

## PLANNING COMMISSION SITE PLAN EXTENSION REVIEW SHEET

**CASE NUMBER:** SP-2014-0320C(XT3) **PC HEARING DATE:** Sept. 27, 2022

**PROJECT NAME:** Commerce Center South Section Two Site Plan

**ADDRESS OF SITE:** 5811 Trade Center Drive **COUNCIL DISTRICT:** 2

**NEIGHBORHOOD PLANNING AREA:** McKinney NP

**WATERSHED:** Carson Creek (Suburban) **JURISDICTION:** Full Purpose

**APPLICANT/OWNER:** SRP-A ComSouth, David Blackbird (512) 481-3000  
515 Congress Ave, Ste 2100  
Austin, TX 78701

**AGENT:** Cunningham-Allen, Inc., Richard Couch (512) 327-2946  
3103 Bee Caves Rd Suite 202  
Austin, Texas, 78746

**CASE MANAGER:** Rosemary Avila (512) 974-2784  
[rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov)

### PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to a previously approved site plan. The proposed development is for an office/warehouse phased development. The extension is to complete the construction of Phase 6 (Building 5).

### SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from 5/29/22 to 5/29/25 based on the case meeting criteria from LDC Section 25-5-62(C).

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

**SUMMARY OF SITE PLAN:****LAND USE:** The site is zoned LI-NP, all site calculations are within the allowed amount.**ENVIRONMENTAL:** All environmental comments have been cleared.**TRANSPORTATION:** All transportation comments have been cleared.**PREVIOUS APPROVALS**

05/29/2015 Site Plan administrative approval, permit expiration 05/29/2018

08/01/2018 One year administrative extension approved. Permit expiration moved to 05/29/2019.

08/27/2019 Planning Commission approved a 3 year extension. Permit expiration to 05/29/2022

**PROJECT INFORMATION**

<b>SITE AREA</b>	30.04 acres	
<b>EXISTING ZONING</b>	LI-NP	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	0.29:1
<b>BUILDING COVERAGE</b>	75%	29%
<b>IMPERVIOUS COVERAGE</b>	80%	78.5%
<b>PARKING</b>	610	939

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>North</i>	ROW then LI-NP	Trade Center Drive, then Industrial
<i>South</i>	CS-MU-NP & LI-NP	Commercial/Industrial
<i>East</i>	CS-MU-NP & LI-NP	Commercial/Industrial
<i>West</i>	LI-NP	Commercial/Industrial

**ABUTTING STREETS**

<b>Street</b>	<b>Pavement Width</b>	<b>Classification</b>
Trade Center Drive	58'	Level 1
Montopolis	60'	Level 3
Burleson Road	60'	Level 3

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets  
 Austin Neighborhood Council  
 Del Valle Community Coalition  
 Dove Springs Proud  
 Friends of Austin Neighborhoods  
 Go Austin Vamos

Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Onion Creek Homeowners Assoc.  
 SEL Texas  
 Sierra Club, Austin Regional Group



Cunningham | Allen

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February 10, 2022

City of Austin  
Development Services Department  
P.O. Box 1088  
Austin, Texas 78767

**RE: Site Plan Extension Request  
Commerce Center South Section Two Site Plan  
CAI No. 7130101**

To Whom It May Concern:

This summary letter has been included for your review of the Commerce Center South Section Two Site Plan Extension application.

The Commerce Center South Section Two Site Plan consists of 30.038 Acres of land described as the Amended Plat of Lots 3-7, Block D, Commerce Center South Section Two. The property is located at 5813-6009 ½ Trade Center Drive in Austin, Travis County, Texas. It is a designated part of the City of Austin's Full Purpose Jurisdiction and is currently zoned as Limited Industrial.

Site Plan Number SP-2014-0320C was approved on May 29, 2015, and a one year extension granted on August 1, 2018 resulting in a current expiration date of May 29, 2019. All public improvements associated with this site plan have been constructed and accepted by the City of Austin. All onsite infrastructure including water, wastewater, storm drain, detention and water quality facilities have been completed and 5 of the 6 proposed buildings have been completed.

The pad site for Building 5 remains vacant and the owner is aggressively seeking interest from prospective build to suit tenants. Although the site development permit has been active since 2015, Stream Realty Partners only just closed on this property in 2019. Following the purchase, Stream pursued a build to suit tenant to occupy the space but was not able to secure a contract prior to the Covid-19 outbreak. Since the beginning of the pandemic, economic and social impacts forced a halt on all of Stream's new Austin developments until 2022. Streams now intends to move forward with this project as a speculative build and are currently going through the selection review process for architects and contractors for the project.

Therefore, as of this date construction could not be initiated prior to the permit expiration. As this is the last phase of construction associated with this site plan, and all other necessary improvements are in place to support this pad site, on behalf of the current owner we respectfully request a 3-year extension be granted per Section 25-5-63 of the Land Development Code.

If you have any questions regarding this project, or should you require additional information to assist you in your review of this project, please contact me at 327-2946.

Sincerely,

CUNNINGHAM-ALLEN, INC.

Richard G. Couch, P.E.  
Associate



# 22 Property Profile

Staff Zoning Map

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## Legend

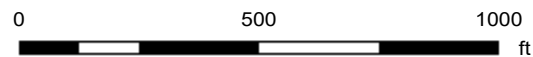
Property

Jurisdictions (No Fill)

 FULL PURPOSE

Zoning 1

Zoning Text



9/19/2022

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

## Notes



# COMMERCE CENTER SOUTH SECTION TWO 5811 TRADE CENTER DRIVE AUSTIN, TEXAS 78744

**OWNER/DEVELOPER:**  
VANTRUST REAL ESTATE LLC  
4900 MAIN STREET, ST #400  
KANSAS CITY, MO 64112  
PH: (816) 569-1441  
FX: -

**ENGINEER:**  
CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVES ROAD, SUITE 202  
AUSTIN, TEXAS 78746  
PH: (512) 327-2946  
FX: (512) 327-2973

**ARCHITECT:**  
GBA ARCHITECTS ENGINEERS  
9801 RENNER BOULEVARD  
LENEXA, KANSAS 66219  
PH: (913) 492-0400  
FX: -

**LANDSCAPE:**  
THOMAS D. BROWN  
6633 HIGHWAY 290 E. SUITE 310  
AUSTIN, TEXAS 78723  
PH: (512) 328-3289  
FX: (512) 328-7755

**LEGAL DESCRIPTION:**  
LOTS 3-7 OF THE SECOND AMENDED PLAT OF LOTS 3-7, BLOCK B, COMMERCE CENTER SOUTH SECTION TWO, RECORDED IN DOCUMENT NO. 201500054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; LOT 8 OF COMMERCE CENTER SOUTH SECTION TWO RECORDED IN DOCUMENT NO. 199900304 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND LOT 9A OF COMMERCE CENTER SOUTH SECTION 2, BLOCK B, LOT 9 RESUBDIVISION RECORDED IN DOCUMENT NO. 200100342 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**WATERSHED:**  
THIS PROJECT IS LOCATED WITHIN THE CARSON CREEK BASIN. CARSON CREEK IS CLASSIFIED AS A SUBRUBAN WATERSHED BY THE CITY OF AUSTIN.

**FLOODPLAIN:**  
THIS PROJECT IS NOT LOCATED IN THE 1% CHANCE FLOODPLAIN AS PER FEMA PANEL #48453C0605H

**EDWARDS AQUIFER NOTE:**  
THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER.

**PRESSURE ZONE:**  
SOUTH PRESSURE ZONE

**ZONING:**  
THIS PROJECT IS CLASSIFIED AS LI-NP.

**BENCHMARKS:**  
ELEVATION REFERENCE:  
VERTICAL POSITIONS WERE DETERMINED USING THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENT "SOCC" AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88.

TBM 1899-19 -	SQUARE CUT ON SOUTHEAST CORNER OF CURB INLET ON SOUTH SIDE OF TRADE CENTER DRIVE, LOCATED APPROXIMATELY 150 FEET WEST OF DRIVEWAY TO 6110 TRADE CENTER DRIVE. ELEVATION= 612.77
TBM 1899-21-	SQUARE CUT ON NORTHEAST CORNER OF CURB INLET LOCATED ON THE SOUTHEAST CORNER OF TRADE CENTER DRIVE AND COMSOUTH DRIVE. APPROXIMATELY 75 FEET SOUTH OF THE CENTERLINE OF TRADE CENTER DRIVE AND APPROXIMATELY 25 FEET EAST OF THE CENTERLINE OF COMSOUTH DRIVE. ELEVATION= 608.71
TBM 1899-22-	SQUARE CUT ON THE NORTHWEST CORNER OF CURB INLET LOCATED ON THE SOUTHWEST CORNER OF EAST BOUND HWY 71 FRONTAGE ROAD AND COMSOUTH DRIVE. APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF FRONTAGE ROAD AND APPROXIMATELY 35 FEET WEST OF CENTERLINE OF COMSOUTH DRIVE. ELEVATION= 605.

**UNIFIED DEVELOPMENT AGREEMENT**  
- FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOC. NO. 2015064637, O.P.R.T.C.T.

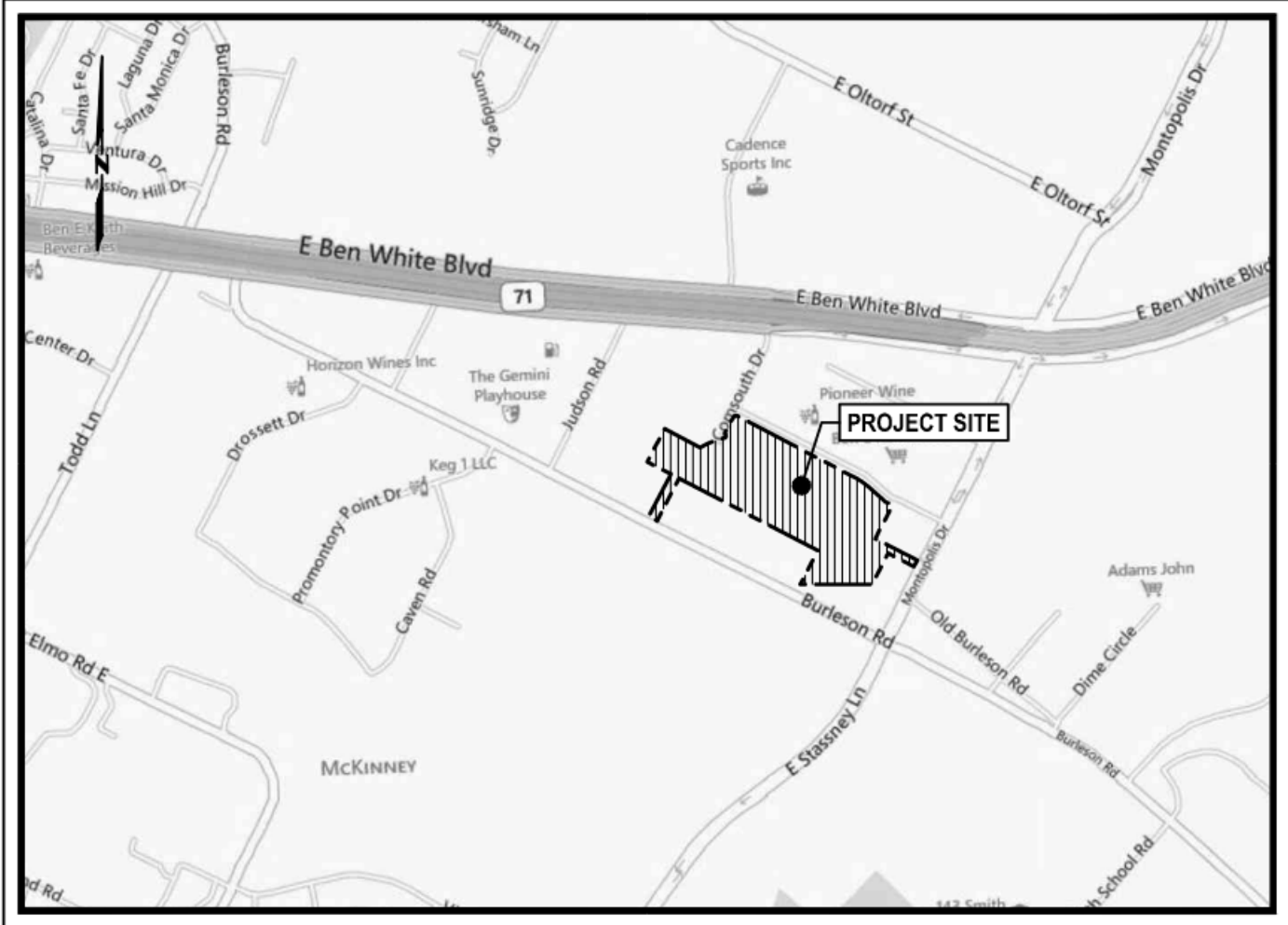
**RELATED CASES:**  
- COMMERCE CENTER SOUTH SECTION TWO (DOC#19990034)  
- AMENDED PLAT OF LOTS 3-7, BLOCK B, COMMERCE CENTER SOUTH SECTION TWO, (DOC#200100183)  
- COMMERCE CENTER SOUTH SECTION TWO, BLOCK B, LOT 9 RESUBDIVISION, (DOC#200100342)  
- COMMERCE CENTER SOUTH SECTION ONE (SP-96-0282D)  
- COMMERCE CENTER SOUTH, PHASE 4 (SP-00-2545C)

**EASEMENTS:**  
- WATER LINE EASEMENT DOC #2015080682 (GRANTED TO THE CITY OF AUSTIN)

**PROJECT DESCRIPTION:**  
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF (1) ONE-STORY OFFICE BUILDING AND (5) ONE-STORY COMBINATION OFFICE/WAREHOUSE BUILDINGS TOTALING 378,150 SQ.FT. (GSF) ON A 30.038-ACRE SITE WITH ASSOCIATED PARKING, WATER QUALITY AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 78.8%.

**LOT DESCRIPTION:**  
THIS SITE IS COMPOSED OF 5 LOTS FROM COMMERCE CENTER SOUTH SECTION 3-7, BLOCK B (DOC#201500054) AND 2 LOTS FROM COMMERCE CENTER SOUTH SECTION 2, BLOCK B (DOC# 199900304), AND HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT AND RECORDED AS DOCUMENT NO. 2015064637. IF PORTIONS OF THE LOTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

WHERE PROPOSED FEATURES TIE TO EXISTING FEATURES, VERIFY EXISTING TOPOGRAPHY PRIOR TO CONSTRUCTION AND CONSTRUCT (WALLS, WALKS, DRIVES, UTILITIES, ETC...) TO MATCH EXISTING LOCATION AND ELEVATION IN ACCORDANCE WITH INTENT OF DESIGN. NOTIFY ENGINEER IF DISCREPANCY EXISTS BETWEEN EXISTING TOPOGRAPHY AND TOPOGRAPHY SHOWN ON PLANS.



MAPSCO PG. NO.: 645  
MAPSCO GRID NO.: MK-17

## LOCATION MAP

SCALE: 1"=1500'

**NOTES:**  
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL AGENCIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.  
- THE SITE IS NOT SUBJECT TO SUBCHAPTER E COMMERCIAL DESIGN STANDARDS - IT IS EXEMPTED AS PER SECTION 1.2.4.A.5 (DEVELOPMENT OF AN INDUSTRIAL USE).  
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.  
-FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. 2015064637, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
-ANY CHANGE IN USE TO THESE PERMITTED PLANS MAY REQUIRE A TRAFFIC IMPACT ANALYSIS.

**VARIANCES AND WAIVERS:**  
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B)(6) OF THE LDC FOR CUT/FILL UP TO 14 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.

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

7C	RELOCATE HANDICAP PARKING SPOTS & RAMPS, ADD DOORS & 5 STEP ALONG BUILDINGS 55, 19	(R) 1, 27-29, 33, 34	87	0	23.673 AC.	78.8%				
6C	ADDED DOORS ALONG BUILDING 7	(R) 1, 28, 33	87	0	23.673 AC.	78.8%				
5C	UPDATED BUILDING #10 WATER AND WASTEWATER SERVICE LAYOUT. UPDATED BUILDING #7 WATER SERVICE LAYOUT. REVISED PORTION OF SIDEWALK.	(R) 1, 39, 53, 59, 62	87	0	23.673 AC.	78.8%				
4C	UPDATED BUILDING #7 FOOTPRINT. REVISED BUILDING NAMES AND PHASES. REVISED WTRWW SERVICE LAYOUT. REVISED ASSOCIATED GRADING.	(R) 1-2, 13, 15-17, 19-24, 26-35, 42, 44, 45, 47, 49-53, 55, 57-62, 68-69	87	+677.12	23.673 AC.	78.8%				
3C	REVISED HARDSCAPE AT BLDG A.; SHOW CHANGES ON AFFECTED SHEETS.	(R) 1, 28, 32, 33, 42, 47, 48, 55, 56, 68; (A) 87	87	0	23.67 AC.	78.8%				
2C	REVISED SD-OUTFALL-A, REVISED WW-SERV-A	36,43,48	86	0	23.67 AC.	78.8%				
1C	REVISED PHASE BOUNDARIES		86	0	23.67 AC.	78.8%				
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL SHTS IN PLAN SET	NET CHANGE IPM COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED /DATE	IMAGED /DATE		

8C	ADD VALUABLE NOTE TO EXISTING HYDANT	(R) 1, 10, 62	87	0	23.673 AC.	78.8%				
9C	ADDED ENTRANCE DOOR LANDING AND STEPS TO SOUTHWEST OF BUILDING 10. NEW FIRE HYDRANT AND RAISED 8P LID TO FINISHED GRADE.	(R) 1, 29-30, 34-35, 63	87	0	23.673 AC.	78.8%				
10C	VACATED PHASE 4 ALL IMPROVEMENTS WITHIN THIS PHASE ARE DELETED FROM THIS PERMIT	1, 19, 26, 27, 28, 32, 33, 42, 43, 47, 49, 55, 57, 58, 64, 68	87	(105,462.4)	21,247 AC.	70.73%				
11C	ADDED TRAFFIC CONTROL NOTE AND OWNERSHIP INFORMATION TO COVER SHEET	(R) 1	87	0	21,247 AC.	70.73%	SC 7/15/2022			
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL SHTS IN PLAN SET	NET CHANGE IPM COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED /DATE	IMAGED /DATE		

**OWNER**  
(LOT 6-8, BLOCK B)  
COMMERCE CENTER IND. INC.  
191 N WACKER STE 2500  
CHICAGO, IL 60606

**OWNER**  
(LOT 5, BLOCK B)  
RAY MART INC.  
7220 EASTEX FWY.  
COMMERCE CENTER SOUTH BLDG 7.  
BEAUMONT, TEXAS 77708

**OWNER**  
(LOT 4, BLOCK B)  
JD ABRAMS LP  
5811 TRADE CENTER DR. BLDG 1  
AUSTIN, TEXAS 78744

**OWNER**  
(LOT 3, BLOCK B)  
G&I IX COMMERCE CENTER PROPERTY (STREAM REALTY PARTNER)  
515 CONGRESS AVE. STE 2100  
AUSTIN, TEXAS 78701

## ZONING MAP

SCALE: 1"=600'

ORIGINAL SUBMITTAL DATE: August 14, 2014 BY: CUNNINGHAM-ALLEN, INC.	6/30/2022 DATE
RICHARD G. COUCH	6/30/2022 DATE
REVIEWED BY:	DATE
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE
SITE PLAN PERMIT NO.	DATE
CROSS CONNECTIONS	DATE
AUSTIN WATER UTILITY	DATE
AUSTIN FIRE DEPARTMENT	DATE

BUILDING TYPE	IV
BUILDING SIZE (BLDG. 6)	96,250 S.F.
WATER PRESSURE ZONE	SOUTH
STATIC PRESSURE	100 PSI

CALCULATED DESIGN PRESSURE:  
(BASED ON FIRE FLOW TEST)  
HIGH: 100 PSI  
LOW: 90 PSI

THE FIRE FLOW DEMAND BUILDING 6 (WORSE CASE) FOR THIS TYPE IV BUILDING IS 5500 GPM. (PER IFC 2012) WITH 75% REDUCTION FOR SPRINKLER SYSTEM = 1500 GPM (MINIMUM).  
  
DOMESTIC DEMAND = ± 70 GPM.  
WATER SUPPLY FIXTURE UNITS (WSFU) = ±16.50 WSFU PER BUILDING (TO BE DETERMINED BY MEP).

"RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS"

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## !!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL	SHEET 1 OF 81
FILE NUMBER SP-2014-0320C	APPLICATION DATE August 14, 2014
APPROVED BY COMMISSION ON N/A	UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER Lynda Courtney
PROJECT EXPIRATION DATE (ORD.#970905-A)	
DWPZ DDZ X	ZONING LI-NP
Planning and Development Review Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.	

## COMMERCE CENTER SOUTH SECTION TWO

5811 TRADE CENTER DRIVE  
AUSTIN, TEXAS 78744

## COVER SHEET

PROJECT NO.:	713.0102
DESIGN:	
TECHNICIAN:	
ISSUED:	
SHEET	1
FOR CITY OF AUSTIN USE	1 OF 86



SITE AND ZONING TABLE (LOTS 3 thru 8, BLK B)													
PHASE	BLDG.	Acreage (ac.)	Zoning	Building		Total Bldg. (sf.)	Building Coverage		F.A.R.		Impervious Cover		
				Max. (ft)	Prop. (ft)		Max. (%)	Prop. (%)	Max.	Prop.	Max. (%)	Prop. (%)	
1	BUILDING A	2.566	LI	60'-0"	60'-0"	16,600	75%	14.9%	1:1	0.15:1	80%	-	
6	BUILDING #5	5.883	LI	60'-0"	60'-0"	33,700	75%	13.2%	1:1	0.13:1	80%	-	
2	BUILDING #7	4.829	LI	60'-0"	60'-0"	77,430	75%	36.8%	1:1	0.37:1	80%	-	
3	BUILDING #8	4.970	LI	60'-0"	60'-0"	77,430	75%	36.8%	1:1	0.36:1	80%	-	
4	BUILDING #9	4.865	LI	60'-0"	60'-0"	77,430	75%	36.5%	1:1	0.36:1	80%	-	
5	BUILDING #10	6.927	LI	60'-0"	60'-0"	96,250	75%	31.9%	1:1	0.32:1	80%	-	
Totals =		30.040				378,840	75%	29.0%	1:1	0.29:1	80%	78.5%	
Allowable Impervious Cover based on Section 25.2.4.02 of the LDC, "Site Development Regulations"													

Allowable Impervious Cover based on Section 25-2-492 of the LDC, "Site Development Regulations".

Phase	Bldg No.	Bldg Type	Parking Req.	Cumulative Parking Req.	Parking Prov.	Cumulative Parking Prov. (Regular)	Parking Prov. (Accessible)	Cumulative Parking Prov. (Handicapped)	Parking Req. (Bicycle)	Parking Prov. (Total)	Cumulative Parking Prov. (Total)
1	A	OFFICE	60	60	111	111	4	4	8	115	115
6	5	OFFICE	23	83	79	190	4	8	8	83	198
6	5	WAREHOUSE	27	111							
2	7	OFFICE	55	166	186	376	6	14	8	192	390
2	7	WAREHOUSE	62	228							
3	8	OFFICE	55	283	182	558	6	20	8	188	578
3	8	WAREHOUSE	62	345							
4	9	OFFICE	55	401	190	748	6	26	8	196	774
4	9	WAREHOUSE	62	463							
5	10	OFFICE	70	533	191	939	6	32	8	197	971
5	10	WAREHOUSE	77	610							
<b>Totals:</b>			<b>610</b>	<b>610</b>	<b>939</b>	<b>939</b>	<b>32</b>	<b>32</b>	<b>48</b>	<b>971</b>	<b>971</b>

1. (\*) Parking required calculated by the building square footage; office 1/275, warehouse 1/1000

2. (\*\*) Total parking x 5%, if greater than Std. 23 Sp.

3. Required accessible parking space calculation from Table 208.2 Parking Spaces of the 2010 ADA Standards for Accessible Design.

Total Accessible Parking required: 20 spaces (501 to 1000 require 2% of total non-accessible parking spaces.)

PHASED IMPERVIOUS COVER CALCULATIONS						
Impervious Cover Category	Phase 1	Phase 6	Phase 2	Phase 3	Phase 4	Phase 5
Concrete Drives (*) Building	97,584.51	65,608.71	96,825.80	103,588.44	130,010.87	122,245.90
Sidewalk	16,672.46	33,725.16	77,445.25	77,445.25	77,445.25	96,280.05
Other (Misc. Conc.)	92.00	6,020.13	5,160.89	5,042.99	5,128.41	4,546.03
<b>Totals: (sq.ft.)</b>	<b>123,956.81</b>	<b>105,462.46</b>	<b>179,540.40</b>	<b>186,185.14</b>	<b>212,692.99</b>	<b>223,180.44</b>
<b>Totals: (ac.)</b>	<b>2.85</b>	<b>2.42</b>	<b>4.12</b>	<b>4.27</b>	<b>4.88</b>	<b>5.12</b>
<b>Percentage:</b>	<b>9.5%</b>	<b>8.1%</b>	<b>13.7%</b>	<b>14.2%</b>	<b>16.3%</b>	<b>17.1%</b>

(\*) Total Building Area: 379,013.42 sq.ft.  
(\*) Impervious Cover (%) of Gross: 29.0%

Total Site Area (Gross): 30.038 ac.  
Impervious Cover (%) of Gross: 78.8%  
Total Impervious Cover: 1,031,018.24 sq.ft.  
Total Impervious Cover: 23.669 ac.

1. (\*) Building coverage includes all covered walkways, covered parking, and detached garages.

BUILDING TABLE (LOTS 3 thru 8, BLK B)							
PHASE	BLDG	BLDG HT (FT)	# OF STORIES	PROPOSED USE	BLDG FFE (FT)	FOUNDATION TYPE	GROSS FLOOR AREA (SF)
1	BUILDING A	60'-0"	1	OFFICE	613.75	SLAB	16,600
6	BUILDING #5	60'-0"	1	WAREHOUSE	614.20	SLAB	33,700
<b>BLDG. 2 TOTAL:</b>							<b>33,700</b>
2	BUILDING #7	60'-0"	1	OFFICE	616.50	SLAB	15,176
				WAREHOUSE			62,254
<b>BLDG. 3 TOTAL:</b>							<b>77,430</b>
3	BUILDING #8	60'-0"	1	OFFICE	616.15	SLAB	15,176
				WAREHOUSE			62,254
<b>BLDG. 4 TOTAL:</b>							<b>77,430</b>
4	BUILDING #9	60'-0"	1	OFFICE	616.05	SLAB	15,176
				WAREHOUSE			62,254
<b>BLDG. 5 TOTAL:</b>							<b>77,430</b>
5	BUILDING #10	60'-0"	1	OFFICE	617.50	SLAB	19,194
				WAREHOUSE			77,056
<b>BLDG. 6 TOTAL:</b>							<b>96,250</b>
<b>TOTAL:</b>							<b>378,840</b>

LEGEND	
---	PROPERTY LINE
---	PROPERTY LINE (ADJACENT)
---	EXISTING EASEMENT
---	EXISTING ELECTRICAL
---	EXISTING UNDERGROUND ELEC.
---	EXISTING OVERHEAD ELEC.
---	EXISTING GAS
---	EXISTING CONTOURS
---	EXISTING TREE (TO REMAIN)
---	EXISTING TREE (REMOVAL)
---	PROPOSED ACCESSIBLE ROUTE
---	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED PLANS)
---	PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR WIDTHS)
---	PROPOSED STRIPING TO BE PAINTED ON AREA
---	PROPOSED CONCRETE AREAS
---	PROPOSED CRUSHED GRANITE PATHS
---	PROPOSED FIRE LANE (PAINTED "FIRE LANE NO PARKING" AND STRIPING ON CURB AND/OR GUTTER AS SPECIFIED & SHOWN)
---	L.O.C. (LIMITS OF CONSTRUCTION)
---	PHASING BOUNDARY
PARKING SPACE LABELS	
①	REGULAR PARKING SPACE
②	COMPACT PARKING SPACE
③	ACCESSIBLE PARKING SPACE
④	TANDEM PARKING SPACE
PROPOSED UTILITIES:	
---	FIRE HYDRANTS
---	WATER VALVE
---	MANHOLE (STORM)
---	MANHOLE (WW)
---	INLET
EXISTING UTILITIES:	
---	FIRE HYDRANTS
---	WATER VALVE
---	MANHOLE (STORM)
---	MANHOLE (WW)
---	INLET

#### PHASING NOTICES:

- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHALL BE PER APPLICABLE CITY, COUNTY, AND STATE STANDARD DETAILS AND SPECIFICATIONS.
- ALL PUBLIC UTILITY CONSTRUCTION AND CONNECTIONS TO PUBLIC UTILITIES SHALL BE PER UTILITY OWNER'S STANDARD DETAILS AND SPECIFICATIONS. CONTACT UTILITY OWNER PRIOR TO START OF CONSTRUCTION AND COORDINATE TO ENSURE ACCEPTABLE PROCEDURES, DETAILS, AND SPECIFICATIONS ARE FOLLOWED.
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
- WHERE CONSTRUCTION IS PROPOSED ADJACENT TO EXISTING BUILDINGS, ENSURE THAT EXISTING WEEP HOLES ARE NOT COVERED. CONTACT ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION SHOULD SUCH A CONFLICT ARISE.
- AT NEW PAVEMENT TIE IN LOCATION, SAWCUT A MINIMUM OF 1' BEHIND AND ALONG THE EDGE OF EXISTING EDGE OF PAVEMENT IS NECESSARY FOR A CLEAN, AND STRUCTURALLY SOUND TIE IN.
- REFER TO OVERALL EROSION CONTROL PLAN SHEET FOR PROVIDED INNOVATIVE WATER MANAGEMENT AREAS.

#### REPLACEMENT SHEET

#### !!! WARNING !!!

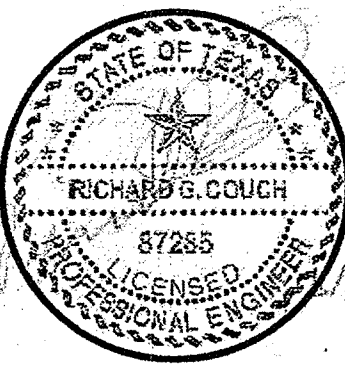
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL	SHEET OF 81
FILE NUMBER SP-2014-0320C	APPLICATION DATE August 14, 2014
APPROVED BY COMMISSION ON N/A	UNDER SECTION 112
OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER Lynda Courtney
PROJECT EXPIRATION DATE (ORD #970905-A)	
DWPZ DDZ	
Planning and Development Rev 3w Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
Final plat must be recorded by the Project Expiration Date, if applicable.	
Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.	

"RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS"

Cunningham | Allen, Inc.  
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TEPE REG. NO. F-238  
TEPE REG. EXPIRATION DATE 12/31/2014  
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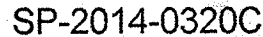
CA



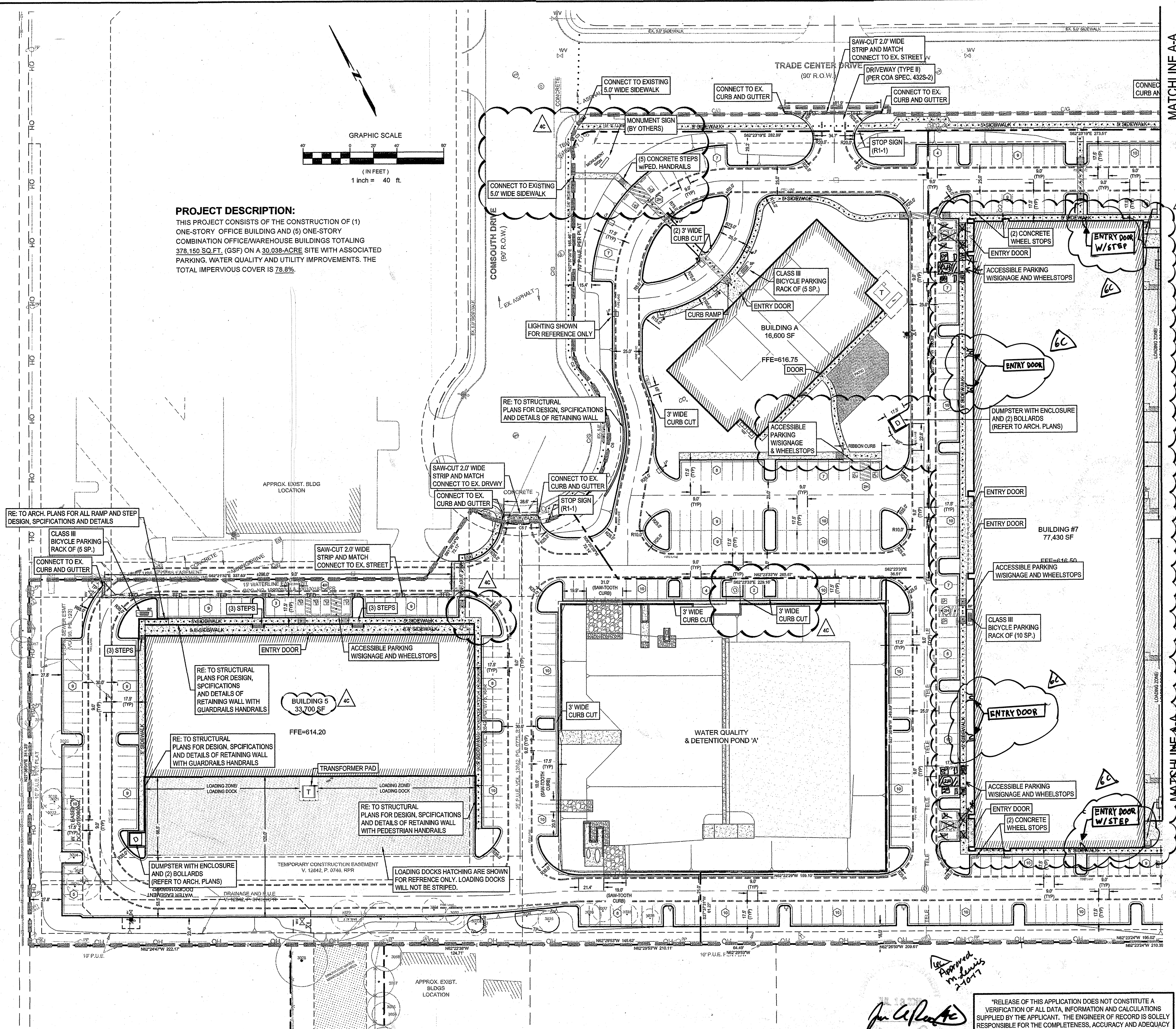
COMMERCE CENTER SOUTH SECTION TWO  
5811 TRADE CENTER DRIVE  
AUSTIN, TEXAS 78744  
PHASING PLAN

PROJECT No: 05990101  
DESIGN: M.S./S.T.  
TECHNICIAN: P.M.T.  
ISSUED: UPDATE #2  
SHEET C5.0  
FOR CITY OF AUSTIN USE  
26 OF 86

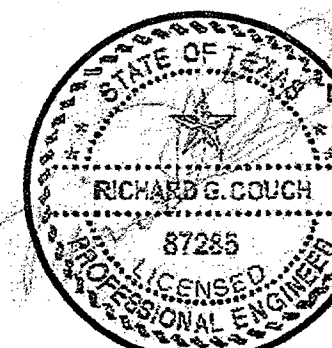








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**COMMERCE CENTER SOUTH SECTION TWO**  
5811 TRADE CENTER DRIVE  
AUSTIN, TEXAS 78744  
**SITE AND DIMENSION CONTROL PLAN (1 OF 3)**

PROJECT No.: 05990101  
DESIGN: M.S./S.T.  
TECHNICIAN: P.M.T.  
ISSUED: UPDATE #2  
**SHEET C5.2**  
FOR CITY OF AUSTIN USE  
28 OF 86



