

June 25, 2019 Planning Commission Agenda Questions and Answers Report

- 12. Rezoning:** [C14-2019-0040 - Victory Medical Office; District 5](#)
Location: 2111 Fort View Drive, Williamson Creek Watershed; South Lamar
Combined NP Area (Suspended)
Owner/Applicant: Eveann Investments, LP (William G. Franklin)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: NO-MU-CO and SF-3 to LO
Staff Rec.: **Recommendation of LO-MU-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner Shaw

- a) Staff recommended this zoning change based on it providing a transition from LO to GR, but the property for which zoning change is requested is not situated between LO and GR zones and is also LO. Therefore, this rezoning will not serve as a transition. Please explain how re-zoning this property will serve as a transition for LO and GR lots?
- b) Will CO that prohibit vehicular access to roads going to remain under new LDC per Council's recent recommendations to City Manager (Council Direction "COs that are generally incorporated into the new code are not to be carried forward; other, unique COs are carried forward and are subject to change with any future rezoning.")?
- c) How will access from this property be restricted onto residential street under the suggested CO?

Answer: Staff

- a) The property in this case is currently zoned NO-MU-CO and SF-3 (an old buffer strip that was between the original Victory Medical Center property on Victory Drive and the single family uses to the east). The staff's recommendation for LO-MU-CO zoning will provide a transition in the intensity of zoning from the NO-MU-CO zoning to the east to the GR zoning to the west (please see attached map Exhibit - A).
- b) The staff does not know how or if the Code rewrite will affect conditional overlays that have been adopted through zoning ordinances. The staff's recommendation is based on current Code requirements.

c) The access to this property is currently restricted through Ordinance No. 20130411-070 by the language below:

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

B. Vehicular access to and from the Property and Fort View Road is prohibited if any portion of the Property is used for commercial or civic uses, except for bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public street or through other adjacent property.

The staff is proposing to maintain this condition overlay for the property through this rezoning case.

The lot to the east was zoned NO-MU-CO through zoning case C14-2018-0071 earlier this year (please see attached ordinance). The Planning Commission reviewed case C14-2018-0071 on January 8, 2019 and recommended NO-MU-CO zoning (please see "Area Case Histories" in the zoning case report).

In the previous zoning case for this lot, case C14-2012-0145, the applicant was required to provide the recordation of a shared access easement between the subject property and the property at 2110 W. Ben White Boulevard to the south to show that vehicular access would be taken to and from Ben White Boulevard, instead of Fort View Road.

The applicant has filed a Site Plan case with the City, case SP-2019-0049C, for five lots (the GR zoned one to the east fronting Victory Drive, the two LO-CO zoned lots to the south along Ben White and the two NO-MU-CO zoned lots fronting Fort View Road) to create the Victory Medical campus.

16. Resubdivision: **C8-2018-0117.0A - Resubdivision of Lot 2, Lary Addition; District 3**

Location: 3507 Oak Springs Drive, Boggy Creek Watershed; East MLK Combined NP Area

Owner/Applicant: James Caswell

Agent: Southwest Engineers (Matt Dringenberg)

Request: Request approval of the Resubdivision of Lot 2, Lary Addition, comprised of 2 lots on 15,961 square feet, including a flag lot variance.

Staff Rec.: **Recommended**

Staff: **Steve Hopkins**, 512-974-3175
Development Services Department

Question: Commissioner Shaw

Please provide backup required for Flag Lots approval by PC (see below).

§ 25-4-175 - FLAG LOTS.

(A) A flag lot may only be approved in accordance with the requirements of this subsection.

(1) In single-family or duplex residential subdivisions on previously unplatted land, flag lot designs may be used where no more than two dwelling units utilize a shared driveway. Residential flag lot designs with more than two units sharing a driveway may be utilized if the lots conform to the fire code, utility design criteria, plumbing code, and requirements for access.

(2) In single-family or duplex residential subdivisions on previously platted land, the Land Use Commission shall grant a variance to allow flag lots if:

(a) the commission finds that the subdivision:

(i) has provided accessibility for emergency responders;

(ii) has adequate room for required utilities;

(iii) enhances environmental and tree protection;

(iv) is otherwise compatible with the surrounding neighborhood; and

(b) the applicant provides a copy of any existing private deed restrictions for informational purposes.

Answer: Staff

(i) Approved by Austin Fire Department on Feb 27.

(ii) Approved by Austin Energy on Feb 4 . Approved by Austin Water Utility on May 3.

(iii) Approved by environmental reviewer on Sept 11. Approved by Heritage tree reviewer on Jan 29.

(iv) Approval at discretion of the Planning Commission. Recommended for approval by staff. There is no written opposition to the plat.

(b) There are no deed restrictions for this lot.

17. Site Plan: [SP-2014-0262C\(XT2\) - Lantana Block P, Lot 3; District 8](#)
Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Lantana Place, LLC
Agent: LJA Engineering, Inc. (Paul J. Viktorin)
Request: Request approval for a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Robert Anderson](#), 512-974-3026
Development Services Department

Question: Commissioner McGraw

Doesn't an applicant have to submit for an extension before the current site plan expires? This was requested May 31 and the current extension expired April 30.

Report says that

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

What does substantially mean? What changes would be applied if it was denied?

Answer: Staff

The application for extension was formally submitted on February 28, 2019. It was submitted prior to the expiration of the current site plan permit. If you are referring to the May 31, 2019 dated letter from the applicant, I requested them to provide an amended letter of explanation as backup materials. Their original request was for four years and it was changed to a request for three years to align with staff recommendation.

Regarding Section 25-5-62(C)(1), the Lantana project is recent enough that application requirements would be the same today. Therefore, the project complies with that Code requirement.

Question: Commissioner Shaw

a) As required per 25-5-63 (A), applicant must request extension prior to expiration of site plan. Site plan expired in April 2019 and applicant did not request extension until May 2019.

b) If site plan required TIA , 25-5-62 (C)(2) requires that TIA assumptions and conclusions are still valid. With traffic increases along SW parkway, has applicant demonstrated that this is the case? I cannot find any backup demonstrating TIA is still valid.

c) Per 25-5-63 (B) Public hearing **shall** be held prior to PC actions. No public hearing has been conducted.

Answer: Staff

Additional exhibits provided.

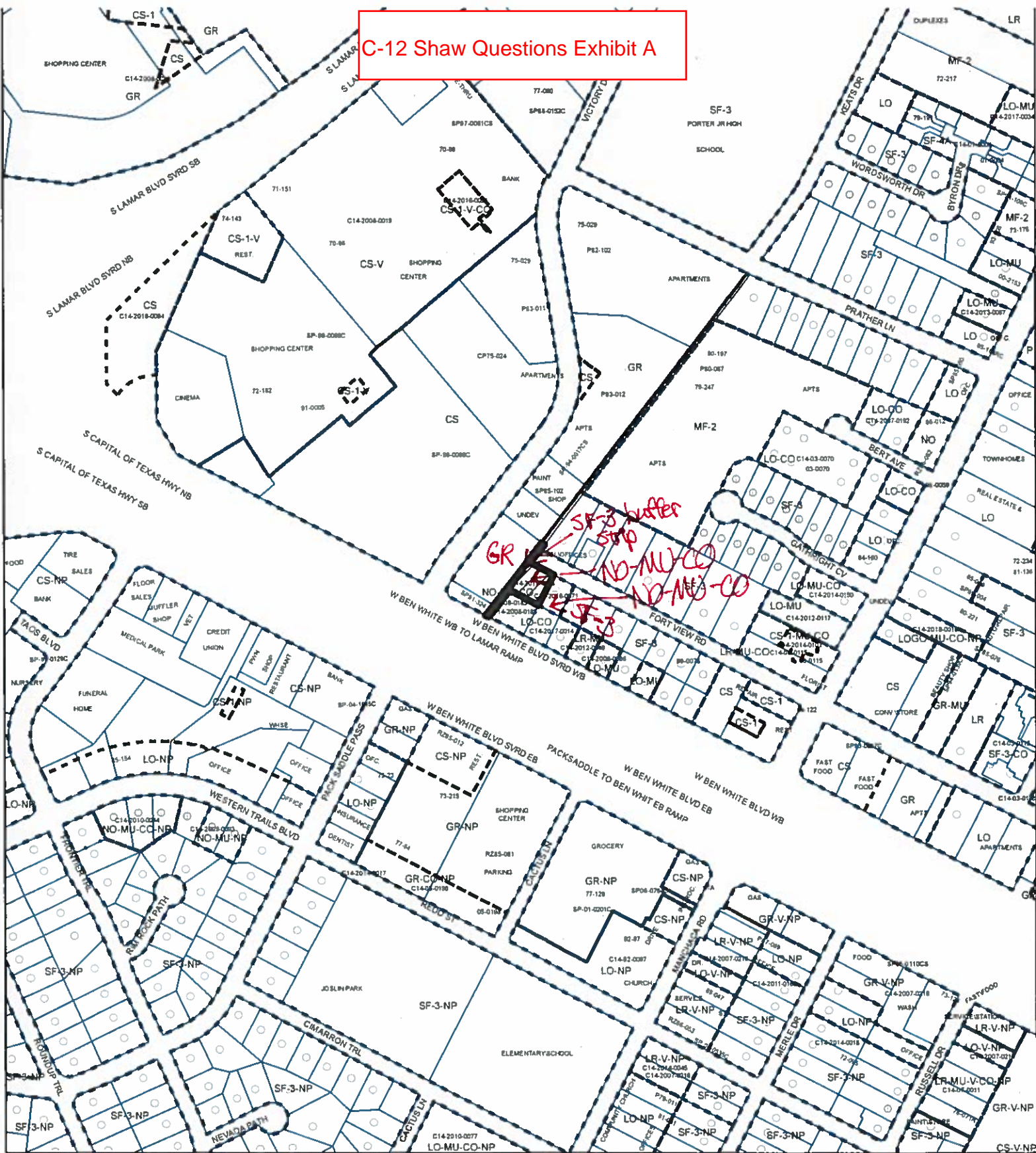
a) The application for the extension was submitted on February 28, 2019 prior to the expiration of the site plan permit granted through the one-year administrative extension. There was an extension letter dated May 31, 2019 that would be after the expiration date for the site plan permit. However, this was an amended letter submitted at staff request to align with the staff recommendation for a 3-year extension. The original request letter (attached) was dated February 27, 2019 and was submitted on February 28, 2019 at the time of the formal submittal.

b)

- The requested extension is in line with the approved TIA and the site plan but requires additional time to complete the last part of this multi-phased development which is still under construction. The project was initially approved as a phased development consisting of five stages.
- Phases 1 thru 3 have been fully constructed and Phase 4 is under construction approx. 25% complete. The extension request is to complete Phase 5 which consists of two office buildings and together are expected to generate approx. 19.4% of the daily traffic allowed by the approved TIA.
- Since the overall project is under 20% from being completed and the scope of the development has not changed, transportation review staff determined that an addendum or revised TIA would not be required as the TIA is valid and is within the allowed timeframe from when it was approved.
- Based on the installed traffic signal at Mirador Drive and Southwest Parkway which was funded 100% by the applicant, the installed traffic signal at Terravista Drive and Southwest Parkway, and the fiscal fees paid by the applicant for the various improvements recommended with the TIA, good faith has been demonstrated by the applicant.
- Based on the reasons listed above, DSD-Transportation Review has no objections to the requested extension needed to complete the final phase of this project. However, a TIA addendum may still be required if the remainder of the development should change in the future.

c) The June 25, 2019 Planning Commission meeting will satisfy the public hearing requirement of 25-5-63(B).




C-12 Shaw Questions Exhibit A



ZONING

ZONING CASE#: C14-2019-0040



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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

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



Created: 5/7/2019



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.067 ACRES ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.067 ACRES (APPROXIMATELY 2,902 SQ. FT.) IN THE CHARLES H. RIDDLE SURVEY NO. 19, ABSTRACT NO. 676, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, BARTON MARKET SQUARE SECTION TWO-A, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 241 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO EVEANN INVESTMENTS, L.P., IN A CORRECTION WARRANTY DEED TO SECURE ASSUMPTION DATED AUGUST 11, 1999 AND RECORDED IN DOCUMENT NO. 199914680 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT 1, BARTON MARKET SQUARE SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION OF TRACT 1 BEING DESCRIBED AS 0.1582 ACRES CONVEYED TO EVEANN INVESTMENTS, LP, IN A WARRANTY DEED DATED AUGUST 31, 1999 AND RECORDED IN DOCUMENT NO. 1999144681 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.067 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TXDOT type II disk found in the northeast right-of-way of West Ben White Boulevard (right-of-way width varies), being the south corner of said 0.1582 acre tract, also being in the southeast line of said Tract 1 and also being the west corner of Lot 22, Goodnight and Pearson Addition, a subdivision of record in Volume 5, Page 28 of the Plat Records of Travis County, Texas;

THENCE North 62°26'40" West, with the northeast right-of-way line of West Ben White Boulevard, same being the southwest line of the 0.1582 acre tract and crossing Tract 1, a distance of 10.17 feet to a calculated point, from which a TXDOT type II Disk found for the intersection of the northeast right-of-way of West Ben White Boulevard and the southeast right-of-way line of Victory Drive (70' right-of-way width), described in Volume 82, Page 241 of the Plat Records of Travis County, Texas and also being an angle point in the southwest line of the 0.1582 acre tract, bears North 62°26'40" West, a distance of 131.12 feet;

THENCE crossing Tract 1, the 0.1582 acre tract and said Lot A, the following two (2) courses and distances:

1. North 37°56'51" East, a distance of 269.31 feet to a calculated point;
2. North 37°27'28" East, a distance of 21.76 feet to a calculated point in the

northeast line of Lot A, same being the southwest line of Lot B, said Barton Market Square Section Two-A, from which a 1/2" rebar found in the southeast right-of-way of Victory Drive, being the north corner of Lot A and also being the west corner of said Lot B, bears North 52°11'45" West, a distance of 155.30 feet;

THENCE South 52°11'45" East, with the northeast line of Lot A, same being the southwest line of Lot B, a distance of 10.00 feet to a 1/2" rebar with "Terra Firma" cap found for the east corner of Lot A, same being the south corner of Lot B and also being in the northwest line of Lot 13, Sims Subdivision, a subdivision of record in Volume 4, Page 295 of the Plat Records of Travis County, Texas:

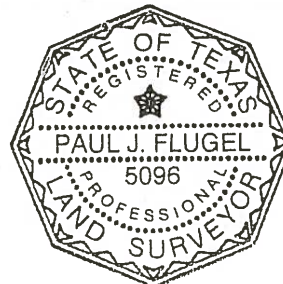
THENCE South 37°27'28" West, with the southeast line of Lot A, same being the northwest line of said Lot 13, a distance of 21.74 feet to a 5/8" iron pipe found for the north termination of Fort View Road (50' right-of-way width), described in Volume 4, Page 295 and Volume 5, Page 28, both of the Plat Records of Travis County, Texas, being an angle point in the southeast line of Lot A and also being the west corner of said Lot 13;

THENCE South 37°56'51" West, continuing with the southeast line of Lot A, same being the northwest termination of Fort View Road, at a distance of 49.89 feet passing a 1/2" rebar with "Terra Firma" cap found for the west termination of Fort View Road, being the north corner of Lot 1, said Goodnight and Pearson Addition, continuing with the southeast line of Lot A, same being the northwest lines of said Lot 1 and said Lot 22, a total distance of 267.52 feet to the **POINT OF BEGINNING**, containing 0.067 acres of land, more or less.

Surveyed on the ground May 11, 2018. Bearing Basis: Grid Azimuth for Texas Central Zone state plane coordinates, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 122-005-Z1.

Paul J. Flugel 4-17-19

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
T.X.B.P.L.S. Firm No. 10124500



TCAD # 308376 & 308380
Austin Grid G19

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.067 ACRES (APPROXIMATELY 2,902 SQ. FT.) IN THE CHARLES H. RIDDLE SURVEY NO. 19, ABSTRACT NO. 676, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, BARTON MARKET SQUARE SECTION TWO-A, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 241 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO EVEANN INVESTMENTS, L.P., IN A CORRECTION WARRANTY DEED TO SECURE ASSUMPTION DATED AUGUST 11, 1999 AND RECORDED IN DOCUMENT NO. 199914680 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT 1, BARTON MARKET SQUARE SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION OF TRACT 1 BEING DESCRIBED AS 0.1582 ACRES CONVEYED TO EVEANN INVESTMENTS, LP, IN A WARRANTY DEED DATED AUGUST 31, 1999 AND RECORDED IN DOCUMENT NO. 1999144681 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°26'40"W	10.17'
L2	N37°27'28"E	21.76'
L3	S52°11'45"E	10.00'
L4	S37°27'28"W	21.74'

LEGEND

- ^{TF} 1/2" REBAR WITH "TERRA FIRMA" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 5/8" IRON PIPE FOUND
- ⊙ TxDOT TYPE II DISK FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

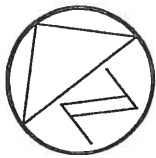
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 122-005-Z1

Chaparral



Paul J. Flugel

DATE OF SURVEY: 05/11/18
PLOT DATE: 04/16/19
DRAWING NO.: 122-005-Z1
PROJECT NO.: 122-005
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 1 OF 2



1" = 40'

LOT B
BARTON MARKET SQUARE
SECTION TWO-A
(82/241)

S52°11'45"E 165.30'
(S50°29'E 165.14')
N52°11'45"W 155.30'

LOT 13
SIMS SUBDIVISION
(4/295)

LOT A
BARTON MARKET
SQUARE
SECTION TWO-A
(82/241)

FORT VIEW ROAD
(50' R.O.W. WIDTH)
(4/295) (5/28)

VICTORY DRIVE
(70' R.O.W. WIDTH)
(82/241)

0.067 ACRES
APPROX. 2,902 SQ. FT.

EVEANN
INVESTMENTS, LP
(1999144680)

LOT 1
GOODNIGHT &
PEARSON ADDITION
(5/28)

N37°56'51"E 269.31'

217.63'

S37°56'51"W 267.52'
(S40°04'W)

LOT 22
GOODNIGHT &
PEARSON ADDITION
(5/28)

EVEANN
INVESTMENTS, LP
0.1582 ACRES
(1999144681)

PORTION
OF TRACT 1
BARTON MARKET
SQUARE SECTION TWO
(76/157)

N62°26'40"W 131.12'
N62°26'40"W 141.28'
(N62°34'07"W 141.44')

W BEN WHITE BOULEVARD
(R.O.W. WIDTH VARIES)

DATE OF SURVEY: 05/11/18
PLOT DATE: 04/16/19
DRAWING NO.: 122-005-Z1
PROJECT NO.: 122-005
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 2 OF 2

Chaparral

ORDINANCE NO. 20130411-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2111 FORT VIEW ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No. C14-2012-0145, on file at the Planning and Development Review Department, as follows:

Lot 1, Goodnight & Pearson Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2111 Fort View Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 vehicle trips per day.
- B. Vehicular access to and from the Property and Fort View Road is prohibited if any portion of the Property is used for commercial or civic uses, except for bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 22, 2013.

PASSED AND APPROVED

_____, April 11, 2013, §
§
§
_____, Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk



ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0040 (Victory Medical Office) **DISTRICT:** 5

ZONING FROM: NO-MU-CO, SF-3 **TO:** LO

ADDRESS: 2111 Fort View Road

SITE AREA: 0.2974 acres (12,954.744 sq. ft.)

PROPERTY OWNER: Eveann Investments, L.P. (William G. Franklin)

AGENT: Husch Blackwell, LLP (Nikelle Meade)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends LO-MU-CO, Limited Office – Mixed Use – Conditional Overlay District, zoning. The conditional overlay will prohibit vehicular access to and from the subject tract and Fort View Road for civic and commercial uses, with exceptions for emergency services and bicycle and pedestrian traffic.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 25, 2019

CITY COUNCIL ACTION:

August 8, 2019

ORDINANCE NUMBER:

ISSUES: N/ACASE MANAGER COMMENTS:

The property in question is currently developed with an administrative office use that fronts onto Fort View Road between Manchaca Road and Victory Drive, one block north of Ben White Boulevard. Fort View Road is designated as a residential collector street that dead ends into the GR zoned tract along Victory Drive. The applicant is requesting LO, Limited Office District, zoning for this lot to utilize this property as part of the medical office use with associated parking for the adjacent Victory Medical facility to the south and west.

The staff is recommending LO-MU-CO, Limited Office-Mixed Use-Conditional Overlay Combining District, zoning at this location because the lot will provide a transition in zoning/uses from the NO-MU-CO zoning to the east to the GR zoning to the west. The lot under consideration fronts onto Fort View Road, a residential collector street, near its terminus. The majority of the properties along this stretch of Fort View Road are developed with single-family residential homes.

While rezoning and reuse of the remaining residences along both Manchaca Road and Ben White Boulevard characterize the transition this area is experiencing, this portion of Fort View Road remains residential. Despite existing access and connections to Ben White Boulevard and Victory Drive, the staff does not think access to residential Fort View Road, even if limited to exit-only, is justifiable.

Therefore, the staff is recommending LO-MU zoning, with the stipulation that no vehicular access be allowed to Fort View Road for civic and commercial uses with the exception of emergency services. This means if the property were used as residential, residents could freely traverse Fort View Road and the impact would be negligible, unless the property was redeveloped with additional residential units. Bicycle and pedestrian access would not be limited for any use.

LO-MU-CO zoning will provide a transition between the SF-3 and NO-MU-CO zoning to the east and the GR zoning along Victory Drive to the west. This lot is situated in that it can be integrated and function, with conditions, as part of the Victory Medical "campus" and not as an independent office use at the end of a residential street.

The property in question is located in the Galindo portion of the South Lamar Combined Neighborhood Planning Area. This neighborhood planning effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in determining the staff recommendation.

The Imagine Austin Growth Concept Map, in the Imagine Austin Comprehensive Plan, identifies this area as an 'Activity Center for Redevelopment in Sensitive Environmental Area'. In the Comprehensive Planning notes below, protecting neighborhood character is also cited, along with the property's location at the end of a mostly residential street. The staff's recommendation of LO-MU-CO zoning, with access prohibitions, will provide protection of the neighborhood character on Fort View Road.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed zoning is consistent with the LO-MU-CO zoning on the property to the south and will provide a transition in the intensity of permitted uses from the SF-3 and NO-MU-CO zoning to the east and the GR zoning along Victory Drive to the west. The recommended zoning will permit the applicant to reuse the existing structure for medical office and parking while placing a condition on access to limit or mitigate detrimental impacts to the adjacent residential area along Fort View Road. This lot is also uniquely situated in that it can be integrated and function, with conditions, as a part of the Victory Medical "campus".

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO-MU-CO	Administrative Office
<i>North</i>	SF-3	Single-Family Residences
<i>West</i>	GR	Medical Office
<i>South</i>	LO-CO	Medical Office; Ben White Boulevard
<i>East</i>	NO-MU-CO	Single-Family Residence

NEIGHBORHOOD PLANNING AREA: South Lamar Neighborhood Planning Area, which does not have an adopted neighborhood plan.

TIA: Not Required

WATERSHED: Williamson Creek

CAPITOL VIEW CORRIDOR: N/AHILL COUNTRY ROADWAY: N/ASCHOOLS: Austin Independent School District

Joslin Elementary School
 Covington Middle School
 Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Go! Austin /Vamos! Austin (GAVA)-78745
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Oak Hill Trails Association
 Onion Creek Homeowners Assoc.
 Perry Grid 614
 Preservation Austin
 Sierra Club, Austin Regional Group
 SELTEXAS
 South Austin Neighborhood Alliance
 TNR BCP – Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0071 (Victory Medical Office: 2109 Fort View Road)	SF-3 to LO	1/08/19: Approved staff's recommendation of NO-MU-CO zoning, with conditions, by consent (9-0, A. De Hoyos Hart, F. Kazi, K. McGraw, P. Seeger-absent); C. Kenny-1 st , R. Schneider-2 nd .	2/07/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190207-047 for NO-MU-CO zoning was approved on Council Member Renteria's motion, Council Member Flannigan's second on a 10-1 vote. Council Member Flannigan voted nay.
C14-2017-0014	SF-3 to LO-CO	5/22/17: Recommended LO-CO, with a 2,000 vehicle trip limit per day and additional condition to require joint access to W. Ben White Boulevard for two tracts (10-	6/12/17: Approved LO-CO, with a 2,000 vehicle trip limit per day, on all 3 readings

		0, J. Vela, T. White and N. Zaragoza-absent); F. Kaza-1 st , J. Shissler-2 nd .	
C14-2012-0145 (2111 Fort View Road)	SF-3 to LO, NO	2/12/13: To grant NO-MU-CO zoning with conditions: 1) Limit vehicle trips per day to less than 2000; 2) Limit hours of operation as Monday through Saturday from 8:00 AM to 5:00 PM and Sunday from 12 Noon to 5:00 PM; 3) Prohibit vehicular access to and from the subject tract and Fort View Road for civic and commercial uses, with exceptions for emergency services and bicycle and pedestrian traffic; and 4) Prior to Council adoption of a rezoning ordinance, require recordation of a shared access easement between the subject property and the property at 2110 W. Ben White Boulevard (8-0, Hernandez- absent); Chimenti-1 st , Nortey-2 nd .	3/07/13: Approved NO-MU-zoning, with conditions, on first reading (7-0); K. Tovo-1 st , L. Morrison-2 nd . 4/11/13: Approved NO-MU-CO, with conditions on 2 nd /3 rd readings (6-0, K. Tovo-absent); B. Spelman-1 st , L. Morrison-2 nd .
C14-2012-0049 (2104 W Ben White)	SF-3 to LR	7/24/2012: Approved LR zoning	12/13/2012: Approved LR zoning
C14-2008-0185 (2110 W Ben White)	SF-3 to LO-CO	6/10/2008: Approved LO-CO zoning, w/2000 trip limit condition	11/20/2008: Approved LO-CO zoning
C14-2008-0096 (2012 W Ben White)	SF-3 to LO-MU	6/24/2008: Approved staff rec. of LO-MU zoning (9-0)	7/24/2008: Approved LO-MU zoning (5-0); all 3 readings
C14-2007-0051 (2028 W Ben White)	SF-3 to GO-MU	6/12/2007: Approved LO-MU zoning	7/26/2007: Approved LO-MU zoning

RELATED CASES:

Subdivision Case: C8-1948-1875

Adjacent Zoning Cases: C14-2018-0071

C14-2017-0014

C14-2012-0145

C14-2008-0185

Site Plan Case: SP-2019-0049C

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Daily Traffic Count
Fort View Road	50'	30'	Collector	780

OTHER STAFF COMMENTS:Comprehensive Planning

NO-MU-CO to LO

This zoning case is located on the south side of Fort View Road, one block north of Ben White Boulevard, on a 0.23 acre parcel that contains a one story administrative office, which was formerly a house. The property is located in the South Lamar Neighborhood Planning Area, which does not have an adopted neighborhood plan. Surrounding land uses include retail, auto service uses, and an apartment complex to the north; to the south are a variety of commercial and office uses, SH 290, and more office and commercial uses; to the east is single family housing; and to the west is the Victory Medical multi-story office building and Target. The proposal is to convert the property from administrative offices to a medical office, which would increase entitlements to the property.

See chart below:

	Building height	Maximum building coverage	Impervious surface coverage	Maximum FAR
NO	35 ft.	35%	60%	.35:1
LO	40 ft.	50%	70%	.7:1

The western portion of Fort View Road consisted solely of residential uses until this property was rezoned from 'single family, SF-3' to 'office, NO-MU-CO' in 2012 for Victory Medical practice.

Connectivity

Fort View Rd. is predominantly residential development; public sidewalk access is limited to short segments constructed in front of single-family homes. This sidewalk is located at the street's terminus and leads directly to the Victory Medical Office Building. Several CapMetro transit stops are located less than 1,000 ft. from the property on Manchaca Road and Ben White Blvd. The Walkscore for this site is 71/100, **Somewhat Walkable**, meaning some errands may be accomplished on foot. There are no existing urban trails within a mile of this property. The mobility and connectivity options in the area are above average.

Imagine Austin

The property is located within one of five **Activity Centers for Redevelopment in Sensitive Environmental Areas** as identified on the Imagine Austin Growth Concept Map. Page 106 of the Imagine Austin Comprehensive Plan states, *“Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.”* One of the Land Use and Transportation policies, LUT P21 (p.102), clarifies the intent, *“Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.”*

The following are key policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which specifically discuss the preservation of neighborhood character:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors and preserving and integrating existing affordable housing where possible.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
- **HN P15.** Protect neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any Is that preempt current water quality or Code requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

COMPATIBILITY STANDARDS

The entire site is subject to compatibility standards due to the proximity of SF-3 zoned property to the east and north. The following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less property in an SF-5 or more restrictive zoning district.

RESIDENTIAL DENTIAL DESIGN STANDARDS OVERLAY

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

Additional right-of-way maybe required at the time of subdivision and/or site plan.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day, and a neighborhood traffic analysis was not required because the traffic generated by the proposed zoning does not exceed 300 vehicle trips per day. [LDC 25-6-113, 25-6-114].

FYI – the existing driveways along Fort View Road may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

FYI – Sidewalks shall be constructed according to City of Austin standards along Fort View Road at the time of the site plan application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Fort View Road	50 feet	30 feet	Local	No	No	Yes

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.




INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

B. Aerial Map

C. Applicant Request Letter


$$1'' = 400'$$

-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0040

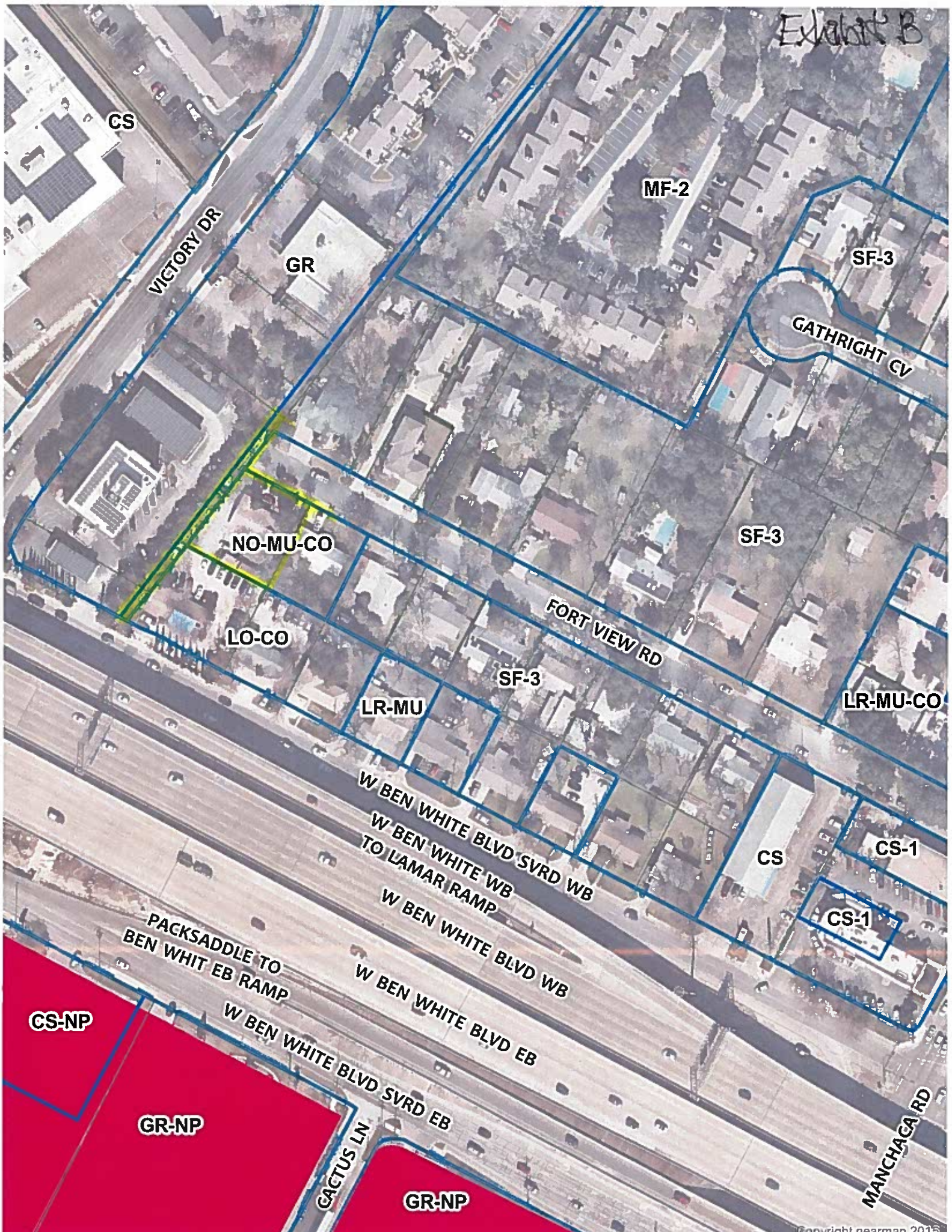
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 5/7/2019

Exhibit B



HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

Nikelle S. Meade
Partner
512.479.1147 direct
512.226.7373 direct fax
nikelle.meade@huschblackwell.com

February 22, 2019

Greg Guernsey
Planning and Zoning Department
The City of Austin
One Texas Center

RE: Rezoning Application
2111 Fort View Road
Victory Medical Office

Dear Greg:

The enclosed application is to rezone the above-referenced property from NO-MU-CO to LO. Approval will allow for the modernization of the overall Victory Medical Center campus. We appreciate your department's review of this application, and respectfully request to have it set for the soonest possible meeting of the Planning Commission.

Sincerely,



Nikelle S. Meade

Enclosures



Project Name: Victory Medical

Case Number: SP-2019-0049C

Update #: 0

Case Manager: Randall Rouda

Team:

Initial Submittal: February 06, 2019

Formal Filed: February 26, 2019

Date Dist: February 27, 2019

Comments Due Date: March 22, 2019

Discipline	Name
City Arborist Review	Suzannah DesRoches
Addressing Review	Dolores Huerta
Drainage Engineering Review	Laura Arthur A
Fire For Site Plan Review	Sonny Pelayo
PARD / Planning & Design Review	Kelsey Veazey
Site Plan Review	Randall Rouda
Environmental Review	Alex Butler
Traffic Control Review	Traffic Control Review
Water Quality Review	Laura Arthur A
Transportation Planning	Mark Kere
Planner 1 Review	Elsa Garza No Dist
R.O.W. Review	Isaiah Lewallen
AW Utility Development Services	AWU-Utility Development Service
Electric Review	Karen Palacios (3)
Site Plan Plumbing	Cory Harmon
AW Pipeline Engineering	AWU-Pipeline Engineering
Industrial Waste Review	John McCulloch

Notice

18



Report run on: 2/26/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2019-0049C

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: Victory Medical

LOCATION: 2111 FORT VIEW RD

CASE MANAGER: Randall Rouda

PHONE 512-974-3338

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE: Mar 26, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Commercial

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Commercial

WATERSHED: Williamson Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Suburban Watershed

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0406120201

DEED REFERENCE:

VOL./PAGE 308307, 308308, 308322, 308323, 308324/

LEGAL DESCRIPTION:

LOT 1 GOODNIGHT & PEARSON SUBD

RELATED CASES (if any):

CONTACTS:



Applicant LAND STRATEGIES, INC. 512-328-6050
Paul W. Linehan
1010 LAND CREEK COVE SUITE 100 AUSTIN TX 78746

Owner EVEANN INVESTMENTS, L.P. 512-789-9911
William G. Franklin
4303 VICTORY DRIVE AUSTIN TX 78704

Billed To TOTH ENTERPRISES DBA VICTORY 512-462-3627

4303 VICTORY DR. AUSTIN TX 78704

Engineer LANDDEV CONSULTING, LLC 512-872-6696
Kevin Sawtelle
5508 290 HWY W SUITE 215 AUSTIN TX 78735



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

12132136

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: Victory Medical

Project Street Address (or range):

2109, 2111 Fort View Rd.; and 2104, 2106, 2108 W. Ben White Blvd SvRd.
Austin, Texas

Zip: 78704

Description of Proposed Development:

3-story medical / administrative building

Provide either Legal Description or Subdivision Reference:

☐ Legal Description:

☒ Subdivision Reference

Name: 1) Lot 1 Goodnight & Pearson Subdivision (2111 Fort View Road)

2) Lot 2 Goodnight & Pearson Subdivision (2109 Fort View Road)

3) Lot 20 Goodnight & Pearson Subdivision (2104 West Ben White Boulevard)

4) Lot 21 Goodnight & Pearson Subdivision (2106 West Ben White Boulevard)

5) Lot 22 Goodnight & Pearson Subdivision (2108 West Ben White Boulevard)

Block(s): _____ Lot(s): _____ Outlot: _____

Plat Book: _____ Page Number: _____

Document Number: See addendum Case Number: _____

Deed Reference of Deed Conveying Property to the Present Owner

Volume: _____ Document Number: See addendum

Page(s): _____ Sq. Ft.: _____ or Acres: _____

Tax Parcel Number(s): 1) 308307, 2) 308308, 3) 308322, 4) 308323, 5) 308324

Section 2: Applicant/Agent Information

Applicant Name: Paul W. Linehan

Firm: Land Strategies, Inc.

Applicant Mailing Address: 1010 Land Creek Cove

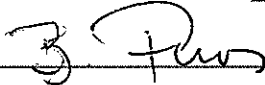
City: Austin State: TX Zip: 78746

Email: plinehan@landstrat.com Phone 1: (512) 328-6050 Type 1:

Phone 2: _____ Type 2: Phone 3: _____ Type 3:

Section 3: Owner Information

☐ Same as Applicant Owner Name: William Franklin

Owner Signature: 

Firm: EVEANN INVESTMENTS L P

Owner Mailing Address: 4303 VICTORY DR

City: Austin State: TX Zip: 78704

Email: _____ Phone 1: (512) 789-9911 Type 1: Work

Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 4: Engineer Information

☐ Not Applicable ☐ Same as Applicant Name: Kevin Sawtelle, P.E.

Firm: LandDev Consulting, LLC

Mailing Address: 5508 Highway 290 West, Suite 150

City: Austin State: TX Zip: 78735

Email: kevin.sawtelle@landdevconsulting.com Phone 1: (512) 872-6696 Type 1: Work

Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 5: Other Professional/Trade Information

☐ Not Applicable ☐ Same as Applicant Type: Surveyor

Name: Joe Ben Early, Jr.

Firm: Chaparral Professional Land Surveying, Inc.

Mailing Address: 3500 McCall Lane

City: Austin State: TX Zip: 78744

Email: _____ Phone 1: (512) 443-1724 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: Williamson Creek Watershed Class: Suburban Watershed

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: South Lamar / South Lamar Combined NPA

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: City of Austin

Wastewater Disposal Provider: City of Austin

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 1.04 -OR- Sq. Ft. _____

Net Site Area: Acres _____ -OR- Sq. Ft. _____

Is Demolition proposed? yes If Yes, how many residential units will be demolished? 1

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): 0

<u>EXISTING ZONING</u>	<u>EXISTING USE</u>	<u>TRACT #</u>	<u>ACRES / SQ FT</u>	<u>PROPOSED USE</u>
<u>NO-MU-CO</u>	<u>office</u>	<u>Lot 1</u>	<u>0.23 / 9,889.00</u>	<u>office</u>
<u>SF-3</u>	<u>residence</u>	<u>Lot 2</u>	<u>0.19 / 8,006.00</u>	<u>office</u>
<u>LR-MU</u>	<u>office</u>	<u>Lot 20</u>	<u>0.17 / 7,527.00</u>	<u>office</u>
<u>see addendum</u>			<u>/</u>	

Existing Impervious Cover (%): 66 Proposed Impervious Cover (%): 66

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

Section 9: Related Cases

FILE NUMBERS

Zoning Case? ☒ Yes ☐ No

C14-2018-0071

Restrictive Covenant? ☐ Yes ☒ No

Subdivision? ☒ Yes ☐ No

C8-1948-1845

Land Status Report? ☐ Yes ☒ No

Existing Site Plan? ☒ Yes ☐ No

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: _____

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



**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Victory Medical

LOCATION: 4303 Victory Drive, 2109 & 2111 Fort View Road, 2106, 2108 & 2110 W. Ben White Blvd

APPLICANT'S AGENT: Paul Linehan (Land Strategies, Inc) _____ TELEPHONE NO: (512) 328 - 6050

APPLICATION STATUS: _____ DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: X

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
1	0.23	3,275 SF	NO - MU - CO	Office	712	Avg rate = 16.19 / ksf	53
	0.81		LO - CO				
						Total	53

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	I.T.E CODE	TRIP RATE/EQ	TRIPS PER DAY
1	0.23	25,000 SF	NO - MU - CO	Medical/ Office	720	T = 38.42 (x) - 87.62	873
	0.81		LO - CO				
						Net total	820

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
West Ben White Blvd (service road)	Yes		
Fort View Drive	Yes (emergency access only)		

FOR OFFICE USE ONLY

A traffic impact analysis is required. The traffic consultant must meet with staff from the Austin Transportation Department to discuss the TIA scope and requirements 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 Land Development Code. Mitigation of the site traffic may be required based on additional review by staff from the Austin Transportation Department.

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: Scott A. James DATE: January 29, 2019

DISTRIBUTION: Scott A. James, P.E., PTOE

FILE _____ CAP. METRO _____ SDHPT _____ TRANS. REV. _____ TRAVIS CO. _____ TPSD TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

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:

Paul W. Linehan December 12 2018
Signature Month Day Year

Paul W. Linehan

Name (Typed or Printed)

Land Strategies, Inc.

Firm

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:

Paul W. Linehan December 12 2018
Signature Month Day Year

Paul W. Linehan

Name (Typed or Printed)

Land Strategies, Inc.

Firm

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	December Month	12 Day	2018 Year
<u>Paul W. Linehan</u>			
Name (Typed or Printed)			
<u>Land Strategies, Inc.</u>			
Firm			

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	February Month	26 Day	2019 Year
<u>William Franklin</u>			
Name (Typed or Printed)			
<u>Toth Enterprises, DBA Victory Medical & Family Care</u>			
Firm			

Section 15: Acknowledgment Form

I, Paul W. Linehan - Land Strategies, Inc. 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):

2109/2111 Fort View Road, 2104/2106/2108 W. Ben White Blvd SvRd

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

December
Month

12
Day

2018
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.

Note: 4303 Victory Drive is only affected by the project's circulation and parking

Section 1: Project Information

Subdivision Reference

Document Number:

1) NA 2) NA, 3) NA, 4) NA, and 5) NA

Deed Reference of Deed Conveying Property to the Present Owner

Document Number:

1) 2005218461, 2) 2018095975, 3) 2018061234, 4) 2018061233, and 5) 2012007602

Tax Parcel Numbers:

1) 0406120201, 2) 0406120202, 3) 0406120223, 4) 0406120224, and 5) 0406120225

Section 8: Site Area Information

Existing Zoning	Existing Use	Tract #	Acres / SqFt	Proposed Use
LO-CO	office	Lot 21	0.18 / 7,973	medical/professional office
LO-CO	office	Lot 22	0.27 / 11,776	medical/professional office

Section 12: Traffic Impace Analysis (TIA) Determination Worksheet

Existing:

Site	0.18 acres	1,035.00 sq. ft.	LO-CO	office
Site	0.27 acres	1,960.00 sq. ft.	LO-CO	office

SAVE



CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

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: Victory Medical

Project Street Address: 2109/2111 Fortview, 2106, 2108, 2110 W. Ben White SVPD

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: 31
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: _____
- Total number of trees with a diameter of 8 in. or greater: 31

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: 03/23/2019	
Tracking #: 12132136	Revision #: 00		Watershed: Williamson Creek
Project Name: Victory Medical			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 02/06/2019		Resubmittal Date:
Date Sent to Ch.245:	Current Results to Applicant: 02/13/2019		
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.	Andrew Clamann	974-2694	Complete	AC
Floodplain	Katina Bohrer	974-3558	Complete	KB
ORES	Andy Halm	974-7185	Not Reviewed	
City Arborist.	Suzannah DesRoches	974-6592	Complete	SD
AWU	Bradley Barron	972-0078	Complete	BB
ATD ROW/AULCC	Reza Sedghy	974-7912	Complete	RZ
ATD Traffic Control	Robert Alvarez	974-3412	FYI	RA

Mandatory Distribution:		Case Manager: Randall Rouda	
Robert Anderson (SP)	Vacant (SP)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)
Rosemary Avila (SP)	Pamela Abee-Taulli (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)	S. DesRoches (City Arborist)
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	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 03/23/2019) 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 with formal submittal**

Total # of Plans 17 / 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)

FP: No floodplain review required

DE: FYI- Include a separate USB drive/CD of drainage model with formal update.

SP: FYI- Add North arrow to coversheet vicinity map.

ATD TCP: FYI- Please place the following note on cover sheet or submit TCP;

This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. Standard Details are not a Traffic Control Plan. The owner/representative further recognizes that a review fee, as prescribed by the most current version is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.
- No Long term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities

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: _____ Date Filed: _____

Original Application Vesting Date: _____ Signature: _____ Date: _____

Director's Determination of Vested Rights (select one): ☐ Not Applicable ☐ Approved ☐ Denied

— See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: Victory Medical

Address/Location: 2109, 2111 Fort View Rd.; and 2106, 2108, 2110 W. Ben White Blvd SvRd. Austin, Texas

Legal Description: 1.04 acres consisting of Lots 1, 2, 20, 21, & 22 of the Goodnight & Pearson 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: _____ File #: _____ Type: _____

*** 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			
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): _____

Total acreage: _____ Watershed: Select an Option Watershed Class: Select an Option

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 protect critical/significant recharge features.

Property Owner/Agent Printed Name: Paul W. Lindean (by Eric Welch) Phone: 328-6050

Signature: [Signature] (Eric Welch, for Paul Lindean) Date: 2-4-19

SAVE Form



February 4, 2019

City of Austin
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

RE: Site Plan Application
Victory Medical
West Ben White Boulevard
Austin, Texas 78704

To Whom It May Concern,

On behalf of our Client, Victory Medical, LandDev Consulting has prepared the Consolidated Site Plan Application package for Victory Medical. The site is a 1.05 acre site plan, located within the full purpose jurisdiction of the City of Austin. The development will contain a parking lot on the ground floor, a medical office building on piers/columns above the parking lot, an underground detention pond, a rain garden for water quality treatment, and associated utility and storm infrastructure.

The zoning of the overall property is as follows: 2109 Fort View Road (NO-CO, approved by Planning Commission on January 8, 2019 and scheduled for City Council approval on February 7, 2019); 2111 Fort View Road (NO-MU-CO), and 2106/2108/2110 W. Ben White Frontage SVRD (LO-CO). A rezoning application will be processed concurrently with this Site Plan application for 2111 Fort View Road to change the zoning to LO-CO.

Water and wastewater service will be accessed through proposed connections to the City of Austin's utility system. Water and wastewater will connect to existing infrastructure along the Ben White Blvd frontage. Parking for the development will be located on-site, on the ground level underneath the building.

For purposes of analyzing the existing and proposed drainage flow rates, the rational method will be used consistently with the City of Austin Drainage Criteria Manual. Water quality will be treated through a Rain Garden located in the southwest corner of the site, along Ben White Blvd. After runoff is treated by the Rain Garden, water will flow through a storm sewer system to the underground detention pond, as designed by Stormtech. Runoff will be detained to a maximum of 90% of the existing flow rates, and then conveyed via a proposed storm sewer to the existing storm infrastructure.

The site is located over the Edwards Aquifer Transition Zone. No portion of the site is located within the 100 year floodplain according to the Federal Emergency Management Agency (FEMA), panel number 48453C0585H.

City of Austin
February 4, 2019
Page 2

If you have any questions or require additional information, please contact me at 512-872-6696 or by email at kevin.sawtelle@landdevconsulting.com

Sincerely,



Kevin Sawtelle, P.E.
LandDev Consulting, LLC.
TBPE Firm #16384



2-4-19

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:

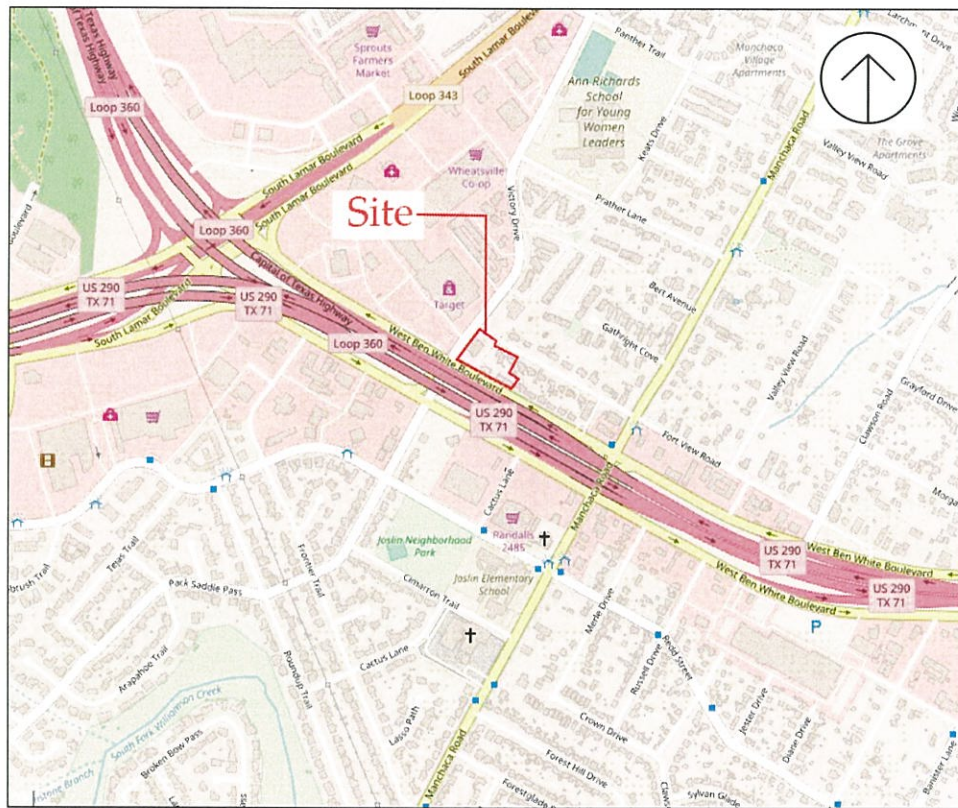
File Number: _____ Date Issued: _____

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 #)
____ 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)
- ☒ 10. 1704 Determination
☒ (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 #)
☒ 3 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.)

Victory Medical Center



Location Map



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6867258

Payment

Date: 02/06/2019

Invoice

No.: 6927378

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Consolidated

Payer Information

Company/Facility Name: Toth Enterprises DBA Victory Medical & Family Care

Payment Made By:

4303 VICTORY DR.
AUSTIN TX 78704

Phone No.:

(512)462-3627

Payment Method:

Check

Payment Received:

\$433.68

Amount Applied:

\$433.68

Cash Returned:

\$0.00

Comments:

CK 40315

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 4138	Completeness Check Fee	12132136	2111 FORT VIEW RD	2019-019693-SP	\$383.00
5100 6300 9700 4177	WPD-Site Plan Completeness Check	12132136	2111 FORT VIEW RD	2019-019693-SP	\$34.00
5090 5300 9996 4066	Development Services Surcharge	12132136	2111 FORT VIEW RD	2019-019693-SP	\$16.68
TOTAL :					\$433.68



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6879084

Payment

Date: 02/26/2019

Invoice

No.: 6932495

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Consolidated

Payer Information

Company/Facility Name: Toth Enterprises DBA Victory Medical & Family Care

Payment Made By:

4303 VICTORY DR.
AUSTIN TX 78704

Phone No.:

(512)462-3627

Payment Method:

Check

Payment Received:

\$17,971.80

Amount Applied:

\$17,971.80

Cash Returned:

\$0.00

Comments:

ck40571

Additional Information

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9300 4192	Basic Notification	12132136	2111 FORT VIEW RD	2019-019693-SP	\$272.00
5090 5300 9400 4257	City Arborist Site Plan/Subdivision Review	12132136	2111 FORT VIEW RD	2019-019693-SP	\$1,840.00
5090 5300 9300 4264	Consolidated Site Plan-Dev	12132136	2111 FORT VIEW RD	2019-019693-SP	\$14,958.00
5020 2200 9050 4874	UDS Engineering Plan Review	12132136	2111 FORT VIEW RD	2019-019693-SP	\$219.00
5090 5300 9996 4066	Development Services Surcharge	12132136	2111 FORT VIEW RD	2019-019693-SP	\$682.80
TOTAL :					\$17,971.80

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

NO 2269928

ACCOUNT NUMBER: 04-0612-0201-0000

PROPERTY OWNER:

EVEANN INVESTMENTS LP
4303 VICTORY DR
AUSTIN, TX 78704-7507

PROPERTY DESCRIPTION:

LOT 1 GOODNIGHT & PEARSON SUBD

ACRES

.2304 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2111 FORT VIEW RD

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 \$12,300.52

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 01/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2269929

ACCOUNT NUMBER: 04-0612-0202-0000

PROPERTY OWNER:

EVEANN INVESTMENTS LP
4903 VICTORY DR
AUSTIN, TX 78704

PROPERTY DESCRIPTION:

LOT 2 GOODNIGHT & PEARSON SUBD

ACRES

.1854 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2109 FORT VIEW RD

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 \$5,051.99

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 01/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2269930

ACCOUNT NUMBER: 04-0612-0223-0000

PROPERTY OWNER:

EVEANN INVESTMENTS LP
4903 VICTORY DR
AUSTIN, TX 78704

PROPERTY DESCRIPTION:

LOT 20 GOODNIGHT & PEARSON SUBD

ACRES

.1728 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2106 W BEN WHITE 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 \$7,611.67

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 01/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2269931

ACCOUNT NUMBER: 04-0612-0224-0000

PROPERTY OWNER:

EVEANN INVESTMENTS LP
4903 VICTORY DR
AUSTIN, TX 78704

PROPERTY DESCRIPTION:

LOT 21 GOODNIGHT & PEARSON SUBD

ACRES

.1831 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2108 W BEN WHITE 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 \$6,934.83

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 01/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2269932

ACCOUNT NUMBER: 04-0612-0225-0000

PROPERTY OWNER:

EVEANN INVESTMENTS LP
4303 VICTORY DR
AUSTIN, TX 78704-7507

PROPERTY DESCRIPTION:

LOT 22 GOODNIGHT & PEARSON SUBD

ACRES .2729 MIN% .000000000000 TYPE

SITUS INFORMATION: 2110 W BEN WHITE 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 \$13,787.55

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 01/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

NO 2269933

ACCOUNT NUMBER: 04-0612-0405-0000

PROPERTY OWNER:

EVEANN INVESTMENTS L P
4303 VICTORY DR
AUSTIN, TX 78704-7507

PROPERTY DESCRIPTION:

LOT A BARTON MARKET SQUARE SEC 2-A

ACRES .9540 MIN% .000000000000 TYPE

SITUS INFORMATION: 4303 VICTORY DR

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 \$72,025.09

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 01/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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.):

0.999900010

- 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		L-BOUNDARY (project boundary)
Existing lot lines or legal tract boundaries		CH-BOUND
Limits of Construction		C-EROS-LOC

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
Engineer's report	[Case_Number]_Eng_report.pdf
Drainage report (if applicable)	[Case_Number]_Drg_report.pdf
Engineer's summary letter	[Case_Number]_Eng_summary.pdf
All sheets in Site Plan	[Case_Number]~U[Update #]_[sheet #].pdf
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.

[<< Back to Exhibits](#)

ORDINANCE NO. 20190207-047

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2109 FORT VIEW ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0071, on file at the Planning and Zoning Department, as follows:

Lot 2, Goodnight and Pearson Addition Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 5, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2109 Fort View Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Civic and commercial vehicular access from the Property to Fort View Road is prohibited, except for pedestrian, bicycle and emergency ingress and egress. All other vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

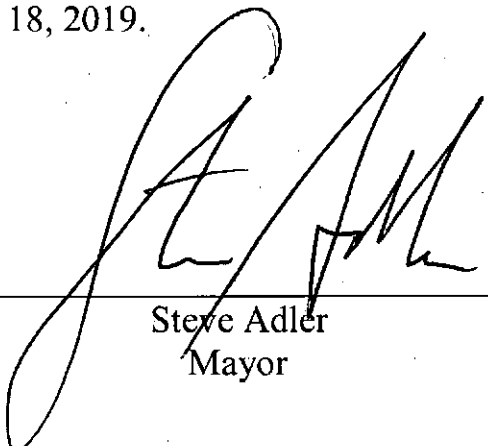
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on February 18, 2019.


PASSED AND APPROVED

February 7, 2019

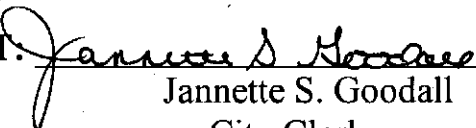
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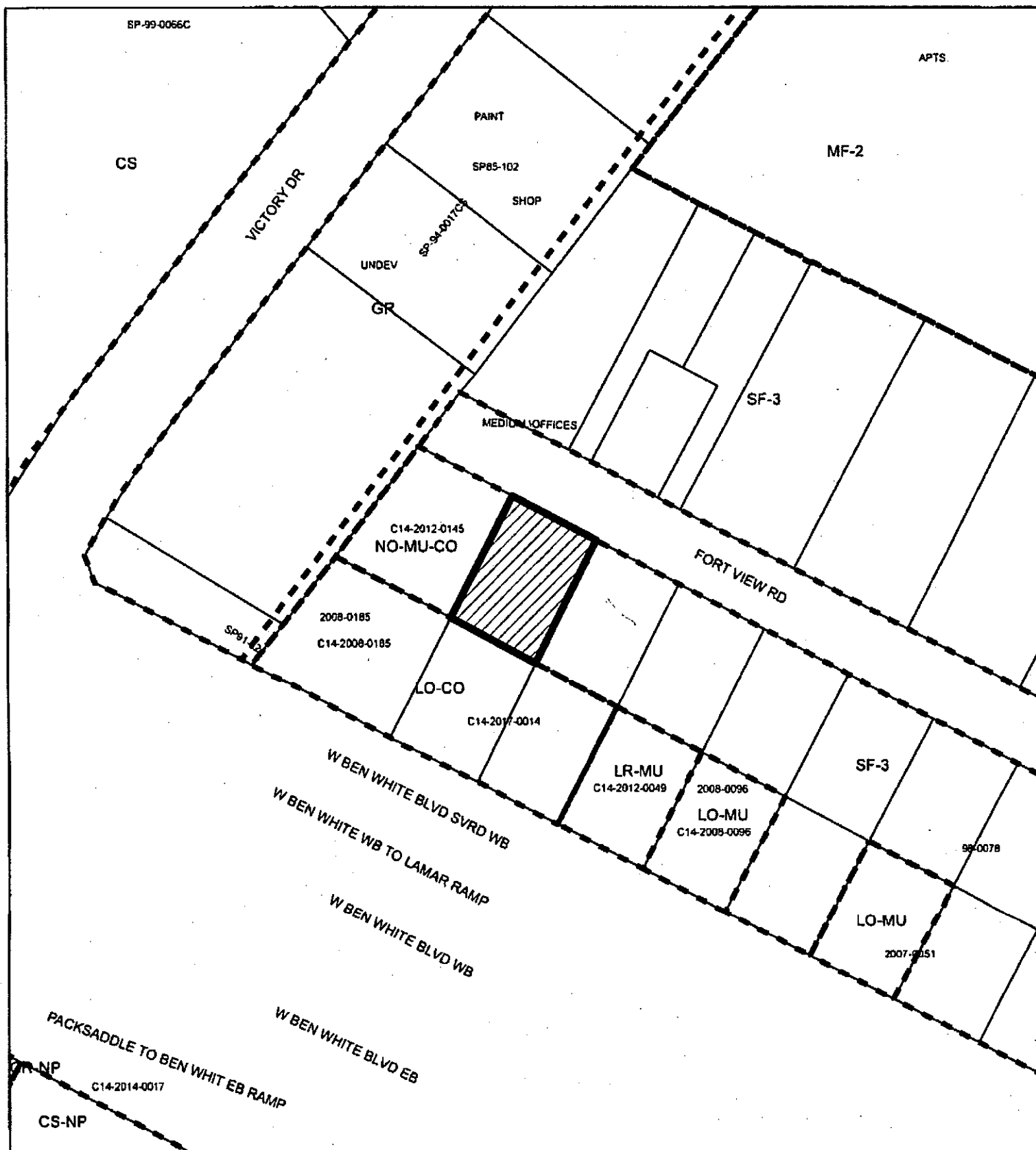

Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

Zoning Case

C14-2018-0071

Exhibit A



1" = 100'

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

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

LJA Engineering, Inc.



5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700 TBPE F-1386
Fax 512.439.4716
www.ljaengineering.com

February 27, 2019

Ms Denise Lucas, Interim Director
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: **Lantana Lot P, Block 3**
City Project Number SP-2014-0262C
Request for Site Plan Extension by Land Use Commission

Dear Ms Lucas:

LJA Engineering, Inc., on behalf of Lantana Place, L.L.C., is requesting a site plan extension by Land Use Commission for the Lantana Block P, Lot 3 project (SP-2014-0262C) in accordance with the Land Development Code Section 25-5-63. The Site Plan was previously extended under LDC Section 25-5-62 (*Extension Of Released Site Plan By Director*) as required by LDC Section 25-5-63 (A) (See the attached One-year Extension Letter by Director). The original Site Plan 3-year expiration date was April 30, 2018. The 1-year extension date approved by the DSD Director extended the Site Plan expiration date to April 30, 2019.

The Site Plan (SP-2014-0262C) was approved with five (5) phases. The Site Plan contains six (6) restaurant or restaurant/retail buildings (phases 1 – 3), one (1) moviehouse building (phase 1), one (1) hotel (phase 4) and two (2) office buildings (phase 5). Three (3) garage buildings are also included in the Site Plan (phases 1 and 5). Phases 1 through 3 have been constructed and are complete. Phases 1 and 2 included all the public utility infrastructure and water quality pond requirements. The site participates in a regional detention pond which had been previously built. The hotel (phase 4) has obtained their Building Permit and construction is anticipated to commence in March, 2019. The remaining two (2) office buildings (phase 5) and their associated garages have not started the Building Permit process.

With this letter and application, we are respectfully requesting a four (4) year extension to the Site Plan (SP-2014-0262C) in accordance with Section 25-5-63 (C) by the Land Use Commission to allow the final phase 5 to be built out to complete the project.

If you have any questions or need any additional information for the evaluation, please contact us in any form necessary (*phone 512-439-4700 or email pviktorin@lja.com*).

Sincerely,
LJA Engineering, Inc., FRN F-1386



Paul J. Viktorin, PE
Senior Project Manager

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: 04/14/2019	
Tracking #: 12146240	Revision #: 00	Watershed: Williamson Creek	
Project Name: Lantana Block P, Lot 3			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 02/28/2019	Resubmittal Date:	
Date Sent to Ch.245:	Current Results to Applicant: 03/12/2019		
Date Rec'd.back in LUR:			

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Michael Duval	974-2349	NRR	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	NRR	MD
Env.Res.Mgmt.	Liz Johnston	974-2619	Complete	LJ
Floodplain	Katina Bohrer	974-3558	Complete	KB
ORES	Andy Halm	974-7185	Not Reviewed	AH
City Arborist.	Jim Dymkowski	974-2772	NRR	JD
AWU	Bradley Barron	972-0078	Complete	BB
ATD ROW/AULCC	Reza Sedghy	974-7912	Complete	RZ
ATD Traffic Control	Laura Roy	974-6012	FYI	LR

Mandatory Distribution:		Case Manager: Robert Anderson	
Robert Anderson (SP)	Vacant (SP)	Ivan Naranjo (TR)	Joydeep-Geswami (DRAWQ)
Rosemary Avila (SP)	Pamela Abee-Taulli (EV)	Jeffrey Rivas (TR)	Laura-Kofahl (DRAWQ)
Christine Barton-Holmes (SP)	Alex Butler (EV)	Michael Duval (DRAWQ)	David-Marquez (DRAWQ)
Jonathon Davila (SP)	Jonathon Garner (EV)	Katie Wettick (TR)	Christine-Perez (DRAWQ)
Clarissa Davis (SP)	Mike McDougal (EV)	Laura-Arthur (DRAWQ)	Brandy-Teague (DRAWQ)
Renee Johns (SP)	Kristie Nguyen (EV)	Jay-Baker (DRAWQ)	
Anaiah Johnson (SP)	Jaron Hogenson (TR)	Ron-Czajkowski (DRAWQ)	RSMP
Randy Rouda (SP)	Sangeeta Jain (TR)	Leslie-Daniel (DRAWQ)	
Jeremy Siltala (SP)	Mark Kere (TR)	Michael-Duval (DRAWQ)	City-Arborist
Partner Department Mandatory Distribution:			
AW UDS	AW Pipeline Services	Fire Fore Site Plan	Site Plan Plumbing
PARD (Mandatory if Consolidated)			
Optional Distribution: Circle to receive distribution			
Addressing	AWU Facilities Engineering	Floodplain Modification	Hydrogeologist
PARD		Urban Design	Wetlands Biologist
ERM Review Comment (Functional Assessment):			



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt
No.: 6880885

Payment
Date: 02/28/2019

Invoice
No.: 6941117

Description: Site Plan

Sub Description: Site Plan
Administrative

Work Description: Extension

Payer Information

Company/Facility Name: Stratus Properties Operating Company

Payment Made By:

212 Lavaca Suite 300
Austin TX 78701
(512)478-5788

Phone No.:

Payment Method:

Cash

Payment Received:

\$0.00

Amount Applied:

\$0.00

Cash Returned:

\$0.00

Comments:

STRATUS BANK PROJECTS

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 4138	Completeness Check Fee	12146240	7415 SOUTHWEST PKWY	2019-031646-SP	\$0.00
5100 6300 9700 4177	WPD-Site Plan Completeness Check	12146240	7415 SOUTHWEST PKWY	2019-031646-SP	\$0.00
5090 5300 9996 4066	Development Services Surcharge	12146240	7415 SOUTHWEST PKWY	2019-031646-SP	\$0.00
5090 5300 9996 4066	Development Services Surcharge	12146240	7415 SOUTHWEST PKWY	2019-031646-SP	\$0.00
5100 6300 9700 4177	WPD-Site Plan Completeness Check	12146240	7415 SOUTHWEST PKWY	2019-031646-SP	\$0.00
5090 5300 9300 4138	Completeness Check Fee	12146240	7415 SOUTHWEST PKWY	2019-031646-SP	\$0.00
TOTAL :					\$0.00

5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
www.ljaengineering.com

TBPE F-1386

February 27, 2019

Ms Denise Lucas, Interim Director
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: **Lantana Lot P, Block 3**
City Project Number SP-2014-0262C
Request for Site Plan Extension by Land Use Commission

Dear Ms Lucas:

LJA Engineering, Inc., on behalf of Lantana Place, L.L.C., is requesting a site plan extension by Land Use Commission for the Lantana Block P, Lot 3 project (SP-2014-0262C) in accordance with the Land Development Code Section 25-5-63. The Site Plan was previously extended under LDC Section 25-5-62 (*Extension Of Released Site Plan By Director*) as required by LDC Section 25-5-63 (A) (See the attached One-year Extension Letter by Director). The original Site Plan 3-year expiration date was April 30, 2018. The 1-year extension date approved by the DSD Director extended the Site Plan expiration date to April 30, 2019.

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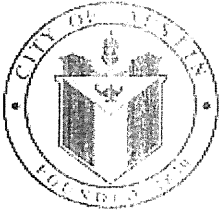
With this letter and application, we are respectfully requesting a four (4) year extension to the Site Plan (SP-2014-0262C) in accordance with Section 25-5-63 (C) by the Land Use Commission to allow the final phase 5 to be built out to complete the project.

If you have any questions or need any additional information for the evaluation, please contact us in any form necessary (*phone 512-439-4700 or email pviktorin@lja.com*).

Sincerely,
LJA Engineering, Inc., FRN F-1386



Paul J. Viktorin, PE
Senior Project Manager



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6115674

Payment Date: 04/02/2015

Invoice No.: 6130381, 6140936, 6140940, 6140960, 6140962, 6140966,

Payer Information

Company Facility Name: Stratus Properties Operating, Co. LP

Payment Made By: Erin D. Pickens
212 LAVACA ST. SUITE 300
AUSTIN TX 78701

Phone No.: (512) 478-5788

Payment Method: Check

Payment Received: \$111,343.00

Amount Applied: \$111,343.00

Cash Returned: \$0.00

Comment: check#35139

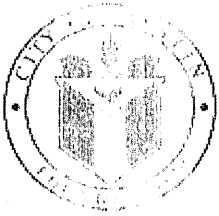
Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Maria Stuart

Receipt Details

FAQ Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000-6800-0000-1163	Traffic Impact Analysis	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	\$130,000.00
1000-6800-0000-1163	Traffic Impact Analysis	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	(\$130,000.00)
1000-6800-0000-1163	Traffic Impact Analysis	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	\$111,343.00
5100-6200-0000-4038	Landscape Inspection	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	\$2,895.87
5100-6200-0000-4038	Landscape Inspection	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	(\$2,895.87)
5100-6700-0000-4271	Inspection/Additional Phase Insp	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	(\$1,689.00)
5100-6700-0000-4271	Inspection/Additional Phase Insp	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	\$1,689.00
8131-6800-0000-4066	Development Services Surcharge	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	\$183.39
8131-6800-0000-4066	Development Services Surcharge	11175646	7415 SOUTHWEST PKWY	2014-069974-SP	(\$183.39)
Total					\$111,343.00



Receipt No. 5674

City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Payment 04/02/2015
Date:

Invoice 6130381, 6140936, 6140940,
No.: 6140960, 6140962, 6140966,

3169

CITY FEES NOTICE

This is a City Fees Notice as contemplated by Section 12.2 of that certain Development Agreement dated effective August 15, 2002 (the "Development Agreement") executed by the City of Austin, Texas, a Texas home rule municipality (the "City") and Circle C Land Corp., a Texas corporation, now known as Circle C Land, L.P., a Texas limited partnership ("Circle C") and recorded in Document No. 2002151984 of the Real Property Records of Travis County, Texas, and Document No. 02022402 of the Real Property Records of Hays County, Texas, to designate a portion of Development Credit Bank funds or W/WW Utility Credit Bank funds to satisfy certain City fee requirements described below in connection with the development of the Project described below. Capitalized terms not otherwise defined herein will have the meaning ascribed to such terms in the Development Agreement.

APPLICABLE CREDIT BANK: [circle one] Development Credit Bank or W/WW Utility Credit Bank

DESCRIPTION OF PROJECT FOR CREDIT BANK FUNDS USE:

Lantana Block P, Lot 3 Site Plan (SP-2014-0262C)

DESCRIPTION OF PROPERTY: [set forth or attach the description of the Property upon which the Project is being developed]

Lot 3, Block P, Lantana Phase 1, Section 2 Final Plat (C8-84-102.03.1A) (Doc 200000150)

TRACT ID: LANTANA

DESCRIPTION OF CITY FEE FOR WHICH CREDIT BANK FUNDS ARE TO BE USED:

Traffic Impact Analysis Fee for pro-rata share of traffic improvements

AMOUNT OF CREDIT BANK FUNDS TO BE USED FOR SUCH CITY FEE:

\$130,000.00

DATE OF THIS NOTICE: April 1, 2015

CIRCLE C LAND, L.P., a Texas limited partnership

By: CIRCLE C GP, L.L.C., a Delaware limited liability company,
General Partner

By: STRATUS PROPERTIES INC., a Delaware corporation, Sole Member

By: Erin D. Pickens
Erin D. Pickens, Senior Vice President

APPROVED BY
Wendy Stucke



City of Austin

P.O. Box 1088, Austin, Texas 78767

INVOICE

Invoice No.: 6141010

Invoice Date: 04/02/2015

Payer Information

Company/Facility Name: Stratus Properties Operating, Co. LP

Invoice To: Erin D. Pickens
212 LAVACA ST. SUITE 300
AUSTIN TX 78701

Phone No.: (512) 478-5788

Invoice Amount: \$130,000.00

Additional Information

Department Name: Planning and Development Review

Invoice Issued By: Carmen Amaro

Invoice Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Amount
1000 6800 9770 4163	Traffic Impact Analysis	11175646	7415 SOUTHWEST PKWY	\$130,000.00
TOTAL:				\$130,000.00



MEMORANDUM

TO: Nikki Hoelter, Site Plan Case Manager
FROM: Ivan Naranjo, MBA, Senior Transportation Planner
DATE: March 26, 2015
SUBJECT: Traffic Impact Analysis for Lantana Block P, Lot 3 Development
Site Plan Case No. SP-2014-0262C

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Lantana Block P, Lot 3 Development, dated 03/21/2014, and offers the following comments:

The project site is located on the southwest corner of Southwest Parkway and William Cannon Drive in south Austin. The subject property is currently undeveloped and is zoned GR-NP. The proposed development is to consist of a hotel with 130 rooms, 43,000 SF of movie theatre, 80,000 SF of general office building, 60,000 SF of medical-dental, 12,225 SF of shopping center, 14,600 SF of pharmacy with drive-thru, 10,000 SF of drive-in bank, 3,000 SF of drinking place, and 35,000 SF of high-turnover restaurant.

Trip Generation

Based on the ITE publication Trip Generation, 9th Edition, the proposed development would generate an estimated 16,872 unadjusted vehicle trips per day (vpd). Table 1 below summarizes the unadjusted site trip generation rates used in the traffic analysis:

Table 1 – Unadjusted Site Trip Generation

Land Use	Size	24-Hour Two-Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Hotel	130 Occ. Rms.	1,160	51	37	45	46
Movie Theater without Matinee	43,000 SF	3,357	0	0	249	16
General Office Building	80,000 SF	1,108	141	19	29	139
Medical-Dental Office Building	60,000 SF	2,168	113	30	60	154
Shopping Center	12,225 SF	1,732	27	16	70	76
Pharmacy with Drive-Through	14,600 SF	1,415	26	24	72	72
Drive-in Bank	10,000 SF	1,482	69	52	122	122
Drinking Place	3,000 SF	0	0	0	22	12
High-Turnover (Sit-Down) Restaurant	35,000 SF	4,450	208	170	207	138
Total		16,872	635	348	876	775

Table 2 below summarizes the adjusted site trip generation rates used in the traffic analysis:

Table 2 – Adjusted Site Trip Generation

Land Use	Size	24-Hour Two- Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Hotel	130 Occ. Rms.	1044	45	33	40	42
Movie Theater without Matinee	43,000 SF	3021	0	0	224	14
General Office Building	80,000 SF	997	127	17	26	1226
Medical-Dental Office Building	60,000 SF	1951	102	27	54	139
Shopping Center	12,225 SF	1438	27	16	46	50
Pharmacy with Drive-Through	14,600 SF	961	23	22	33	33
Drive-in Bank	10,000 SF	1020	62	47	58	58
Drinking Place	3,000 SF	0	0	0	20	10
High-Turnover (Sit-Down) Restaurant	35,000 SF	2483	125	103	106	71
Total		12914	511	265	607	543

The site is bounded by Southwest Parkway on the north, William Cannon Drive on the east, and the property limits on the south and west. Access to the development will be provided by three driveways on Southwest Parkway and one proposed driveway on William Cannon Drive. One driveway on Southwest Parkway will be full access, one will prohibit left-turns out, and the other will be right-in/right-out. The proposed driveway on William Cannon Drive will be full access. Table 3 presents the percentage distribution to the surrounding roadways:

Table 3 – Distribution of site generated trips

Direction / Roadway	Traffic Percentage
East Southwest Parkway	50%
West Southwest Parkway	20%
South Terravista Drive	5%
South William Cannon Drive	5%
East Hwy. 290	10%
West Hwy. 290	10%
Total	100%

Traffic Analysis

For this study, the impact of the proposed development on existing area intersections was analyzed. Two time periods and three travel conditions were evaluated: 1) 2013 Existing Conditions, 2) 2015 Forecasted Conditions (without site traffic), and 3) 2015 Forecasted Conditions with site-generated traffic.

Study intersections were evaluated using the Highway Capacity Manual (HCM) method for capacity analysis. When the estimated additional trips were added to the identified intersections, the traffic analysis showed increased congestion and delay at some intersections. Table 4 (presented on the following page) provides a summary of the calculated average delay(s) for each of the study intersections:

Table 4 – Calculation of intersection level of service (LOS)* and delay (in seconds per vehicle)

Intersection	2013 Existing		2015 Forecasted		2015 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
Overall Intersection LOS is reported for signalized intersections.						
W. William Cannon Drive and Southwest Parkway*	A (9.4)	B (10.3)	B (12.3)	B (12.2)	D (48.0)	D (40.2)
W. William Cannon Drive and US 290*	F (90.6)	F (116.0)	**	**	**	**
Highest individual movement LOS is reported for unsignalized intersections						
Terravista Drive/Private Driveway and Southwest Parkway	F (465.4)	F (50.7)	F (3,788)	F (95.1)	B*** (14.1)	A*** (9.4)
Mirador Drive/Driveway A and Southwest Parkway	E (42.9)	E (44.8)	F (57.0)	F (76.1)	B*** (15.6)	B*** (18.7)
Rialto Boulevard and Southwest Parkway	F (109.4)	F (189.6)	A*** (6.5)	B*** (14.8)	A (4.7)	B (13.1)
W. William Cannon Drive and Rialto Boulevard	D (28.3)	D (34.7)	B*** (13.3)	B*** (18.6)	B (10.9)	B (14.8)
Driveway B and Southwest Parkway	-	-	-	-	D (28.1)	D (29.7)
Driveway C and Southwest Parkway	-	-	-	-	D (29.1)	D (30.2)
W. William Cannon Drive and Driveway D	-	-	-	-	C (20.8)	D (34.8)

* Existing signalized intersection

** Continuous Flow Intersection assumed in all future phases and thus cannot be analyzed using Synchro 8.0

*** Traffic signal recommended

Intersection Analysis

The total 2015 traffic demand will be the sum of traffic generated by the proposed project and changes in existing traffic. The results of the analysis conducted within the TIA identify some locations operating at LOS E or F under current conditions as well as in future scenarios. The additional peak hour traffic related to this development is shown (under mitigated conditions) to slightly increase the average delays. The following mitigation measures were recommended in the study for these intersections:

- **Rialto Boulevard and Southwest Parkway:**
 1. Installation of a traffic signal when warrants are met.
 2. Stripe the northbound approach.
- **Mirador Drive/Driveway A and Southwest Parkway:**
 1. Installation of a traffic signal when warrants are met.
- **Terravista Drive and Southwest Parkway:**
 1. Installation of a traffic signal when warrants are met.
 2. Stripe the northbound approach.
- **William Cannon Drive and Rialto Boulevard:**
 1. Installation of a traffic signal when warrants are met.
 2. Stripe the eastbound approach.
 3. Stripe the westbound approach.

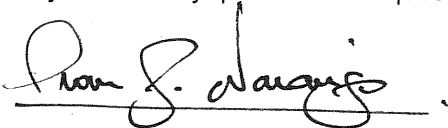
RECOMMENDATIONS

- 1) Prior to approval of the site plan, the applicant must post fiscal for the following improvements:

Table 4 – List of Improvements				
Location	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
Rialto Boulevard and Southwest Parkway	1. Install traffic signal	\$150,000	12.9%	\$19,350
	2. Stripe NB approach	\$3,606	12.9%	\$465
Mirador Drive/Driveway A and Southwest Parkway	1. Install traffic signal	\$180,000	100%	\$180,000
Terravista Drive and Southwest Parkway	1. Install traffic signal	\$180,000	7.3%	\$13,140
	2. Stripe NB approach	\$3,901	17.3%	\$675
William Cannon Drive and Rialto Boulevard	1. Install traffic signal	\$180,000	13.6%	\$24,480
	2. Stripe EB approach	\$11,887	13.6%	\$1,617
	3. Stripe WB approach	\$11,887	13.6%	\$1,617
Total		\$721,281		\$241,343

- 2) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within the TIA document, including land uses, trip generation, trip distribution, traffic controls and other identified conditions.

If you have any questions or require additional information, please contact me at 974-7649.



Ivan J. Naranjo, MBA, Senior Transportation Planner
Transportation Review Staff – Land Use Review Division
City of Austin – Development Services Department



MEMORANDUM

To: Wendy Stucker, Fiscal Officer
Planning & Development Review Dept.

From: Ivan J. Naranjo
Planning & Development Review Dept.

Date: April 3, 2015

Subject: Lantana Block P, Lot 3
SP-2014-0262C
Fiscal Surety Required

As a condition of site plan approval for the above referenced project, the applicant must post fiscal for the traffic improvements recommended with the Lantana GR-1 Traffic Impact Analysis in the amount of \$241,343. The required fiscal amount is based on the proposed transportation improvements and cost estimates prepared by the consulting traffic engineer as approved by the Austin Transportation Department. For your records, please find the enclosed construction cost estimates and ATD approval letter.

Thank you and please contact me at 974-7649 if you should need any additional information.

Best regards,

Ivan J. Naranjo, MBA, Senior Planner
Planning & Development Review Department
Land Use Review Division / Transportation Review Section

Cc: Sangeeta Jain, PDR, Development Services Process Coordinator
Nikki Hoelter, PDR, Site Plan Case Manager
Brian Craig, P.E., Austin Transportation Dept.
Paul Viktorin, P.E., LJA Engineering, Inc.

Enclosure

**Lantana Tract GR-1 Traffic Impact Analysis
Transportation Recommendations and Costs**

Intersection	Recommendation	Total Cost	Pro-Rata Share	Developer's Cost
Rialto Boulevard and Southwest Parkway	1. Install traffic signal	\$150,000	12.9%	\$19,350
	2. Stripe northbound approach	\$3,606	12.9%	\$465
Mirador Drive/Driveway A and Southwest Parkway	1. Install traffic signal	\$180,000	100.0%	\$180,000
Terravista Drive and Southwest Parkway	1. Install traffic signal	\$180,000	7.3%	\$13,140
	2. Stripe northbound approach	\$3,901	17.3%	\$675
W. William Cannon Drive and Rialto Boulevard	1. Install traffic signal	\$180,000	13.6%	\$24,480
	2. Stripe eastbound approach	\$11,887	13.6%	\$1,617
	3. Stripe westbound approach	\$11,887	13.6%	\$1,617
Total Cost		\$721,281		\$241,343

Assumptions used in preparation of estimate:

1. TxDOT 12 Month Statewide Average Low Bid Unit Prices used for cost estimates.
2. No R.O.W. acquisition or utility location is estimated.



Lantana GR-1 TIA
Rialto Boulevard and Southwest Parkway
Install Traffic Signal (T-Intersection)

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
Installation of traffic signal	EA	1	\$150,000.00	150,000.00

Lantana GR-1 TIA
Rialto Boulevard and Southwest Parkway
Stripe Northbound Approach

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
INS SM RD SN SUP & AM TY S80 (2) SA (P)	EA	1	1,114.91	1,114.91
REF PAV MRK TY I (W) 8" (SLD) (100MIL)	LF	150	0.77	115.50
REF PAV MRK TY I (W) 12" (SLD) (100 MIL)	LF	84	2.57	215.88
REF PAV MRK TY I (W) 24" (SLD) (100MIL)	LF	28	5.95	166.60
REF PAV MRK TY I (W) (ARROW) (100MIL)	EA	2	96.73	193.46
REF PAV MRK TY I (W) (WORD) (100MIL)	EA	1	126.26	126.26
PAV SURF PREP FOR MRK (8")	LF	150	0.75	112.50
PAV SURF PREP FOR MRK (12")	LF	84	1.51	126.84
PAV SURF PREP FOR MRK (24")	LF	28	2.67	74.76
PAV SURF PREP FOR MRK (ARROW")	EA	2	35.10	70.20
PAV SURF PREP FOR MRK (WORD")	EA	1	39.64	39.64
TOTAL MOBILIZATION PAYMENT	LS	1	124.16	124.16
			MATERIALS	\$ 1,366
			ENGINEERING (15%)	\$ 205
			INSPECTION (7%)	\$ 96
			CONTINGENCY (10%)	\$ 137
			SUBTOTAL	\$ 1,803
			SMALL QUANTITY ESCALATION FACTOR	\$ 1,803
			TOTAL	\$ 3,606

Assumptions used in preparation of estimate:

1. TxDOT 12 Month Statewide Average Low Bid Unit Prices used for cost estimates.
2. No R.O.W. acquisition or utility location is estimated.

Lantana GR-1 TIA
Mirador Drive and Southwest Parkway
Install Traffic Signal (Four-Way Intersection)

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
Installation of traffic signal	EA	1	\$180,000.00	180,000.00

Lantana GR-1 TIA
Terravista Drive and Southwest Parkway
Install Traffic Signal (Four-Way Intersection)

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
Installation of traffic signal	EA	1	\$180,000.00	180,000.00

Lantana GR-1 TIA
Terravista Drive and Southwest Parkway
Stripe Northbound Approach

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
INS SM RD SN SUP & AM TY S80 (2) SA (P)	EA	2	1,114.91	2,229.82
REF PAV MRK TY I (W) 8" (SLD) (100MIL)	LF	150	0.77	115.50
REF PAV MRK TY I (W) 12" (SLD) (100 MIL)	LF	84	2.57	215.88
REF PAV MRK TY I (W) 24" (SLD) (100MIL)	LF	28	5.95	166.60
REF PAV MRK TY I (W) (ARROW) (100MIL)	EA	1	96.73	96.73
REF PAV MRK TY I (W) (DBL ARROW) (100 MIL)	EA	1	188.39	188.39
REF PAV MRK TY I (W) (WORD) (100MIL)	EA	1	126.26	126.26
PAV SURF PREP FOR MRK (8")	LF	150	0.75	112.50
PAV SURF PREP FOR MRK (12")	LF	84	1.51	126.84
PAV SURF PREP FOR MRK (24")	LF	28	2.67	74.76
PAV SURF PREP FOR MRK (ARROW")	EA	1	35.10	35.10
PAV SURF PREP FOR MRK (DBL ARROW")	EA	1	45.00	45.00
PAV SURF PREP FOR MRK (WORD")	EA	1	39.64	39.64
TOTAL MOBILIZATION PAYMENT	LS	1	134.32	134.32
			MATERIALS	\$ 1,478
			ENGINEERING (15%)	\$ 222
			INSPECTION (7%)	\$ 103
			CONTINGENCY (10%)	\$ 148
			SUBTOTAL	\$ 1,950
			SMALL QUANTITY ESCALATION FACTOR	\$ 1,950
			TOTAL	\$ 3,901

Assumptions used in preparation of estimate:

1. TxDOT 12 Month Statewide Average Low Bid Unit Prices used for cost estimates.
2. No R.O.W. acquisition or utility location is estimated.

Lantana GR-1 TIA
William Cannon Drive and Rialto Boulevard
Install Traffic Signal (Four-Way Intersection)

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
Installation of traffic signal	EA	1	\$180,000.00	180,000.00

Lantana GR-1 TIA
William Cannon Drive and Rialto Boulevard
Stripe Eastbound Approach

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
INS SM RD SN SUP & AM TY S80 (2) SA (P)	EA	2	1,128.52	2,257.04
REF PAV MRK TY I (W) 8" (SLD) (100MIL)	LF	300	0.78	234.00
REF PAV MRK TY II (W) 8" (SLD)	LF	300	0.35	105.00
REF PAV MRK TY I (W) 24" (SLD) (100MIL)	LF	30	6.35	190.50
REF PAV MRK TY II (W) 24" (SLD)	LF	30	2.16	64.80
REF PAV MRK TY I (W) (ARROW) (100MIL)	EA	4	101.74	406.96
REF PAV MRK TY II (W) (ARROW)	EA	4	36.61	146.44
REF PAV MRK TY I (W) (WORD) (100MIL)	EA	4	126.08	504.32
REF PAV MRK TY II (W) (WORD)	EA	4	46.09	184.36
TOTAL MOBILIZATION PAYMENT	LS	1	409.34	409.34
MATERIALS				\$ 4,503
ENGINEERING (15%)				\$ 675
INSPECTION (7%)				\$ 315
CONTINGENCY (10%)				\$ 450
SUBTOTAL				\$ 5,944
SMALL QUANTITY ESCALATION FACTOR				\$ 5,944
TOTAL				\$ 11,887

Assumptions used in preparation of estimate:

1. TxDOT 12 Month Statewide Average Low Bid Unit Prices used for cost estimates.
2. No R.O.W. acquisition or utility location is estimated.

Lantana GR-1 TIA
William Cannon Drive and Rialto Boulevard
Stripe Westbound Approach

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
INS SM RD SN SUP & AM TY S80 (2) SA (P)	EA	2	1,128.52	2,257.04
REF PAV MRK TY I (W) 8" (SLD) (100MIL)	LF	300	0.78	234.00
REF PAV MRK TY II (W) 8" (SLD)	LF	300	0.35	105.00
REF PAV MRK TY I (W) 24" (SLD) (100MIL)	LF	30	6.35	190.50
REF PAV MRK TY II (W) 24" (SLD)	LF	30	2.16	64.80
REF PAV MRK TY I (W) (ARROW) (100MIL)	EA	4	101.74	406.96
REF PAV MRK TY II (W) (ARROW)	EA	4	36.61	146.44
REF PAV MRK TY I (W) (WORD) (100MIL)	EA	4	126.08	504.32
REF PAV MRK TY II (W) (WORD)	EA	4	46.09	184.36
TOTAL MOBILIZATION PAYMENT	LS	1	409.34	409.34
MATERIALS				\$ 4,503
ENGINEERING (15%)				\$ 675
INSPECTION (7%)				\$ 315
CONTINGENCY (10%)				\$ 450
SUBTOTAL				\$ 5,944
SMALL QUANTITY ESCALATION FACTOR				\$ 5,944
TOTAL				\$ 11,887

Assumptions used in preparation of estimate:

1. TxDOT 12 Month Statewide Average Low Bid Unit Prices used for cost estimates.
2. No R.O.W. acquisition or utility location is estimated.

Naranjo, Ivan

From: Craig, Brian
Sent: Monday, March 23, 2015 1:52 PM
To: Naranjo, Ivan
Subject: FW: Lantana Block P, Lot 3 Site Plan, City Case No. SP-2014-0262C -- TIA Cost Estimates
Attachments: Lantana Tract GR-1TIA_Cost Estimates 3 10 15.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

I have no issue with the cost estimate

Brian W. Craig, PE
Consulting Engineer - Arterial Management Division
Austin Transportation Department
City of Austin
1501 Toomey Rd.
Austin, TX 78704

Office: (512) 974-4061
Fax: (512) 974-4068
Brian.Craig@austintexas.gov

From: Paul Viktorin [<mailto:pviktorin@ljaengineering.com>]
Sent: Friday, March 20, 2015 12:19 PM
To: Naranjo, Ivan; Craig, Brian
Cc: Smith, Kathy; Hay, Steve; Jones, Ken; Whellan, Michael
Subject: Lantana Block P, Lot 3 Site Plan, City Case No. SP-2014-0262C -- TIA Cost Estimates

Ivan,

As we discussed in our telephone conversation, we are providing a pdf version of the Cost Estimate for the TIA Improvements (HDR Engineering, Inc.) that is included in the current update to the Project Review Comments for the Lantana Block P, Lot 3 Site(SP-2014-0262C). We have also included Brian Craig in this email, as you requested, so that he could provide his review of the TIA Cost Estimate.

Once the TIA Estimate is approved, The Owner will provide the appropriate fee/fiscal.

Thank you.

Paul J. Viktorin, P.E.

LJA Engineering, Inc. 

5316 US Highway 290 West, Suite 150
Austin, Texas 78735
Main 512-439-4700
Cell 512-470-5734