



Project Name: Demolition, Excavation & Stormline
Relocation for 211 South Lamar

Case Number: SP-2018-0614D

Update #: 0

Case Manager: Christine Barton-Holmes
Team:

Initial Submittal: December 21, 2018

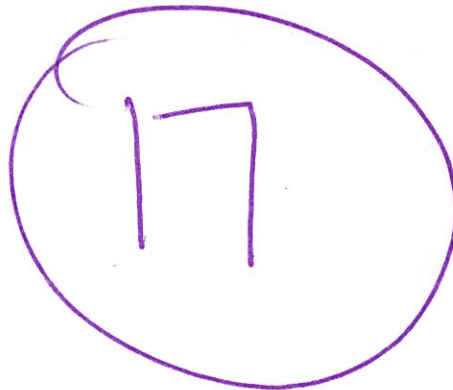
Formal Filed: January 23, 2019

Date Dist: January 24, 2019

Comments Due Date: February 19, 2019

Discipline	Name
Electric Review	Karen Palacios (3)
Drainage Engineering Review	X David Marquez
Environmental Review	Pamela Abee-Taulli
Fire For Site Plan Review	Sonny Pelayo
Flood Plain Review	Karl McArthur
Industrial Waste Review	John McCulloch
Planner 1 Review	Cindy Edmond No Distr.
Site Plan Review	Renee Johns
Site Plan Plumbing	Cory Harmon
R.O.W. Review	Isaiah Lewallen
Traffic Control Review	Traffic Control Review
Transportation Planning	Sangeeta Jain
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	X David Marquez
AW Pipeline Engineering	AWU-Pipeline Engineering
City Arborist Review	Taylor Horton

Notice





Report run on: 1/23/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2018-0614D

TYPE/SUBTYPE: Site Plan Administrative/Bldg/Prkg,Clring,Cut/Fill,Spoil Disposal

PROJECT: Demolition, Excavation & Stormline Relocation for 211 South Lamar

LOCATION: 211 S LAMAR BLVD NB

CASE MANAGER: Christine Barton-Holmes

PHONE 512-974-2788

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE: Feb 21, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Restaurant

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Other

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0105020308

DEED REFERENCE:

VOL./PAGE 201300158, 2014021698/

LEGAL DESCRIPTION:

LOT 1 BLK A PAGGI HOUSE SUBD

RELATED CASES (if any):

CONTACTS:



Applicant

CONSORT, INC. 512-469-0500
Ben Turner
3600 BEE CAVES RD SUITE 100 AUSTIN TX 78746 USA

Owner

16 PIGGYBANK LTD BRIAN FOLEY --
8300 BIG VIEW DR AUSTIN TX 78730

Billed To

CONSORT, INC. 512-469-0500
3600 BEE CAVES ROAD Suite 100 WEST LAKE HILLS TX 78746



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Non-Consolidated Site Plan Application Construction Element (B Plan/D Plan)

- Parking • Clearing • Cut/Fill • Spoils Disposal • Retaining Wall (except Bulkheads)
• Transportation Improvements (Median Breaks, Turn Lanes, etc.) • All Site Plans In the ETJ (with or without buildings) • All Site Plans Requiring Only the Construction Element

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

121 07023

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: Demolition, Excavation & Stormline Relocation for 211 South Lamar

Project Street Address (or range):

211 South Lamar

Zip: 78704

—OR—

If project address cannot be defined, such as utility lines, provide the following information:

Approximate distance: _____ direction: Select from the intersection
of: _____ and: _____
on the: Select side

Description of Proposed Development:

Demolition of existing fast food restaurant site, excavation of site for future development and relocation of an existing 18-inch storm line.

Provide either Legal Description or Subdivision Reference:

☐ Legal Description:

☒ Subdivision Reference

Name: Paggi House Subdivision

Block(s): A Lot(s): 1 Outlot: _____

Plat Book: _____ Page Number: _____

Document Number: 201300158 Case Number: C8-2012-0122.0A

Deed Reference of Deed Conveying Property to the Present Owner

Volume: _____ Document Number: 2014021698

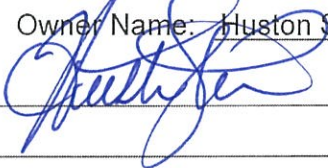
Page(s): _____ Sq. Ft.: _____ or Acres: 1.16

Tax Parcel Number(s): 0105020308

Section 2: Applicant/Agent Information

Applicant Name: Ben Turner
Firm: Consort, Inc.
Applicant Mailing Address: 3600 Bee Cave Rd., Suite 100
City: West Lake Hills State: TX Zip: 78746
Email: eserna@consortinc.com Phone 1: (512) 469-0500 Type 1: Work
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 3: Owner Information

☐ Same as Applicant Owner Name: Huston Street
Owner Signature: 
Firm: 16 Piggybank LTD
Owner Mailing Address: 8300 Big View Drive
City: Austin State: TX Zip: 78730
Email: _____ Phone 1: 512-867-2900 Type 1: Select
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 4: Engineer Information

☐ Not Applicable ☐ Same as Applicant Name: Tom Burson
Firm: Consort, Inc.
Mailing Address: 3600 Bee Cave Rd., Suite 100
City: West Lake Hills State: TX Zip: 78746
Email: tburson@consortinc.com Phone 1: (512) 469-0500 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 ☐ 2-Mile ETJ ☐ 5-Mile ETJ

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

School District: AISD

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 --on Consolidated Site Plan Application Instructions for pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: Austin Water Utility

Wastewater Disposal Provider: Austin Water Utility

Section 7: Application Assessment

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

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 1.41 -OR- Sq. Ft. _____

Net Site Area: Acres 0.93 -OR- Sq. Ft. _____

EXISTING ZONING	EXISTING USE	TRACT #	ACRES / SQ FT	PROPOSED USE
<u>PUD</u>	<u>Fast Food Restaurant</u>	<u>1</u>	<u>0.93 /</u>	<u>Mixed-Use</u>
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____

Existing Impervious Cover (%): 84 Proposed Impervious Cover (%): 94

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

C814-2012-0160

C8-2012-0122.0A

SP-91-0179C

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: 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:

Signature  Select Select Select
Month Day Year

Huston Street
Name (Typed or Printed)

16 Piggy Bank LTD
Firm

Section 13: 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:

Signature  Select Select Select
Month Day Year

Huston Street
Name (Typed or Printed)

16 Piggy Bank LTD
Firm

Section 14: Acknowledgment Form

I, HUSTON STREET 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):

211 SOUTH LAMAR BLVD.

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

Select

Month

12

Select

Day

18

Select

Year

18

For Submittal Requirements and Exhibits

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

Section 15: 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.

[illegible]**SAVE**

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: 02/04/2019
Tracking #: 12107023	Revision #: 00	Watershed: Town Lake
Project Name: Demolition, Excavation & Stormline Relocation for 211 South Lamar		
Ch.245 Team Review Req'd: Yes	Orig. Submittal Date: 12/21/2018	Resubmittal Date:
Date Sent to Ch.245:	Current Results to Applicant: 01/09/2019	
Date Rec'd.back in LUR:		

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Michael Duval	974-2349	Complete	MD
DRD Transportation	Sangeeta Jain	974-2219	Complete	SJ
Site Plan	Christine Barton-Holmes	974-2788	Complete	CBH
Environmental	Mike McDougal	974-6380	Complete	MM
Water Quality	Michael Duval	974-2349	Complete	MD
Env.Res.Mgmt.	Liz Johnston	974-2619	Complete	LJ
Floodplain	Henry Price	974-1275	Complete	HP
ORES	Andy Halm	974-7185	Complete	AH
Utility Coord.	Isaiah Lewallen	974-1479	FYI	IL
AWU	Alberto Ramirez	972-0211	Complete	AR
City Arborist	Jim Dymbowski	974-2772	Complete	JD
ATD ROW	Isaiah Lewallen	974-1479	FYI	IL
ATD Traffic Control	Robert Alvarez	974-3412	Complete	RA

Mandatory Distribution:		Case Manager: Renee Johns	
Rosemary Avila (SP)	<u>Pamela Abbe-Tau III (EV)</u>	Mark Kere (TR)	Michael Duval (DR/WQ)
<u>Renee Johns (SP)</u>	Alex Butler (EV)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)
Clarissa Davis (SP)	Jonathon Garner (EV)	Katie Wettick (TR)	<u>David Marquez (DR/WQ)</u>
Jonathon Davila (SP)	Taylor Horton (EV)	Natalia Rodriguez (TR)	Mehnaz Mehraein (DR/WQ)
Anaiah Johnson (SP)	Mike McDougal (EV)	Laura Arthur (DR/WQ)	Christine Perez (DR/WQ)
Nikki Hoelter (SP)	(EV)	Jay Baker (DR/WQ)	Brandy Teague (DR/WQ)
Randy Rouda (SP)	Jaron Hogenson (TR)	Ron Czajkowski (DR/WQ)	RSMP
Jeremy Sillala (SP)	<u>Sangeeta Jain (TR)</u>	Leslie Daniel (DR/WQ)	<u>Taylor Horton (City Arborist)</u> 180
Partner Department Mandatory Distribution:			
<u>ATD ROW</u>	<u>ATD Traffic Control</u>	<u>AWUDS</u>	<u>AW Pipeline Services</u>
<u>Electric (3)</u>	<u>Fire For Site Plan</u>	<u>Floodplain</u>	<u>Site Plan Plumbing</u>
PARD (Mandatory if Consolidated)			
Optional Distribution: Circle to receive distribution			
Addressing	AWU Facilities Engineering	Floodplain Modification	Hydrogeologist
<u>Industrial Waste</u>	PARD	Wetlands Biologist	
ERM Review Comment (Functional Assessment):			

A formal application must be filed within 45 calendar days of the initial completeness check (by 02/04/2019) 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: \$16,289.08 due with formal submittal

Total # of Plans 17 / 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 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)

UC: FYI- AULCC Review required. Please apply for utility coordination case.

ROW: FYI- A representative for this project must attend monthly D.A.P.C.Z. meetings. Contact Nan Brown, Nan.Brown@AustinTexas.Gov for information.

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: SP-2018-06140 Date Filed: 12/21/2018
Original Application Vesting Date: Current Code Signature: [Signature] Date: 12/21/2018
Director's Determination of Vested Rights (select one): ☐ Not Applicable ☐ Approved ☒ Denied
☒ See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: Demolition, Excavation & Stormline Relocation for 211 S. Lamar

Address/Location: 211 South Lamar Blvd.

Legal Description: Lot 1, Block A, Paggi House Subdivision

- ☐ 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: 03/08/2016 File #: C8-2016-0055 Type: Subdivision

*** 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	C8-2016-0055	03/08/2016	09/27/2016
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): Mixed Use

Total acreage: 1.16 Watershed: Town Lake Watershed Class: Urban Watersheds

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: BERTUENI, JR Phone: (512) 807-2904

Signature: [Signature] Date: 12/20/18

SAVE Form



City of Austin
Development Services Department
P.O. Box 1088, Austin, Texas 78767

VESTED RIGHTS DETERMINATION

Findings

This determination is made under City Code 25-1-541 in response to a claim that the project identified below is vested to earlier regulations and entitled to be reviewed under those regulations. The determination may be reconsidered once at the request of the applicant.

Project Name: Demolition and Excavation and Stormline relocation for 211 S. Lamar

Address: 211 S. Lamar

Case No. SP-2018-0614D

Date of Application: 12/21/2018

Date of Determination: 12/31/2018

Signature: _____

Date: 12/31/2018

See "Grounds for Determination" (reverse) for a summary of the most common grounds for approval or denial. Additional grounds may also apply.

() DENIED

Primary Grounds: Insufficient information to establish vested rights.

Findings: The request is only for a demolition of existing development. No associated project or development plans are provided. The existing plat (as provided) is C8-2012-0122.0A, however, the request is to grandfather to a preliminary plan, which has not had a final plat approved or submitted, case number C8-2016-0055.

GROUNDS FOR DETERMINATION

In general, the evaluation of a vested rights claim is based on comparing (1) the development that is now being proposed, and (2) an original project for which fair notice was provided to the City of Austin, usually in the form of a permit application. If these two are linked together as a single and continuous project, then all permits for the project are vested (i.e., "grandfathered") to the older regulations in effect on the date that the first application for the project was submitted. A permit may not be entitled to vested rights, however, if it is for a different project or if the original project has expired or become dormant. The following is a summary of the most common grounds for approval or denial of vested rights claims.

APPROVAL:

ONGOING PROJECT: *Development now being proposed would initiate, continue, or complete a project for which vested rights are claimed and for which fair notice was provided to the City of Austin. The project remains active and has not expired or become dormant.*

OTHER: *Development now being proposed is subject to earlier regulations based on other grounds, such as entitlements under common law, a development agreement, or a special city enactment unique to the project.*

DISAPPROVAL:

NEW PROJECT: *Development now being proposed is not an initiation, continuation, or completion of the original project for which vested rights are claimed. Not every deviation will prevent subsequent vesting, but significant changes in use or in the scale or intensity of a project may result in a New Project determination.*

CHANGE OF PROJECT: *Development has already occurred which differs from the original application to such an extent that it would constitute a New Project if proposed today. Not every deviation is sufficient to change a project. However, a prevalence of actual build-out that materially differs from an original project breaks the "series of permits" required to establish vested rights to an initial application and will result in a Change of Project determination.*

PROJECT COMPLETE: *Development has already occurred that is sufficient to establish the uses shown on the original application for the project. Once a project is complete, further development must comply with current regulations and cannot vest back to the original application.*

NO FAIR NOTICE: *The original application for which vested rights are claimed does not provide "fair notice" of a project or was not submitted to the City of Austin.*

DORMANT PROJECT: *The project is vested to a permit that doesn't have an expiration date and for which no progress towards completion has been made as specified under City Code 25-1-554 (Dormant Projects).*

PROJECT EXPIRATION: *Either: (1) all permits for the project have expired; or (2) for a project begun after June 23, 2014, the project was not completed or kept active prior to the expiration dates established under City Code 25-1-552 (Expiration of Projects Begun on or After June 23, 2014).*

INSUFFICIENT INFORMATION: *Vested Rights Petition submitted by applicant does not include required information necessary to determine whether project is entitled to vested rights*

ENGINEER'S SUMMARY LETTER AND REPORT

Demolition, Excavation & Stormline Relocation for 211 South Lamar
211 South Lamar Boulevard
Austin, Texas
December 21, 2018

INTRODUCTION

The demolition and excavation site is located on 1.15-acres of land located at the southeast corner of South Lamar Boulevard and Riverside Drive in south central Austin. It is bordered by South Lamar Blvd. to the west, Riverside Drive to the north, Lee Barton Drive to the east, and by the Bridges on the Park Condominiums development to the south. The site is currently developed with a vacant fast food restaurant and parking development and the historic building called The Paggi House currently being occupied as office. Across the street to the north is the Town Lake hike and bike trail. The site is within the full purpose jurisdiction of the City of Austin, and within the City's Desired Development Zone. The property is not located within the Edward's Aquifer Recharge Zone.

ZONING

The property was recently zoned PUD. Please see Attachment 1 for a copy of the current zoning ordinance.

SUBDIVISIONS

The project is located on Lot 1, Block A, of the Paggi House Subdivision, recorded in Document Number 201300158, of the Travis County Records. A copy of the plat is included as Attachment 2, and Sheet 3 of the plans.

SITE PLAN

The tract is currently developed with a fast food restaurant building and associated parking and was permitted under site plan SP-91-0179C. A consolidated site development plan is being prepared for the redevelopment of the site following demolition.

DEMOLITION, EXCAVATION AND STORMLINE RELOCATION PLAN

The scope for this non-consolidated site plan includes the demolition and removal of all existing structures, concrete and asphalt paving, water and wastewater services, site excavation and the relocation of an existing 18-inch storm line bisecting the property. It is planned to begin work on the redevelopment of the site upon completion of the above-mentioned work and approval of the consolidated site development permit.

An existing 18-inch storm line connecting two curb inlets currently bisects the property along the northwest corner of the site. This line will be relocated to Riverside Drive with improvements made at the downstream end. See Sheet 9 for layout and profile.

WATER AND WASTEWATER SERVICE

There is an existing 24 cast iron and a 12-inch ductile iron water main located in the middle of the Lee Barton right-of-way.



The current property is served by two meters along Lee Barton Drive that obtain service from a six-inch line feeding an existing fire hydrant. The water services will be temporarily cut and plugged at the property line. The permanent abandonment will occur in conjunction with the consolidated site development. These meters will be saved and returned to Austin Water Utility for credit.

There is an existing eight-inch PVC wastewater line south of this site, in Lee Barton Drive. The existing fast food restaurant is served by a two-inch force main that terminates at a manhole just prior to exiting the property on the southern end. The wastewater force main will be permanently capped at the manhole per city abandonment details.

WATERSHED

This site is located in the Lady Bird Lake Watershed, which is classified as an Urban Watershed by the City of Austin Land Development Code.

CRITICAL ENVIRONMENTAL FEATURES

A visual inspection of the property did not reveal the presence of any unique habitats, wetlands or critical environmental features (CEF's) that would impede the development. As it is a currently development site, it does not contain the characteristics that will trigger an Environmental Resource Inventory.

FLOODPLAIN

No portion of this site is within the boundaries of a 100-year floodplain of any waterway within the limits of study of the Federal Flood Insurance Rate Map (FIRM) Panel No. 48453C0445J, dated January 6, 2016, for Travis County, Texas, and incorporated areas. Please see Attachment 3 for a copy of the FEMA map panel encompassing this location.

STORM WATER DRAINAGE AND IMPERVIOUS COVER

The existing site is approximately 85-percent impervious cover. Under existing conditions, the western two thirds of the site drains into a sedimentation/filtration pond for treatment prior to discharging into a curb inlet located on Riverside Drive, at the northeast corner of the site. The remaining third of the site drains east and out into the Lee Barton Drive right-of-way. A curb inlet located on the southwest corner of Riverside Drive and Lee Barton Drive, picks up this remaining drainage area along with additional roadway runoff. Because this project reduces impervious cover, no detention is required.

CUT AND FILL/CONSTRUCTION ON SLOPES

The project is located within an Urban Watershed and is exempted from cut and fill requirements and from construction on slopes requirements.

EROSION AND SEDIMENTATION CONTROLS

Temporary erosion and sedimentation controls, tree protection and permanent restoration will be provided in accordance with all applicable City requirements. Construction entrances for demolition activities will be provided on South Lamar Boulevard and Lee Barton Drive. Please see Sheet 7 for a copy of the Erosion and Sedimentation Control plan.

ENGINEER'S SUMMARY LETTER AND REPORT

Demolition, Excavation & Stormline Relocation

Austin, Texas

December 21, 2018

Page 3 of 3

FISCAL SURETY

Please refer to Attachment 4 for the Engineer's Cost Estimate for the erosion and sedimentation controls required for this project. Fiscal will be posted upon approval of the estimate.

SUMMARY AND CERTIFICATION

In summary, the proposed site plan is not anticipated to have any adverse impact on existing and future drainage systems in this area or upon the natural and traditional character of the adjacent lands and waterways. To the best of my knowledge, this site plan application is complete, correct, and in compliance with all applicable Chapters of the City of Austin Land Development Code. If you have any questions or would like any additional information, please do not hesitate to call me at 512-469-0500.

Mark T. Burson

Mark T. Burson, P.E.

T.B.P.E. Firm Registration No. F-859

Date 12/20/18



INTAKE SUBMITTAL CHECKLIST
BUILDINGS/ PARKING, CLEARING FOR SITES, CUT & FILL FOR SITES

City Of Austin Development Services Department

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

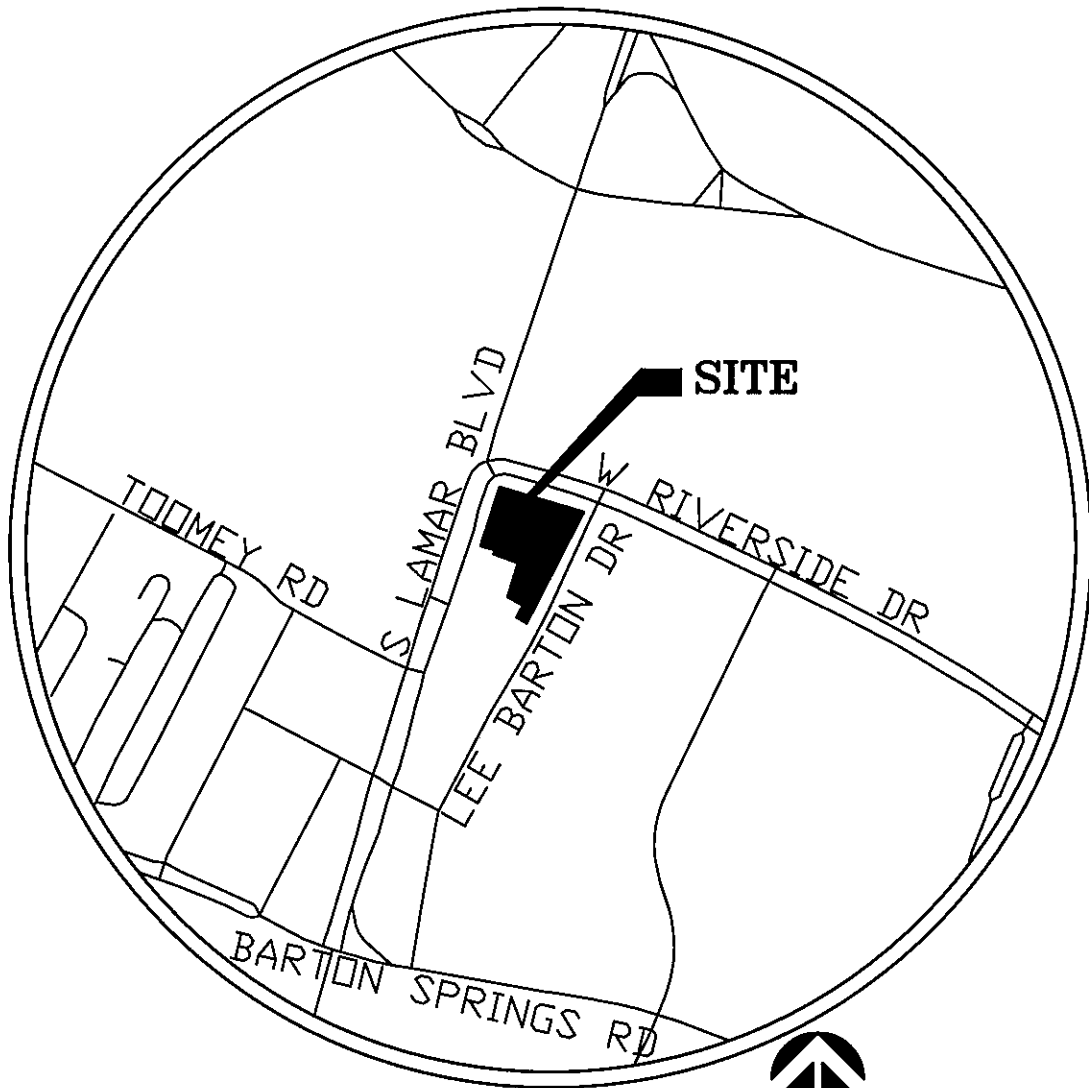
Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ☒ 1. Completed application form with all appropriate signatures
- ☒ 2. Subject to Big Box Ordinance YES / ☒ NO (Ordinance No. 20070215-072)
- ☒ 3. * Engineering Reports (Refer to completeness check results for required #)
☒ Two (2) for completeness check
- ☒ 4. *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.
- ☒ 5. Current Tax Certificate
- ☒ 6. Signed Submittal Verification and Inspection Authorization Form
- ☒ 7. *Legible 4"x4" location map on a separate sheet
- ☒ 8. *Sealed Engineer's Summary Letter (same engineer as sealed on plans)
- ☒ 9. Plans, 24" x 36"; larger will not be accepted. (Refer to completeness check results for required #)
☒ Two (2) for completeness check
☒ One (1) additional set if on State Highway
- ☒ 10. Application Fee ~~(\$200)~~ (\$433.68)
- ☒ 11. 1704 Determination Form
☐ (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- ☒ 12. Project Description Form
- ☐ 13. Flashdrive @ formal submittal (Exhibit VII of application must be on flashdrive w/ names of files/layers)



LOCATION MAP



NORTH
NTS

MAPSCO PAGE #: 584Z

CITY GRID: H-22

WATER PRESSURE ZONE: CENTRAL SOUTH



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt
No.: 6858808

Payment
Date: 01/23/2019

Invoice
No.: 6911526

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Bldg/Prkg,Clring,
Cut/Fill,Spoil Disposal

Payer Information

Company/Facility Name: Consort, Inc.

Payment Made By: Ben Turner
3600 BEE CAVES RD SUITE 100
AUSTIN TX 78746
USA

Phone No.: (512)469-0500

Payment Method: Check

Payment Received: \$16,289.08

Amount Applied: \$16,289.08

Cash Returned: \$0.00

Comments: ck32228

Additional Information

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9300 4192	Basic Notification	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$272.00
5090 5300 9400 4257	City Arborist Site Plan/Subdivision Review	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$3,013.00
5090 5300 9300 4252	Bldg,Prkg & Other Site Work-Dev	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$12,167.00
5020 2200 9050 4874	UDS Engineering Plan Review	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$219.00
5090 5300 9996 4066	Development Services Surcharge	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$618.08
TOTAL :					\$16,289.08



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6842976

Payment

Date: 12/21/2018

Invoice

No.: 6904457

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Bldg/Prkg, Clring,
Cut/Fill, Spoil Disposal

Payer Information

Company/Facility Name: Consort, Inc.

Payment Made By:

Ben Turner
3600 BEE CAVES RD SUITE 100
AUSTIN TX 78746
USA

Phone No.:

(512)469-0500

Payment Method:

Check

Payment Received:

\$2,748.84

Amount Applied:

\$2,748.84

Cash Returned:

\$0.00

Comments:

check#32193

Additional Information

Department Name: Development Services Department

Receipt Issued By: Justin Lindsey

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9300 4196	DSD-Chapter 245 Review Determination	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$2,546.00
5090 5300 9996 4066	Development Services Surcharge	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$101.84
5100 6300 9700 4196	WPD-Chapter 245 Review Determination	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$101.00
TOTAL :					\$2,748.84



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6842973

Payment

Date: 12/21/2018

Invoice

No.: 6904453

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Bldg/Prkg, Clring,
Cut/Fill, Spoil Disposal

Payer Information

Company/Facility Name: Consort, Inc.

Payment Made By:

Ben Turner

3600 BEE CAVES RD SUITE 100

AUSTIN TX 78746

USA

Phone No.:

(512)469-0500

Payment Method:

Check

Payment Received:

\$433.68

Amount Applied:

\$433.68

Cash Returned:

\$0.00

Comments:

check#32192

Additional Information

Department Name: Development Services Department

Receipt Issued By: Justin Lindsey

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9300 4138	Completeness Check Fee	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$383.00
5100 6300 9700 4177	WPD-Site Plan Completeness Check	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$34.00
5090 5300 9996 4066	Development Services Surcharge	12107023	211 S LAMAR BLVD NB	2018-213698-SP	\$16.68
TOTAL :					\$433.68

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

NO 2269346

1589-001

ACCOUNT NUMBER: 01-0502-0308-0000

PROPERTY OWNER:

16 PIGGYBANK LTD
% BRIAN FOLEY
8300 BIG VIEW DR
AUSTIN, TX 78730-1520

PROPERTY DESCRIPTION:

LOT 1 BLK A PAGGI HOUSE SUBD

ACRES

1.1550 MIN%

.000000000000 TYPE

SITUS INFORMATION: 211 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	71,288.10
	CITY OF AUSTIN (TRAV)	26,332.34
	TRAVIS COUNTY	21,183.09
	TRAVIS CENTRAL HEALTH	6,292.79
	ACC (TRAVIS)	6,267.61
TOTAL SEQUENCE 0		131,363.93

TOTAL TAX:	131,363.93
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	131,363.93

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 12/11/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Susan M. Michelsen

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.):

1.0000538592

- 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		X-Propline
Existing lot lines or legal tract boundaries		X-Lot lines
Limits of Construction		P-LOC

The following base files are required prior to site plan release:

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries		
Existing lot lines or legal tract boundaries		
Limits of Construction		
Easements		
Utilities (lines and appurtenances)		
Stormwater drainage system lines and appurtenances ¹		
Water Quality and Detention Facilities ²		
Trees (location, size, and species) ³		
Critical environmental features and buffers as depicted on plans		
Roadway Infrastructure (pavement lines, poles, luminaires, and appurtenances) ⁴		
Sidewalks		
Open Space ⁵		
Building Footprints		
Floodplain Delineation (existing & proposed as depicted on plan)		
Legend (may be in separate file)		

- 1: Location of pipes, culverts, flumes and channels (Centerlines are preferred but pipe ODs and channel grading are acceptable). Appurtenances depicted with symbols per plan for inlets, manholes, flumes, bridge inlets, headwalls, wet wells for storm discharge pumps, etc. Station lines and numbers.
- 2: Delineation of detention, sedimentation, filtration and wet ponds (delineation of 100-year surface, WQ volume elevation, or permanent pool elevation is preferred, but walls and grading lines are acceptable), gabion, splitter box, wet wells for storm discharge pumps, headwalls, any outflow structure, vegetative filter strip areas, stormwater re-irrigation areas.
- 3: COGO point data preferred, but tree number & legend acceptable.
- 4: Edge of pavement, curb and gutter lines as depicted on plans, luminaires, poles, pullboxes, signal poles, and signal cabinets.
- 5: Delineation of open space as required on the site plan or subdivision. Only open spaces on the ground are required. Above ground spaces such as balconies are not required.

2. Provide an electronic copy of the following in *.pdf format with the following recommended file name convention at the time of first formal submittal:

Description	Recommended File Name
Engineer's report ✓	[Case_Number]_Eng_report.pdf
Drainage report (if applicable) ✓	[Case_Number]_Drg_report.pdf
Engineer's summary letter ✗	[Case_Number]_Eng_summary.pdf
All sheets in Site Plan ✓	[Case_Number]~U[Update #]_[sheet #].pdf
Application package (i.e. application, tax certificate(s), waiver request(s), etc.)	[Case_Number]_Application.pdf

3. Provide electronic files for drainage model. Resubmittal of drainage model is required for any modification.

[SP-2018-06140]_Eng_report.pdf
[Back to Exhibits](#)



CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

City Arborist Review

Addendum for Subdivision and Site Plan Submittals

For Office Use Only

File Number: 12107023 Date Issued: _____
Application Accepted By: A. Thompson Date: 12/01/18

Section 1: Project Information

Application type: ☐ Single Family Subdivision ☒ Commercial Subdivision/Site Plan
Project Name: Demolition, Excavation & Stormline Relocation
Project Street Address: 211 South Lamar

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: _____

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: _____
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: _____
- Total number of trees with a diameter of 8 in. or greater: 180