3. Waterfront Overlay District Section(s) \_\_\_\_\_  
 4. Environmental Section(s) \_\_\_\_\_  
 5. Shared Parking Analysis \_\_\_\_\_  
 6. Off-Site or Remote Parking \_\_\_\_\_  
 7. Detention Pond Waiver \_\_\_\_\_  
 8. Alternative Landscape Compliance \_\_\_\_\_

**Section 7: OWNERSHIP INFORMATION**

Type of Ownership:  Sole  Community Property  Trust  Partnership  Corporation

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

**Section 8: OWNER INFORMATION**

Signature John H. Davenport Name JOHN DAVENPORT  
 Firm Name JOECARP PARTNERS, LP Phone# \_\_\_\_\_  
 Street Address 210 BARTON SPRINGS RD, STE. 550  
 City AUSTIN State TX Zip Code 78704 Contact JOHN DAVENPORT

**Section 9: APPLICANT - if applicable**

Signature Troy Moore Name TROY MOORE, P.E.  
 Firm Name BURY, INC. Phone# 512-328-0011  
 Street Address 221 WEST SIXTH STREET, SUITE 600  
 City AUSTIN State TEXAS Zip Code 78701 Contact TROY MOORE

**Section 10: ENGINEER /LANDSCAPE ARCHITECT / OTHER - Circle 1 or More**

Firm Name BURY, INC. Phone # 512-328-0011  
 Street Address 221 WEST SIXTH STREET, SUITE 600  
 City AUSTIN State TEXAS Zip Code 78701 Contact TROY MOORE

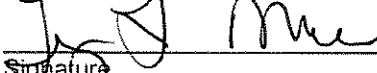
**Section 11: ENGINEER/ LANDSCAPE ARCHITECT/ OTHER - Circle 1 or More**

Firm Name \_\_\_\_\_ Phone # \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Contact \_\_\_\_\_

**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.

 2-2-16  
Signature Date

TROY MOORE, P.E.

Name (Typed or Printed)


BURY, INC.

Firm

**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.

 2-2-16  
Signature Date

TROY MOORE, P.E.

Name (Typed or Printed)

BURY, INC.

Firm



# ACKNOWLEDGMENT FORM

I, TROY MOORE, P.E. have checked for any information that may affect the review of this  
(Printed name of applicant)

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

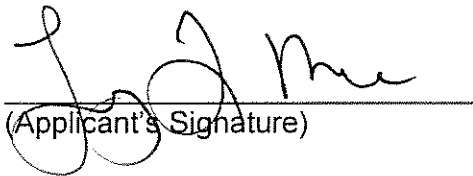
400 JOSEPHINE STREET

(Address or Legal Description)

400 JOSEPHINE STREET

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.

  
(Applicant's Signature)

2-2-14  
Date

**Land Use Review  
Site Plan Completeness Check**



**Planning and Development  
Review Dept.**

**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: 03/28/2016	
Tracking #: 11484047		Revision #: 00	Watershed: West Bouldin Creek
Project Name: The Carpenter			
Ch.245 Team Review Req'd: No		Orig. Submittal Date: 02/12/2016	Resubmittal Date:
Date Sent to Ch.245:		Current Results to Applicant: 02/27/2016	
Date Rec'd.back in LUR:			

**Checked for Completeness by the following reviewers:**

			Complete/Incomplete	Initials
Drainage Construction	Joydeep Goswami	974-3568	Complete	JG
DRD Transportation	Sangeeta Jain	974-2219	Complete	SJ
Site Plan	Scott Grantham	974-2942	Complete	SG
Environmental	Sue Barnett	974-2711	Complete	SB
Water Quality Eng.	Joydeep Goswami	974-3568	Complete	JG
Env.Res.Mgmt.	Liz Johnston	974-2619	Complete	LJ
Floodplain	Henry Price	974-1275	Complete	HP
ORES	Andy Halm	974-7185	FYIComplete	AH
Utility Coord.	Reza Sedghy	974-7912	FYIComplete	RS
AWU-DPR	Ben Sanders	972-9161	Complete	BS
AWU Development	Neil Kepple	972-0077	Complete	NK
UST	Craig Carson	974-3024	N/A	
ATD ROW.	Reza Sedghy	974-7912	FYIComplete	RS
ATD Traffic Control	Eva Moore	974-7671	Complete	EMM

<b>Mandatory Distribution:</b>		<b>Case Manager: Nikki Hoelter</b>	
Rosemary Avila (SP)	Jim Dymkowski (EV)	<del>Natalia Rodriguez (TR)</del> X	David Marquez (DR/WQ)
Christine Barton-Holmes (SP)	<del>Taylor Horton (EV)</del> X	Jay Baker (DR/WQ)	John Powell (DR/WQ)
Donna Galati (SP)	Mike McDougal (EV)	Ron Czajkowski (DR/WQ)	Tomas Rodriguez (DR/WQ)
Scott Grantham (SP)	Atha Phillips (EV)	Leslie Daniel (DR/WQ)	RSMP
<del>Nikki Hoelter (SP)</del> X	Amanda Couch (TR)	<del>Michael Duval (DR/WQ)</del> X Cony	
Brad Jackson (SP)	Bryan Golden (TR)	Benny Ho (DR/WQ)	Keith Mars (HT)
Michael Simmons-Smith (SP)	Sangeeta Jain (TR)	Danielle Guevara (DR/WQ)	
Pamela Abee-Tauli (EV)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)	
<b>Partner Department Mandatory Distribution:</b>			
<del>ATD ROW</del> X	<del>ATD Traffic Control</del> X	<del>AWU Development Services</del> X	<del>AWU Pipeline Services</del> X
<del>Electric (S)</del> X	<del>Fire</del> Y	<del>Floodplain</del> X	<del>Mapping</del> X
<del>Plumbing</del> X			
<b>Optional Distribution: Circle to receive distribution</b>			
AWU Facilities Engineering	Hydrogeologist	<del>Industrial Waste</del> X	<del>PARD</del> Y
Wetlands Biologist		NOTICE	
ERM Review Comment (Functional Assessment):			

**A formal application must be filed within 45 calendar days of the initial completeness check (by 03/28/2016) 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 974-2681, 974-2350, or 974-7208 for more information.

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RSMP: Yes/No                      Waiver:            Yes/No            Onsite Drainage:            Yes/No  
Offsite Drainage: Yes/ No

Additional Copies to:

Small Project: Yes/No

Fees: \$3866.78 - \$200 (pd at CC) = \$3666.78 (due at formal)

Total # of Plans   18   / Engineering Reports   3   required at formal

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. To find out contact information for neighborhood associations visit our web page at <http://www.ci.austin.tx.us/neighborhoodservices/> or contact our Neighborhood Liaisons for more information: Carol Gibbs @ 974-7219 or Jody Zemel @ 974-7117.

**This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit VII of application packet. Exhibit VII Worksheet also due at time of formal submittal.**

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

ORES – FYI: Proposed streetscape improvements. Are you proposing tower frame for this project? Please contact Andy Halm at [andy.halm@austintexas.gov](mailto:andy.halm@austintexas.gov).

ROW – FYI: Proposed Work in the ROW AULLC submittal & Clearance letter is required.

SP1 – Please provide site data table on site plan showing IC, building coverage, etc.

# Exhibit D

## PROJECT APPLICATION H.B. 1704/Chapter 245 DETERMINATION

(Chapter 245, Texas Local Government Code)

(This completed form must accompany all subdivision and site plan applications)

### FOR DEPARTMENTAL USE ONLY

File # Assigned: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Original Application Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:

Insufficient Information to establish Chapter 245 rights.

Proposed Project Name: The Carpenter

Address/Location: 400 Josephine Street, Austin, Texas 78704

Legal Description: Pecan Grove Addn. Block 2 Lots 3-13

The proposed application is for a **New Project** and is submitted under regulations in effect.

**NOTE: If A is checked above, proceed to signature block below.**

B. The proposed application is for an **ongoing project not requesting House Bill 1704 consideration**. The choice of this option does not constitute a waiver of any rights under Chapter 245.

C. The proposed application is for a **project requesting review under regulations other than those currently in effect, but not on the basis of House Bill 1704**. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: \_\_\_\_\_

D. The proposed application is for a project requesting **review under a specific agreement, not on the basis of House Bill 1704**. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: \_\_\_\_\_

E. Original Application Filing Date: \_\_\_\_\_ File #: \_\_\_\_\_

The propose application is submitted as a Project In progress under Chapter 245 (HB 1704) and should be reviewed under the applicable regulations pursuant to state laws. The determination will be based on information submitted on and with this form.

**The following information is required for Chapter 245 Review:**

Attached supporting documentation, including a summary letter with a complete project history from the Original Application to the present, with a copy of the original subdivision or site plan approval by the City and subsequent application approvals. Specify project information for date claiming 1704 grandfathering; include a copy of the relevant permit upon which chapter 245 vesting is claimed.

Project Application History	File #	Application date	Approval Date
Annexation/zoning (if applicable to history)	<u>C14-2008-0060</u>	_____	_____
Preliminary Subdivision	_____	_____	_____
Final Subdivision	<u>C8-1931-1428</u>	_____	_____
Site Plan/Development Permit	_____	_____	_____

Proposed Project Application (check one):      Preliminary      Subdivision      Final Plat      Site Plan

Proposed Project Land Use. Specify acreage in each of the following land use categories:

Single family/Duplex \_\_\_\_\_ Townhouse/Condo/Multi-family \_\_\_\_\_ Office \_\_\_\_\_  
 Commercial 1.389 Industrial/R&D \_\_\_\_\_ Other (Specify) \_\_\_\_\_

Total acreage: 1.389      Watershed: West Bouldin Creek      Watershed Classification: Urban

*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 protect critical/significant recharge features.*

Signature Property - owner or agent  Date: \_\_\_\_\_

Printed Name Troy Moore, P.E. Phone/Fax: (512) 328-0011

**Determination of  
Planning Commission or Zoning & Platting Commission  
Assignment**

I, Troy Moore owner or authorized agent for the following project.

Name of project: The Carpenter

Address of project: 400 Josephine, Austin, Texas 78704

Case Number: SP-2016-XXXX

**Check One:**

have verified that this project does fall within the boundaries of an approved neighborhood plan or a proposed plan as defines in 25-1-46(D).

Name of neighborhood plan Zilker Neighborhood Plan

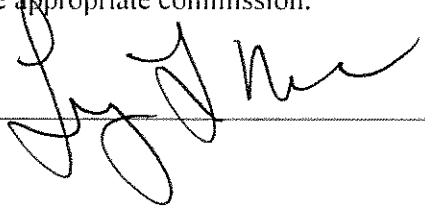
Commission assigned: **Planning Commission**

have verified that this project does not fall within the boundaries of an approved neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

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I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent:  Intake Date: \_\_\_\_\_

# INTAKE SUBMITTAL CHECKLIST CONSOLIDATED ADMINISTRATION

## City Of Austin Development Services Department

505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-6338, 974-2681, 974-7208 or 974-2350  
Fax 974-2620

<b>Departmental Use Only:</b>	
File Number: <u>11484047</u>	Date Issued: _____
Intake Specialist: <u>AL E</u>	Date: <u>2/12/16</u>

### 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
- 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  
 (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
- 12. Project Description Form
- 13. Flashdrive @ formal submittal (Exhibit VII of application must be on flashdrive w/ names of files/layers)
- 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.)

## INTAKE SUBMITTAL CHECKLIST PC OR ZAP CONSOLIDATED SITE PLAN

### City Of Austin Planning and Development Review 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: \_\_\_\_\_

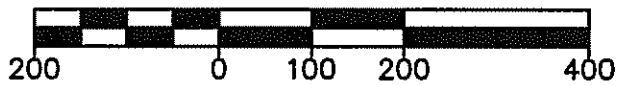
#### Information Required for Submittal:

1. Completed application form with all appropriate signatures & Application Fee
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) → N/A (in Site Plan App)
6. \*Sealed Engineers Summary Letter (same engineer as sealed on plans) in report
7. Plans (24"x36" format **only**) for formal (Refer to completeness check results for required #)  
 Two (2) copies for completeness check
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  
\_\_\_\_ (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
12. 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.)
13. Subject to: ZAP \_\_\_\_\_ or PC
14. Project Description Form

#### Items to be shown on Plans:

- \_\_\_\_ A. Cover Sheet
- \_\_\_\_ B. Site Plan (Base and Land Use Information)
- \_\_\_\_ C. Drainage and Grading Plan
- \_\_\_\_ D. Construction Details
- \_\_\_\_ E. Grading/ Tree & Natural Area Protection Plan or note certifying there are no trees within the limits of construction
- \_\_\_\_ F. Erosion Sedimentation Controls Plan
- \_\_\_\_ G. Landscape Plan, if inside City Limits (not needed for clearing, cut/ fill projects)
- \_\_\_\_ H. If applicant indicates that the site is subject to Compatibility Standards, then an Elevation & Cross-Section Sheet must be included.

\*Not required for small project



1" = 200'

**BURY**

221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel: (512) 328-0011 Fax: (512) 328-0325  
 TBPE # F-1048 TBPLS # F-10107500  
 Copyright © 2015

CARPENTER HALL  
 400 JOSEPHINE ST

JOECARP PARTNERS, LP

LOCATION MAP

DATE:

SCALE:

DRAWN BY:

FILE:

PROJECT No:



**Project Name: The Carpenter**

**Project Type: Consolidated**

# of Acres	Watershed	Watershed Classification	Jurisdiction	Discount
1.389	West Boulder Creek	Urban Watershed	Full	

	Consol Rev/Dev Rev	Consol Env/Env/Drainage	Consol Insp		
Base Dev Rev Fee	\$ 3,400.00	\$ 1,289.00	\$ 415.00		\$ 5,104.00
Addition Acreage		Base Acres	Cost per # of Acres	# Acres Over	
Review	15	15	10.00	(13.61)	\$ -
Env Drainage Fee		15	\$ 6.00	(13.61)	\$ -
Inspection					\$ -
<b>SH Discount</b>					
Sub Tot Review	\$ 3,400.00		\$ 1,289.00		\$ -
Sub Tot Env/Drain					\$ -
Sub Tot Inspection					\$ -
Discount	\$ (1,700.00)		\$ (644.50)		\$ (2,344.50)
Tot Dev Fees	\$ 1,700.00		\$ 644.50		\$ 2,759.50
SH Discount	\$ -		\$ -		\$ -
Dev Sub Total	\$ 1,700.00		\$ 644.50		\$ 2,759.50

Notification	Notification Y/N	Quantity			
Notification	560.00	1			\$ 560.00
SH Discount					\$ -
TIA Fee					\$ -
SH Discount					\$ -
Total Fees less SC					\$ 3,319.50
Dev Serv Surcharge	4%				\$ 132.78
Total Due Less UDS					\$ 3,452.28
UDS Fee					\$ 214.50
SH Discount					\$ -

**Total Payment Due at Formal Submittal \$ 3,666.78**  
 Paid At CC \$ 200.00  
**Total Project Fees Paid \$ 3,866.78**

Case Number  
**SP-2016-0073C**  
 Tracking Number  
**11484047**



# City of Austin

P.O. Box 1088, Austin, Texas 78767

## RECEIPT

Receipt No.: 6281141

Payment Date: 03/10/2016

Invoice No.: 6315702

### Payer Information

Company/Facility Name: Joecarp Partners LP

Payment Made By: John Davenport  
210 BARTON SPRINS RD. SUITE 550  
AUSTIN TX 78704

Phone No.: (210) 626-5544

Payment Method: Check

Payment Received: \$3,666.78

Amount Applied: \$3,666.78

Cash Returned: \$0.00

Comments: CK 0001

### Additional Information

Department Name: Development Services Department

Receipt Issued By: Cary Guedea

### Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4192	Notification/Renotificat	11484047	411 JESSIE ST	2016-015111-SP	\$560.00
1000 5300 9770 4264	Consolidated Review	11484047	411 JESSIE ST	2016-015111-SP	(\$1,700.00)
1000 5300 9770 4264	Consolidated Review	11484047	411 JESSIE ST	2016-015111-SP	\$3,400.00
5020 2200 9050 4874	UDS Engineering Plan Review	11484047	411 JESSIE ST	2016-015111-SP	\$214.50
5100 6300 9700 4264	Consolidated Env	11484047	411 JESSIE ST	2016-015111-SP	(\$644.50)
5100 6300 9700 4264	Consolidated Env	11484047	411 JESSIE ST	2016-015111-SP	\$1,289.00
5100 6300 9700 4271	Consolidated Insp	11484047	411 JESSIE ST	2016-015111-SP	\$415.00
8131-6807-1113-4066	Development Services Surcharge	11484047	411 JESSIE ST	2016-015111-SP	\$132.78
<b>Total</b>					<b>\$3,666.78</b>



# City of Austin

P.O. Box 1088, Austin, Texas 78767

## RECEIPT

**Receipt No.:** 6266889

**Payment Date:** 02/12/2016

**Invoice No.:** 6300433

### Payer Information

**Company/Facility Name:** RRRTI, LLC

**Payment Made By:** John H Davenport  
210 BARTON SPRINGS RD #550  
AUSTIN TX 78704

**Phone No.:** (214) 208-7379

**Payment Method:** Check

**Payment Received:** \$200.00

**Amount Applied:** \$200.00

**Cash Returned:** \$0.00

**Comments:** ck 1033

### Additional Information

**Department Name:** Development Services Department

**Receipt Issued By:** Micaela Acosta

### Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4250	Completeness Check Fee	11484047	411 JESSIE ST	2016-015111-SP	\$200.00
<b>Total</b>					<b>\$200.00</b>

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

NO 2252254

ACCOUNT NUMBER: 01-0502-0605-0000

PROPERTY OWNER:

BERGSTROM THOMAS A &  
TERESA W BERGSTROM TRUST  
6102 OPEN RANGE TRL  
AUSTIN, TX 78749-2801

PROPERTY DESCRIPTION:

N 60 FT OF LOT 1-3 BLK 2 PECAN GRO  
VE

ACRES .2066 MIN% .000000000000 TYPE

SITUS INFORMATION: 412 JOSEPHINE ST

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
2015	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH 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 2015 \$11,975.60

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 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 02/04/2016

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 2252251

ACCOUNT NUMBER: 01-0502-0601-0000

PROPERTY OWNER:

JOECARP PARTNERS LP  
210 BARTON SPRINGS RD STE 550  
AUSTIN, TX 78704-1251

PROPERTY DESCRIPTION:

LOT 6-13 BLK 2 PECAN GROVE

ACRES 1.1478 MIN% .000000000000 TYPE

SITUS INFORMATION: 400 JOSEPHINE ST

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
2015	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 2015 \$74,624.93

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 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 02/04/2016

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 2252252

ACCOUNT NUMBER: 01-0502-0609-0000

PROPERTY OWNER:

BERGSTROM THOMAS A &  
TERESA W BERGSTROM TRUST  
6102 OPEN RANGE TRL  
AUSTIN, TX 78749-2801

PROPERTY DESCRIPTION:

N 90FT OF LOT 4-5 BLK 2 PECAN GROV  
E

ACRES .2066 MIN% .000000000000 TYPE

SITUS INFORMATION: 409 JESSIE ST

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
2015	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 2015 \$5,062.85

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 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 02/04/2016

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: *Kathy Spear*

## SECTION 10 – PROJECT DESCRIPTION FORM

A project description form, attached as Exhibit A, must be submitted with a subdivision, site plan, and building permit application. A project description form must also be submitted with a water or wastewater service extension request.

### EXHIBIT A PROJECT DESCRIPTION FORM

The purpose of this form is to provide information that may clarify the nature of the project. Clarification may affect the City's determination on the application of Chapter 245 to the project. However, the form is not intended to affect the status of a project in progress, unless there are changed circumstances. This form does not preclude presentation of additional information to assist in the Chapter 245 determination. The information contained in this form will not result in any waiver of a Chapter 245 claim. The right to make a Chapter 245 claim, notwithstanding the information below, is reserved to the applicant.

Is the property currently developed? Yes If yes, how Existing Carpenter's Hall, asphalt and dirt parking lots

Permit number: SP-2016-XXXX Submittal Date: \_\_\_\_\_

Permit type: Preliminary Plan ; Final Plat ; Site Plan ;

Building Permit ; Water or wastewater service extension request

Legal Description/Subdivision Reference: Pecan Grove Addn., Block 2 Lots 3-13

Lot(s) ID 104380, 104387, 104387

Please check the appropriate project description for this lot within the city limits:

- No defined project
- Residential Mixed Use (contains a mixture of residential uses)
- Commercial Mixed Use (contains a mixture of one or more commercial, industrial and/ or civic uses)
- Commercial and Residential Mixed Use (contains a mixture of one or more residential, commercial, industrial and/ or civic uses)
- Residential Class I (one or more of the residential uses permitted in the SF-5 or more restrictive base zoning districts)
- Residential Class II (one or more of the residential uses permitted in the SF-4A or less restrictive base zoning districts)
- Commercial Class I (commercial uses containing at least 50% Administrative and Business Office, Medical Offices, Professional Office ("Office Uses"))
- Commercial Class II (commercial uses containing no more than 50% Office Uses)
- Industrial
- Civic
- Other use not listed. Specify: \_\_\_\_\_

Please check the appropriate project description for this lot within the city's ETJ:

- Mixed Use       Commercial       Civic  
 Residential       Industrial

FURTHER COMMENTS DESCRIBING PROJECT (OPTIONAL):

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Owner or Authorized Representative:

I certify that this Project Description Form is true and accurate

Print Name Troy Moore

Signature



Date:

2-2-16

Address 221 W Sixth Street, Suite 600, Austin, Texas 78701

Phone/Fax (512) 328-0011 / (512) 328-0325



**CITY OF AUSTIN  
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: The Carpenter

LOCATION: 400 Josephine Street, Austin, Texas 78704

APPLICANT: Troy Moore, Bury Inc. TELEPHONE NO: (512) 328-0011

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: \_\_\_\_\_ ZONING: \_\_\_\_\_ SITE PLAN: X

**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	1.148	10314	CS	Comercial			
2	0.207		CS	Office			
3	0.034		CS	Industrial			

**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	1.148	23070	CS	Hotel			
2	0.207	0	CS	Parking			
3	0.034	0	CS	Parking			

**ABUTTING ROADWAYS**

**FOR OFFICE USE ONLY**

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
Josephine Street	No		
Butler Road	No		
Jessie Street	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 LDC.

--- 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:  DATE: 2/22/16

DISTRIBUTION: \_\_\_\_\_ FILE \_\_\_\_\_ CAP. METRO \_\_\_\_\_ TXDOT \_\_\_\_\_ TRANS. REV. \_\_\_\_\_ 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 form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.