



**Project Name:** 218 South Lamar

**Case Number:** SP-2019-0297C

**Update #:** 0

**Case Manager:** Jeremy Siltala

**Team:**

**Initial Submittal:** July 15, 2019

**Formal Filed:** August 27, 2019

**Date Dist:** August 28, 2019

**Comments Due Date:** September 23, 2019

Discipline	Name
City Arborist Review	Suzannah DesRoches
Drainage Engineering Review	Jay Baker *
Fire For Site Plan Review	Tom Migl
PARD / Planning & Design Review	Scott Grantham
Site Plan Review	Jeremy Siltala
Environmental Review	Hank Marley
Traffic Control Review	Traffic Control Review
Water Quality Review	Jay Baker *
Flood Plain Review	Karl McArthur
Transportation Planning	Ivan Naranjo
Planner 1 Review	Elsa Garza No Dist
R.O.W. Review	Isaiah Lewallen
AW Utility Development Services	AWU-Utility Development Service
Electric Review	Karen Palacios (3)
Site Plan Plumbing	Cory Harmon
AW Pipeline Engineering	AWU-Pipeline Engineering Memo
Industrial Waste Review	John McCulloch
ATD Engineering Review	Sangeeta Jain

Notice

19



Report run on: 8/27/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2019-0297C

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: 218 South Lamar

LOCATION: 218 S LAMAR BLVD SB

CASE MANAGER: Jeremy Siltala

PHONE (512) 974-2945

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Sep 25, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Restaurant

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Restaurant/ Office

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0105020102

DEED REFERENCE:

VOL./PAGE 12196/

LEGAL DESCRIPTION:

LOT B SEIDERS G C SUBD NO 2

RELATED CASES (if any):

CONTACTS:



Applicant

GENERAL COMMERCIAL PROPERTI 512-328-7166  
Joseph Llamas  
PO BOX 161146 Austin TX 78716

Owner

PFLUGER MICHAEL CARL & WILLIAM --

PFLUGER MICHAEL CARL & WILLIAM REID PFLUGER 2133 OFFICE PARK DR

Billed To

218 SOUTH LAMAR PARTNERS, LTD 713-580-2726

1900 St James PLACE Houston TX 77056

Engineer

GARZA EMC 512-298-3284  
Jonah Mankovsky  
3111 STANWOOD DRIVE AUSTIN TX 78757



# CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

## Consolidated Site Plan Application Administrative and Land Use Commission (C Plan)

**PURPOSE:** This application is for obtaining a consolidated site plan permit within the City of Austin jurisdiction (full-purpose and limited-purpose city limits). For the following information, please visit <http://www.austintexas.gov/page/land-use-applications#site>: See Consolidated Site Plan Overview and Review Procedures for site plan general information and review procedures; see Consolidated Site Plan Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

### For Office Use Only

12278536

Development Review Type: \_\_\_\_\_

Application Accepted By: \_\_\_\_\_

Application Type: \_\_\_\_\_

Case Manager: \_\_\_\_\_

Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

### Section 1: Project Information

Project Name: 218 South Lamar \_\_\_\_\_

Project Street Address (or range):  
218 South Lamar Boulevard, Austin, Texas

Zip: 78704

Description of Proposed Development:  
High-rise office building with ground floor retail and associated on-site parking.

Provide either Legal Description or Subdivision Reference:

Legal Description:

Subdivision Reference

Name: G.C. Seiders Subdivision No. 2

Block(s): \_\_\_\_\_ Lot(s): B \_\_\_\_\_ Outlot: \_\_\_\_\_  
Plat Book: 80 \_\_\_\_\_ Page Number: 120 \_\_\_\_\_  
Document Number: \_\_\_\_\_ Case Number: C8S-80-193 \_\_\_\_\_

Deed Reference of Deed Conveying Property to the Present Owner

Volume: 12196 \_\_\_\_\_ Document Number: \_\_\_\_\_  
Page(s): 1,914 \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_ or Acres: 1.26 \_\_\_\_\_

Tax Parcel Number(s): 104343

### Section 2: Applicant/Agent Information

Applicant Name: Joseph Llamas

Firm: 218 South Lamar Partners, LTD.

Applicant Mailing Address: P.O. Box 161146

City: Austin State: Texas Zip: 78716

Email: jllamas@gcpre.com Phone 1: (512) 853-9650 Type 1: Work

Phone 2: \_\_\_\_\_ Type 2: Select Phone 3: \_\_\_\_\_ Type 3: Select

### Section 3: Owner Information

Same as Applicant      Owner Name: Joseph Llamas  
Owner Signature: [Signature]  
Firm: Pfluger Spousal Irrevocable Trust, MC and WR Pfluger  
Owner Mailing Address: 2133 Office Park Drive  
City: San Angelo      State: Texas      Zip: 76904  
Email: reidpfluger@gmail.com      Phone 1: (325) 942-8090      Type 1: Home  
Phone 2: \_\_\_\_\_      Type 2: Select      Phone 3: \_\_\_\_\_      Type 3: Select

### Section 4: Engineer Information

Not Applicable       Same as Applicant      Name: Jonah Mankovsky  
Firm: Garza EMC  
Mailing Address: 9442 Capital of Texas Highway, Suite 315  
City: Austin      State: Texas      Zip: 78759  
Email: jmankovsky@garzaemc.com      Phone 1: (512) 298-3284      Type 1: Work  
Phone 2: \_\_\_\_\_      Type 2: Select      Phone 3: \_\_\_\_\_      Type 3: Select

### Section 5: Other Professional/Trade Information

Not Applicable       Same as Applicant      Type: Select an Option  
Name: \_\_\_\_\_  
Firm: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_      State: \_\_\_\_\_      Zip: \_\_\_\_\_  
Email: \_\_\_\_\_      Phone 1: \_\_\_\_\_      Type 1: Select  
Phone 2: \_\_\_\_\_      Type 2: Select      Phone 3: \_\_\_\_\_      Type 3: Select

### Section 6: Property Attributes

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.)  
 Smart Growth Zone      -OR-       Drinking Water Protection Zone  
Watershed: Town Lake      Watershed Class: Urban Watersheds  
In City of Austin Edwards Aquifer Recharge Zone?       Yes       No  
Land Development Jurisdiction:       Full-Purpose       Limited-Purpose

Is your project subject to all current watershed protection regulations?  Yes  No

School District: Austin ISD

On a Hill Country Roadway?  Yes  No

Specify Hill Country Roadway: \_\_\_\_\_

Principal Street Type (Full-Purpose):  Core Transit Corridor  Urban Roadway

Internal Circulation Route  Suburban Roadway  Hill Country Roadway  Highway

In a Neighborhood Plan?  Yes  No

If Yes, name of Neighborhood Plan: \_\_\_\_\_

In a Transit-Oriented Development (TOD) District, the North Burnet/Gateway (NBG), the East Riverside Corridor (ERC), or Other?  Yes  No

If Yes, name of TOD, NBG, ERC, or Other: \_\_\_\_\_

Is a Vertical Mixed Use building proposed?  Yes  No

(See Consolidated Site Plan Application Instructions for important pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: Austin Water Utility

Wastewater Disposal Provider: Austin Water Utility

## Section 7: Application Assessment

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

Is a Traffic Impact Analysis (TIA) required?  Yes  No (See Section 12: TIA Determination Worksheet.)

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

Has there been a Development Assessment?  Yes  No File Number: \_\_\_\_\_

Small Project?  Yes  No

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

Will all parking be located on site?  Yes  No (If No, an Off-Site/Shared Parking Application and fees are required.)

Shared parking?  Yes  No (If Yes, an Off-Site/Shared Parking Application and fees are required.)

## Section 8: Site Area Information

Gross Site Area: Acres 1.26 -OR- Sq. Ft. \_\_\_\_\_

Net Site Area: Acres 1.26 -OR- Sq. Ft. \_\_\_\_\_

Is Demolition proposed? Yes If Yes, how many residential units will be demolished? 0

Number of these residential units currently occupied: 0 (If 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712.)

Number of Newly Proposed Residential Units (if applicable): 0

<u>EXISTING ZONING</u>	<u>EXISTING USE</u>	<u>TRACT #</u>	<u>ACRES / SQ FT</u>	<u>PROPOSED USE</u>
<u>CS-V</u>	<u>High Turnover Restaurant</u>	<u>B</u>	<u>1.26 / 54,896.00</u>	<u>Office/High Turnover Restaurant</u>
			<u>/</u>	
			<u>/</u>	
			<u>/</u>	

Existing Impervious Cover (%): 85 Proposed Impervious Cover (%): 87

Are any underground storage tanks existing or proposed?  Yes  No

### Section 9: Related Cases

Zoning Case?  Yes  No

Restrictive Covenant?  Yes  No

Subdivision?  Yes  No

Land Status Report?  Yes  No

Existing Site Plan?  Yes  No

#### FILE NUMBERS

C-14-2008-0060, C814-2018-0121

C8S-80-193

SP-95-0047CS

### Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards?  Yes  No

In Combining District/Overlay Zone? (NCCD, CVC, WO, AO, etc.):  Yes  No

If Yes, please specify: Butler Shores Waterfront Overlay

Requires a Green Building Program Rating?  Yes  No (If Yes, attach Letter of Intent.)

### Section 11: Waiver / Variance / Etc. - as applicable

Compatibility Standards Waiver - Section(s): \_\_\_\_\_

Driveway Spacing - Section(s): \_\_\_\_\_

Hill Country - Section(s): \_\_\_\_\_

Waterfront Overlay District - Section(s): \_\_\_\_\_

Environmental - Section(s): \_\_\_\_\_

Shared Parking Analysis  Off-Site or Remote Parking

Detention Pond Waiver  Alternative Landscape Compliance



## Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: 218 South Lamar

Location: 218 South Lamar Boulevard, Austin, Texas 78704

Applicant: Jonah Mankovsky

Telephone No: (512) 298-3284

Application Status:  Development Assessment  Zoning  Site Plan

**EXISTING:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
B	1.30	9,295.00	CS-V	Restaurant	932	112.18 KSF	1043

**PROPOSED:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
B	1.30	167,000.00	PUD	Office	710	FCE	1745
B		13,000.00	PUD	HT Restaurant	932	<del>00000</del>	1458
						112.18 KSF	
						Gross	3203

**ABUTTING ROADWAYS:**

**FOR OFFICE USE ONLY**

Street Name	Proposed Access?	Pavement Width	Classification
South Lamar Boulevard	Yes (only One)		
Toomey Road	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 City of Austin Land Development Code.

The traffic impact analysis has been waived for the following reason:  
*Site must demonstrate compliance with approved TIA and final memo associated with zoning case CB14-2018-0121*

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: *A. Witcher* Date: *7/15/19*

Distribution:  File  Cap. Metro  TxDOT  DSD  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 worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.*

### Section 13: 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:

  \_\_\_\_\_ July 12 2019  
Signature Month Day Year

Jonah Mankovsky  
Name (Typed or Printed)

Garza EMC  
Firm

### Section 14: 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:

  \_\_\_\_\_ July 12 2019  
Signature Month Day Year

Jonah Mankovsky  
Name (Typed or Printed)

Garza EMC  
Firm

## Section 15: Acknowledgment Form

I, Joseph Llamas have checked for any information that may  
(Printed Name of Applicant)

affect the review of this 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:

(Address or Legal Description):

218 South Lamar Boulevard, Austin, Texas 78704

---

---

---

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

July  
Select  
Month

09  
Select  
Day

2019  
Select  
Year

### For Submittal Requirements and Exhibits

Please see Consolidated Site Plan Application Instructions at  
<http://www.austintexas.gov/page/land-use-applications#site>

## Section 16: Additional Space (if necessary)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well. In addition, please check the Additional Space box below.



Additional space was required to complete this application.

This project is located on the boundary of two different watersheds. The northern half of this property is located within the Town Lake (Lady Bird Lake) watershed which is classified as an Urban watershed. The southern half of the property is located within the West Bouldin Creek watershed, which is also classified as an Urban watershed.

**SAVE**



**GENERATIONAL**  
COMMERCIAL PROPERTIES

July 15, 19

Ms. Denise Lucas, Director  
City of Austin - Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: 218 South Lamar Boulevard

Dear Ms. Lucas:

Please be advised that Ownership has engaged Garza EMC as the civil engineer and project representative to submit and manage the site development permit process. Garza EMC is authorized to submit for and negotiate the site development permit.

This project proposes the construction of a new office building consisting of approximately 195,000 square feet of office space with an associated below-grade parking garage and utilities.

This project is located at the northwest corner of the intersection of Toomey Road and South Lamar Boulevard in the Full Purpose Limits of the City of Austin, Travis County, Texas. This project is located within the Lady Bird Lake and the West Bouldin Creek Watersheds, both of which are classified by the City of Austin as Urban Watersheds. This site is not located within the Edwards Aquifer Recharge Zone per the City of Austin or the Texas Commission on Environmental Quality. The tract is currently zoned CS-V, but the site is currently under review for a new PUD designation (City of Austin Case No. C814-2018-0121).

Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,

GENERATIONAL COMMERCIAL PROPERTIES

Joseph Llamas  
President

P.O. Box 161146

AUSTIN, TX 78716

(512) 853-9650

[www.gcprc.com](http://www.gcprc.com)



## City Arborist Review

### Addendum for Subdivision and Site Plan Submittals

#### For Office Use Only

File Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Application Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

#### Section 1: Project Information

Application type:       Single Family Subdivision       Commercial Subdivision/Site Plan

Project Name: 218 South Lamar

Project Street Address: 218 South Lamar Boulevard, Austin, Texas 78704

#### Section 2: City Arborist Review

Has there been an onsite consultation with a City Arborist?       Yes       No

*(If yes, please attach copies of all consultation correspondence and documents.)*

Consultation – Tree Permit Number: \_\_\_\_\_

#### For single-family subdivision applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 19 in. or greater located within the LOC: \_\_\_\_\_
- Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC: \_\_\_\_\_
- Total number of trees with a diameter of 19 in. or greater: \_\_\_\_\_ **0**

#### For commercial subdivision and site-plan applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 8 in. or greater located within the LOC: \_\_\_\_\_ **6**
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: \_\_\_\_\_ **1**
- Total number of trees with a diameter of 8 in. or greater: \_\_\_\_\_ **7**

**Land Use Review  
Site Plan Completeness Check**



**Development Services  
Department**

**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: 08/29/2019	
Tracking #: 12278536	Revision #: 00	Watershed: Town Lake	
Project Name: 218 South Lamar			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 07/15/2019	Resubmittal Date: 08/09/2019	
Date Sent to Ch.245:	Current Results to Applicant: 08/14/2019		
Date Rec'd.back in LUR:			

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

			Complete/Incomplete	Initials
Drainage Engineering	Kena Pierce	974-7273	Complete	KP
DRD Transportation	Chris Yanez	974-1253	Complete	CY
Site Plan	Jeremy Siltala	974-2945	Complete	JS
Environmental	Mike McDougal	974-6370	Complete	MM
Water Quality	Kena Pierce	974-7273	Complete	KP
Env.Res.Mgmt	Lindsey Sydow	974-2746	Complete	LS
Floodplain	Katina Bohrer	974-3558	Complete	KB
ORES	Andy Haim	974-7185	Complete	AH
City Arborist	Dillon Olsen	974-2515	Complete	DO
AWU	Bradley Barron	972-0078	Complete	BB
ATD ROW/AULCC	Isaiah Lewellen	974-1479	Complete	IL
ATD Traffic Control	Laura Roy	974-6012	FYI Complete	LR

Mandatory Distribution:		Case Manager:	
Robert Anderson (SP)	Ann DeSanctis (SP)	<del>Van Nannie (TR)</del>	Joydeep Goswami (DRWQ)
Rosemary Avila (SP)	Pamela Abee-Taulli (EV)	Vacant (TR)	Laura Kofahl (DRWQ)
Christine Barton-Holmes (SP)	Jonathon Garner (EV)	Natalia Rodriguez (TR)	David Marquez (DRWQ)
Jonathon Davila (SP)	<del>Frank Marley (EV)</del>	Vacant (TR)	Christine Perez (DRWQ)
Clarissa Davis (SP)	Mike McDougal (EV)	Laura Arthur (DRWQ)	Kena Pierce (DRWQ)
Renee Johns (SP)	Kristie Nguyen (EV)	<del>Jay Baker (DRWQ)</del>	Kyle Virr (DRWQ)
Anaiah Johnson (SP)	Jaron Hogenson (TR)	Ron Czajkowski (DRWQ)	RSMP
Randy Rouda (SP)	Adam Fiss (TR)	Leslie Daniel (DRWQ)	DSD Engineering
<del>Jeremy Siltala (SP)</del>	Mark Kere (TR)	Michael Duval (DRWQ)	<del>City Arborist</del>
Partner Department Mandatory Distribution:			
<del>AW UPS</del>	<del>Electric</del>	<del>Fire For Site Plan</del>	<del>Site Plan Plumbing</del>
<del>AW Pipeline Services</del>	<del>ATD ROW</del>	<del>ATD Traffic Control</del>	<del>Floodplain</del>
<del>FARD (Mandatory if Consolidated)</del>			
Optional Distribution: Circle to receive distribution			
Addressing	ATD Trans Eng	AWU Facilities Engineering	Floodplain Modification
Hydrogeologist	<del>Industrial Waste</del>	Urban Design	Wetlands Biologist
ERM Review Comment (Functional Assessment):		UST	

7819

**A formal application must be filed within 45 calendar days of the initial completeness check (by 08/29/2019) 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 974-1770 for more information.

---

Small Project: Yes/No

Fees: **\$17,536.04 due at formal submittal.**

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

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit [www.austintexas.gov/neighbor](http://www.austintexas.gov/neighbor) to contact a Neighborhood advisor.

**This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit VII of the Consolidated Site Plan Application Instructions packet. Exhibit VII Worksheet also due at time of formal submittal.**

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

ROW – UC Review is required. Please apply for UC case.

ATD TCP- FYI - Please place note on coversheet or submit TCP

Traffic Control Plan Note:

This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. Standard Details are not a Traffic Control Plan. The owner/representative further recognizes that a review fee, as prescribed by the most current version is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.
- No Long term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities

DE – Provide a properly bound minimum (3 staples engineering report).

WQ1- Provide R-Table for rain harvesting system.

WQ2 – Provide design, details, plans R-Table for existing rain garden if it is still be used in the proposed plan

WQ3 – Make sure you are addressing LDC 25-8-211 for all impervious cover.



# Project Review Form (PRF) – Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions.

## For Office Use Only

File # Assigned: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
 Original Application Vesting Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Director's Determination of Vested Rights (select one):  Not Applicable  Approved  Denied  
 — See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: 218 South Lamar

Address/Location: 218 South Lamar Boulevard, Austin, Texas 78704

Legal Description: Lot B, G C Seiders Subdivision No. 2, a subdivision recorded in Plat Book 80, Page 120 of the Official Public Records of Travis County, Texas

- A. The proposed application is submitted for review under regulations currently in effect.  
 \*\*\* NOTE: If "A" is checked above, proceed to the signature block at the bottom.
- 
- B. The proposed application is for a project requesting review under regulations other than those currently in effect based on a claim of vested rights (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government code. Please list file number and type of prior permit here:  
 Original Application Filing Date: \_\_\_\_\_ File #: \_\_\_\_\_ Type: \_\_\_\_\_  
 \*\*\* NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.
- C. The proposed application is for a project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:  
 \*\*\* NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.

## Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases			
Preliminary Subdivision			
Final Subdivision Plat			
Site Plan/Development Permit			

Proposed Project Application (select one):  Preliminary Subdivision  Final Plat  Site Plan  Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories):

Single-Family/Duplex: \_\_\_\_\_ Townhouse/Condo/Multifamily: \_\_\_\_\_ Office: \_\_\_\_\_  
 Commercial: \_\_\_\_\_ Industrial/R&D: \_\_\_\_\_ Other (specify): \_\_\_\_\_

Total acreage: \_\_\_\_\_ Watershed: Select an Option \_\_\_\_\_ Watershed Class: Select an Option \_\_\_\_\_

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 project critical/significant recharge features.

Property Owner/Agent Printed Name: Jonah Mankovsky

Phone: (512) 298-3284

Signature: 

Date: 7/12/19

**SAVE Form**



July 15, 2019

Ms. Denise Lucas, Director  
City of Austin - Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: Engineer's Summary Letter  
218 South Lamar Boulevard  
Austin, Travis County, Texas

Dear Ms. Lucas,

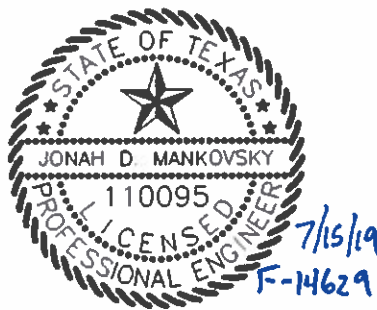
The accompanying report is submitted to your office describing the engineering principles applied to the 218 S. Lamar Site Plan Application. This project proposes the construction of a new office building consisting of approximately 195,000 square feet of office space with an associated below-grade parking garage and utilities.

This project is located at the northwest corner of the intersection of Toomey Road and South Lamar Boulevard in the Full Purpose Limits of the City of Austin, Travis County, Texas. This project is located within the Lady Bird Lake and the West Bouldin Creek Watersheds, both of which are classified by the City of Austin as Urban Watersheds. This site is not located within the Edwards Aquifer Recharge Zone per the City of Austin or the Texas Commission on Environmental Quality. The tract is currently zoned CS-V, but the site is currently under review for a new PUD designation (City of Austin Case No. C814-2018-0121).

Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,

  
Jonah Mankovsky, P.E.  
Project Manager





## Intake Submittal Checklist

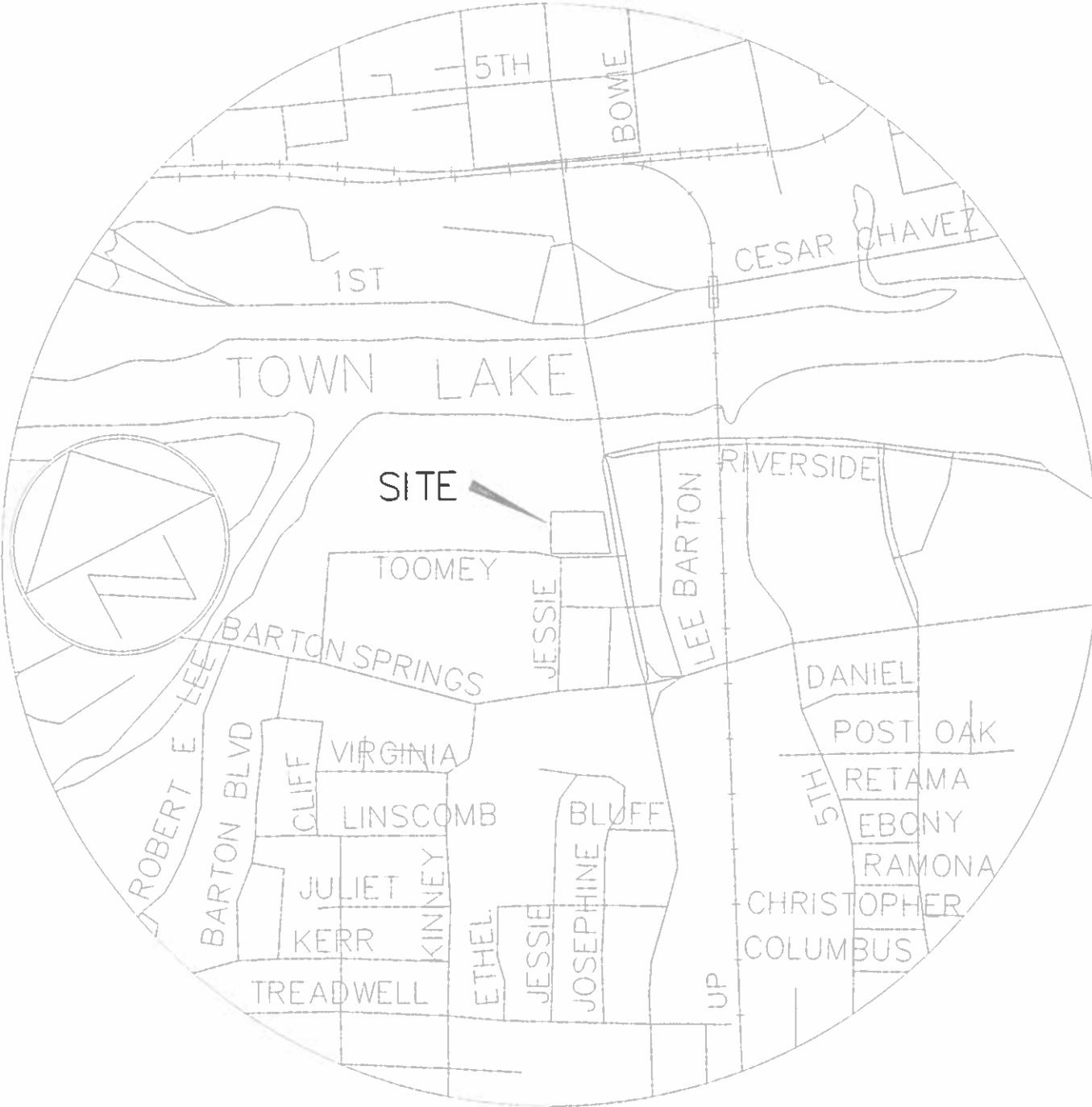
### Consolidated and Non-Consolidated Site Plan


The applications below are subject to this checklist. For questions, call Intake at (512) 974-1770.

- Boat dock
- Consolidated (C Plan) Site Plan
- Non-Consolidated (B and D Site Plan)
- Extensions or Revisions
- Transportation and Parking
- Utility, Streets, and Drainage

### Required items – with applicable fees – due at initial submittal

- Completed application form with all appropriate signatures (Note: The owner authorization and inspection section must be signed by the owner or an agent authorization letter signed by the owner must be presented)
- Current Tax Certificates (If *exempt*, certificate still required)
- Engineering Report (Not required for utility, streets and drainage, extensions, and transportation and parking projects)
  - One (1) copy for completeness check and resubmittals
- Sealed Engineer's Summary Letter (Copy that is not in the Engineer Report)
- Completed Traffic Impact Analysis (TIA) Determination Worksheet. Worksheet must be signed by COA staff at cc submittal (Not required for boat docks, extensions, revisions and utility, streets and drainage projects)
- Project Review Form (Formerly Chapter 245 Review form, Not applicable for utility, streets and drainage, boat docks, and transportation and parking projects)
  - N/A*  If B or C checked, one additional plan set and additional fee required at cc submittal
  - N/A*  For Site Plan Extension – A copy of previously approved Chapter 245 form
- One (1) copy of a legible 4" x 4" Location Map on a separate 8½" x 11" sheet with red-lined site area
- City Arborist Review Form – (not required for projects in ETJ)
- Plans (24" x 36" format only)
  - Two (2) copies for initial completeness check
  - N/A*  For Revisions and Extensions
  - N/A*  One (1 redline, red stamped) copy for initial completeness check
  - N/A*  One (1 blacklined) copy for initial completeness check



 7708 Rialto Blvd, Suite 125 Austin, Texas 78735 Tel (512) 298-3284 Fax (512) 298-2592 TBPE # F 14629 Garza EMC, LLC © Copyright 2018	218 SOUTH LAMAR		SITE LOCATION MAP
	DATE 09/27/2018	SCALE NTS	
	DRAWN BY	FILE	

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

NO 2272779

ACCOUNT NUMBER: 01-0502-0102-0000

PROPERTY OWNER:

PFLUGER MICHAEL CARL &  
WILLIAM REID PFLUGER  
2133 OFFICE PARK DR  
SAN ANGELO, TX 76904-6803

PROPERTY DESCRIPTION:

LOT B SEIDERS G C SUBD NO 2

ACRES 1.2660 MIN% .000000000000 TYPE

SITUS INFORMATION: 218 S LAMAR BLVD

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
2018	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 2018 \$135,438.80

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2018 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 06/24/2019

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 

## Exhibit VIII: Electronic Submittal

The following requirements become effective for any plans submitted after January 1, 2010.

**1. In an effort to:**

- Improve geographic information system (GIS) data;
- Improve the efficiency of GIS data creation; and
- Provide a more comprehensive view of existing and proposed infrastructure;

Provide a base file in \*.dgn, \*.dwg, or \*.dxf, format of existing and proposed improvements listed in the following table, and specify layer name or number. File shall be referenced to the Texas Central State Plane (NAD83, survey feet) projection, and elevation data shall be referenced to the NAVD88 (feet) datum. Grid coordinates are recommended for alignment with City of Austin GIS data.

Is the file in (check one):

- Grid coordinates
- Surface coordinates

Average projection scale factor/Average combined factor (10 digits min.):

1:20

- Electronic seals shall be provided or excluded in accordance with Texas Board of Professional Engineers Rules and Texas Board of Architectural Examiners Rules.
- CADD files that contain more base layers than listed below are encouraged but are not required. CADD files may be locked or read-only.
- Electronic files shall be submitted on a USB flash drive. The flash drive will be copied at Intake and returned to you.

The following layers are required at the time of first formal submittal:

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries		CH-BOUND
Existing lot lines or legal tract boundaries		CH-BOUND
Limits of Construction		C-LOC