

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SPC-2007-0439C(R3) **PLANNING COMM'N DATE:** 12-13-2011

PROJECT NAME: Western Oaks Retail Center

ADDRESS: 4625 W. William Cannon Drive

WATERSHED: Williamson Creek (BSZ)

AREA: 15.44 Acres

LEGAL: Lot 15, Section 1-G, Western Oaks Subdivision

EXISTING ZONING: LR, Neighborhood Commercial, GR-CO, Community Commercial-Conditional Overlay

PROPOSED USE: Office, Financial Services, Personal Improvement Services, Restaurant

REQUEST: Approval of a CUP for change of use to a restaurant in LR zoning, as a requirement of the restrictive covenant

APPLICANT: AVG-Austin, L.P. (Doug Jaguay)
9595 Wilshire Bv., Ste. 710
Beverly Hills, CA 90212
(310) 273-0864

AGENT: Land Strategies, Inc. (Paul Linehan)
1010 Land Creek Cv., Ste. 100
Austin, TX 78746
(512) 328-6050

NEIGHBORHOOD ORGANIZATION:

- 943- Save Our Springs Alliance
- 428- Barton Springs/Edwards Aquifer Conservation District
- 384- Save Barton Creek Association
- 385- Barton Springs Coalition
- 89- Westcreek Neighborhood Association
- 967- Circle C Neighborhood Association
- 298- Oak Hill Association of Neighborhoods
- 705- OHAN 78735
- 706- OHAN 78736
- 707- OHAN 78737
- 708- OHAN 78738
- 709- OHAN 78749
- 786- Home Builders Association of Greater Austin
- 1200-Super Duper Neighborhood Objectors and Appealers

APPLICABLE WATERSHED ORDINANCE: 1977 Creek Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Done in 2002 as part of the site plan review; assumptions are basically unchanged.

SUMMARY STAFF RECOMMENDATION: Recommended.

PLANNING COMMISSION ACTION: 12-13-2011

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

PROJECT INFORMATION:

EXIST. ZONING: LR, GR-CO (CO prohibits certain uses)

EXISTING & PROPOSED USE: Office, Personal Improvement Services, Restaurant

LIMITS OF CONSTRUCTION: 1.48 Acres **OVERALL SITE:** 15.44 Acres

EXIST. BLDG. COVERAGE: 32571 sf **PROP. BLDG. CVR:** 64199 sf

EXISTING IMPERV. CVRG.: 161377 sf **PROPOSED IMP. CVR:** 300871 sf (44.8%)

REQUIRED PARKING: 461

PROPOSED PARKING: 477

EXISTING & PROPOSED F.A.R.: .11

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
William Cannon Drive	Varies	6 lane divided	Arterial
Brush Country Drive	74'	24-30'	Arterial, Minor

SUMMARY COMMENTS ON SITE PLAN:

Land Use Background, Chronology: The applicant is requesting approval of a Conditional Use Permit to continue the construction of the final phase (Phase 5) of the Western Oaks Retail Center.

This parcel was zoned in 1976 to LR with LO and SF-3 buffers by zoning case C14-75-81. A conceptual land use plan was included with this zoning case. A restrictive covenant was also included that required a special permit be presented to the Land Use Commission to ensure that development on the site was consistent with the conceptual plan. The change of use from the bank to the proposed restaurant is what is triggering this CUP in order to comply with the requirements of the restrictive covenant.

Western Oaks Retail site plan consists of 6 buildings with 2 one-story office buildings, one two-story fitness center health club, 2 restaurants (one destination-type, and one fast-food) and one general restaurant that is proposed as a change of use to an approved bank with drive-through facilities. Phase I and II infrastructure, parking, landscaping, the fitness center and the destination restaurant are constructed. The office building, the fast food restaurant and the corner restaurant proposed here have not been constructed although all drives, parking, pad sites, and infrastructure are in place.

Permit History:

A special permit, C14P-84-024 was heard by the Planning Commission and approved on January 16, 1986. A waterway development permit, 85-03-1860, was issued in association with this

special permit on September 6, 1985 and both plans were determined to be consistent with the conceptual plan attached to the zoning. Those plans showed 60% gross site area impervious cover. The waterway development plan was a plan that did not expire, but the land use plan special permit did expire. A new application for land use was required in order to complete the project, and site plan SPC-02-0023C was submitted. The 1704 determination stated that the review would be according to the rules and regulations in effect in 1977, with the stipulation that the Serendipity Cave, which had not been previously protected, would be reviewed and protected under current code.

This 2002 plan showed a reduction in impervious cover but otherwise remained consistent with the intent of the original conceptual plan. A site plan (SPC-2007-0318C) was submitted May, 2007 to complete the requirements and environmental preservation upgrades through the permitting process. During the completeness check the City didn't respond in a timely manner and the completeness check expired, but an accommodation letter was issued by the Assistant Director of the Watershed Protection and Development Review Department, referencing the site plan number submitted. Coincident with the timing of the letter and the site plan application, the AMANDA database was implemented which did not allow for flexibility of deadlines due to any extenuating circumstances. In order to proceed with the site plan, the submitted set of plans was brought back to Zoning and Platting Commission for another review and approval of the Conditional Use Permit and was read into the record as SPC-2007-0439C, being the same plan as before, but with a new site plan number issued.

This site plan is not subject to Project Duration requirements under LDC 25-2-531.

Transportation: Complies with all transportation requirements with regards to the Land Development Code.

Environmental: This site is located in the Williamson Creek watershed, in the Barton Springs Zone, and complies with all rules and regulations in effect in 1977. The CEF, Serendipity Cave, is protected under much more stringent current code requirements than originally required.

SURROUNDING CONDITIONS:

Zoning/ Land use: LR- Office, Restaurant, GR-CO-Restaurant, Personal Improvement Services (fitness club)



North: Townhomes, Retail, SF-6, GR-CO

East: PUD

South: SF-3, Single Family

West: SF-3, Single Family



-  Subject Tract
-  Base Map

CASE#: SPC-2007-0439C(R3)
 LOCATION: 4625 W William Cannon Dr

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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



July 6, 2011

Attn: Completeness Check Review Team
City of Austin
Planning & Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Western Oaks Retail Center (SPC-2007-0439C)
Site Plan Revision No. 3

Dear Review Team:

Land Strategies, Inc., on behalf of the landowner, respectfully submits this request for a revision to a portion of the approved site plan for the Western Oaks Retail Center, located at 4625 W. William Cannon Drive, in the full-purpose jurisdiction of the City of Austin, Travis County, Texas.

The proposed site plan revision is specific to changing the approximately 2.41-acre corner tract (out of the 15.44-acre overall tract) from the currently approved land use of Financial Institution to a Restaurant. Both the Financial Institution and Restaurant land uses are allowed, as per the Restrictive Covenant on the property. Since the subject site plan was approved, the Financial Institution land use is no longer viable, due in part to the purchase of Bank One by Chase Bank (Bank One was to be the financial institution for this corner tract) and the proximity of other financial institutions in the immediate area. The change of use from Financial Institution to Restaurant for this corner tract allows for a more achievable option. Since the land use on the corner tract is changing, we will be required to obtain approval of the proposed site plan revision by the Land Use Commission.

With this letter, we also respectfully request that any and all future site plan revisions associated with this change in land use from the originally approved site plan not be required to obtain approval by the Land Use Commission. Instead, we request that any site plan revisions in this regard be reviewed and approved administratively. We feel that since Financial Institution was an allowable land use on the original site plan, any change from the currently proposed Restaurant back to Financial Institution should be able to be approved administratively.

Please feel free to contact me should you have any questions or need additional information.

Best regards,



Paul W. Linehan, ASLA
President

PWL:enw

PWL:enw

Attachments

cc: Peter Gilbert - AVG Austin, L.P.
cc: Jason Rodgers, P.E. - Garrett-Ihnen Engineers

City of Austin Development Review and Inspection Department
Development Assistance Center 499-6370

Completeness Check H.B.1704 Review (Ch. 245, Tex.Loc.Gov't Code)
(This is not a Permit.)

Project Name Western Oaks Retail Center
 Location 4555 McCarty Lane (Brush Country Rd.)
 Case Type Revision to WWOP # 86-03-1860
 Completeness Check Tracking # 203424 Date 4/22/02
 Project Manager Solis Review Team 4
 Primary Contact Paul Linchan Phone 328-6050

In accordance with House Bill 1704 (Ch.245, Tex.Loc.Gov't Code) and based on the information submitted with this Completeness Check:

The proposed application will be reviewed under certain rules and regulations in effect on _____, the filing date of _____
 File # _____

The 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 persons, including regulations dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to protect critical/significant recharge features.



Comments: 1704 Denied for revision to WWDP. C.U.P. must be filed & approved by the Land Use Commission (ZAP) as required by Restrictive Covenant associated with Zoning Case # C14-75-081.

The application will be reviewed under rules and regulations in effect at the time the application is filed.

Note: This Completeness Check review is an advisory opinion only, is good only at this time, and is based upon the information supplied by you. The actual determination of the applicable rules and regulations will be made at the time of filing. A Project Application H.B. 1704 Determination Form must be filed with the application.

Staff Authorization: Duncan Date 4/24/02

11-07-04 31514 JMS SKH
RETURN TO HERITAGE TITLE
98 SAN JACINTO BLVD., STE. 400
AUSTIN, TEXAS 78701

TRV 2003252392
9 pgs

6

AMENDED AND RESTATED RESTRICTIVE COVENANT

OWNER: Kamco Western Oaks, Ltd., a Texas limited partnership

ADDRESS: 16610 Dallas Parkway, Suite 1000
Dallas, Texas 75248

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Owner, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY: The 15.44-acre tract more particularly described on the attached Exhibit "A" which is incorporated herein by reference the same as if fully copied and set forth at length.

RESTRICTIVE COVENANT BEING AMENDED: That certain Restrictive Covenant dated October 14, 2002 recorded document number 2002195796, Deed Records, Travis County, Texas and covering the property herein described ("Original Restrictive Covenant").

WHEREAS, the Owner of the Property and the Western Oaks Property Owners Association, Inc., a Texas nonprofit corporation (the "Association"), previously agreed that the Property should be impressed with certain covenants and restrictions as conditions of obtaining permit approval for the Property; and

WHEREAS, the Owner of the Property and the Association agree that amendments to the prior covenants and restrictions are in the best interest of both parties; and

WHEREAS, the Owner and the Association wish to restate the Restrictive Covenant as amended;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this Restrictive Covenant. These covenants and restrictions shall run with the land and shall be binding on the Owner of the Property, its heirs, successors and assigns.

- 1. Permitted Uses and Development.** Development and use of the Property shall be in accordance with the site plan attached hereto and incorporated herein as Exhibit "B" (the "Site Plan"). The Owner and the Association agree that the Site Plan shall be approved either as an amendment to the existing Conditional Use Permit and Consolidated Site Plan by the City of Austin (the "City") in City file number SPC-02-0023C or as a new filing for same.

Handwritten signatures and initials:
W/O
W/O
W/O

Notwithstanding the foregoing, the Owner of the Property shall be permitted to make alterations as "corrections" or "minor revisions" to the Site Plan as determined by the City, provided that any such alterations do not change the general layout and location of buildings, parking areas and landscaping, except that minor shifts in such improvements that do not cause buildings to move materially closer to the adjacent single-family lots shall be permitted. Building Nos. 1 and 2 on the Site Plan shall only be occupied with uses allowable under LO zoning as specified in the City of Austin zoning code. Subject to the foregoing limitation, in addition to the uses specifically permitted by the applicable zoning of the Property, the following uses (as defined in the current land development code of the City) shall be permitted uses of the Property:

- (a) Restaurant (Drive-In, Fast Food);
- (b) Restaurant (General);
- (c) General Retail Sales (General); and
- (d) Health/Fitness Center.

2. Building Height. The height of any structures located on the Property, excluding roof top equipment, any city required screening, or building parapet extensions, shall be limited as follows:

- (a) One (1) story for the proposed buildings shown on the Site Plan as Building No. 1 and Building No. 2.
- (b) Thirty-five (35) feet and one story maximum height for retail structures.
- (c) Forty (40) feet and two story maximum height for Building No. 4.

Notwithstanding the foregoing, in the event Building No. 4 is not originally constructed for tenant or owner use as a health or fitness center, the height of Building No. 4 shall not exceed Thirty-five (35) feet.

3. Building Orientation. The Owner shall provide landscaping for and orient the proposed office building shown on the Site Plan as Building No. 2 so as to minimize to the greatest feasible extent direct views of the single-family lots located along the western boundary of the Property. The area of Building No. 2 shall remain at 16,000 or less sf. The area between such building and the adjacent single-family lots shall be landscaped to provide screening of such lots from view as shown on the Site Plan.

4. Lighting. Exterior lighting within the Property shall be limited as follows:

- (a) Average exterior illumination will be no more than 3.5 foot candles at ground level. The uniformity ratio of average to minimum illumination at ground level will be no more than 4:1.

- (b) All fixtures will be hooded and shielded to eliminate upward directed light.
- (c) All fixtures will be hooded, shielded or screened to eliminate light source, e.g., light bulb, visibility from any adjacent single-family residence.
- (d) The maximum allowable wattage of any single fixture is 400 watts.
- (e) Building fronts will not be floodlit from parking lots. If building facade lighting is needed, it will be provided by lights located near the facade.

Notwithstanding the foregoing, any lighting required by any governmental regulations to be present in or around an outdoor or drive through automated teller machine or similar device shall be permissible.

5. Architectural Standards. Development of the Property, as shown on the Site Plan, shall meet the following minimum requirements:

- (a) Building Materials. The front and side exterior walls of any building constructed on the Property shall be constructed of at least seventy-five percent (75%) masonry or other materials specifically approved in writing by the Association. For the purpose of calculating the total percentage of masonry required herein, all windows, doors and other openings shall be excluded from the total area of the exterior walls. The foregoing masonry requirements shall also apply to the wall facing toward the residential area for the proposed office building shown as Building No. 2 on the Site Plan.
- (b) Signage. The use of high profile freestanding or pylon signs on the Property is prohibited. Only low profile freestanding signs and all other signs allowed in Article VII, Chapter 13-2 of the City of Austin Land Development Code are permitted.
- (c) Unified Architectural Standards. All buildings constructed on the Property shall comply with unified architectural standards such that the buildings have a consistent "look and feel" with colors and building materials that do not conflict with one another and are consistent with "Hill Country" architecture. "Hill Country" architecture shall mean and refer to a design that makes ample use of stone found in the Central Texas region and, by way of illustration only, may include the following architectural elements (but does not require the specific use of such elements): gables, dormers, wood accents. In addition, Building No. 3 shall be designed and constructed so that its front facade does not have an entirely flat profile.
- (d) Building Exteriors. Exterior walls of all buildings constructed on the Property (excluding windows, doors and other openings) shall be

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consistent with the above Unified Architectural Standards, with the exception of minor accent features.

- (e) Screening. All service docks, commercial trash dumpsters, central grocery cart storage and HVAC units shall be screened from the view of the general public.
- (f) Fencing. No chain-link fencing shall be permitted, except as required temporarily during development/ construction of any site or building improvements on the Property and except as provided below in Section 7.
- (g) Storage Trailers. No storage trailers shall be permitted except for temporary storage trailers used during development/construction of any site or building improvements on the Property.
- (h) Cart Returns. All cart returns shall be landscaped.
- (i) Tenant Signs. All tenant signs shall comply with unified sign standards such that the tenant signs have a consistent "look and feel", with colors and materials that do not conflict with one another. All tenant signs which are affixed to a building, shall be reverse channel and will be of design and colors that are consistent with the "Hill Country" architecture proposed for the buildings on the Property and compatible with a first class retail development. In this connection, all lettering for tenant signs shall be mounted directly to the facade of the buildings.
- (j) Sale of Merchandise in Parking Areas. The sale, display and storage of any merchandise or products in parking areas developed on the Property is prohibited, except as provided herein. The sale, display and storage of merchandise or products in the parking areas is permitted on no more than four (4) occasions per year and for a period of no more than three (3) days for each such occasion.
- (k) Hours of Operation. The hours for which any and all retail, restaurant or commercial uses of the Property shall be open for business is limited to the time beginning at 6:00 a.m. and ending at 11:00 p.m. Garbage pickup may only occur between the hours of 8:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. and 8:00 p.m. on weekends and holidays. Notwithstanding the foregoing limitation, the operations conducted in Building No. 4, so long as such uses are limited to health/fitness center, retail food or grocery, drug store or pharmacy, or medical, may be conducted and the occupant may be open for business 24 hours per day 7 days per week, subject to applicable governmental restrictions, if any, on such business operations and hours of operation. If the use of Building No. 4 shall cease to be one of the foregoing permitted uses, the general hours of operation limitation shall apply.

(l) Roofing Materials. With respect to those portion of building roofs which are visible from the ground, only non-reflective materials, which are compatible with the Unified Architectural Standards required herein, may be utilized on the Property.

(m) Office Building Design. The two proposed office buildings, shown as Building Nos. 1 and 2 shall be designed to be consistent with "Hill Country" architecture.

6. Cave Gate. The Owner shall restrict entrance to the cave known as Serendipity Cave located on the Property through the installation of a cave gate which is designed to be flush with ground level and generally not visible from Brush Country Road.

7. Fencing. Upon completion of Building No. 1 or 4, the Owner shall install black vinyl landscape fencing and/ or dense, "prickly" landscaping from the edge of the parking lot to the northwest corner of the Property as more particularly shown on the Site Plan. For the parking lot located beside Building No. 2 (the "Rear Lot") as shown on the Site Plan shall be monitored by "after-hours" video camera surveillance, which shall be adequately maintained by the Owner. Signs shall be posted in the Side Lot to notify all persons of such video surveillance. In addition and upon completion of Building No. 2, the owner shall maintain the existing vegetative screening located on the edge of the Side Lot and shall install dense, "prickly" landscaping along such edge, all as shown on the Site Plan. In addition, the Owner may install such landscape fencing to the extent any security fencing is required by the City or other governmental entity.

8. Contribution to Neighborhood Improvements. Prior to any construction of the buildings shown on the Site Plan, the Owner (i) shall contribute \$1,500.00 to the Association to be used to provide privacy fencing within the Association Common Area as shown on the Site Plan, (ii) shall install traffic calming improvements at the intersection of One Oak Road and Brush Country Road as shown on the Site Plan, provided, however, in the event the City of Austin has not approved such installation prior to the normal construction schedule, construction may proceed, but the calming improvements must be completed before any business begins operation on the site, (iii) shall hold in escrow Five Thousand and no/100 Dollars (\$5,000.00) for a period not to exceed eighteen (18) months, such fund to be used at the direction of the Board of Directors of the Association for the landscaping/vegetative screening of the Property from the adjoining neighborhood, such installations to occur immediately after construction of Building No. 4.

9. Association Review of Building Plans. Prior to approval of any building plans by the City for any building on the Property, the Owner(s) of that portion of the Property proposed for construction in such building plans shall deliver to the Association a copy of the building plans submittal, and any updates thereto, for the Association's review.

10. Conditioned on Permit Approval. The restrictions contained within this Restrictive Covenant are expressly contingent upon final approval of the Conditional Use Permit and Consolidated Site Plan in City file number SPC-02-0023C, and all other necessary permits, approvals and authorizations necessary to complete the improvements shown in the Site Plan and

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to occupy the Property with the uses permitted in Section 1 above. In addition, the Association hereby agrees to support the Conditional Use Permit and Consolidated Site Plan, and all other necessary permits, approvals and authorizations necessary to complete the improvements shown in the Site Plan and to occupy the Property with the uses permitted in Section 1 above. In the event that any such permitting is not approved by the City, this Restrictive Covenant shall terminate and be of no force or effect, and the Association shall immediately provide a written release hereof.

11. Enforcement. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for either party hereto, and its respective heirs and assigns, to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant to prevent the person or entity from such actions and to collect damages for such actions.

12. Severability. If any part of this agreement or covenant is declared invalid, by judgment or order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this Restrictive Covenant shall remain in full force and effect.

13. No Waiver. If at any time the Association fails to enforce this Restrictive Covenant, whether or not any violations of it are known, such a failure shall not constitute a waiver or estoppel of the right to enforce it, provided that, however, upon issuance of a building permit by the City for any improvements on the Property, such a failure to enforce by the Association shall constitute a waiver and estoppel of the rights to enforce this Restrictive Covenant as to the permitted improvements only, provided the Owner has provided notice to the Association as provided in Section 9 above.

14. Modification. This Restrictive Covenant may be modified, amended or terminated only by the joint action of (a) a majority of the members of the Board of Directors of the Association, and (b) the Owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.


15. Acknowledgment of Prior Amendment. The Association hereby agrees that certain Amendment to Section Declaration of Covenants, Conditions and Restrictions J.W. Smith's Western Oaks I-G recorded in Volume 12089, Page 80 of the Real Property Records of Travis County Texas (the "Prior Amendment") is valid, effective and sufficient to accomplish the purposes thereof. Specifically, the Association hereby waives, relinquishes and releases any claim that (i) the Property is subject to the Section Declaration of Covenants, Conditions and Restrictions identified in the prior Amendment and (ii) that the Prior Amendment is not valid, effective or sufficient as provided herein.

16. This document supercedes and replaces in whole the Original Restrictive Covenant.


EXECUTED this the 6th day of OCTOBER, 2003.

OWNER:
KAMCO WESTERN OAKS, LTD., a Texas limited partnership

By: CIK Western Oaks LLC,
General Partner

By: 
Name: Bryan J. Kaminski
Title: Manager

AGREED TO AND ACCEPTED
Western Oaks Property Owners Association

By: 
Name: RAY HENRY
Title: PRESIDENT, WESTERN OAKS POA

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 6th day of October, 2003, by Bryan J. Kaminski, Manager of CIK Western Oaks LLC, on behalf of said limited liability company as General Partner of Kamco Western Oaks, Ltd., a Texas limited partnership.



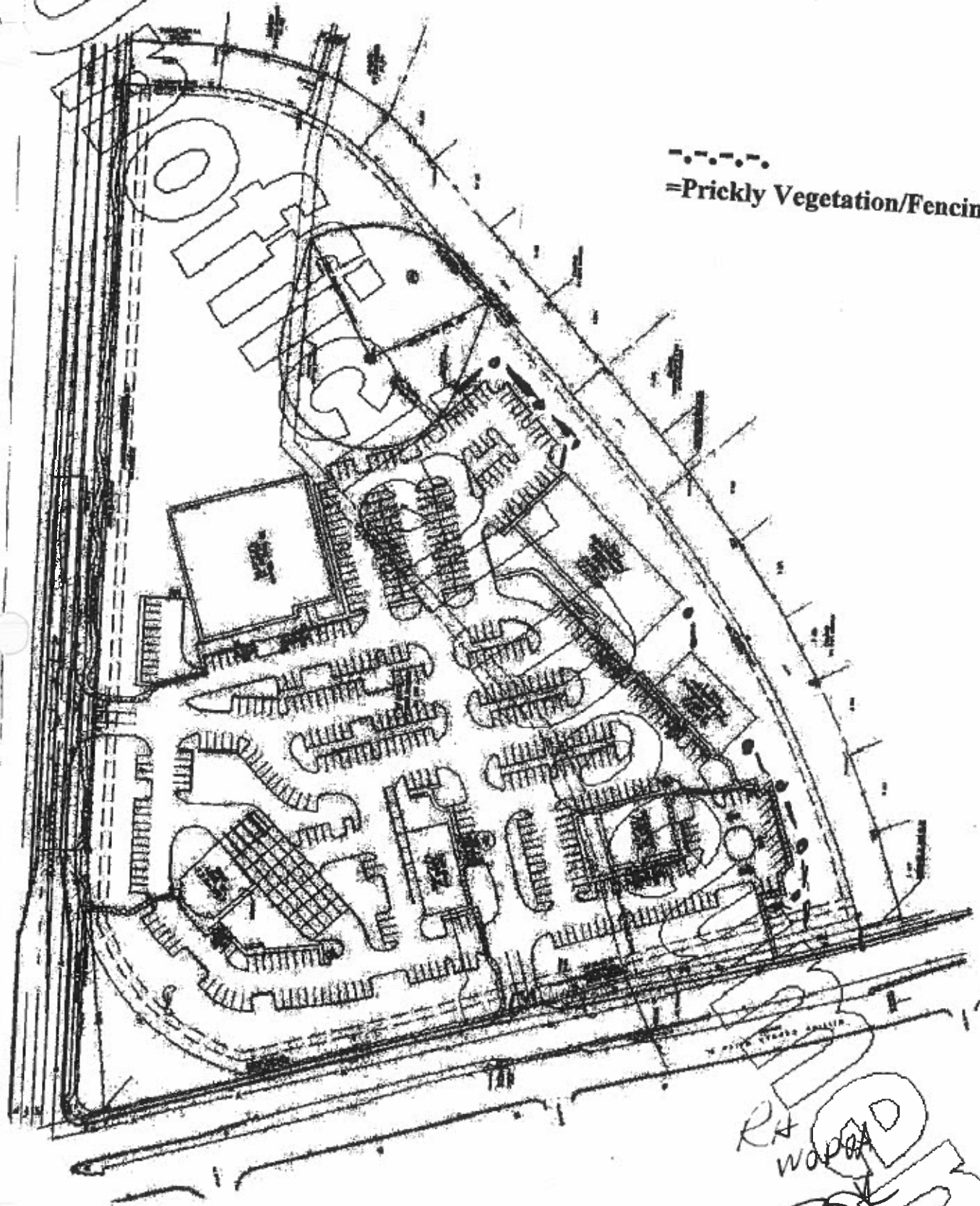

Notary Public in and for the State of Texas

TINA MARIE CASE
Printed Name

My Commission Expires: 6-27-06

EXHIBIT "B"

---●---
=Prickly Vegetation/Fencing



CONFIDENTIAL
Rt
WADA
TSK

Unofficial Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

10-27-2003 03:03 PM 2003252392
EVANSK \$30.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

WESTERN OAKS RETAIL CENTER

CONSOLIDATED SITE PLAN

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OWNER:
WESTERN OAKS RETAIL CENTER
1010 LAND CREEK COVE, SUITE 100
AUSTIN, TEXAS 78746
(512)328-6050 FAX: (512)328-6172

ENGINEER:
GARRETT & ASSOCIATES ENGINEERS, INC.
7800 SHOAL CREEK BLVD., STE. 200 WEST
AUSTIN, TEXAS 78757
(512)454-2400 FAX: (512)454-3430

LANDSCAPE ARCHITECTS/PLANNERS:
LAND STRATEGIES INC.
1010 LAND CREEK COVE, SUITE 100
AUSTIN, TEXAS 78746
(512)328-6050 FAX: (512)328-6172

PHASE ONE - EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN 1

REVISIONS/CORRECTIONS

No.	DESCRIPTION	DATE	BY	APPROVED BY
1	ADD SHEET 12	6/5/02	[Signature]	[Signature]
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Initial Submittal: 6/5/02

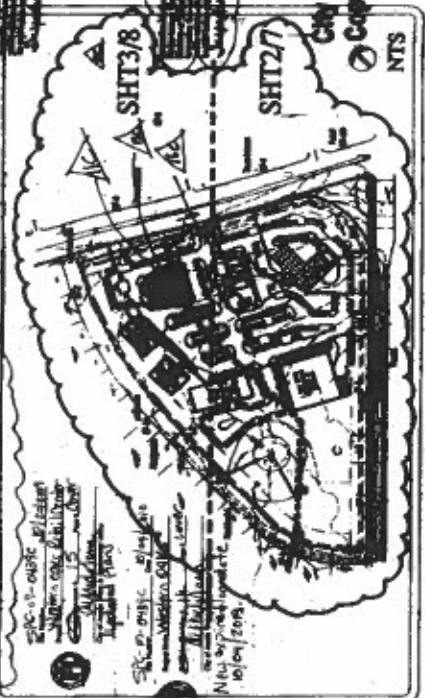
1st. UPDATE: 9/9/02

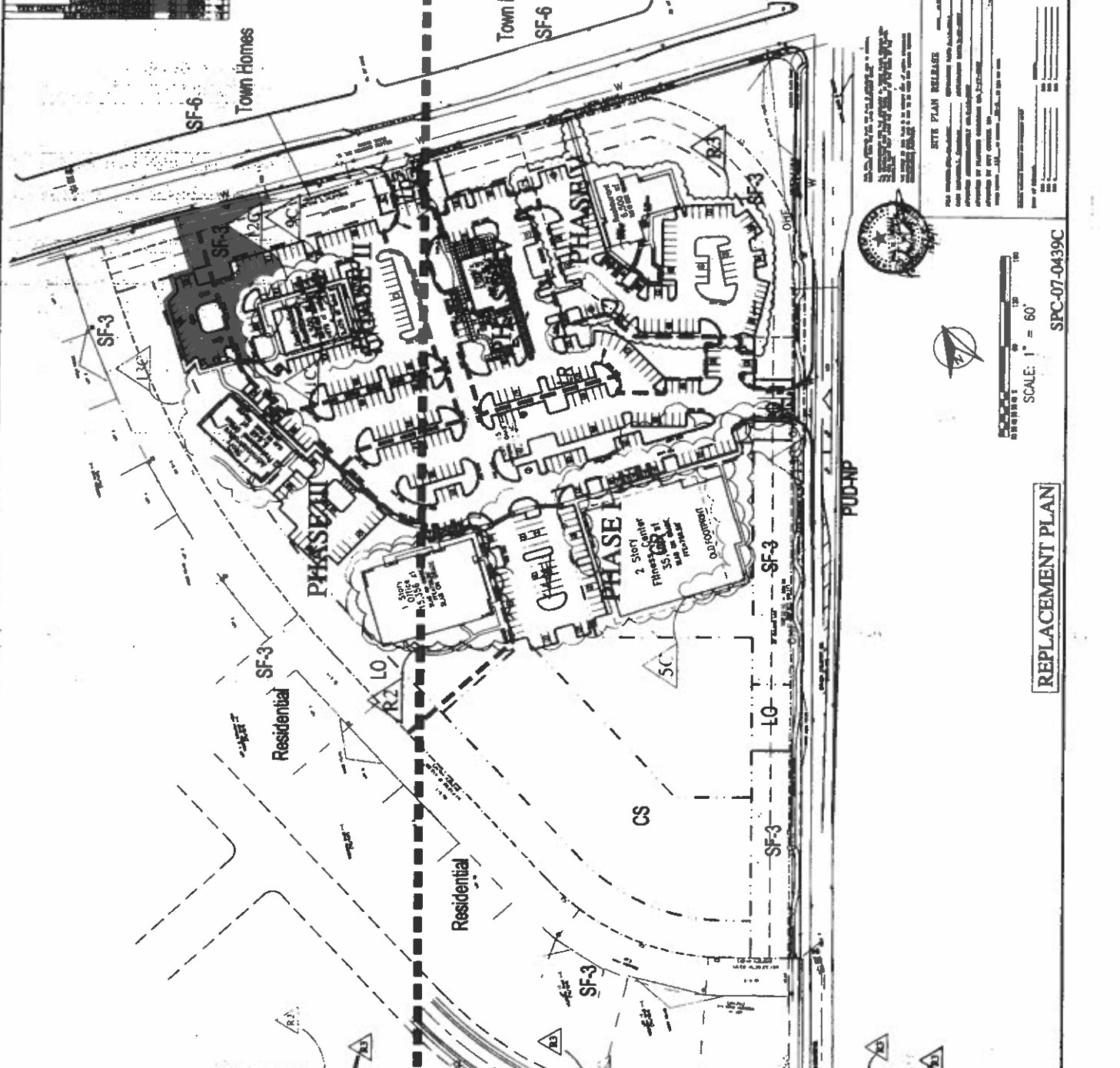
2nd. UPDATE: 11/07/02

3rd. UPDATE: 12/10/02

4th. UPDATE: 01/14/03

5th. UPDATE: 03/05/03





Phase	Phase I	Phase II	Phase III	Phase IV	Phase V
Phase Area	250,000 S.F.	250,000 S.F.	250,000 S.F.	250,000 S.F.	250,000 S.F.
Impervious Area	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Coverage	60%	60%	60%	60%	60%
Permitted To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Required To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Planned To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Area	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Coverage	60%	60%	60%	60%	60%
Permitted To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Required To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Planned To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Area	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Coverage	60%	60%	60%	60%	60%
Permitted To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Required To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Planned To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Area	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Coverage	60%	60%	60%	60%	60%
Permitted To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Required To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Planned To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Area	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Impervious Coverage	60%	60%	60%	60%	60%
Permitted To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Required To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.
Planned To Be Placed	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.	150,000 S.F.

REPLACEMENT PLAN

SCALE: 1" = 60'

SFC-07-0439C

RITE PLAN RELEASE

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN.

LAND STRATIGIES INC.

PAUL LINSBACH & ASSOCIATES

4625 W. WILLIAM CANYON DR.
WESTLAND, CA 94095
TEL: (510) 338-0700
FAX: (510) 338-0722

Western Oaks Retail Center
Phasing Plan and Calculations

OWNER INFORMATION:
David Langley
AECOM, L.P.
Beverly Hills, CA 90212

5 of 42

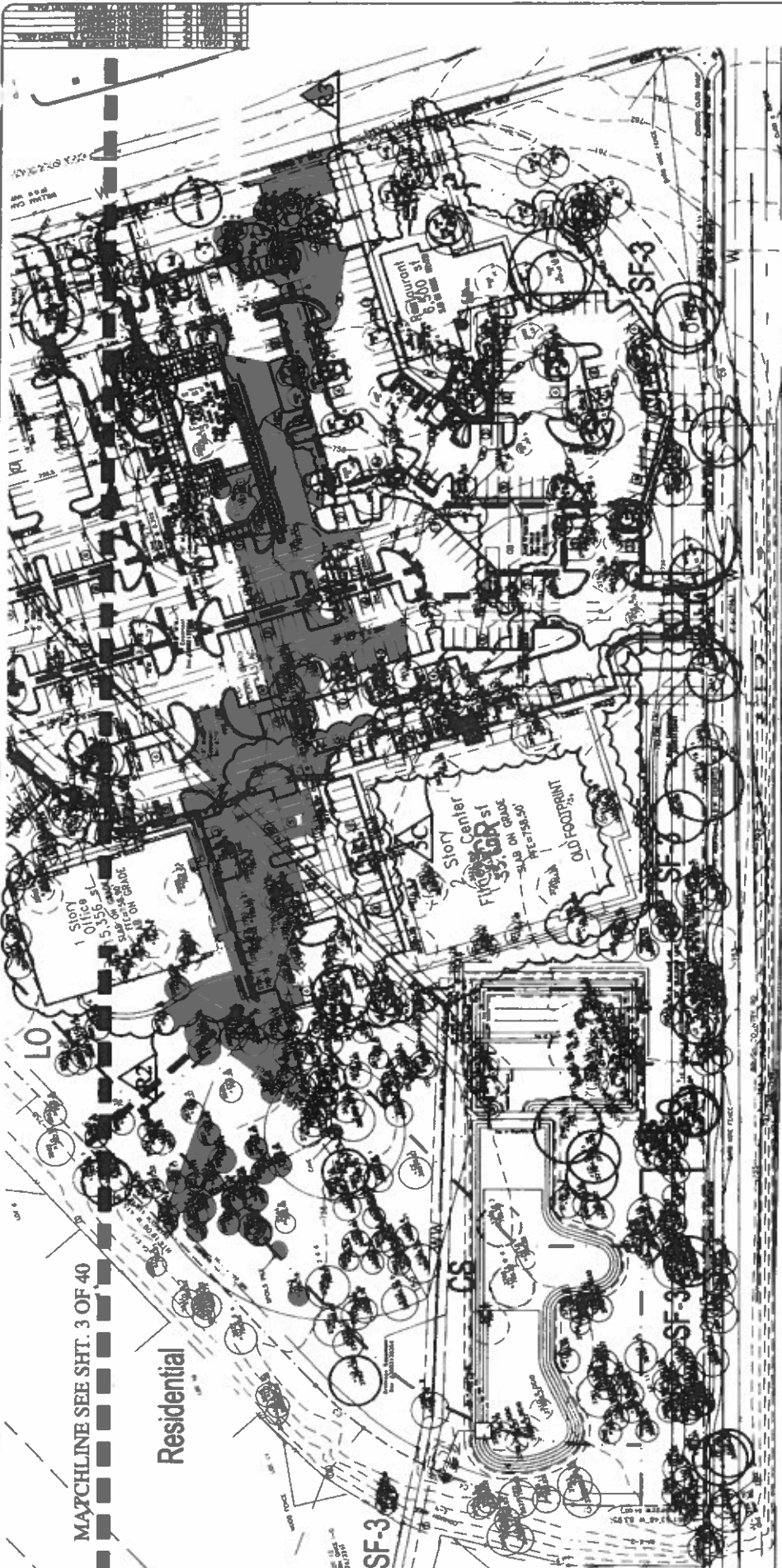
NO.	DATE	REVISIONS BLOCK

OWNER: PROBABLYTON
 AVE. LAND, L.P.
 4025 W. WILSON CENTER DR.
 DALLAS, TEXAS 75245
 DRAWING NO. 210
 09/25/94
 09/25/94

Western Oaks Retail Center
 Site Plan
 4025 W. WILSON CENTER DR.
 DALLAS, TEXAS 75245
 1/10/94

LAND STRATEGIES INC.
 11111 LANTANA BLVD.
 SUITE 100
 ARLINGTON, TEXAS 76010
 PHONE (817) 222-0300
 FAX (817) 222-0172

LAND STRATEGIES INC.
 PAUL LARSHAN & ASSOCIATES
 2 OF 42
 SHEET



MATCHLINE SEE SHT. 3 OF 40
 Residential

PUD-NR

NUMBER	DESCRIPTION	DATE	BY	REVISIONS
1	1/2" REBAR FOUND	11.15.94		
2	1/2" REBAR W/CAP SET	11.15.94		
3	PRE HYDRANT	11.15.94		
4	WATER VALVE	11.15.94		
5	POWER POLE	11.15.94		
6	GUY WIRE	11.15.94		
7	LIGHT POLE	11.15.94		
8	STREET SIGN	11.15.94		
9	PK N/A/L/F	11.15.94		
10	DECOMPOSED GRANITE PAVING	11.15.94		
11	CALCULATED POINT	11.15.94		

MEMORANDUM, LST
 THE 1" CONT. SCALE PLAN IS 1/2" SCALE L&P
 THE 2" CONT. SCALE PLAN IS 1/4" SCALE L&P

NOTE: WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE POINT IS REQUIRED. THERE ARE NO EXISTING BALDWIN OR ADDRESSING LOTS. EXISTING LOTTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE 0.05 U.S. ON 52.02 AC 2-1 ZONING DISTRICT. ANY ADVANCE TO AN SF-3 OR TOWN EXISTING LOT IS SUBJECT TO THE RECOMMENDATIONS OF THE TRAFFIC MARKET ANALYSIS (T.M.A.) AND THE 1/2" SCALE L&P. THE 1/2" SCALE L&P IS THE MASTER PLAN AND ALL OTHER LOTS AND INTERSECTIONS SHOWN ON THIS REPLACEMENT PLAN ARE CHARACTERISTICS TO THE 1/2" SITE PLAN WHICH AFFECT TRAFFIC CHARACTERISTICS WILL BE SHOWN ON ADDENDUM TO THIS PLAN.

SITE PLAN RELEASE

THIS PLAN RELEASE IS VALID FOR THE PROJECT AND SITE SHOWN HEREON ONLY. IT IS NOT VALID FOR ANY OTHER PROJECT OR SITE. THE RELEASEE ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE RELEASEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE RELEASEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REPLACEMENT PLAN

SCALE: 1" = 40'

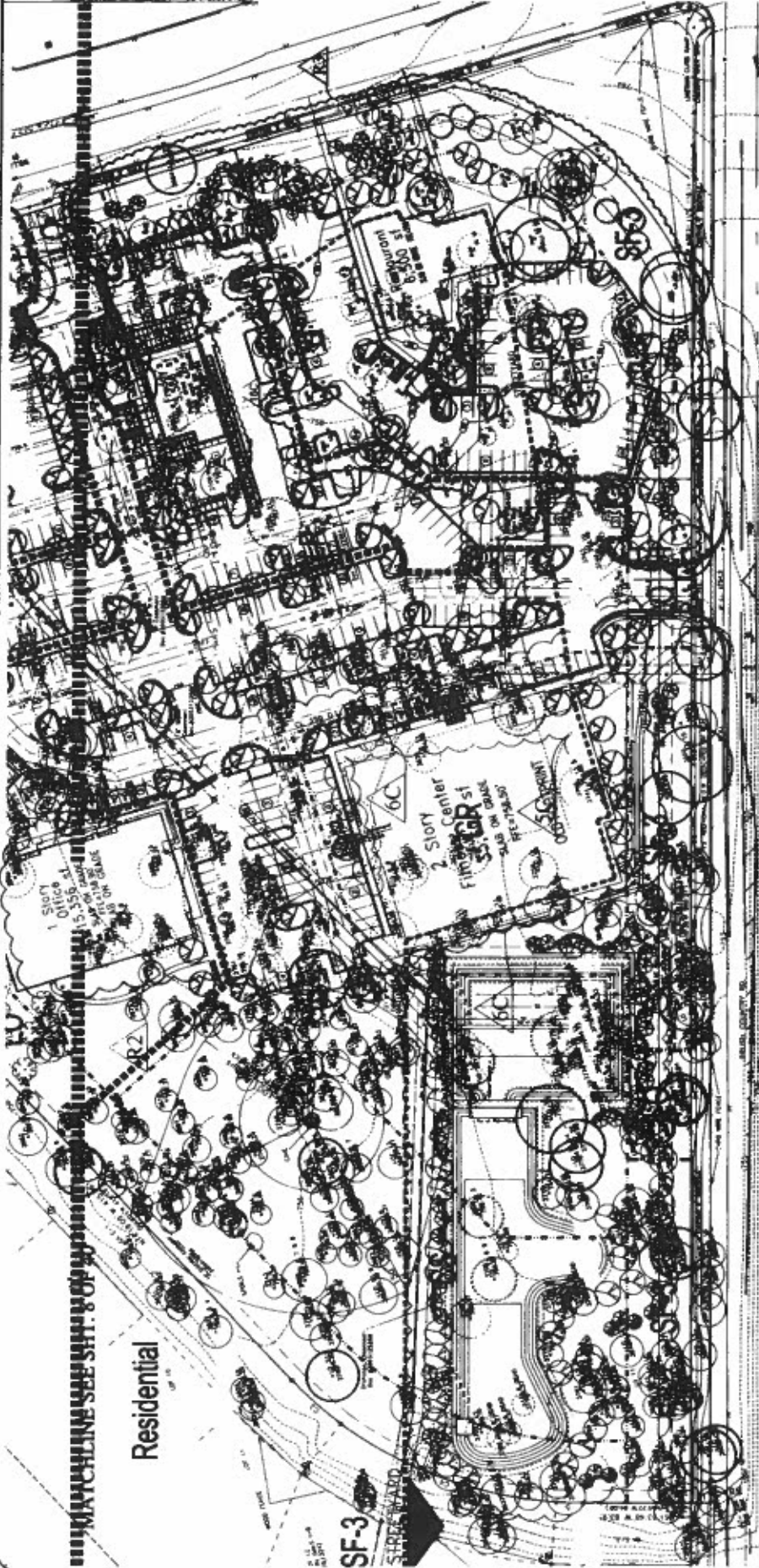
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SFC-07-0439C

Residential

MATCHLINE SEE SHIT. 8 OF 42

SF-3

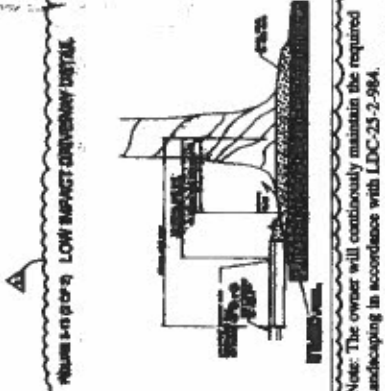


PUD-NIP

LEGEND

(●)	EXISTING TREE
(○)	PROTECTED TREE
(○)	TREE TO BE REMOVED
(○)	REPLACEMENT TREES (3" x 4' CAL.)
(○)	REPLACEMENT TREES (1-1/2" CAL.)
(○)	REPLACEMENT TREES (1-1/2" CAL.)
(○)	REPLACEMENT TREES (1-1/2" CAL.)
(○)	REPLACEMENT TREES (1-1/2" CAL.)
(○)	REPLACEMENT TREES (1-1/2" CAL.)
(○)	REPLACEMENT TREES (1-1/2" CAL.)

70	6	7	8
70	6	7	8
70	6	7	8
70	6	7	8



REPLACEMENT PLAN

SCALE: 1" = 40'

DATE: 07/20/07

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]