

Edit to Part 7(F)(4) and language added to Part 12(D) clarifying the application of parkland dedication and technical code requirements.

Item 96
Version 2

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 821104-F TO MODIFY THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS LAKE AUSTIN COMMONS PLANNED UNIT DEVELOPMENT AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1717 WEST 6TH STREET AND 506 CAMPBELL STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) DISTRICT, TO CHANGE CONDITIONS OF ZONING.

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

PART 1. Lake Austin Commons Planned Unit Development (Lake Austin Commons PUD) was approved November 4, 1982, under Ordinance No. 821104-F (“Original Ordinance”), and amended under Ordinance Nos. 840607-F, 900628-B, 920528-J, and 20060727-122 (“Original Ordinance as amended”).

PART 2. Lake Austin Commons PUD is comprised of approximately 4.326 acres of land located generally at 1717 West 6th Street, 1703 West 5th Street, and 506 Campbell Street, as more particularly described in the land use plan incorporated into the Original Ordinance as amended.

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-neighborhood plan (PUD-NP) district to planned unit development-neighborhood plan (PUD-NP) district on a portion of the property described in Ordinance No. 821104-F, generally known as Lake Austin Commons PUD, the portion of the property subject to this amendment being approximately 3.399 acres, described in Zoning Case No. C814-82-006.02(83), on file at the Planning Department, as follows:

LOT 1, LAKE AUSTIN COMMONS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 83, Page 58C, of the Plat Records of Travis County, Texas (the “Property”),

locally known as at 1717 West 6th Street and 506 Campbell Street, and generally identified in the map attached as **Exhibit “A”**.

PART 4. 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: Zoning Map

Exhibit B: Amended Land Use Plan

PART 5. This ordinance and the attached Exhibit "A" – Zoning Map and Exhibit "B" – Amended Land Use, amend the Original Ordinance as amended for the Property and constitute the land use plan for the Property. The Property shall conform to the limitations and conditions set forth in this ordinance and the amended land use plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply to the Property.

PART 6. Definitions.

- (A) In this ordinance, LANDOWNER means the owner of the Property, or the owner's successors and assigns, or the owner of the Property or that portion of the Property at the time of dedication or transfer to City. Landowner does not include City.
- (B) In this ordinance, EXISTING PARKING GARAGE means the above grade parking structure as constructed on the Property as of the date of this ordinance.
- (C) Unless otherwise specifically defined, all terms in this ordinance shall have the meaning established in Title 25 of Code of the City of Austin, Texas (the "Land Development Code")

PART 7. Land Use and Site Development Standards.

The Property within the boundaries of the planned unit development (PUD) combining district established by this ordinance is subject to the following conditions:

- (A) Except as specifically modified by this ordinance or the Land Use Plan, the Property shall be developed in accordance with the regulations applicable in the general commercial services (CS) zoning district.

- (B) The following uses are additional permitted uses of the Property:

Cocktail Lounge not to exceed
7500 square feet

Multifamily Residential

Townhouse Residential

Condominium Residential

Outdoor Sports and Recreation not
to exceed 25,000 square feet

62 (C) The following uses are prohibited uses of the Property:

Adult Oriented Business	Agricultural Sales and Services
Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Bed & Breakfast (Groups 1 & 2)	Building Maintenance Services
Campground	Construction Sales and Services
Convenience Storage	Custom Manufacturing
Drop-Off Recycling Collection Facility	Electronic Prototype Assembly
Equipment Repair Services	Equipment Sales
Exterminating Services	Funeral Services
Kennels	Laundry Services
Limited Warehousing and Distribution	Monument Retail Sales
Outdoor Entertainment	Pawn Shop Services
Research Services	Services Station
Short Term Rental (Types 1, 2, and 3)	

63
64 (D) Indoor Crop Production use is a conditional use of the Property.

65
66 (E) Lake Austin Commons PUD may include no more than one cocktail lounge
67 limited to 7,500 square feet. The cocktail lounge shall not be located in the
68 Existing Parking Garage on the Property and shall not front West 6th Street.
69 Public access from West 6th Street to a cocktail lounge use is prohibited.

70
71 (F) One Outdoor Sports and Recreation use is permitted on the Property subject to
72 the following limitations:

- 73
- 74 (1) The hours of operation for the Outdoor Sports and Recreation are limited
75 to 8:00 AM to 10:00 PM.
- 76
- 77 (2) Parking for the Outdoor Sports and Recreation use is limited to the parking
78 garage.
- 79
- 80 (3) The Outdoor Sports and Recreation use must be located:
- 81
- 82 (a) On the top floor or rooftop of the Existing Parking Garage; or
- 83

(b) If the Existing Parking Garage modified to add additional floors, anywhere on the Property except the new top floor or rooftop of the parking garage as modified.

(4) Outdoor amplified sound for the Outdoor Sports and Recreation use is prohibited.

(5) Any Outdoor Sports and Recreation use may not resume operations until the requirements in Part 8 have been satisfied.

(G) If the Existing Parking Garage is modified to add additional floors, the rooftop space of the garage as modified shall be limited to accessory uses. For purposes of this section, the 10 percent limitation for accessory uses established in City Code Section 25-2-894 (*Accessory Uses for a Principal Commercial Use*), Subsection (B)(2), shall not apply.

(H) The maximum height of a building or structure is 90 feet plus additional height allowed by Section 25-2-531 (*Height Limit Exceptions*).

(I) Development of the Property shall not exceed a floor to area ratio of 2 to 1.

PART 8. Building and Design Standards.

(A) Lighting. Landowner shall comply with the following lighting requirements:

(1) Landowner shall meet the Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings and site lighting.

(2) For any Outdoor Sports and Recreation use, Landowner shall comply with the City's Dark Sky regulations as follows:

(a) Use of low Kelvin rated lights (3000 Kelvin or less) for outdoor lighting;

(b) Outdoor light visible north of West 6th Street shall be shielded on all four sides of the light source;

(c) Exterior lighting may not exceed 0.0 foot candles beyond West 6th Street.

(d) Focus light on activity and use activity appropriate lighting.

(B) Sound Barrier required for Outdoor Sports and Recreation Use.

(1) If the Outdoor Sports and Recreation use is located on the top floor or rooftop of the Existing Parking Garage:

(a) A 10 foot sound barrier shall be installed on the top floor or rooftop of the Existing Parking Garage, extending horizontally along the entire length of the building facing 6th Street and along the entire building facing Mopac Expressway. The sound barrier shall:

- (i) Extend 10 feet vertically from the floor plate of the top floor of the Existing Parking Garage;
- (ii) Be composed of a continuous, soundproofing material that is one pound per square foot or greater to reduce noise;
- (iii) Not be mounted atop the existing parapet of the parking garage; and
- (iv) Satisfy the requirements of any necessary permit or approval as required by City.

(2) If the Outdoor Sports and Recreation use is not located on the top floor or rooftop of the Existing Parking Garage in accordance with Part 7, Subsection (F)(3)(ii) of this ordinance:

(a) A 10 foot sound barrier shall be installed on the Property separating the Outdoor Sports and Recreation use from the western Property line and West 6th. The sound barrier shall:

- (i) Extend 10 feet vertically from the grade level of the Outdoor Sports and Recreation use;
- (ii) Be composed of a continuous, soundproofing material that is one pound per square foot or greater to reduce noise;
- (iii) Not be located further than 20 feet from the Outdoor Sports and Recreation Use; and

- (iv) Satisfy the requirements of any necessary permit or approval as required by City.

PART 9. Affordable Housing.

- (A) If residential units are included on the Property, Landowner shall satisfy the affordable housing requirement as set out in this Part 9.
- (B) Landowner shall provide 10 percent of the total residential units on the Property as affordable units.
- (C) An affordable unit constructed on the Property is subject to the following:
- (1) Affordable Rental Units-
- (a) An affordable rental unit shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.
- (b) An affordable rental unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
- (c) A fee in-lieu of this on-site affordability requirement is not permitted.
- (2) Affordable Owner-Occupied Units-
- (a) An affordable owner-occupied unit shall be reserved as affordable for a minimum of 99 years following the issuance of the certificate of occupancy.
- (b) An affordable owner-occupied unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
- (c) A fee in-lieu of this on-site affordability requirement is not permitted.

- (D) To satisfy the affordable housing requirements, Landowner must comply with Division 1 (*General Provisions*), Article 2 (*Density Bonus and Incentive Programs*) of Chapter 4-18 before applying for a site plan or building permit that relies on code modifications as described in Part 12 (*Code Modifications*) of this ordinance. Section 4-18-22 (*Pre-Certification Requirement*) shall not apply.

PART 10. Environmental.

- (A) Landowner shall provide and maintain water quality controls in accordance with Chapter 25-8, Subchapter A, Article 6 (*Water Quality Controls*) of City Code Title 25 in effect at the time of site plan submittal.
- (B) Any structure built above the height of the existing building on the Property must achieve a Threat Factor of 30 or less across each new building facade as defined by the American Bird Conservancy (ABC) Bird Collision Deterrence: Summary of Material Threat Factors dated October 2011.

PART 11. Community Benefits.

- (A) Landowner shall allow persons living within the Old West Austin Neighborhood Planning Area to use the existing first floor coworking space, as available, at a rate that is 50 percent less than required of the general public. The existing coworking space may be modified or eliminated.
- (B) Landowner shall allow persons living within the Old West Austin Neighborhood Planning Area use of the first floor conference room, as available, free of charge. The existing first floor conference room may be modified or eliminated.
- (C) Landowner shall contribute to City, an amount equal to 25 percent of the total project costs or \$250,000.00 dollars, whichever amount is less, towards costs to improve the Johnson Creek Trail from West 5th Street to the Butler Trail ("Butler Trail Contribution"). Landowner's obligation to remit Butler Trail Contribution is contingent upon City, or City in coordination with a non-profit, beginning construction of improvements within three years of the effective date of this ordinance. Landowner shall deliver to City the total amount of Butler Trail Contribution within 90 days of City's written request to Landowner for Butler Trail Contribution. City's written request to Landowner will include an estimate for total project costs.

- (D) The landowner will work with the City of Austin Transportation and Public Works Department to restrict vehicle access from the existing above grade parking garage to north West 6th Street.

PART 12. Code Modifications.

In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.2, Council modifies the following site development regulations which shall apply to the PUD instead of otherwise applicable City regulations:

(A) General Requirements and Procedures

City Code Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) and 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) are modified to allow Lake Austin Commons PUD to include less than 10 acres of land without being characterized by special circumstances.

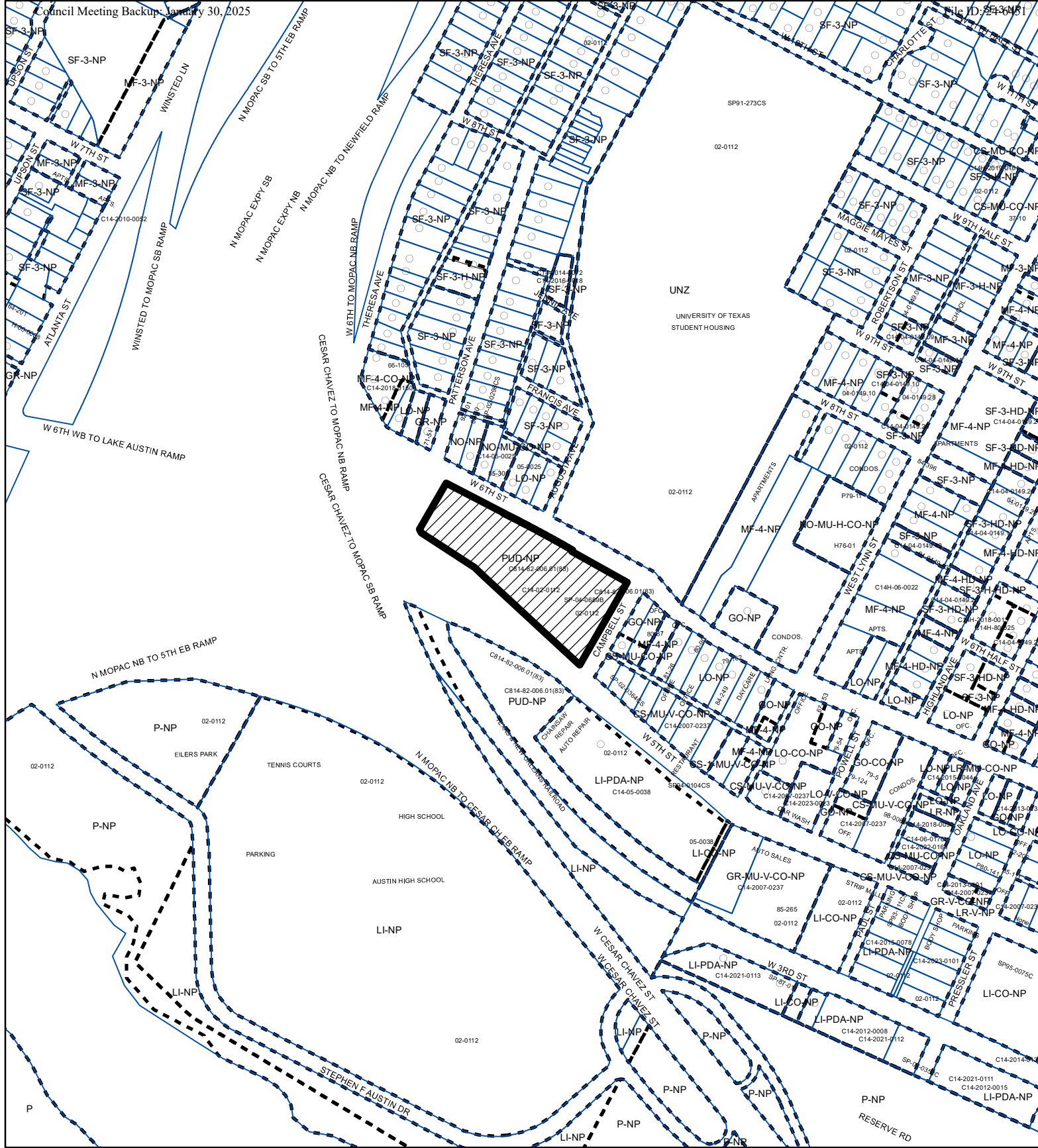
(B) Zoning

- (1) Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish the specific set of permitted, conditional, and prohibited uses on the Property in Part 7.
- (2) Section 25-2-492 (*Site Development Regulations*) is modified to establish the principal site development regulations applicable to the Property in Part 7.
- (3) Section 25-2-894 (*Accessory Uses for a Principal Commercial Use*) is modified to eliminate the 10% limitation for accessory uses for the uses described in Part 7(G).

(C) Except as provided in Subsection (D), an existing building on the Property is subject to City Code in effect on August 7, 2006, unless:

- (1) New development is 125,000 square feet or more; or
- (2) An existing building is demolished in its entirety.

COA Law Department



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

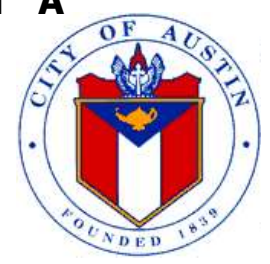
ZONING CASE#: C814-82-006.02(83)

EXHIBIT "A"

$$1'' = 400'$$

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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1717 W. 6TH STREET
AUSTIN, TEXAS 78703

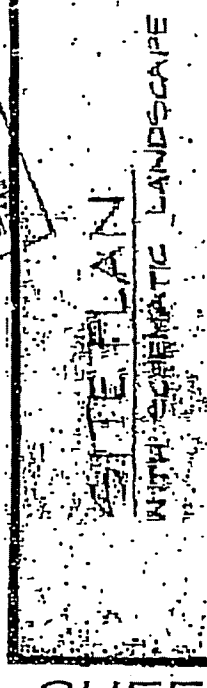
A black and white map of the University of Texas campus area. The map shows major roads including W 7TH, 10TH, 6TH, 5TH, 1ST, WEST L'VING, and AUSTIN. It also shows the University of Texas building and a shaded area labeled 'SITE' with an arrow pointing to it. Other labels include 'TOWN LAKE', 'STRATFORD', 'S F', 'ML PARK', and 'PATTERSON'.

No.	Description	Revise(R)/ Add(A) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover	Site Imp. Cover	% Site Imp. Cover	Approved/Date
1	RECONFIG. OF LANDSCAPING PAVERS & PLANTERS OVER EXIST. IMP. COVER IN OUTDOOR PLAZA						5-17-93
2	REMODEL 1,945 SF. OF RETAIL INTO MEDICAL OFFICE						9-1-93
3	ADDED 6' DIA. SATELLITE ANTENNA ON ROOF OF PHASE 1 BUILDING						1-10-94
4	USE CHANGE OF 330 SF. OF RETAIL TO FOOD SALES CORRECTED PARKING TABLE						6-28-96
5	REMODEL LOBBY AND ENCLOSE 460 SF. FOR LOBBY EXPANSION CORRECTED PARKING TABLE						10-22-02
6	ADDED PARKING LANE FOR PHD. CLARIFY I.C. TABLE, AND SHT. 26	01, 04, 7 10, 13, 14, 15 16, 17, 20, 21 22, 23, 24, 25	26	N/A	N/A		3/10/03 CJ
7	REVISED SITE PLAN FOR PHASE 4	01, 03, 04 17, 18, 20, 21 22, 23, 24, 25, 27	27	N/A	N/A		7/16/03 G. Lamm m. 88 01/10/06
8	REVISED SITE PLAN FOR PHASE 4	2, 3, 27	27	N/A	N/A		
9	REVISE SITE PLAN 1	2, 3, 27, 28	28	N/A	N/A		

[illegible]

28. PHASE 3 SITE PLAN (REVISED)

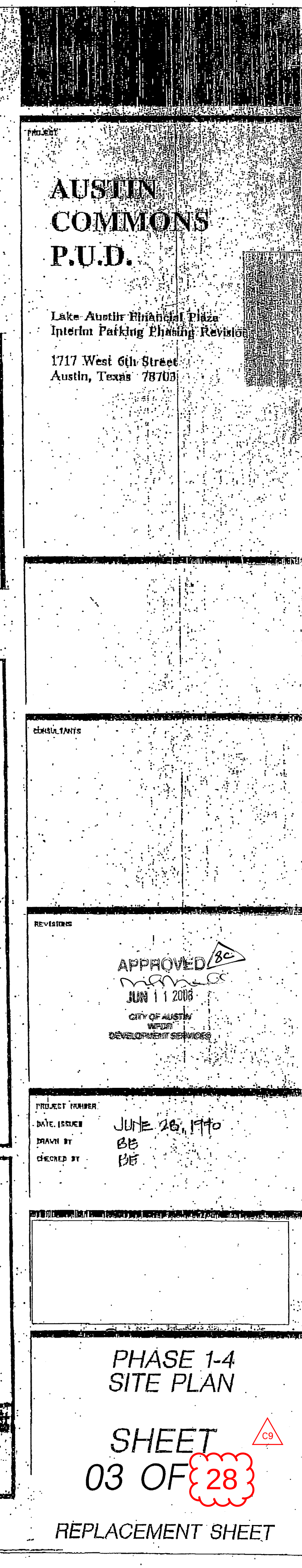
C814-82-006.01 (83)



PHASE 1-4
SITE PLAN
REVISION 2

SHEET
02 of 28
C814-82-006.01 (83)
REPLACEMENT SHEET

1. All planting areas to be watered with an approved underground irrigation system. All container plantings are to have host plant scores within 100 feet maximum.
2. Plant legends applies only to area 100 feet from curb. It is to be 200 feet from curb for the entire project.
3. All signs after paving to comply with definition of landscaped area as defined by Part 2 of landscape ordinance no. 240408-E.





1717 West 6th Street
Austin, Texas 78703

E. M. SYKES CO.
Austin, Texas

Lake Austin Commons

5 SITE PLAN

SHEET
04 OF 26

C814-82-006.01 (83)

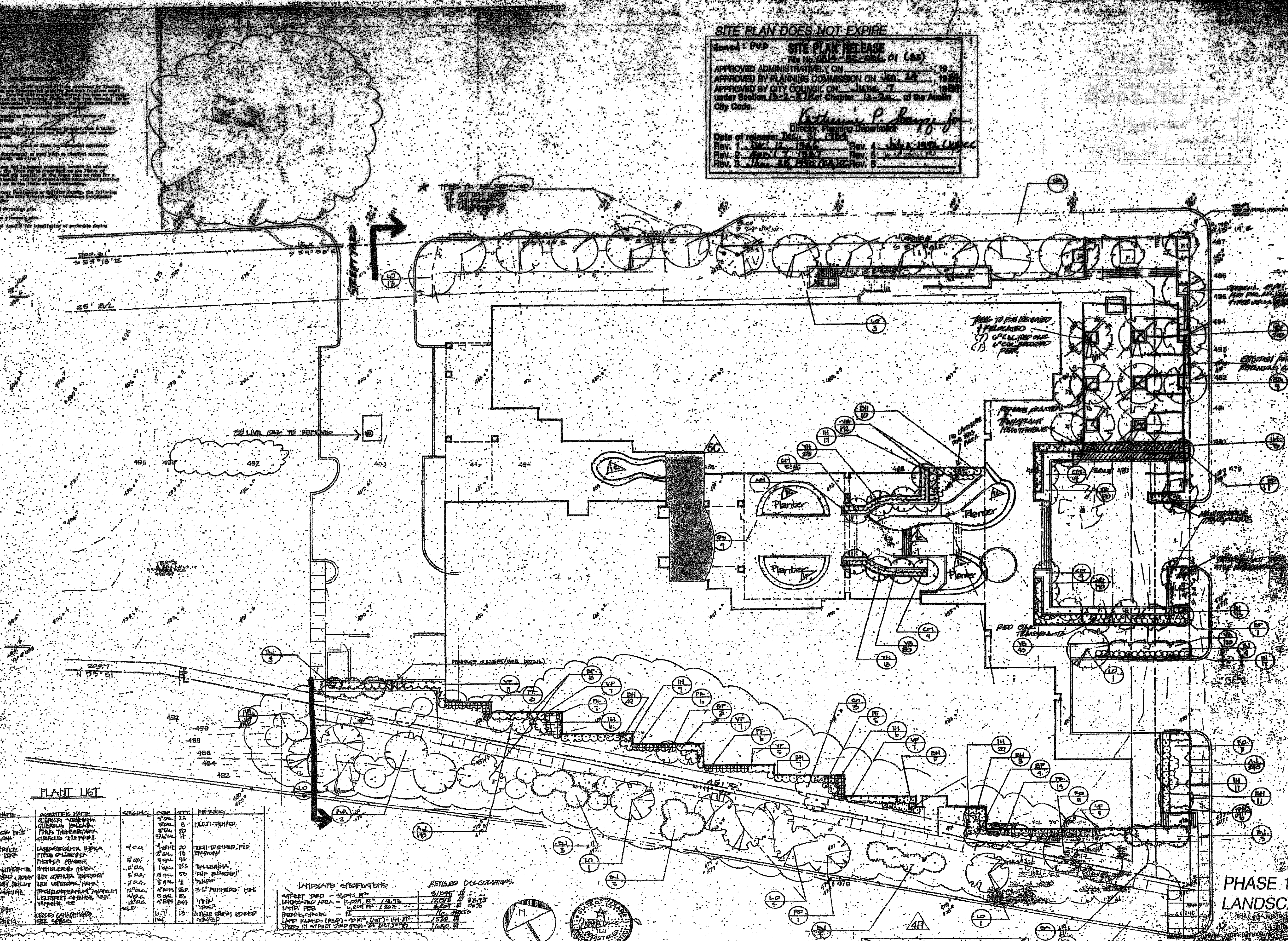
SITE PLAN EXPIRES ON: N/A
PERMITS
SITE PLAN RELEASE
 C.B. File No. C.B.14 - 82-296 of (83)
 APPROVED ADMINISTRATIVELY ON 1-13-84 _____ 19
 APPROVED BY PLANNING COMMISSION ON 1-24 _____ 1984
 APPROVED BY CITY COUNCIL ON 6-7-84 _____ 1984
 under Section 13-2-21 of Chapter 13-24 of the Austin
 City Code.
William P. Simpson

 Director, Planning Department
 Date of Release: 6-21-84
 Rev. 1 1-1-84 _____ Rev. A _____
 Rev. 2 4-28-84 _____ Rev. B _____
 Rev. 3 _____ Rev. C _____

REPLACEMENT SHEET



1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525



PERSON NAME	IDENTITY MARK	SIZE/WT	AGE	HT	REMARKS
JOHN DOE	100-100-100	5' 10"	25	170	
JANE DOE	100-100-100	5' 8"	22	160	
JOHN DOE JR	100-100-100	5' 10"	25	170	
JANE DOE JR	100-100-100	5' 8"	22	160	
JOHN DOE III	100-100-100	5' 10"	25	170	
JANE DOE III	100-100-100	5' 8"	22	160	
JOHN DOE IV	100-100-100	5' 10"	25	170	
JANE DOE IV	100-100-100	5' 8"	22	160	
JOHN DOE V	100-100-100	5' 10"	25	170	
JANE DOE V	100-100-100	5' 8"	22	160	
JOHN DOE VI	100-100-100	5' 10"	25	170	
JANE DOE VI	100-100-100	5' 8"	22	160	
JOHN DOE VII	100-100-100	5' 10"	25	170	
JANE DOE VII	100-100-100	5' 8"	22	160	
JOHN DOE VIII	100-100-100	5' 10"	25	170	
JANE DOE VIII	100-100-100	5' 8"	22	160	
JOHN DOE IX	100-100-100	5' 10"	25	170	
JANE DOE IX	100-100-100	5' 8"	22	160	
JOHN DOE X	100-100-100	5' 10"	25	170	
JANE DOE X	100-100-100	5' 8"	22	160	
JOHN DOE XI	100-100-100	5' 10"	25	170	
JANE DOE XI	100-100-100	5' 8"	22	160	
JOHN DOE XII	100-100-100	5' 10"	25	170	
JANE DOE XII	100-100-100	5' 8"	22	160	
JOHN DOE XIII	100-100-100	5' 10"	25	170	
JANE DOE XIII	100-100-100	5' 8"	22	160	
JOHN DOE XIV	100-100-100	5' 10"	25	170	
JANE DOE XIV	100-100-100	5' 8"	22	160	
JOHN DOE XV	100-100-100	5' 10"	25	170	
JANE DOE XV	100-100-100	5' 8"	22	160	
JOHN DOE XVI	100-100-100	5' 10"	25	170	
JANE DOE XVI	100-100-100	5' 8"	22	160	
JOHN DOE XVII	100-100-100	5' 10"	25	170	
JANE DOE XVII	100-100-100	5' 8"	22	160	
JOHN DOE XVIII	100-100-100	5' 10"	25	170	
JANE DOE XVIII	100-100-100	5' 8"	22	160	
JOHN DOE XIX	100-100-100	5' 10"	25	170	
JANE DOE XIX	100-100-100	5' 8"	22	160	
JOHN DOE XX	100-100-100	5' 10"	25	170	
JANE DOE XX	100-100-100	5' 8"	22	160	
JOHN DOE XXI	100-100-100	5' 10"	25	170	
JANE DOE XXI	100-100-100	5' 8"	22	160	
JOHN DOE XXII	100-100-100	5' 10"	25	170	
JANE DOE XXII	100-100-100	5' 8"	22	160	
JOHN DOE XXIII	100-100-100	5' 10"	25	170	
JANE DOE XXIII	100-100-100	5' 8"	22	160	
JOHN DOE XXIV	100-100-100	5' 10"	25	170	
JANE DOE XXIV	100-100-100	5' 8"	22	160	
JOHN DOE XXV	100-100-100	5' 10"	25	170	
JANE DOE XXV	100-100-100	5' 8"	22	160	
JOHN DOE XXVI	100-100-100	5' 10"	25	170	
JANE DOE XXVI	100-100-100	5' 8"	22	160	
JOHN DOE XXVII	100-100-100	5' 10"	25	170	
JANE DOE XXVII	100-100-100	5' 8"	22	160	
JOHN DOE XXVIII	100-100-100	5' 10"	25	170	
JANE DOE XXVIII	100-100-100	5' 8"	22	160	
JOHN DOE XXIX	100-100-100	5' 10"	25	170	
JANE DOE XXIX	100-100-100	5' 8"	22	160	
JOHN DOE XXX	100-100-100	5' 10"	25	170	
JANE DOE XXX	100-100-100	5' 8"	22	160	
JOHN DOE XXXI	100-100-100	5' 10"	25	170	
JANE DOE XXXI	100-100-100	5' 8"	22	160	
JOHN DOE XXXII	100-100-100	5' 10"	25	170	
JANE DOE XXXII	100-100-100	5' 8"	22	160	
JOHN DOE XXXIII	100-100-100	5' 10"	25	170	
JANE DOE XXXIII	100-100-100	5' 8"	22	160	
JOHN DOE XXXIV	100-100-100	5' 10"	25	170	
JANE DOE XXXIV	100-100-100	5' 8"	22	160	

REVISED OBSERVATIONS

PLANT SPECIES:

TRANSPLANTS: (1) CORYNEUM SPERMATOPHYTES 1000
(2) PINE CALLERYPH. 1000
(3) PINUS MITIS INTRA 1000
NOR. (4) PINUS MITIS INTRA 1000
(5) ST. ARBUTUS 1000
(6) ST. ARBUTUS 1000

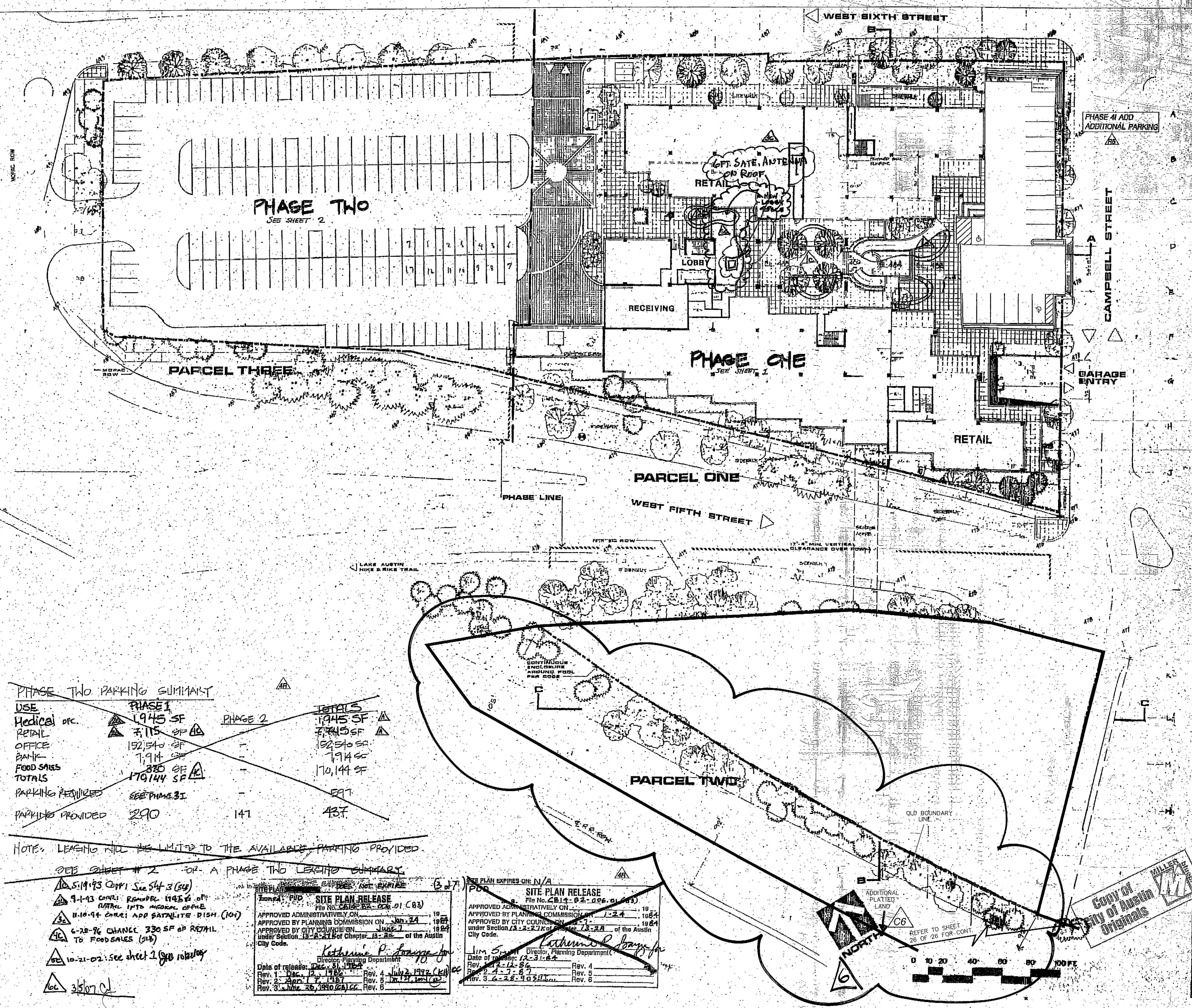
NOTES: PLANTING SEEDS IN KEL SPRING POND
FOR LANDSCAPE RESTORATION AND RE-SEEDING.

SCALE: 1-160
OUTER: 100-1000
INNER: 100-1000
12-22-10
REV. 12-25
REV. 11-16-10

SITE PLAN RELEASE
 File No. **218-22-000-01(24)**
 APPROVED ADMINSTRATIVE
 APPROVED PLANNING AND DEVELOPMENT
 APPROVED BY CITY COUNCIL ON **11/15/82**
 under Section **22-22** of Chapter **198-2** of the City of Austin Zoning Ordinance.
 Date of release: **11-15-82**
 Rev. 1 approved on: **11-15-82**
 Rev. 2 approved on: **11-15-82**
 Date of release: **11-15-82**

PHASE 1
LANDSCAPE PLAN

C814-82-006.01 (83)



PHASE TWO PARKING SUMMARY

USE	PHASE 1	PHASE 2	TOTALS
Medical ofc.	1,945 SF		1,945 SF
RETAIL	3,115 SF		3,115 SF
OFFICE	192,540 SF		192,540 SF
BANK	7,914 SF		7,914 SF
FOOD SALES	330 SF		330 SF
TOTALS	179,144 SF		179,144 SF
PARKING REQUIRED	SEE PHASE 31		897
PARKING PROVIDED	290	141	437

NOTE: LEASING WILL BE LIMITED TO THE AVAILABLE PARKING PROVIDED.

- SEE SHEET # 2 FOR A PHASE TWO LEASING SUMMARY.
- 10-5-1993 COM: See 54-3 (54)
 - 9-1-93 COM: REMOVED 19956 OF NORTH INTO MEDICAL OFFICE
 - 11-10-94 COM: ADD SATELLITE DISH (104)
 - 6-28-96 CHANGE 330 SF OF RETAIL TO FOOD SALES (518)
 - 10-21-02: See sheet 2 (see 102104)
 - 10-31-02

SITE PLAN RELEASE
File No. C814-82-006.01 (83)
APPROVED ADMINISTRATIVELY ON 10-24-1993
APPROVED BY PLANNING COMMISSION ON 10-24-1993
APPROVED BY CITY COUNCIL ON 10-24-1993
under Section 12-2-2.7 of Chapter 12-2 of the Austin City Code.
Katherine P. Long for
Director, Planning Department
Date of release: 10-24-1993
Rev. 1: 10-24-1993
Rev. 2: 10-24-1993
Rev. 3: 10-24-1993
Rev. 4: 10-24-1993
Rev. 5: 10-24-1993
Rev. 6: 10-24-1993

SITE PLAN RELEASE
File No. C814-82-006.01 (83)
APPROVED ADMINISTRATIVELY ON 10-24-1993
APPROVED BY PLANNING COMMISSION ON 10-24-1993
APPROVED BY CITY COUNCIL ON 10-24-1993
under Section 12-2-2.7 of Chapter 12-2 of the Austin City Code.
Katherine P. Long for
Director, Planning Department
Date of release: 10-24-1993
Rev. 1: 10-24-1993
Rev. 2: 10-24-1993
Rev. 3: 10-24-1993
Rev. 4: 10-24-1993
Rev. 5: 10-24-1993
Rev. 6: 10-24-1993

AUSTIN COMMONS P.U.D.

Lake Austin Financial Plaza
Interim Parking Phasing Revision
1717 West 6th Street
Austin, Texas 78703

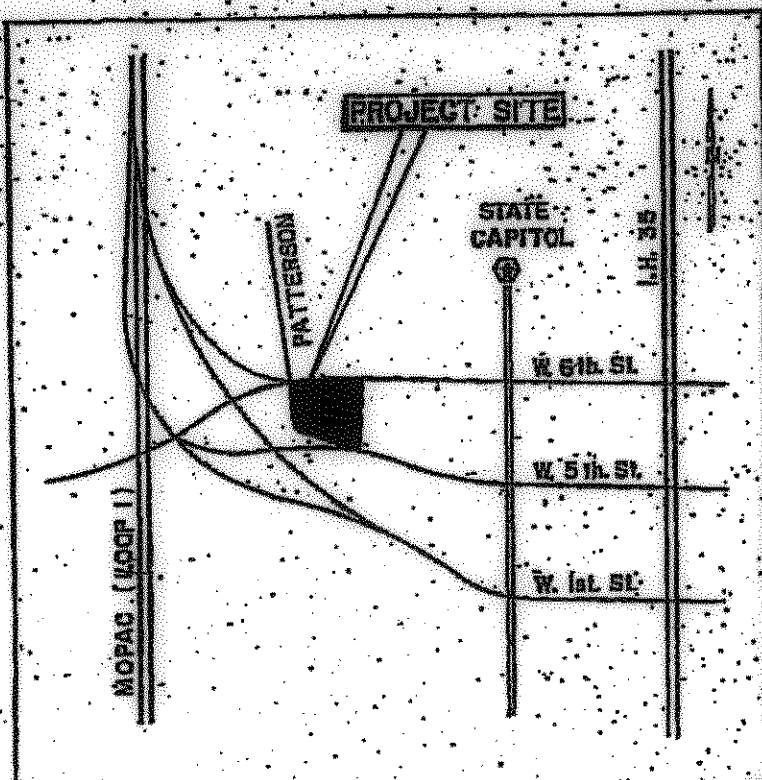
E.M. SYKES CO.
Austin, Texas

Lake Austin Commons

1
SHEET 7 OF 26
REPLACEMENT SHEET
C814-82-006.01 (83)

PHASE TWO SITE PLAN

SHEET 7 OF 26
REPLACEMENT SHEET
C814-82-006.01 (83)



LOCATION MAP

BENCHMARKS:

ORIGIN B.M. = RAILROAD SPIKE IN POWER POLE AT SOUTHWEST CORNER OF THE INTERSECTION OF WEST 6th STREET AND CAMPBELL STREET. ELEV. = 479.17

B.M. #1 = RAILROAD SPIKE IN POWER POLE, 45' EAST OF NORTHERLY PROPERTY CORNER. (SET BY BURY & PITTMAN, INC. ON JULY 24, 1986.) ELEV. = 497.94

LEGEND

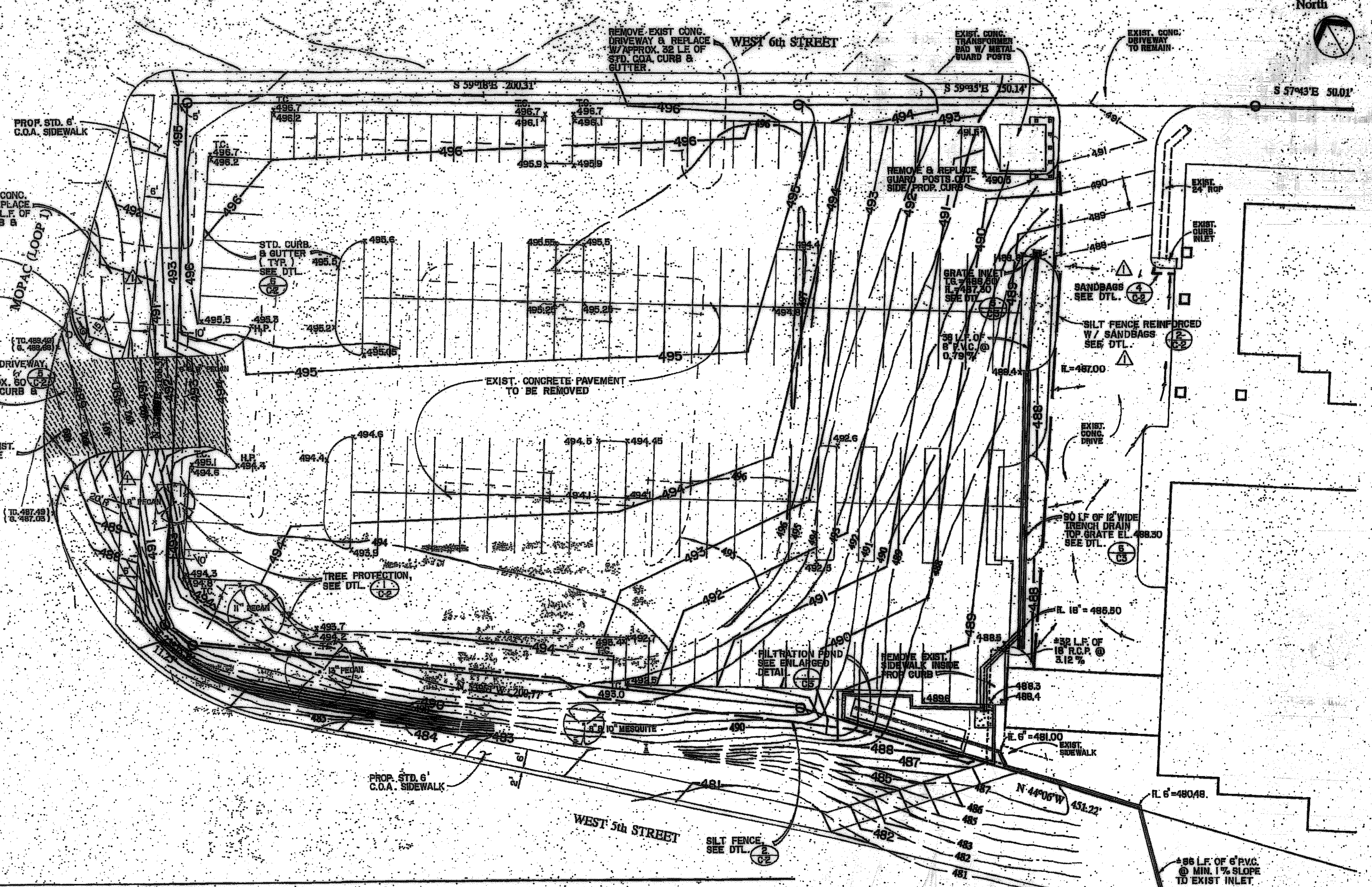
- EXIST. SPOT ELEV.
- EXIST. CONTOUR
- PROP. SPOT ELEV.
- PROP. CONTOUR
- DRAINAGE FLOW
- TOP OF CURB
- TREE TO REMAIN
- TREE TO BE REMOVED

GENERAL CONSTRUCTION NOTES

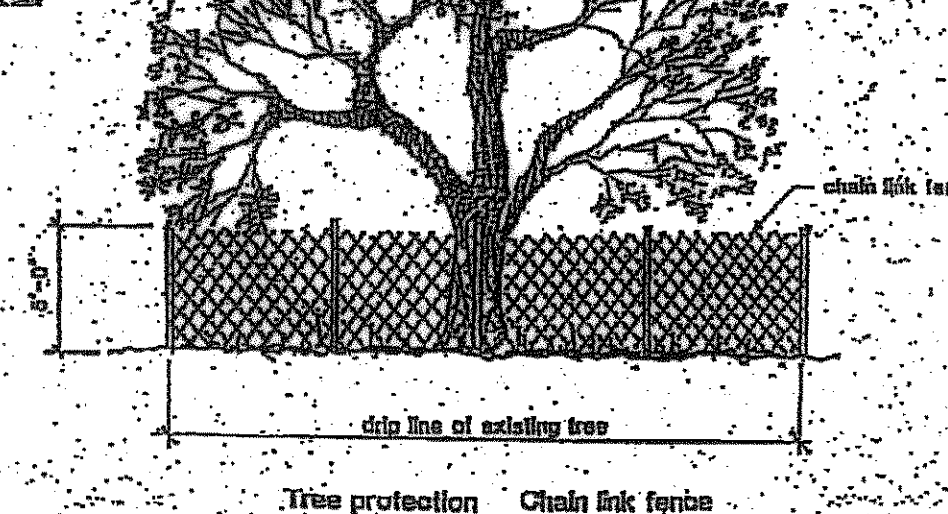
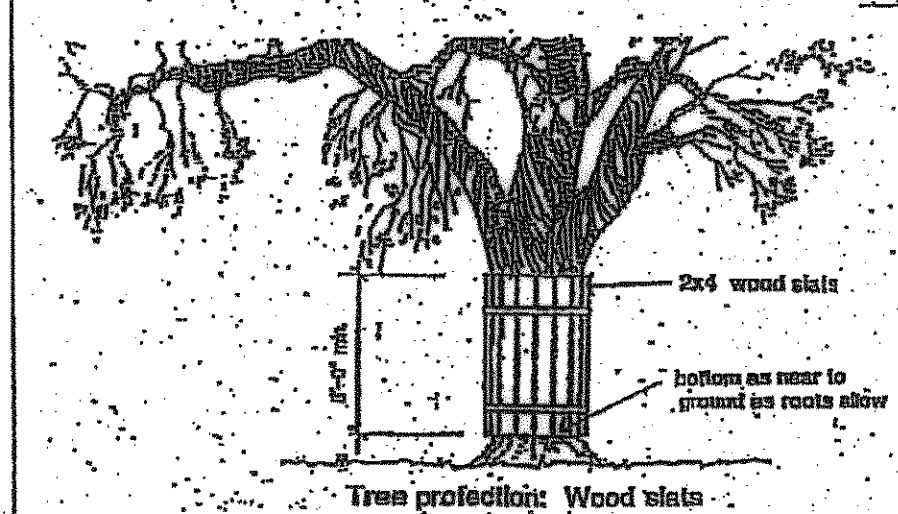
- All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.
- Revised By: _____ Date: _____
- Department of Planning and Development
- SP-90-0088 D
Development Permit Number
- Contractor shall call One Call Center (495-0170) for utility locations prior to any work in easements or street right-of-way.
- TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.
The schedule for installation of erosion and sedimentation control measures is as follows:
The contractor shall construct silt fence erosion control barriers prior to excavation. The placement of such controls shall be in accordance with the approved construction plans. Actual locations may vary slightly from the plans but will be verified by the project engineer in the field prior to construction. The contractor and City Inspector are to inspect the controls at weekly intervals and after every significant rainfall to insure that they have not been significantly disturbed. Any sedimentation after a significant rainfall shall be removed and placed in the designated spoil disposal site. The owner/engineer shall conduct weekly inspections of all erosion/sedimentation control methodologies and direct the person or firm responsible for the maintenance to make any repairs or modifications necessary to assure continued effective operation of each methodology.
- The name and phone number of the designated representative for the owner/engineer who will have the authority to make appropriate changes to the sedimentation/erosion control plan, if it is discovered to be inadequate.
Bury & Pittman, Inc. 512/477-5368
Owner/Engineer Phone #
- The identity of the person or firm who will be responsible for the maintenance of each sedimentation/erosion control schema being used on the project.
Olympia Management Corporation 512/472-1555
Revisor or Firm Name Phone #

- PERMANENT EROSION CONTROL
All disturbed areas shall be restored except as noted below. A minimum of 4" of topsoil shall be placed in all drainage channels (except rock) and between curb and right-of-way lines. The contractor shall hydromulch or sod all exposed cuts and fills upon completion of construction, except where cuts are made in solid rock. The seeding or erosion control shall be applied at the specified rate over areas disturbed by construction as follows: From September 15 to March 1, seeding shall be with a combination of 3 pounds per 1000 square feet of unimproved Bermuda and 7 pounds per 1000 square feet of Winter Rye with a purity of 98% with 90% germination. From March 2 to September 14, seeding shall be with seeded Bermuda grass (Quoniam Bachelors) at the rate of 1 pound per 1000 square feet with a purity of 98% with 85% germination. Fertilizer shall have an analysis of 20-20-10 and shall be applied at the rate of 800 pounds per acre. Mulch to be cellulose fiber applied at a rate of 2000 pounds per acre. Restoration shall be acceptable when the grass has grown at least 12" high with 85% coverage and no bare spots larger than 16 square feet exist. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil at 10-day intervals during the first two months at a rate sufficient to thoroughly soak the soil to a depth of 6 inches. Rainfall occurrences of 1/2" or greater shall postpone the watering schedule 10 days. Seeding shall be watered until uniform growth is established.
- SEQUENCE OF CONSTRUCTION
a. Install erosion / sedimentation control and ins. protective fencing
b. Construct filter pond (except for PVC underdrain and sand filter)
c. Grade site
d. Pave parking and driveways
e. Landscape and restore disturbed areas
f. Install PVC underdrain and sand filter
g. Remove erosion and sedimentation control.
- Owner's Name and Address:
Olympia Management Corporation
As Agent for Bluebonnet Savings Bank, FSB
1717 W. 6th St., Suite 140
Austin, Texas 78703
Engineer's Name, Address and Telephone Number:
Bury & Pittman, Inc.
1601 Rio Grande, Suite 200
Austin, Texas 78703
512/477-5368

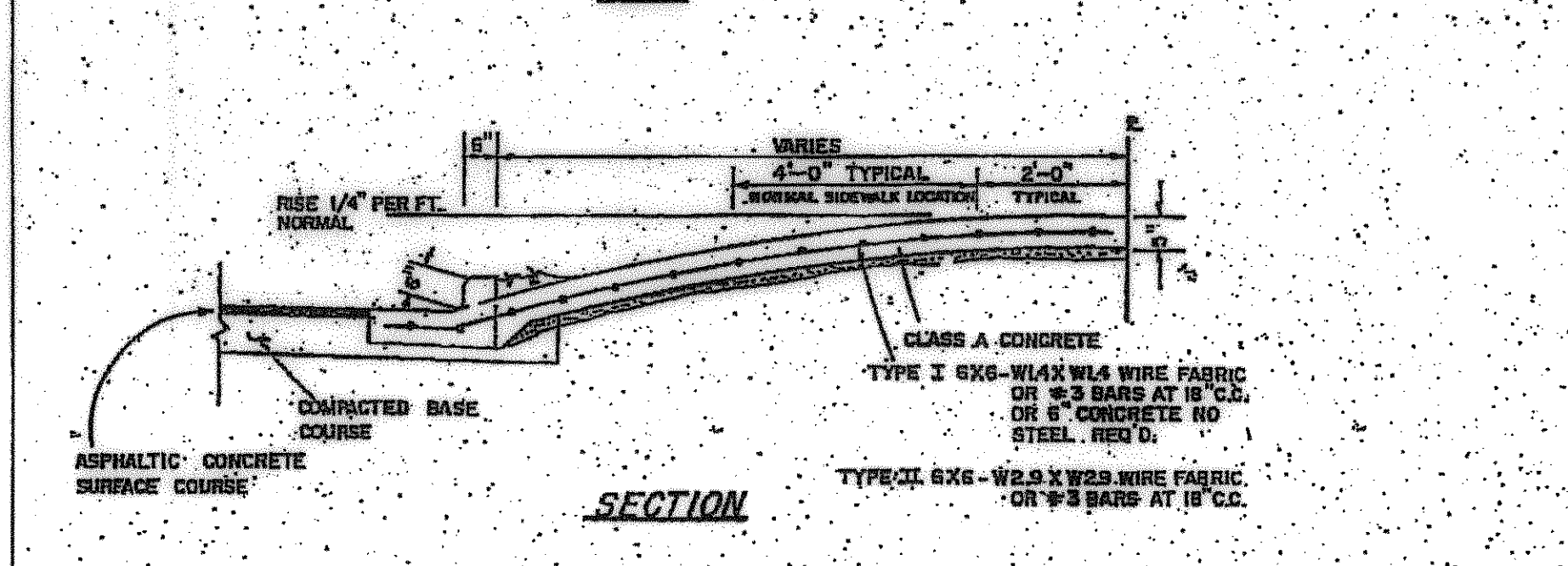
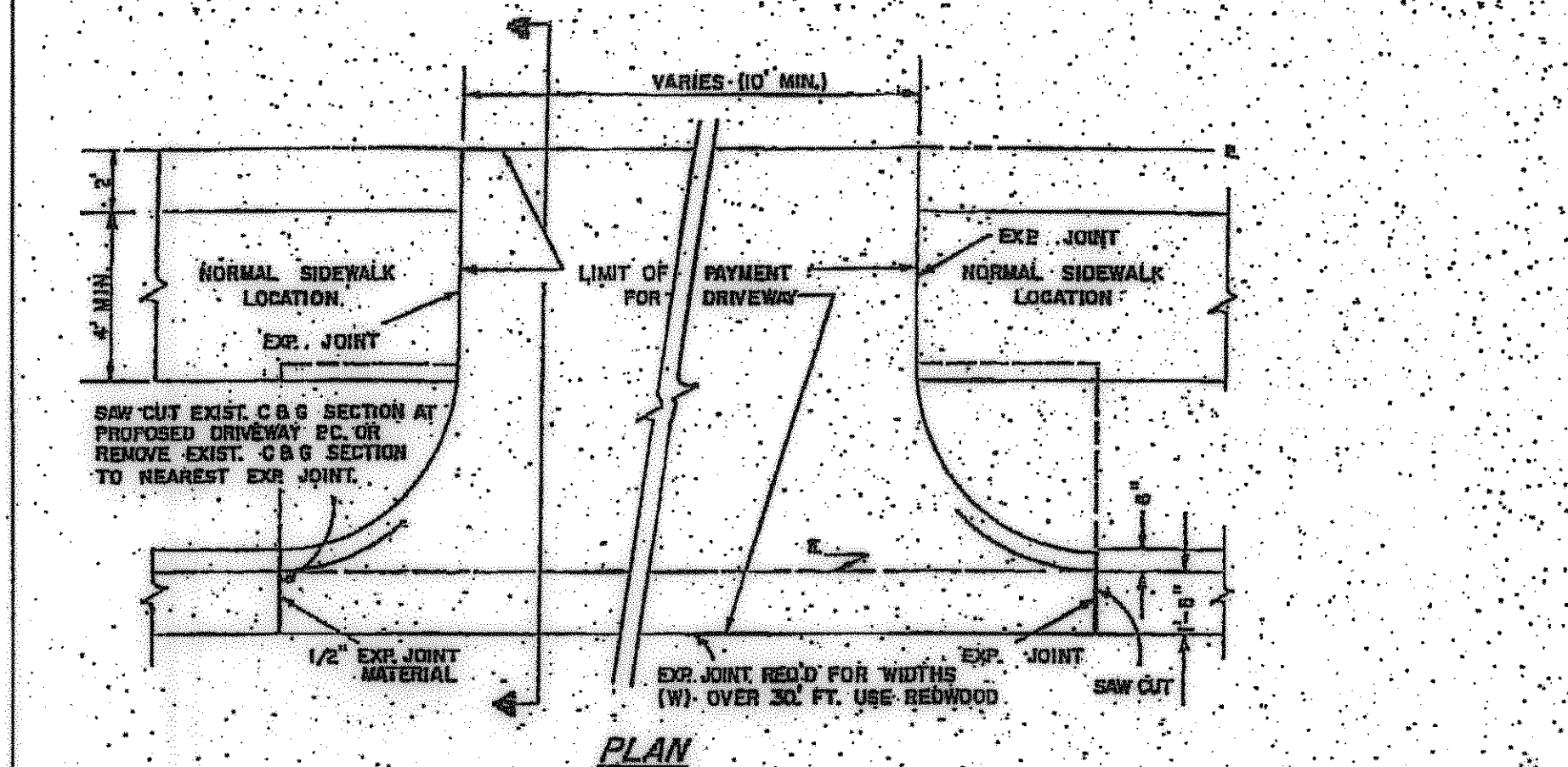
- A pre-construction conference shall be held subsequent to installation of the initial phase of the erosion and sedimentation controls and prior to beginning construction. This conference should take place on the site to demonstrate compliance with the erosion and sedimentation control manual and the approved plans, and to present a plan including future erosion and sedimentation controls, tree protection and drainage, utility and street layouts. Contractor shall arrange a meeting date with Dave Fowler, Supervisor of Environmental Inspection, Department of Environmental Protection, at 495-2550 at least three days prior to the meeting time. The design engineer and/or the permit applicant shall also be present at this meeting.
- This project is located in the Town Lake Watershed (Urban):
- This tract is not within the 100 year flood plain area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map on Community Panel No. 480624-00758 for the City of Austin, Travis County, Texas.
- This site plan has been previously approved as evidenced by Special Permit 85-01-1725 for the City of Austin.
- Site Address:
1717 W. 6th Street
- This site is exempt from the Comprehensive Watershed Ordinance by reason of platting and approval of site plan prior to the effective date of the ordinance.
- Based on the prior approved site plan, this site is exempt from stormwater detention due to its close proximity to Town Lake.
- Legal Description:
Lot 1, LANE AUSTIN COMMONS, Bl. 65, Pg. 53C, Recorded January 12, 1985.
- Off-Site disposal: The contractor shall not dispose of surplus excavated material from this site without notifying the Supervisor of Environmental Inspection at 495-2550 at least 48 hours prior to the removal. This notification shall include the disposal location and a copy of the permit issued to receive the material.



1. All trees shown on this plan to be retained shall be protected during construction with temporary fencing.
2. Tree protection fences shall be erected according to strictest of Land Development Standards for Tree Protection.
3. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing, or grading).
4. Fences shall completely surround the trees or clusters of trees and be located at the minimum limits of the tree branches (drip-line) and will be maintained throughout the construction project in order to prevent the following:
 - A. Soil compaction in the root zone area resulting from vehicular traffic or passage of equipment or materials.
 - B. Root zone disturbance due to grade changes (grader, backhoe, etc.) or other construction activities not authorized by the City Engineer.
 - C. Wounds to exposed roots, trunk or limbs by mechanical equipment.
 - D. Other activities detrimental to trees such as chemical storage, equipment storage, and fires.
5. Exceptions to installing fences at tree drip-lines may be permitted in the following cases:
 - A. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
 - B. Where trees are close to proposed building, erect the fence as close as possible to the building.
 - C. Where trees are within spray-sprinkler zone due to frost risk, or other special circumstances, contact the City Engineer at 478-2767 to discuss alternatives.
6. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with a wrap-around plastic to a depth of 4 feet for the limits of lower branches in addition to the reduced fencing provided.

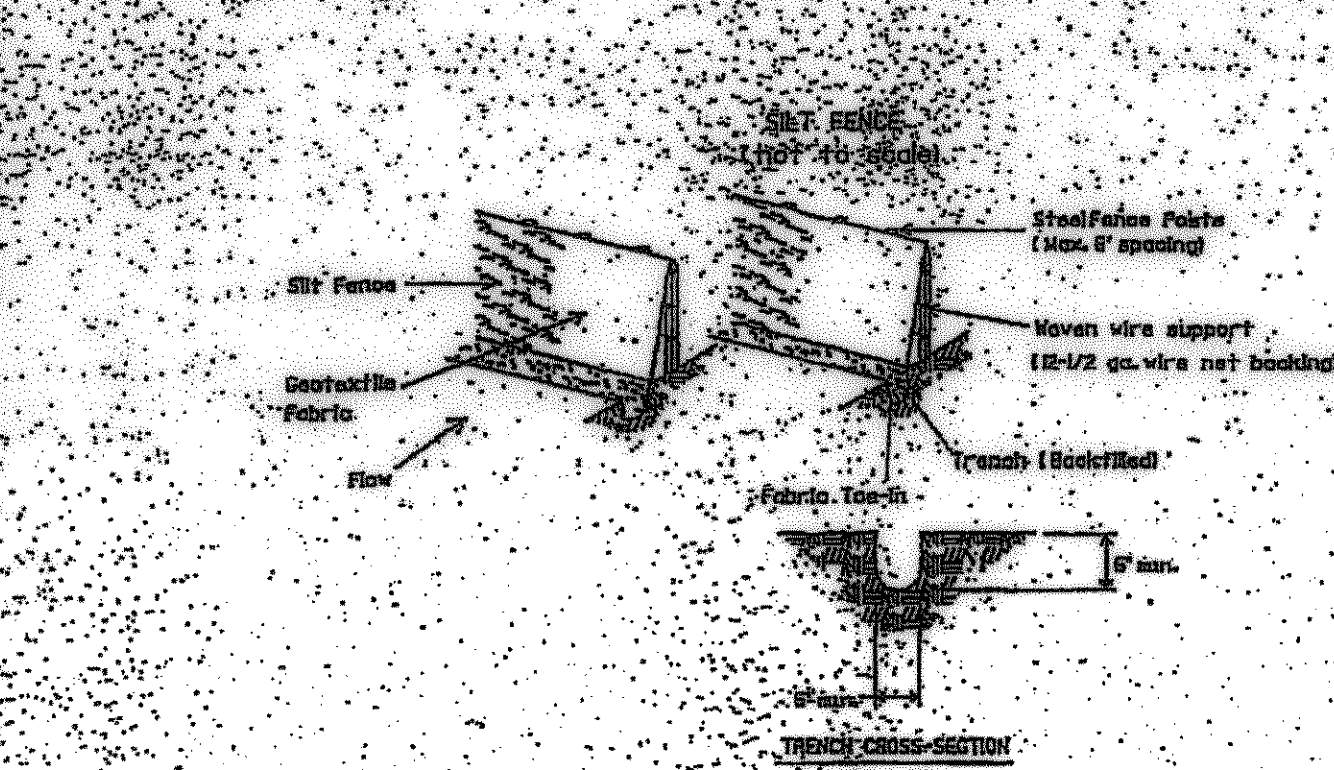


1 STANDARD TREE PROTECTION NOTES & DETAILS
N.T.S.



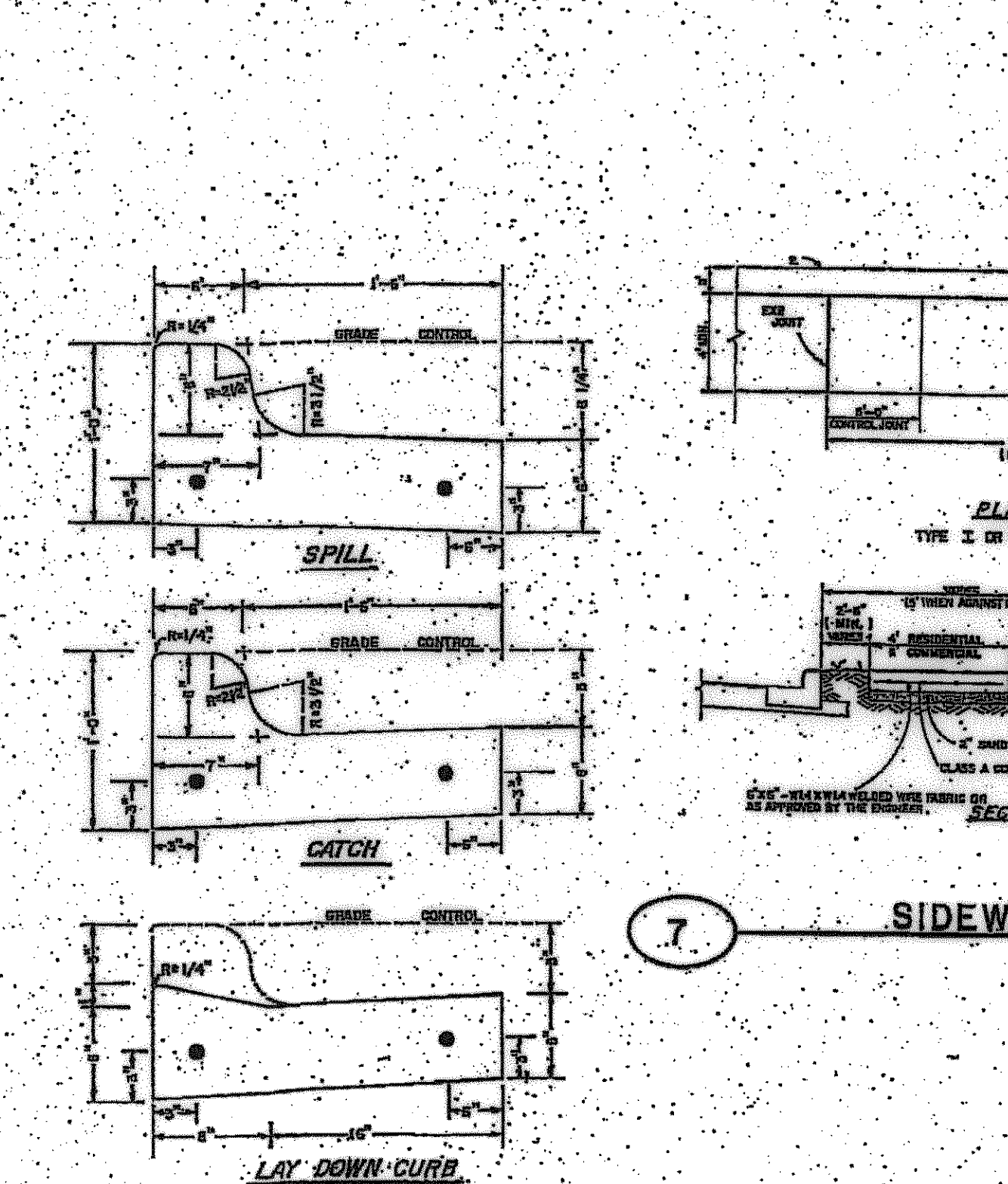
GENERAL NOTES:
TYPE I DRIVEWAY REQ'D FOR SINGLE FAMILY RESIDENCE, DUPLEXES AND TOWN HOUSES.
TYPE II DRIVEWAY REQ'D FOR MULTI-RESIDENT APTS, OFFICE AND PARKING LOTS, COMMERCIAL AND INDUSTRIAL.

5 ROLLED CURB DRIVEWAY (TYPE II.)
N.T.S.



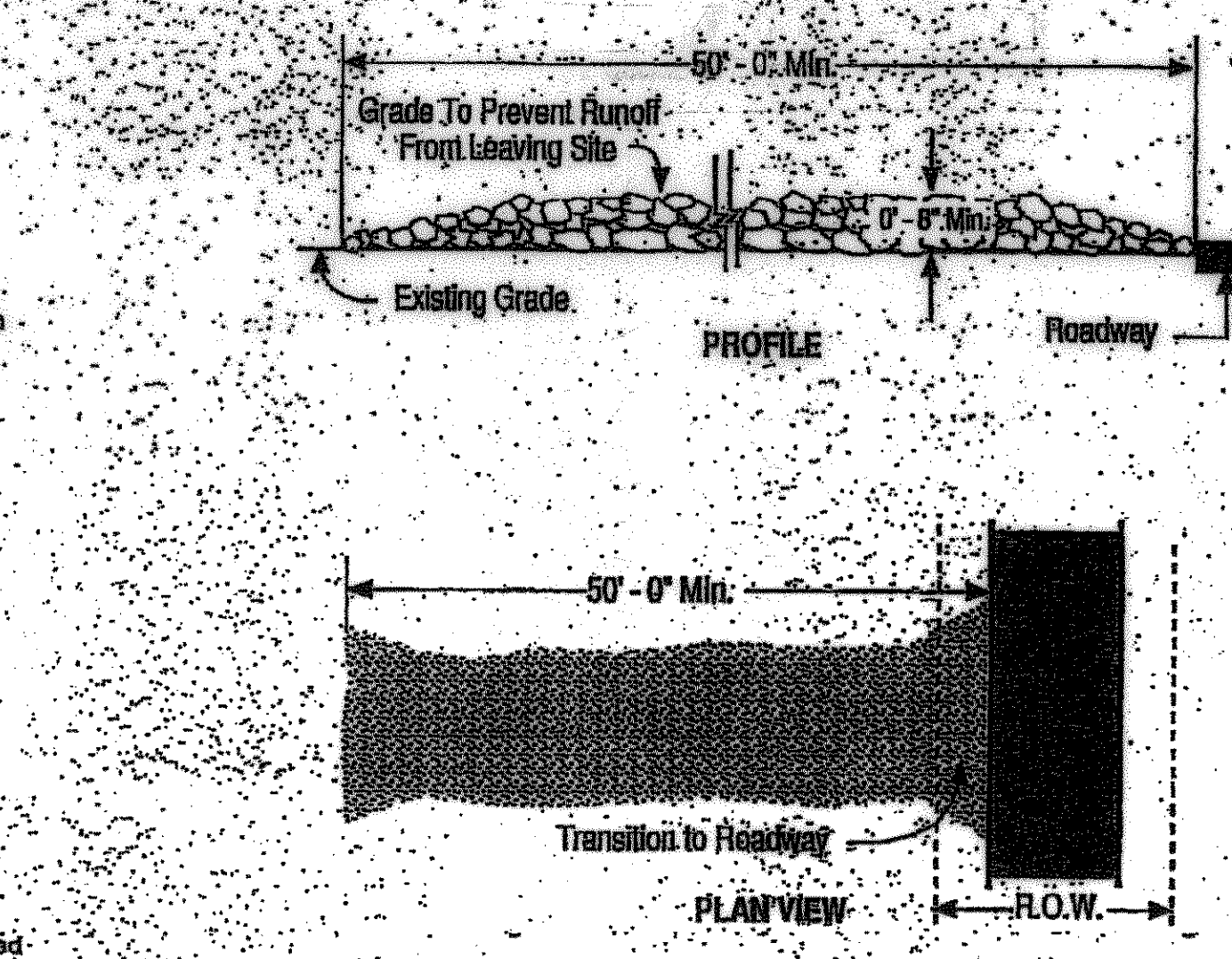
- GENERAL NOTES:
1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of one foot.
 2. The toe of the silt fence shall be finished in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fences can not be trenched in (e.g. pavement) weight fabric to flap with washed gravel on uphill side to prevent flow under fence.
 3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
 4. Silt fences should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post.
 5. Inspection shall be made weekly or after each rainfall event and repair or replacement shall be made promptly as needed.
 6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
 7. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation.

2 SILT FENCE
N.T.S.



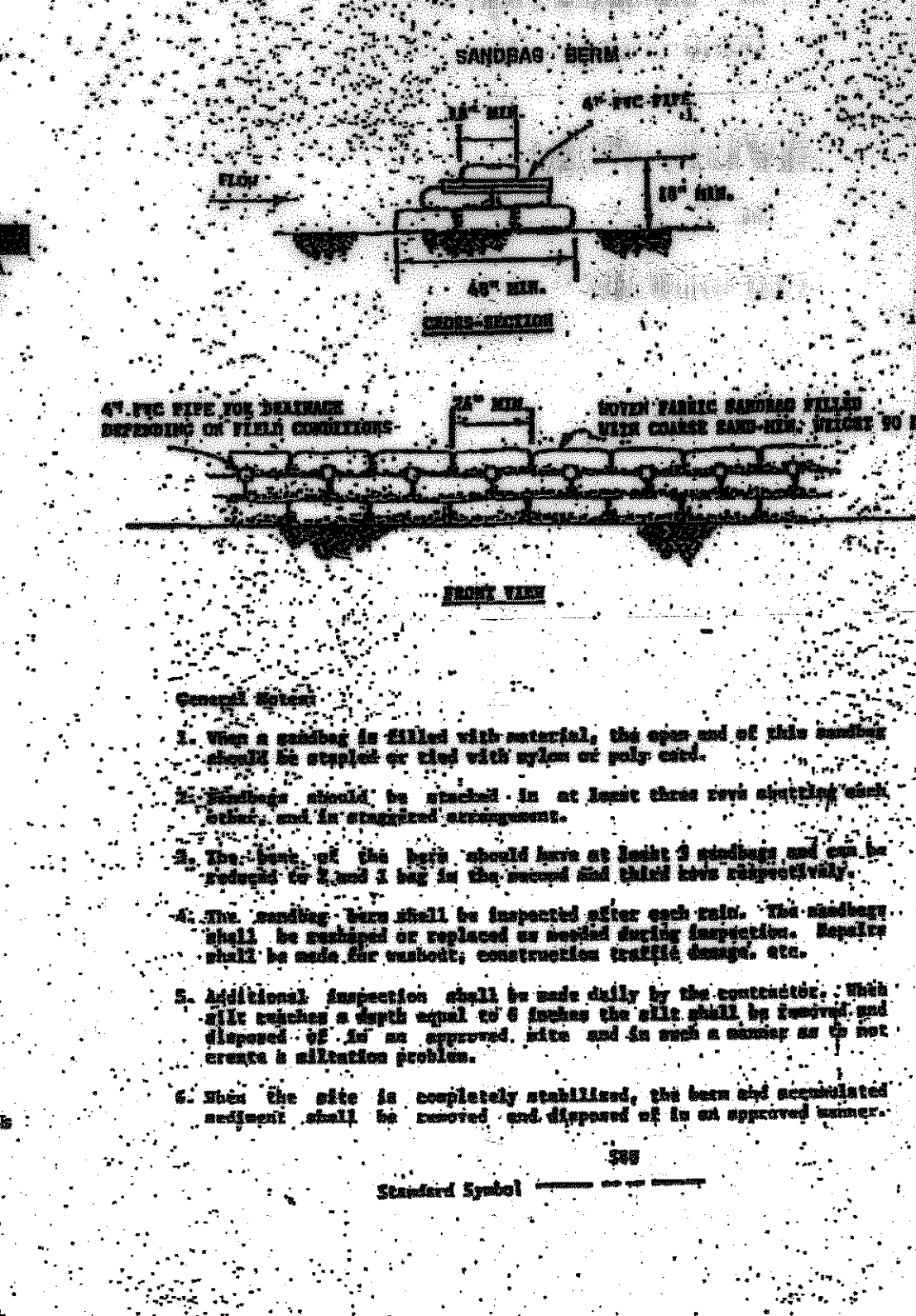
GENERAL NOTES:
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF AUSTIN STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. REINFORCING STEEL OR DOWEL BARS IF REQUIRED SHALL BE PLACED AS SHOWN.

6 STANDARD CURB & GUTTER
N.T.S.



- GENERAL NOTES:
1. Stone size - 3 to 6 inch open graded rock.
 2. Length - no exception, but not less than 50 feet.
 3. Thickness - not less than 6 inches.
 4. Width - not less than full width of all public or private roadway.
 5. Warning - when necessary, which shall be placed to advance and prior to entrance into public roadway. When warning is required it shall be done on an area stabilized with crushed stone which shall have an approved slope of maximum 10:1. All sections shall be prevented from eroding any stone, dirt, silt, or sediment into any adjacent roadway.
 6. Maintenance - the entrance shall be maintained in a condition which will prevent bogging or backing of adjacent public roadway. This may require periodic top dressing with additional stone as conditions demand, and regular visible cleanup of any material used to keep entrance. All material required, dropped, washed or spilled onto public roadway must be removed immediately.
 7. Drainage - entrance must be properly graded or topography of site must be maintained to prevent runoff from backing the construction site.

3 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

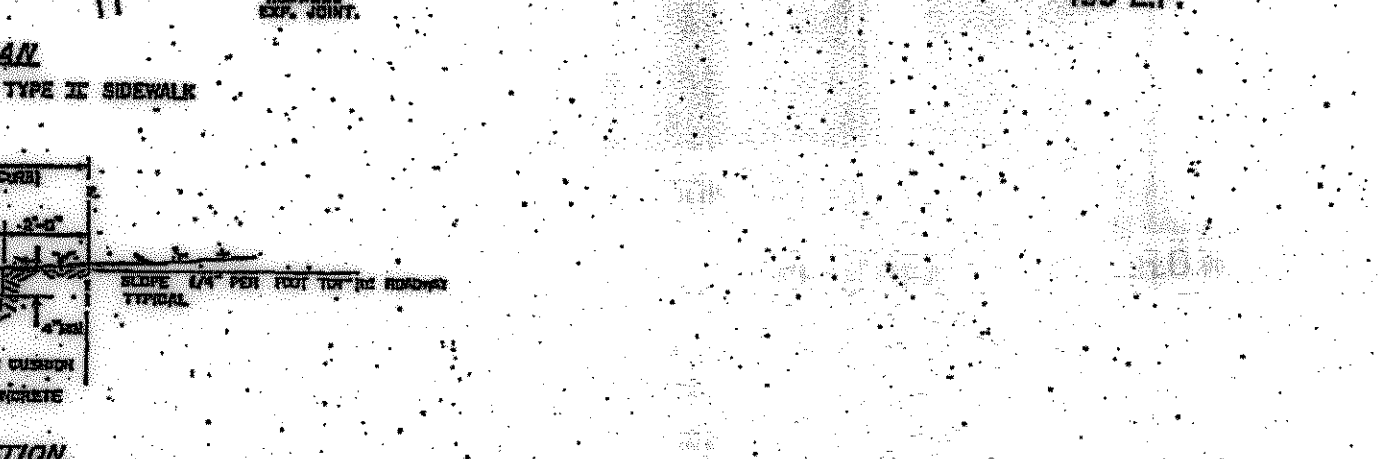


- GENERAL NOTES:
1. When a berm is filled with material, the open end of this berm shall be sealed or tied with nylon or poly tape.
 2. Sandbags should be stacked in at least three rows, staggered and secured, and in staggered arrangement.
 3. The berm of the berm should have at least 2 sandbags and can be reduced to 1 sand 1 bag in the second and third rows staggered.
 4. The sandbags shall be inspected after each rain. The sandbags shall be replaced or replaced as needed during inspection. Repair shall be made for weather, construction traffic damage, etc.
 5. Additional inspection shall be made daily by the contractor. With silt washed a depth equal to 6 inches the silt shall be removed and disposed of in an approved site and in such a manner as to not create a siltation problem.
 6. When the site is completely stabilized, the berm and accumulated sediment shall be removed and disposed of in an approved manner.

4 SANDBAGS
N.T.S.

7 E/S CONTROLS HYDRAULIC CALCULATIONS

SITE AREA = 1.24 ACRES
SILT FENCE LENGTH = 495'
Q = 5.88 cfs = 2640 gpm
ALLOWABLE FLOW THROUGH RATE = 40 gpm / L.F.
ACTUAL FLOW THROUGH RATE = 2640 gpm = 6.3 gpm / L.F. < 40 gpm / L.F.



7 SIDEWALK

All Responsibility for the adequacy of these plans remains with the engineer/architect/landscape architect (as applies) who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the engineer/architect/landscape architect.

Reviewed by: *[Signature]* Date: 7/2/90
For Director of Department of Planning and Development

APPROVED
JUL 9 1990
PLANNING DEPT.

FILE NUMBER: C-14-82-006.01 SHEET 10 OF 25
CASE MANAGER: K. H. H. APPLICATION DATE: 7/2/90
REVIEWED FOR GENERAL COMPLIANCE ON: 7/2/90
APPROVED BY PLANNING COMMISSION ON: 7/2/90
Under Section 12-3-37 of Chapter 12-3 of the Austin City Code:
Signing for Director, Watershed Protection & Development Department:
RELEASED FOR: GENERAL COMPLIANCE 7/2/90 ZONING: RPD
Rev. 1: 12-31-90 Correction 1
Rev. 2: 12-31-90 Correction 2
Rev. 3: 12-31-90 Correction 3
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 THEIR SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

AUSTIN COMMONS P.U.D.
Lake Austin Financial Plaza
Interim Parking Phasing Revision
1717 West 6th Street
Austin, Texas 78705

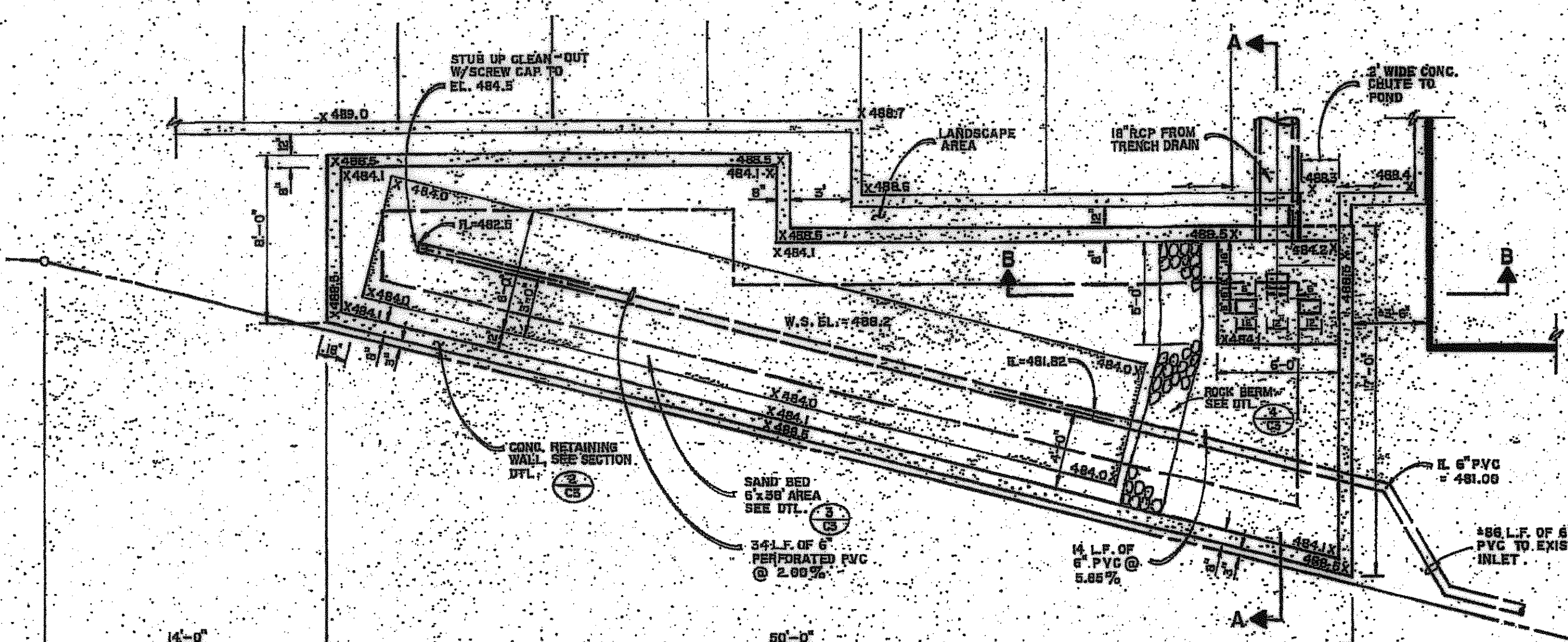
CONSULTANT:
Landscape Architect
Belanger & Smith Associates
Civil Engineer
Bury & Pittman, Inc.

REVISIONS:
5/29/90 PER C.O.A. COMMENTS

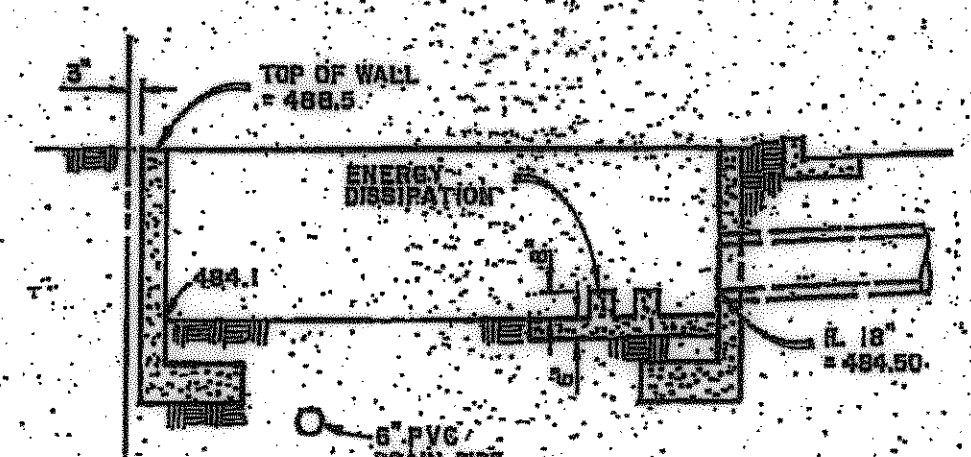
PROJECT NUMBER:
DATE ISSUED:
DRAWN BY: C.O.K.
CHECKED BY: L.W.P.

PHASE TWO
SHEET TITLE:
SITE GRADING DETAILS

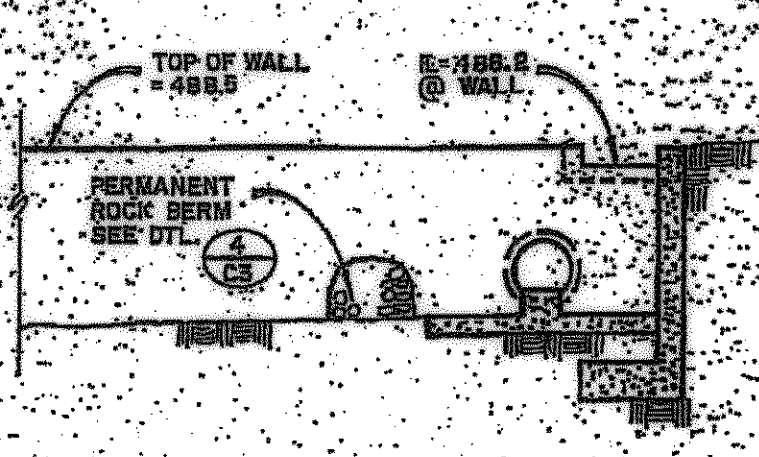
SHEET NUMBER:
SHEET 10 OF 25
C814-82-006.01 (83)



PLAN VIEW



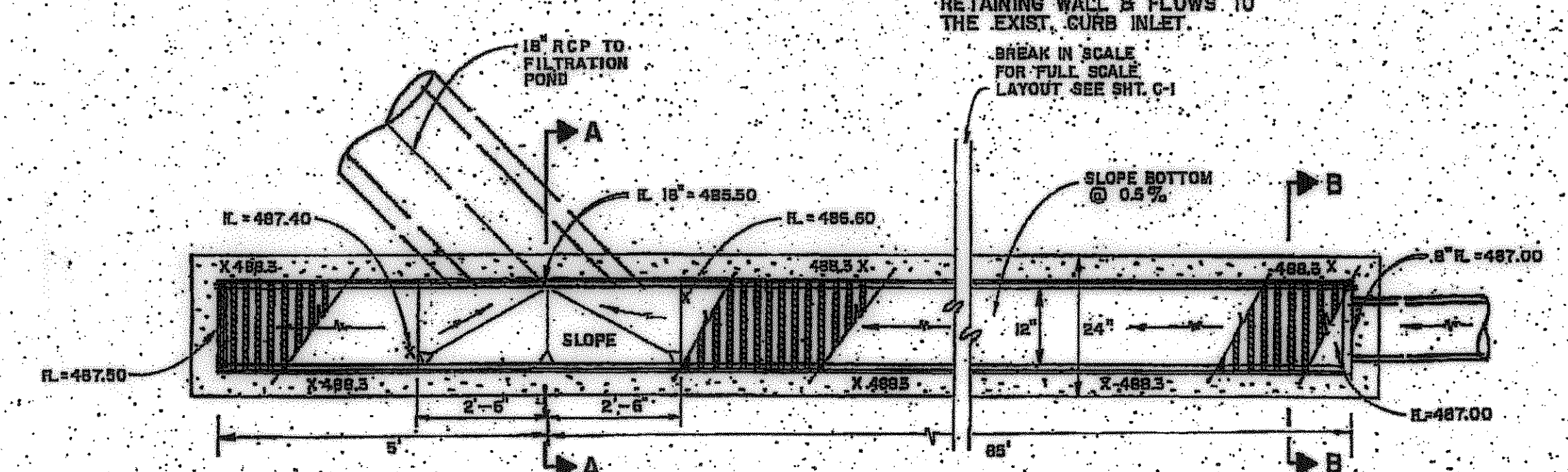
SECTION A-A



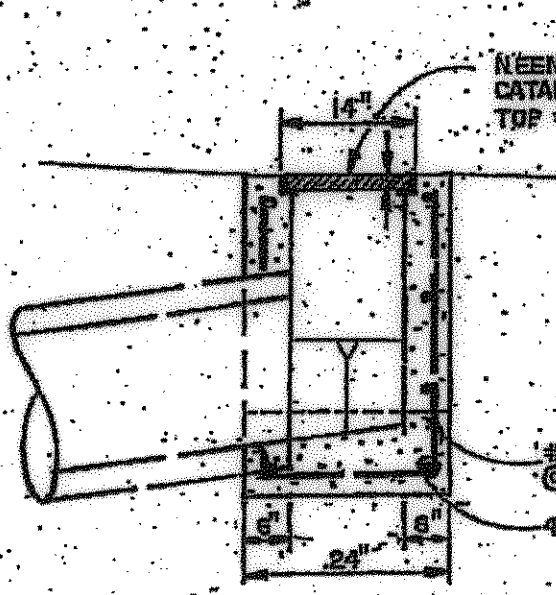
SECTION B-B

FILTRATION POND LAYOUT
SCALE: 1" = 5'

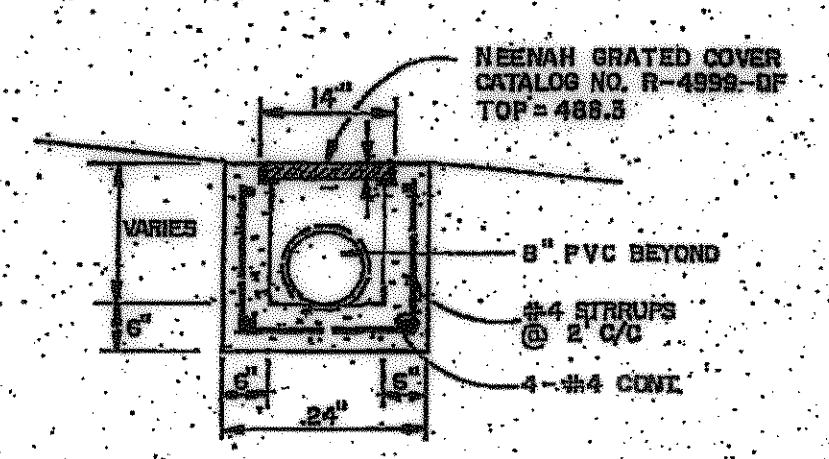
NOTE: TOP OF GRATE ELEV. SERVES AS OVERFLOW WEIR BECAUSE IT IS BELOW FILTER POND RETAINING WALL & FLOWS TO THE EXIST. CURB INLET.



PLAN VIEW

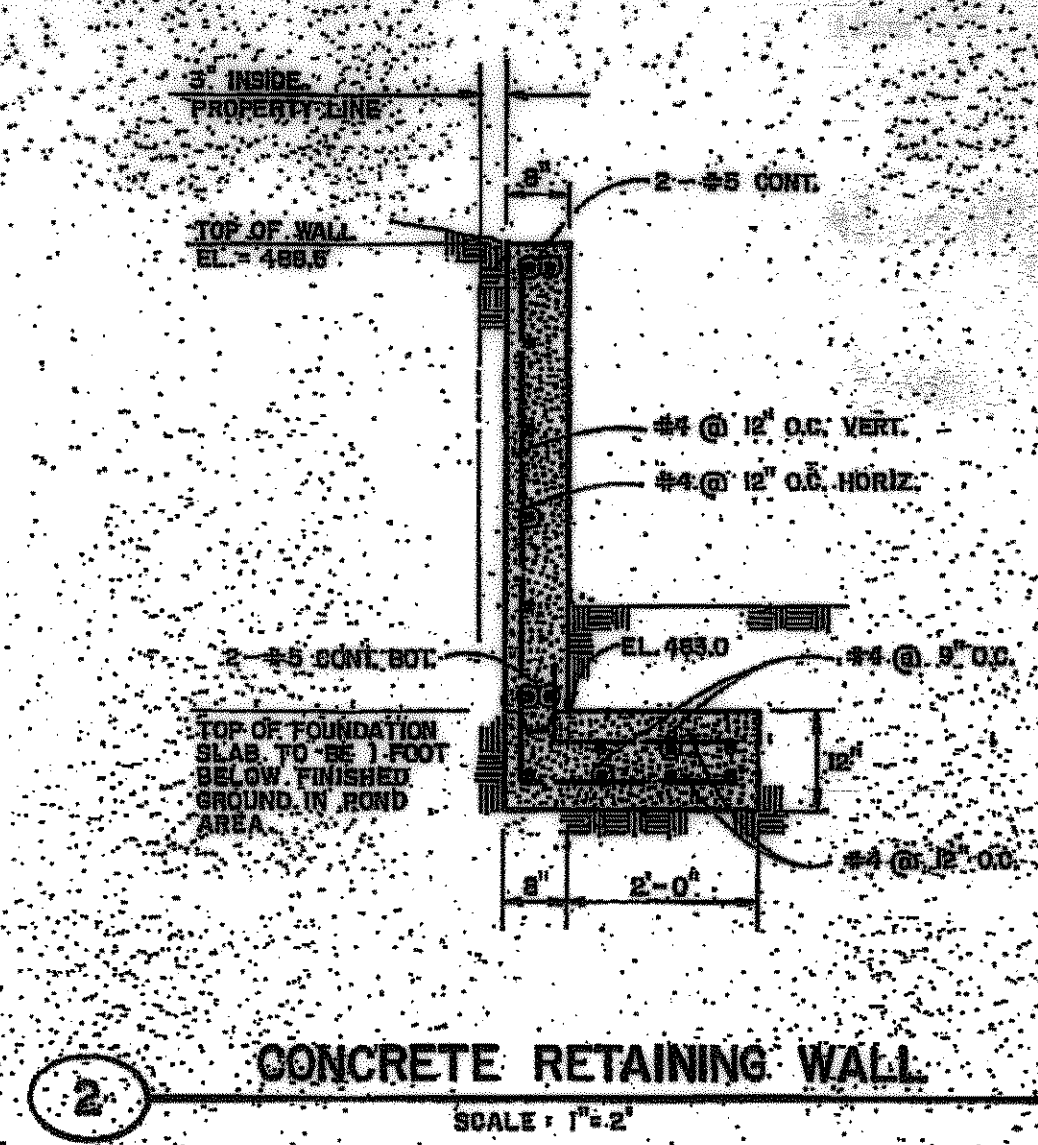


SECTION A-A

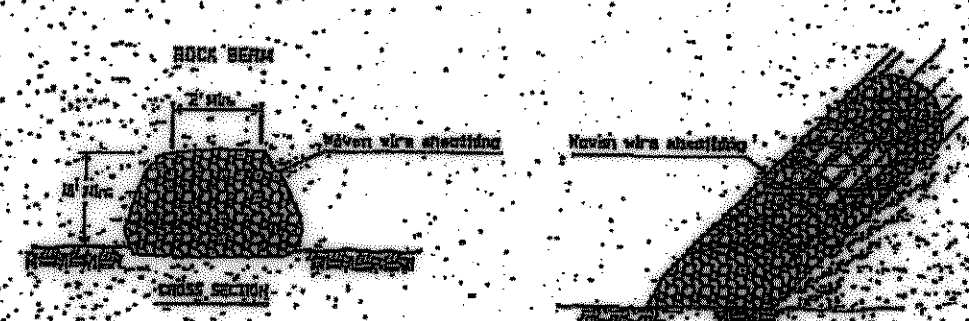


SECTION B-B

TRENCH DRAIN DETAIL
N.T.S.

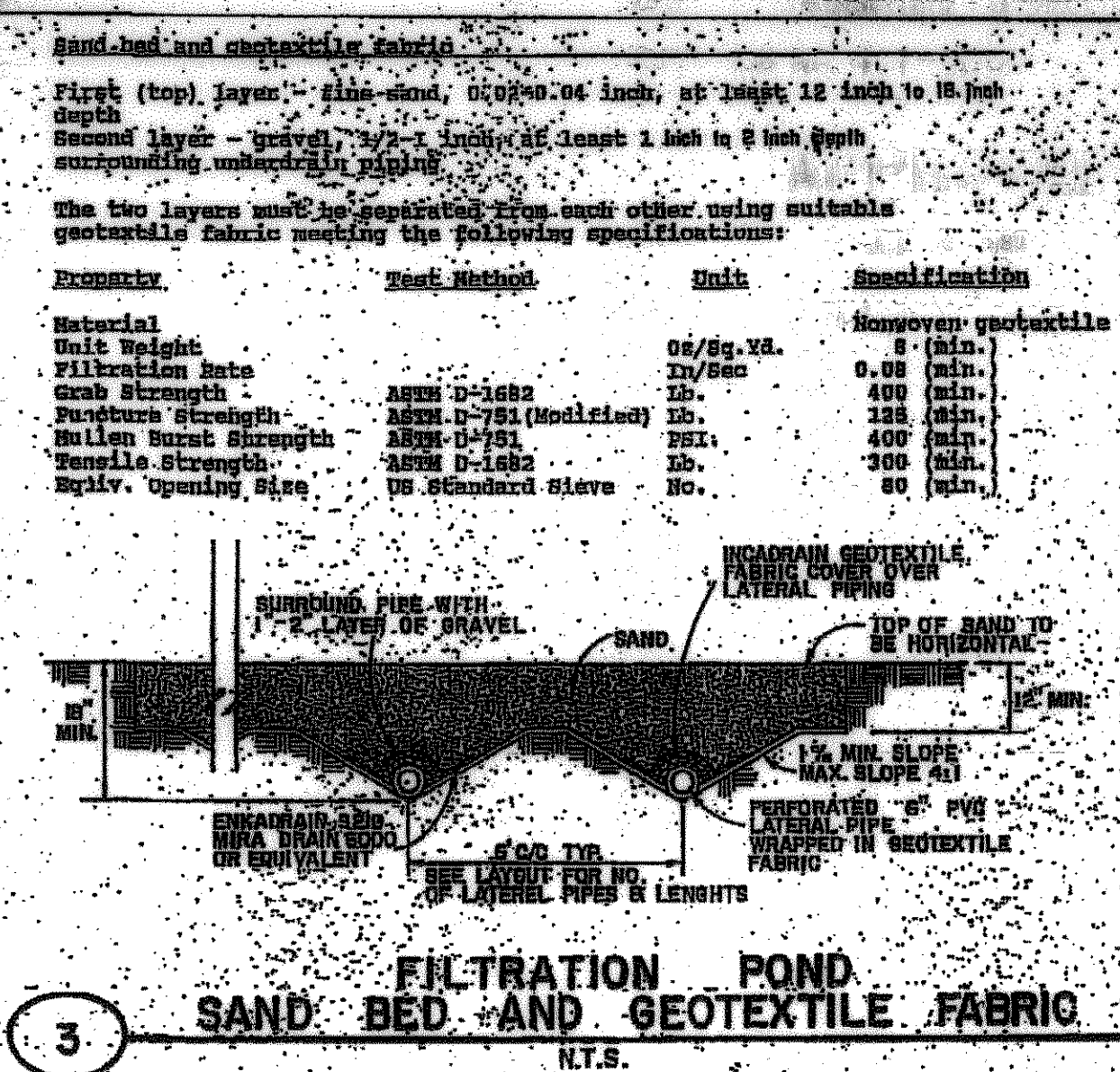


CONCRETE RETAINING WALL
SCALE: 1" = 2'

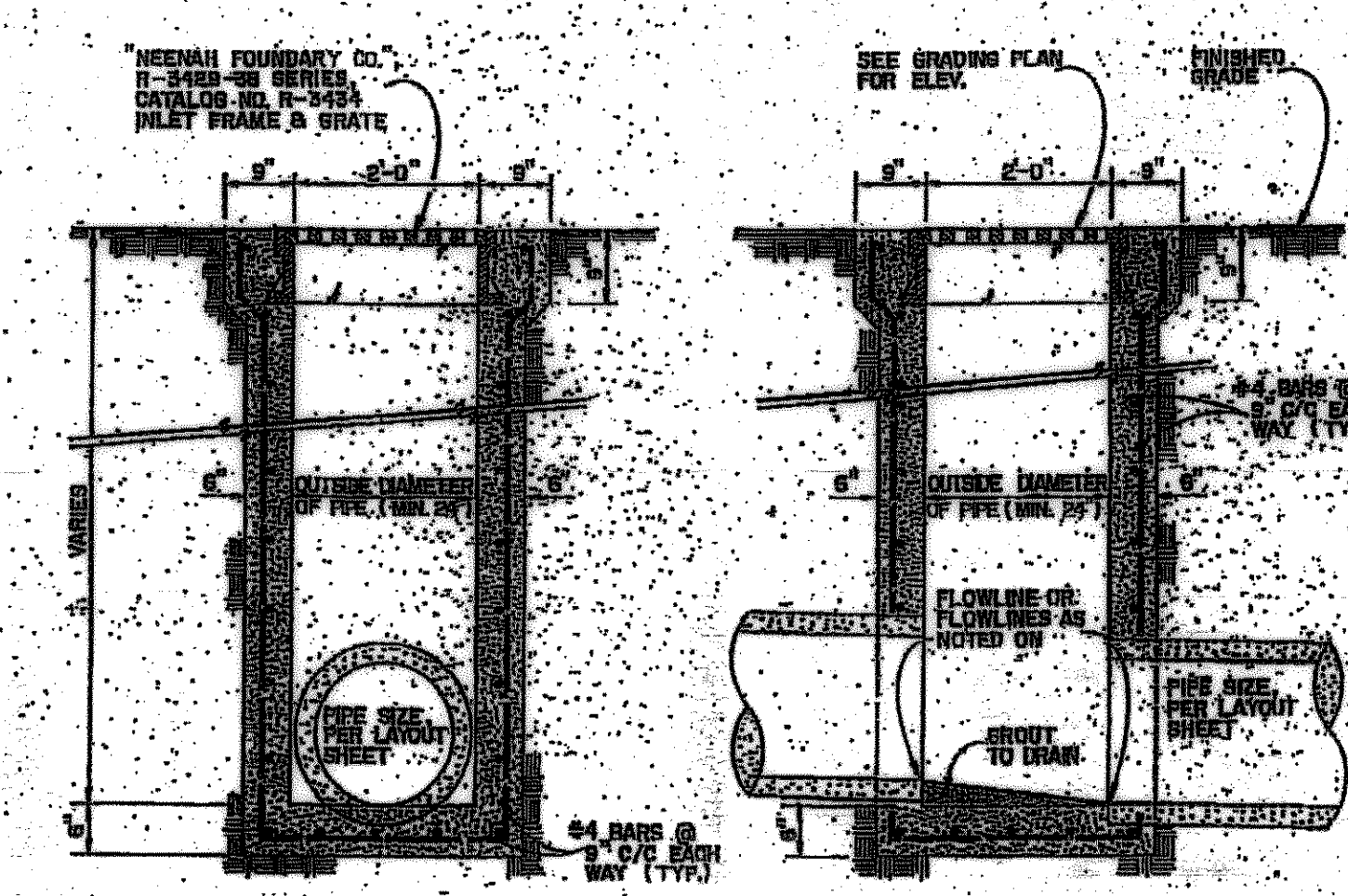


GENERAL NOTES:
1. Use only open graded rock 3/4 inch diameter for filtration structure.
2. The rock berm shall be secured with a woven wire sheathing during installation.
3. The rock berm shall be secured with a woven wire sheathing during installation.
4. The rock berm shall be secured with a woven wire sheathing during installation.
5. Daily inspection shall be made on Service Service rock berm; it shall be removed when accumulation reaches 8 inches.

ROCK BERM
N.T.S.



SAND BED AND GEOTEXTILE FABRIC
N.T.S.



2' x 2' INSIDE GRATE INLET DETAIL
N.T.S.

DRAINAGE CALCULATIONS

PROPOSED AREA

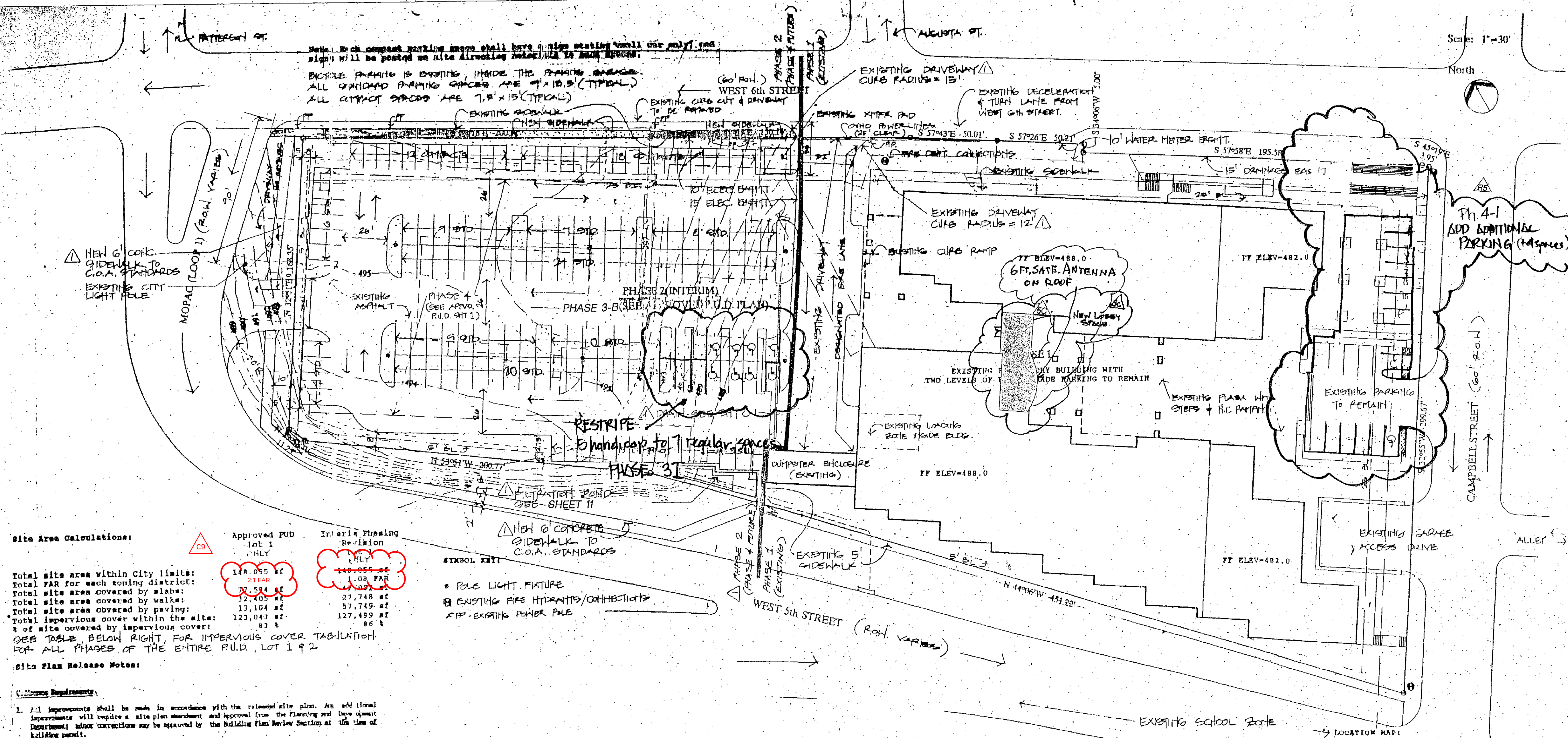
1.21 ACRES $\times$ 43,560 $\times$ 0.5 IN. / 12 IN. / FT. = 2,135 CU. FT.

RAINFALL RATE = 2,135 / 15 = 142 CU. FT.

PROVIDED

RETENTION VOL. = 2,207 CU. FT.

NO.	NO.	NO.	NO.
486.0	228	0	0
486.1	300	25	25
486.2	350	50	50
486.3	400	75	75
486.4	450	100	100
486.5	500	125	125
486.6	550	150	150
486.7	600	175	175
486.8	650	200	200
486.9	700	225	225
487.0	750	250	250
487.1	800	275	275
487.2	850	300	300
487.3	900	325	325
487.4	950	350	350
487.5	1,000	375	375
487.6	1,050	400	400
487.7	1,100	425	425
487.8	1,150	450	450
487.9	1,200	475	475
488.0	1,250	500	500
488.1	1,300	525	525
488.2	1,350	550	550
488.3	1,400	575	575
488.4	1,450	600	600
488.5	1,500	625	625
488.6	1,550	650	650
488.7	1,600	675	675
488.8	1,650	700	700
488.9	1,700	725	725
489.0	1,750	750	750
489.1	1,800	775	775
489.2	1,850	800	800
489.3	1,900	825	825
489.4	1,950	850	850
489.5	2,000	875	875
489.6	2,050	900	900
489.7	2,100	925	925
489.8	2,150	950	950
489.9	2,200	975	975
490.0	2,250	1,000	1,000
490.1	2,300	1,025	1,025
490.2	2,350	1,050	1,050
490.3	2,400	1,075	1,075
490.4	2,450	1,100	1,100
490.5	2,500	1,125	1,125
490.6	2,550	1,150	1,150
490.7	2,600	1,175	1,175
490.8	2,650	1,200	1,200
490.9	2,700	1,225	1,225
491.0	2,750	1,250	1,250
491.1	2,800	1,275	1,275
491.2	2,850	1,300	1,300
491.3	2,900	1,325	1,325
491.4	2,950	1,350	1,350
491.5	3,000	1,375	1,375
491.6	3,050	1,400	1,400
491.7	3,100	1,425	1,425
491.8	3,150	1,450	1,450
491.9	3,200	1,475	1,475
492.0	3,250	1,500	1,500
492.1	3,300	1,525	1,525
492.2	3,350	1,550	1,550
492.3	3,400	1,575	1,575
492.4	3,450	1,600	1,600
492.5	3,500	1,625	1,625
492.6	3,550	1,650	1,650
492.7	3,600	1,675	1,675
492.8	3,650	1,700	1,700
492.9	3,700	1,725	1,725
493.0	3,750	1,750	1,750
493.1	3,800	1,775	1,775
493.2	3,850	1,800	1,800
493.3	3,900	1,825	1,825
493.4	3,950	1,850	1,850
493.5	4,000	1,875	1,875
493.6	4,050	1,900	1,900
493.7	4,100	1,925	1,925
493.8	4,150	1,950	1,950
493.9	4,200	1,975	1,975
494.0	4,250	2,000	2,000
494.1	4,300	2,025	2,025
494.2	4,350	2,050	2,050
494.3	4,400	2,075	2,075
494.4	4,450	2,100	2,100
494.5	4,500	2,125	2,125
494.6	4,550	2,150	2,150
494.7	4,600	2,175	2,175
494.8	4,650	2,200	2,200
494.9	4,700	2,225	2,225
495.0	4,750	2,250	2,250
495.1	4,800	2,275	2,275
495.2	4,850	2,300	2,300
495.3	4,900	2,325	2,325
495.4	4,950	2,350	2,350
495.5	5,000	2,375	2,375
495.6	5,050	2,400	2,400
495.7	5,100	2,425	2,425
495.8	5,150	2,450	2,450
495.9	5,200	2,475	2,475
496.0	5,250	2,500	2,500
496.1	5,300	2,525	2,525
496.2	5,350	2,550	2,550
496.3	5,400	2,575	2,575
496.4	5,450	2,600	2,600
496.5	5,500	2,625	2,625
496.6	5,550	2,650	2,650
496.7	5,600	2,675	2,675
496.8	5,650	2,700	2,700
496.9	5,700	2,725	2,725
497.0	5,750	2,750	2,750
497.1	5,800	2,775	2,775
497.2	5,850	2,800	2,800
497.3	5,900	2,825	2,825
497.4	5,950	2,850	2,850
497.5	6,000	2,875	2,875
497.6	6,050	2,900	2,900
497.7	6,100	2,925	2,925
497.8	6,150	2,950	2,950
497.9	6,200	2,975	2,975
498.0	6,250	3,000	3,000
498.1	6,300	3,025	3,025
498.2	6,350	3,050	3,050
498.3	6,400	3,075	3,075
498.4	6,450	3,100	3,100
498.5	6,500	3,125	3,125
498.6	6,550	3,150	3,150
498.7	6,600	3,175	3,175
498.8	6,650	3,200	3,200
498.9	6,700	3,225	3,225
499.0	6,750	3,250	3,250
499.1	6,800	3,275	3,275
499.2	6,850	3,300	3,300
499.3	6,900	3,325	3,325
499.4	6,950	3,350	3,350
499.5	7,000	3,375	3,375
499.6	7,050	3,400	3,400
499.7	7,100	3,425	3,425
499.8	7,150	3,450	3,450
499.9	7,200	3,475	3,475
500.0	7,250	3,500	3,500
500.1	7,300	3,525	3,525
500.2	7,350	3,550	3,550
500.3	7,400	3,575	3,575
500.4	7,450	3,600	3,600
500.5	7,500	3,625	3,625
500.6	7,550	3,650	3,650
500.7	7,600	3,675	3,675
500.8	7,650	3,700	3,700
500.9	7,700	3,725	3,725
501.0	7,750	3,750	3,750
501.1	7,800	3,775	3,775
501.2	7,850	3,800	3,800
501.3	7,900	3,825	3,825
501.4	7,950	3,850	3,850
501.5	8,000	3,875	3,875
501.6	8,050	3,900	3,900
501.7	8,100	3,925	3,925
501.8	8,150	3,950	3,950
501.9	8,200	3,975	3,975
502.0	8,250	4,000	4,000
502.1	8,300	4,025	4,025
502.2	8,350	4,050	4,050
502.3	8,400	4,075	4,075
502.4	8,450	4,100	4,100
502.5	8,500	4,125	4,125
502.6	8,550	4,150	4,150
502.7	8,600	4,175	4,175
502.8	8,650	4,200	4,200
502.9	8,700	4,225	4,225
503.0	8,750	4,250	4,250
503.1	8,800	4,275	4,275
503.2	8,850	4,300	4,300
503.3	8,900	4,325	4,325
503.4	8,950	4,350	4,350
503.5	9,000	4,375	4,375
503.6	9,050	4,400	4,400
503.7	9,100	4,425	4,425
503.8	9,150	4,450	4,450
503.9	9,200	4,475	4,475
504.0	9,250	4,500	4,500
504.1	9,300	4,525	4,525
504.2	9,350	4,550	4,550
504.3	9,400	4,575	4,575
504.4	9,450	4,600	4,600
504.5	9,500	4,625	4,625
504.6	9,550	4,650	4,650
504.7	9,600	4,675	4,675
504.8	9,650	4,700	4,700
504.9	9,700	4,725	4,725
505.0	9,750	4,750	4,750
505.1	9,800	4,775	4,775
505.2	9,850	4,800	4,800
505.3	9,900	4,825	4,825
505.4	9,950	4,850	4,850
505.5	10,000	4,875	4,875
505.6	10,050	4,900	4,900
505.7	10,100	4,925	4,925
505.8	10,150	4,950	4,950
505.9	10,200	4,975	4,975
506.0	10,250	5,000	5,000
506.1	10,300	5,025	5,025
506.2	10,350	5,050	5,050
506.3	10,400	5,075	5,075
506.4	10,450	5,100	5,100
506.5	10,500	5,125	5,125
506.6	10,550	5,150	5,150
506.7	10,600	5,175	5,175
506.8	10,650	5,200	5,200
506.9	10,700	5,225	5,225
507.0	10,750	5,250	5,250
507.1	10,800	5,275	5,275
507.2	10,850	5,300	5,300
507.3	10,900	5,325	5,325
507.4	10,950	5,350	5,350
507.5	11,000	5,375	5,375
507.6	11,050	5,400	5,400
507.7	11,100	5,425	5,425
507.8	11,150	5,450	5,450
507.9	11,200	5,475	5,475
508.0	11,250	5,500	5,500
508.1	11,300	5,525	5,525
508.2	11,350	5,550	5,550
508.3	11,400	5,575	5,575
508.4	11,450	5,600	5,600
508.5	11,500	5,625	5,625
508.6	11,550	5,650	5,650
508.7	11,600	5,675	5,675
508.8	11,650	5,700	5,700
508.9	11,700	5,725	5,725
509.0	11,750	5,750	5,750
509.1	11,800	5,775	5,775
509.2	11,850	5,800	5,800
509.3	11,900	5,825	5,825
509.4	11,950	5,850	5,850
509.5	12,000	5,875	5,875
509.6	12,050	5,900	5,900
509.7	12,100	5,925	5,925
509.8	12,150	5,950	5,950
509.9	12,200	5,975	5,975
510.0	12,250	6,000	6,000
510.1	12,300	6,025	6,025
510.2	12,350	6,050	6,050
510.3	12,400	6,075	6,075
510.4	12,450	6,100	6,100
510.5	12,500	6,125	6,125
510.6	12,550	6,150	6,150
510.7	12,600	6,175	6,175
510.8	12,650	6,200	6,200
510.9	12,700	6,225	6,225
511.0	12,750	6,250	6,250
511.1	12,800	6,275	6,275
511.2	12,850	6,300	6,300
511.3	12,900	6,325	6,325
511.4	12,950	6,350	6,350
511.5	13,000	6,375	6,375
511.6	13,050	6,400	6,400
511.7	13,100	6,425	6,425
511.8	13,150	6,450	6,450
511.9	13,200	6,475	6,475
512.0	13,250	6,500	6,500
512.1	13,300	6,525	6,525
512.2	13,350	6,550	6,550
512.3	13,400	6,575	6,575
512.4	13,450	6,600	6,600
512.5	13,500	6,625	6,625
512.6	13,550	6,650	6,650
512.7	13,600	6,675	6,675
512.8	13,650	6,700	6,700
512.9	13,700	6,725	6,725
513.0	13,750	6,750	6,750
513.1	13,800	6,775	6,775
513.2	13,850	6,800	6,800
513.3	13,900	6,825	6,825
513.4	13,950	6,850	6,850
513.5	14,000	6,875	6,875
513.6	14,050	6,900	6,900
513.7	14,100	6,925	6,925
513.8	14,150	6,950	6,950
513.9	14,200	6,975	



Site Area Calculations:

	Approved PUD Lot 1 ONLY	Interim Phasing Revision ONLY
Total site area within City limits:	148,055 sf	148,055 sf
Total FAR for each zoning district:	21 FAR	1.00 FAR
Total site area covered by streets:	71,584 sf	71,584 sf
Total site area covered by sidewalks:	32,405 sf	32,405 sf
Total site area covered by paving:	13,104 sf	57,749 sf
Total impervious cover within the site:	123,043 sf	127,499 sf
% of site covered by impervious cover:	83 %	86 %

SEE TABLE, BELOW RIGHT, FOR IMPERVIOUS COVER TABULATION FOR ALL PHASES OF THE ENTIRE PUD, LOT 1 & 2

Site Plan Release Notes:

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Department; minor corrections may be approved by the Building Plan Review Section at the time of building permit.
2. Approval of this site plan does not include Building Code and Fire Code approval nor building permit approval.
3. All signs must comply with the requirements of the Sign and Interim Land Development Code.
4. A driveway permit is required prior to the construction of all approaches.
5. The owner is responsible for all cost of relocation of, or damage to, utilities.
6. Additional electric enclosures may be required at a later date.
7. A Development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.

Compatibility

1. Highly reflective materials will not be used. Materials may not exceed 20% reflectivity. This requirement shall not apply to solar panels or to copper or painted metal roofs.
2. The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.
3. All exterior lighting shall be shielded or directed from the view of adjacent residential property.
4. Exterior lighting above the second floor is prohibited when adjacent to residential property.
5. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned for residential use.

Fire Department

1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three to six foot clearance from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. **NOTES OF INSTALLATION:** When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed under, and accessible prior to and during the time of construction. Where alternate methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All pervious/denervative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/denervative paving within 300 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be placed or placed within five feet of openings, combustible walls, or combustible roof lines.
6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.

IMPERVIOUS COVER TABULATION (TOTAL SITE AREA = 188,831 SF, BOTH LOTS)

Phase	Impervious Cover (SF)	%
PHASE 1 IMPERVIOUS COVER (17,417 SF)	17,417	9.2%
PHASE 2 COMPLETED IMPERVIOUS COVER (127,327 SF)	127,327	67.5%
PHASE 3B COMPLETED IMPERVIOUS COVER (162,395 SF)	162,395	85.8%
PHASE 4 COMPLETED IMPERVIOUS COVER (160,544 SF)	160,544	85.0%

IMPERVIOUS COVER TABULATION:

Category	Value
TOTAL SITE AREA (BOTH LOTS):	259,524 SF.
TOTAL IMPERVIOUS COVER FOR ALL PHASES:	218,000 SF./84.0%
PHASE 1 IMPERVIOUS COVER:	77,417 SF./29.8%
PHASE 2 IMPERVIOUS COVER:	127,327 SF./49.0%
PHASE 3A IMPERVIOUS COVER:	158,846 SF./61.2%
PHASE 3B IMPERVIOUS COVER:	162,395 SF./62.6%
PHASE 4 IMPERVIOUS COVER:	158,846 SF./61.2%
PHASE 4 IMPERVIOUS COVER:	218,000 SF./84.0%



AUSTIN COMMONS P.U.D.

Lake Austin Financial Plaza
Interim Parking Phasing Revision

1717 West 6th Street
Austin, Texas 78703

LEGAL DESCRIPTION:
LAKE AUSTIN COMMONS, LOT 1 & 2
VOL. 83 PAGE 58C

CONSULTANTS:

Landscape Architect
Belanger & Smith Associates

Civil Engineer
Bury & Pittman, Inc.

REVISIONS:

No.	REVISION DESCR.	APPROVED BY	DATE
1	PHASE 1 & 2		0-15-90

**PHASE 1 & 2
REVISED SITE PLAN**

**SHEET
12 of 26**

C814-82-006.01 (83)

REPLACEMENT SHEET

RELATED CASES:
SUBDIVISION FILE NUMBER: C814-82-006.01 (83)

All Responsibility for the adequacy of these plans remains with the engineer/architect/landscape architect (as applicable) who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the engineer/architect/landscape architect.

Reviewed by:

For Director of Department of Planning and Development Date:

APPROVED:

DATE:

REVISIONS:

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

REVISION 5:

REVISION 6:

REVISION 7:

REVISION 8:

REVISION 9:

REVISION 10:

REVISION 11:

REVISION 12:

REVISION 13:

REVISION 14:

REVISION 15:

REVISION 16:

REVISION 17:

REVISION 18:

REVISION 19:

REVISION 20:

REVISION 21:

REVISION 22:

REVISION 23:

REVISION 24:

REVISION 25:

REVISION 26:

REVISION 27:

REVISION 28:

REVISION 29:

REVISION 30:

REVISION 31:

REVISION 32:

REVISION 33:

REVISION 34:

REVISION 35:

REVISION 36:

REVISION 37:

REVISION 38:

REVISION 39:

REVISION 40:

REVISION 41:

REVISION 42:

REVISION 43:

REVISION 44:

REVISION 45:

REVISION 46:

REVISION 47:

REVISION 48:

REVISION 49:

REVISION 50:

REVISION 51:

REVISION 52:

REVISION 53:

REVISION 54:

REVISION 55:

REVISION 56:

REVISION 57:

REVISION 58:

REVISION 59:

REVISION 60:

REVISION 61:

REVISION 62:

REVISION 63:

REVISION 64:

REVISION 65:

REVISION 66:

REVISION 67:

REVISION 68:

REVISION 69:

REVISION 70:

REVISION 71:

REVISION 72:

REVISION 73:

REVISION 74:

REVISION 75:

REVISION 76:

REVISION 77:

REVISION 78:

REVISION 79:

REVISION 80:

REVISION 81:

REVISION 82:

REVISION 83:

REVISION 84:

REVISION 85:

REVISION 86:

REVISION 87:

REVISION 88:

REVISION 89:

REVISION 90:

REVISION 91:

REVISION 92:

REVISION 93:

REVISION 94:

REVISION 95:

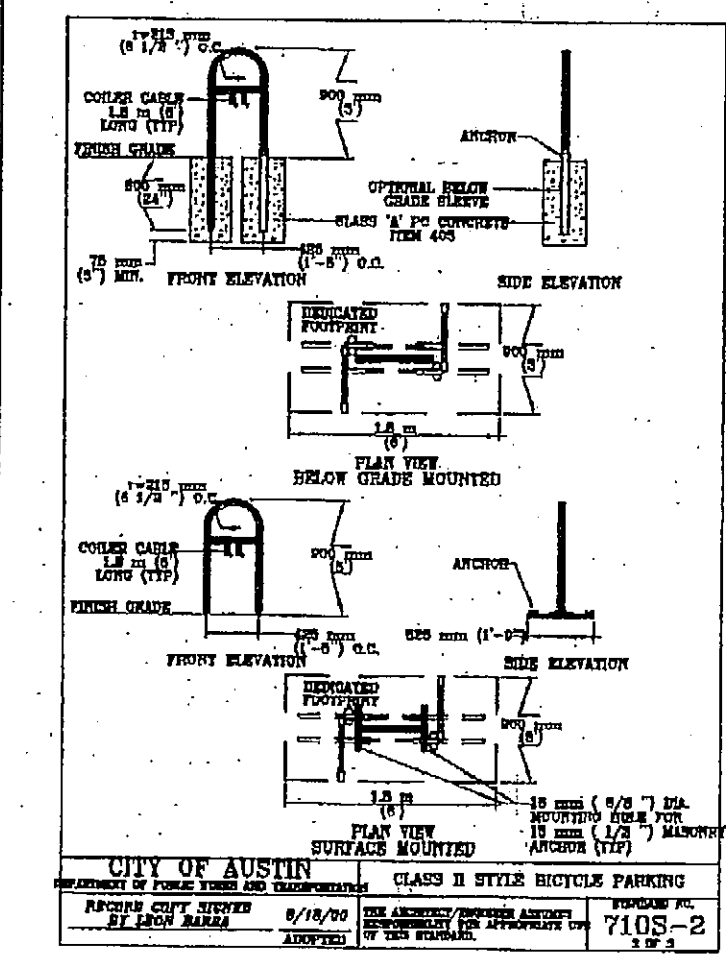
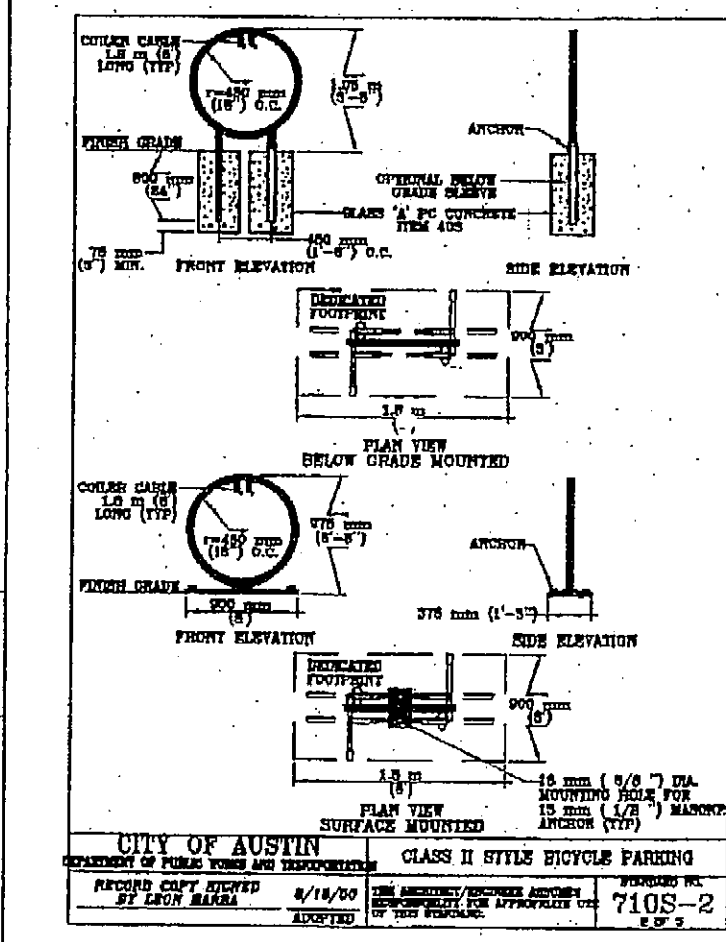
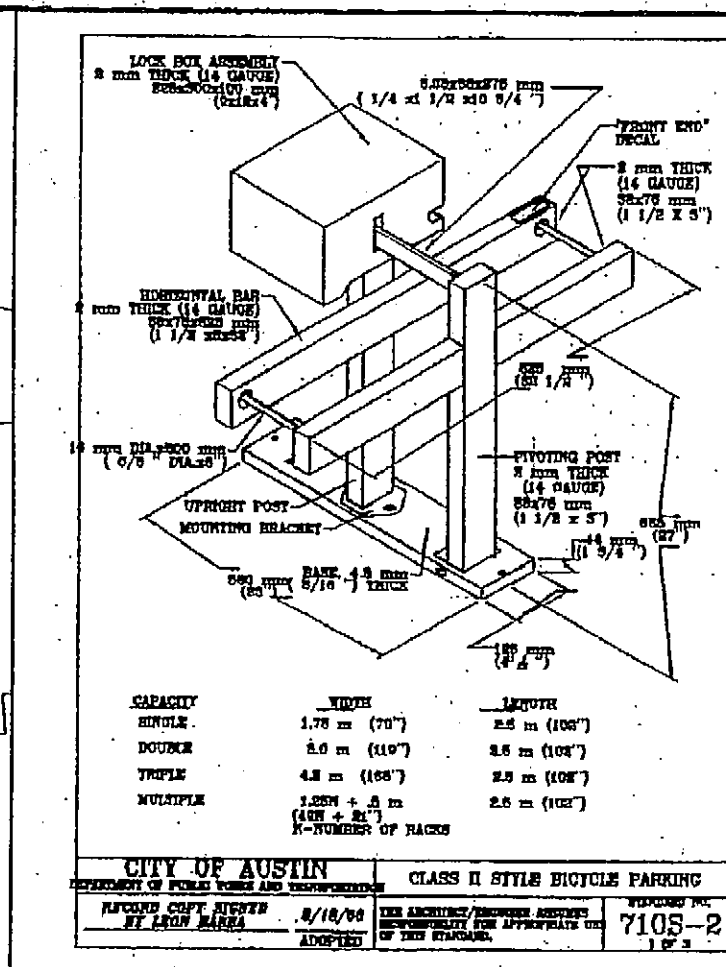
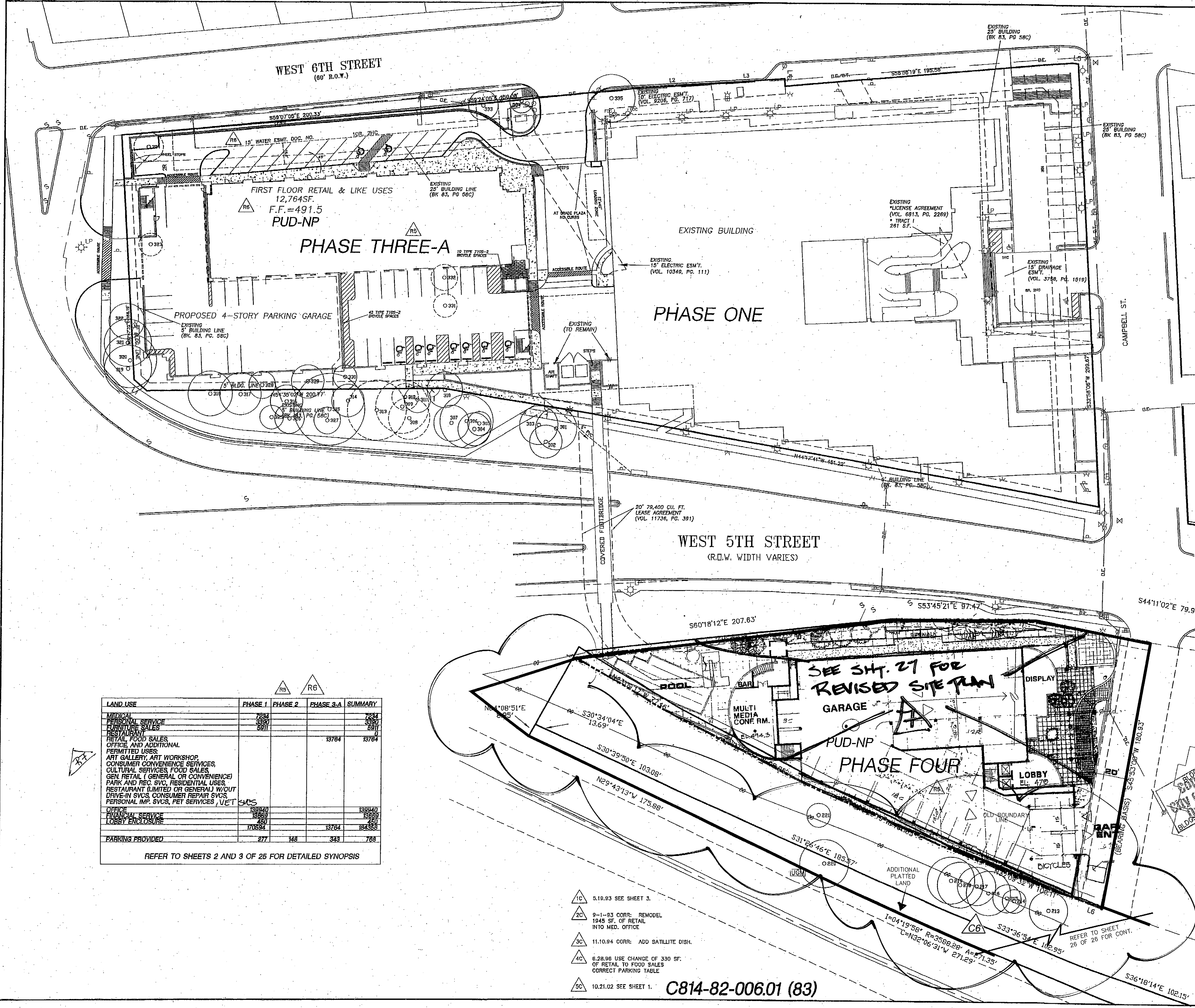
REVISION 96:

REVISION 97:

REVISION 98:

REVISION 99:

REVISION 100:



LAND USE	PHASE 1	PHASE 2	PHASE 3-A	SUMMARY
MEDICAL	7234			7234
PERSONAL SERVICE	3350			3350
FURNITURE SALES	5911			5911
RESTAURANT			13764	13764
RETAIL FOOD SALES, OFFICE, AND ADDITIONAL PERMITTED USES				
ART GALLERY, ART WORKSHOP, CONSUMER CONVENIENCE SERVICES, CULTURAL SERVICES, FOOD SALES				
GEN. RETAIL (GENERAL OR CONVENIENCE)				
PARK AND REC. SVC., RESIDENTIAL USES				
RESTAURANT (LIMITED OR GENERAL W/OUT DRIVE-IN SVCS, CONSUMER REPAIR SVCS, PERSONAL IMP. SVCS, PET SERVICES, VET SVCS)				
OFFICE	136840			136840
FINANCIAL SERVICE	136840			136840
LOBBY ENCLOSURE	460			460
	170594		13764	184358
PARKING PROVIDED	277	148	343	768

REFER TO SHEETS 2 AND 3 OF 25 FOR DETAILED SYNOPSIS

- 1C 5.19.93 SEE SHEET 3.
- 2C 9-1-93 CORR: REMODEL 1945 SF. OF RETAIL INTO MED. OFFICE
- 3C 11.10.94 CORR: ADD SATELLITE DISH.
- 4C 6.28.96 USE CHANGE OF 330 SF. OF RETAIL TO FOOD SALES CORRECT PARKING TABLE
- 5C 10.21.02 SEE SHEET 1.

C814-82-006.01 (83)

PUD APPROVAL

Case Number: **C814-82-006.01**

Approved by Planning Commission/Zoning and Planning Commission on: **12-13** (date), **1993** (year).

Approved by Council on: **7-27** (date), **2000** (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and of Chapter 25-2 of the City Code.

Final Ordinance Reading: **7-27-2000**

PHASE 3-A Rev.1
SITE PLAN Rev.3

SITE PLAN RELEASE

FILE NUMBER: **C814-82-006.01** EXPIRATION DATE: **12-13-2000**

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: **01-24-84**

APPROVED BY CITY COUNCIL ON: **06-07-84**

under Section **25-2** of Chapter **25-2** of the City Code.

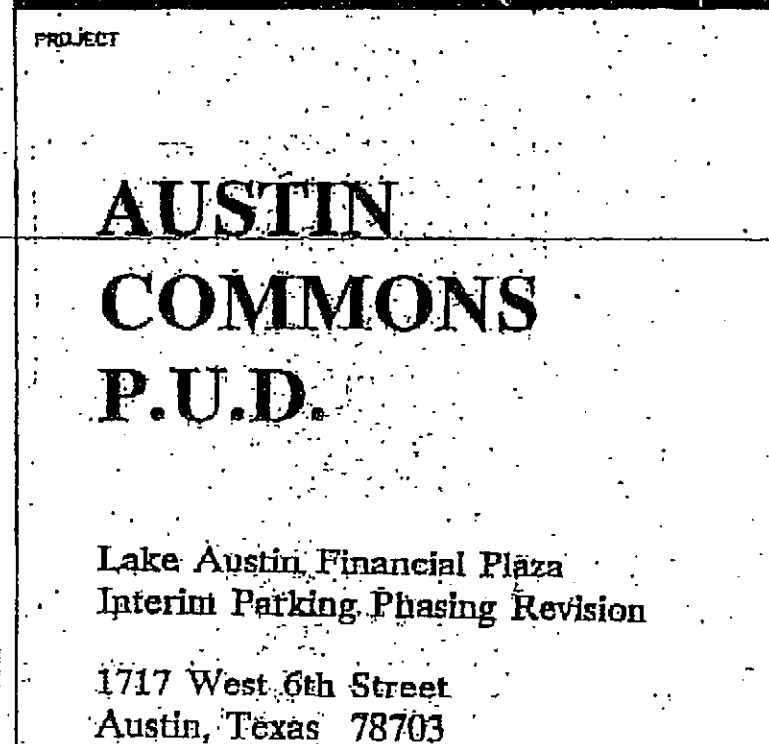
DATE OF RELEASE: **DEC. 31** of **84** CORRECTION: **PUD**

Signatures: _____

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 THE CITY ENGINEERS.

SHEET 13 OF 27

REPLACEMENT SHEET



E. M. SYKES CO.
Austin, Texas

Austin Commons

SITE PLAN

SHEET TITLE

PHASE 3-B
SITE PLAN

SHEET
14 OF 27
C814-82-006.01 (83)
LACEMENT SHEET

PUD APPROVAL

Case Number: C814-82-006-01

Approved by Planning Commission/Zoning and Platting Commission on: 12-13 (date)
(year).

Approved by Council on 7-27 (date), 02 (year), under Sections 401,
402, 421, 422, 423, 444, 392, 411, and _____ of Chapter 25-2 of the City Code.


City of Portland Planning and Zoning Department

Final Ordinance Reading: 7.27.2006

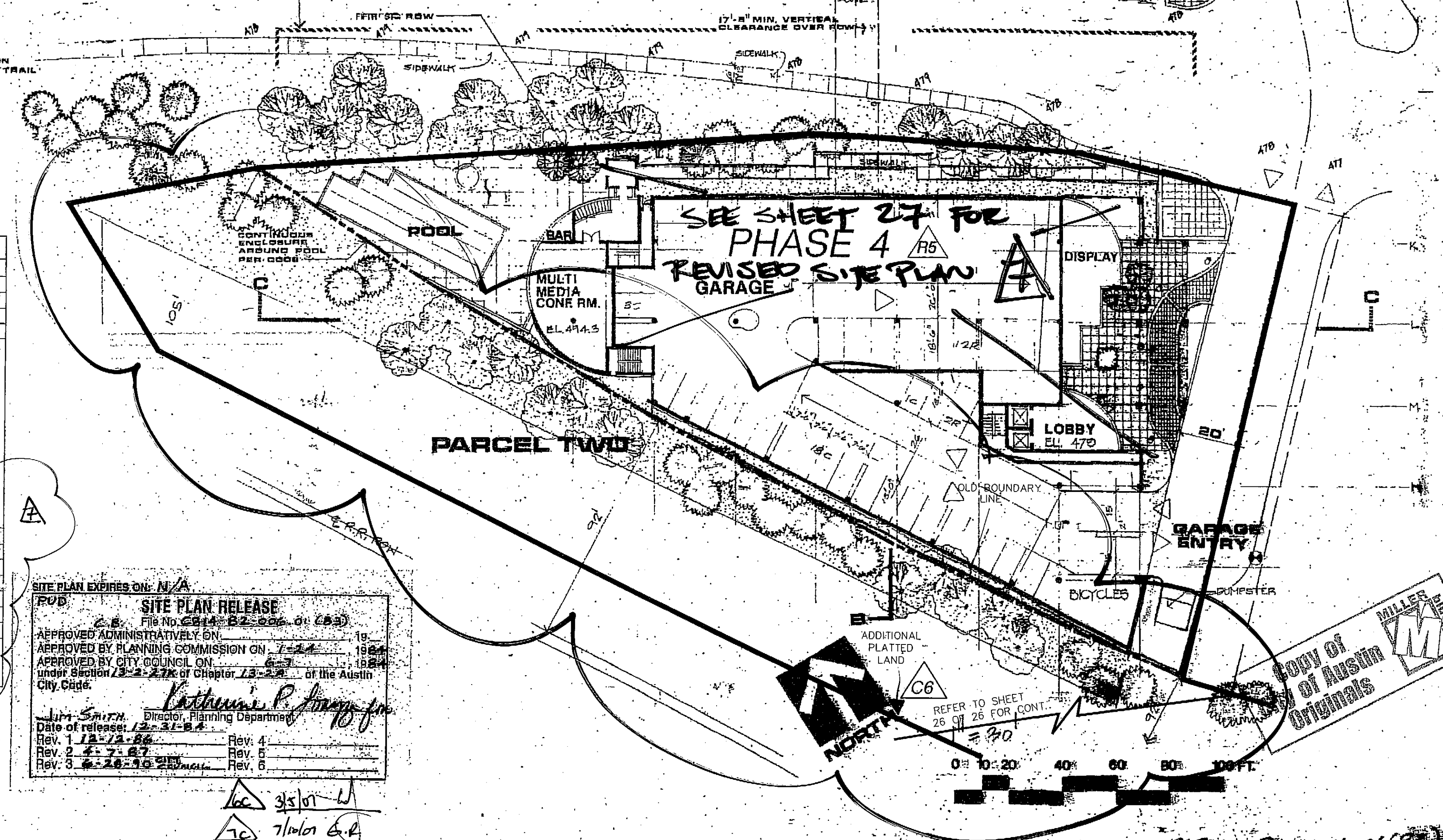
Rev. 1 _____

Rev. 2 _____

Rev. 3 _____

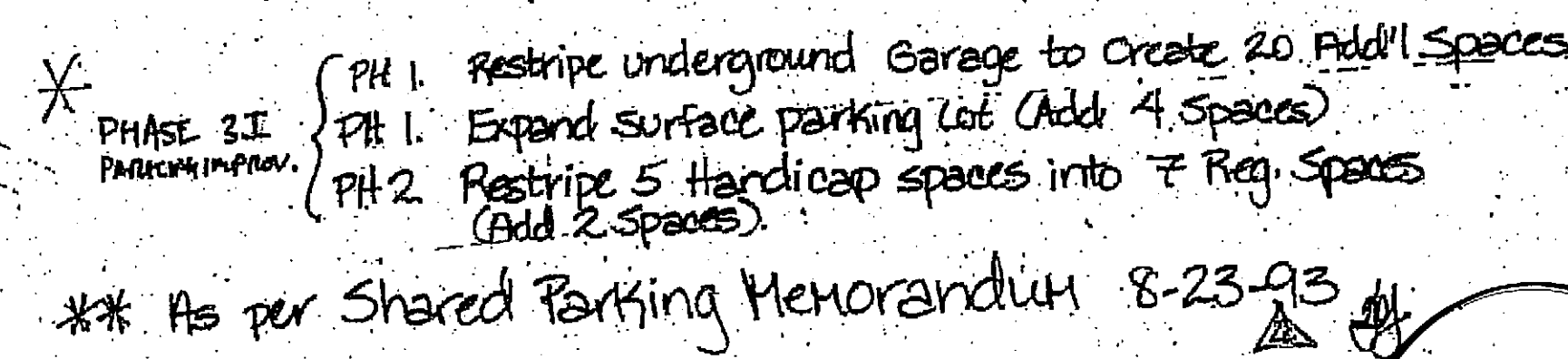
LAND USE	PHASE 1	PHASE 2	PHASE 3-A	PHASE 3-B	SUMMARY
MEDICAL	7234				7234
PERSONAL SERVICE	3390				3390
FURNITURE SALES	5911				5911
RESTAURANT					0
RETAIL, FOOD SALES, OFFICE, AND ADDITIONAL PERMITTED USES:			13764		13764
ART GALLERY, ART WORKSHOP, CONSUMER CONVENIENCE SERVICES, CULTURAL SERVICES, FOOD SALES, GEN. RETAIL (GENERAL OR CONVENIENCE) PARK AND REC. SVC, RESIDENTIAL USES, RESTAURANT (LIMITED OR GENERAL) W/OUT DRIVE-IN SVCS, CONSUMER REPAIR SVCS, PERSONAL IMP. SVCS, PET SERVICES, NET SVCS.					
OFFICE	139940				139,940
FINANCIAL SERVICE	13669				13669
LOBBY ENCLOSURE	450				450
	170594		13764		184,358
PARKING PROVIDED	277	148	343	146	914

REFER TO SHEETS 2 AND 3 OF 25 FOR DETAILED SYNOPSIS



SITE PLAN EXPIRES ON: N/A
 PUD
 SITE PLAN RELEASE
 C-5 File No. C-11-B-2-206-0 (C-5)
 APPROVED ADMINISTRATIVELY ON: 12-31-84 1984
 APPROVED BY PLANNING COMMISSION ON: 7-22 1984
 APPROVED BY CITY COUNCIL ON: 6-23 1984
 UNDER SECTION 13-3.77 of Chapter 13.3 of the Austin
 City Code.
William Smith
 Director, Planning Department
 Date of release: 12-31-84
 Rev. 1: 12-12-84 Rev. 4:
 Rev. 2: 4-2-85 Rev. 5:
 Rev. 3: 6-26-85 Rev. 6:

 3/5/01 W
 7/10/01 G.R



REFER TO SHEETS 2 AND 3 OF 25 FOR DETAILED SYNOPSIS

SITE PLAN EXPIRES ON: N/A

SITE PLAN RELEASE

FILE NO. 2-8-82-006.01 (E-3) 19__

APPROVED ADMINISTRATIVELY ON 1-2-82 1982

APPROVED BY PLANNING COMMISSION ON 1-2-82 1982

APPROVED BY CITY COUNCIL ON 6-7-82 1982

under Section 15-2-20 Chapter 15-2A of the Austin City Code.

Jim Smith Director, Planning Department

Date of release: 1-2-82

Rev. 1 1-2-82 Rev. 4 1-2-82

Rev. 2 4-1-82 Rev. 5 1-2-82

Rev. 3 6-28-90 10/24/90 Rev. 6 1-2-82



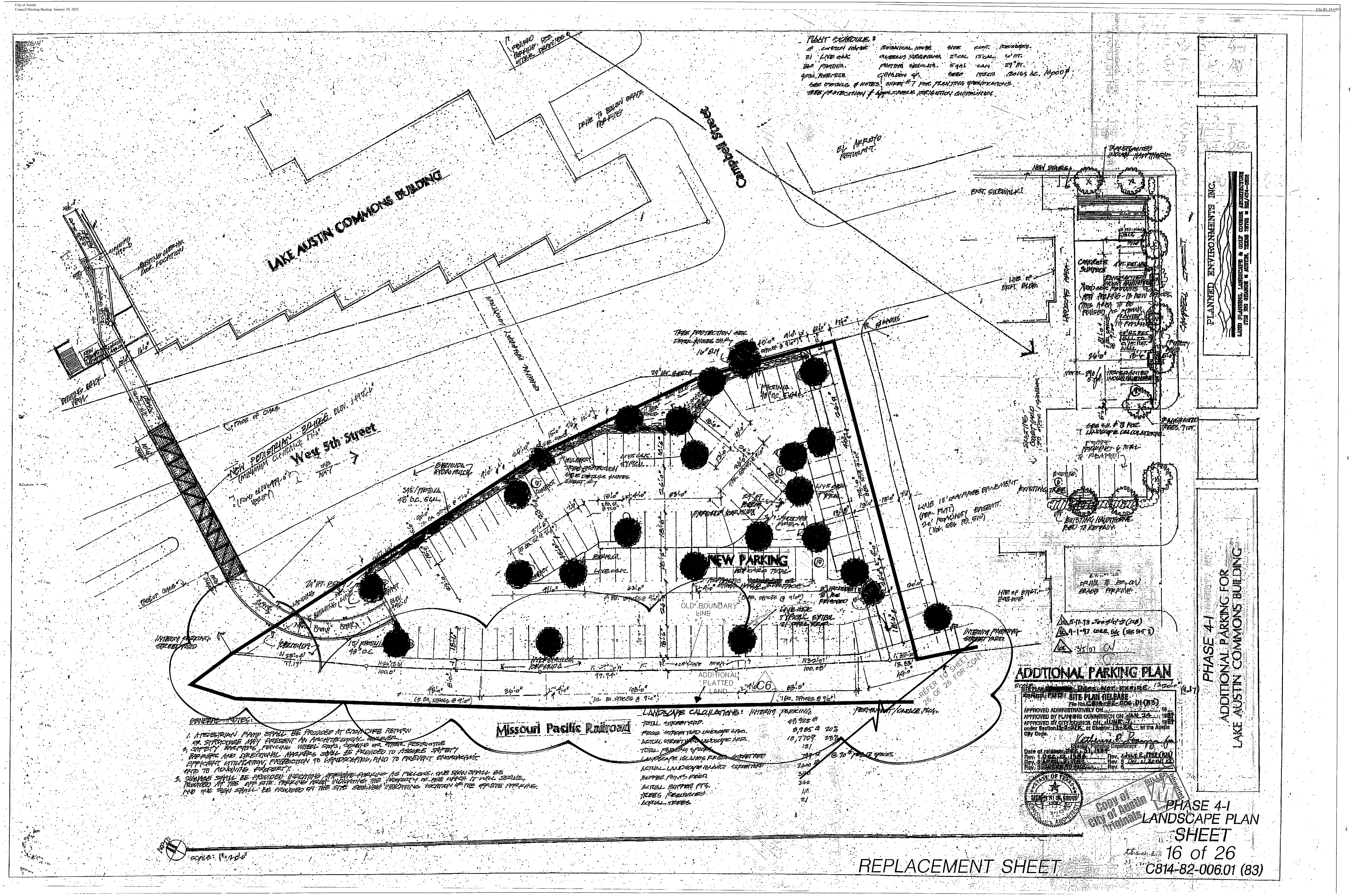
1

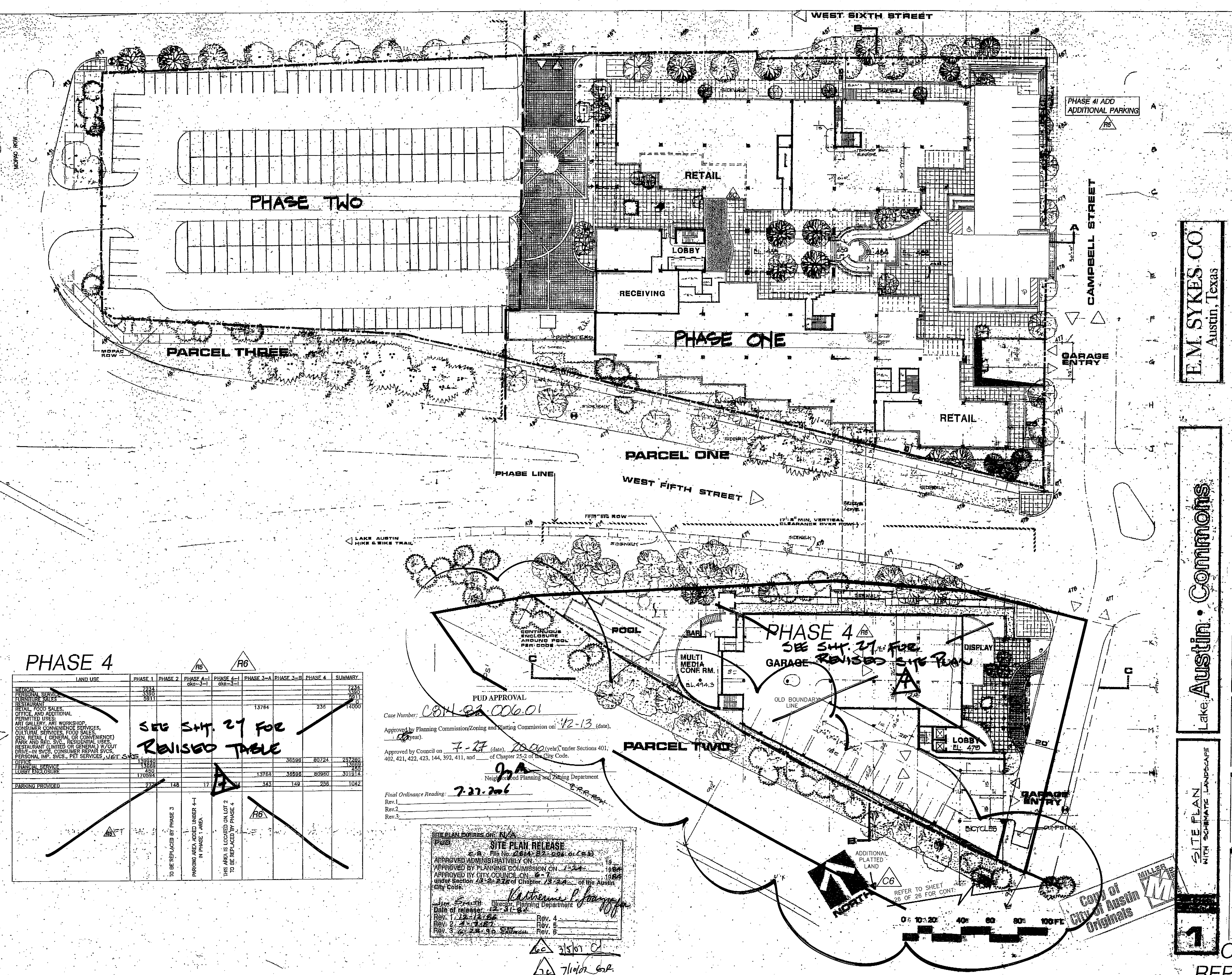
PHASE 4-I
SITE PLAN

COPY OF
CITY OF AUSTIN
ORIGINALS

SHEET
15 of 26

C814-82-006.01 (83)





PHASE 4

SEE SH. 27 FOR REVISED TABLE

LAND USE	PHASE 1	PHASE 2	PHASE 3-A	PHASE 3-B	PHASE 4	SUMMARY
RETAIL	7234					7234
PERSONAL SERVICE	3380					3380
FURNITURE SALES	5911					5911
RESTAURANT						0
RETAIL FOOD SALES						0
OFFICE AND ADDITIONAL PERMITTED USES						0
ART GALLERY, ART WORKSHOP, CONSUMER CONVENIENCE SERVICES, CULTURAL SERVICES, FOOD SALES						0
GEN. RETAIL (GENERAL OR CONVENIENCE)						0
PARK AND REC. SVC., RESIDENTIAL USES						0
RESTAURANT (LIMITED OR GENERAL) W/OUT DRIVE-IN SVCS., CONSUMER REPAIR SVCS.						0
PERSONAL IMP. SVCS., PET SERVICES, VET SVCS.						0
OFFICE	13940					13940
FINANCIAL SERVICE	13669					13669
LOBBY ENCLOSURE	170594					170594
PARKING PROVIDED	272	148	17			437

TO BE REPLACED BY PHASE 3

PARKING AREA ADDED UNDER 1-1 IN PHASE 1 AREA.

THIS AREA IS LOCATED ON LOT 2 TO BE REPLACED BY PHASE 4

PUD APPROVAL

Case Number: C814-82-006.01

Approved by Planning Commission/Zoning and Planning Commission on: 12-13 (date), 2000 (year).

Approved by Council on: 7-27 (date), 2000 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and of Chapter 25-2 of the City Code.

Neighborhood Planning and Zoning Department

Final Ordinance Reading: 7-27-2006

Rev. 1 _____

Rev. 2 _____

Rev. 3 _____

SITE PLAN RELEASE

APPROVED ADMINISTRATIVELY ON: 7-27-2000 (date)

APPROVED BY PLANNING COMMISSION ON: 7-27-2000 (date)

APPROVED BY CITY COUNCIL ON: 7-27-2000 (date)

under Section 13-2-22 of Chapter 13-2 of the Austin City Code.

Director, Planning Department

Rev. 1: 7-27-2000 Rev. 4: _____

Rev. 2: 7-27-2000 Rev. 5: _____

Rev. 3: 7-27-2000 Rev. 6: _____

AUSTIN COMMONS P.U.D.

Lake Austin Financial Plaza
Interim Parking Phasing Revision

1717 West 6th Street
Austin, Texas 78703

E.M. SYKES CO.
Austin, Texas

Lake Austin Commons

SITE PLAN WITH SCHEME LANDSCAPE

CONSULTANTS

REVISIONS

PROJECT NUMBER

DATE ISSUED: JUNE 28, 1990

DRAWN BY: BE

CHECKED BY: BE

SHEET TITLE

PHASE 4 SITE PLAN

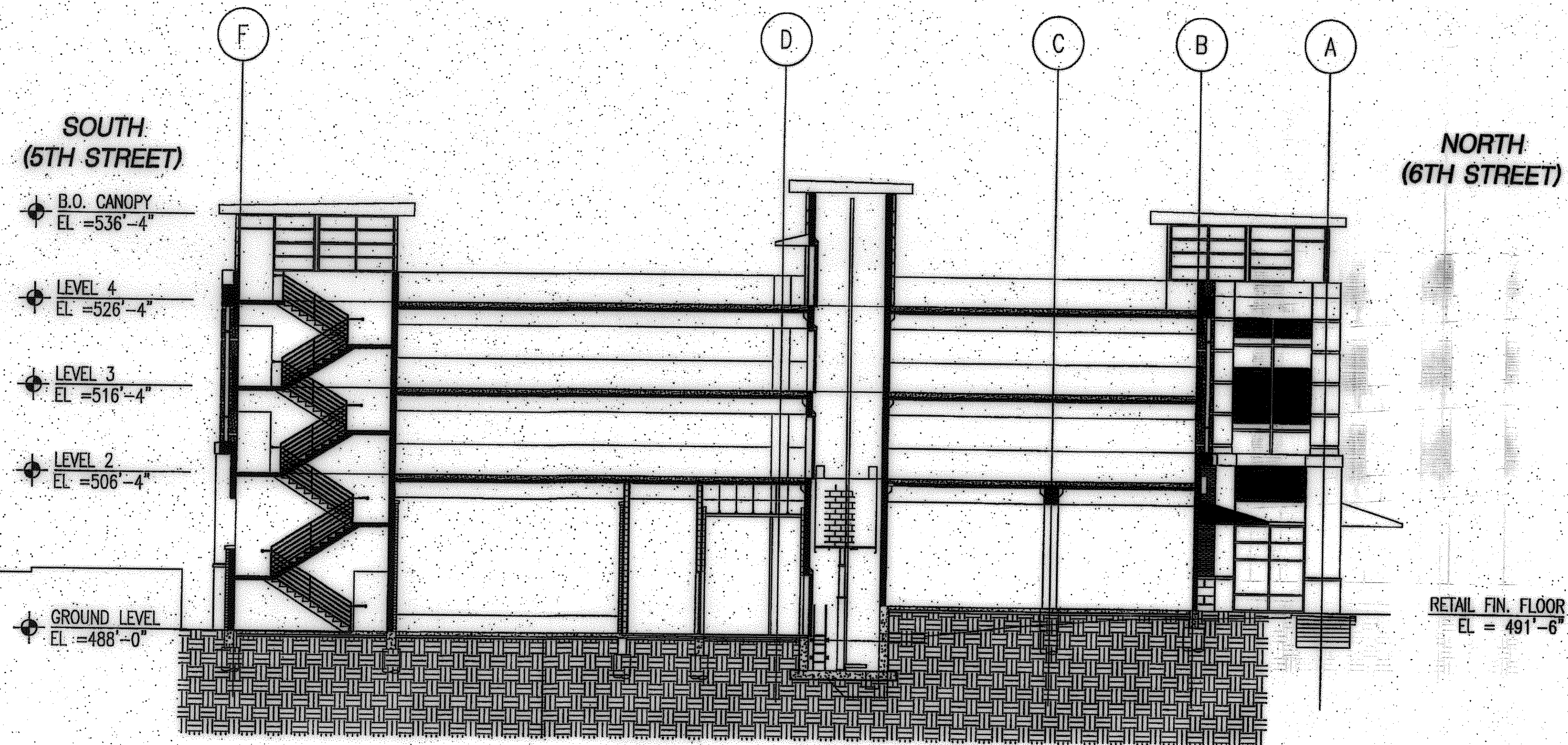
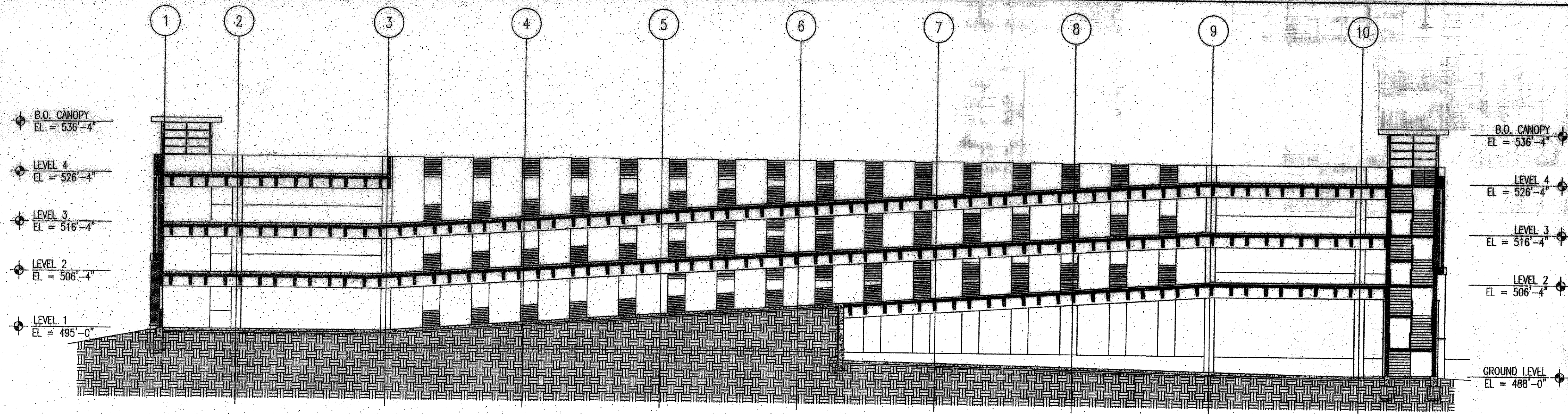
SHEET NUMBER

1

SHEET 17 of 27

C814-82-006.01 (83)

REPLACEMENT SHEET



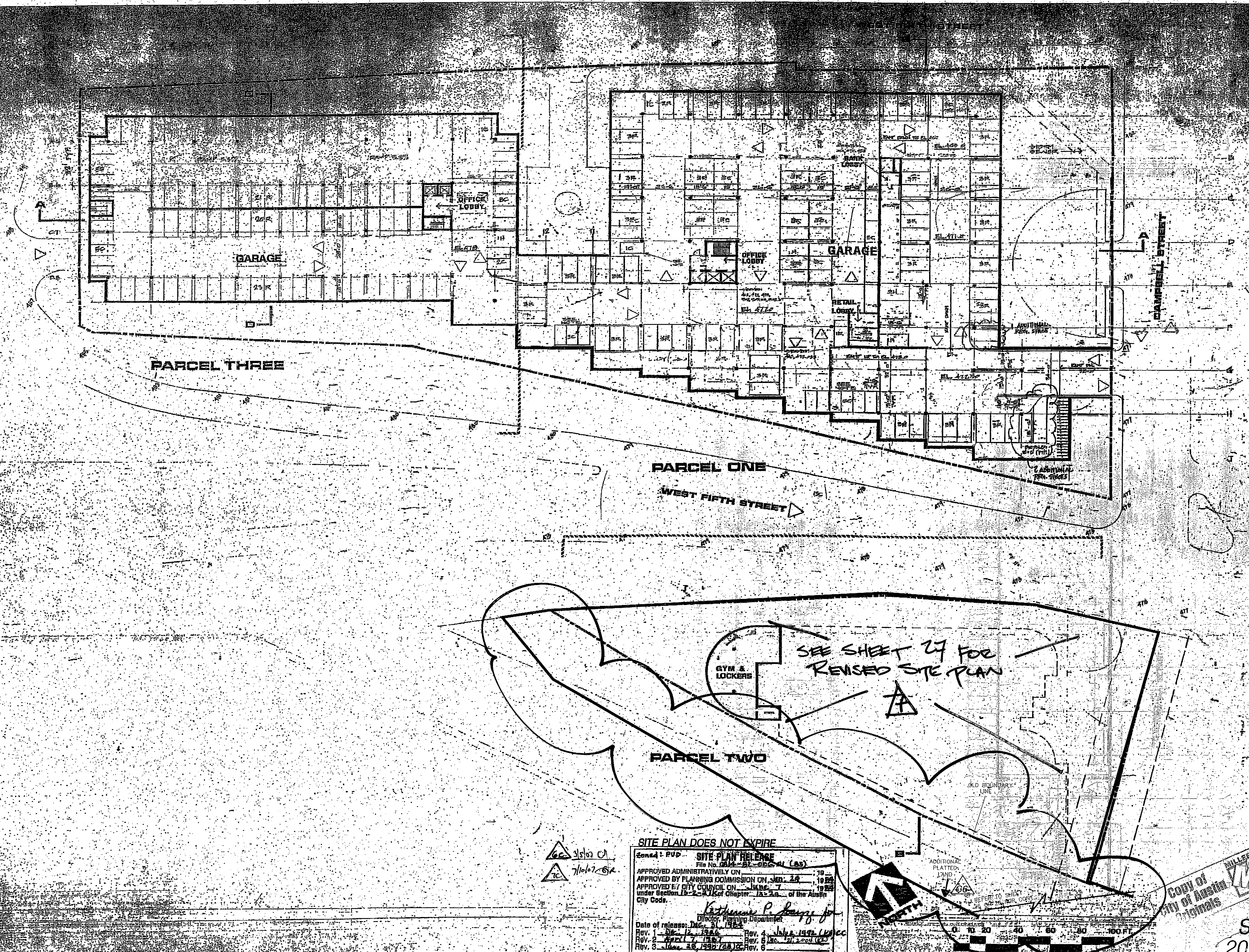
SCALE: 1"=10'

SITE PLAN RELEASE		Sheet 19 of 25
FILE NUMBER	C814-82-006.01	EXPIRATION DATE 1/1
CASE MANAGER	E. HANSEN	APPLICATION DATE N/A
APPROVED ADMINISTRATIVELY ON	N/A	
APPROVED BY PLANNING COMMISSION ON	JAN 24 1984	
APPROVED BY CITY COUNCIL ON	JUNE 7 1984	
under Section 2-2-2.1 of Chapter 2-2 of the City Code		
K.H. H.S.		
Siting For Director, Watershed Protection and Development Review Department		
DATE OF RELEASE	12-31	OF 84 ZONING PUD
Rev 1	12-31-84	(P)
Rev 2		
Rev 3		

C814-82-006.01(83)

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 ALL DATA SUBMITTED. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

SHEET
19 of 25



E.M. SYKES CO
Austin, Texas

Lake Austin Commons

GARAGE, LEVEL A
(LEVEL B SIMILAR)

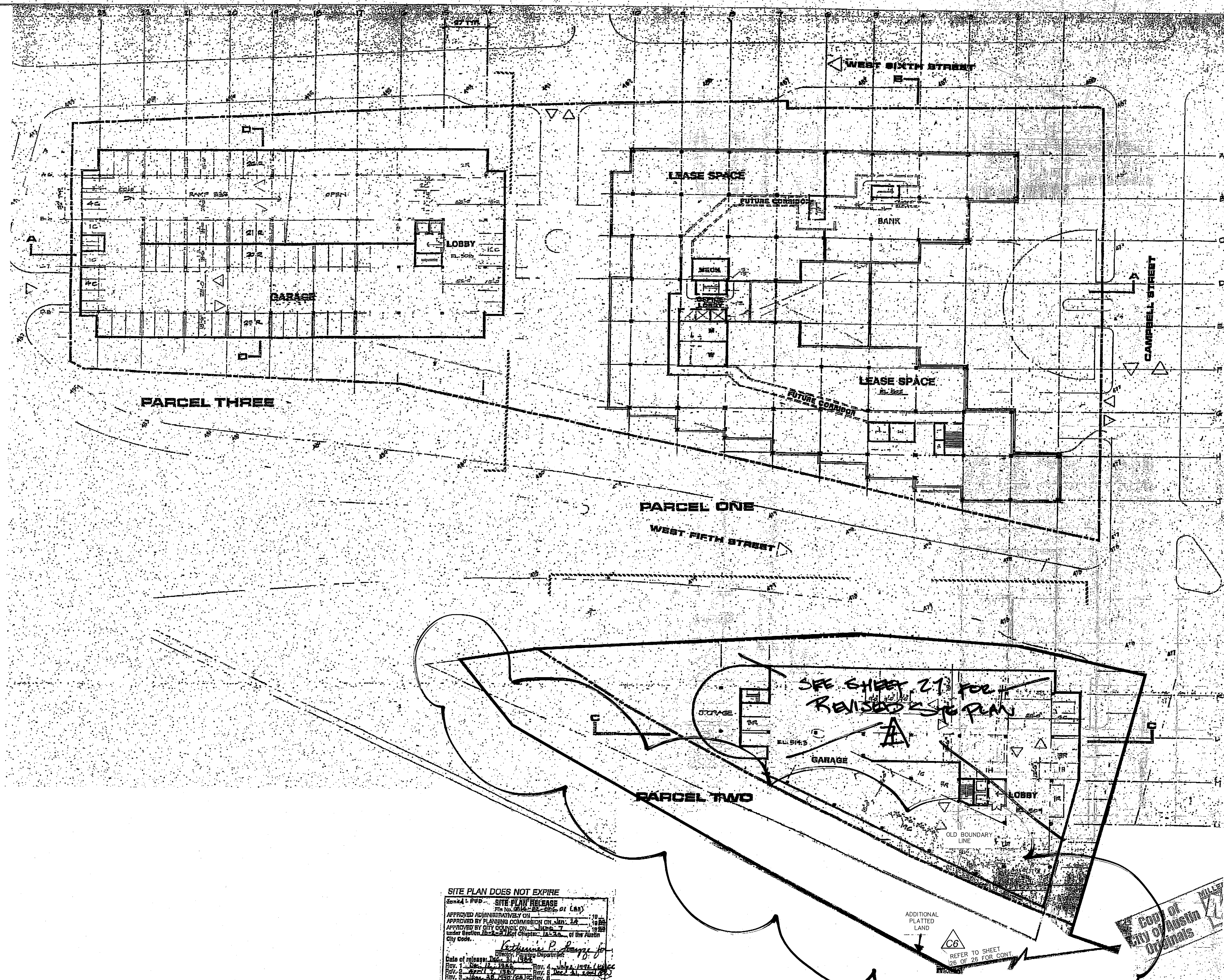
SITE PLAN DOES NOT EXPIRE
Zoned: RVP
SITE PLAN RELEASE
File No. C814-82-006.01 (83)
APPROVED ADMINISTRATIVELY ON: 10-28-1983
APPROVED BY PLANNING COMMISSION ON: 10-28-1983
APPROVED BY CITY COUNCIL ON: June 7, 1983
under Section 19-2.2 of Chapter 19-2.0 of the Austin City Code.
Katherine P. [Signature]
Director, Planning Department
Date of release: Dec. 31, 1983
Rev. 1: Dec. 12, 1986
Rev. 2: Dec. 12, 1986
Rev. 3: Dec. 12, 1986
Rev. 4: July 2, 1992 (UP) CC
Rev. 5: Dec. 21, 2004 (CC)
Rev. 6: Dec. 21, 2004 (CC)

Copy of
City of Austin
Records

SHEET A
20 OF 27

C814-82-006.01 (83)

REPLACEMENT SHEET



E.M. SYKES CO
Austin, Texas

Lake Austin Commons

SITE PLAN DOES NOT EXPIRE

DATE: 1-1-1984

SITE PLAN RELEASE

FILE NO. 006-82-006.01 (83)

APPROVED ADMINISTRATIVE BY: [Signature] 1-1-84

APPROVED BY PLANNING COMMISSION ON: 1-1-84

APPROVED BY CITY COUNCIL ON: 1-1-84

under Section 16-2-2 of the Austin City Code.

Director, Planning Department

DATE OF RELEASE: 1-1-1984

REV. 1: 1-1-1984

REV. 2: 1-1-1984

REV. 3: 1-1-1984

REV. 4: 1-1-1984

REV. 5: 1-1-1984

REV. 6: 1-1-1984

REV. 7: 1-1-1984

REV. 8: 1-1-1984

REV. 9: 1-1-1984

REV. 10: 1-1-1984

REV. 11: 1-1-1984

REV. 12: 1-1-1984

REV. 13: 1-1-1984

REV. 14: 1-1-1984

REV. 15: 1-1-1984

REV. 16: 1-1-1984

REV. 17: 1-1-1984

REV. 18: 1-1-1984

REV. 19: 1-1-1984

REV. 20: 1-1-1984

REV. 21: 1-1-1984

REV. 22: 1-1-1984

REV. 23: 1-1-1984

REV. 24: 1-1-1984

REV. 25: 1-1-1984

REV. 26: 1-1-1984

REV. 27: 1-1-1984

REV. 28: 1-1-1984

REV. 29: 1-1-1984

REV. 30: 1-1-1984

REV. 31: 1-1-1984

REV. 32: 1-1-1984

REV. 33: 1-1-1984

REV. 34: 1-1-1984

REV. 35: 1-1-1984

REV. 36: 1-1-1984

REV. 37: 1-1-1984

REV. 38: 1-1-1984

REV. 39: 1-1-1984

REV. 40: 1-1-1984

REV. 41: 1-1-1984

REV. 42: 1-1-1984

REV. 43: 1-1-1984

REV. 44: 1-1-1984

REV. 45: 1-1-1984

REV. 46: 1-1-1984

REV. 47: 1-1-1984

REV. 48: 1-1-1984

REV. 49: 1-1-1984

REV. 50: 1-1-1984

REV. 51: 1-1-1984

REV. 52: 1-1-1984

REV. 53: 1-1-1984

REV. 54: 1-1-1984

REV. 55: 1-1-1984

REV. 56: 1-1-1984

REV. 57: 1-1-1984

REV. 58: 1-1-1984

REV. 59: 1-1-1984

REV. 60: 1-1-1984

REV. 61: 1-1-1984

REV. 62: 1-1-1984

REV. 63: 1-1-1984

REV. 64: 1-1-1984

REV. 65: 1-1-1984

REV. 66: 1-1-1984

REV. 67: 1-1-1984

REV. 68: 1-1-1984

REV. 69: 1-1-1984

REV. 70: 1-1-1984

REV. 71: 1-1-1984

REV. 72: 1-1-1984

REV. 73: 1-1-1984

REV. 74: 1-1-1984

REV. 75: 1-1-1984

REV. 76: 1-1-1984

REV. 77: 1-1-1984

REV. 78: 1-1-1984

REV. 79: 1-1-1984

REV. 80: 1-1-1984

REV. 81: 1-1-1984

REV. 82: 1-1-1984

REV. 83: 1-1-1984

REV. 84: 1-1-1984

REV. 85: 1-1-1984

REV. 86: 1-1-1984

REV. 87: 1-1-1984

REV. 88: 1-1-1984

REV. 89: 1-1-1984

REV. 90: 1-1-1984

REV. 91: 1-1-1984

REV. 92: 1-1-1984

REV. 93: 1-1-1984

REV. 94: 1-1-1984

REV. 95: 1-1-1984

REV. 96: 1-1-1984

REV. 97: 1-1-1984

REV. 98: 1-1-1984

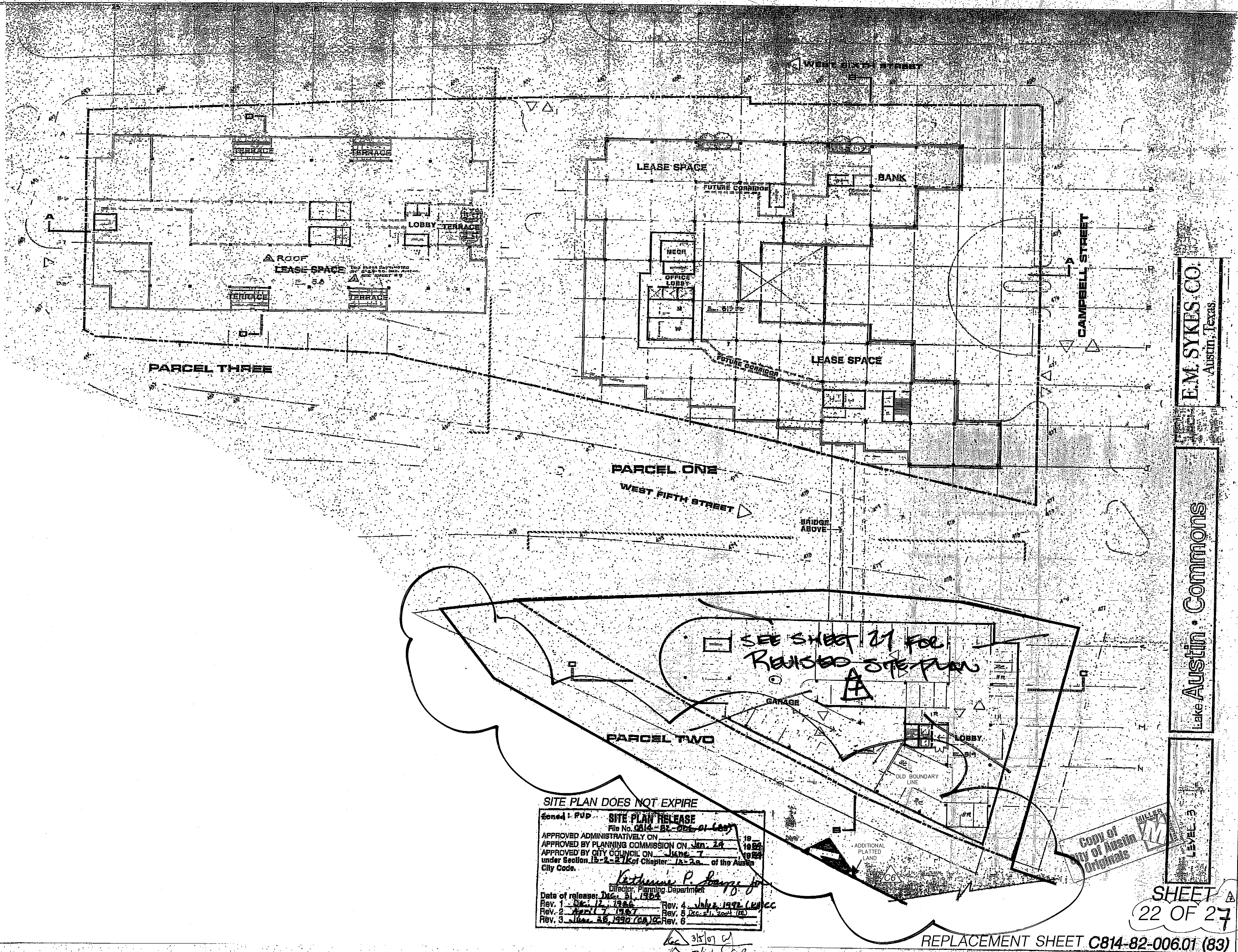
REV. 99: 1-1-1984

REV. 100: 1-1-1984

Copy of City of Austin Originals

SHEET 21 OF 27

REPLACEMENT SHEET C814-82-006.01 (83)



E.M. SYKES CO.
Austin, Texas

Lake Austin Commons

LEVEL 3

SHEET 22 OF 27

REPLACEMENT SHEET C814-82-006.01 (83)

SITE PLAN DOES NOT EXPIRE

SITE PLAN RELEASE
File No. C814-82-006.01 (83)

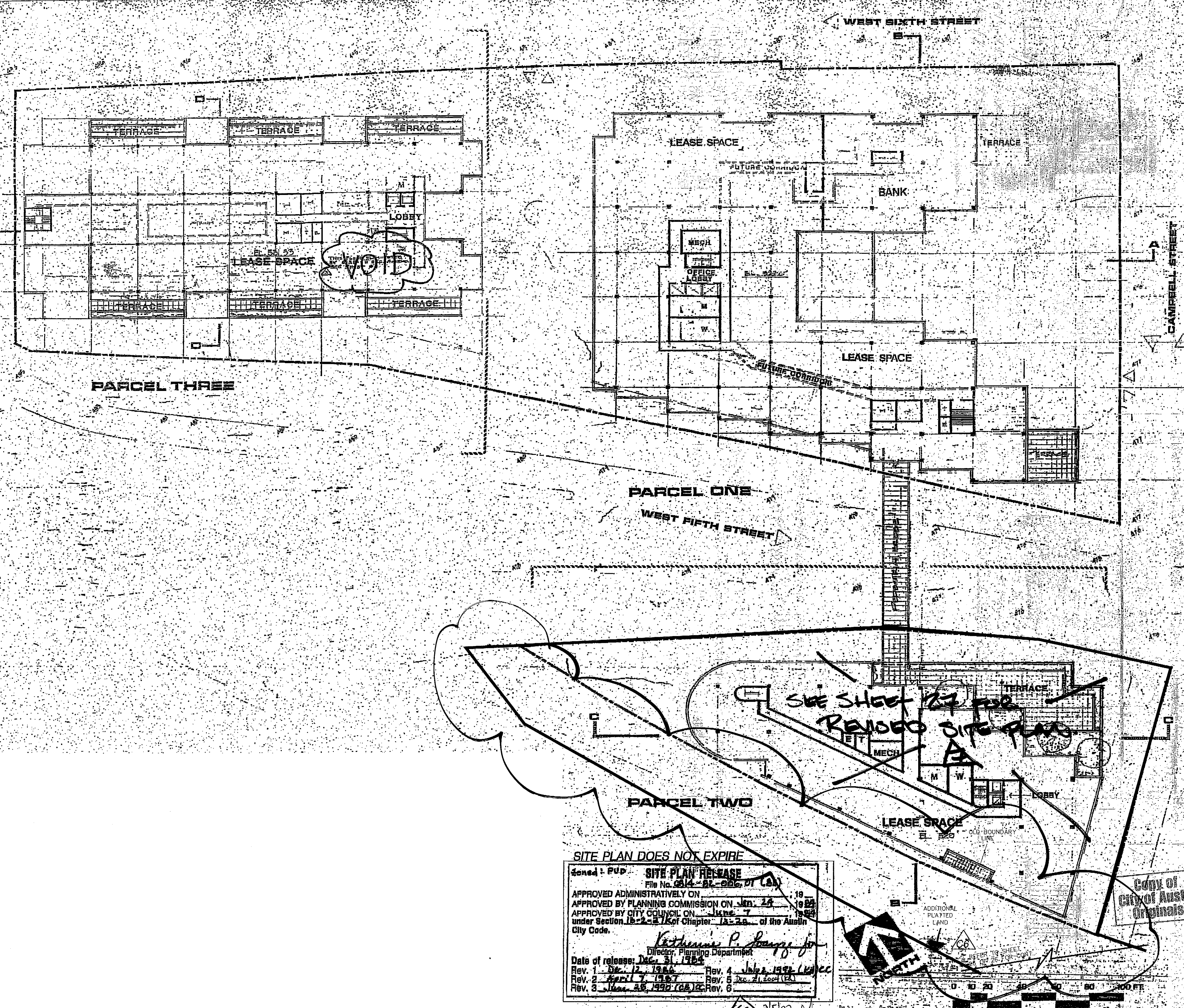
APPROVED ADMINISTRATIVELY ON Jan. 24 1984
APPROVED BY PLANNING COMMISSION ON June 7 1984
APPROVED BY CITY COUNCIL ON June 7 1984
under Section 15-2-21 of Chapter 15-2 of the Austin City Code.

Katherine P. [Signature]
Director, Planning Department

Date of release: June 5, 1984

Rev. 1 - <u>Dec. 12, 1986</u>	Rev. 4 - <u>June 1992 (KJCC)</u>
Rev. 2 - <u>April 7, 1987</u>	Rev. 5 - <u>Dec. 21, 2004 (R)</u>
Rev. 3 - <u>Nov. 28, 1990 (CA) (R)</u>	Rev. 6 -

sklon w
7/10/04



SITE PLAN DOES NOT EXPIRE

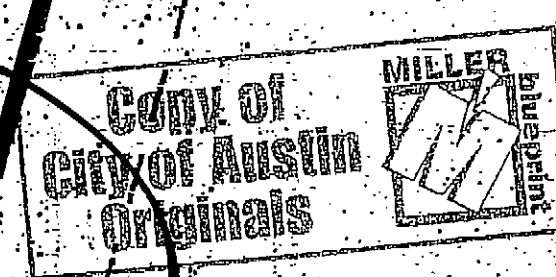
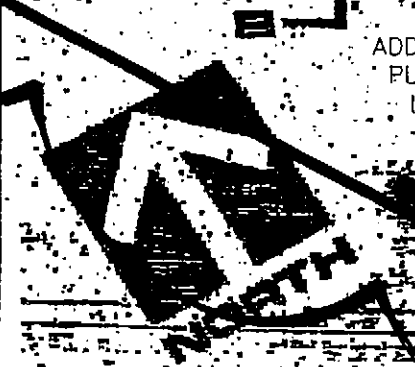
Issued: FUP **SITE PLAN RELEASE**
File No. C814-82-006.01 (A)

APPROVED ADMINISTRATIVELY ON Jan. 24, 1984
APPROVED BY PLANNING COMMISSION ON Jan. 24, 1984
APPROVED BY CITY COUNCIL ON June 7, 1984
under Section 16-2-2 of Chapter 16-2 of the Austin City Code.

Katherine P. [Signature] for
Director, Planning Department

Date of release: Dec. 31, 1984

Rev. 1 <u>Dec. 12, 1984</u>	Rev. 4 <u>July 2, 1985 (LW)</u>
Rev. 2 <u>April 7, 1987</u>	Rev. 5 <u>Dec. 21, 2004 (CA)</u>
Rev. 3 <u>June 28, 1990 (CA)</u>	Rev. 6



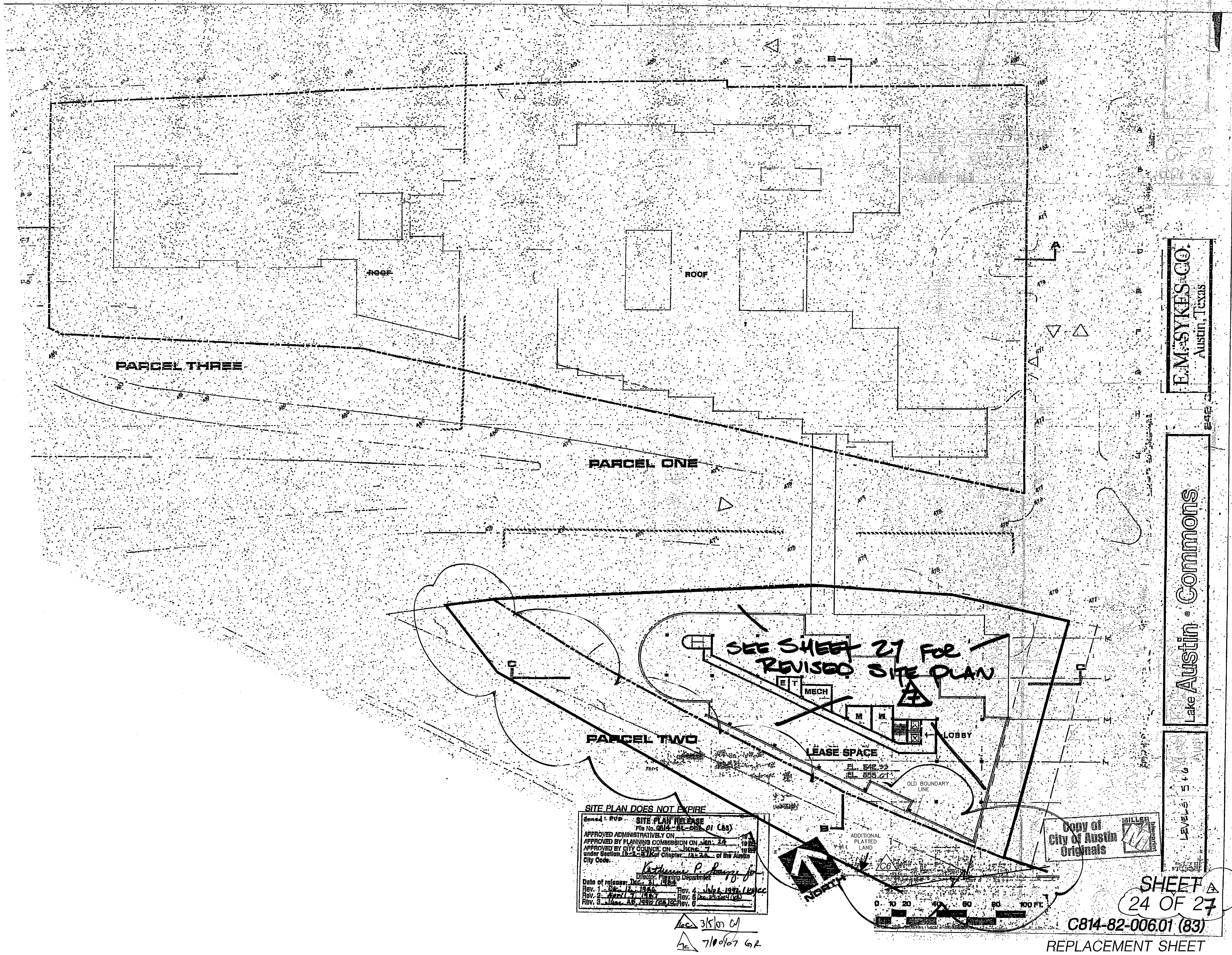
FILED
E.M. SYKES CO.
Austin, Texas

Lake Austin Commons

LEVEL 4

SHEET A
23 OF 27

REPLACEMENT SHEET C814-82-006.01 (83)



E.M. SYKES CO.
Austin, Texas

Lake Austin Commons

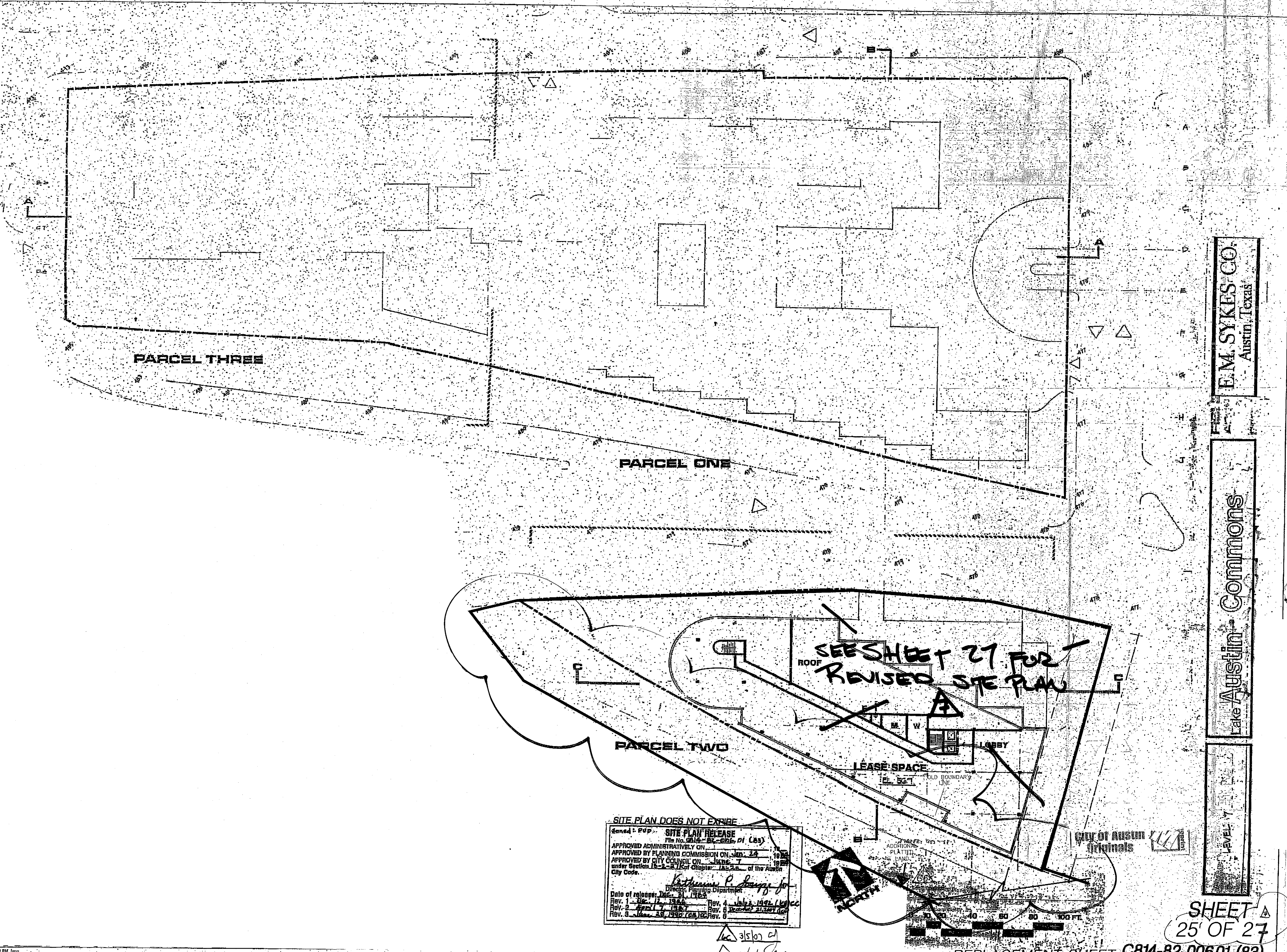
SITE PLAN DOES NOT EXPIRE
Sited: RUP
SITE PLAN RELEASE
File No. C814-82-006.01 (CAs)
APPROVED ADMINISTRATIVELY ON 10/1/83
APPROVED BY PLANNING COMMISSION ON 10/24/83
APPROVED BY CITY COUNCIL ON 11/14/83
under Section 16.09, 16.10 or Chapter 165.00, of the Austin City Code.
Date of release: Dec. 31, 1983
Rev. 1 - Dec. 12, 1983
Rev. 2 - April 1, 1984
Rev. 3 - June 28, 1984 (CAs)
Rev. 4 - July 8, 1984 (LUPCC)
Rev. 5 - Dec. 21, 2004 (CAs)
Rev. 6 -

loc 315m C/
 7/10/067 GP

SHEET 24 OF 27

C814-82-006.01 (83)

REPLACEMENT SHEET



PARCEL THREE

PARCEL ONE

PARCEL TWO

SEE SHEET 27 FOR
REVISED SITE PLAN

ROOF

LOBBY

LEASE SPACE

OLD BOUNDARY LINE

ADDITIONAL PLATTED LAND

CITY OF AUSTIN ORIGINALS

SITE PLAN DOES NOT EXPIRE

Revised: PUP
SITE PLAN RELEASE
File No. 0814-82-006.01 (83)

APPROVED ADMINISTRATIVELY ON: 10/28/10
APPROVED BY PLANNING COMMISSION ON: 10/28/10
APPROVED BY CITY COUNCIL ON: 10/28/10
under Section 16-2-2 of Chapter 16-2 of the Austin City Code.

Katherine P. [Signature]
Director, Planning Department

Date of release: 10/28/10

Rev. 1 - 10/28/10	Rev. 4 - 10/28/10
Rev. 2 - 10/28/10	Rev. 5 - 10/28/10
Rev. 3 - 10/28/10	Rev. 6 - 10/28/10

loc 3/5/07 cl
loc 7/10/07 6-2



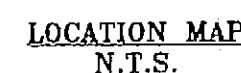
SHEET 25 OF 27

REPLACEMENT SHEET C814-82-006.01 (83)

E.M. SYKES CO.
Austin, Texas

Austin Commons
Lake Austin Commons

LEVEL 7



OWNER: LAKE AUSTIN COMMONS, LTD. -
ACREAGE: 2.56 ACRES
SURVEY: GEORGE W. SPEAR LEAGUE
DATE: JANUARY 15, 2006
SURVEYOR: BASELINE LAND SURVEYORS, INC.
ENGINEER: HANRAHAN PRITCHARD ENGINEERING, INC.
B.M. INFORMATION: BENCHMARK: RAILROAD SPIKE IN POWER POLE
AT THE NORTHWEST CORNER OF THE
INTERSECTION WEST FIFTH STREET AND
CAMPBELL STREET. ELEVATION = 479.17'

LEGEND

•	SIDEWALKS
●	1/2" IRON REBAR FOUND
⊗	IRON PIPE FOUND
⊙	"X" CUT IN CONCRETE FOUND
○	1/2" IRON REBAR SET
▲	WHICH READS "BASELINE INC"
◆	NAIL FOUND
◇	BENCHMARK
R.O.W.	RIGHT OF WAY
()	RECORD PER VOL. 83, PG. 58C
[]	RECORD PER VOL. 12455, PG. 867
{ }	RECORD PER DOC. NO. 2001207621
(())	RECORD PER DOC. NO. 200198730
[{ }]	RECORD PER DOC. NO. 2000031178
{ }	RECORD PER VOL. 12653, PG. 45
(D.R.I.C.T.)	DEED RECORDS OF TRAVIS COUNTY, TEXAS
(P.R.I.C.T.)	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
(P.R.P.R.T.)	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
(O.P.R.I.C.T.)	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

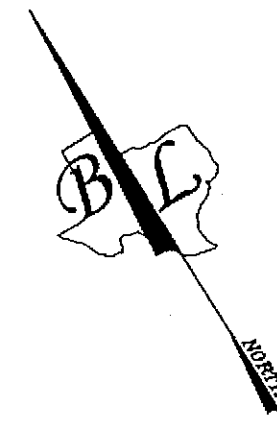
LINE TABLE		
LINE	BEARING	LENGTH
[1]	S22°27'52"E	5.12
[1.1]	S24°57'21"E	5.00
[2]	S44°16'54"E	80.07
(2)	S45°39'00"E	79.91
[3]	S36°22'07"E	85.81
[1.3]	S37°05'01"E	
[4]	S63°00'01"E	15.55
[1.4]	S37°50'06"E	15.90
[5]	S37°02'18"W	65.25
[1.5]	S25°22'20"W	
[6]	N08°01'47"W	58.92
[6.1]	N08°49'58"W	60.00
[7]	S65°54'54"E	75.08
[7.1]	S66°42'41"E	75.07
[8]	S55°39'58"E	87.36
(8)	S53°21'00"E	87.40
[9]	S45°03'13"W	180.71
(9)	S45°43'00"W	180.87
[10]	S37°56'37"E	99.99
[10.1]	S40°18'01"E	100.00
[11]	S43°11'35"E	100.04
[11.1]	S43°33'10"E	100.00
[12]	S44°25'18"E	99.89
[12.1]	S46°08'00"E	100.00
[13]	S47°38'06"E	99.66
[13.1]	S48°51'00"E	100.00
[14]	S51°19'03"E	99.97
[14.1]	S52°15'00"E	100.00
[15]	S54°43'00"E	100.61
[15.1]	S55°35'00"E	100.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1687.33	596.60	20'53.31"	N47°20'38"W	593.50
((C1))	1687.33	596.61	20'53.31"	N48°13'22"W	593.50
C2	1468.49	91.51	3'34.14"	N36°01'25"W	91.50
((C2))	1468.49	91.47	3'34.08"	N36°54'19"W	91.46
C3	3588.28	271.34	4'19.57"	N31°13'53"W	271.27
((C3))	3588.28	271.35	4'19.58"	N32°06'31"W	271.29

GRAPHIC SCALE

100 50 0 10

IN FEET





HANSHAN • PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 8333 CROSS PARK DRIVE
 OFFICE: 514-489-7734 FAX: 514-489-4752
 info@hpe-eng.com
 hpeid@hpe-eng.com



BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 ALBANY, TEXAS 76007
 OFFICE: 817-871-8743
 mobile: 817-871-8743
 acct@baseline-survey.com

FINAL PLAT LAKE AUSTIN COMMONS II

File: \Projects \LAC\ Dwg \Vml Plat.dwg
Scale (Hor.): 1"=100'
Date: 04/28/08
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
01 of 02

C8-05-0260.0A

SHEET
01 of 02

SHEET ADDED 

FOR CITY USE ONLY:

SUBMITTER: Arco 6

SITE PLAN RELEASE

Sheet 26 of 26

FILE NUMBER: C-84-82-06 EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: _____

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: 1-24-84

APPROVED BY CITY COUNCIL ON: 6-7-84

under Section 13-201 of Chapter 13-20 of the Austin City Code.

C. W. [Signature]

Director, Department of Planning and Development

DATE OF RELEASE: Dec. 31, 1984 Zoning: PUD

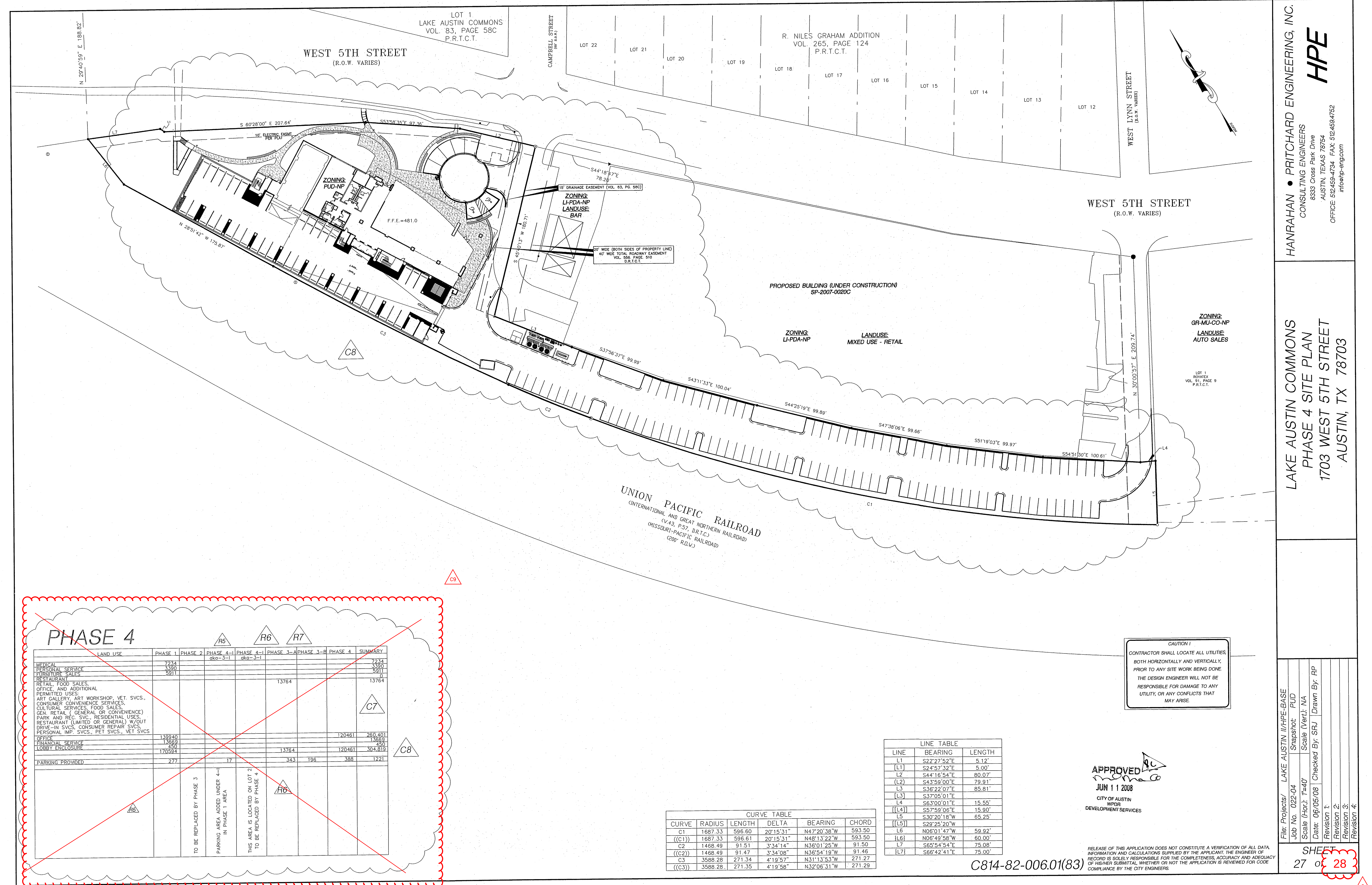
Rev. 1 _____ Correction: 6/3/5/07 C/

Rev. 2 _____ Correction: 7/10/07 E. E.

Rev. 3 _____ Correction: 3

C8-14-82-006.01 (83)

SHEET
26 OF 27

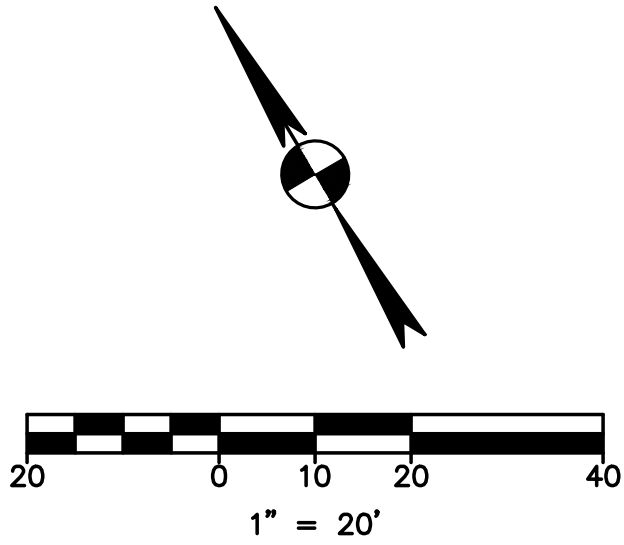
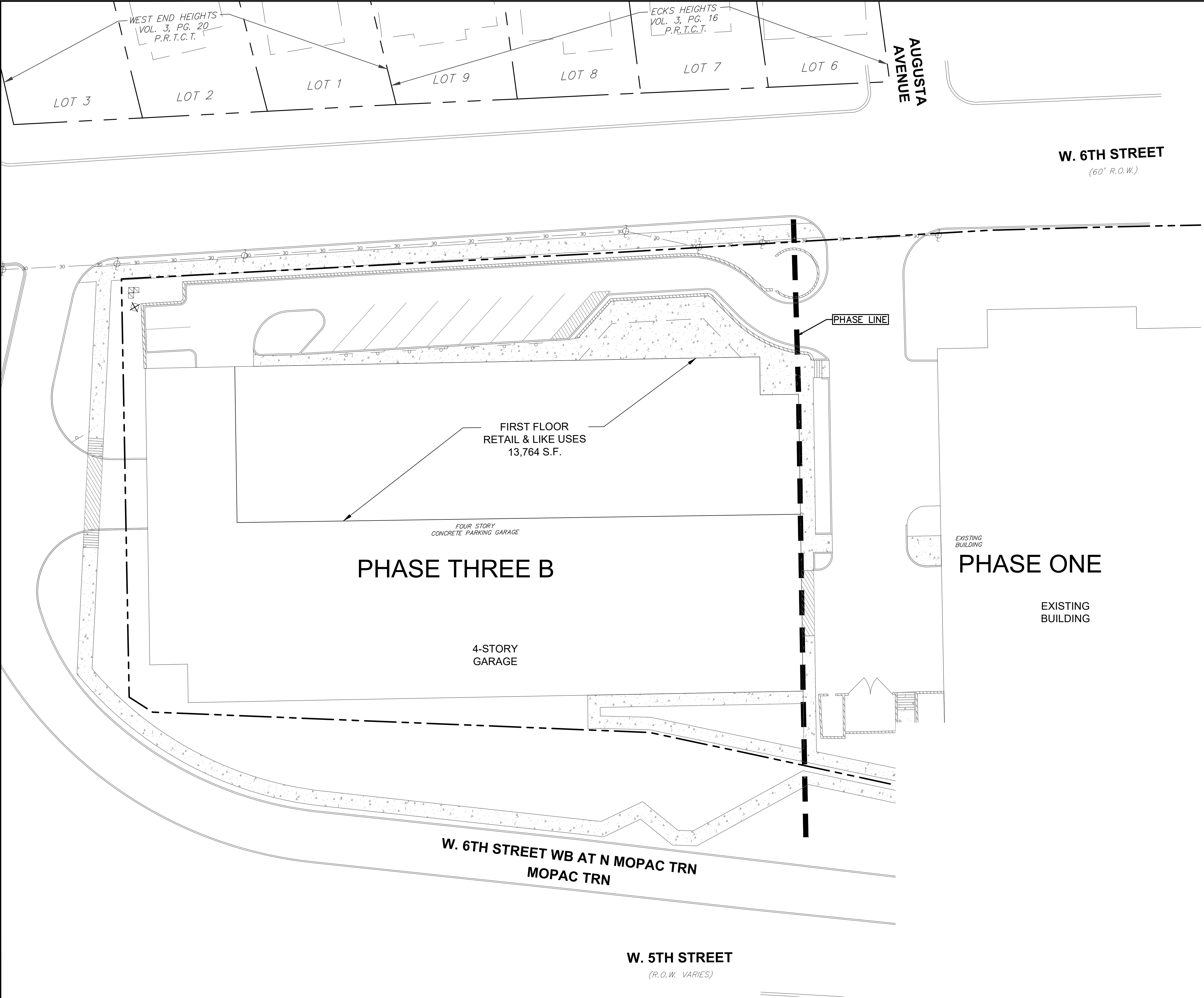


HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
8333 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE: 512.459.4734 FAX: 512.459.4752
info@hpe-eng.com

LAKE AUSTIN COMMONS
PHASE 4 SITE PLAN
1703 WEST 5TH STREET
AUSTIN, TX 78703

File: Projects/ LAKE AUSTIN II/HPE-BASE
Job No. 022-04
Scale (Hor): 1"=40'
Date: 06/05/08
Checked By: SFJ
Drawn By: RP
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
27 of 28



REVISION	
DATE	NO.



garza

7709 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14529
Garza EMC, LLC © Copyright 2024

PHASE THREE SITE PLAN

AUSTIN COMMONS P.U.D.
1717 WEST 6TH STREET

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113669-0003

SHEET
28
OF 28