0.933 ACRE
221 SOUTH LAMAR
PAGGI HOUSE

FN. NO. 11-421(KWA)
DECEMBER 15, 2011
BPI NO. R010879110001

DESCRIPTION

OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.933 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the easterly right-of-way line of South Lamar Boulevard (120' R.O.W.), with the southerly right-of-way line of West Riverside Drive (120' R.O.W.), being the northwesterly corner of said 1.155 acre tract, for the northwesterly corner hereof;

THENCE, S70°34'16"E, leaving the easterly right-of-way line of South Lamar Boulevard, along the southerly right-of-way line of West Riverside Drive, being the northerly line of said 1.155 acre tract, for the northerly line hereof, a distance of 237.80 feet to a 1/2 inch iron rod with cap set at the intersection of the southerly right-of-way line of West Riverside Drive with the westerly right-of-way line of Lee Barton Road (55' R.O.W.), being the northeasterly corner of said 1.155 acre tract, for the northeasterly corner hereof;

THENCE, S30°07'58"W, leaving the southerly right-of-way line of West Riverside Drive, along the westerly right-of-way line of Lee Barton Road, being a portion of the easterly line of said 1.155 acre tract, for the easterly line hereof, a distance of 202.08 feet to a 1/2 inch iron rod with cap set, for the southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Lee Barton Road, over and across said 1.155 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

1) N59°52'02"W, a distance of 90.00 feet to a 1/2 inch iron rod with cap set for an angle point;

2) N77°39'09"W, a distance of 5.54 feet to a PK nail set at an angle point in the northerly line of Bridges on the Park, a condominium of record in Document Nos. 2006117044 and 2007092434 of said Official Public Records, being an angle point in the southerly line of said 1.155 acre tract, for an angle point hereof;

THENCE, along the northerly line of said Bridges on the Park, along the southerly line of said 1.155 acre tract, for a portion of the southerly line hereof, the following three (3) courses and distances:

1) N67°20'15"W, a distance of 70.79 feet to PK nail set for an angle point;

2) N21°20'12"E, a distance of 11.03 feet to a punch hole found in concrete for an angle point;

3) N68°33'11"W, a distance of 40.69 feet to a PK nail set on said easterly right-of-way line of South Lamar Boulevard, being the northwesterly corner of said Bridges on the Park, for the southwesterly corner of said 1.155 acre tract and hereof;

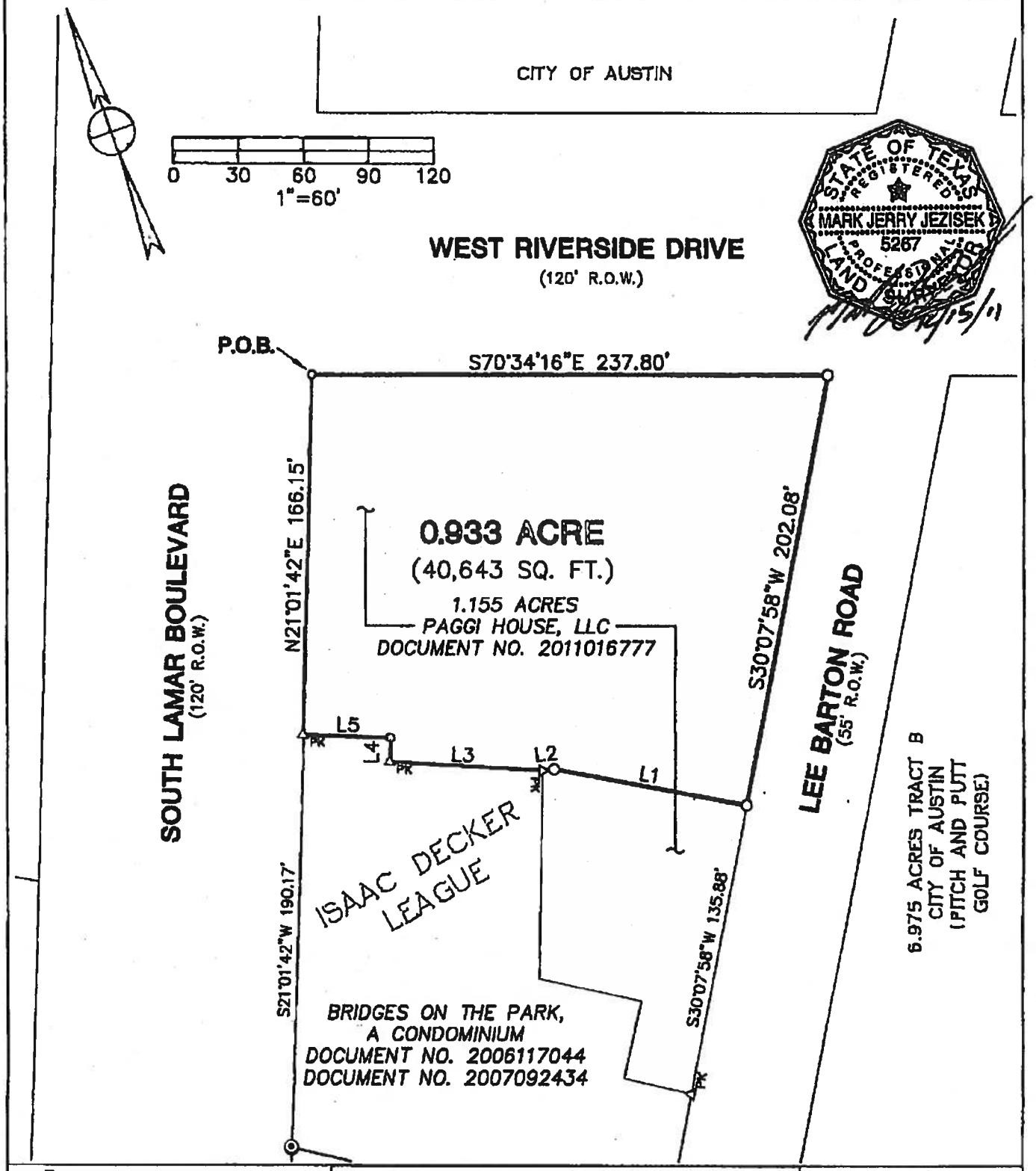
THENCE, N21°01'42"E, along said easterly right-of-way line of South Lamar Boulevard, being the westerly line of said 1.155 acre tract, for the westerly line hereof, a distance of 166.15 feet to the **POINT OF BEGINNING**, and containing 0.933 acre (40,643 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THAT CERTAIN 0.718 ACRE TRACT CONVEYED TO PISCES FOODS, L.L.C. BY DEED OF RECORD IN VOLUME 13400, PAGE 422 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION

BURY+PARTNERS, INC.
221 W. SIXTH STREET
SUITE 600
AUSTIN, TEXAS, 78701

MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS

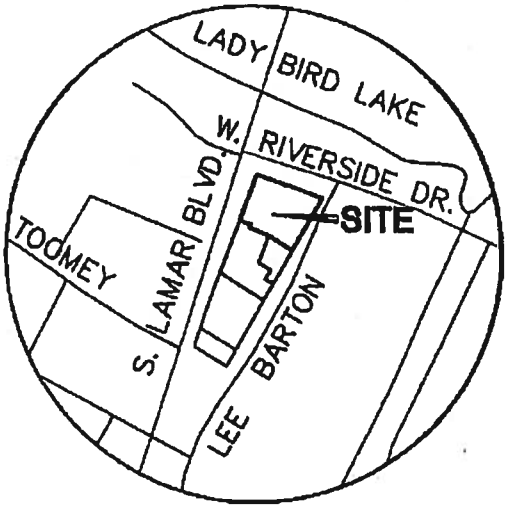


Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2011

SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISSAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PAGGI HOUSE, LLC

DATE: 12/15/11	FILE: H:\108791\001\108791001EX2.DWG	FN No.: 11-421(KWA)	DRAWN BY: KWA	PROJ. No: R0108791-10001



VICINITY MAP
N.T.S.

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH CAP SET
⊙	IRON PIPE FOUND
△	P.K. NAIL WITH WASHER SET
P.O.B.	POINT OF BEGINNING

LINE TABLE

LINE	BEARING	LENGTH
L1	N59°52'02"W	90.00
L2	N77°39'09"W	5.54
L3	N67°20'15"W	70.78
L4	N21°20'12"E	11.03
L5	N68°33'11"W	40.69

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR

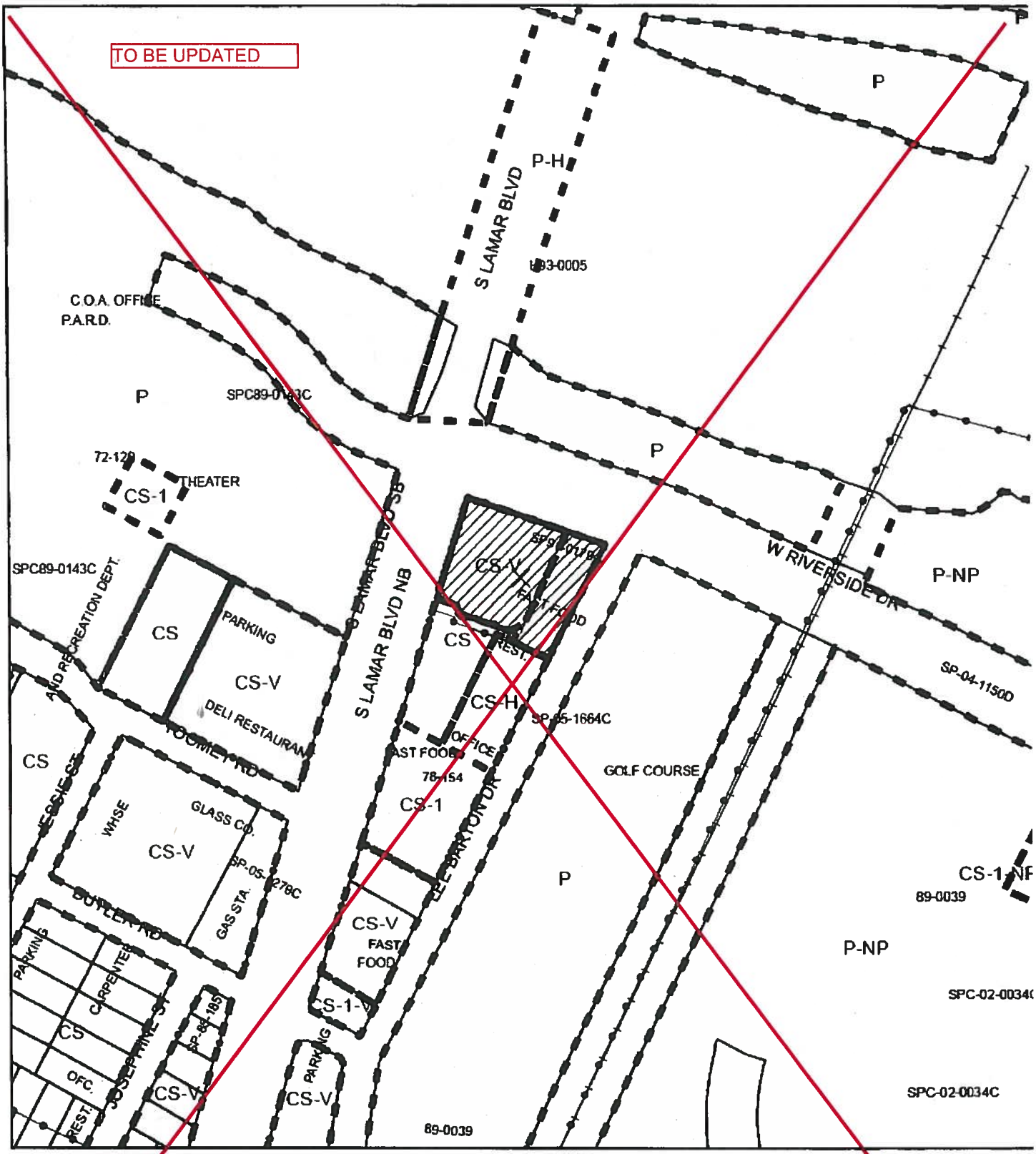
12/15/11

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. © Copyright 2011

SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISSAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PAGGI HOUSE, LLC

DATE: 12/15/11	FILE: H:\108791\001\108791001EX2.DWG	FN No.: 11-421(KWA)	DRAWN BY: KWA	PROJ. No: R0108791-10001



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B

0.933 ACRE
221 SOUTH LAMAR
PAGGI HOUSE

FN. NO. 11-421(MMA)
DECEMBER 15, 2011
BPI NO. R0108791100031

DESCRIPTION

OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011216777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.933 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the easterly right-of-way line of South Lamar Boulevard (120' R.O.W.), with the southerly right-of-way line of West Riverside Drive (120' R.O.W.), being the northwesterly corner of said 1.155 acre tract, for the northwesterly corner hereof;

THENCE, S70°34'16"E, leaving the easterly right-of-way line of South Lamar Boulevard, along the southerly right-of-way line of West Riverside Drive, being the northerly line of said 1.155 acre tract, for the northerly line hereof, a distance of 237.60 feet to a 1/2 inch iron rod with cap set at the intersection of the southerly right-of-way line of West Riverside Drive with the westerly right-of-way line of Lee Barton Road (55' R.O.W.), being the northeasterly corner of said 1.155 acre tract, for the northeasterly corner hereof;

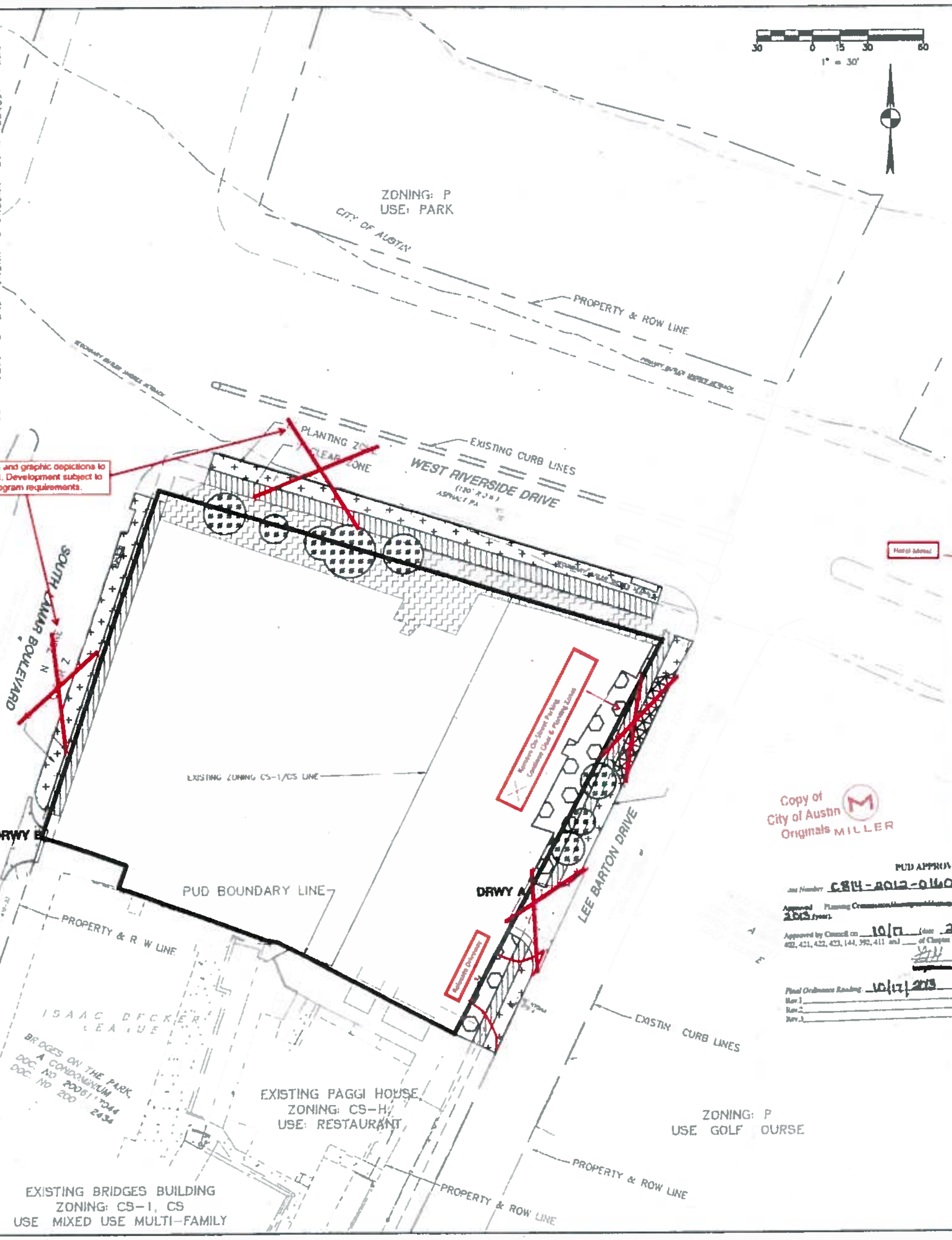
THENCE, S20°37'58"W, leaving the southerly right-of-way line of West Riverside Drive, along the westerly right-of-way line of Lee Barton Road, being a portion of the easterly line of said 1.155 acre tract, for the easterly line hereof, a distance of 282.04 feet to a 1/2 inch iron rod with cap set, for the southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Lee Barton Road, over and across said 1.155 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

1) N69°32'42"W, a distance of 98.90 feet to a 1/2 inch iron rod with cap set for an angle point;

2) N77°33'03"W, a distance of 5.14 feet to a PK nail set at an angle point in the northerly line of Bridges on the Park, a condominium of record in Document Nos. 2006117344 and 2007052434 of said Official Public Records, being an angle point in the southerly line of said 1.155 acre tract, for an angle point hereof;

THENCE, along the northerly line of said Bridges on the Park, along the southerly line of said 1.155 acre tract, for a portion of the southerly line hereof, the following three (3) courses and distances:



~~EXISTING DRIVE LOCATION. PROPOSED ON-STREET PARKING AREA SUBJECT TO APPROVAL FROM AUSTIN TRANSPORTATION DEPARTMENT DURING SITE PLAN PROCESS.~~

PLANTING ZONE

CLEAR ZONE

SUPPLEMENTAL ZONE ONLY

PLAZA AND OUTDOOR SEATING AREA (AND SUPPLEMENTAL ZONE)

HALF-CRITICAL TREE ROOT ZONE

ACREAGE: 933

SITE DEVELOPMENT REGULATIONS: BASE DISTRICT: CS	
MAX IMPERVIOUS COVER:	95%
MAX BUILDING COVERAGE	95%
MAX HEIGHT:	96'
MAX F.A.R.	5:1
MIN SETBACKS:	SOUTH LAMAR: 5' AT GROUND FLOOR (I.E. FIRST ABOVE GRADE HEATED AND COOLED LEVEL), PROVIDED, THAT STRUCTURAL COLUMNS, RETAINING WALLS, STEPS, HANDRAILS AND SIMILAR PEDESTRIAN ORIENTED FACILITIES MAY BE LOCATED IN SUCH SETBACK AREA. 5' FOR ALL FLOORS ABOVE FIRST LEVEL AND BETWEEN THE SOUTHWESTERN CORNER OF SITE AND A POINT NORTH OF SUCH SOUTHWESTERN CORNER (THE POINT). 0' FOR ALL FLOORS ABOVE THE FIRST LEVEL AND NORTH OF THE POINT. NOTE: THE SETBACK DESCRIBED ABOVE FOR FLOORS ABOVE THE FIRST LEVEL AND BETWEEN THE SOUTHWESTERN CORNER OF THE SITE AND THE POINT SHALL NOT BE APPLICABLE TO BALCONIES OR CANOPIES OR SIMILAR IMPROVEMENTS OTHER THAN THE PRIMARY WESTERLY STRUCTURAL WALL OF THE PROJECT IN THAT LOCATION, AS WELL AS ANY ADJACENT STAIRWELLS.
	0' RIVERSIDE
	0' LEE BARTON
	0' REAR (EXCEPT AS NOTED IN NOTE 22D)
MAX NUMBER UNITS ALLOWED:	
MAX NON-RESIDENTIAL & non-Hotel	

ADDITIONAL PEDESTRIAN-ORIENTED USES
PERSONAL IMPROVEMENT SERVICES
FINANCIAL SERVICES
PERSONAL SERVICES
ADMINISTRATIVE BUSINESS OFFICES FOR ON-SITE SALES AND LEASING
ADMINISTRATIVE BUSINESS OFFICES IF AN OWNER RESIDES ON-SITE
LIQUOR SALES (NOT TO EXCEED 2,500 SF)

ADDITIONAL PERMITTED USES
CONDOMINIUM RESIDENTIAL
MULTIFAMILY RESIDENTIAL
COCKTAIL LOUNGE (NOT TO EXCEED 5,000 SF)
LIQUOR SALES (NOT TO EXCEED 2,500 SF)

PROHIBITED USES		
AGRICULTURAL SALES AND SERVICES	BED AND BREAKFAST RESIDENTIAL GROUP 1	LIMITED WAREHOUSING AND DISTRIBUTION
ALTERNATIVE FINANCIAL SERVICES BUSINESSES	BED AND BREAKFAST RESIDENTIAL GROUP 2	CONGREGATE LIVING
AUTOMOTIVE RENTALS	EXTERMINATION SERVICES	THEATER
AUTOMOTIVE REPAIR SERVICES	FUNERAL SERVICES	HOSPITAL SERVICES (LIMITED AND GENERAL)
AUTOMOTIVE SALES	KENNELS	MAINTENANCE AND SERVICE FACILITIES
AUTOMOTIVE WASHING	MONUMENT RETAIL SERVICES	RESIDENTIAL TREATMENT
BAIL BOND SERVICES	OUTDOOR ENTERTAINMENT	TRANSITIONAL HOUSING
CAMPGROUND	OUTDOOR SPORTS AND RECREATION	BUSINESS OR TRADE SCHOOL
COMMERCIAL BLOOD PLASMA CENTER	PAWN SHOP SERVICES	
CONSTRUCTION SALES AND SERVICES	PLANT NURSERY	
CONVENIENCE STORAGE	PRINTING AND PUBLISHING	
DROP-OFF RECYCLING COLLECTION FACILITY	RESEARCH SERVICES	
ELECTRONIC PROTOTYPE ASSEMBLY	SERVICE STATION	
ELECTRONIC TESTING	VEHICLE STORAGE	
EQUIPMENT REPAIR SERVICES	VETERINARY SERVICES	
EQUIPMENT SALES	CUSTOM MANUFACTURING	

Copy of City of Austin Originals MILLER

PUD APPROVAL.

Case Number C814-2012-0160

Approved Planning Commission on 06.11 (date), 2013 (year).

Approved by Council on 10/17 (date) 2013 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411 and ___ of Chapter 25-2 of the City Code.

Lee Heckman
PDRD

Final Ordinance Reading 10/17/2013

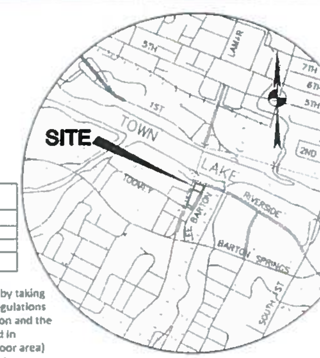
Rev.1 ___

Rev.2 ___

Rev.3 ___

PUD BASELINE	
ZONING	CS
HEIGHT	60'
F.A.R.	3.2:1*
IMPERVIOUS COVER	95%

*Note: 3.2:1 FAR is calculated by taking into account applicable FAR regulations for the "CS" zoning classification and the applicable regulations outlined in section 25-2-714 (additional floor area) of the land development code for properties in the waterfront overlay.



VICINITY MAP
N.T.S.

C814-2012-0160

EXHIBIT C
PROPOSED REVISIONS

Bury Partners
221 West Sixth
Austin, Texas 78701
Tel. (512)328-0011 Fax
TBPE Registration Number
Bury+Partners, Inc. ©Copyright 13

LAND USE PLAN

211 SOUTH LAMAR

POST PAGGI, LLC

DRAWN BY:	JRS
DESIGNED BY:	JRS
REVIEWED BY:	CLR
PROJECT NO.:	108791-10003

SHEET
Page 1 of 4

NOTES:

1. THE SIZE AND CONFIGURATION OF THE PLAZA AND OUTDOOR SEATING AREA AT THE INTERSECTION OF SOUTH LAMAR BOULEVARD AND RIVERSIDE DRIVE AS SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH ON THE SITE DEVELOPMENT PERMIT THE SIZE AND CONFIGURATION OF SUCH PUBLIC PLAZA.

2. THE SIZE AND CONFIGURATION OF DRIVEWAYS AS SHOWN HEREON IS AN APPROXIMATION FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE AND CONFIGURATION OF DRIVEWAYS ON THE SITE DEVELOPMENT PERMIT.

PUD APPROVAL

Case Number: C814-2012-0160

Approved by Planning [redacted] on: 06/11 (date), 2013 (year).

Approved by Council on 10/17 (date), 2013 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and ___ of Chapter 25-2 of the City Code.

Lee Heckman

[redacted]

PDRD

Final Ordinance Reading: 10/17/2013

Rev.1 ______

Rev.2 ______

Rev.3 ______

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F-1048
Bury+Partners, Inc. ©Copyright 2013

LAND USE PLAN NOTES

211 SOUTH LAMAR

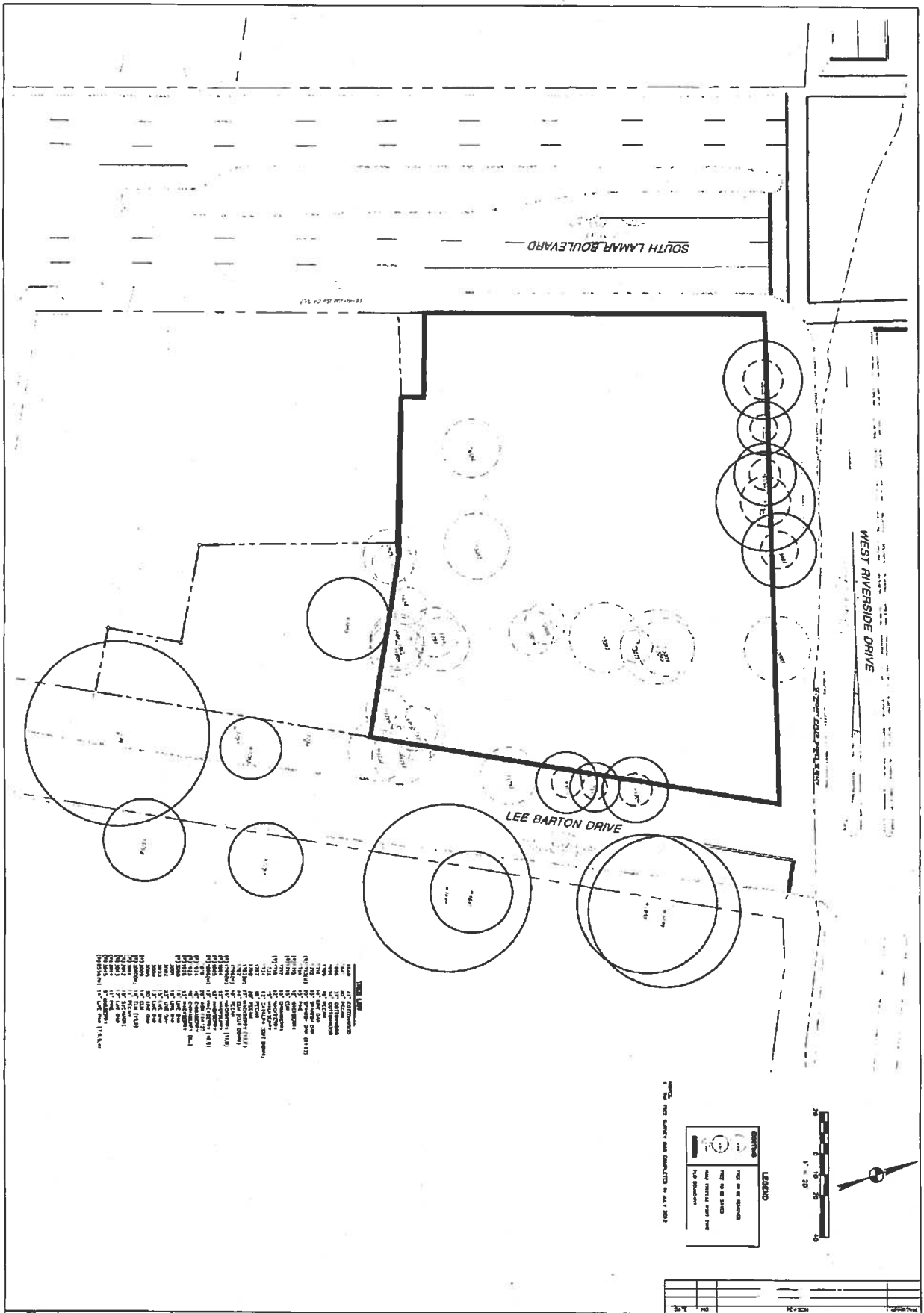
POST PAGGI, LLC

DRAWN BY: JRS
DESIGNED BY: JRS
REVIEWED BY: CLR
PROJECT NO.: 10879I-10003

SHEET

Page 2 of 4

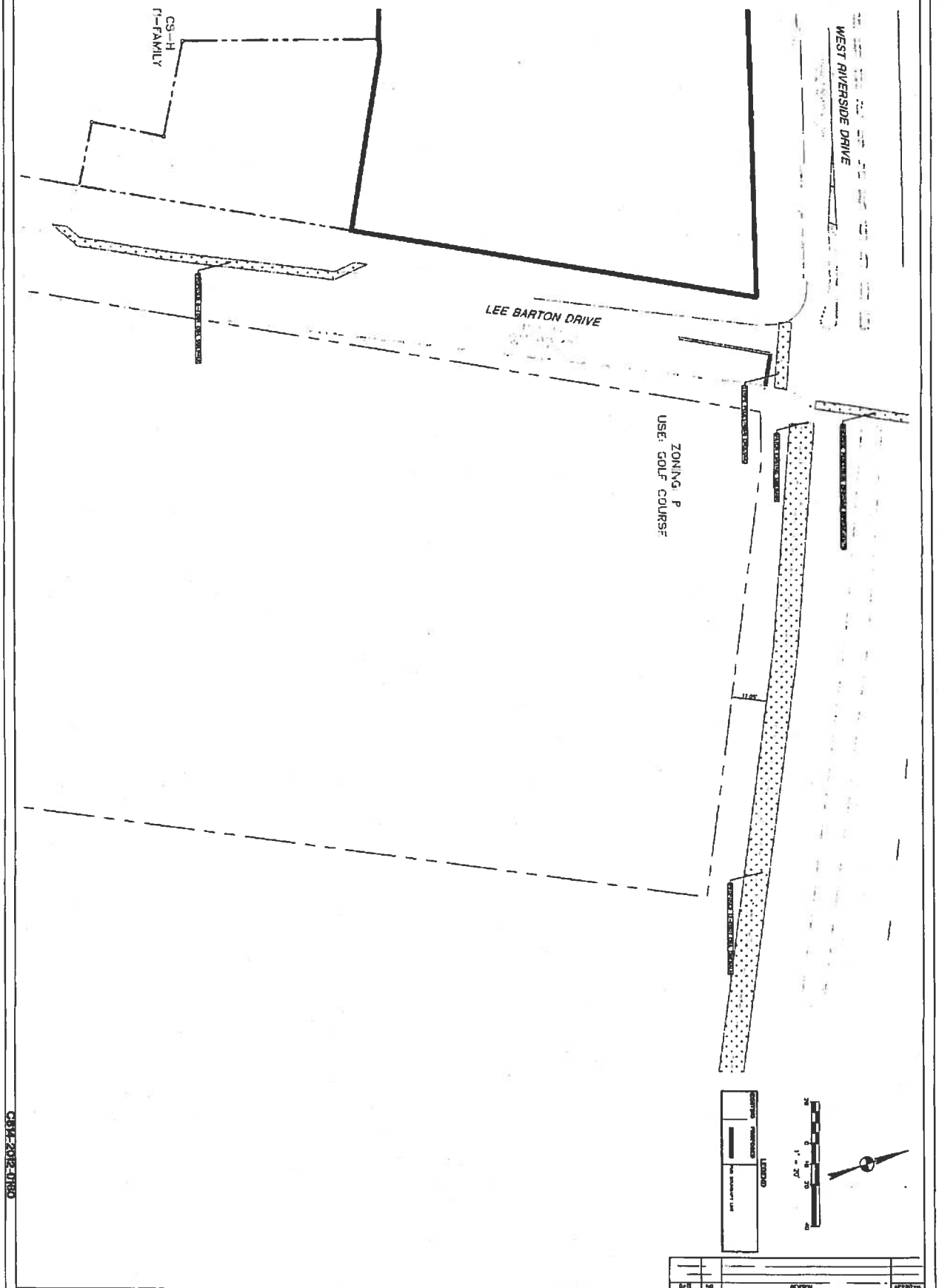
C814-2012-0160



C814-2012-0160

DRAWN BY: PSD	211 SOUTH LAMAR	ENV. TREE PUD EXHIBIT	Bury+Partners
DESIGNED BY: JPS	POST PAGGI, LLC		
REVIEWED BY: JPS			
PROJECT NO. 109791-10003			

SHEET Page 3 of 4



DRAWN BY: PSD	211 SOUTH LAMAR	OFFSITE PEDESTRIAN IMPROVEMENTS	Bury+Partners
DESIGNED BY: JRS			
REVIEWED BY: JPS	POST PAGGI, LLC		
PROJECT NO: 108791-10003			

SHEET

Page 4 of 4

C814-2012-0150

City of Austin Preferred Plant List

Environmental Criteria Manual, Appendix N

CITY OF AUSTIN PREFERRED PLANT LIST

Other plants may be used if approved by the City of Austin. This list is a guide and is not meant to be exclusive. Any other native or well adapted plant may be used if drawings are sealed by a registered Texas Landscape Architect.

EVERGREEN TREES

Arizona Cypress	Cupressus arizonica
Cherry Laurel	Prunus caroliniana
Deodar Cedar	Cedrus deodara
Live Oak	Quercus virginiana
Mountain Laurel	Sophora secundiflora
Texas Madrone	Arbutus texana
Yaupon Holly	Ilex vomitoria

DECIDUOUS TREES

American Elm	Ulmus americana
American Smoketree	Cotinus obovatus
Arizona Walnut	Juglans major
Bald Cypress	Taxodium distichum
Bigtooth Maple	Acer grandidentatum
Blackjack Oak	Quercus marilandica
Bradford Pear	Pyrus calleryana 'Bradford'
Bur Oak	Quercus macrocarpa
Cedar Elm	Ulmus crassifolia
Chinese Pistache	Pistacia chinensis
Chinquapin Oak	Quercus Muhlenbergii
Crape Myrtle	Lagerstroemia indica
Desert Willow	Chilopsis linearis
Drake Elm	Ulmus parvifolia 'Drake'
Durand Oak	Quercus sinuata
Eastern Walnut	Juglans nigra
Escarpment Cherry	Prunus serotina
Eve's Necklace	Sophora affinis
Flameleaf Sumac	Rhus copallina and R. glabra
Fragrant Ash	Fraxinus cuspidata
Golden Rain Tree	Koelreuteria bipinnata and K.

	paniculata
Honey Mesquite	Prosopis glandulosa
Kidneywood	Eysenhardtia texana
Lacey Oak	Quercus glaucoides and Q. laceyi
Little Walnut	Juglans microcarpa
Mexican Buckeye	Ungnadia speciosa
Mexican Plum	Prunus mexicana
Orchid Tree	Bauhinia spp.
Pecan	Carya illinoinensis
Possumhaw	Ilex decidua
Post Oak	Quercus stellata
Red Buckeye	Aesculus pavia
Rusty Blackhaw	Viburnum rufidulum
Shin Oak	Quercus sinuata brevifolia
Shumard Oak	Quercus shumardii
Texas Ash	Fraxinus texensis
Texas Persimmon	Diospyros texana
Texas Red Oak	Quercus texana
Texas Redbud	Cercis canadensis var. 'Texensis'
Vitex, Lilac Tree	Vitex Agnus-castus
Western Soapberry	Sapindus Drummondii

EVERGREEN SHRUBS

Agarita	Berberis trifoliolata
Barbados Cherry	Malpighia glabra
BurfordHolly	Ilex cornuta 'Burfordii'
Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'
Dwarf Chinese Holly	Ilex cornuta 'Rotunda nana'
Dwarf Yaupon Holly	Ilex vomitoria 'Nana'
Elaeagnus	Elaeagnus pungens
Evergreen Sumac	Rhus virens
Indian Hawthorn	Raphiolepis indica
Mountain Laurel	Sophora secundiflora
Nandina	Nandina domestica
Oleander	Nerium oleander
Pampas Grass	Cortaderia selloana
Red Yucca	Hesperaloe parviflora
Rock Cotoneaster	Cotoneaster horizontalis
Rosemary	Rosmarinus officinalis
Sacahuista, Bear Grass	Nolina texana

Shore Juniper	Juniperus conferta
Silverleaf Cotoneaster	Cotoneaster glaucophyllus
Texas Sage	Leucophyllum frutescens
Texas Sotol	Dasylirion texanum
Wax Myrtle	Myrica cerifera

SEMI-EVERGREEN SHRUBS

Cast Iron Plant	Aspidistra elatior
Glossy Abelia	Abelia grandiflora
Muhly Grass	Muhlenbergia lindheimeri
Pineapple Guava	Feijoa sellowiana
Pomegranate	Punica granatum
Primrose Jasmine	Jasminum mesnyi

DECIDUOUS SHRUBS

Althaea	Hibiscus syriacus
American Beautyberry	Callicarpa americana
Aromatic Sumac	Rhus aromatica
Arrowwood	Viburnum dentatum
Black Dalea	Dalea frutescens
Butterfly Bush	Buddleia Davidii
Flame Acanthus	Anisacanthus Wrightii
Possumhaw Holly	Ilex decidua
Texas Lantana	Lantana horrida and L. camara
Trailing Lantana	Lantana montevidensis

EVERGREEN VINES & GROUNDCOVERS

Asian Jasmine	Trachelospermum asiaticum
Bigleaf Periwinkle	Vinca major
Carolina Jessamine	Gelsemium sempervirens
Coral Honeysuckle	Lonicera sempervirens
Cross Vine	Bignonia capreolata
Damianita	Chrysactinia mexicana
English Ivy	Hedera helix
Fig Vine	Ficus pumila
Lady Banksia Rose	Rosa banksiae
Liriope	Liriope muscari
Littleleaf Periwinkle	Vinca minor
Monkey Grass	Ophiopogon japonicus

Oregano	Origanum vulgare
Santolina	Santolina chamaecyparissus
Stonecrop	Sedum spp.

DECIDUOUS VINES & GROUNDCOVERS

Boston Ivy	Parthenocissus tricuspidata 'Veitchii'
Bush Morning Glory	Ipomoea leptophylla
Coral Vine	Antigonon leptopus
Cypress Vine	Ipomoea quamoclit
Gregg Dalea	Dalea greggii
Mustang Grape	Vitis mustangensis
Old Man's Beard	Clematis Drummondii
Passion Vine	Passiflora incarnata
Sweet Autumn Clematis	Clematis paniculata
Trumpet Vine	Campsis radicans
Virginia Creeper	Parthenocissus quinquefolia

FLOWERING PERNNIALS

Artemisia	Artemisia ludoviciana
Black-eyed Susan	Rudbeckia hirta
Blackfoot Daisy	Melampodium leucanthum
Butterfly Weed	Asclepias tuberosa
Canna Lily	Canna X generalis
Cedar Sage	Salvia roemeriana
Cherry Sage	Salvia greggii
Cigar Plant	Cuphea micropetala
Coreopsis	Coreopsis lanceolata
Daylily	Hemerocallis fulva
Fall Aster	Aster spp.
Firebush	Hamelia patens
Gayfeather	Liatris spp.
Heartleaf Hibiscus	Hibiscus cardiophyllus
Hinckley's Columbine	Aquilegia Hinckleyana
Hymenoxys	Hymenoxys scaposa
Lamb's Ears	Stachys byzantina
Maximillian Sunflower	Helianthus maximiliana
Mealy Blue Sage	Salvia farinacea
Mexican BushSage	Salvia leucantha
Mexican Heather	Cuphea hyssopifolia

Mexican Marigold Mint	Tagetes lucida
Mexican Oregano	Poliomintha longiflora
Oxeye Daisy	Chrysanthemum leucanthemum
Peruvian Verbena	Verbena peruviana
Pink Skullcap	Scutellaria suffrutescens
Plumbago	Plumbago auriculata
Purple Coneflower	Echinacea purpurea
Rose Mallow	Pavonia lasiopetala
Scarlet Sage	Salvia coccinea
Spiderwort	Tradescantia x Andersoniana
Turk's Cap	Malvaviscus arboreus 'Drummondii'
White Mistflower	Eupatorium Wrightii
Wild Petunia	Ruellia nudiflora
Yarrow	Achillea millefolium
Zexmenia	Wedelia hispida

TURF & LOW GRASSES

Bermuda	Cynodon dactylon
Blue Grama	Bouteloua gracilis
Buffalograss	Buchloe dactyloides
Little Bluestem	Schizachyrium scoparium
Side Oats Gramma	Bouteloua curtipendula

APPENDIX T
REQUEST FOR FEE IN LIEU OF OR COST RECOVERY FOR WATER QUALITY CONTROLS IN THE URBAN WATERSHEDS

A. OWNER /AGENT INFORMATION: Name: BURY / CITY OF AUSTIN
Company: _____ Telephone: 328 2011
Fax: _____

B. PROJECT INFORMATION: Name: 211 S. LAMAR
Location or Address: 211 S. LAMAR
Permit Number: SP-2012-0211C
Case Manager: E. HERRMANN / M. SIMMONS SMITH

Redeveloped Impervious Cover 0.933 (ac.) + New Impervious Cover 0 (ac.)
= Total Impervious Cover 0.886 (ac.)
Redeveloped IC = N/A / Total IC N/A = N/A (R/T)

C. PAYMENT CALCULATION:

1. Site Impervious Cover Component:
$32,000 x (A1) 0.933.0[illegible] = $ 28,363.20
$18,000 x (A2) - = $ -
$11,000 x (A3) - = $ -
$8,000 x (A4) - = $ -
$6,000 x (A5) - = $ -
Impervious Cover Component Subtotal (ICCS) = $ 28,363.20
Annual Adjustment Factor (E) = [illegible] → Andy to Provide: Future Applied. 1.4256
ICCS x E = $ 28,363.20 (Fee 1)

If subject property drains to a proposed or existing Regional Water Quality facility, then City Portion is:
City Portion = (R/T) N/A x (FEE 1) N/A x 0.75 = $ N/A (CP1):
Otherwise CP1=0 → $40,434.58

2. Building Component: $0.10 x (B) 293640 (sf) = $ 29 364 (FEE 2)
(Note: City Portion = $0.00)

3. Site Area Component:
Commercial/Multifamily Site: $6,000 x (C) 0.933 (ac.) = $ 5598 (FEE 3)
Single Family or Duplex Site: $4,000 x (C) N/A (ac.) = $ N/A (FEE 3)

If subject property drains to a proposed or existing Regional Water Quality facility, then City Portion is:
City Portion = (R/T) N/A x (FEE 3) N/A x 0.75 = $ N/A (CP3):
Otherwise CP3=0.

Exhibit E

4. Payment Amounts: 40,434.58 28,363.20 + 29,364 + 5598 = 63 325.20 75,396.58

PER NOTE/ OFFSITE SUPERIOR × 25% =

$15 831.30

$18,849.14 JBS

TOTAL FEE = (FEE 1) / + (FEE 2) / + (FEE 3) / = $ /

CITY PORTION = (CP1) — + (CP3) — = $ —

APPLICANT FEE = (TOTAL FEE) 63325.5 x 25% for off-site - ~~(CITY PORTION)~~ = $ 15 831.30

D. COST RECOVERY:

Construction Cost = $ N/A (attach an itemized Engineer's estimate of cost)

City Portion = (R/T) N/A x (Cost) N/A x 0.75 = $ N/A

Applicant Portion = (Cost) N/A - (City Portion) N/A = $ N/A

E. AUTHORIZATION:

Owner/Agent [signature] Date 19 March 2013 updated 16 Sept 2013

Reviewed by [signature] Date 9/17/13.

For the Director of the Watershed Protection and Development Review Department

Note: This is an estimate for fee-in-lieu of water quality to be provided if in the future, the City of Austin requires that the water quality facilities be removed from the right of way. See PUD ordinance, Part 7, "Water Quality".

[signature]

INSTRUCTIONS FOR COMPLETING REQUEST FOR FEE IN LIEU OF WATER QUALITY CONTROLS IN THE URBAN WATERSHEDS

PART A. OWNER/AGENT INFORMATION:

Provide the name of the owner or agent for the project, name of company, and telephone and fax number.

PART B. PROJECT INFORMATION:

Provide the name of the project, location or address, site development or site plan number, and the name of the case manager in the Watershed Protection and Development Review Department.

Provide the area of impervious cover in acres that is considered redevelopment - i.e. the amount of impervious cover being constructed by this project in areas which currently have impervious cover. Provide the area of impervious cover in acres that is considered new - i.e. the amount of impervious cover being constructed by this project in areas which currently do not have impervious cover. Impervious cover shall be measured to the nearest 0.01 acre.

Calculate the total impervious cover by summing the two figures determined above.

Calculate the ratio of redeveloped impervious cover to total impervious cover in this project by dividing the redevelopment impervious cover by the total impervious cover. This ratio is called R/T on the form. If R/T is zero (0), the project is not considered redevelopment and the City will not pay a portion of the fee in lieu of water quality controls or a portion of the Cost Recovery if water quality controls are built on-site.

PART C. PAYMENT CALCULATION:

1. Site Impervious Cover Component: Calculate the portion of the payment related to site impervious cover. The total impervious cover being constructed by this project should be divided into the following increments:

Area of IC 1 (A1) = 0 to 1.00 acres
Area of IC 2 (A2) = 1.01 to 2.00 acres
Area of IC 3 (A3) = 2.01 to 10.00 acres
Area of IC 3 (A4) = 10.01 to 20.00 acres
Area of IC 4 (A5) = 20.01 acres or greater

Insert these areas into the fee formula and calculate the individual parts of the fee and then sum these to calculate the unadjusted total fee associated with site impervious cover -- Impervious Cover Component Subtotal (ICCS).

Calculate FEE 1 by multiplying the ICCS by the construction cost adjustment factor (E). The construction cost adjustment factor must be calculated annually using the Engineering News Record (ENR) 20 city average Construction Cost Index with the base index being the ENR construction cost index of October 2002 (6587). For each fiscal year, the construction cost adjustment factor shall be recalculated in October as the ratio of the then current September ENR Construction Cost Index divided by the October 2002 Construction Cost Index. This new construction cost adjustment factor shall be applied to all fees collected during that fiscal year.

If the site drains to a proposed or existing Regional Water Quality Facility, the applicant qualifies for a 75% Cost Recovery of the fee. Calculate the City's portion of this component of the fee by multiplying FEE 1 by the ratio R/T and by 0.75 (0.75 is the cost share ratio established by City Council for water quality controls associated with redevelopment in the Urban Watersheds).

2. Building Component. Calculate the portion of the payment related to building size. Determine the gross square footage of the building, excluding the area of the first or ground floor (B). Subgrade floors (basement floors) shall be included. Multiply this by $0.10 per square foot to determine this portion of the payment (FEE 2). The City does not pay a proportionate share of the fee associated with multi-story buildings.

3. Site Area Component. Calculate the portion of the payment related to size of the site area being developed or redeveloped. Determine the area of the site in acres which is within the limits of construction for the project (C). To calculate the portion of the payment associated with the site area, multiply the site area by $6,000 for commercial or multifamily development or $4,000 for single family and duplex development (FEE 3).

If the site drains to a proposed or existing Regional Water Quality Facility, the applicant qualifies for a 75% Cost Recovery of the fee. Calculate the City's portion of this part of the fee by multiplying FEE 3 by the ratio R/T and by 0.75 (0.75 is the cost share ratio established by City Council for water quality controls associated with redevelopment in the Urban Watersheds).

4. Payment Amounts. Calculate the total fees owed by the applicant and the City. The total fee is calculated by summing the individual portions of the fee calculated under 1, 2 and 3 above (= FEE 1 + FEE 2 + FEE 3).. The City's portion of the fee payment is calculated by adding the City's portion calculated under 1 and 2 above (= City Portion FEE CP1 + City Portion FEE CP3). The applicant's share of the fee payment is calculated by subtracting the City's portion from the total fee.

PART D. COST RECOVERY FOR ON-SITE CONTROLS

This portion of the form shall be used if the applicant proposes or the City requires construction of water quality control on-site and the site is undergoing redevelopment. (See ECM 1.9.2 for criteria for Cost Recovery)

Provide the engineer's estimate of the cost of constructing the water quality control, excluding the cost of land. A detailed estimate of costs shall be attached to the form and sealed by the engineer. The Cost Recovery payment is calculated by multiplying the construction cost by the ratio R/T and 0.75.

Upon completion of construction at the site, the owner or agent shall notify the Environmental Site Inspector that the water quality control is complete. In addition, the engineer's concurrence letter shall be provided which includes a statement that the water quality control has been built in accordance with approved plans.

The City shall inspect the control to ensure that it is built in compliance with the approved plans and is operating properly. If deficiencies are noted during this inspection, the City shall notify the Owner in writing within 30 days of the specific deficiencies. The owner shall remedy any such deficiencies and notify Environmental Site Inspector that the controls are ready for reinspection. When the controls are determined by the City to be in conformance with the approved plans, the City shall issue a check to the owner for the approved amount.

PART E. AUTHORIZATION

The owner or agent for the project must sign and date the Request Form. Upon review and approval of the fee payment or cost recovery amount, the Director of the Watershed Protection and Development Review Department or his designee will sign and date the form indicating approval of the proposed fee. A copy of the approved form will be given to the fiscal staff for processing.

September 18, 2013

Mr. Ivan Naranjo
Planning & Development Review Department
City of Austin
505 Barton Springs Road, 4th Floor
Austin, TX 78704

Subject: Riverside and Lamar Development – Traffic Impacts and Recommended Improvements

Dear Ivan:

The purpose of this letter is to address the traffic impacts as well as vehicular and pedestrian access associated with the proposed Riverside and Lamar development located at the southeast corner of the intersection of South Lamar Boulevard and Riverside Drive in Austin, Texas.

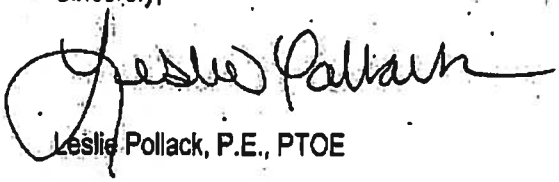
The proposed Riverside and Lamar development has minimal impact on vehicular traffic operations of area intersections. The following recommendations are made to improve pedestrian accessibility in the area:

1. There are currently no sidewalks along Lee Barton Drive from Riverside Drive to the Bridges on the Park development (approximately 350 feet south of the intersection). As part of this development, a sidewalk is recommended to be constructed along the site's frontage on Lee Barton Drive. It is recommended that a sidewalk be constructed on the west side of Lee Barton Drive between the Bridges on the Park development and the proposed Riverside and Lamar development. Due to the steep embankment and presence of trees along Lee Barton, construction of this sidewalk will require extension of the curb line into Lee Barton Drive and removal of six parking spaces on the west side of Lee Barton Drive.

2. There are currently no sidewalks on the south side of Riverside Drive between Lee Barton Drive and Butler Park (approximately 400 feet east of Lee Barton Drive). It is recommended that sidewalks be provided to increase pedestrian connectivity along Riverside Drive.
3. One designated pedestrian crossing on Riverside Drive is located immediately east of the Lee Barton Drive intersection. This pedestrian crossing location has an actuated pedestrian warning system. Pedestrian movements are prohibited across the west leg of Riverside Drive at the intersection with Lee Barton Drive via a sign. However, a pedestrian ramp is still present at this location creating confusion for pedestrians. It is recommended that the pedestrian ramp be removed to further deter pedestrians from utilizing the west crossing. A crosswalk should also be striped on the south leg of Lee Barton Drive at Riverside Drive to encourage utilization of the crosswalk facilities.

Please feel free to contact me if you have any additional comments or concerns.

Sincerely,



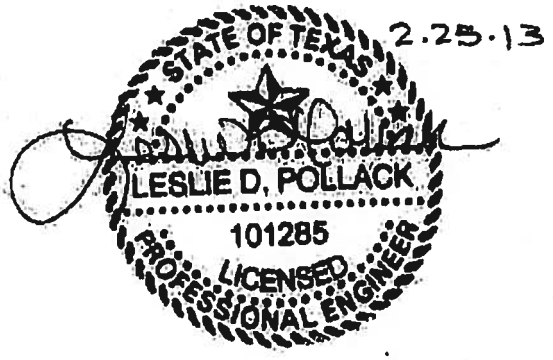
Leslie Pollack, P.E., PTOE
Project Manager
HDR Engineering, Inc.
TBPE Firm Registration No. F-754

cc: Steve Drenner, Winstead PC
Amanda Swor, Winstead PC
Will Cureton, Post Investment Group

BG

211 S. Lamar Traffic Study
Recommendations and Costs

Recommendation	Total Cost
1. Construct Sidewalk on West Side of Lee Barton Drive	$30,187
2. Construct Sidewalk on South Side of Riverside Drive	$67,692
3. Lee Barton Drive and Riverside Drive Intersection Pedestrian Improvements	$1,862
Total Cost	**$99,741**

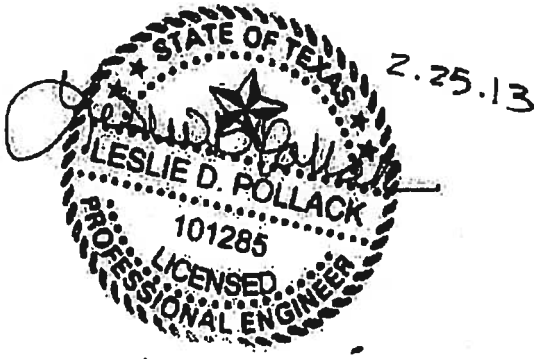


211 S. Lamar Traffic Study
Construct Sidewalk on West Side of Lee Barton Drive
Cost Estimate

ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
REMOVING CONC (CURB)	LF	175	5.50	962.50
CONC SIDEWALKS (6')(6")	LF	175	37.00	6,475.00
CONC CURB (TY II)	LF	175	10.50	1,837.50
INS SM RD SN SUP&AM TY TWT(1) WA(P)	EA	4	280.00	1,120.00
TOTAL MOBILIZATION	LS	1	1,039.50	1,039.50

MATERIALS	$	11,435
ENGINEERING (15%)		1,715
INSPECTION (7%)		800
CONTINGENCY (10%)		1,143
SUBTOTAL	$	15,094
SMALL QUANTITY ESCALATION FACTOR (100%)		15,094
TOTAL		30,187

Assumptions used in preparation of estimate:
1. TxDOT 12 Austin District Average Low Bid Unit Prices, dated 11/30/12, used for cost estimates.

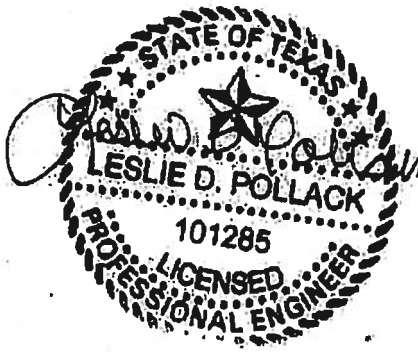


211 S. Lamar Traffic Study
Construct Sidewalk on South Side of Riverside Drive
Cost Estimate

ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
CONC SIDEWALKS (6')(6")	LF	700	37.00	25,900.00
TOTAL MOBILIZATION	LS	1	2,590.00	2,590.00

MATERIALS	$	28,490
ENGINEERING (15%)		4,274
INSPECTION (7%)		1,994
CONTINGENCY (10%)		2,849
SUBTOTAL	$	37,607
SMALL QUANTITY ESCALATION FACTOR (80%)		30,085
TOTAL		67,692

Assumptions used in preparation of estimate:
1. TxDOT 12 Austin District Average Low Bid Unit Prices, dated 11/30/12, used for cost estimates.
2. Doubled the sidewalk length to account for a 12' sidewalk.



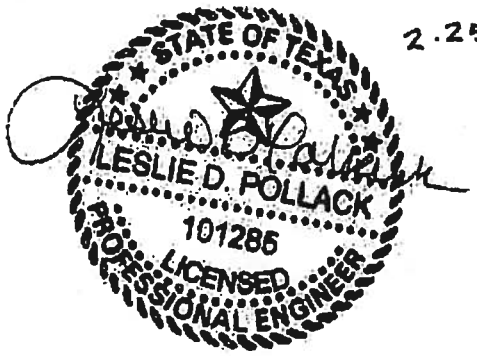
2.25.1

211 S. Lamar Traffic Study
Lee Barton Drive and Riverside Drive Intersection Pedestrian Improvements
Cost Estimate

ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
REMOVING CONC (WHEELCHAIR RAMP)	SY	13	24.50	326.67
CONC SIDEWALKS (6')(6")	LF	20	37.00	740.00
CONC CURB (TY II)	LF	20	10.50	210.00
REFL PAV MRK TY I (W) 24" (SLD) (100 MIL)	LF	75	7.00	525.00
TOTAL MOBILIZATION	LS	1	180.17	180.17

MATERIALS	$	705
ENGINEERING (15%)		106
INSPECTION (7%)		49
CONTINGENCY (10%)		71
SUBTOTAL	$	931
SMALL QUANTITY ESCALATION FACTOR (100%)		931
TOTAL		1,862

Assumptions used in preparation of estimate:
1. TxDOT 12 Austin District Average Low Bid Unit Prices, dated 11/30/12, used for cost estimates.



2.25.13