

**ZONING AND PLATTING COMMISSISON SITE PLAN
CONDITIONAL USE PERMIT
REVIEW SHEET**

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CASE NUMBER: SPC-2011-0217C **ZONING AND PLATTING COMMISSION
HEARING DATE:** December 20, 2011

PROJECT NAME: Lakeline Market

ADDRESS: 14028 N US 183 Hwy

APPLICANT: 183 BLW, LP (Edward Butler) - (512) 837-6550
P.O. Box 9190
Austin, TX 78766

AGENT: Bury & Partners, Inc. (Jonathan Neslund)
(512) 328-0011
221 W 6th St. Suite 600
Austin, TX 78701

CASE MANAGER: Donna Galati Phone: 974-2733
donna.galati@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for Large Retail Use (food sales) in GR-CO zoning in order to construct a retail shopping center consisting of nine (9) buildings and a gas station.

A Large Retail Use means a use listed in Land Development Code section 25-2-815-A, including food sales, with 100,000 square feet or more of gross floor area. Large Retail Use is a conditional use. The proposed food sales building ("Building A" on the site plan) is proposed with 117,033 sq. ft. of gross floor area. The nine (9) other buildings and gas station consist of permitted uses.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for Large Retail Use (food sales) with the condition that all remaining informal administrative comments are cleared prior to site plan approval. Remaining staff comments are included in the Master Comment Report attached to this backup material.

PROJECT INFORMATION

SITE AREA	37.98 Acres
EXISTING ZONING	GR-CO (Conditional overlay prohibits pawn shop use)
WATERSHED	Lake Creek and Buttercup Creek (Suburban)
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance
TRAFFIC IMPACT ANALYSIS	Not required
CAPITOL VIEW CORRIDOR	None
PROPOSED ACCESS	Lakeline Blvd, Pecan Park Blvd., US Hwy 183

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PROJECT INFORMATION (Cont'd)	Allowed	Existing	Proposed
FLOOR-AREA RATIO	1:1	0	0.15:1
BUILDING COVERAGE	75%	0	15%
IMPERVIOUS COVERAGE	90%	0	64.4%
PARKING	1230 required	0	1295

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: A conditional use permit is required because the proposed Building A (117,033 sq. ft.) meets the definition of a "large retail use" under the Large Retail Use ordinance (25-2-815—food sales is one of the principal uses with 100,000 square feet or more of gross floor area).

The proposed site plan includes nine (9) total buildings, with additional retail, restaurants, gas station, and theater/restaurant. All other uses are permitted uses on the site; the Large Retail Food Sales use is the only conditional use. Also proposed with this site plan includes water quality and detention ponds, shaded sidewalks, open space, and protection of numerous Heritage Trees.

The project complies with Commercial Design Standards as much as possible, and in order to preserve additional Heritage Trees, Alternative Equivalent Compliance was granted.

TRANSPORTATION: Access will be provided on Lakeline Blvd and Pecan Park Blvd. A service driveway will be located on US 183 Hwy. A driveway to the south of the US 183 driveway was permitted with site plan SP-2007-0041D. This site plan takes access to the previously approved driveway. A traffic impact analysis was not required because the site is within the HB 1396 area. All transportation comments have been cleared.

ENVIRONMENTAL: The site is located in the Lake Creek and Buttercup Creek watersheds, which are classified as Suburban. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. There are no Critical Environmental Features on this site. All environmental comments have been cleared.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR-CO, GR	Large Retail Use (food sales), retail, restaurant, theater, gas station (all proposed)
<i>North</i>	GR-MU-CO & MF-3	Vacant and Multifamily
<i>South</i>	CS, CH	Vacant
<i>East</i>	US Hwy 183, then GR & CS	Multi-use shopping center with retail, restaurants, bank
<i>West</i>	CH	Vacant

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
US 183 Hwy	581 ft	319 ft	Freeway
Lakeline Blvd	117 ft	95 ft	Major Arterial
Pecan Park Blvd	98 ft	75 ft	Primary Collector

NEIGHBORHOOD ORGNIZATIONS:

604—Davis Springs HOA
786—Home Builders Association of Greater Austin
1037—Homeless Neighborhood Assn
1075—League of Bicycling Voters
1113—Austin Parks Foundation
1147—Davis Springs President
1224—Austin Monorail Project
1228—Sierra Club, Austin Regional Group
1340—Austin Heritage Tree Foundation

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:**1. Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The food sales use is a permitted use within the GR zoning district. The proposed development complies with all site development regulations for the zoning district. A conditional use permit is required because the proposed Building A meets the definition of a "large retail use" under the Large Retail Use ordinance (25-2-815)

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: The site plan will comply with all requirements of the Land Development Code and zoning district. In addition, the building complies with setback and height requirements. The site is providing connectivity, shaded sidewalks, and open space as required by Subchapter E (Commercial Design Standards).

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: Off-street parking is provided in accordance with Land Development Code requirements. The loading facilities will be screened from view.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

C. In addition, a conditional use site plan may not:**1. More adversely affect an adjoining site than would a permitted use;**

The site plan will conform to all regulations and standards established by the Land Development

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Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use. The site is allowed a comparable number of retail units and gross floor area.

2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation. A TIA was not required because the site is within the HB 1396 area. Numerous pedestrian pathways and shaded sidewalks are provided throughout the site.

3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.

4. For a large retail use described in Section 25-2-815 (Large Retail Uses) adversely affect the future redevelopment of the site: This site is proposed in compliance with Subchapter E (Commercial Design Standards) Internal Circulation Routes and building placement. The design regulations for Internal Circulation Routes help ensure that future development can be accommodated easily, while maintaining pedestrian and vehicular circulation, and maintaining compliance with the intent of Subchapter E.

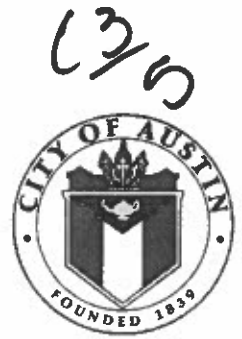
D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SPC-2011-0217C**
REVISION #: **00** UPDATE: **U2**
CASE MANAGER: **Donna Galati** PHONE #: **974-2733**

PROJECT NAME: **Lakeline Market**
LOCATION: **14028 N US 183 HWY SVRD SB W/BLDGS**

SUBMITTAL DATE: **November 15, 2011**
REPORT DUE DATE: **November 29, 2011**
FINAL REPORT DATE: **December 7, 2011**
8 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is February 5, 2012.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 6 copies of the plans and 7 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:

Planner 1 : Elsa Garza (No Distribution)
Environmental : Mike McDougal
Heritage Tree Review - Keith Mars
Site Plan : Donna Galati
Transportation : Ivan Naranjo
Underground Storage Tanks : Schuyler Schwarting
Austin Water Utility : Bradley Barron
Water Quality : Benny Ho

Update #2 – Tuesday, November 29, 2011

EV 01 This comment pending approval of a unified development agreement.

Update #1 Comment pending.

Update #2 Comment pending.

EV 02 Comment cleared.

EV 03 Update #2 Impervious cover transfer comments have been cleared on the final plat review with the exception of the approval of the restrictive covenant. This comment is pending approval of the restrictive covenant. The applicant is advised that (although not anticipated) if the restrictive covenant requires revision, additional review of the Q tables on this site plan permit application might be required.

EV 04 through EV 13 Comments cleared.

EV 14 Update #2 The ESC fiscal surety estimate has been approved. This comment is pending posting of fiscal surety.

EV 15 Update #2 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$1780. [LDC 25-2-983]

EV 16 and EV 17 Comments cleared.

EV 18 Update #2 Streetyard tree review, tree mitigation review, parking lot tree review, and streetyard buffer review are pending resolution of the Keith Mars' tree review comments.

EV 19 Comment cleared.

EV 20 For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

1. Total Appendix F tree inches surveyed;
2. Total Appendix F tree inches removed;
3. Total Non-Appendix F tree inches removed;
4. Total Invasive tree inches removed; and
5. Total mitigation inches planted on site.

[ECM 3.5.4]

Update #1 Comment pending.

Update #2 Comment pending resolution of the Keith Mars' tree review comments.

SP 1. –SP 16. Comment cleared.

ADMINISTRATIVE

SP 17. Subdivision must be approved and recorded prior to site plan approval.

Update #1: Repeat comment.

Update #2: Pending recordation.

SP 18. Cleared.

SP 19. Fire, Water Utility, and TXDOT must sign cover sheet prior to site plan approval.

Update #1 & 2: Repeat comment.

SP 20. Cleared.

SP 21. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.

Update #1: Pending recordation of all proposed easements.

Update #2: Pending recordation of UDA, Sidewalk, and W/WW easements.

SP 22. –SP 23. Cleared.

SP 24. Note on the cover sheet and site plan sheet: "The site is composed of 5 lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required. Once recorded add the document number for the UDA to the note."

The current note on the cover sheet states 2 lots instead of 5.

Update #1 & 2: Comment pending recordation number of UDA.

SP 25. For the proposed site plan, please record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility. Please submit this document to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent.

Update #1 & 2: Pending UDA.

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SP 26. FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Dept by the applicant after site plan approval. For more information, contact the Intake Staff.

Update #1 & 2: Comment to remain as reminder to case manager until site plan approval

SP 27. –SP 28. Cleared.

Transportation Review - Ivan Naranjo - 974-7649 - 11/21/11

SITE PLAN COMMENTS:

TR1 – TR 17. Comments cleared.

TR18. Previous comment (Pending): Approvals of the UDA and the subdivision plat are required prior to sign-off.

TR19. Previous comment (Pending): A sidewalk easement is required if the public sidewalk enters onto private property. Please contact the transportation reviewer for details.

Underground Storage Tanks Review - Schuyler Schwarting - 974-2715

PLANS AND SPECIFICATION REQUIREMENTS FOR UNDERGROUND STORAGE TANK SYSTEMS

The following design parameters and notes must be addressed on the construction plans for all storage tank systems installations submitted for compliance with the City of Austin's Hazardous Materials Storage Ordinance.

UST 1: Hazardous Material Interceptor (HMI).

This is required on all new gas facilities according to Chapter 6-5 of the City Code to prevent hazardous materials from being discharged. The interceptor must be placed down gradient from both your fuel tank and dispensing equipment and in a location where this interceptor will catch all run-offs from these areas. Please show the fuel tanks, dispensing area and drainage area for the HMI. Indicate whether the canopy will contribute to the HMI drainage area. Provide design, details, and calculations demonstrating a functional (HMI). Include maintenance requirements. Please note that draft guidance is available

For further questions/comments re: HMI contact Forrest Nikorak at 974- 2239.

UST 2: Fuel Piping & Tank Lay out.

Please show the layout of the fuel piping on the utility plan from the fuel dispensers to the fuel tanks. Show this on your utility plan sheet with all of the other proposed and existing utilities. No

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utilities must cross over or be located in the same proximity to the tank and lines of the underground storage tank system. This will prevent petroleum, in the case of a release, to flow freely back to the tank pit where it can be removed through the observation well. This will also prevent the possible release from migrating off-site or to a structure tied to the utility.

Please place the following Underground Storage Tank (UST) notes on the site plan:

UST 3: UST Construction Plan requirements.

A UST construction application and UST specifications must be submitted in duplicate and approved by the UST Program prior to breaking ground at the site. Also, once the Site Plan has been approved furnish the UST Program with a signed off set.

UST 4: Hazardous Materials Storage permit application.

Prior to ground breaking and fuel being delivered to the site a hazardous materials storage permit application must be submitted and permit to store fuel issued. The City of Austin needs: a copy of the Hazardous Materials Storage application. Also, after the first month of operation the City of Austin needs items from page #9 of the hazardous materials storage application including the tank gauge chart from each tank, pollution liability coverage documentation, site phone number and a copy of the inventory control form for each tank system.

The Underground Storage Tank Program can be contacted by calling 974-2715.

Austin Water Utility Review - Bradley Barron - 972-0078

WW1. The review comments will be satisfied once the Austin Water Utility/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Alfredo Torres at 972-0238. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office, 625 E 10th St., 3rd floor.

Water Quality Review - Benny Ho - 974-3402

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

This site is located at 14028 North US 183 Highway in the Lake Creek and Buttercup Watershed. Both watersheds are classified as Suburban Watershed.

WQ1. -WQ 17. This comment is cleared.

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WQ18. It appears that a fueling station has been proposed. Please show and submit the Hazardous Material Interceptor (HMI) for review. Please show the drainage area that drains through the HMI (it should control the fueling area and the tank truck loading area. Update 2. This comment will be cleared when the HMI design has been provided.

WQ19. This comment is cleared.

Informal Update is acceptable.

Heritage Tree Review - Keith Mars - (512) 974-2755

HT 1 --HT 2. Comment cleared.

HT 3 A complete review will be performed when the survey has been revised based on the arborist tree condition report.
Update #2: See update #2 comments below beginning with HT 4.

Update #1 11/22/2011

HT 4 Thank you for the plans, including the tree condition report and transplant plans. I would also like to thank you for the design efforts to incorporate trees per our last meeting.

HT 5 I would like to document the heritage tree issues per my last correspondence with Ms. Sara Pierce. Please respond to the e-mail below in the response to comments. Please document the status of each tree and how the agreement is being satisfied. I have assessed this question as well but would like it formally documented. Thank you for the redesigns.
Sara,

Below is a recap of our tree preservation, mitigation, and transplant field assessment and discussion.

- Trees to either transplant or save
- 8832-21" Live Oak
- 8817-23" Live Oak
- 8423-20" Live Oak
- 8573-22" Live Oak
- 8082- ? Live Oak
- 8079-? Live Oak
- 8592-20"- Live Oak

Of the seven trees need to see three of seven transplanted or a significant redesign to incorporate these trees.

If you design around 8592 then two from the list above need to be transplanted.

Regarding some of the other protected trees onsite I have agreed to the following:
If you can save 8769 and 8875, then this will equal one transplant. Therefore, only two trees would need to be transplanted. If you also satisfy preserving 8592, then one tree would need to be transplanted.

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The above actions will satisfy preservation/mitigation issues for the onsite heritage trees. Of course, we encourage redesign or transplant to preserve any of the trees on the above list.

- HT 6 A five-year tree care plan is required for the two transplant trees. Also, a bond of 300% mitigation is required to be held for five years. Please contact me to discuss.
- HT 7 It appears that some of the mitigation inches might come from tree species that is not acceptable for mitigation. For example, Mexican Sycamore and Monterrey Oak can be used for landscape requirements but cannot be used to satisfy mitigation. In short, mitigation for removal of a native tree species must be replaced with a native species. Since Live Oak and Cedar Elm are two of the dominant canopy species onsite, it seems these species maybe appropriate to satisfy the mitigation requirement.
- HT 8 Thank you for completing the urban forest tree data table for the environmental reviewer. Given the extent of tree preservation, transplant, and removal please revise the standard table to provide better data.

- Heritage Tree Inches Surveyed:
- Heritage Tree Inches Preserved:
- Heritage Tree Inches Transplanted: (identify tree #)
- Heritage Tree Inches Removed: (provide a brief justification for each removal per the letter you have already provided)
- Protected Tree Inches Surveyed:
- Protected Tree Inches Preserved:
- Protected Tree Inches Transplanted: (identify tree #)
- Protected Tree Inches Removed:
- 8-18 diameter Inches Surveyed:
- 8-18 diameter Inches Preserved:
- 8-18 diameter Inches Removed:
- Non-native, invasive species removed:

Completing this table will help provide clarity to the tree plan and will make corrections easier, if needed.

- HT 9 Please provide a detailed transplanting plan for the two transplants.
- HT 10 Please include the transplant sheets as dedicated sheets in the plans.
- HT 11 Grade line 955 needs to be removed from 1/2 crz of tree 8796 and possibly 8792.
- HT 12 Remove the two parking spaces around tree 8742.
- HT 13 Grade line 853 and 854 need to avoid 1/2 CRZ of tree 8959.
- HT 14 Reroute 18" line outside of 1/2 crz of tree 8618. Preferably relocate the line into area that is to be disturbed for the road.

End of Report

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City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767-8835

August 12, 2011

Mr. Jonathan Neslund
Bury & Partners
221 W. 6th St, Suite 600
Austin, TX 78701

Re: Lakeline Market
US Hwy 183 & Lakeline Blvd. (SWC)

Dear Mr. Neslund;

The Planning and Development Review Department has reviewed your informal request for alternative equivalent compliance pursuant to Sec. 1.5.3.A of *Subchapter E: Design Standards and Mixed Use* dated July 26, 2011, for the subject property.

You are requesting an alternative to the following subsections of *Subchapter E: Sec. 2.2.5.B Internal Circulation Route Sidewalks*:

1. To allow portions of sidewalks along the non-building frontage of an Internal Circulation Route to be crushed granite instead of concrete,
2. To not provide the required sidewalk along the non-building frontages of Blocks B and E,
3. To allow the sidewalks to meander around Building F as shown to avoid Heritage Trees,
4. To use an alternative sidewalk along the building frontages of Blocks A and D: A clear zone of 10' – 17' with no planting zone. A minimum 6' awning along 50% of the building frontage will be provided in lieu of trees 30' on center in addition to the preservation of trees as shown on the concept plan.

The site's use of crushed granite on one side of an ICR does not reduce the site's connectivity or compliance with ADA requirements. The alternative sidewalk design is acceptable; the additional sidewalk width and shading achieves the intent of the requirement. In lieu of sidewalks along the north sides of Blocks B and E, crushed granite sidewalks through the parking lots will provide pedestrian refuge and connectivity to the buildings in Blocks A and D.

Sec. 2.2.5.C.2 Building Placement: Buildings F & G are not proposed to be built to the clear zone in order to protect adjacent Heritage Trees.

Sec. 2.2.6.B (a, d) Building Entryways: Buildings F & G will not meet the requirements to not have an entry face and directly connect to the principal street. The

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locations of Heritage Trees prevent buildings from meeting the clear zone, but the buildings will be connected to the principal street by shaded sidewalks. All parking adjacent to Building F and the entire front of Building G will be shaded by a 6' minimum awning.

Sec. 2.3.1.B.1: Internal Circulation Systems for Large Sites: Some of the blocks exceed the maximum dimensions permitted. Additional pedestrian pathways have been provided through Blocks B and E to make connections to principal entrances more direct.

Your request for an alternative to the above subsections in *Subchapter E* is recommended subject to the conditions that are described above and as demonstrated on the attached exhibit.

This alternative is approved pursuant to Sec. 1.5.4 of *Subchapter E* because the numerous stands of Heritage Trees preserved on the site make strict compliance with the standards impracticable and the proposed alternatives identified above achieve the intent of Sections 2.2.5, 2.2.6. and 2.3.1. Please be aware this site will be subject to all other aspects of the Land Development Code, including all other *Subchapter E* requirements.

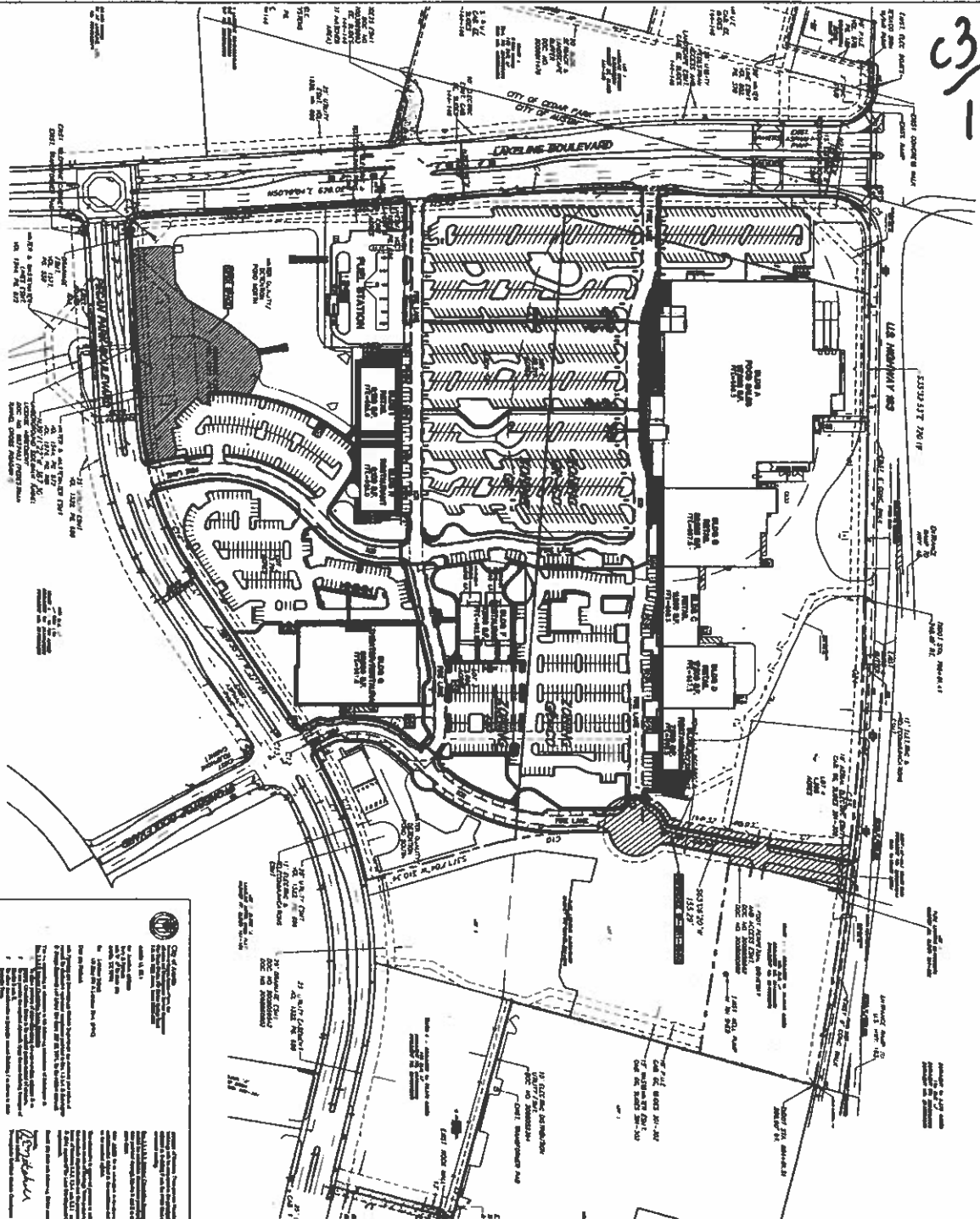
Should you have any questions, please contact me at 974-3428.

Sincerely,



Amber Mitchell
Development Services Process Coordinator

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UST CONSTRUCTION PLAN REQUIREMENTS
 ALL UST CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UST CONSTRUCTION REGULATIONS, 29 CFR 192.201 THROUGH 192.211.
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HAZARDOUS MATERIALS STORAGE PERMIT APPLICATION
 THE PERMITTEE SHALL SUBMIT AN APPLICATION TO THE UST CONSTRUCTION REGULATIONS, 29 CFR 192.201 THROUGH 192.211.
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NOTES

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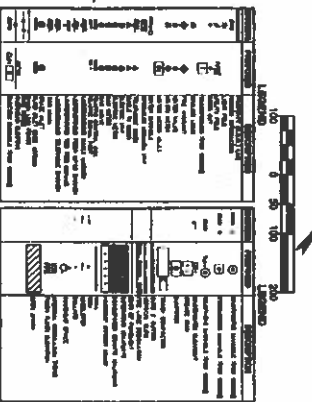
OPEN BRACKETS
 SHOWN IN 2-DIMENSIONAL VIEW.
 1. OPEN BRACKETS WITH 45-Degree CHAMFERED ENDS.

LEGEND

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ADDITIONAL CITY NOTES

1. ALL UST CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UST CONSTRUCTION REGULATIONS, 29 CFR 192.201 THROUGH 192.211.
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DRAWN BY: LCC/ML
DESIGNED BY: JH/AJ
REVIEWED BY: JH
PROJECT NO.: 100548-1/001

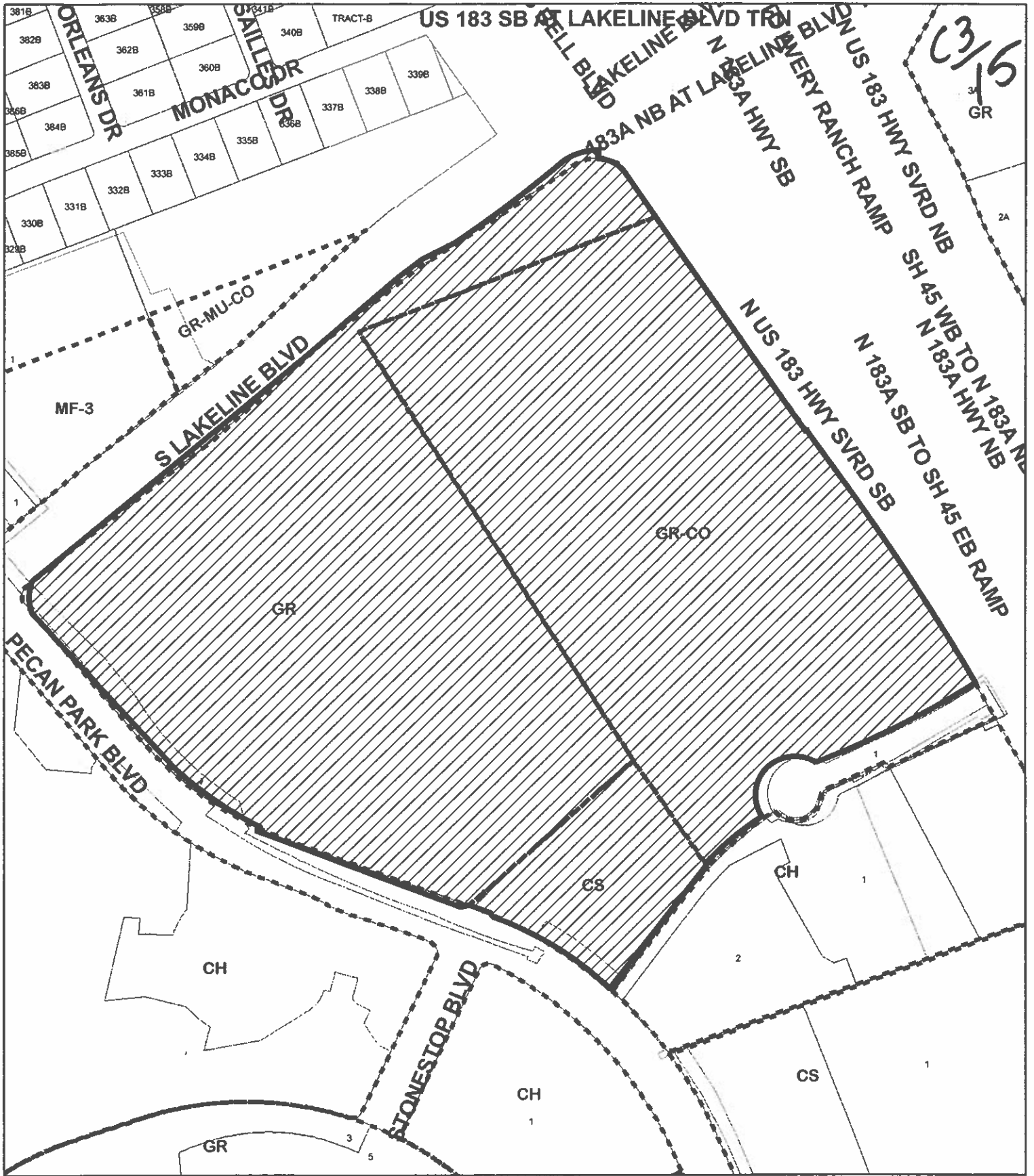
LAKELINE MARKET
14028 N US 183 SVRD SB
BARSHOP & OLES
COMPANY

MASTER SITE PLAN

Bury+Partners

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 Austin, Texas 78701
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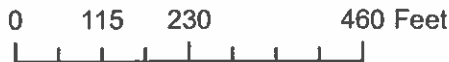
BPC-2011-0270C



SITE PLAN



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**



CASE#: SPC-2011-0217C
ADDRESS: 14028 N US 183 Hwy
CASE NAME: Lakeline Market
MANAGER: Donna Galati

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OPERATOR: Donna Galati