

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0055**P.C DATE:** September 27, 2016**SUBDIVISION NAME:** Riverside & Lamar Preliminary Plan**AREA:** 1.155 acres**LOT:** 1**APPLICANT:** 16 Piggybank, LTD**AGENT:** Stantec Consulting
(Kathleen E. Hammen)**ADDRESS OF SUBDIVISION:** 211 S. Lamar Blvd**GRIDS:** H22**COUNTY:** Travis**WATERSHED:** Lady Bird Lake**JURISDICTION:** Full Purpose**EXISTING ZONING:** P.U.D. / CS-H**NEIGHBORHOOD PLAN:** Zilker (suspended)**PROPOSED LAND USE:** Commercial & Residential Mixed Use

DEPARTMENT COMMENTS: The request is for the approval of the Riverside & Lamar Preliminary Plan consisting of one lot on 1.155 acres. The applicant proposes to subdivide the property into a 1 lot preliminary plan for commercial & residential mixed uses.

The property is currently platted and the preliminary plan matches the existing lot configuration. The preliminary plan application is filed to follow P.U.D. code requirements and the development order of process.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan, the subdivision meets applicable State and City of Austin Land Development Code requirements.

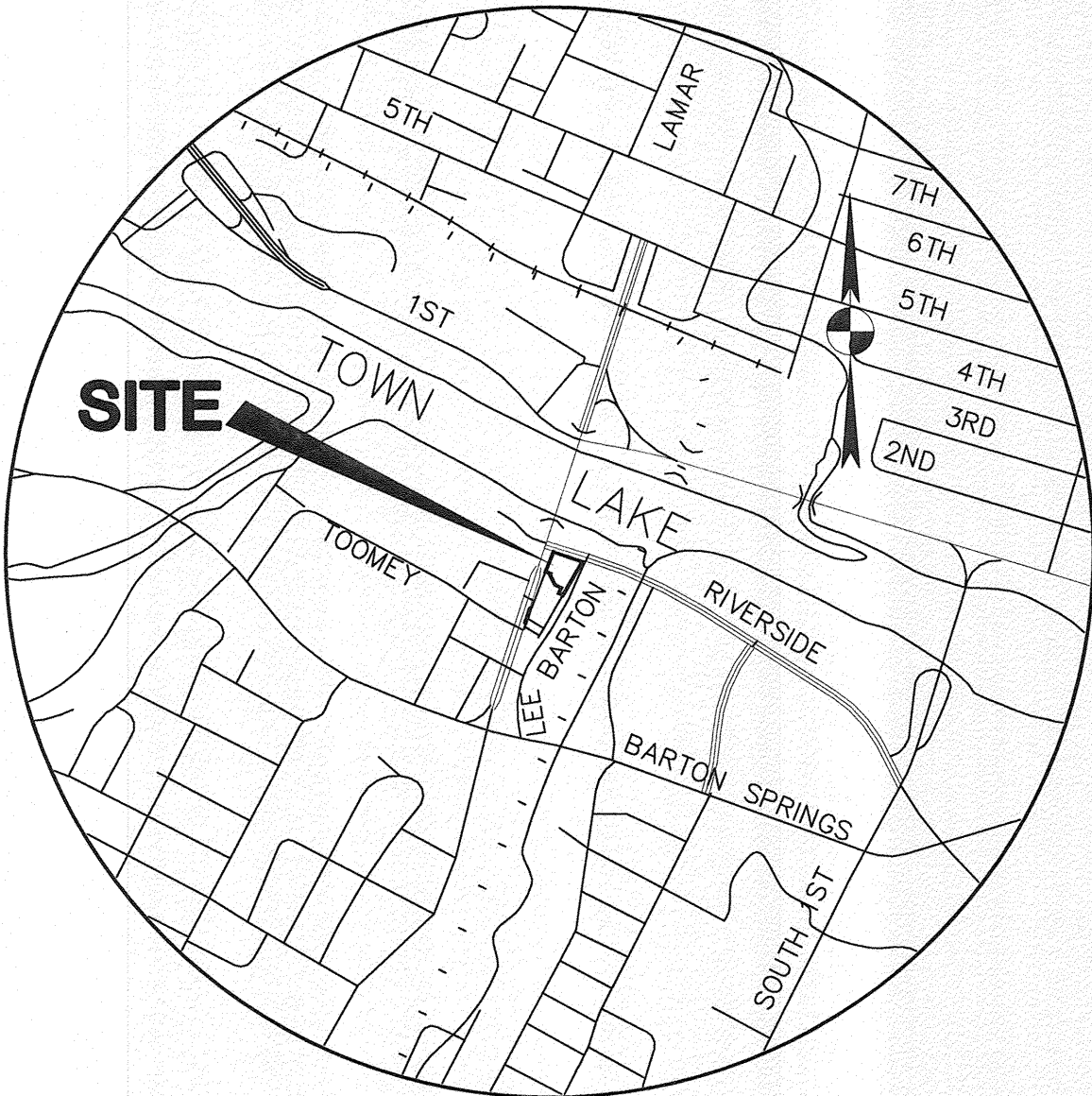
PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



CASE#: C8-2016-0055
ADDRESS: 211 S. LAMAR BLVD.
PROJECT: RIVERSIDE & LAMAR PRELIMINARY
CASE MANAGER: CESAR ZAVALA



VICINITY MAP (MAPSCO GRID #584Z, CITY GRID H22)
N.T.S.

OWNER: 16 PIGGYBANK, LTD.
200 LEE BARTON DRIVE, SUITE 100
AUSTIN, TEXAS 78704
(512) 807-2904

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE LADY BIRD LAKE WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED BY THE CITY OF AUSTIN. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:

NO PORTION OF THIS SITE IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL FLOOD HAZARD AREA (SFHA), AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0445J DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION:

LOT 1, BLOCK A OF THE PAGGI HOUSE SUBDIVISION, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY IN DOCUMENT NO. 201300158.

BENCHMARK NOTE:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO CITY OF AUSTIN GPS CONTROL MONUMENTS AT THE TIME OF THIS SURVEY.

BENCHMARK: CITY OF AUSTIN H-22-3002 - 4" BRASS DISC AT BACK OF SIDEWALK BEHIND INLET ON EAST SIDE OF LAMAR BLVD., ±41 FEET SOUTH OF SOUTH CURB LINE OF RIVERSIDE DRIVE. ELEVATION=454.31' (454.28' AS PUBLISHED) (AS SHOWN)

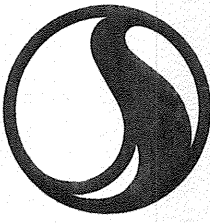
TBM A: PK NAIL WITH "BURY+PARTNERS" WASHER SET IN MEDIAN ON RIVERSIDE DRIVE, ±300' EAST OF SOUTH LAMAR BLVD., ±10' EAST OF LIGHT POLE IN MEDIAN AND ±95' WEST OF LEE BARTON ROAD. ELEVATION=450.70' (AS SHOWN)

TBM B: PK NAIL WITH "BURY+PARTNERS" WASHER SET IN CURB INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST RIVERSIDE DRIVE AND SOUTH LAMAR BLVD. ELEVATION=454.14' (AS SHOWN)

TBM C: PK NAIL WITH "BURY+PARTNERS" WASHER SET IN SIDEWALK ±130 SOUTH OF THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST RIVERSIDE DRIVE AND SOUTH LAMAR BLVD. ELEVATION=455.43' (AS SHOWN)

SUBDIVISION No.: C8-2012-0122.0A
ZONING ORDINANCE No.: 20131017-052 & 741121-H

STANTEC CONSULTING SERVICES, INC. DATE
QA/QC REVIEW APPROVAL




Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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RIVERSIDE & LAMAR PRELIMINARY PLAN

PERMIT NO. : C8-2016-0055
ZONING ORDINANCE: 20131017-052
ADDRESS : 211 SOUTH LAMAR BOULEVARD

SUBMITTAL DATE : MARCH 8, 2016

SUBMITTED BY :  DATE 9/6/16
KATHLEEN E. HAMMEN, P.E.
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011



APPROVED FOR ACCEPTANCE: _____
J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

NOTE:
APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THE THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OF PROPERTY.

I, KATHLEEN E. HAMMEN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 2001, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES. BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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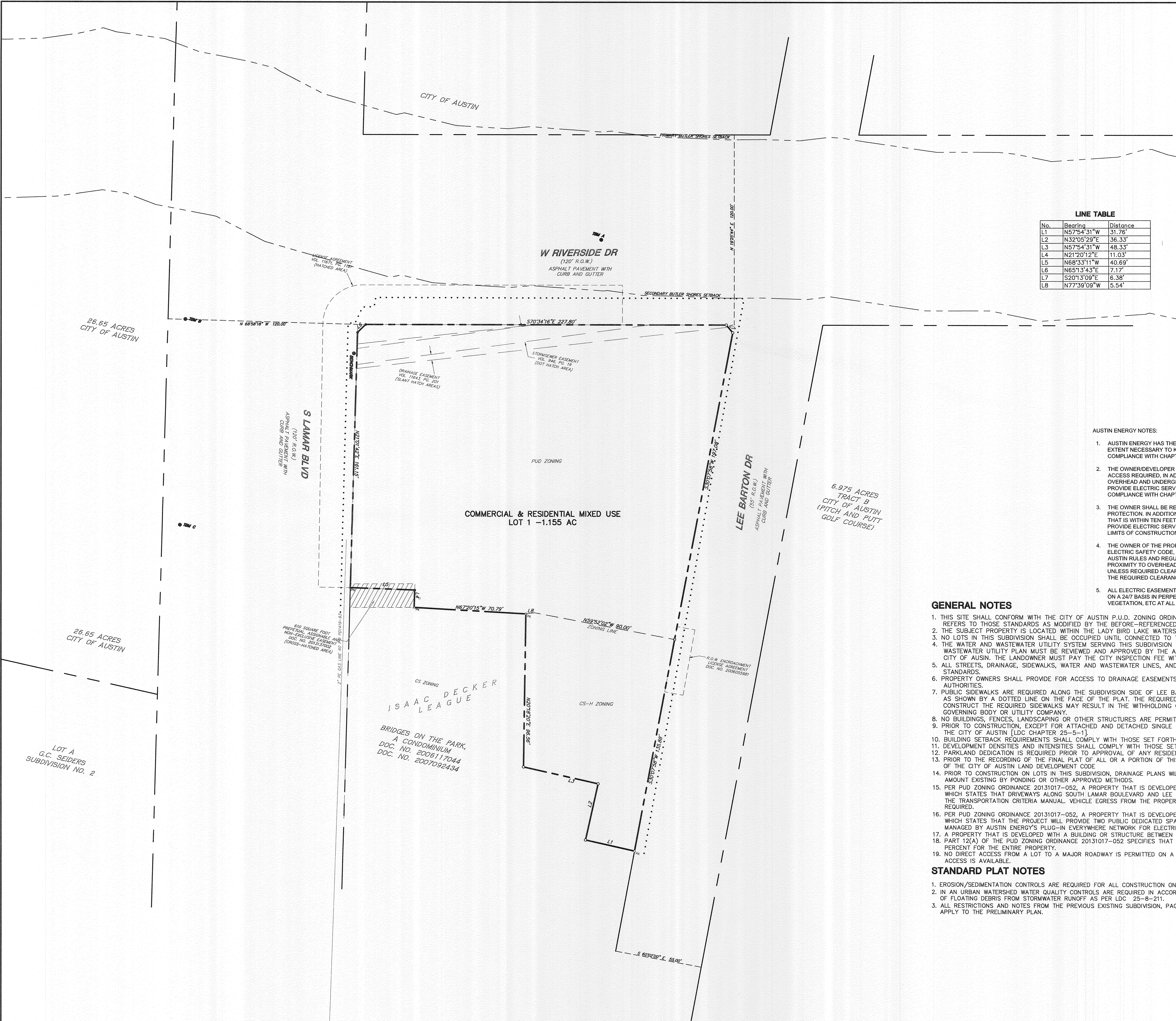
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SHEET NO.	DESCRIPTION
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2	PRELIMINARY PLAN

SHEET
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OF 2

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL Sheet 1 of 2
FILE NUMBER: C8-2016-0055 APPLICATION DATE: MARCH 8, 2016
APPROVED BY THE PLANNING COMMISSION ON: UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) CASE MANAGER CESAR ZAVALA
PROJECT EXPIRATION DATE (ORD.#20140812-084, PT. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLAT TO LOCK IN PRELIMINARY FILE #
APPROVED ON: PRELIMINARY EXTENDED ON: UNTIL:
FINAL PLAT MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



LINE TABLE		
No.	Bearing	Distance
L1	N57°54'31"W	31.76'
L2	N32°05'29"E	36.33'
L3	N57°54'31"W	48.33'
L4	N21°20'12"E	11.03'
L5	N68°33'11"W	40.69'
L6	N65°13'43"E	7.17'
L7	S20°13'09"E	6.38'
L8	N77°39'09"W	5.54'

LOT TABLE		
Lot No.	Area (Acres)	Area (SF)
1	1.1546	50,294.14
TOTAL	1.1546	50,294.14

- AUSTIN ENERGY NOTES:
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 - ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES.

- GENERAL NOTES
- THIS SITE SHALL CONFORM WITH THE CITY OF AUSTIN P.U.D. ZONING ORDINANCE, DOC. # 20131017-052. ANY REFERENCE TO CITY OF AUSTIN STANDARDS REFERS TO THOSE STANDARDS AS MODIFIED BY THE BEFORE-REFERENCED ZONING ORDINANCE.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE LADY BIRD LAKE WATERSHED, BEING CLASSIFIED AS AN URBAN WATERSHED BY THE CITY OF AUSTIN.
 - NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
 - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 - ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
 - PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - PUBLIC SIDEWALKS ARE REQUIRED ALONG THE SUBDIVISION SIDE OF LEE BARTON DRIVE, RIVERSIDE DRIVE AND SOUTH LAMAR BOULEVARD. AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT, THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
 - PRIOR TO CONSTRUCTION, EXCEPT FOR ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN [LDC CHAPTER 25-5-1].
 - BUILDING SETBACK REQUIREMENTS SHALL COMPLY WITH THOSE SET FORTH IN CITY OF AUSTIN P.U.D. ZONING ORDINANCE, DOC. # 20131017-052.
 - DEVELOPMENT DENSITIES AND INTENSITIES SHALL COMPLY WITH THOSE SET FORTH IN THE LAND USE PLAN FOR THE P.U.D. ZONING ORDINANCE, DOC. # 20131017-052.
 - PARKLAND DEDICATION IS REQUIRED PRIOR TO APPROVAL OF ANY RESIDENTIAL SITE PLAN IN THIS SUBDIVISION.
 - PRIOR TO THE RECORDING OF THE FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 25-1-112 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY PONDING OR OTHER APPROVED METHODS.
 - PER PUD ZONING ORDINANCE 20131017-052, A PROPERTY THAT IS DEVELOPED WITH A BUILDING OR STRUCTURE BETWEEN 60 AND 96 FEET IN HEIGHT MUST COMPLY WITH PART 4(A) WHICH STATES THAT DRIVEWAYS ALONG SOUTH LAMAR BOULEVARD AND LEE BARTON DRIVE WILL BE PERMITTED DURING THE SITE DEVELOPMENT PERMIT PROCESS AND WILL CONFORM TO THE TRANSPORTATION CRITERIA MANUAL. VEHICLE EGRESS FROM THE PROPERTY TO SOUTH LAMAR BOULEVARD WOULD BE PROHIBITED AND A JOINT USE ACCESS EASEMENT WOULD BE REQUIRED.
 - PER PUD ZONING ORDINANCE 20131017-052, A PROPERTY THAT IS DEVELOPED WITH A BUILDING OR STRUCTURE BETWEEN 60 AND 96 FEET IN HEIGHT MUST COMPLY WITH PART 4(E) WHICH STATES THAT THE PROJECT WILL PROVIDE TWO PUBLIC DEDICATED SPACES FOR ELECTRIC VEHICLE CHARGING EQUIPPED WITH LEVEL 2 CHARGING STATIONS COMPATIBLE WITH AND MANAGED BY AUSTIN ENERGY'S EVERYWHERE NETWORK FOR ELECTRIC VEHICLE CHARGING WITHIN THE PROJECT'S PARKING GARAGE.
 - A PROPERTY THAT IS DEVELOPED WITH A BUILDING OR STRUCTURE BETWEEN 60 AND 96 FEET IN HEIGHT MUST COMPLY WITH PART 10 OF PUD ZONING ORDINANCE 20131017-052.
 - PART 12(A) OF THE PUD ZONING ORDINANCE 20131017-052 SPECIFIES THAT SECTION 25-6, APPENDIX A IS MODIFIED TO REQUIRE THAT THE MINIMUM OFF-STREET PARKING IS 60 PERCENT FOR THE ENTIRE PROPERTY.
 - NO DIRECT ACCESS FROM A LOT TO A MAJOR ROADWAY IS PERMITTED ON A SUBDIVISION PLAT IF THE LOT HAS LESS THAN 200 FEET OF FRONTAGE ON THE ROADWAY AND ALTERNATIVE ACCESS IS AVAILABLE.

- STANDARD PLAT NOTES
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT PURSUANT TO LDC SECTION 25-8-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - IN AN URBAN WATERSHED WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL; AND NEW DEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUNOFF AS PER LDC 25-8-211.
 - ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, PAGGI HOUSE SUBDIVISION, SHALL APPLY TO THE PRELIMINARY PLAN.

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL Sheet 2 of 2

FILE NUMBER: C8-2016-0055 APPLICATION DATE: MARCH 8, 2016

APPROVED BY THE PLANNING COMMISSION ON: UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-4-62) CASE MANAGER CESAR ZAVALA

PROJECT EXPIRATION DATE (ORD.#20140612-084, FT. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK IN PRELIMINARY FILE #

APPROVED ON: PRELIMINARY EXTENDED ON: UNTIL:

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RIVERSIDE & LAMAR PRELIMINARY PLAN
211 SOUTH LAMAR BOULEVARD

16 PIGGYBANK, LTD.

DRAWN BY:

DESIGNED BY:

QA/QC:

PROJECT NO.: 112163-10002

SHEET

2

OF 2

PRELIMINARY PLAN



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APPROVAL