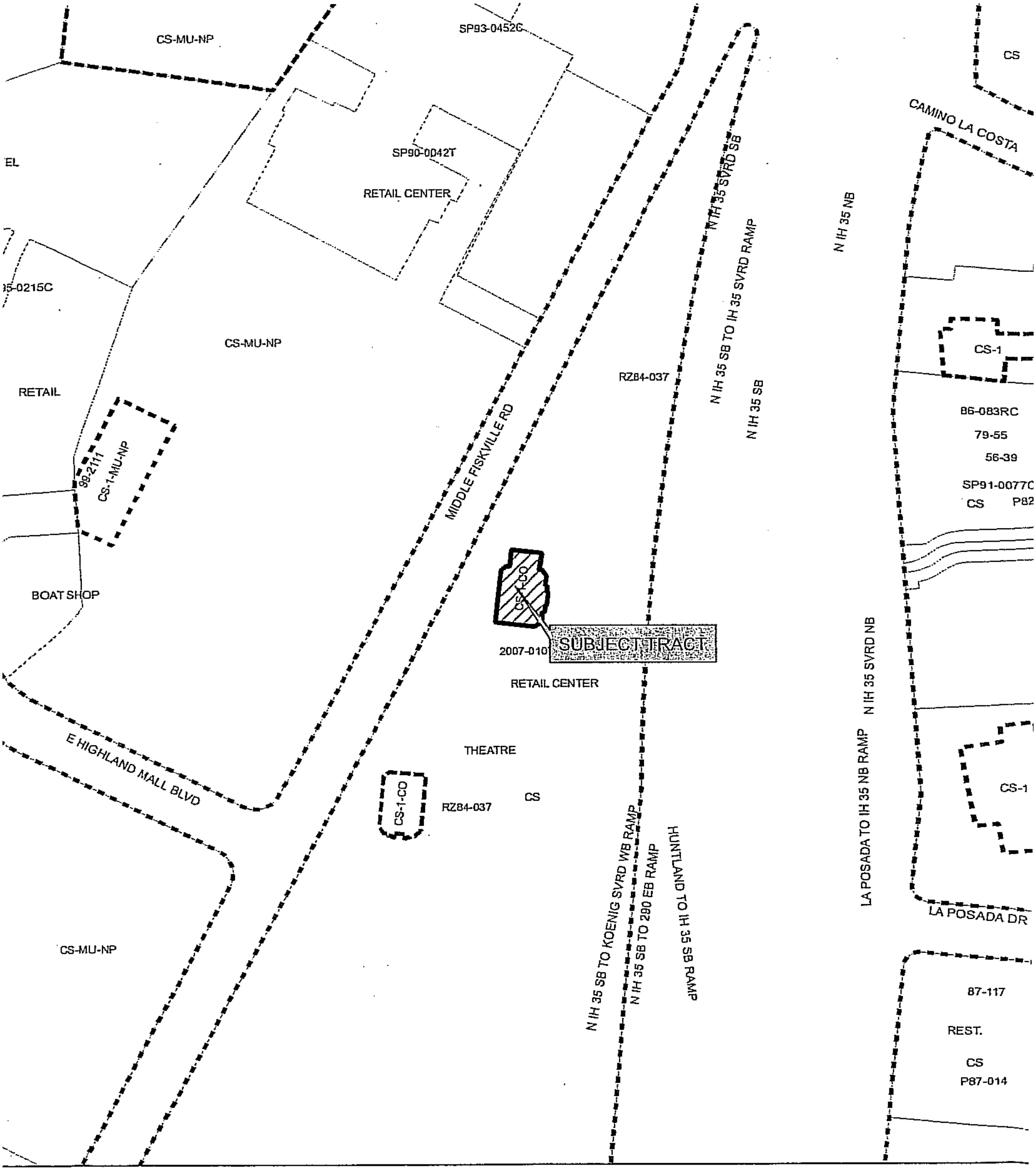


SITE PLAN

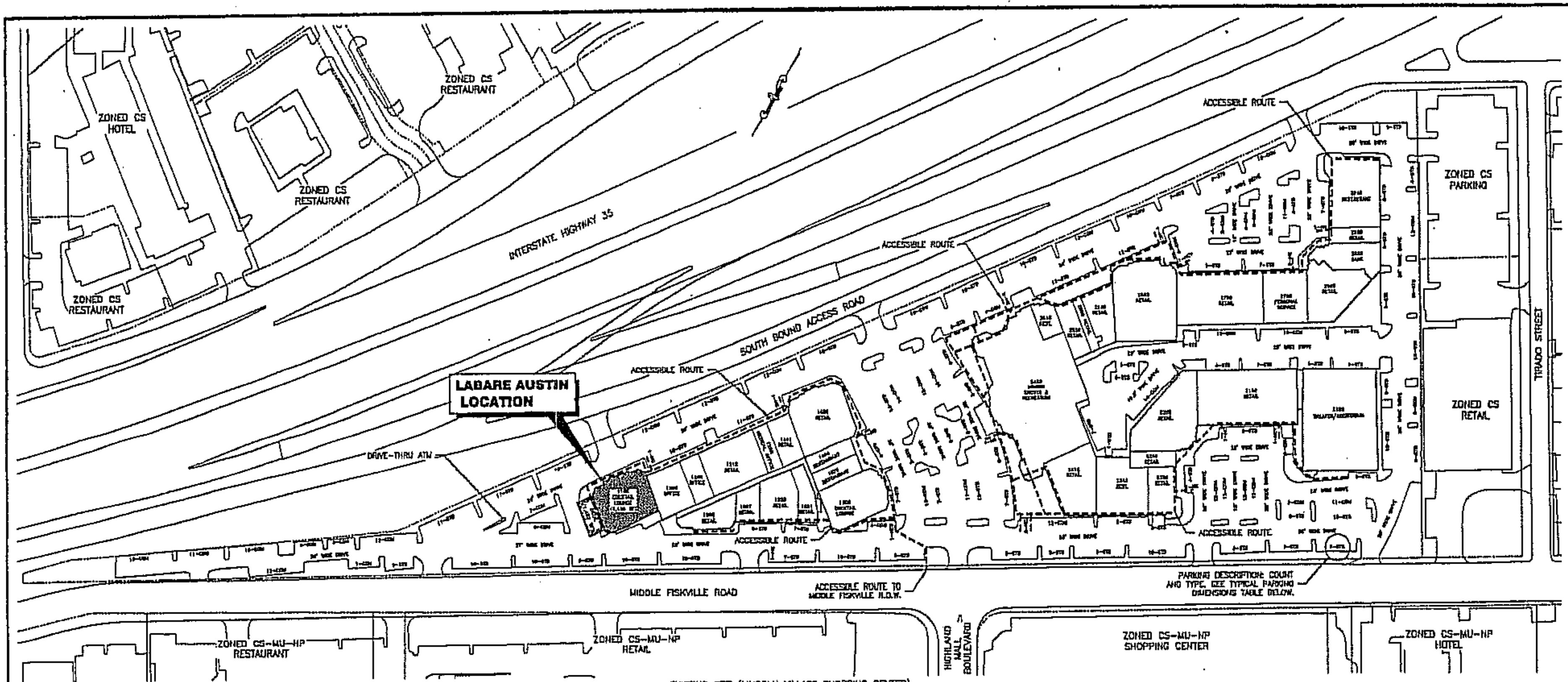
N

▨ **SUBJECT TRACT**

■ ■ ■ **ZONING BOUNDARY**

CASE#: SPC-2008-0594A
ADDRESS: 6406 N IH 35 SVRD SB
GRID: L27
MANAGER: S. WELCH

CITY OF AUS



EXISTING SITE (LINCOLN VILLAGE SHOPPING CENTER)
SCALE 1"=40'

PARKING SUMMARY (LINCOLN VILLAGE SHOPPING CENTER)				
UNIT NAME	SQ. FT.	USE CLASSIFICATION	RATIO	SPACES REQ.
* 1100 LABARE AUSTIN	6,189	COCKTAIL LOUNGE 2,500–10,000 S.F.	1/50 SF	123.8
* 1100 DECK	1,423	COCKTAIL LOUNGE 2,500–10,000 S.F.	1/50 SF	28.5
1200 ADCCO NORTH AMERICAN LLC	2,946	BUSINESS AND PROFESSIONAL OFFICE	1/275 SF	10.7
1205 BENEFICIAL FINANCE INC.	1,800	BUSINESS AND PROFESSIONAL OFFICE	1/275 SF	6.5
1210 FED EX KINKO'S #0135	5,405	GENERAL RETAIL SALES AND SERVICES	1/275 SF	19.7
1250 VISION SOURCE–LAKELINE VISION	1,320	MEDICAL OFFICE – SHOPPING CENTER	1/275 SF	4.8
1301 MAPSCO, INC.	2,220	GENERAL RETAIL SALES AND SERVICES	1/275 SF	8.1
1400 BELLE SAISON BRIDAL	8,353	GENERAL RETAIL SALES AND SERVICES	1/275 SF	30.4
1550 THAI VILLAGE, INC.	1,902	RESTAURANT <2,500 S.F.	1/100 SF	19.0
1575 LAWRENCE & DONNA WALTERS – SMOOTHIES	1,336	RESTAURANT – NO DINING AREA	1/275 SF	4.9
1600 THE ARCHIVE LOUNGE	6,145	COCKTAIL LOUNGE 2,500–10,000 S.F.	1/50 SF	122.9
1651 VACANT	1,662	GENERAL RETAIL SALES AND SERVICES	1/275 SF	6.0
1625 VACANT	4,137	GENERAL RETAIL SALES AND SERVICES	1/275 SF	15.0
1697 THE STRING & HORN SHOP	1,545	GENERAL RETAIL SALES AND SERVICES	1/275 SF	5.6
1900 VACANT	2,928	GENERAL RETAIL SALES AND SERVICES	1/275 SF	10.6
BUILDING 1000 COMMON HALL	2,170	N/A		
2150 HEB GROCERY COMPANY, INC.	11,040	BUSINESS AND PROFESSIONAL OFFICE	1/275 SF	40.1
2200 VACANT	8,944	GENERAL RETAIL SALES AND SERVICES	1/275 SF	32.5
2250 KID TO KID	2,100	GENERAL RETAIL SALES AND SERVICES	1/275 SF	7.6
2300 ABELLA SALON	1,831	PERSONAL IMPROVEMENT SERVICE	1/275 SF	6.7
2343 SHILLA RESTAURANT	5,441	RESTAURANT >2,500 S.F.	1/75 SF	72.5
2375 THE MEN'S WEARHOUSE OF TEXAS, L.P.	5,835	GENERAL RETAIL SALES AND SERVICES	1/275 SF	21.2
2450 GOLD'S TEXAS HOLDINGS, L.P.	22,955	INDOOR SPORTS & RECREATION	1/500 SF	45.9
2475 CINNAMONS	1,424	RESTAURANT <2,500 S.F.	1/100 SF	14.2
2510 LARINA, LLC – QUIZNO'S	1,426	RESTAURANT <2,500 S.F.	1/100 SF	14.3
2520 SPRINT SPECTRUM REALTY COMPANY L.P.	3,338	GENERAL RETAIL SALES AND SERVICES	1/275 SF	12.1
2550 EDWARD JONES INVESTMENTS	1,055	BUSINESS AND PROFESSIONAL OFFICE	1/275 SF	3.8
2530 VACANT	3,910	GENERAL RETAIL SALES AND SERVICES	1/275 SF	14.2
2600 AMOROUS DIAMOND	10,090	GENERAL RETAIL SALES AND SERVICES	1/275 SF	36.7
2700 VACANT	10,200	GENERAL RETAIL SALES AND SERVICES	1/275 SF	37.1
2760 JENESSA BEAUTY ACADEMY	4,667	PERSONAL IMPROVEMENT SERVICE	1/275 SF	17.0
2800 MITCHIE'S FINE & FRAME GALLERY INC.	6,890	GENERAL RETAIL SALES AND SERVICES	1/275 SF	25.1
2850 JP MORGAN CHASE BANK, NY CORPORATION	3,378	FINANCIAL SERVICES – BUILDING	1/275 SF	12.3
2900 VACANT	1,755	GENERAL RETAIL SALES AND SERVICES	1/275 SF	6.4
2919 CARRABBA/TEXAS JOINT VENTURE #9411	6,400	RESTAURANT >2,500 S.F.	1/75 SF	85.3
3100 MONARCH EVENTS CENTER	17,876	INDOOR ENTERTAINMENT – THTR/AUD	1/4 SEATS	105.0
TOTAL:	182,584			
		TOTAL:		1,029
		20% REDUCTION (LDC 25-6-478.C):		206
		PARKING REQUIRED:		823
		PARKING AVAILABLE:		995
		REMAINING:		172

* LABARE AUSTIN WILL OCCUPY EXISTING SPACE WITH EXISTING COCKTAIL LOUNGE USE.

STANDARD SITE PLANS NOTES (IF APPLICABLE)

ORDINANCE REQUIREMENTS

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 WATERSHED PROTECTION AND DEVELOPMENT REVIEW 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 APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.

3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.

4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.

5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

AMERICANS WITH DISABILITIES ACT
THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

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 HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.

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 AS SF-5 OR MORE RESTRICTIVE.

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 SETBACKS 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. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.

4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.

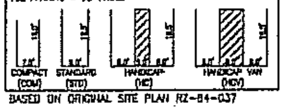
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.

6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.

7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

TYPICAL PARKING DIMENSIONS

ALL PARKING = 90° ANGLE



BASED ON ORIGINAL SITE PLAN RZ-84-037

THERE IS NO PARKING WITHIN 200 FEET OF PROPERTY USED OR ZONED SF-6 OR MORE.

THESE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN RELEASE Sheet 3 of 3

FILE NUMBER: SPC-2008-0594A EXPIRATION DATE: ______
CASE MANAGER: LINDA COURTNEY APPLICATION DATE: 11/13/2008
APPROVED ADMINISTRATIVELY ON: ______
APPROVED BY PLANNING COMMISSION ON: ______
APPROVED BY CITY COUNCIL ON: ______
under Section ______ of Chapter ______ of the Austin City Code.

CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW
DATE OF RELEASE ______ Zoning: ______
Rev. 1 ______ Correction 1 ______
Rev. 2 ______ Correction 2 ______
Rev. 3 ______ Correction 3 ______

SPC-2008-0594A DEC. 15, 2008

AVCAR ENGINEERING
1010 LAND CREEK COVE
SUITE 200
AUSTIN, TEXAS 78746
(512) 338-4438
(512) 306-8330 FAX

NO.	BY	DATE	REVISION

LABARE AUSTIN
6406 NORTH I.H. 35, SUITE 1100
AUSTIN, TEXAS 78752

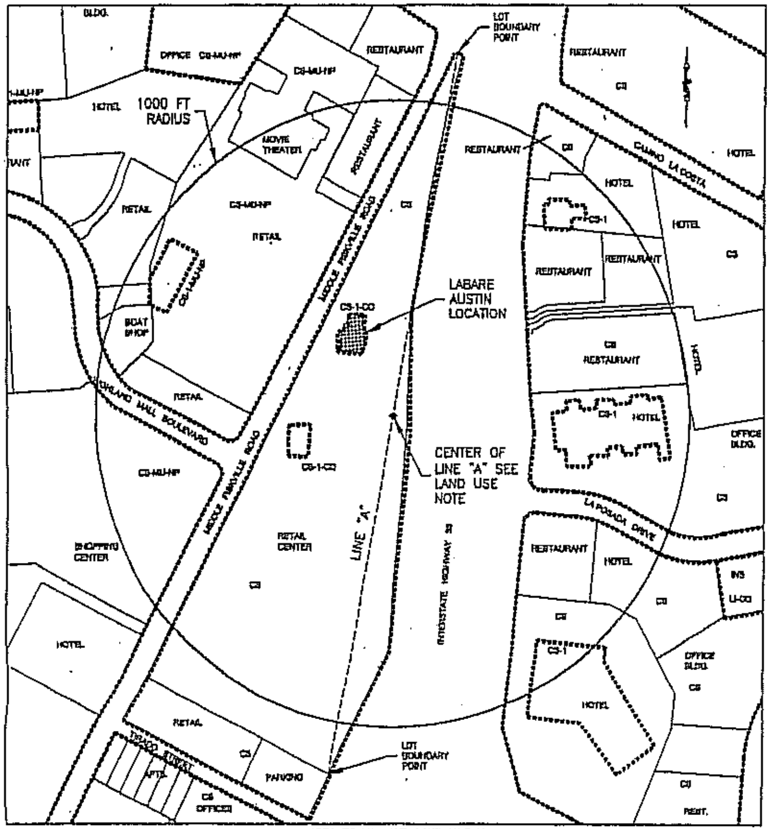
EXISTING SITE PARKING

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

DESIGNED BY: J. HERBERT
DRAWN BY: R. SPENCER
CHECKED BY: J. HERBERT
REVISED BY:

JAMES L. HERBERT

SHEET 3 OF 3



LAND USE NOTE:

THE 1000 FT RADIUS SHOWN HERE IS MEASURED FROM THE MIDPOINT OF A LINE (LINE "A") JOINING THE TWO MOST DISTANT POINTS ON THE BOUNDARIES OF THE LOT, AS PER COA LDC 25-2-801(F). WITHIN THIS 1000 FT RADIUS IS 20 LOTS, WHICH ARE ALL COMMERCIAL ZONING AND USE. NONE OF THESE LOTS ARE ZONED OR USED FOR A RESIDENTIAL USE, AS PER COA LDC 25-2-801(E)(3).

AREA ZONING AND LAND USE MAP

SCALE 1"=200'

LEGEND

———	PROPERTY LINES & BUILDINGS
- - - - -	ZONING BOUNDARIES

EXISTING IMPERVIOUS COVER AND BUILDING INFO BY ZONING:

"CS" ZONING – TOTAL AREA: 866,341 SF
BUILDING: 170,401 SF
PARKING, SIDEWALKS, DRIVES: 495,840 SF

EXISTING IMPERVIOUS COVER: 616,074 SF (92.8%)

BUILDING SIZE: 170,401 SF
BUILDING COVERAGE: 25.6%
BUILDING F.A.R.: 0.256:1
BUILDING HEIGHT: 25 FEET
FOUNDATION: CONCRETE

"CS-1-CO" ZONING – TOTAL AREA: 13,757 SF
BUILDING: 12,334 SF
OUTSIDE DECK: 1,423 SF

EXISTING IMPERVIOUS COVER: 13,757 SF (100%)

BUILDING SIZE: 12,334 SF
BUILDING COVERAGE: 89.7%
BUILDING F.A.R.: 0.897:1
BUILDING HEIGHT: 25 FEET
FOUNDATION: CONCRETE

TOTAL SITE – TOTAL AREA: 880,098 SF
BUILDING: 182,735 SF
PARKING, SIDEWALKS, DRIVES: 495,840 SF

EXISTING IMPERVIOUS COVER: 631,831 SF (92.9%)
(ALLOWABLE: 95%)

BUILDING SIZE: 182,735 SF
BUILDING COVERAGE: 26.9%
(ALLOWABLE: 95%)

BUILDING F.A.R.: 0.269:1
(ALLOWABLE: 2:1)

BUILDING HEIGHT: 25 FEET
FOUNDATION: CONCRETE

SITE SUMMARY:

ZONING:

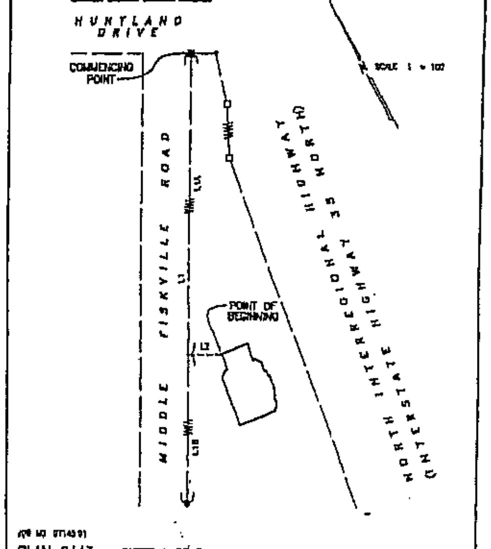
"CS" GENERAL COMMERCIAL SERVICES	866,341 SF
"CS-1-CO" COMMERCIAL LIQUOR SALES	13,757 SF
TOTAL:	880,098 SF

ALLOWABLE IMPERVIOUS COVER BY ZONING:
"CS" @ 95% – 833,023 SF / 14.53 AC.
"CS-1-CO" @ 95% – 13,069 SF / 0.30 AC.
TOTAL – 846,092 SF / 14.83 AC.

EXHIBIT SHEETS 1-3 FOR REZONING 20070927-090 (CASE# C14-2007-0107)

EXHIBIT —

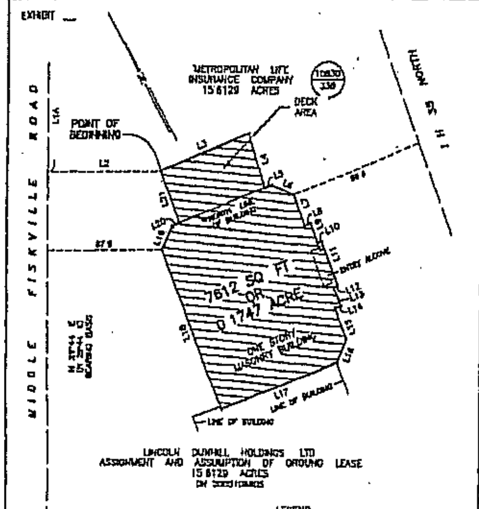
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
ZONING TRACT
JAMES P WALLACE LEAGUE SURVEY NO 57, ABSTRACT NO 789
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



JOB NO 0714301

PLAN 2443 SHEET 1 OF 3

EXHIBIT —



LINCOLN DUNHILL HOLDINGS LTD
ASSIGNMENT AND ASSUMPTION OF GROUND LEASE
15.8129 ACRES
DN 2003100826

LEGEND

—•—	CALCULATED POINT
●	1/2" STEEL PIN WITH PLASTIC CAP FOUND PLASTIC CAP STAMPED M & S 1838
⊠	1/2" STEEL PIN FOUND IN CONCRETE
●	1/2" IRON PIPE FOUND
◻	TEXAS DEPARTMENT OF TRANSPORTATION TYPE II MONUMENT FOUND
(S00 00)	DENOTES RECORD BEARING
(VOL PAGE)	DEED/REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DN	DOCUMENT NO. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

SCALE 1" = 30'

JOB NO 0714301

PLAN 2443 SHEET 2 OF 3

EXHIBIT —

NOTES

1 A METES AND BOUNDS DESCRIPTION WAS PREPARED AS AN ATTACHMENT TO ACCOMPANY THE SURVEY OF THE 0.1747 OF ONE ACRE ZONING TRACT SHOWN HEREON

2 BEARING BASIS IS THE WEST LINE OF THE METROPOLITAN LIFE INSURANCE COMPANY 15.8129 ACRE TRACT (THE EAST LINE OF MIDDLE FISKVILLE ROAD) OF RECORD IN VOLUME 10830 PAGE 339 REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS

LINE TABLE

L1	N	29°44'	E	2373.11
L1A	S	29°44'	W	929.39
L1B	S	29°44'	W	1344.73
L2	S	60°16'	E	58.63
L3	N	61°38'30"	E	48.81
L4	S	10°53'10"	W	28.80
L5	S	81°40'10"	E	3.91
L6	S	34°47'00"	E	12.00
L7	S	8°17'40"	W	18.50
L8	S	81°42'20"	E	2.04
L9	S	7°12'40"	W	9.98
L10	N	81°49'20"	E	2.04
L11	S	8°20'30"	W	23.80
L12	N	81°47'20"	W	2.00
L13	S	8°40'30"	W	9.80
L14	N	81°42'30"	W	3.00
L15	S	8°21'40"	W	13.73
L16	S	82°17'40"	W	12.00
L17	N	81°47'20"	W	61.97
L18	N	8°18'30"	E	62.01
L19	N	54°10'30"	E	15.84
L20	S	81°40'10"	E	3.89
L21	N	8°29'30"	E	28.80

6/4/07

SURVEY COMPLETED MAY 29 2007
METCALFE & SANDERS INC
LAND SURVEYORS

BY

GEORGE L SANDERS
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO 1838
AUSTIN TEXAS

JOB NO 0714301
REF PLAN 2071A
FB 930 P 77-78 & DC
FB 886 P 61-62 & DC

PLAN 2443 SHEET 3 OF 3

SITE NOTES:

1. THE PROPOSED USE IS ADULT LOUNGE. THIS SITE MEETS THE REQUIREMENTS OF COA LDC 25-2-801 "ADULT-ORIENTED BUSINESSES."

2. THE PROPOSED USE INCLUDES A LATE-HOURS PERMIT. THIS SITE MEETS THE REQUIREMENTS OF COA LDC 25-5-146, "CONDITIONS OF APPROVAL," SECTION (B)(1), BECAUSE IT IS SEPARATED FROM ALL PROPERTY USED OR ZONED TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT, OR MORE RESTRICTIVE, BY MORE THAN 200 FEET.

3. ALL SITE IMPROVEMENTS ARE EXISTING. NO CONSTRUCTION IS PROPOSED WITH THIS PLAN.

4. THE HOURS OF OPERATION ARE SUNDAY THRU SATURDAY, 11 A.M. TO 4 A.M.

5. THE WATER METER IS EXISTING.

THERE ARE NO PROPOSED CHANGES FOR THE WATER SERVICE OR EXISTING SITE PLUMBING.

THESE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN RELEASE

Sheet 2 of 3

FILE NUMBER: SPC-2008-0594A EXPIRATION DATE: ________
CASE MANAGER: LYNDA COURTNEY APPLICATION DATE: 12/15/2008
APPROVED ADMINISTRATIVELY ON: ________
APPROVED BY PLANNING COMMISSION ON: ________
APPROVED BY CITY COUNCIL ON: ________
under Section ______ of Chapter ______ of the Austin City Code.

____
CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW
DATE OF RELEASE ________ Zoning: ________
Rev. 1 ________ Correction 1 ________
Rev. 2 ________ Correction 2 ________
Rev. 3 ________ Correction 3 ________

SPC-2008-0594A **DEC. 15, 2008**

AVCAR ENGINEERING
1010 LAND CREEK COVE
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(512) 328-4430
(512) 306-8330 FAX

NO.	BY	DATE	REVISION

LABARE AUSTIN
6406 NORTH I.H. 35, SUITE 1100
AUSTIN, TEXAS 78752

CONDITIONAL USE PLAN

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

DESIGNED BY: J. HERBERT
DRAWN BY: R. SPENCER
CHECKED BY: J. HERBERT
REVISED BY:

JAMES L. HERBERT
2/9/09

SHEET 2 OF 3