

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 20131017-052 TO MODIFY THE LAND USE PLAN FOR THE 211 SOUTH LAMAR PLANNED UNIT DEVELOPMENT, AND REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 211 SOUTH LAMAR BOULEVARD AND 1211 WEST RIVERSIDE DRIVE.

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

PART 1. 211 South Lamar Planned Unit Development (“211 South Lamar PUD”) is comprised of approximately 0.933 acre of land located generally at 211 South Lamar Boulevard and 1211 West Riverside Drive, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 20131017-052.

PART 2. 211 South Lamar PUD was approved October 17, 2013, under Ordinance No. 20131017-052 (the “Original Ordinance”).

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the 211 South Lamar Planned Unit Development, described in Zoning Case No. C814-2012-0160.01 on file at the Planning and Zoning Department, and more particularly described in the metes and bounds as follows:

A 0.933 acre (40,641 square feet) tract of land, out of the Isaac Decker League, City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 211 South Lamar Boulevard and 1211 West Riverside Drive, and generally identified in the map attached as **Exhibit “B”**.

PART 4. This ordinance and the attached Exhibits A through F are the amended land use for the 211 South Lamar PUD and amends the Original Ordinance. Development of and uses within the 211 South Lamar PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as **Exhibit “C”** (the “Land Use Plan”). If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise

provided by this ordinance and the Land Use Plan, all other rules, regulations and ordinances of the City apply to the 211 South Lamar PUD.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A:	Legal description of the Property
Exhibit B:	Zoning Map
Exhibit C:	Amended Land Use Plan (2 pages)
Exhibit D:	Plant list
Exhibit E:	Environmental Criteria Manual - Appendix T
Exhibit F:	Traffic Impacts & recommended improvements

PART 6. Part 4, subsections E, H, J, K and M under the Original Ordinance are amended to read as follows:

E. The project will provide two public dedicated spaces for electric vehicle charging equipped with Level 2 charging stations compatible with and managed by Austin Energy's Plug-In Everywhere™ Network for electric vehicle charging within the project's parking garage. The electric vehicle charging spaces will be available for use by residents of the project, hotel guests, and patrons of the retail lease space.

H. The Project will have the following design characteristics:

1. Design and Other Setbacks: The Project will have the following design characteristics:

a. The Project will utilize a "U-shaped" design with the open portion of the "U" facing in a southerly direction. The open portion of the "U" will be on the ~~[second]~~ ground level of the above-grade structure and above, and the ~~[second]~~ ground level of the above-grade structure will be a ~~[private courtyard and amenity deck]~~ hotel courtyard and drop-off area.

b. The Project will have two basic building blocks described as follows:

(i) The first building block will have a maximum height of 96 feet and will be situated (A) along the entire length of the Project's South Lamar Boulevard edge; (B) along the entire length of the

77 Project's Riverside Drive edge; and (C) along the Project's Lee
78 Barton Drive edge generally from the Project's Riverside Drive
79 edge to a point no closer than [40] 56 feet [at floor levels 2 and
80 3 and no closer than 48 feet at floor levels 4 and
81 above](excluding balconies) from the Project's southern property
82 line along Lee Barton Drive; and

- 83
84 (ii) The second building block will have a maximum height of [78]
85 86 feet and will be (A) on the exterior side of the "U"; (B)
86 situated along a portion of the Project's Riverside Drive edge (it
87 will not extend all the way to the Project's South Lamar
88 Boulevard edge), wrapping the Project's Riverside Drive/Lee
89 Barton Drive corner, and extending along the Project's Lee
90 Barton Drive edge to a point no closer to the southern property
91 line of the Property than the terminus of the first building block
92 described in subpart (i) above;

93
94
95 ~~[e. The area on the Lee Barton Drive edge between the southern property line~~
96 ~~of the Property and the southern edge of the two building blocks described~~
97 ~~in paragraph b, above may not be fully enclosed, but it may contain a roof~~
98 ~~or shelter structure as long as such roof or shelter structure is no higher than~~
99 ~~35 feet in height, as defined by City Code. The terms of the restriction in~~
100 ~~this subsection shall have no application to elevators, mechanical~~
101 ~~equipment, landscaping, outdoor furniture, grills, or similar items.]~~

102
103 c. The most southerly vertical structure of the Project (i.e., the wall closest
104 to the existing Bridges on the Park project) will have the following
105 characteristics:

- 106
107 (i) The portion of the wall from the Property's southwestern corner (i.e.,
108 adjacent to South Lamar Boulevard) to a point directly across from
109 the easternmost edge of the existing recessed window on the most
110 northerly face of the Bridges on the Park project) (the "Measuring
111 Point") must (A) be setback at least [7.5] 11 feet from the Property's
112 most southerly property line at the Measuring Point location (the
113 "Setback Location") and (B) extend in generally a straight line
114 (running generally east and west) from the Setback Location to a
115 point on the Site's most westerly boundary line (i.e., adjacent to South
116 Lamar Boulevard);

117
118 ~~{ii. The setback required by subpart (i) above shall not be applicable to~~
119 ~~any portion of the Property's parking garage and including any part~~
120 ~~of the structure on the first floor of the Property; and,]~~

121
122 (ii)The portion of the wall identified in subpart (i) above, shall have a
123 light reflective surface.

124
125 All references to height limitations in subparagraph b and c, above shall mean
126 height, as defined by City Code.

127
128 J. Parking for the adjacent historic Paggi House shall be provided in the project's
129 parking garage. As long as the Paggi House ~~[restaurant]~~ office remains in its current
130 size, (including usable outdoor space), the required ~~[38]~~ 6 parking spaces for the Paggi
131 House ~~[restaurant]~~ office will be provided in the project's parking garage. If the use of
132 the Paggi House changes, then the City of Austin parking requirement applicable to the
133 new use will apply. Parking for the new use will be in the project's parking garage.

134
135 K. The elevator providing access to the Paggi House for persons with disabilities shall
136 be relocated to a location on the site adjacent to Lee Barton Drive~~[-If the Paggi House~~
137 ~~will continue to operate as a restaurant during the construction of the project, the~~
138 ~~elevator will be available for use prior to the start of construction on the project, or an~~
139 ~~alternate accessible route will be provided. If the Paggi House does not operate as a~~
140 ~~restaurant during construction of the project, the elevator will be relocated and available~~
141 ~~for use by persons with disabilities]~~ prior to the issuance of a certificate of occupancy
142 for the project. During construction, the alternative sidewalk access for persons with
143 disabilities from Lee Barton Drive to the Paggi House shall remain.

144
145 M. Development of the Property may not exceed ~~[475]~~ 27 residential units, ~~108~~
146 hotel rooms, and ~~[41,000]~~ 18,000 square feet of non-residential, non-hotel ground
147 floor space.

148
149 **PART 7.** Part 6 (*Environmental*), subsection B, of the Original Ordinance is amended and
150 new subsections G, H, and I are added to read as follows:

151
152 B. Prior to issuance of the first Certificate of Occupancy for the residential or hotel
153 portion of the project, an Integrated Pest Management (IPM) plan that follows the
154 Grow Green Program shall be submitted to the Planning Development and Review
155 Department for approval.
156

157 G. All new perimeter right-of-way trees installed as part of the PUD shall be installed
158 with a minimum soil volume of 1,000 cubic feet at a minimum soil depth of three
159 feet. Such soil volume may be shared up to twenty-five percent between trees.

161 H. The building will be constructed using a purple pipe system to receive reclaimed
162 water supply from the City for non-potable water uses. Additionally, the Property
163 will construct an extension of the future reclaimed line along the northern frontage
164 of the Property on West Riverside Drive. The alignment and connection point will
165 be determined during the site plan development permit review.

167 I. The existing stormwater pipe adjacent to the Property along West Riverside Drive
168 shall be upsized from an 18-inch stormwater pipe to a 24-inch stormwater pipe. The
169 stormwater pipe connecting the West Riverside Drive pipe to Lady Bird Lake shall
170 be upsized from an 18-inch pipe to a 30-inch pipe.

172 **PART 8.** Part 9 (*Affordable Housing Program*) of the Original Ordinance is deleted in its
173 entirety and replaced with the following:

174 The community benefit package contains a total of \$3,700,000 devoted to affordable
175 housing, to be contributed as follows:

178 A. \$1,200,000 in cash shall be contributed to the Neighborhood Housing & Community
179 Development Department on or before issuance of the Certificate of Occupancy for
180 the Project; and

182 B. \$2,500,000 in cash shall be donated to a non-profit organization that provides
183 affordable housing ("Non-Profit"), or its designee, on or before 60 days from the
184 effective date of this Ordinance, to be used by Non-Profit for the acquisition of the
185 site located at 1508 South Lamar Boulevard, Austin, Texas, as required by
186 agreement between the applicant and Non-Profit.

188 In addition to the cash donations described above, the applicant shall assign its rights to
189 the purchase contract for the 1508 South Lamar Boulevard property to Non-Profit, or its
190 designee, contemporaneously with the cash donation described in subsection B above.

192 If for any reason Non-Profit notifies the applicant and the City in writing of its decision
193 not to accept the cash donation described in subsection B above, or fails to acquire the site
194 located at 1508 South Lamar Boulevard within 30 days of approval of this Ordinance, the
195 applicant shall satisfy the requirement in subsection B above by donating the \$2,500,000
196 in cash to the Neighborhood Housing & Community Development Department on or

197 before 60 days from the effective date of this Ordinance.

198
199 **PART 9.** Part 10 (*Transportation and Bicycle Plan*) of the Original Ordinance is amended
200 to read as follows:

- 201
202 A. The owner will provide funding in the amount of \$99,741 for pedestrian
203 improvements recommended with the 211 S. Lamar Traffic Study dated
204 September 18, 2013 from HDR, Inc. (See Exhibit F) in the following locations:
205
206 1. A sidewalk on Lee Barton Drive from the northern terminus of the
207 sidewalk adjacent to the bridges condominium project to the southeastern
208 edge of the site (sidewalk presumed to be located within the currently
209 paved portion of Lee Barton Drive);
210
211 a. A sidewalk along the southern edge of Riverside Drive from the corner of
212 Lee Barton Drive and Riverside Drive to the western terminus of the
213 existing sidewalk on the southern edge of Riverside Drive located just east
214 of the existing (on the effective date of this ordinance) railroad overpass;
215
216 b. Creation of a pedestrian crosswalk across Lee Barton Drive at the intersection
217 of Lee Barton Drive and Riverside Drive.
218

219 All proposed improvements have been approved by the City of Austin and the City
220 of Austin will be responsible for construction of such improvements. Funding shall
221 be provided prior to the issuance of a certificate of occupancy for the residential or
222 hotel portion of the project, unless the owner opts to construct the improvements as
223 part of the site development permit process. If opted in, improvements must be
224 installed prior to the issuance of a temporary Certificate of Occupancy or Certificate
225 of Occupancy for the project.
226

227 As a condition for approval of the 211 South Lamar PUD, cost estimates have
228 been approved by the City of Austin and shall be paid by the developer prior to
229 the issuance of a certificate of occupancy for the residential [units] or hotel
230 portion of the project for those improvements recommended with the 211 S.
231 Lamar Traffic Study dated September 18, 2013 from HDR Engineering, Inc.,
232 attached as Exhibit "F".
233

- 234 B. Owner will provide funding in the amount of \$120,375.00 for transportation
235 improvements recommended in the 211 South Lamar Boulevard Development
236 Transportation Memorandum dated June 12, 2019 from Wantman Group, Inc.

237 (WGI) and memorialized in the 211 S. Lamar Blvd (PUD Amendment) -
238 Transportation Mitigation Memo dated July 16, 2019.

239
240 These improvements will be constructed by the City of Austin. Funding shall be
241 provided prior to 3rd reading at City Council.

242
243 C. Owner shall design and construct 100% of the Corridor Bond improvements on
244 South Lamar Boulevard and Riverside Drive along the Property's frontage and
245 behind the curb to corridor bond standards prior to issuance of a temporary
246 Certificate of Occupancy or Certificate of Occupancy as identified in the 211 S.
247 Lamar Blvd (PUD Amendment) Transportation Mitigation Memo dated July 16,
248 2019.

249
250 [B]. D. The project will provide the following bicycle facilities:

251
252 1. Bicycle parking for retail patrons of the project at a level equal to or
253 exceeding the greater of:

254
255 a 120% of code required bicycle parking for such retail area; or,

256
257 b 10 bicycle parking spaces.

258
259 All bicycle parking spaces shall be located on the [~~ground~~]first subgrade
260 floor of the parking garage, within the public plaza area or within the
261 planting or supplemental zone along any of the adjacent roadways;

262
263 2. Bicycle parking for the residents and hotel patrons of the project shall be
264 provided in a secure location within the project's parking garage; and,

265
266 3. If elected by the City of Austin within two (2) years of the issuance of a
267 certificate of occupancy for the residential portion of the project, a public
268 "bike share kiosk" in a location mutually acceptable to the City of Austin
269 and the owner in the project's public plaza area or the planting or
270 supplemental zone along Riverside Drive. The "bike share kiosk" shall be
271 sized as desired by the City of Austin (but not to exceed 10 bike parking
272 spaces without the consent of the owner) and shall be operated and
273 maintained by the City of Austin consistent with other "bike share kiosks"
274 in the general proximity of the project. The owner of the site shall be
275 responsible for the cost of the "bike share kiosk."
276

277 ~~E.[C. The project will incorporate ground floor structured parking that is screened from~~
278 ~~public view on the South Lamar Boulevard edge, the Riverside Drive edge and the~~
279 ~~Lee Barton Drive edge. No structured parking shall be provided above grade other~~
280 ~~than ground floor parking.]~~

281 All [additional]structured parking shall be provided below grade. [Interior ground
282 floor parking spaces will not be visible from the adjacent project on the southern
283 boundary of the project.]

284
285 ~~[D. The proposed parking in the Lee Barton drive R.O.W. will require approval from the~~
286 ~~Austin Transportation Department during the site development permit process.]~~

287
288 F. Development of the PUD is limited to ~~[3,335]~~2,320 vehicle trips per day, unless a
289 Traffic Impact Analysis is conducted.

290
291 **PART 10.** Part 12 (*Code Modifications*) of the Original Ordinance is modified to read as
292 follows:

293 In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit
294 Development) of the Code, the following site development regulations apply to the
295 PUD instead of otherwise applicable City regulations:

296
297 A. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*)
298 is modified to require that the minimum off-street parking is 60 percent for the entire
299 Property.

300
301 B. Development shall meet alternative equivalent compliance standards at the time of
302 site planning for the following Chapter 25-2, Subchapter E (*Design Standards and*
303 *Mixed Use*), Article 2 provisions:

304
305 1. Core Transit Corridor Sidewalk Standards (§2.2.2)

306 a. Tree Spacing (§2.2.2.B)

307 b. Supplemental Zone Width (§2.2.2.C.1)

308 c. General Building Placement (§2.2.2.D.1)

309
310 2. Continuous Shaded Sidewalk (§2.2.3.E.3)

311 3. Connectivity (§2.3)

312 ~~[Parking Reductions (§2.4)]~~

313 4. Private Common Open Space and Pedestrian Amenities (§2.7.3.C & D)

314
315 B. ~~[D. Subject to approval by the Austin Transportation Department, the Transportation~~
316 ~~Criteria Manual, Section 9.3.0 (*Loading*) is modified to allow maneuvering for~~

loading/unloading facilities in the public right of way along Lee Barton Drive.] Section 25-2-692(H) (*Waterfront Overlay (WO) Subdistrict Uses*) is modified to require that the cumulative amount of pedestrian-oriented uses, defined in Section 25-2-691(C) (*Waterfront Overlay (WO) District Uses*), shall be a minimum of 75 percent of the cumulative frontage excluding driveway openings and other public facilities along South Lamar Boulevard, Riverside Drive and Lee Barton Drive. None of the pedestrian oriented uses along Riverside Drive or South Lamar Boulevard shall consist of residential uses. The pedestrian oriented uses must contain a restaurant located in the interior building space and allows ingress from and egress to a restaurant use of an accessory use of the public plaza.

C. Section 25-2-492 (*Site Development Regulations*) is modified to allow a maximum structure height of 96 feet and [~~Section 25-2-492 (*Site Development Regulations*) is modified to~~] require no minimum front yard setback, street side yard setback, interior side yard setback and rear yard setback, except as modified below:

a. South Lamar Boulevard: [~~The building setback will be 8 feet at the ground floor stair tower located near the southwest corner of the Property adjacent to South Lamar Boulevard.~~] The building setback will be 11 feet for [~~the remainder of~~] the South Lamar Boulevard frontage at the ground floor level (i.e. the first level above grade that is heated and cooled) from the southwest corner of the Property to the 90' Point (as hereinto defined). The setback will be 5'0" for the South Lamar Boulevard frontage at the ground level from the 90' Point to the northwestern corner of the Property. All exterior building columns, sidewalks, railings and similar landscape features are not included in this setback requirement. The setback will be 8'0" for all floors above the [~~first~~] ground level and between the southwestern corner of the Property adjacent to South Lamar Boulevard and a point [~~400~~] 90 feet north of [~~and~~] the southwestern corner (the "[~~400~~] 90' Point"), and zero feet for all floors above the first level and north of the [~~400~~] 90' Point. The setback described above for floors above the [~~first~~] ground level and between the southwestern corner of the Property and the [~~400~~] 90' Point shall not be applicable to balconies or canopies or similar improvements other than the primary westerly structural wall of the project in that location.

b. Riverside Drive: Zero (0'-0")

c. Lee Barton Drive: Zero (0'-0")

d. Rear (adjacent to the Bridges on the Park project): Zero (0'-0") except as noted in Design and Other Setbacks, Part 4, H.

[F.]E. Section 25-2-492 (*Site Development Regulations*) is modified to allow for a maximum floor area ratio of 5:1 over the entire site.

[G.]F. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified to allow for restaurant space in the project to have the same parking requirements as general retail space in the project. Parking spaces must be leased or purchased separately from a dwelling unit.

PART 11. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

_____, 2019 §
 §
 §
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

0.933 ACRE
221 SOUTH LAMAR
PAGGI HOUSE

FN. NO. 11-421(KWA)
DECEMBER 15, 2011
BPI NO. R010879110001

DESCRIPTION

OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.933 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the easterly right-of-way line of South Lamar Boulevard (120' R.O.W.), with the southerly right-of-way line of West Riverside Drive (120' R.O.W.), being the northwesterly corner of said 1.155 acre tract, for the northwesterly corner hereof;

THENCE, S70°34'16"E, leaving the easterly right-of-way line of South Lamar Boulevard, along the southerly right-of-way line of West Riverside Drive, being the northerly line of said 1.155 acre tract, for the northerly line hereof, a distance of 237.80 feet to a 1/2 inch iron rod with cap set at the intersection of the southerly right-of-way line of West Riverside Drive with the westerly right-of-way line of Lee Barton Road (55' R.O.W.), being the northeasterly corner of said 1.155 acre tract, for the northeasterly corner hereof;

THENCE, S30°07'58"W, leaving the southerly right-of-way line of West Riverside Drive, along the westerly right-of-way line of Lee Barton Road, being a portion of the easterly line of said 1.155 acre tract, for the easterly line hereof, a distance of 202.08 feet to a 1/2 inch iron rod with cap set, for the southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Lee Barton Road, over and across said 1.155 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N59°52'02"W, a distance of 90.00 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N77°39'09"W, a distance of 5.54 feet to a PK nail set at an angle point in the northerly line of Bridges on the Park, a condominium of record in Document Nos. 2006117044 and 2007092434 of said Official Public Records, being an angle point in the southerly line of said 1.155 acre tract, for an angle point hereof;

THENCE, along the northerly line of said Bridges on the Park, along the southerly line of said 1.155 acre tract, for a portion of the southerly line hereof, the following three (3) courses and distances:

FN 11-421(KWA)
DECEMBER 15, 2011
PAGE 2 OF 2

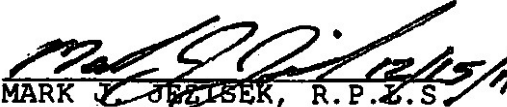
- 1) N67°20'15"W, a distance of 70.79 feet to PK nail set for an angle point;
- 2) N21°20'12"E, a distance of 11.03 feet to a punch hole found in concrete for an angle point;
- 3) N68°33'11"W, a distance of 40.69 feet to a PK nail set on said easterly right-of-way line of South Lamar Boulevard, being the northwesterly corner of said Bridges on the Park, for the southwesterly corner of said 1.155 acre tract and hereof;

THENCE, N21°01'42"E, along said easterly right-of-way line of South Lamar Boulevard, being the westerly line of said 1.155 acre tract, for the westerly line hereof, a distance of 166.15 feet to the **POINT OF BEGINNING**, and containing 0.933 acre (40,643 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF THAT CERTAIN 0.718 ACRE TRACT CONVEYED TO PISCES FOODS, L.L.C. BY DEED OF RECORD IN VOLUME 13400, PAGE 422 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

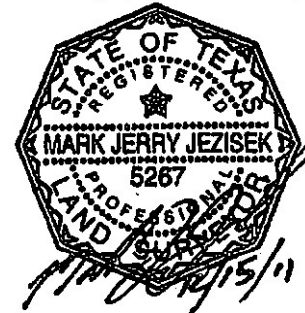
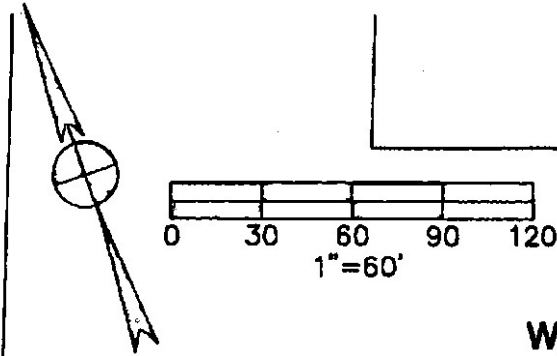
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION

BURY+PARTNERS, INC.
221 W. SIXTH STREET
SUITE 600
AUSTIN, TEXAS, 78701


MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



CITY OF AUSTIN

**WEST RIVERSIDE DRIVE**

(120' R.O.W.)

SOUTH LAMAR BOULEVARD
(120' R.O.W.)

P.O.B.

S70°34'16"E 237.80'

0.933 ACRE
(40,643 SQ. FT.)1.155 ACRES
PAGGI HOUSE, LLC
DOCUMENT NO. 2011016777

S30°07'58"W 202.08'

LEE BARTON ROAD
(55' R.O.W.)6.975 ACRES TRACT B
CITY OF AUSTIN
(PITCH AND PUTT
GOLF COURSE)

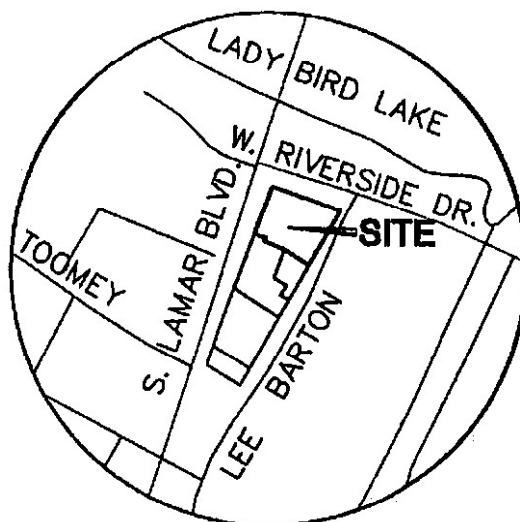
S21°01'42"W 190.17'

**ISAAC DECKER
LEAGUE**BRIDGES ON THE PARK,
A CONDOMINIUM
DOCUMENT NO. 2006117044
DOCUMENT NO. 2007092434

S30°07'58"W 135.86'

Bury+Partners221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. © Copyright 2011**SKETCH TO ACCOMPANY DESCRIPTION**
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER
LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE
TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED
OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**PAGGI HOUSE,
LLC**

DATE: 12/15/11 FILE: H:\108791\001\108791001EX2.DWG FN No.: 11-421(KWA) DRAWN BY: KWA PROJ. No: R0108791-10001



VICINITY MAP

N.T.S.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ IRON PIPE FOUND
- △ P.K. NAIL WITH WASHER SET
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	LENGTH
L1	N59°52'02"W	90.00
L2	N77°39'09"W	5.54
L3	N67°20'15"W	70.79
L4	N21°20'12"E	11.03
L5	N68°33'11"W	40.69

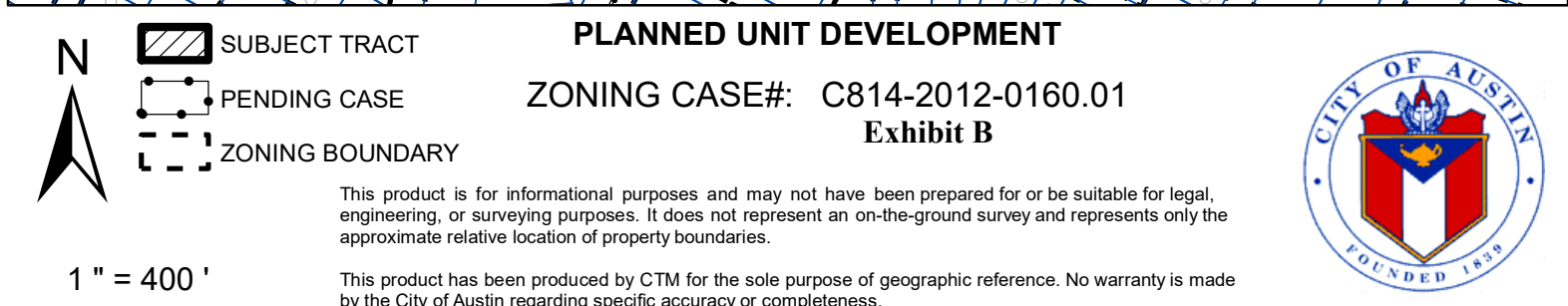


Bury+Partners

221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0328
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SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISSAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**PAGGI HOUSE,
LLC**



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221 SOUTH LAMAR
PAGGI HOUSE

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BPI NO. R010879110001

DESCRIPTION

OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.933 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the easterly right-of-way line of South Lamar Boulevard (120' R.O.W.), with the southerly right-of-way line of West Riverside Drive (120' R.O.W.), being the northwesterly corner of said 1.155 acre tract, for the northwesterly corner hereof;

THENCE, S70°34'16"E, leaving the easterly right-of-way line of South Lamar Boulevard, along the southerly right-of-way line of West Riverside Drive, being the northerly line of said 1.155 acre tract, for the northerly line hereof, a distance of 237.80 feet to a 1/2 inch iron rod with cap set at the intersection of the southerly right-of-way line of West Riverside Drive with the westerly right-of-way line of Lee Barton Road (55' R.O.W.), being the northeasterly corner of said 1.155 acre tract, for the northeasterly corner hereof;

THENCE, S30°07'58"W, leaving the southerly right-of-way line of West Riverside Drive, along the westerly right-of-way line of Lee Barton Road, being a portion of the easterly line of said 1.155 acre tract, for the easterly line hereof, a distance of 202.08 feet to a 1/2 inch iron rod with cap set, for the southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Lee Barton Road, over and across said 1.155 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N59°52'02"W, a distance of 90.00 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N77°39'09"W, a distance of 5.54 feet to a PK nail set at an angle point in the northerly line of Bridges on the Park, a condominium of record in Document Nos. 200617044 and 2007092434 of said Official Public Records, being an angle point in the southerly line of said 1.155 acre tract, for an angle point hereof;

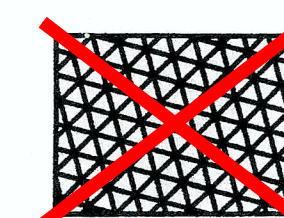
THENCE, along the northerly line of said Bridges on the Park, along the southerly line of said 1.155 acre tract, for a portion of the southerly line hereof, the following three (3) courses and distances:

Dimensions and graphic depictions to be removed. Development subject to Corridor Program requirements.

ZONING: P
USE: THEATER

ZONING: P
USE: PARK

30 0 15 30 60
1" = 30'



~~EXISTING DRIVE LOCATION. PROPOSED ON-STREET PARKING AREA SUBJECT TO APPROVAL FROM AUSTIN TRANSPORTATION DEPARTMENT DURING SITE PLAN PROCESS.~~

PLANTING ZONE

CLEAR ZONE

SUPPLEMENTAL ZONE ONLY

PLAZA AND OUTDOOR SEATING AREA (AND SUPPLEMENTAL ZONE)

HALF-CRITICAL TREE ROOT ZONE

ACREAGE: 0.933

SITE DEVELOPMENT REGULATIONS: BASE DISTRICT: CS

MAX IMPERVIOUS COVER: 95%
MAX BUILDING COVERAGE: 95%
MAX HEIGHT: 96'
MAX F.A.R.: 5:1

SOUTH LAMAR: 5' AT GROUND FLOOR (I.E. FIRST ABOVE GRADE HEATED AND COOLED LEVEL). PROVIDED, THAT STRUCTURAL COLUMNS, RETAINING WALLS, STEPS, HANDRAILS AND SIMILAR PEDESTRIAN ORIENTED FACILITIES MAY BE LOCATED IN SUCH SETBACK AREA.

8' FOR ALL FLOORS ABOVE FIRST LEVEL AND BETWEEN THE SOUTHWESTERN CORNER OF SITE AND A POINT NORTH OF SUCH SOUTHWESTERN CORNER (THE "POINT").
0' FOR ALL FLOORS ABOVE THE FIRST LEVEL AND NORTH OF THE "POINT".

NOTE: THE SETBACK DESCRIBED ABOVE FOR FLOORS ABOVE THE FIRST LEVEL AND BETWEEN THE SOUTHWESTERN CORNER OF THE SITE AND THE "POINT" SHALL NOT BE APPLICABLE TO BALCONIES OR CANOPIES OR SIMILAR IMPROVEMENTS OTHER THAN THE PRIMARY WESTERLY STRUCTURAL WALL OF THE PROJECT IN THAT LOCATION, AS WELL AS ANY ADJACENT STAIRWELLS.

0' RIVERSIDE
0' LEE BARTON
0' REAR (EXCEPT AS NOTED IN NOTE 22D)

MAX NUMBER UNITS ALLOWED: 27
MAX NON-RESIDENTIAL: 18,000 SF

& Non-Hotel

ADDITIONAL PERMITTED USES

CONDOMINIUM RESIDENTIAL
MULTIFAMILY RESIDENTIAL
COCKTAIL LOUNGE (NOT TO EXCEED 5,000 SF)
LIQUOR SALES (NOT TO EXCEED 2,500 SF)

ADDITIONAL PEDESTRIAN-ORIENTED USES

PERSONAL IMPROVEMENT SERVICES
FINANCIAL SERVICES
PERSONAL SERVICES
ADMINISTRATIVE BUSINESS OFFICES FOR ON-SITE SALES AND LEASING
ADMINISTRATIVE BUSINESS OFFICES IF AN OWNER RESIDES ON-SITE
LIQUOR SALES (NOT TO EXCEED 2,500 SF)

PROHIBITED USES

AGRICULTURAL SALES AND SERVICES	BED AND BREAKFAST RESIDENTIAL GROUP 1	LIMITED WAREHOUSING AND DISTRIBUTION
ALTERNATIVE FINANCIAL SERVICES BUSINESSES	BED AND BREAKFAST RESIDENTIAL GROUP 2	CONGREGATE LIVING
AUTOMOTIVE RENTALS	EXTERMINATION SERVICES	THEATER
AUTOMOTIVE REPAIR SERVICES	FUNERAL SERVICES	HOSPITAL SERVICES (LIMITED AND GENERAL)
AUTOMOTIVE SALES	KENNELS	MAINTENANCE AND SERVICE FACILITIES
AUTOMOTIVE WASHING	MONUMENT RETAIL SERVICES	RESIDENTIAL TREATMENT
BAIL BOND SERVICES	OUTDOOR ENTERTAINMENT	TRANSITIONAL HOUSING
CAMPGROUND	OUTDOOR SPORTS AND RECREATION	BUSINESS OR TRADE SCHOOL
COMMERCIAL BLOOD PLASMA CENTER	PAWN SHOP SERVICES	
CONSTRUCTION SALES AND SERVICES	PLANT NURSERY	
CONVENIENCE STORAGE	PRINTING AND PUBLISHING	
DROP-OFF RECYCLING COLLECTION FACILITY	RESEARCH SERVICES	
ELECTRONIC PROTOTYPE ASSEMBLY	SERVICE STATION	
ELECTRONIC TESTING	VEHICLE STORAGE	
EQUIPMENT REPAIR SERVICES	VETERINARY SERVICES	
EQUIPMENT SALES	CUSTOM MANUFACTURING	

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PUD APPROVAL

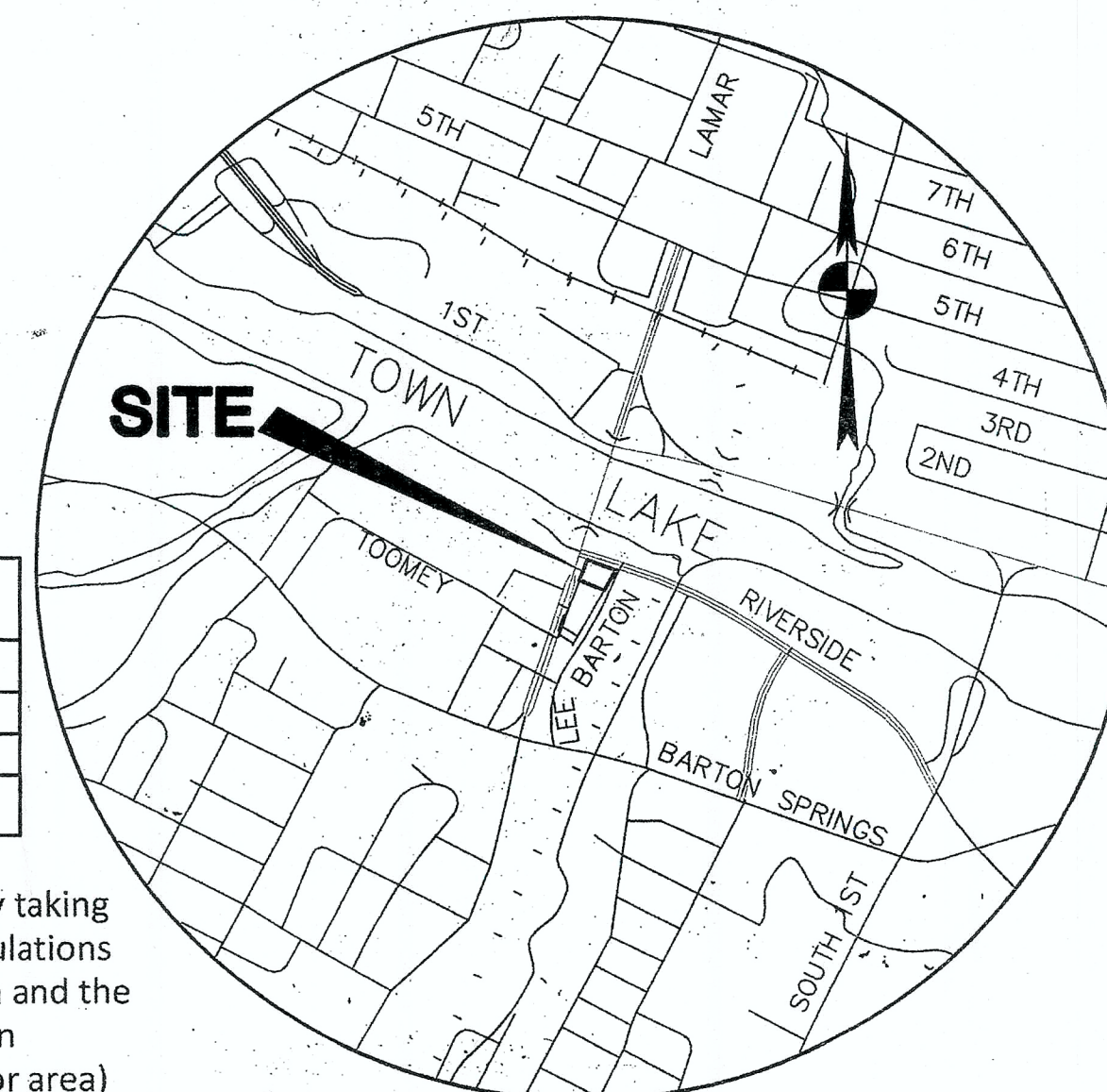
Case Number: C814-2012-0160
Approved by Planning Commission (Planning Commission Meeting on 06/11 (date), 2013 (year).

Approved by Council on 10/17 (date), 2013 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and of Chapter 25-2 of the City Code.

Final Ordinance Reading: 10/17/2013
Rev.1
Rev.2
Rev.3

PUD BASELINE	
ZONING	CS
HEIGHT	60'
F.A.R.	3.2:1*
IMPERVIOUS COVER	95%

*Note: 3.2:1 FAR is calculated by taking into account applicable FAR regulations for the "CS" zoning classification and the applicable regulations outlined in section 25-2-714 (additional floor area) of the land development code for properties in the waterfront overlay.



VICINITY MAP
N.T.S.

C814-2012-0160

Exhibit C

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 339-0011 Fax (512) 339-0025
TPE Registration Number P-1048
Bury+Partners, Inc. ©Copyright 2013

LAND USE PLAN

211 SOUTH LAMAR

POST PAGGI, LLC

DRAWN BY: JRS

DESIGNED BY: JRS


REVIEWED BY: CLR

PROJECT NO.: 106791-10003

SHEET
Page 1 of 4

NOTES:

1. THE SIZE AND CONFIGURATION OF THE PLAZA AND OUTDOOR SEATING AREA AT THE INTERSECTION OF SOUTH LAMAR BOULEVARD AND RIVERSIDE DRIVE AS SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH ON THE SITE DEVELOPMENT PERMIT THE SIZE AND CONFIGURATION OF SUCH PUBLIC PLAZA.
2. THE SIZE AND CONFIGURATION OF DRIVEWAYS AS SHOWN HEREON IS AN APPROXIMATION FOR ILLUSTRATIVE PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE AND CONFIGURATION OF DRIVEWAYS ON THE SITE DEVELOPMENT PERMIT.

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PUD APPROVAL

Case Number: C814-2012-0160

Approved by Planning Commission/ ~~Planning Commission~~ on: 06/11 (date),
2013 (year).

Approved by Council on 10/17 (date), 2013 (year), under Sections 401,
402, 421, 422, 423, 144, 392, 411, and of Chapter 25-2 of the City Code.

Final Ordinance Reading: 10/17/2013 PDRD

Rev. 1

Rev. 2

Rev. 3

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 338-0011 Fax: (512) 338-0325
TBPZ Registration Number P-1046
Bury+Partners, Inc. ©Copyright 2013

LAND USE PLAN
NOTES

211 SOUTH LAMAR
POST PAGGI, LLC

DRAWN BY: JRS	DESIGNED BY: JRS	REVIEWED BY: CLR	PROJECT NO.: 108791-10003
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City of Austin Preferred Plant List

Environmental Criteria Manual, Appendix N

CITY OF AUSTIN PREFERRED PLANT LIST

Other plants may be used if approved by the City of Austin. This list is a guide and is not meant to be exclusive. Any other native or well adapted plant may be used if drawings are sealed by a registered Texas Landscape Architect.

EVERGREEN TREES

Arizona Cypress	<i>Cupressus arizonica</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Deodar Cedar	<i>Cedrus deodara</i>
Live Oak	<i>Quercus virginiana</i>
Mountain Laurel	<i>Sophora secundiflora</i>
Texas Madrone	<i>Arbutus texana</i>
Yaupon Holly	<i>Ilex vomitoria</i>

DECIDUOUS TREES

American Elm	<i>Ulmus americana</i>
American Smoketree	<i>Cotinus obovatus</i>
Arizona Walnut	<i>Juglans major</i>
Bald Cypress	<i>Taxodium distichum</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Blackjack Oak	<i>Quercus marilandica</i>
Bradford Pear	<i>Pyrus calleryana</i> 'Bradford'
Bur Oak	<i>Quercus macrocarpa</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Chinquapin Oak	<i>Quercus Muhlenbergii</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Desert Willow	<i>Chilopsis linearis</i>
Drake Elm	<i>Ulmus parvifolia</i> 'Drake'
Durand Oak	<i>Quercus sinuata</i>
Eastern Walnut	<i>Juglans nigra</i>
Escarpment Cherry	<i>Prunus serotina</i>
Eve's Necklace	<i>Sophora affinis</i>
Flameleaf Sumac	<i>Rhus copallina</i> and <i>R. glabra</i>
Fragrant Ash	<i>Fraxinus cuspidata</i>
Golden Rain Tree	<i>Koelreuteria bipinnata</i> and <i>K.</i>

Honey Mesquite	<i>paniculata</i>
Kidneywood	<i>Prosopis glandulosa</i>
Lacey Oak	<i>Eysenhardtia texana</i>
Little Walnut	<i>Quercus glaucoides</i> and <i>Q. laceyi</i>
Mexican Buckeye	<i>Juglans microcarpa</i>
Mexican Plum	<i>Ungnadia speciosa</i>
Orchid Tree	<i>Prunus mexicana</i>
Pecan	<i>Bauhinia</i> spp.
Possumhaw	<i>Carya illinoensis</i>
Post Oak	<i>Ilex decidua</i>
Red Buckeye	<i>Quercus stellata</i>
Rusty Blackhaw	<i>Aesculus pavia</i>
Shin Oak	<i>Viburnum rufidulum</i>
Shumard Oak	<i>Quercus sinuata brevifolia</i>
Texas Ash	<i>Quercus shumardii</i>
Texas Persimmon	<i>Fraxinus texensis</i>
Texas Red Oak	<i>Diospyros texana</i>
Texas Redbud	<i>Quercus texana</i>
Vitex, Lilac Tree	<i>Cercis canadensis</i> var. 'Texensis'
Western Soapberry	<i>Vitex Agnus-castus</i>
	<i>Sapindus Drummondii</i>

EVERGREEN SHRUBS

Agarita	<i>Berberis trifoliolata</i>
Barbados Cherry	<i>Malpighia glabra</i>
BurfordHolly	<i>Ilex cornuta</i> 'Burfordii'
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii nana'
Dwarf Chinese Holly	<i>Ilex cornuta</i> 'Rotunda nana'
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Nana'
Elaeagnus	<i>Elaeagnus pungens</i>
Evergreen Sumac	<i>Rhus virens</i>
Indian Hawthorn	<i>Raphiolepis indica</i>
Mountain Laurel	<i>Sophora secundiflora</i>
Nandina	<i>Nandina domestica</i>
Oleander	<i>Nerium oleander</i>
Pampas Grass	<i>Cortaderia selloana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Rock Cotoneaster	<i>Cotoneaster horizontalis</i>
Rosemary	<i>Rosmarinus officinalis</i>
Sacahuista, Bear Grass	<i>Nolina texana</i>

Shore Juniper	<i>Juniperus conferta</i>
Silverleaf Cotoneaster	<i>Cotoneaster glaucophyllus</i>
Texas Sage	<i>Leucophyllum frutescens</i>
Texas Sotol	<i>Dasylirion texanum</i>
Wax Myrtle	<i>Myrica cerifera</i>

SEMI-EVERGREEN SHRUBS

Cast Iron Plant	<i>Aspidistra elatior</i>
Glossy Abelia	<i>Abelia grandiflora</i>
Muhly Grass	<i>Muhlenbergia lindheimeri</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Pomegranate	<i>Punica granatum</i>
Primrose Jasmine	<i>Jasminum mesnyi</i>

DECIDUOUS SHRUBS

Althaea	<i>Hibiscus syriacus</i>
American Beautyberry	<i>Callicarpa americana</i>
Aromatic Sumac	<i>Rhus aromatica</i>
Arrowwood	<i>Viburnum dentatum</i>
Black Dalea	<i>Dalea frutescens</i>
Butterfly Bush	<i>Buddleia Davidii</i>
Flame Acanthus	<i>Anisacanthus Wrightii</i>
Possumhaw Holly	<i>Ilex decidua</i>
Texas Lantana	<i>Lantana horrida</i> and <i>L. camara</i>
Trailing Lantana	<i>Lantana montevidensis</i>

EVERGREEN VINES & GROUNDCOVERS

Asian Jasmine	<i>Trachelospermum asiaticum</i>
Bigleaf Periwinkle	<i>Vinca major</i>
Carolina Jessamine	<i>Gelsemium sempervirens</i>
Coral Honeysuckle	<i>Lonicera sempervirens</i>
Cross Vine	<i>Bignonia capreolata</i>
Damianita	<i>Chrysactinia mexicana</i>
English Ivy	<i>Hedera helix</i>
Fig Vine	<i>Ficus pumila</i>
Lady Banksia Rose	<i>Rosa banksiae</i>
Liriope	<i>Liriope muscari</i>
Littleleaf Periwinkle	<i>Vinca minor</i>
Monkey Grass	<i>Ophiopogon japonicus</i>

Oregano	<i>Origanum vulgare</i>
Santolina	<i>Santolina chamaecyparissus</i>
Stonecrop	<i>Sedum</i> spp.

DECIDUOUS VINES & GROUNDCOVERS

Boston Ivy	<i>Parthenocissus tricuspidata</i> 'Veitchii'
Bush Morning Glory	<i>Ipomoea leptophylla</i>
Coral Vine	<i>Antigonon leptopus</i>
Cypress Vine	<i>Ipomoea quamoclit</i>
Gregg Dalea	<i>Dalea greggii</i>
Mustang Grape	<i>Vitis mustangensis</i>
Old Man's Beard	<i>Clematis Drummondii</i>
Passion Vine	<i>Passiflora incarnata</i>
Sweet Autumn Clematis	<i>Clematis paniculata</i>
Trumpet Vine	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>

FLOWERING PERNNIALS

Artemisia	<i>Artemisia ludoviciana</i>
Black-eyed Susan	<i>Rudbeckia hirta</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Butterfly Weed	<i>Asclepias tuberosa</i>
Canna Lily	<i>Canna X generalis</i>
Cedar Sage	<i>Salvia roemeriana</i>
Cherry Sage	<i>Salvia greggii</i>
Cigar Plant	<i>Cuphea micropetala</i>
Coreopsis	<i>Coreopsis lanceolata</i>
Daylily	<i>Hemerocallis fulva</i>
Fall Aster	<i>Aster</i> spp.
Firebush	<i>Hamelia patens</i>
Gayfeather	<i>Liatris</i> spp.
Heartleaf Hibiscus	<i>Hibiscus cardiophyllus</i>
Hinckley's Columbine	<i>Aquilegia Hinckleyana</i>
Hymenoxys	<i>Hymenoxys scaposa</i>
Lamb's Ears	<i>Stachys byzantina</i>
Maximillian Sunflower	<i>Helianthus maximiliana</i>
Mealy Blue Sage	<i>Salvia farinacea</i>
Mexican BushSage	<i>Salvia leucantha</i>
Mexican Heather	<i>Cuphea hyssopifolia</i>

Mexican Marigold Mint

Mexican Oregano

Oxeye Daisy

Peruvian Verbena

Pink Skullcap

Plumbago

Purple Coneflower

Rose Mallow

Scarlet Sage

Spiderwort

Turk's Cap

White Mistflower

Wild Petunia

Yarrow

Zexmenia

Tagetes lucida

Poliomintha longiflora

Chrysanthemum leucanthemum

Verbena peruviana

Scutellaria suffrutescens

Plumbago auriculata

Echinacea purpurea

Pavonia lasiopetala

Salvia coccinea

Tradescantia x Andersoniana

Malvaviscus arboreus 'Drummondii'

Eupatorium Wrightii

Ruellia nudiflora

Achillea millefolium

Wedelia hispida

TURF & LOW GRASSES

Bermuda

Blue Grama

Buffalograss

Little Bluestem

Side Oats Gramma

Cynodon dactylon

Bouteloua gracilis

Buchloe dactyloides

Schizachyrium scoparium

Bouteloua curtipendula

APPENDIX T
REQUEST FOR FEE IN LIEU OF OR COST RECOVERY FOR WATER QUALITY
CONTROLS IN THE URBAN WATERSHEDS

A. OWNER / AGENT INFORMATION: Name: BURY / CITY OF AUSTIN
 Company: _____ Telephone: 328 0011
 Fax: _____

B. PROJECT INFORMATION: Name: 211 S. LAMAR
 Location or Address: 211 S. LAMAR
 Permit Number: SP-2012-0711
 Case Manager: E. HECKMAN / M. SIMMONS
 Redeveloped Impervious Cover: 0.933 (ac.) + New Impervious Cover 0 (ac.)
 = Total Impervious Cover: 0.933 (ac.)
 Redeveloped IC = N/A / Total IC = N/A = N/A (R/T)

C. PAYMENT CALCULATION:

1. Site Impervious Cover Component:

\$32,000 x (A1)	<u>0.933</u>	= \$ <u>28,363.20</u>
\$18,000 x (A2)		= \$ <u>-</u>
\$11,000 x (A3)		= \$ <u>-</u>
\$8,000 x (A4)		= \$ <u>-</u>
\$8,000 x (A5)		= \$ <u>-</u>

Impervious Cover Component Subtotal (ICCS) = \$ 28,363.20

Annual Adjustment Factor (E) = 1.0000

ICCS x E = \$ 28,363.20 (Fee 1)

If subject property drains to a proposed or existing Regional Water Quality facility, then City Portion is:
 City Portion = (R/T) N/A x (FEE 1) N/A x 0.75 = \$ N/A (GP1);
 Otherwise GP1=0

2. Building Component: \$0.10 x (B) 293.640 (sf) = \$ 29.364 (FEE 2)
 (Note: City Portion = \$0.00)

3. Site Area Component:
 Commercial/Multi-Family Site: \$6,000 x (C) 0.933 (ac.) = \$ 5,598 (FEE 3)
 Single Family or Duplex Site: \$4,000 x (C) N/A (ac.) = \$ N/A (FEE 3)

If subject property drains to a proposed or existing Regional Water Quality facility, then City Portion is:
 City Portion = (R/T) N/A x (FEE 3) N/A x 0.75 = \$ N/A (GP3);
 Otherwise GP3=0.

Andy to Provide: Future Applied.
 14256
 \$40,434.58

4. Payment Amounts: $40,434.58 + 28,363.20 + 29,364 + 5598 = 63,325.20 + 75,396.58$

TOTAL FEE = (FEE 1)	+	(FEE 2)	+	(FEE 3)	= \$
CITY PORTION = (CP1)	+	(CP3)	= \$		
APPLICANT FEE = (TOTAL FEE) $63,325.20 \times 25\%$ FOR OFF-SITE - (CITY PORTION) = \$ 15,831.30					

PER NOTE OFF-SITE SUPERIOR
 $25\% =$
 \$ 15,831.30
 \$ 18,349.14
 JS

D. COST RECOVERY:

Construction Cost = \$ N/A (attach an itemized Engineer's estimate of cost)
 City Portion = (R/T) N/A x (Cost) N/A x 0.75 = \$ N/A
 Applicant Portion = (Cost) N/A - (City Portion) N/A = \$ N/A

E. AUTHORIZATION:

Owner/Agent [Signature] Date 19 March 2013 updated 16 Sept 2013
 Reviewed by [Signature] Date 9/17/13
 For the Director of the Watershed Protection and Development Review Department

Note: This is an estimate for fee-in-lieu of water quality to be provided if in the future, the City of Austin requires that the water quality facilities be removed from the right of way. See PUD ordinance, Part 7, "Water Quality".

[Signature]

**INSTRUCTIONS FOR COMPLETING
REQUEST FOR FEE IN LIEU OF WATER
QUALITY CONTROLS IN THE URBAN WATERSHEDS**

PART A. OWNER/AGENT INFORMATION:

Provide the name of the owner or agent for the project, name of company, and telephone and fax number.

PART B. PROJECT INFORMATION:

Provide the name of the project, location or address, site development or site plan number, and the name of the case manager in the Watershed Protection and Development Review Department.

Provide the area of impervious cover in acres that is considered redevelopment - i.e. the amount of impervious cover being constructed by this project in areas which currently have impervious cover. Provide the area of impervious cover in acres that is considered new - i.e. the amount of impervious cover being constructed by this project in areas which currently do not have impervious cover. Impervious cover shall be measured to the nearest 0.01 acre.

Calculate the total impervious cover by summing the two figures determined above.

Calculate the ratio of redeveloped impervious cover to total impervious cover in this project by dividing the redevelopment impervious cover by the total impervious cover. This ratio is called R/T on the form. If R/T is zero (0), the project is not considered redevelopment and the City will not pay a portion of the fee in lieu of water quality controls or a portion of the Cost Recovery if water quality controls are built on-site.

PART C. PAYMENT CALCULATION:

1. Site Impervious Cover Component: Calculate the portion of the payment related to site impervious cover. The total impervious cover being constructed by this project should be divided into the following increments:

Area of IC 1 (A1) = 0 to 1.00 acres
Area of IC 2 (A2) = 1.01 to 2.00 acres
Area of IC 3 (A3) = 2.01 to 10.00 acres
Area of IC 3 (A4) = 10.01 to 20.00 acres
Area of IC 4 (A5) = 20.01 acres or greater

Insert these areas into the fee formula and calculate the individual parts of the fee and then sum these to calculate the unadjusted total fee associated with site impervious cover -- Impervious Cover Component Subtotal (ICCS).

Calculate FEE 1 by multiplying the ICCS by the construction cost adjustment factor (E). The construction cost adjustment factor must be calculated annually using the Engineering News Record (ENR) 20 city average Construction Cost Index with the base index being the ENR construction cost index of October 2002 (8597). For each fiscal year, the construction cost adjustment factor shall be recalculated in October as the ratio of the then current September ENR Construction Cost Index divided by the October 2002 Construction Cost Index. This new construction cost adjustment factor shall be applied to all fees collected during that fiscal year.

If the site drains to a proposed or existing Regional Water Quality Facility, the applicant qualifies for a 75% Cost Recovery of the fee. Calculate the City's portion of this component of the fee by multiplying FEE 1 by the ratio R/T and by 0.75 (0.75 is the cost share ratio established by City Council for water quality controls associated with redevelopment in the Urban Watersheds).

2. Building Component. Calculate the portion of the payment related to building size. Determine the gross square footage of the building, excluding the area of the first or ground floor (B). Subgrade floors (basement floors) shall be included. Multiply this by \$0.10 per square foot to determine this portion of the payment (FEE 2). The City does not pay a proportionate share of the fee associated with multi-story buildings.

3. Site Area Component. Calculate the portion of the payment related to size of the site area being developed or redeveloped. Determine the area of the site in acres which is within the limits of construction for the project (C). To calculate the portion of the payment associated with the site area, multiply the site area by \$8,000 for commercial or multifamily development or \$4,000 for single family and duplex development (FEE 3).

If the site drains to a proposed or existing Regional Water Quality Facility, the applicant qualifies for a 75% Cost Recovery of the fee. Calculate the City's portion of this part of the fee by multiplying FEE 3 by the ratio R/T and by 0.75 (0.75 is the cost share ratio established by City Council for water quality controls associated with redevelopment in the Urban Watersheds).

4. Payment Amounts. Calculate the total fees owed by the applicant and the City. The total fee is calculated by summing the individual portions of the fee calculated under 1, 2 and 3 above (= FEE 1 + FEE 2 + FEE 3). The City's portion of the fee payment is calculated by adding the City's portion calculated under 1 and 2 above (= City Portion FEE CP1 + City Portion FEE CP3). The applicant's share of the fee payment is calculated by subtracting the City's portion from the total fee.

PART D. COST RECOVERY FOR ON-SITE CONTROLS

This portion of the form shall be used if the applicant proposes or the City requires construction of water quality control on-site and the site is undergoing redevelopment. (See ECM 1.9.2 for criteria for Cost Recovery)

Provide the engineer's estimate of the cost of constructing the water quality control, excluding the cost of land. A detailed estimate of costs shall be attached to the form and sealed by the engineer. The Cost Recovery payment is calculated by multiplying the construction cost by the ratio R/T and 0.75.

Upon completion of construction at the site, the owner or agent shall notify the Environmental Site Inspector that the water quality control is complete. In addition, the engineer's concurrence letter shall be provided which includes a statement that the water quality control has been built in accordance with approved plans.

The City shall inspect the control to ensure that it is built in compliance with the approved plans and is operating properly. If deficiencies are noted during this inspection, the City shall notify the Owner in writing within 30 days of the specific deficiencies. The owner shall remedy any such deficiencies and notify Environmental Site Inspector that the controls are ready for reinspection. When the controls are determined by the City to be in conformance with the approved plans, the City shall issue a check to the owner for the approved amount.

PART E. AUTHORIZATION

The owner or agent for the project must sign and date the Request Form. Upon review and approval of the fee payment or cost recovery amount, the Director of the Watershed Protection and Development Review Department or his designee will sign and date the form indicating approval of the proposed fee. A copy of the approved form will be given to the fiscal staff for processing.

September 18, 2013

Mr. Ivan Naranjo
Planning & Development Review Department
City of Austin
505 Barton Springs Road, 4th Floor
Austin, TX 78704

Subject: Riverside and Lamar Development – Traffic Impacts and Recommended Improvements

Dear Ivan:

The purpose of this letter is to address the traffic impacts as well as vehicular and pedestrian access associated with the proposed Riverside and Lamar development located at the southeast corner of the intersection of South Lamar Boulevard and Riverside Drive in Austin, Texas.

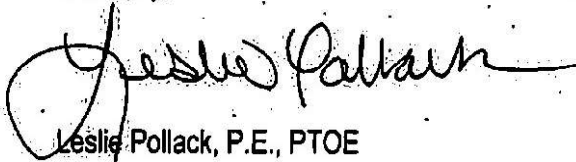
The proposed Riverside and Lamar development has minimal impact on vehicular traffic operations of area intersections. The following recommendations are made to improve pedestrian accessibility in the area:

1. There are currently no sidewalks along Lee Barton Drive from Riverside Drive to the Bridges on the Park development (approximately 350 feet south of the intersection). As part of this development, a sidewalk is recommended to be constructed along the site's frontage on Lee Barton Drive. It is recommended that a sidewalk be constructed on the west side of Lee Barton Drive between the Bridges on the Park development and the proposed Riverside and Lamar development. Due to the steep embankment and presence of trees along Lee Barton, construction of this sidewalk will require extension of the curb line into Lee Barton Drive and removal of six parking spaces on the west side of Lee Barton Drive.

2. There are currently no sidewalks on the south side of Riverside Drive between Lee Barton Drive and Butler Park (approximately 400 feet east of Lee Barton Drive). It is recommended that sidewalks be provided to increase pedestrian connectivity along Riverside Drive.
3. One designated pedestrian crossing on Riverside Drive is located immediately east of the Lee Barton Drive intersection. This pedestrian crossing location has an actuated pedestrian warning system. Pedestrian movements are prohibited across the west leg of Riverside Drive at the intersection with Lee Barton Drive via a sign. However, a pedestrian ramp is still present at this location creating confusion for pedestrians. It is recommended that the pedestrian ramp be removed to further deter pedestrians from utilizing the west crossing. A crosswalk should also be striped on the south leg of Lee Barton Drive at Riverside Drive to encourage utilization of the crosswalk facilities.

Please feel free to contact me if you have any additional comments or concerns.

Sincerely,



Leslie Pollack, P.E., PTOE

Project Manager

HDR Engineering, Inc.

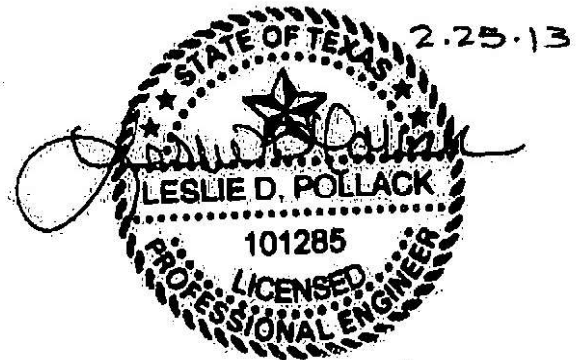
TBPE Firm Registration No. F-754

cc: Steve Drenner, Winstead PC
Amanda Swor, Winstead PC
Will Cureton, Post Investment Group

BG

**211 S. Lamar Traffic Study
Recommendations and Costs**

Recommendation	Total Cost
1. Construct Sidewalk on West Side of Lee Barton Drive	\$30,187
2. Construct Sidewalk on South Side of Riverside Drive	\$67,692
3. Lee Barton Drive and Riverside Drive Intersection Pedestrian Improvements	\$1,862
	Total Cost
	\$99,741

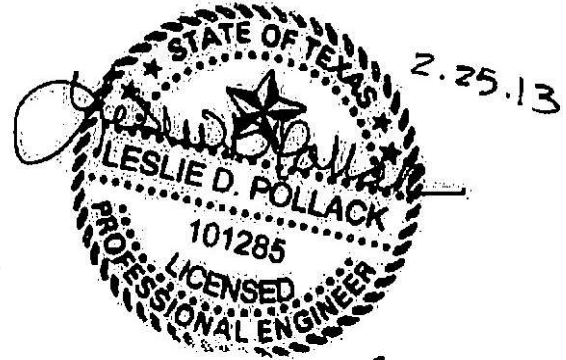


211 S. Lamar Traffic Study
Construct Sidewalk on West Side of Lee Barton Drive
Cost Estimate

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
REMOVING CONC (CURB)	LF	175	5.50	962.50
CONC SIDEWALKS (6")(6")	LF	175	37.00	6,475.00
CONC CURB (TY II)	LF	175	10.50	1,837.50
INS SM RD SN SUP&AM TY TWT(1) WA(P)	EA	4	280.00	1,120.00
TOTAL MOBILIZATION	LS	1	1,039.50	1,039.50
MATERIALS				\$ 11,435
ENGINEERING (15%)				1,715
INSPECTION (7%)				800
CONTINGENCY (10%)				1,143
SUBTOTAL				\$ 15,094
SMALL QUANTITY ESCALATION FACTOR (100%)				15,094
TOTAL				30,187

Assumptions used in preparation of estimate:

1. TxDOT 12 Austin District Average Low Bid Unit Prices, dated 11/30/12, used for cost estimates.

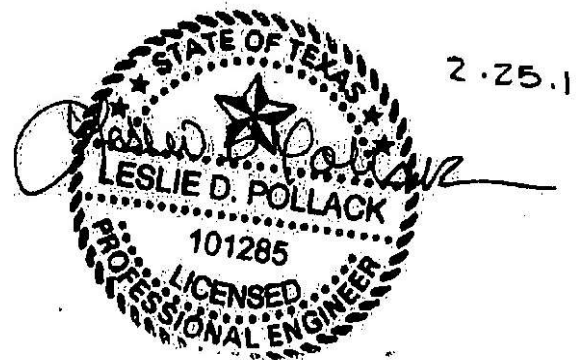


211 S. Lamar Traffic Study
Construct Sidewalk on South Side of Riverside Drive
Cost Estimate

	<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
CONC SIDEWALKS (6")(6")		LF	700	37.00	25,900.00
TOTAL MOBILIZATION		LS	1	2,590.00	2,590.00
	MATERIALS			\$	28,490
	ENGINEERING (15%)				4,274
	INSPECTION (7%)				1,994
	CONTINGENCY (10%)				2,849
	SUBTOTAL			\$	37,607
	SMALL QUANTITY ESCALATION FACTOR (80%)				30,085
	TOTAL				67,692

Assumptions used in preparation of estimate:

1. TxDOT 12 Austin District Average Low Bid Unit Prices, dated 11/30/12, used for cost estimates.
2. Doubled the sidewalk length to account for a 12' sidewalk.



211 S. Lamar Traffic Study
Lee Barton Drive and Riverside Drive Intersection Pedestrian Improvements
Cost Estimate

<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
REMOVING CONC (WHEELCHAIR RAMP)	SY	13	24.50	326.67
CONC SIDEWALKS (6")(6")	LF	20	37.00	740.00
CONC CURB (TY II)	LF	20	10.50	210.00
REFL PAV MRK TY I (W) 24" (SLD) (100 MIL)	LF	75	7.00	525.00
TOTAL MOBILIZATION	LS	1	180.17	180.17
MATERIALS				\$ 705
ENGINEERING (15%)				106
INSPECTION (7%)				49
CONTINGENCY (10%)				71
SUBTOTAL				\$ 931
SMALL QUANTITY ESCALATION FACTOR (100%)				931
TOTAL				1,862

Assumptions used in preparation of estimate:

1. TxDOT 12 Austin District Average Low Bid Unit Prices, dated 11/30/12, used for cost estimates.

