



Project Name: South Lamar and Riverside Mixed Use

Case Number: SP-2019-0056C

Update #: 0

Case Manager: Anaiah Johnson

Team:

Initial Submittal: February 12, 2019

Formal Filed: March 11, 2019

Date Dist: March 12, 2019

Comments Due Date: April 04, 2019

Discipline	Name
City Arborist Review	Jim Dymkowski
Addressing Review	Diana Arismendez
Drainage Engineering Review	Michael Duval
Fire For Site Plan Review	Sonny Pelayo
PARD / Planning & Design Review	Robynne Heymans
Site Plan Review	Anaiah Johnson
Environmental Review	Jonathan Garner
Traffic Control Review	Traffic Control Review
Water Quality Review	Michael Duval
Flood Plain Review	Karl McArthur
Transportation Planning	Natalia Rodriguez
Planner 1 Review	Addison Ptomey
R.O.W. Review	Isaiah Lewallen
AW Utility Development Services	AWU-Utility Development Service
Electric Review	Karen Palacios
Site Plan Plumbing	Cory Harmon
AW Pipeline Engineering	AWU-Pipeline Engineering
AW Facility Engineering Review	AWU-Facility Engineering
Industrial Waste Review	John McCulloch

Notice

20



Report run on: 3/11/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2019-0056C

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: South Lamar and Riverside Mixed Use

LOCATION: 211 S LAMAR BLVD NB

CASE MANAGER: Anaiah Johnson

PHONE 512-974-2932

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE: Apr 08, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Vacant

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Mixed Use - Complete Propsed Use k

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 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



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

1213 5756

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: The Loren SOUTH LAMAR & RIVERSIDE Mixed-USE

Project Street Address (or range):

211 South Lamar

Zip: 78704

Description of Proposed Development:

8-Story Mix-Use Development with a 100+ room hotel, 26 Luxury Condos, Retail, Restaurant and Office Uses, including two levels of underground parking.

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 Road, 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: [Signature]
Firm: 16 Piggybank LTD
Owner Mailing Address: 8300 Big View Drive
City: Austin State: TX Zip: 78730
Email: _____ Phone 1: _____ 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: Select
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Work

Section 5: Other Professional/Trade Information

☐ Not Applicable ☐ Same as Applicant Type: Landscape Architect
Name: Enrique Serna
Firm: Consort, Inc.
Mailing Address: 3600 Bee Cave Rd., Suite 100
City: West Lake Hills State: TX Zip: 78746
Email: eserna@consortin.com Phone 1: (512) 469-0500 Type 1: Work
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: 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 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 1.57 -OR- Sq. Ft. _____

Net Site Area: Acres 1.16 -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): 26

<u>EXISTING ZONING</u>	<u>EXISTING USE</u>	<u>TRACT #</u>	<u>ACRES / SQ FT</u>	<u>PROPOSED USE</u>
<u>PUD</u>	<u>Fast Food Rest</u>	<u>1</u>	<u>1.16 /</u>	<u>Mixed-Use</u>
<u>CS-H</u>	<u>Office</u>	<u>2</u>	<u>0.22 /</u>	<u>Office</u>
<u></u>	<u></u>	<u></u>	<u>/</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u>/</u>	<u></u>

Existing Impervious Cover (%): 84 Proposed Impervious Cover (%): 96

Are any underground storage tanks existing or proposed? ☐ Yes ☒ No

Section 9: Related Cases

	<u>FILE NUMBERS</u>
Zoning Case? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>C814-2012-0160</u>
Restrictive Covenant? <input type="checkbox"/> Yes <input type="checkbox"/> No	<u></u>
Subdivision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>C8-2012-0122.0A</u>
Land Status Report? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>
Existing Site Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>

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: South Lamar & Riverside Mixed-Use

Location: 211 S. Lamar Blvd

Applicant: Amanda Swor Telephone No: (512) 807-2904

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
1	0.93	2,691.00	PUD	Fast food rest.	934	E/G	1267

PROPOSED: See attached sheet

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	0.93		PUD				
			PUD				
			PUD				
			PUD				

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY $\Delta 1492$

Street Name	Proposed Access?	Pavement Width	Classification
S. Lamar Blvd	Yes		
Toomey St.	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:

☐ 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: Amit Chahal Date: 12/06/2013

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.

10F2, Ahn

TIA Determination Form Addendum – 218 S. Lamar PUD / C814-2012.0160.01

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	0.933	27 units	PUD	MF Residential	220	EQ	163
1	0.933	104 keys	PUD	Hotel	310	EQ	747
1	0.933	1,008.00	PUD	Office	710	EQ	12
1	0.933	7,877.00	PUD	Restaurant	800 *	83.84 / KSF	654
1	0.933	8,670.00	PUD	Retail	820	EQ	1140
1	0.933	3,000.00	PUD	Spa	918	14.5 / KSF	43.5

* 931

= 2759 upd

AKM 12-06-2018.

2 of 2 AKM

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:

Signature 
Month Day Year

Name (Typed or Printed)

Firm

Huston Street

16 Piggy Bank LLC

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:

Signature 
Month Day Year

Name (Typed or Printed)

Firm

Huston Street

16 Piggy Bank LLC

Section 15: 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):

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

<u> </u>	<u> </u>	<u> </u>	<u> </u>
Select	Select	Select	Select
Month	Day	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.

[illegible]



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: SOUTH LAMAR & RIVERSIDE Mixed Use
Project Street Address: 211 SOUTH LAMAR, AUSTIN, TX 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: _____

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: 33
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: 2
- Total number of trees with a diameter of 8 in. or greater: 35

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: 03/29/2019	
Tracking #: 12135756	Revision #: 00	Watershed: Town Lake	
Project Name: South Lamar and Riverside Mixed Use			
Ch.245 Team Review Req'd: Yes	Orig. Submittal Date: 02/12/2019	Resubmittal Date: 02/28/2019	
Date Sent to Ch.245:	Current Results to Applicant: 03/04/2019		
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	Jeremy Siltala	974-2945	Complete	JS
Environmental	Alex Butler	974-2067	Complete	AB
Water Quality	Michael Duval	974-2349	Complete	MD
Env.Res.Mgmt.	Scott Hiers	974-1916	Complete	SH
Floodplain		974-	Not Reviewed	
ORES	Andy Halm	974-7185	Complete	AH
City Arborist.	Jim Dymkowski	974-	Not Reviewed	JD
AWU	Bradley Barron	972-0078	Complete	BB
ATD ROW/AULCC	Reza Sedghy	974-7912	FYI	RZ
ATD Traffic Control	Laura Roy	974-6012	Complete	LR

Mandatory Distribution:		Case Manager: Anaiah Johnson	
Robert Anderson (SP)	Vacant (SP)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)
Rosemary Avila (SP)	Pamela Abee-Tauli (EV)	Jeffrey Rivas (TR)	Laura Kofahl (DR/WQ)
Christine Barton-Holmes (SP)	Alex Butler (EV)	Natalia Rodriguez (TR)	David Marquez (DR/WQ)
Jonathon Davila (SP)	Jonathon Garner (EV)	Katie Wettick (TR)	Christine Perez (DR/WQ)
Clarissa Davis (SP)	Mike McDougal (EV)	Laura Arthur (DR/WQ)	Brandy Teague (DR/WQ)
Renee Johns (SP)	Kristie Nguyen (EV)	Jay Baker (DR/WQ)	
Anaiah Johnson (SP)	Jaron Hogenson (TR)	Ron Czajkowski (DR/WQ)	RSMP
Randy Rouda (SP)	Sangeeta Jain (TR)	Leslie Daniel (DR/WQ)	
Jeremy Siltala (SP)	Mark Kere (TR)	Michael Duval (DR/WQ)	City Arborist Not Reviewed
Partner Department Mandatory Distribution:			
ATD ROW	ATD Traffic Control	AW UDS	AW Pipeline Services
Electric (3)	Fire For Site Plan	Floodplain	Site Plan Plumbing
PARD (Mandatory if Consolidated)			
Optional Distribution: Circle to receive distribution			
Addressing - Diana Arismendez	AWU Facilities Engineering	Floodplain Modification	Hydrogeologist
Industrial Waste	PARD	Urban Design	Wetlands Biologist
ERM Review Comment (Functional Assessment):			

A formal application must be filed within 45 calendar days of the initial completeness check (by 03/29/2019) 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: \$17,971.80 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 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)

DE1 FYI: Fill out and submit RSMP Feasibility Meeting Request Form online at austintexas.gov/RSMP. Include a copy of email sent to RSMP with formal update.

~~DE2 Provide a properly bound engineer's report (minimum 3 staples) or sign/seal each page.~~

~~DE3 Include contours on existing drainage area map.~~

ROW FYI: AULCC submittal is required.

SP FYI: "Mixed use" is not a use. List all proposed uses in accordance with 25-2-491.

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-2019-00506 Date Filed: 2/12/2019
Original Application Vesting Date: Lunaford Signature: [Signature] Date: 2/20/2019
Director's Determination of Vested Rights (select one): ☐ Not Applicable ☐ Approved ☐ Denied
☒ See Vested Rights Determination (if applicable) for additional information. see findings

Proposed Project Name: South Lamar & Riverside Mixed-Use

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: BEN TURNER Phone: 512/469-0500

Signature: [Signature] Date: 2/12/19

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: South Lamar and Riverside Mixed Use

Address: 211 S. Lamar

Case No. SP-2019-0056C

Date of Application: 2/12/2019

Date of Determination: 2/20/2019

Signature: _____

Date: 2/20/2019

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 existing plat 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. Review of this application is also subject to the PUD Ordinance number 20131017-052, case number C814-2012-0160.

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*

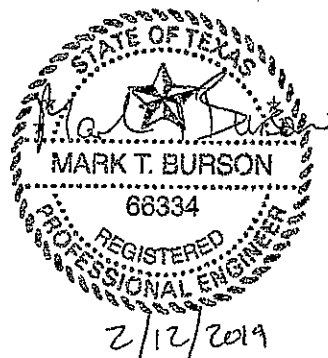
ENGINEER'S SUMMARY LETTER AND REPORT

for

Riverside & Lamar Mixed-Use

AUSTIN, TEXAS

Prepared by:



February 12, 2019

INTAKE SUBMITTAL CHECKLIST CONSOLIDATED and NON-CONSOLIDATED SITE PLAN

City of Austin Development Services Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 512-974-1770

Applications Subject to this Checklist:-

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

The following items must be submitted along with applicable fees:

- ☒ 1. **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)
 - ☒ 2. **Current Tax Certificates** (If **EXEMPT** certificate still required)
 - ☒ 3. **Engineering Report** (Not required for Utility, Streets and Drainage, Extensions, and Transportation and Parking projects)
 - ☐ One (1) copy for completeness check and resubmittals
 - ☒ 4. **Sealed Engineer's Summary Letter** (same engineer's seal on plans on separate sheet)
 - ☒ 5. **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)
 - ☒ 6. **Project Review Form** (Formerly Chapter 245 Review form, Not applicable for Utility, Streets and Drainage, Boat Docks and Transportation and Parking Projects)
 - ☐ If B or C checked, one additional plan set and additional fee required at cc submittal
 - ☐ For Site Plan Extension – A copy of previously approved Chapter 245 form
 - ☐ 7. **Legible 4" x 4" Location Map on a separate 8½" x 11" sheet with red-lined site area**
 - ☐ 8. **City Arborist Review Form** – (Not required for projects in ETJ)
 - ☐ 9. **Plans** (24" x 36" format only)
 - ☐ Two (2) copies for initial completeness check and one copy for resubmittals
- For Revisions and Extensions**
- ☐ One (1 redline, red stamped) copy for initial completeness check
 - ☐ One (1 blacklined) copy for initial completeness check

To be provided at formal submittal:

- ☐ 10. Appropriate exhibits from application must be on flash drive w/names of files/layers
- ☐ 11. Digital copy of drainage model. A CD or flash drive separate from the electronic submittal
- ☐ 12. If off-site parking is requested, the site plan must show the primary use and the off-site parking, plus the property address and legal description of both sites
- ☐ 13. If off-site parking is requested, a signed lease agreement or a letter of intent to execute such a lease agreement is required
- ☐ 14. If shared parking is requested, a copy of the shared parking Analysis is required at formal submittal

Note: An ERI or an ERI waiver will be required if development occurs on a site that is: (1) within the Edwards Aquifer recharge or contributing zone; (2) within the Drinking Water Protection Zone; (3) containing a water quality transition zone; (4) contains a critical water quality zone; (5) contains a floodplain; or (6) has a gradient of more than 15%. If these conditions exist and an ERI or ERI waiver is not submitted the project will be rejected during the initial stage of completeness check.

INTAKE SUBMITTAL CHECKLIST CONSOLIDATED ADMINISTRATION

City Of Austin Development Services Department

505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2689, 974-2681, 974-7208 or 974-2350
Fax 974-2620

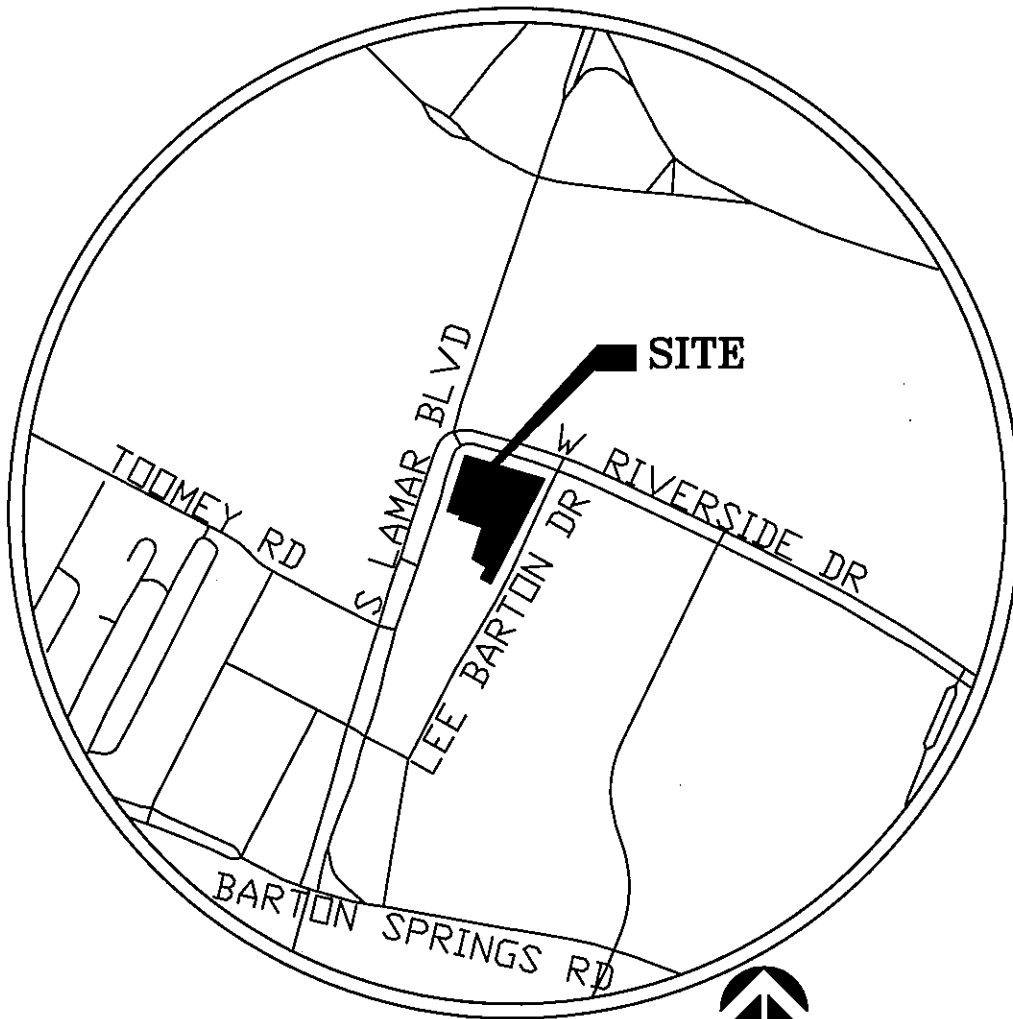
Departmental Use Only:

File Number: 12135756 Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ☒ 1. Completed application form with all appropriate signatures & Application Fee (+\$55.00/ sign if SPC-)
- ☒ 2. Subject to Big Box Ordinance YES / NO (Ordinance No. 20070215-072)
- ☒ 3. *Legible 4"x 4" Location Map on a separate 8½"x11" sheet
- ☒ 4. Signed Submittal Verification and Inspection Authorization Form
- ☒ 5. TIA Fee plus five (5) copies (if TIA is required)
- ☒ 6. *Sealed Engineer's Summary Letter (same engineer as sealed on plans)
- ☒ 7. Plans (24"x36" format **only**) for formal (Refer to completeness check results for required #)
3 Two (2) copies for completeness check
- ☒ 8. *Full size tax maps (1"=100') showing properties within **500'** of the red-lined site area (limits of construction) **or** For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the site.
- ☒ 9. Current Tax Certificates (not required if tax exempt) Paid - Tax Cert on Order
- ☒ 10. 1704 Determination
B (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- ☒ 11. * Engineering Reports (Refer to completeness check results for required #)
2 Two (2) copies for completeness check
- ☒ 12. Project Description Form
- ☒ 13. Flashdrive @ formal submittal (Exhibit VII of application must be on flashdrive w/ names of files/layers)
- ☒ 14. If applicant indicates they are requesting waiver/ variance(s) on the application, then a letter requesting the waiver/ variance(s) must be submitted as well, plus additional fees if applicable. (If a Late Hours Permit is required, a waiver of Compatibility Standards must be submitted, if applicable.)



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.: 6886948

Payment
Date: 03/11/2019

Invoice
No.: 6942984

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Consolidated

Payer Information

Company/Facility Name: Consort, Inc.

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

Phone No.: (512)469-0500

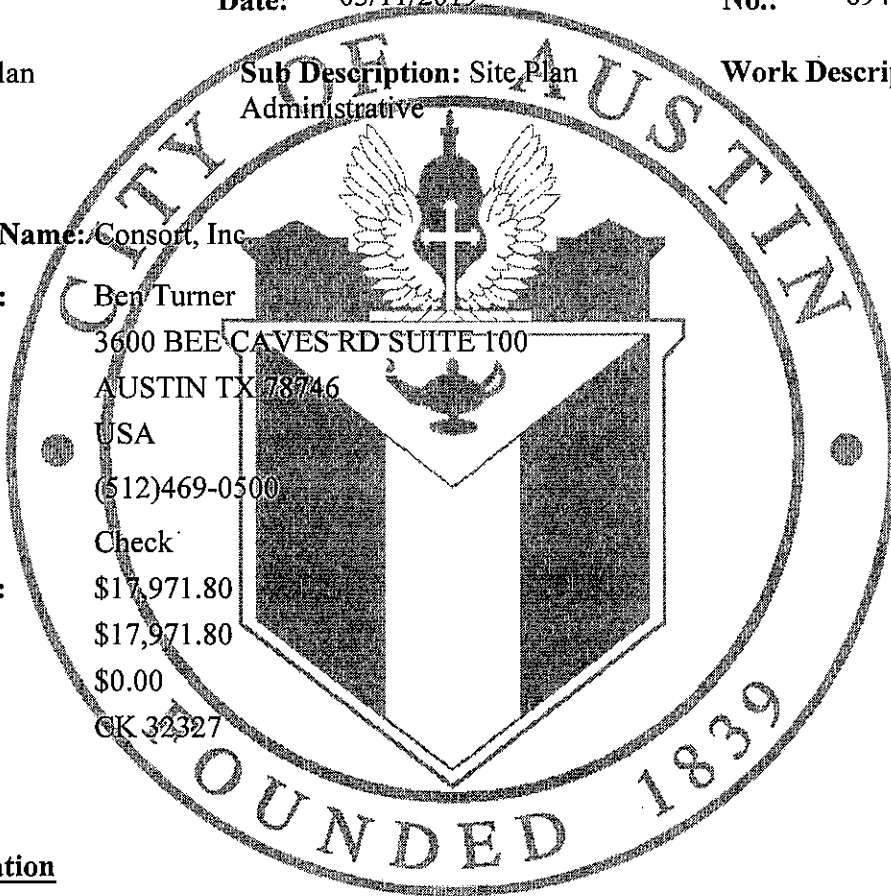
Payment Method: Check

Payment Received: \$17,971.80

Amount Applied: \$17,971.80

Cash Returned: \$0.00

Comments: OK 32327



Additional Information

Department Name: Development Services Department

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9300 4192	Basic Notification	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$272.00
5090 5300 9400 4257	City Arborist Site Plan/Subdivision Review	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$1,840.00
5090 5300 9300 4264	Consolidated Site Plan-Dev	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$14,958.00
5020 2200 9050 4874	UDS Engineering Plan Review	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$219.00
5090 5300 9996 4066	Development Services Surcharge	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$682.80
TOTAL :					\$17,971.80



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6870855

Payment

Date: 02/12/2019

Invoice

No.: 6931129

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Consolidated

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: \$3,182.52

Amount Applied: \$3,182.52

Cash Returned: \$0.00

Comments: CKS 32286/32283

Additional Information

Department Name: Development Services Department

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5100 6300 9700 4177	WPD-Site Plan Completeness Check	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$34.00
5090 5300 9300 4138	Completeness Check Fee	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$383.00
5100 6300 9700 4196	WPD-Chapter 245 Review Determination	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$101.00
5090 5300 9300 4196	DSD-Chapter 245 Review Determination	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$2,546.00
5090 5300 9996 4066	Development Services Surcharge	12135756	211 S LAMAR BLVD NB	2019-022713-SP	\$118.52
TOTAL :					\$3,182.52

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

NO 2270335

1559-001

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	*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 \$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 02/15/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Susan Michelsen

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
<input checked="" type="checkbox"/> Engineer's report	[Case_Number]_Eng_report.pdf ✓
<input checked="" type="checkbox"/> Drainage report (if applicable)	[Case_Number]_Drg_report.pdf
<input checked="" type="checkbox"/> Engineer's summary letter	[Case_Number]_Eng_summary.pdf ✓
<input checked="" type="checkbox"/> All sheets in Site Plan	[Case_Number]~U[Update #]_[sheet #].pdf ✓
<input checked="" type="checkbox"/> 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-2019-0056]

<< [Back to Exhibits](#)

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