



**CITY OF AUSTIN**  
**One Texas Center-505 Barton Springs Road**  
**Site Plan Permit**

**Application Date: 07/15/2019**

**Site Plan Expiration Date: 10/21/2024**

**Permit No.: SP-2019-0297C**

**Project Name (or description): 218 South Lamar**

**Address or Location Description: 218 LAMAR BLVD SB**

**Watershed: Town Lake**

**Owner of Property: PFLUGER WR & MC & PFLUGER SPOUSAL IRREVOCABLE TRUST**

**Address: 2133 OFFICE PARK DR SAN ANGELO, TX 76904**

**Owner's Representative: Jonah Mankovsky Garza EMC, (512) 298-3284**

**Address: 7708 RIALTO BOULEVARD 125 AUSTIN TX 78735**

**Legal Description:**

**PERMIT IS HEREBY ISSUED FOR:**

The construction of a seven-story mixed use building, with parking, drives, drainage, water quality & detention, and utilities for a total of 48452 sf impervious cover (approx. 88.27%), per the approved plans.

The project is located within the Town Lake watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

**CONDITIONS OF PERMIT**

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

**ENGINEER'S CERTIFICATION:** Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

**SPECIAL CONDITIONS:**

  
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Signature of Applicant

For 218 South Lamar Partners, LTD 10/22/2021  
Owner Date

Permit Approved by City of Austin

October 21, 2021  
Date