

Shoal Creek Walk



Conceptual Massing

Shoal Creek Walk



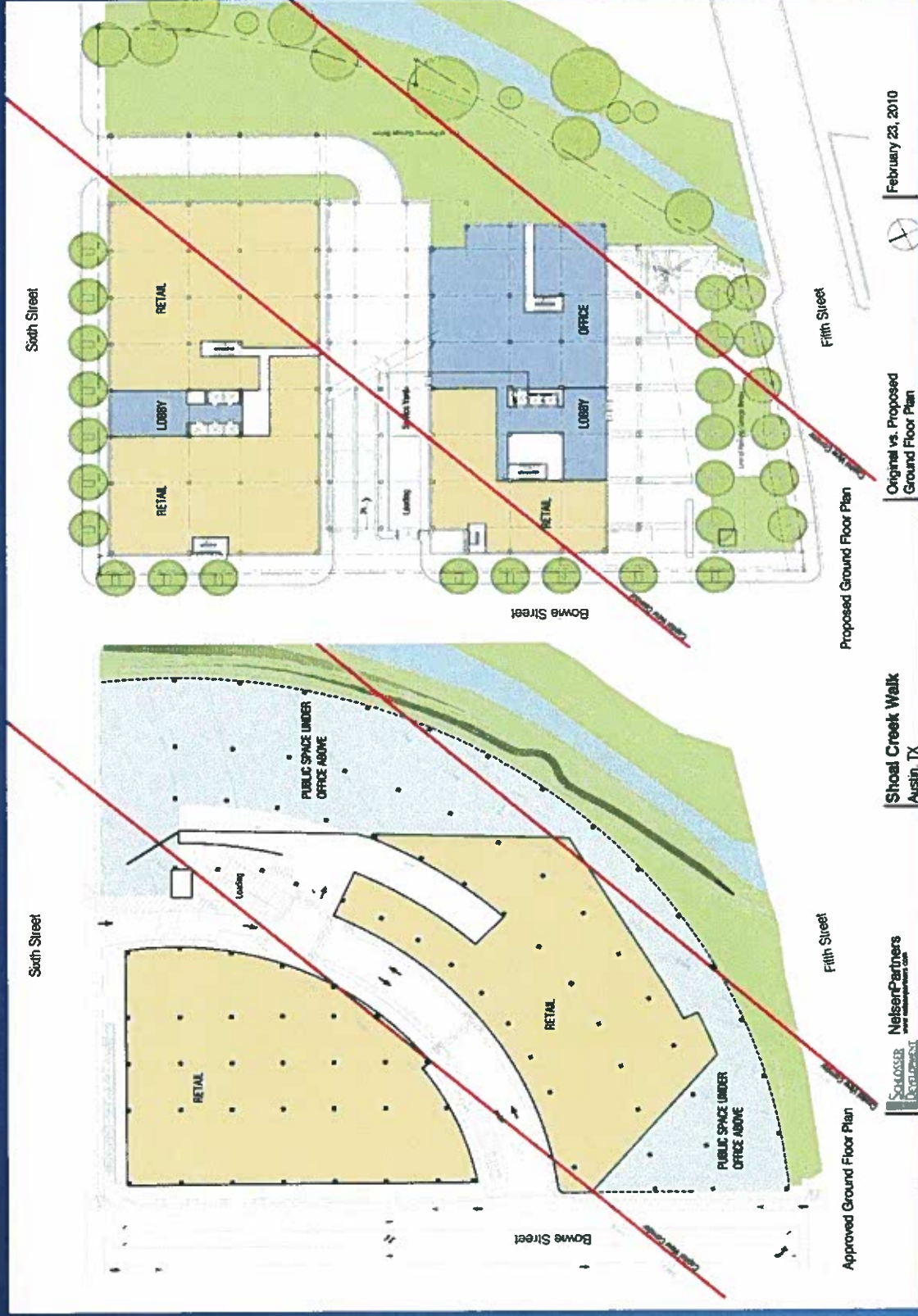
Existing Condition

Shoal Creek Walk



Existing Condition

Shoal Creek Walk



Existing Site Plan

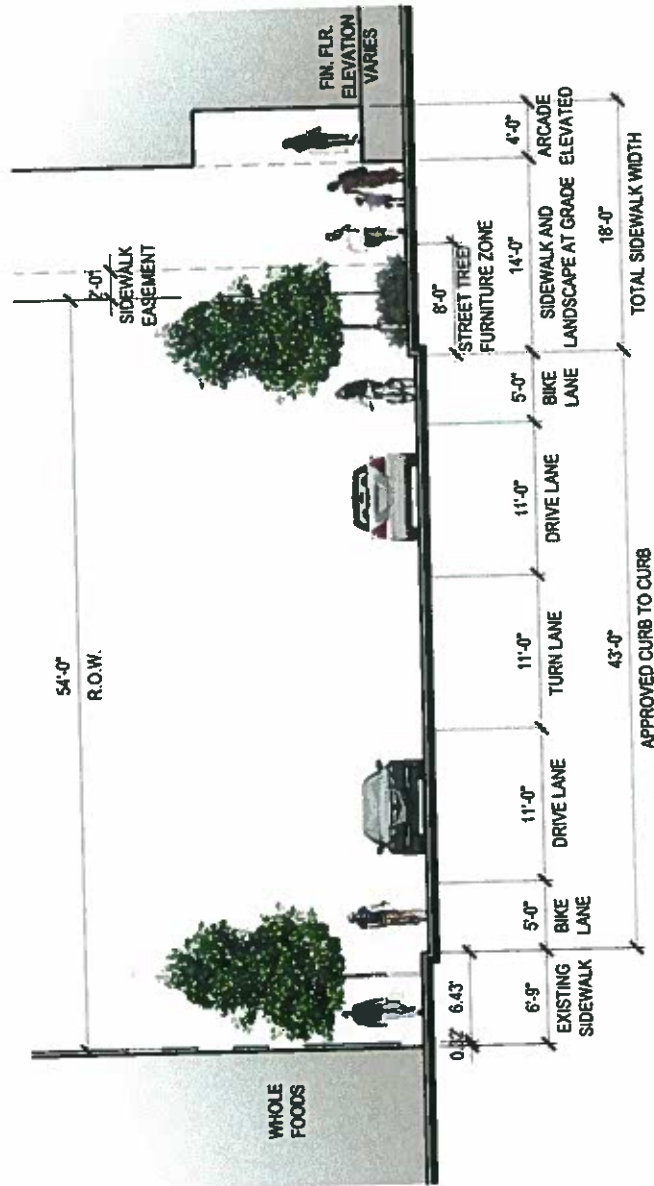
Proposed Site Plan

Shoal Creek Walk

- Proposed Green and Open Space
- Public Green and Open Space (at Grade)
- Approx. 30,000 SF within the Site
- Approx. 5,000 SF adjacent to Creek
- Green Roof (Elevation Varies)
- Approx. 20,000 SF



Shoal Creek Walk



February 23, 2010

Approved Street Section at Bowie
Looking North

Shoal Creek Walk
Austin, TX

NelsonPartners
ARCHITECTS

Great Streets

Shoal Creek Walk

Applicant's Request:

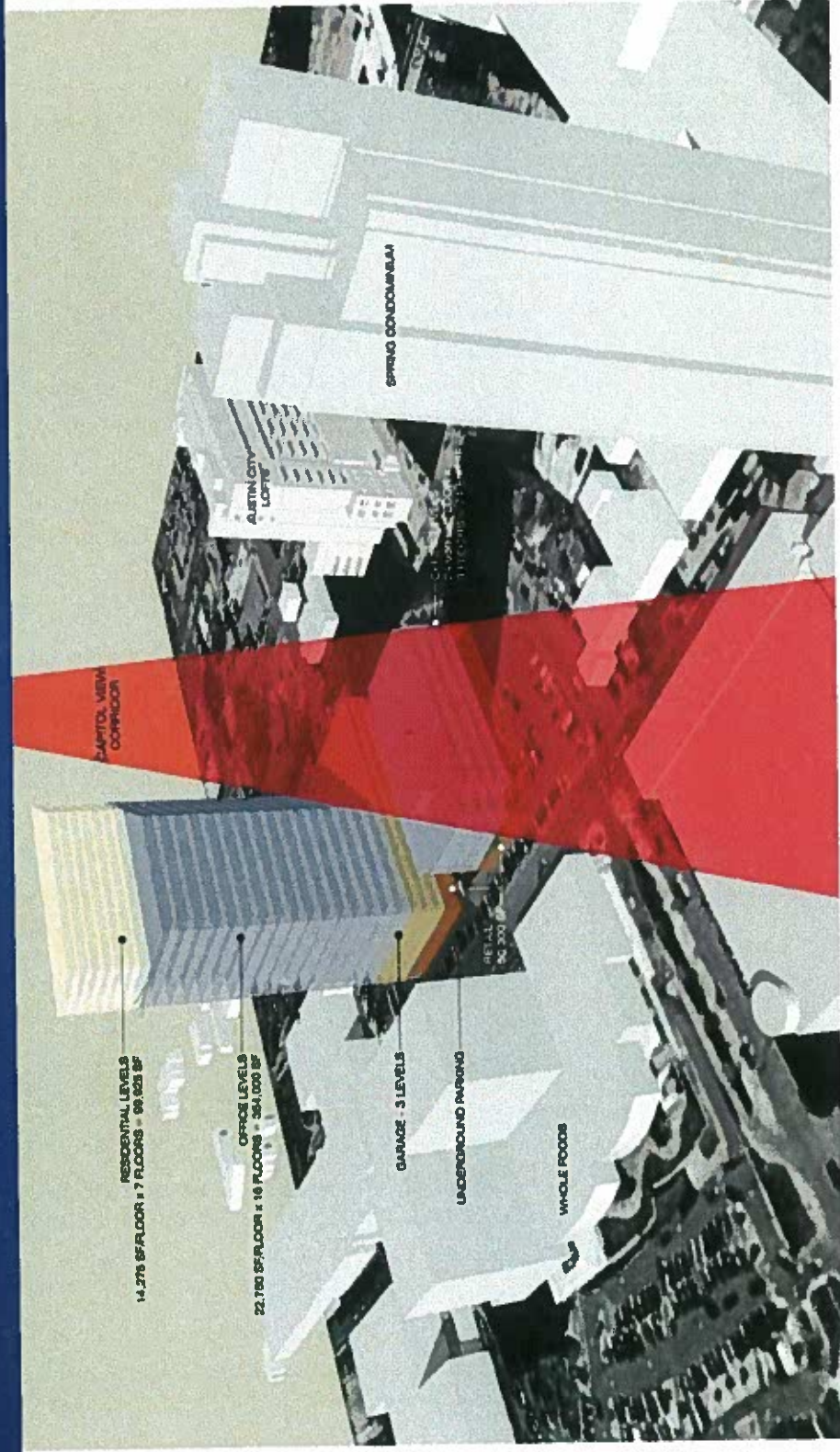
DMU-CURE for an increase in height from 120 feet to 350 feet for one building outside the Capitol View Corridor: 8 stories (118 ft.)
The building inside the Capitol View Corridor: 4-5 stories (55-70 ft.)

Proposed Use :

Office - 438,850 sq. ft.
Retail - 50,300 sq. ft.
Condos - 90 units (99,925 sq. ft.)



Shoal Creek Walk



Schlosser
Partners
and Associates
P.C.

Shoal Creek Walk
Austin, TX

View looking Northeast

December 8, 2009

View looking Northeast

Shoal Creek Walk

Site information:

- Size: 2.713 acres (118,178.28 sq. ft.)
- Existing Zoning: DMU
- Allowed FAR: 5:1 (590,891 sq. ft.)
- Approved site plan FAR: 3.36:1 (397,585 sq. ft.)
- Allowed Height: 120 ft.
- 8 stories (118 ft.) Outside Capitol View Corridor
- 4 stories (55ft.)/5 stories (70ft.) in Capitol View Corridor

Shoal Creek Walk

S I X T H & L A M A R
CREEKSIDE TRAIL AND RAMP



June 10, 2017

TIG
SCHLOSSER
DEVELOPMENT

Proposed Creekside Trail and Ramp

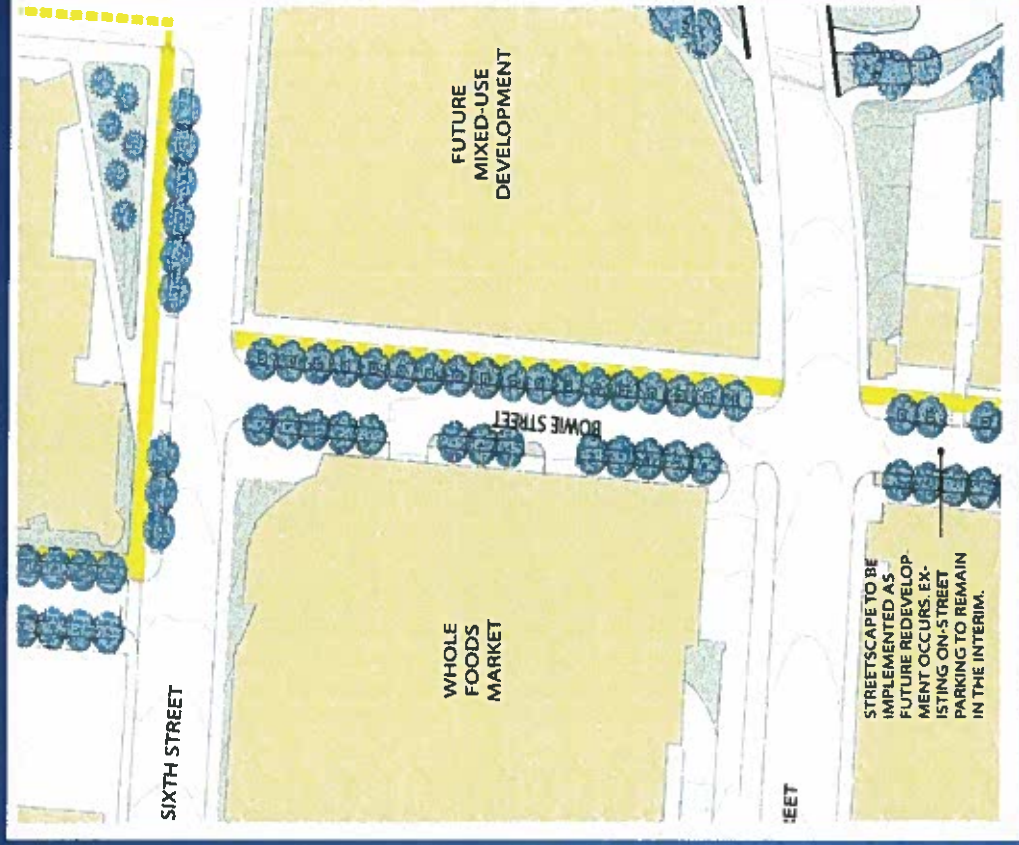
Shoal Creek Walk

S I X T H & L A M A R
CREEKSIDE TRAIL AND RAMP PLAN



Proposed Creekside Trail and Ramp Plan

Shoal Creek Walk



PFLUGER BRIDGE EXTENSION PROJECT/LANCE
ARMSTRONG BIKEWAY

SIDEWALK EASEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

That LAMAR-SIXTH-AUSTIN I, L.P., of County of Travis, State of Texas, referred to as Grantors, whether one or more, whose mailing address is 601 N. Lamar Boulevard #301, Austin, Texas 78703, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, the receipt and sufficiency of which is acknowledged, have this day **GRANTED, SOLD AND CONVEYED** and by these presents do hereby **GRANT, SELL AND CONVEY** unto the City of Austin, a municipal corporation situated in the Counties of Travis, Hays, and Williamson, State of Texas, and whose address is P.O. Box 1088, Austin, Texas 78767, ATTN: Watershed Protection and Development Review Department, its successors and assigns, a Sidewalk Easement ("Easement") for the construction, operation, maintenance, replacement, upgrade, and repair of sidewalk structure in, under, upon and across the following described land, any and all rights and appurtenances pertaining to the Easement use; to-wit:

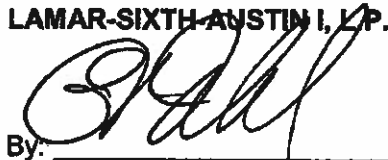
All that parcel of land, situated in the Travis County, Texas described in **EXHIBIT "A"** attached hereto and made a part hereof for all purposes, ("Easement Tract").

TO HAVE AND TO HOLD the same perpetually to the City of Austin and its successors and assigns, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of construction, operation, maintenance, replacement, upgrade, and repair of a sidewalk therewith.

Grantor does hereby covenant and agree to **WARRANT AND FOREVER DEFEND** title to the Easement herein granted, unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters set forth herein.

Executed on _____, 2007.

LAMAR-SIXTH-AUSTIN I, L.P.



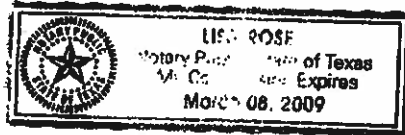
By: _____

Bradley F. Schlosser, President
Lamar-Sixth-Austin, Inc., its General
Partner

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me Lisa Rose, Notary Public, on this day personally appeared Bradley F. Schlosser, President of Lamar-Sixth-Austin Inc, General Partner Lamar-Sixth-Austin I, L.P., a Texas limited partnership, known to me to personally be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on November 16, 2007.



Lisa Rose
Notary Public, State of Texas

EASEMENT APPROVED BY:
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Assistant City Attorney

AFTER RECORDING, RETURN TO:
City of Austin
Watershed Protection and Development Review Department
Attn: _____
P.O. Box 1088
Austin, Texas 78767
Project Name: Sixth + Lamar East Block
Case No. SP-06-0588C

**CONSENT OF LIENHOLDER TO
GRANT OF EASEMENTS**

STATE OF TEXAS §

COUNTY OF TRAVIS §

RECITALS:

Whereas, **Lamar-Sixth-Austin I, L.P.**, is the Owner ("Owner"), of the following described property:

That tract of land situated in Travis County, Texas described in the attached and incorporated **EXHIBIT "B"** ("Property").

Whereas, _____ ("Lienholder") is the lienholder ("Lienholder") of the Property under the terms and conditions of the following described documents:

Deed of Trust dated _____, from _____
(Owner's Full Name) to _____, (Trustee's name),
Trustee, securing the payment of one promissory note of even date in the original
principal amount of \$ _____, payable to **Lienholder**, of record in
Document Number _____, of the Official Public Records of Travis
County, Texas.

Whereas, **Owner.**, has granted to the City of Austin ("City") a 0.019 acre (823 Square foot) Sidewalk Easement ("Easement") described below, and;

NOW THEREFORE, in consideration of \$10 the Lienholder agrees as follows:

_____ ("Lienholder") consents to
the grant of the following Easement and Rights described in the following document:

Easement to the City of Austin, where Owner dedicates a 0.019 acre (823 square foot) Sidewalk Easement.

The Lienholder consents to the grant of easements and rights to the City, and subordinates all of its liens on this Property to the rights and interest of the City, its successors and assigns, and any foreclosure of its liens will not extinguish City's rights and interests. **THE MORTGAGE/DEED OF TRUST SHALL REMAIN IN FULL FORCE AND EFFECT AS TO THE REMAINING PROPERTY.**

Executed on _____, 2007.

Name of Bank

Type and state of bank

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____ §
COUNTY OF _____ §

Before me _____ (Notary name), Notary Public, on this day
personally appeared _____ (signer's name),
_____ (title) of _____ (name
of lienholder), a _____ (name of state of incorporation if entity; National
Association or State Association if bank), known to me to personally be the person whose name
is subscribed to the foregoing instrument and acknowledged that he executed the same for the
purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of _____

EXHIBIT A

**FIELD NOTE DESCRIPTION
OF A 0.019 ACRE TRACT OF LAND
OUT OF THE
LAMAR-SIXTH-AUSTIN I, LIMITED PARTNERSHIP TRACT,
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

BEING A 0.019 ACRE (823 SQUARE FEET) TRACT OF LAND, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.019 ACRE TRACT BEING OUT OF THAT CERTAIN CALLED 4,940 SQUARE FOOT TRACT (TRACT 2) CONVEYED BY QUITCLAIM DEED TO LAMAR-SIXTH AUSTIN I, LIMITED PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2007095476, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 0.019 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at a cut "X" in concrete found for the common easternmost corner of said 4,940 Square Foot Tract and the northernmost corner of that certain called 2.05 acre tract conveyed to Lamar-Sixth Austin I, Limited Partnership, by Deed of record in Document No. 2000117493, O.P.R.T.C.T., said point being on the southerly right-of-way (R.O.W.) line of West 6th Street (an 80 foot wide public R.O.W. per City Fieldnotes - Dedication Unknown), and from which a 1-inch square head bolt found marking the easternmost corner of said 2.05 acre tract bears South 64 degrees 59 minutes 07 seconds East, at a distance of 341.86 feet;

THENCE, North 64 degrees 58 minutes 56 seconds West, with the common southerly R.O.W. line of said West 6th Street and the northerly line of said 4,940 Square Foot Tract, a distance of 10.01 feet to a calculated point for the **POINT OF BEGINNING** and easternmost corner of the herein described tract;

THENCE, South 25 degrees 02 minutes 25 seconds West, departing the southerly R.O.W. line of said West 6th Street, traveling through the interior of said 4,940 Square Foot Tract, parallel with and 2 feet perpendicular to the common easterly R.O.W. line of Bowie Street (a variable width public R.O.W.) and the westerly line of said 4,940 Square Foot Tract, a distance of 411.86 feet to a calculated point for the southernmost corner of the herein described tract, said point being on the common northerly R.O.W. line of West 5th Street (an 80 foot wide public R.O.W.) and the southerly line of said 4,940 Square Foot Tract, and also being the beginning of a curve to the right from which the radius point bears North 20 degrees 13 minutes 31 seconds East, at 899.60 feet;

THENCE, in a westerly direction, with said curve to the right, and with the common northerly R.O.W. line of said West 5th Street and the southerly line of said 4,940 Square Foot Tract, through a central angle of 00 degrees 07 minutes 40 seconds, an arc length of 2.01 feet, and a chord bearing and distance of North 69 degrees 42 minutes 39 seconds West - 2.01 feet to a calculated point for the westernmost corner of said 4,940 Square Foot Tract and the herein described tract, said point marking the intersection of the northerly R.O.W. line of said West 5th Street and the easterly R.O.W. line of said Bowie Street;

Field Notes for 0.019 acre tract


THENCE, North 25 degrees 02 minutes 25 seconds East, departing the northerly R.O.W. line of said West 5th Street, with the common easterly R.O.W. line of said Bowie Street and the westerly line said 4,940 Square Foot Tract, a distance of 411.82 feet to a calculated point for the northernmost corner of said 4,940 Square Foot Tract and the herein described tract, said point marking the intersection of the southerly R.O.W. line of said West 6th Street and the easterly R.O.W. line of said Bowie Street;

THENCE, South 64 degrees 58 minutes 56 seconds East, with the common southerly R.O.W. line of said West 6th Street and the northerly line of said 4,940 Square Foot Tract, a distance of 2.00 feet to the POINT OF BEGINNING of the herein described tract, delineating and encompassing within the metes recited 0.019 acre (823 square feet) of land, more or less, based on the field survey made on August 15, 2007 and the drawing made on August 16, 2007 by The Wallace Group, Inc., Round Rock, Texas.

Basis of Bearings are referenced to previously found monuments along the easterly right-of-way line of Lamar Blvd. between West 5th and 6th Streets as shown on July 1998 Accusurvey Survey (North 24 degrees 57 minutes 00 seconds East) which was based on the monumented centerline of Lamar Blvd.

I, Daniel M. Flaherty, Registered Professional Land Surveyor No. 5004, State of Texas, do hereby certify that this field note description and drawing A-4234 were prepared from an actual survey of the property performed on the ground and that the same is true and correct.

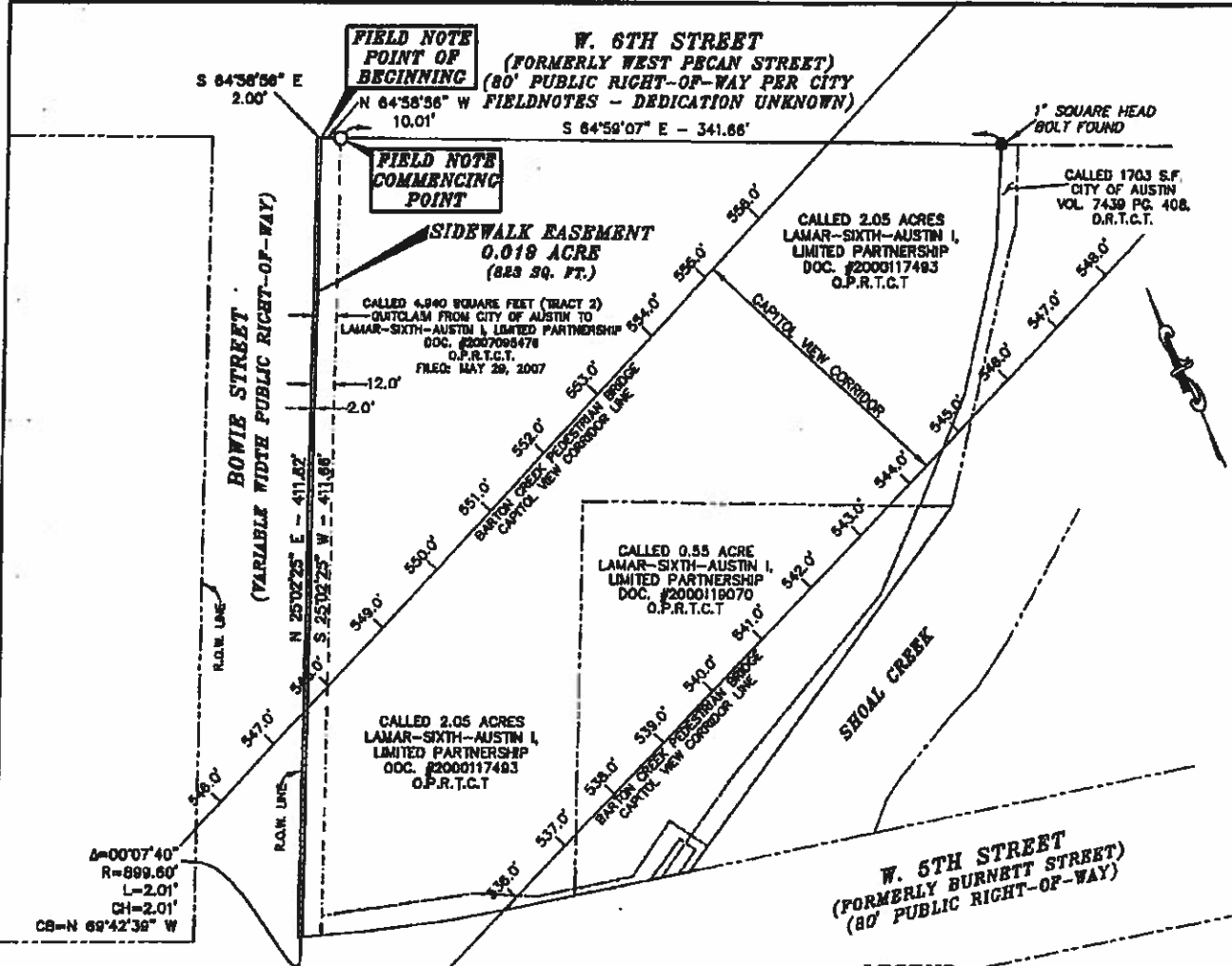



Daniel M. Flaherty, R.P.L.S. No. 5004
The Wallace Group, Inc.
One Chisholm Trall, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065

08-16-2007
Date

See attached plat A-4234
20675-FN01.doc

**DRAWING TO ACCOMPANY FIELD NOTE DESCRIPTION
OF A 0.019 ACRE (823 SQ. FT.) SIDEWALK EASEMENT
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**



NOTES:

- 1) BE IT KNOWN THAT THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT AND HAS NOT BEEN FURNISHED A CURRENT TITLE COMMITMENT, THEREFORE EASEMENTS OR OTHER RIGHTS AFFECTING THE TRACT MAY NOT BE SHOWN.
- 2) THIS DRAWING IS ACCOMPANIED BY A FIELD NOTE DESCRIPTION.
- 3) BASES OF BEARINGS ARE REFERENCED TO PREVIOUSLY FOUND MONUMENTS ALONG THE EASTERLY R.O.W. OF LAMAR BLVD. BETWEEN WEST 5TH AND 6TH STREETS AS SHOWN ON JULY 1998 ACCURATE SURVEY (NORTH 24 DEGREES 57 MINUTES 00 SECONDS EAST), WHICH WAS BASED ON THE MONUMENTED CENTERLINE OF LAMAR BLVD.
- 4) THIS DOCUMENT IS NOT TO BE USED TO CONVEY REAL PROPERTY.



The Wallace Group, Inc.

1 Chisholm Trail Suite 130, Round Rock, Texas 78681 (512) 248-0065
Engineers ■ Architects ■ Planners ■ Surveyors
Waco ■ Killeen ■ Dallas ■ Round Rock

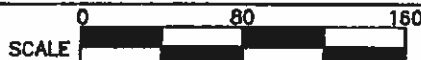
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 18TH DAY OF AUGUST 2007.

SURVEYED: 08-15-07

DANIEL M. FLAHERTY, R.P.L.S. NO. 5004



3 OF 3



© 2007 ALL RIGHTS RESERVED

PLAT NO. A-4234

DRAW DATE 8-15-07

DRAWN BY MJM

WORK ORDER NO. 20675

FIELD BOOK/PG. RR 72/7-12

TAB # A-4234

DIGITAL FILE 20675-ESMT.OWG

F/N # 20675-FN01

Exhibit "B"

Partial Vacation
4,940 Sq. Ft.

City of Austin
Bowie Street Right of Way
W. 5th Street to W. 6th Street

PARTIAL VACATION DESCRIPTION

BEING A TWELVE AND ONE ONE-HUNDREDTH (12.01) FOOT WIDE STRIP OF LAND CONTAINING 4,940 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION THE BOWIE STREET RIGHT OF WAY, HAVING BEEN DEDICATED BY THE PLAT OF RAYMOND PLATEAU SUBDIVISION, OF RECORD IN VOLUME 1, PAGE 30 OF THE PLAT RECORDS OF SAID TRAVIS COUNTY, SAID STRIP OF RIGHT OF WAY TO BE VACATED BEING THE EASTERLY TWELVE AND ONE ONE-HUNDREDTH (12.01) FEET OF SAID BOWIE STREET, LOCATED BETWEEN THE NORTH LINE OF WEST 6TH STREET AND THE SOUTH LINE OF WEST 6TH STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a concrete nail found at the intersection of the south line of West 6th Street with the east line of said Bowie Street, at the northwest corner of Block 5 of said Raymond Plateau Subdivision, for the northeast corner of the tract herein described;

THENCE, along the east line of said Bowls Street and the west line of said Block 5, South 25° 01' S2° West, a distance of 410.76 feet to a ¾" iron pipe found at the southwest corner of said Block 5, on the curving north line of West 5th Street, for the southeast corner of the tract herein described;

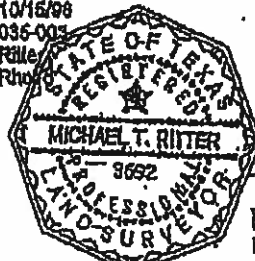
THENCE, along the north line of said West 5th Street, and along a curve to the right, having a central angle of $00^{\circ} 45' 04''$, a radius of 889.60 feet, and a long chord bearing North $70^{\circ} 01' 41''$ West, a distance of 12.05 feet, for an arc distance of 12.05 feet to the southwest corner of the tract herein described;

THENCE; departing the north line of said West 5th Street, and through the interior of said Bowie Street right of way, North 25° 01' 52" East, a distance of 411.84 feet to the south line of said West 5th Street, for the northwest corner of the tract herein described;

THENCE, along the south line of said West 6th Street, South 84° 59' 28" East, a distance of 12.01 feet to the POINT OF BEGINNING, containing 4,840 square feet of land, more or less.

The above description accurately represents a survey made on the ground by, under my supervision during the month of July, 1998. Bearings herein are based on the City of Austin monument line on Lamar Boulevard between 5th and 6th Streets, held as North 24° 57' 00" East.

Date: 10/15/98
Job No: 035-003
Description: Rileys
Tech: Rhonda



Michael T. Ritter
Registered Professional Land Surveyor No. 3892



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

CAPITOL VIEW CORRIDOR DETERMINATION

C17-06-0026

For: 835 W. 6th Street

1/15/2007

Corrected with new survey information 7/10/2007

Case Reviewer: Lynda Courtney

974-2810

This site is traversed by the Capitol View Corridor #9, "Barton Creek Pedestrian Bridge". This corridor is also defined by a different endpoint and elevation as CVC #32, in the state-defined capitol corridor criteria. This was established as a view corridor in the Capitol View Preservation Ordinances 840802-T and 841220-CC. The Capitol View Corridor calculations are established to determine the maximum height structures may be built without compromising a straight line which connects a viewpoint to the base of the capitol dome.

Nine Ten points were identified on the site where edges of the view corridor meets corner points or lot lines on the existing site. These points are identified in the calculations and on the photographic exhibit as points A through-I J. The same points were analyzed for the the state-defined corridor, and are shown on the calculation sheets, with different viewpoint elevations and distances analyzed.

The specified points would allow for building heights between 68.6 feet and 96.59 101.05 feet for the City view corridor. The state-defined corridor analysis allows the same points to have maximum heights of between 80.64 77.52 feet and 107.14 93.139 feet. Since the City view corridor is more restrictive, those are the points that will prevail as the maximum height limitations. The sets of calculations are shown on the worksheet, included as an exhibit with this report. Height is measured as explained in the definition from the City of Austin Land Development Code, also included with this report. The maximum elevations shown at these points represent the heights above sea level beyond which any development on the site cannot exceed. *Notes: Maximum elevations are 533.68-549.05 for the City view corridor, and between 549.016- 557.147 on the State-Defined corridor, based on more accurate surveyed information provided through Chapparral surveying and verified by John Moore of the City of Austin.*

This property is zoned DMU, "Downtown Mixed-Use", which has a 120' height limitation. The height for this site would be governed by the more restrictive view corridor limitations instead of zoning.

If you have any questions about this determination, please call Lynda Courtney at 974-2810.

Lynda J. Courtney
Development Services Process Coordinator
Watershed Protection and Development Review Department

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2009-0151

Contact: Stephen Rye, 512-974-7504

Public Hearing: March 9, 2010, Planning Commission

John Pomeroy
Your Name (please print)

800 West 5th

Your address(es) affected by this application

[Signature] 3/1/10
Signature Date

Daytime Telephone: 499-0188

Comments:

I am against the
proposed zoning
change. The building
at 3500' high will
be out of scale to
be next to a 12
story building. We bought
here knowing 120' was
the height limit.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

W. Bobby Nail
800 West 5th Street #1106
Austin, Texas 78703

February 19, 2010

City of Austin
Planning and Development Review Department
Stephen Rye
P.O. Box 1088
Austin, Texas 78767-8810

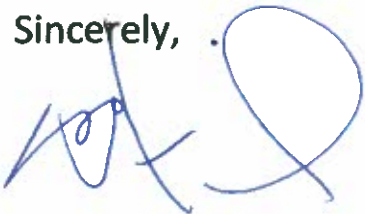
Re: Case Number C14-2009-0151

Dear Planning and Development Review Department,

I object to the above case number due to a number of reasons. The main reason is traffic congestion. Currently there is a tremendous traffic jam on 5th and 6th street at this proposed location with Whole Foods and current retail traffic. Can you please provide me with a complete traffic study showing the amount of proposed vehicles this project will add to the current traffic problem, including the potential times these vehicles will enter and exit this location? According to recent study's Austin has the 4th worst traffic in the US. This potential density will create additional unreasonable congestion.

In addition to the traffic congestion issues; if any development activities occur on this site the time at which construction can occur should be during business hours only. Many of us at Austin City Lofts lost about a year of uninterrupted sleep due to the apartments built across the street.

Sincerely,



W. Bobby Nail
512 656 1600

Rye, Stephen

From: Randy Fromberg [randy@fromberg.com]
Sent: Monday, March 01, 2010 3:05 PM
To: Rye, Stephen
Subject: Rezoning Case# C14-2009-0151

Stephen - I live at 800 West 5th. Please put me down as opposing this zoning change, as inconsistent with the neighborhood & adjacent structures. Thanks - Randy

Randall E. Fromberg, AIA, REFP
Fromberg Associates, Ltd :: *Architecture*
2406 Lake Austin Blvd, Austin, TX 78703
Phone: 512.495.9171 x28
Fax: 512.495.1837

www.fromberg.com

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Case Number: C14-2009-0151

Contact: Clark Patterson, 512-974-7691

Public Hearing: Feb. 23, 2010, Planning Commission

Mar. 25, 2010, City Council

W. J. S. by Mail

Your Name (please print)

800 West 5th St. #1106

Your address(es) affected by this application

W. J. S.

Signature

Date

Daytime Telephone: *(512) 656-1600*

Comments:

See attached

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object