

**ORDINANCE NO. 20191017-079**

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

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

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

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

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

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

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

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

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

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

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

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

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

H. The Project will have the following design characteristics:

1. Design and Other Setbacks: The Project will have the following design characteristics:
  - a. The Project will utilize a "U-shaped" design with the open portion of the "U" facing in a southerly direction. The open portion of the "U" will be on the ~~[second]~~ ground level of the above-grade structure and above, and the ~~[second]~~ ground level of the above-grade structure will be a ~~[private courtyard and amenity deck]~~ hotel courtyard and drop-off area. With the exception of the portion of the project that is two (2) feet to ten (10) feet above grade which is subject to the glazing requirements in 25-2-733(E)(1), the project shall be constructed with no more than 75% glass on the exterior façade and shall contain a minimum of 25% natural materials. Natural materials shall include, but are not limited to, bronze, concrete, zinc, copper or masonry. Plastic fiberglass and other products made from artificial



material are prohibited on the project façade. The ground floor façades of the project facing South Lamar Boulevard, Riverside Drive and Lee Barton Road shall be constructed with a minimum of 15% natural stone, calculated on an aggregate basis. Exterior glass shall not have a reflectivity index of greater than 20 percent.

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

- (i) The first building block will have a maximum height of 96 feet and will be situated (A) along the entire length of the Project's South Lamar Boulevard edge; (B) along the entire length of the Project's Riverside Drive edge; and (C) along the Project's Lee Barton Drive edge generally from the Project's Riverside Drive edge to a point no closer than ~~[40]~~ 67 feet at the ground floor and 56 feet [levels 2 and 3 and no closer than 48 feet at floor levels 4 and above](excluding balconies) at the floors above the ground level floor from the Project's southern property line along Lee Barton Drive; and
- (ii) The second building block will have a maximum height of ~~[78]~~ 86 feet, ~~[and]~~except balconies, or canopies or similar improvements other than the primary structure will be (A) on the exterior side of the "U"; (B) situated along a portion of the Project's Riverside Drive edge (it will not extend all the way to the Project's South Lamar Boulevard edge), wrapping the Project's Riverside Drive/Lee Barton Drive corner, and extending along the Project's Lee Barton Drive edge to a point no closer to the southern property line of the Property than the terminus of the first building block described in subpart (i) above;

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

c. The most southerly vertical structure of the Project (i.e., the wall closest

to the existing Bridges on the Park project) will have the following characteristics:

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

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

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

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

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

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



M. Development of the Property may not exceed [~~175~~] 27 residential units, 108 hotel rooms, and [~~11,000~~] 18,000 square feet of non-residential, non-hotel ground floor space.

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

- B. Prior to issuance of the first Certificate of Occupancy for the residential or hotel portion of the project, an Integrated Pest Management (IPM) plan that follows the Grow Green Program shall be submitted to the Planning Development and Review Department for approval.
- G. All new perimeter right-of-way trees installed as part of the PUD shall be installed with a minimum soil volume of 1,000 cubic feet at a minimum soil depth of three feet. Such soil volume may be shared up to twenty-five percent between trees.
- H. The building will be constructed using a purple pipe system to receive reclaimed water supply from the City for non-potable water uses. Additionally, the Property will construct an extension of the future reclaimed line along the northern frontage of the Property on West Riverside Drive. The alignment and connection point will be determined during the site plan development permit review.
- I. The existing stormwater pipe adjacent to the Property along West Riverside Drive shall be upsized from an 18-inch stormwater pipe to a 24-inch stormwater pipe. The stormwater pipe connecting the West Riverside Drive pipe to Lady Bird Lake shall be upsized from an 18-inch pipe to a 30-inch pipe.

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

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

- A. \$1,200,000 in cash shall be contributed to the Neighborhood Housing & Community Development Department on or before issuance of the Certificate of Occupancy for the Project; and
- B. \$2,500,000 in cash shall be donated to a non-profit organization that provides affordable housing ("Non-Profit"), or its designee, on or before 60 days from the effective date of this Ordinance, to be used by Non-Profit for the acquisition of the

site located at 1508 South Lamar Boulevard, Austin, Texas, as required by agreement between the applicant and Non-Profit.

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

If for any reason Non-Profit notifies the applicant and the City in writing of its decision not to accept the cash donation described in subsection B above, or fails to acquire the site located at 1508 South Lamar Boulevard within [30]90 days of approval of this Ordinance, the applicant shall satisfy the requirement in subsection B above by donating the \$2,500,000 in cash to the Neighborhood Housing & Community Development Department on or before [60]90 days from the effective date of this Ordinance.

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

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

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



of Occupancy for the project.

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

- B. Owner will provide funding in the amount of \$120,375.00 for transportation improvements recommended in the 211 South Lamar Boulevard Development Transportation Memorandum dated June 12, 2019 from Wantman Group, Inc. (WGI) and memorialized in the 211 S. Lamar Blvd (PUD Amendment) - Transportation Mitigation Memo dated July 16, 2019.

These improvements will be constructed by the City of Austin. Funding shall be provided prior to 3<sup>rd</sup> reading at City Council.

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

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

1. Bicycle parking for retail patrons of the project at a level equal to or exceeding the greater of:
  - a 120% of code required bicycle parking for such retail area; or,
  - b 10 bicycle parking spaces.

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

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

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

~~E. [C. The project will incorporate ground floor structured parking that is screened from public view on the South Lamar Boulevard edge, the Riverside Drive edge and the Lee Barton Drive edge. No structured parking shall be provided above grade other than ground floor parking.] All [additional]structured parking shall be provided below grade. [Interior ground floor parking spaces will not be visible from the adjacent project on the southern boundary of the project.]~~

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

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

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

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

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

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

1. Core Transit Corridor Sidewalk Standards (§2.2.2)



- a. Tree Spacing (§2.2.2.B)
  - b. Supplemental Zone Width (§2.2.2.C.1)
  - c. General Building Placement (§2.2.2.D.1)
- 2. Continuous Shaded Sidewalk (§2.2.3.E.3)
  - 3. Connectivity (§2.3)  
[Parking Reductions (§2.4)]
  - 4. Private Common Open Space and Pedestrian Amenities (§2.7.3.C & D)

B. ~~[D. Subject to approval by the Austin Transportation Department, the Transportation Criteria Manual, Section 9.3.0 (*Loading*) is modified to allow maneuvering for loading/unloading facilities in the public right of way along Lee Barton Drive.]~~Section 25-2-692(H) (*Waterfront Overlay (WO) Subdistrict Uses*) is modified to require that the cumulative amount of pedestrian-oriented uses, defined in Section 25-2-691(C) (*Waterfront Overlay (WO) District Uses*), shall be a minimum of 75 percent of the cumulative frontage excluding driveway openings and other public facilities along South Lamar Boulevard, Riverside Drive and Lee Barton Drive. None of the pedestrian oriented uses along Riverside Drive or South Lamar Boulevard shall consist of residential uses. The pedestrian oriented uses must contain a restaurant located in the interior building space and allows ingress from and egress to a restaurant use of an accessory use of the public plaza.

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

- a. South Lamar Boulevard: ~~[The building setback will be 8 feet at the ground floor stair tower located near the southwest corner of the Property adjacent to South Lamar Boulevard.]~~The building setback will be 11 feet for ~~[the remainder of]~~the South Lamar Boulevard frontage at the ground floor level (i.e. the first level above grade that is heated and cooled) from the southwest corner of the Property to the 90' Point (as hereinto defined). The setback will be 5'0" for the South Lamar Boulevard frontage at the ground level from the 90' Point to the northwestern corner of the Property. All exterior building

columns, sidewalks, railings and similar landscape features are not included in this setback requirement. The setback will be 8'0" for all floors above the ~~[first]~~ground level and between the southwestern corner of the Property adjacent to South Lamar Boulevard and a point ~~[100]~~90 feet north of ~~[and]~~ the southwestern corner (the "~~[100]~~90' Point"), and zero feet for all floors above the first level and north of the ~~[100]~~90' Point. The setback described above for floors above the ~~[first]~~ground level and between the southwestern corner of the Property and the ~~[100]~~90' Point shall not be applicable to balconies or canopies or similar improvements other than the primary westerly structural wall of the project in that location.

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

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

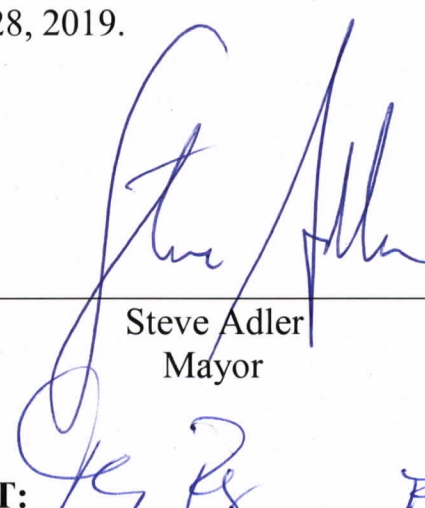
~~[G.]~~E. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified to allow for restaurant space in the project to have the same parking requirements as general retail space in the project. Parking spaces must be leased or purchased separately from a dwelling unit.

**PART 11.** This ordinance takes effect on October 28, 2019.


**PASSED AND APPROVED**

\_\_\_\_\_, 2019

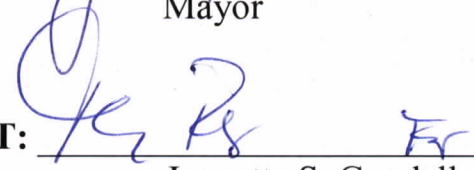
§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



0.933 ACRE  
221 SOUTH LAMAR  
PAGGI HOUSE

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

#### DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

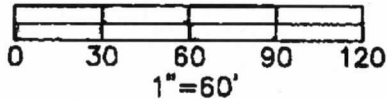
BURY+PARTNERS, INC.  
221 W. SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS, 78701

*Mark J. Jezisek* 12/15/11  
MARK J. JEZISEK, R.P.L.S.  
NO. 5267  
STATE OF TEXAS





CITY OF AUSTIN

**WEST RIVERSIDE DRIVE**

(120' R.O.W.)

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

P.O.B.

S70°34'16"E. 237.80'

**0.933 ACRE**

(40,643 SQ. FT.)

1.155 ACRES

PAGGI HOUSE, LLC  
DOCUMENT NO. 2011016777

S30°07'58"W 202.08'

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

S21°01'42"W 190.17'

BRIDGES ON THE PARK,  
A CONDOMINIUM  
DOCUMENT NO. 2006117044  
DOCUMENT NO. 2007092434

S30°07'58"W 135.88'

**Bury+Partners**221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. © Copyright 2011**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER  
LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY,  
TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE  
TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED  
OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**PAGGI HOUSE,  
LLC**

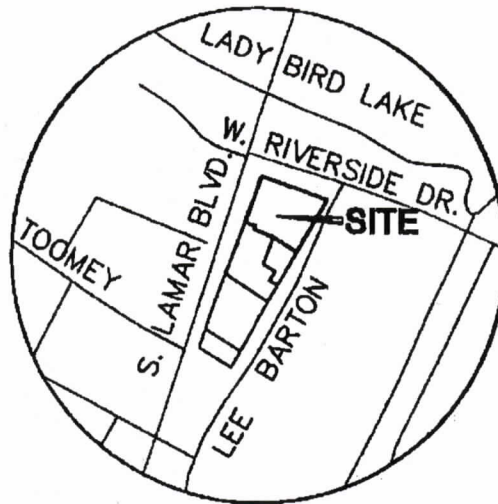
DATE: 12/15/11

FILE: H:\108791\001\108791001EX2.DWG

FN No.: 11-421(KWA)

DRAWN BY: KWA

PROJ. No: R0108791-10001



VICINITY MAP  
N.T.S.

### LEGEND

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

### LINE TABLE

LINE	BEARING	LENGTH
L1	N59°52'02"W	90.00
L2	N77°39'09"W	5.54
L3	N67°20'15"W	70.78
L4	N21°20'12"E	11.03
L5	N88°33'11"W	40.69



**Bury+Partners**

221 West Sixth Street, Suite 800  
Austin, Texas 78701  
Tel. (512)328-8011 Fax (512)328-0328  
Bury+Partners, Inc. © Copyright 2011

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF A 0.933 ACRE TRACT OF LAND OUT OF THE ISSAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.155 ACRE TRACT OF LAND CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**PAGGI HOUSE,  
LLC**

DATE: 12/15/11

FILE: H:\108791\001\108791001EX2.DWG

FN No.: 11-421(KWA)

DRAWN BY: KWA

PROJ. No: R0108791-10001





**EXHIBIT "B"**

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


$$1'' = 400'$$





NOTES:

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

Copy of  
City of Austin  
Originals  MILLER

PUD APPROVAL  
Case Number C814-2012-0160  
Approved by Planning Commission on 06/11 (date), 2013 (year).  
Approved by Council on 10/11 (date), 2013 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and \_\_\_\_\_ of Chapter 251 of the City Code.  
Final Ordinance Reading: 10/11/2013 PORD  
Rev. 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_

**Bury-Partners**  
221 East Jack Street, Suite 800  
Austin, Texas 78701  
Tel: 512.476.1111  
Fax: 512.476.1112  
www.burypartners.com  
BuryPartners, Inc. Copyright 2013

LAND USE PLAN  
NOTES

211 SOUTH LAMAR  
POST PAGGI, LLC

DRAWN BY: JRS  
DESIGNED BY: JRS  
REVIEWED BY: CLR  
PROJECT NO.: 106791-10003

SHEET  
Page 2 of 4

C814-2012-0160

## City of Austin Preferred Plant List

### Environmental Criteria Manual, Appendix N

#### CITY OF AUSTIN PREFERRED PLANT LIST

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

##### EVERGREEN TREES

---

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

##### DECIDUOUS TREES

---

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



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

#### EVERGREEN SHRUBS

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

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

#### **SEMI-EVERGREEN SHRUBS**

---

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

#### **DECIDUOUS SHRUBS**

---

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

#### **EVERGREEN VINES & GROUNDCOVERS**

---

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



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

#### **DECIDUOUS VINES & GROUNDCOVERS**

---

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

#### **FLOWERING PERNNIALS**

---

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

**Mexican Marigold Mint**  
**Mexican Oregano**  
**Oxeye Daisy**  
**Peruvian Verbena**  
**Pink Skullcap**  
**Plumbago**  
**Purple Coneflower**  
**Rose Mallow**  
**Scarlet Sage**  
**Spiderwort**  
**Turk's Cap**  
**White Mistflower**  
**Wild Petunia**  
**Yarrow**  
**Zexmenia**

*Tagetes lucida*  
*Poliomintha longiflora*  
*Chrysanthemum leucanthemum*  
*Verbena peruviana*  
*Scutellaria suffrutescens*  
*Plumbago auriculata*  
*Echinacea purpurea*  
*Pavonia lasiopetala*  
*Salvia coccinea*  
*Tradescantia x Andersoniana*  
*Malvaviscus arboreus 'Drummondii'*  
*Eupatorium Wrightii*  
*Ruellia nudiflora*  
*Achillea millefolium*  
*Wedelia hispida*

#### **TURF & LOW GRASSES**

---

**Bermuda**  
**Blue Grama**  
**Buffalograss**  
**Little Bluestem**  
**Side Oats Gramma**

*Cynodon dactylon*  
*Bouteloua gracilis*  
*Buchloe dactyloides*  
*Schizachyrium scoparium*  
*Bouteloua curtipendula*



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

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

**B. PROJECT INFORMATION:** Name: Z11 S. LAMAR  
Location or Address: Z11 S. LAMAR  
Permit Number: SP-2012-0711  
Case Manager: G. HECKMAN / M. SIMMONS SMITH  
Redeveloped Impervious Cover: 0.933 (ac.) + New Impervious Cover 0 (ac.)  
= Total Impervious Cover: 0.933 (ac.)  
Redeveloped IC = 0.933 / Total IC 0.933 = 1.0 (R/T)

**C. PAYMENT CALCULATION:**

**1. Site Impervious Cover Component:**

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

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

Annual Adjustment Factor (E)

ICCS x E

= \$ 28,363.20 (Fee 1)

ANDY to Provide: Future Applied.  
14256

If subject property drains to a proposed or existing Regional Water Quality facility, then City Portion is:  
City Portion = (R/T) 1.0 x (FEE 1) 28,363.20 x 0.75 = \$ 21,272.40 (CP1);  
Otherwise CP1=0

\$40,434.58

**2. Building Component:** \$0.10 x (B) 293640 (sf) = \$ 29,364 (FEE 2)  
(Note: City Portion = \$0.00)

**3. Site Area Component:**  
Commercial/Multi-Family Site: \$6,000 x (C) 0.933 (ac.) = \$ 5,578 (FEE 3)  
Single Family or Duplex Site: \$4,000 x (C) 0.933 (ac.) = \$ 3,732 (FEE 3)

If subject property drains to a proposed or existing Regional Water Quality facility, then City Portion is:  
City Portion = (R/T) 1.0 x (FEE 3) 9,310 x 0.75 = \$ 6,982.50 (CP3);  
Otherwise CP3=0.

40,434.58

75,396.58

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

PER NOTE / OFFSITE SUPERVISOR \* 25% =

TOTAL FEE = (FEE 1) / + (FEE 2) / + (FEE 3) / = \$ /

CITY PORTION = (CP1) / + (CP3) / = \$ /

APPLICANT FEE = (TOTAL FEE)  $63,325.20$  - (CITY PORTION)  $47,494.90$  = \$ 15,831.30

#15,831.30

#18,349.14

D. COST RECOVERY:

Construction Cost = \$ N/A (attach an itemized Engineer's estimate of cost)

City Portion = (R/T) N/A x (Cost) N/A x 0.75 = \$ N/A

Applicant Portion = (Cost) N/A - (City Portion) N/A = \$ N/A

E. AUTHORIZATION:

Owner/Agent [Signature] Date 19 March 2013 updated 16 Sept 2013

Reviewed by [Signature] Date 9/17/13

For the Director of the Watershed Protection and Development Review Department

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

[Signature]



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

**PART A. OWNER/AGENT INFORMATION:**

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

**PART B. PROJECT INFORMATION:**

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

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

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

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

**PART C. PAYMENT CALCULATION:**

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

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

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

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

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

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

**3. Site Area Component.** Calculate the portion of the payment related to size of the site area being developed or redeveloped. Determine the area of the site in acres which is within the limits of construction for the project (C). To calculate the portion of the payment associated with the site area, multiply the site area by \$6,000 for commercial or multifamily development or \$4,000 for single family and duplex development (FEE 3).

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

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

#### **PART D. COST RECOVERY FOR ON-SITE CONTROLS**

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

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

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

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

#### **PART E. AUTHORIZATION**

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





ONE COMPANY | Many Solutions

September 18, 2013

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

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

Dear Ivan:

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

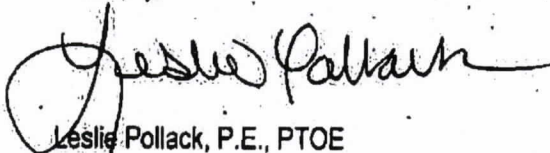
The proposed Riverside and Lamar development has minimal impact on vehicular traffic operations of area intersections. The following recommendations are made to improve pedestrian accessibility in the area:

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

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

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

Sincerely,



Leslie Pollack, P.E., PTOE

Project Manager

HDR Engineering, Inc.

TBPE Firm Registration No. F-754

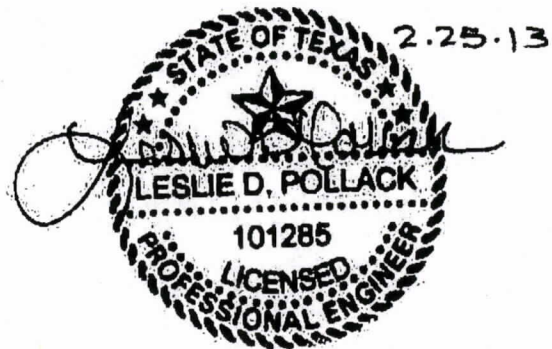
cc: Steve Drenner, Winstead PC  
Amanda Swor, Winstead PC  
Will Cureton, Post Investment Group

BG



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

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

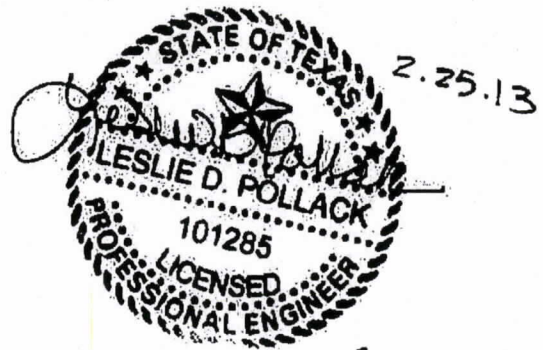


211 S. Lamar Traffic Study  
Construct Sidewalk on West Side of Lee Barton Drive  
Cost Estimate

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

Assumptions used in preparation of estimate:

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

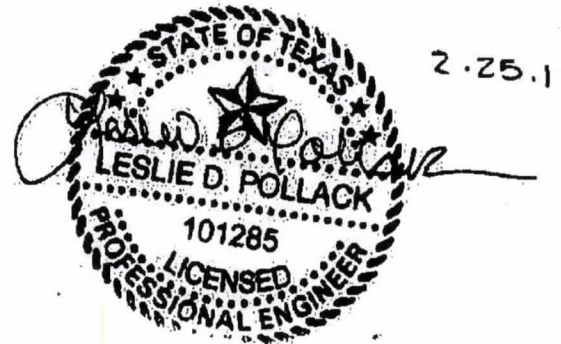


211 S. Lamar Traffic Study  
Construct Sidewalk on South Side of Riverside Drive  
Cost Estimate

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

Assumptions used in preparation of estimate:

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





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

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

Assumptions used in preparation of estimate:

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

