



Project Name: Austin Oaks

Case Manager:

Team:

Case Number: CD-2014-0010

Date Filed: May 29, 2014

Update #: 0

Date Dist: Jun 02, 2014

Comment Due Date: June 12, 2014

Discipline	Name
Dev Assessment - Environmental	Mike Mcdougal
Dev Assessment - Electric	David Lambert
Dev Assessment - Fire Review	Ralph Castillo
Dev Assessment - Flood Plain Review	Kevin Shunk
Dev Assessment - Industrial Waste	John McCulloch
☆☆ Dev Assessment - Water Quality	Benny Ho
Dev Assessment - Mapping	Mapping Review
★ Dev Assessment - Site Plan	Donna Galati
Dev Assessment - Subdivision	Sylvia Limon
Dev Assessment - WWW	Bradley Barron
Dev Assessment - Transportation	Ivan Naranjo
Dev Assessment - Zoning Land Develop	Lee Heckman
☆☆ Dev Assessment - Drainage Engineering	Benny Ho
★ Dev Assessment - Case Manager	Donna Galati

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Comprehensive Planning - Kathleen Fox

Green Building - Morgan

PA&D - Chris Yanez

Heritage Tree - Keith Mars

Zoning - Andrew Rivera

NH & Com Dev - Copic

Env Officer - Lesniak

Report run on: 6/2/2014

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE #: CD-2014-0010

TYPE/SUBTYP Formal Development Assessment /

PROJECT: Austin Oaks

LOCATION: 3429 EXECUTIVE CENTER DR

CASE MANAGER:

PHONE:

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE:

TENTATIVE CC DATE:

LANDUSE:

AREA:	ACRES (SQ FT)	LOTS	
EXISTING ZONING:			
EXISTING USE: Commercial			
TRACT	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
			PUD

WATERSHED: Shoal Creek, ,

COUNTY: TRAVIS

JURISDICTION FULL PURPOSE

GRIDS:

WATER:

GRIDS:

ELECTRIC:

GRIDS:

SEWERAGE:

GRIDS:

PROPERTY DESCRIPTION:

PLAT 0239010312

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

RELATED CASES (if any):

CONTACTS:

Applicant	DRENNER GROUP 816 CONGRESS AVE SUITE 600 AUSTIN TX 78701 CONTACT: Amanda Swor	512--
Owner	TWELVE LAKES LLC 2001 BRYAN STREET SUITE 1550 DALLAS TX 75201 CONTACT: Jon Ruff	512--
Billed To	SPIRE REALTY GROUP. LP 117 WEST LOOP SOUTH SPACE 675 HOUSTON TX 77027 CONTACT:	512--
Engineer	BURY & PARTNERS, INC 221 W. 6TH ST SUITE 600 AUSTIN TX 78701 CONTACT: JONATHAN MCKEE	512-328-0011
Designer	WDG 2001 BRYAN STREE SUITE 3100 DALLAS TX CONTACT: Jaime Fernandez-Duran	512--

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

DEVELOPMENT ASSESSMENT APPLICATION

DEPARTMENTAL USE ONLY

FILING DATE _____ ACCEPTED BY _____
FILE NUMBER _____ CASE MANAGER _____

REQUESTED PROCESS (please check one)

_____ PROJECT ASSESSMENT PUD PRE-APPLICATION _____ SUBDIVISION PRE-APPLICATION
_____ PROCESS ASSESSMENT _____ SITE PLAN PRE-APPLICATION _____ ALTERNATIVE COMPLIANCE

NAME AND LOCATION

PROJECT NAME Austin Oaks
SUBDIVISION NAME *See Attachment A* LOT _____ BLOCK _____
STREET ADDRESS 3429,3409,3520,3420,3445,3636,3721,3701,3737,3724 Executive Center & 7718,7719,7601 Wood Hollow
STREET LOCATION Executive Center Drive AT Mopac
OR _____ DISTANCE IN _____ DIRECTION FROM THE INTERSECTION OF _____
AND _____

ATTRIBUTES

JURISDICTION F F=Full Purpose 2=2 mile ETJ R = Travis WM = Williamson BL = Blanco
L=Limited Purpose 5=5 mile ETJ COUNTY R HY= Hays BU = Burnet
IF WITHIN A MUNICIPAL UTILITY DISTRICT, GIVE NAME _____
WATERSHED(S) Shoal Creek IN RECHARGE ZONE YES NO
WATERSHED CLASS Urban (U)rban (S)uburban (R)ural Water Supply, Suburban Water Supply (I), (II), (III)
CITY GRID MAP NUMBERS H30 J30 TAX _____
PLAT NUMBERS 0239010312, 0239010308, 0239010802, 0241011102, 0241011101, 0241010910, 0239010311, 0239010313, 0241010908, 0241010909, 0142011401, 0241011002, 0241011003
SIZE OF PROPERTY _____ SQ.FT. 31.3792 ACRES
SIZE OF PROJECT _____ SQ. FT. 31.37 ACRES

RELATED CASES

DEVELOPMENT ASSESSMENT CASE NO _____ SITE PLAN CASE NO _____
NEIGHBORHOOD PLAN AMENDMENT NO _____
ZONING CASE NO _____ SUBDIVISION CASE NO _____
OTHER (specify) _____

OWNER INFORMATION

NAME Twelve Lakes LLC CONTACT Jon Ruff
STREET ADDRESS 2001 Bryan Street, Suite 1550
CITY / STATE / ZIP Dallas, TX 75201 TELEPHONE # 214-740-2300

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

PRIMARY CONTACT AGENT INFORMATION

FIRM NAME <u>Drenner Group</u>	CONTACT <u>Amanda Swor</u>
STREET ADDRESS <u>816 Congress Ave., Suite 1220</u>	
CITY / STATE / ZIP <u>Austin, TX 78701</u>	TELEPHONE # <u>512-496-8573</u>

ENGINEER / SURVEYOR INFORMATION

FIRM NAME <u>Bury</u>	CONTACT <u>Jonathan McKee</u>
STREET ADDRESS <u>221 W. 6th Street, Suite 600</u>	
CITY / STATE / ZIP <u>Austin, TX 78681</u>	TELEPHONE # <u>512-328-0011</u>

DESIGNER INFORMATION

FIRM NAME <u>WDG</u>	CONTACT <u>Jaime Fernandez-Duran</u>
STREET ADDRESS <u>2001 Bryan Street Suite 3100</u>	
CITY / STATE / ZIP <u>Dallas, TX</u>	TELEPHONE # <u>214-969-5311</u>

LAND USE CATEGORIES

- | | | |
|---------------------------|----------------------------------|----------------------|
| Single Family.....SF | Planned Unit Development.....PUD | Industrial.....IND |
| Multi-Family.....MF | Commercial-Office.....OFC | Greenbelt.....GRBLT |
| Duplex.....DUP | Commercial-Retail.....RET | Right-of-Way.....ROW |
| Public/Quasi-Public...PUB | Commercial-Other.....COMM | |

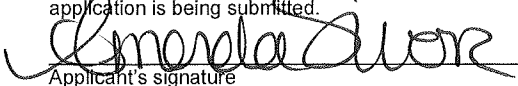
PROPOSED LAND USE (by summary)

Describe proposed use in detail (e.g., two-story medical office, antique shop within an existing structure, fifteen two-bedroom apartments , etc.)

Townhomes, multifamily, retail, and office with structured parking

LOT OR BLOCK	LAND USE	EXISTING ZONING	PROPOSED ZONING	TOTAL ACREAGE	TOTAL BLDG. AREA (SQ.FT)	FLOOR TO AREA RATIO	NUMBER UNITS	DENSITY	OTHER INFORMATION
A	Office	LO	PUD	4.42					
B	Office	LO & LR	PUD	3.63					
C	Office	GR	PUD	6.10					
D	Office	GR	PUD	2.81					
E	Office	LR	PUD	4.63					
F	Office	GR	PUD	3.72					
G	Office	LO	PUD	6.06					
TOTALS:				31.37					

PLEASE NOTE: The signature below of an applicant or designated agent authorizes City of Austin staff to visit and inspect the property for which this application is being submitted.


 Applicant's signature

5/27/14
 Date

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

SUBMITTAL REQUIREMENTS FOR DEVELOPMENT ASSESSMENT

GENERAL SUBMITTAL REQUIREMENTS	PRE-APPLICATION			PROJECT ASSMT
	SUBD	SITE PLAN	P.U.D. (Mandatory)	AMENDED PLAT
Application form signed by record owner or duly authorized agent.	•	•	•	•
Filing fee (See Subdivision handout).	•	•	•	•
Folded blue-line copies of the proposed subdivision layout or plan, existing and proposed land use plan or topographic map.	20	17	20	20
Drainage plans.				5
Copies of Traffic Impact Analysis (TIA), if applicable.		5	5	3
Copies of Shared Parking Analysis, if applicable.		3	3	
Tax plat with the subject tract outlined in red.	1	1	1	1
Tax plats showing all properties within 500 feet of the tract for which a PUD is requested.			1	
Market analysis.				2
Copies of letter or report describing the project, potential waivers, variances etc. or providing necessary statistical data; a description of the intent and purpose of a proposed Planned Unit Development (PUD) or General Report on a Project Assessment.	20	17	20	20
Copies of all covenants and restrictions which address the maintenance and taxation of all common areas.			20	
ITEMS REQUIRED TO BE SHOWN ON THE PLAT OR PLAN				
Date	•	•	•	•
North point	•	•	•	•
Scale: Finals: 1" = 100' Prelims: 1" = 50' less than fifty acres 1 = 100' for 0-100 acres 1 = 200' for 100 + acres	•	•	•	•
Accurate adjacent property lines and names of adjacent subdivisions.	•			
Topography at two-foot vertical contours, maximum 100 feet horizontally apart based on City Standard or USGS date (identify which data used on plan). Extend topography 500 feet beyond the site.	•	•	•	•
Slope map for buildable site area determination at: 0-15%, 15-25%, 25-35%, and >35%.	•			
Boundary lines with bearings and distances.	•	•	•	•
Acreage or square footage of subdivision or site.	•	•	•	•
City limit line, when located in or near the site.	•	•	•	•
Limits of construction, including access drives.		•		
Location of centerline of existing and proposed water courses, railroads, drainage, and transportation features.	•	•		•
Approximate limits of 100-year and 25-year flood plains.	•	•	•	•
Location, size, and flowline of existing storm sewers/drainage structures in or adjacent to the subdivision.		•		•
Names, locations, and sizes of existing and proposed streets, alleys, and easements, including pavement and right-of-way widths.	•	•	•	•
Location of existing and proposed off-street parking, vehicle use areas, median breaks, sidewalks, and driveways.		•	•	•
Location of existing and proposed parks (public and private), and any other public spaces on or adjoining the site.	•	•	•	•
Location of environmentally sensitive areas (e.g. faults, fractures, sinkholes, bluffs, seeps, and springs); environmentally protected areas, as defined in watershed ordinances (e.g. water quality zones); scientific vegetation areas showing major tree and vegetation clusters and types from aerial photos or site checks.	•	•	•	•
Location, diameter, type and crown size of existing trees eight inches or larger in diameter located on the site or having critical root zones extending into the site.	•	•		•
Location of landscape islands, peninsulas, landscaped medians, and buffering of parking and vehicular use areas from the street view or any other landscape improvements.		•		•
Location of any fences, walls or similar land improvements.		•	•	•
Location of existing and proposed electric utility facilities on site and on adjacent rights-of-way.		•		•
Location of all existing and proposed fire hydrants, including public fire hydrants located within 500-feet of property boundaries.		•		•
Location and dimensions of existing structures (showing which are to remain and which are to be demolished; for demolitions, show a dashed footprint) and proposed structures.		•	•	
Proposed method of providing the following services: <ul style="list-style-type: none"> • Water service including gallons per day requirement • Wastewater disposal including gallons per day generated • Preliminary stormwater management analysis • Location of all required or proposed public facilities 			•	
Phasing of development and manner in which each phase can exist as a stable independent unit consistent with provision of adequate public facilities and services.			•	

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

- Requires that all requests for postponements be submitted in writing to the director of the Planning and Development Review Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- The Director of the Planning and Development Review Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- Eliminates the automatic granting of a postponement of the first request.
- Authorizes Council to consider requests that are not submitted timely.

_____ FILE _____ CAP. METRO _____ TXDOT _____ TRANS. REV. _____ TRAVIS CO. _____ TRANS DEPT.

TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application. Therefore, this completed and reviewed form **MUST ACCOMPANY** any subsequent application for the IDENTICAL project. **CHANGES** to the proposed project will **REQUIRE** a new TIA determination to be made.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY

SERVICE AREA AND SERVICE EXTENSION DETERMINATION WORKSHEET

CASE NUMBER _____

PROJECT NAME Austin Oaks

PROPERTY LOCATION DESCRIPTION (Attach map) _____

3429,3409,3520,3420,3522,3445,3445,3636,3737,3721,3701 Executive Center and 7718 Wood Hollow

GRID LOCATION NUMBER H30, J30 LUEs 687 ACRES 31.3792

INTENDED USE Residential, Retail, Office

APPLICANT Amanda Swor TELEPHONE NO 512-496-8573

CONTACT PERSON / ENGINEER Jonathan McKee TELEPHONE NO 512-328-0011

FOR OFFICE USE ONLY

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

Response Due Date: _____

Service Area Amendment Required YES _____ NO _____

Service Extension Request Required YES _____ NO _____

Administrative Service Extension Required:

Water YES _____ NO _____ FEE _____

Wastewater YES _____ NO _____ FEE _____

City Council Service Extension Required:

Water YES _____ NO _____ FEE _____

Wastewater YES _____ NO _____ FEE _____

Comments: _____

UTILITY CERTIFICATION

DATE

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

CITY OF AUSTIN DEVELOPMENT ASSESSMENT QUESTIONNAIRE

Please provide the following information, where applicable, regarding your proposed development.

1. Limit of construction is _____ square feet or 31.37 acres (limit of construction is an area within which any type of construction will occur, i.e., area for erosion controls, driveway, truck routing, etc.).
2. Proposed building height is 225 feet.
3. List uses on all properties located within 540 feet of boundaries of the subject tract (a sketch or other diagram may be provided to expedite your assessment).

Office, single family, multifamily, retail

List any compatibility standards to be waived: Project will be fully compatible with compatibility standards

4. Access onto the following streets is proposed: Executive Center Drive; and Woodhollow Drive

In each of the following questions 5-22, please mark either the "yes" or "no" box to indicate whether the statement applies or does not apply to your proposal; and if applicable, mark additional boxes and provide requested information regarding your project.

- | | | | |
|----|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| | Yes | No | |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposal involves a restaurant which will be open after midnight. |
| | Yes | No | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 50% or more of restaurant sales will be from the sale of alcoholic beverages. |
| | Yes | No | |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A Municipal Utility District (MUD) is to be created. |
| | Yes | No | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | In-district service, out-of-district service, or annexation to the MUD is proposed.
(Indicate which)
Name of MUD _____ |
| | Yes | No | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Revision to a MUD land plan is proposed. |
| | Yes | No | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Bonds are to be issued for a MUD. |
| | Yes | No | |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | City water/wastewater service will be requested. |

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

8. Yes No The site has severe topographical or environmental constraints (steep slopes, faults, large groves of trees, etc.). Describe the situation The site has 68 heritage trees on site.
Additionally the Shoal Creek waterway runs through the site. The site also slopes from east to west.

9. Yes No Trees are located on site
 8-inch and larger in diameter.
 19-inch and larger in diameter

Yes No One or more 19-inch diameter trees are to be removed.

10. Yes No Property is exempted from Comprehensive Watershed Ordinance. Indicate type of exemptions (provide details, dates, etc.).

11. Yes No Property to be subdivided into 7 lots (indicate the number of lots).

Yes No Portion of lot has been split off and sold by deed.
 Specify date when this occurred: _____

Yes No Existing duplex lot to be divided.

Yes No Duplex in existence prior to March 1, 1987.

Yes No Duplex lot previously divided to be recombined.

12. Yes No Site will be cleared.

Yes No Fill will be placed on site.

Yes No Rough cut permit will be needed (i.e. street grading).

Yes No Planned Unit Development (PUD) proposed.

Yes No Private streets proposed.

13. Yes No Planned Development Area (PDA) proposed.

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

Yes No

14. **Current improvements on the site:**

- Paved parking = _____ square feet.
- House = _____ square feet.
- Other structure = _____ square feet.
- Driveway = _____ square feet.
- Other = _____ square feet.

Yes No

15. **Will be altering, restoring or adding on to an existing structure or adding to existing parking:**

- Only moving location of wall
- Only disaster restoration
- Historic restoration
- Addition of _____ square feet of building at an estimated cost of \$ _____
- Addition of _____ square feet to existing parking

Yes No

16. **Will be demolishing an existing structure on the site. If yes, the year the structure was built. 1970's -1980's**

Yes No

Will be demolishing a structure in addition to other site work.

Yes No

Will be removing original parking.

Yes No

17. **Changes or revisions to previous approvals are proposed.**

- Owner initiated
- Owner initiated
- Change to approved subdivision
 - Removal of subdivision restrictions
 - Increase in number of lots
 - increase in impervious cover by _____ square feet
 - Other (specify) _____
- Change to approved or released site plan
 - Structure moved less than 25 feet
 - Building increased by _____ square feet
 - Parking increased
 - Impervious cover increased by _____ square feet
 - Building height increase
 - Site plan ordinance amendment
 - Other (specify) _____
- Other Changes
 - Amendment to or Termination of restrictive covenant

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

- Use change requiring additional parking
- Building permit change due to landscape requirement
- Traffic Impact Analysis (TIA) revision
- Other (specify) _____

- | | | | |
|-----|--------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18. | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | New streets are planned (if yes, indicate whether public or private). |
| | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | Change of 1500 feet or more from alignment established in Austin Metropolitan Area Roadway Plan (AMARP) |
| | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | Change to arterial pavement or right-of-way width from width established in AMARP |
| | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | Extension of an existing arterial or proposal of new arterial not shown in AMARP |
| 19. | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> | “Shared Parking” will be used to meet parking requirements |
| 20. | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | Planning to vacate or build within a street, easement, alley or right-of-way |
| | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | Existing construction is located in an easement or on public property |
| | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | Construction is proposed in an easement or on public property |
| 21. | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> | A consolidated review is planned: combining land use, landscape and development permit or combining subdivision and construction plans (if required). |
| 22. | Yes
<input checked="" type="checkbox"/> | No
<input type="checkbox"/> | Complies with the requirements of Subchapter E. |
| 23. | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> | Requires an Alternative Equivalency to the Requirements of Subchapter E before a site plan or building permit may be approved. |

NOTE: Provide any additional information you may have, for example, flood plain information, etc. A sketch of the property with pertinent information would be helpful. The more information you provide, the more meaningful the assessment will be. Please use the back of this page or attach additional sheets, as needed.

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

City of Austin-Subchapter E Applicability Form

This form is provided to help identify the appropriate forms and regulations for your proposed project. For each of the following questions please mark either the "yes" or "no" box to indicate whether the statement applies or does not apply to your proposal; and if applicable, mark additional boxes and provide requested information regarding your project. This will help guide you in the application process with regard to the applicability of Subchapter E.

1. Yes No Is the property within the City of Austin Zoning Jurisdiction?
If no, your project is exempt from the requirements of Subchapter E. If yes, please continue. . .
2. Yes No Does the project involve new construction, redevelopment or major rehabilitation?
If no, your project would not be required to meet the standards of Subchapter E; If yes, please continue. . .

Exemptions

If your proposal meets any of the following criteria, you are exempt from the requirements of Subchapter E. If none of these items apply to your proposal, then it is very likely your project must comply with the standards of Subchapter E. Please continue with the additional questions to determine exactly how they will apply.

3. Yes No Is the property within one of the following zoning districts: Agriculture (AG), Aviation (AV), or Traditional Neighborhood (TN) Districts?
4. Yes No Is the development affected by the University Neighborhood Overlay (UNO) district provisions?
5. Yes No Is the development affected by the adopted Transit Station Area Plan?
6. Yes No Is the development affected by the Robert Mueller Municipal Airport Redevelopment Plan?
7. Yes No Is the development affected by an adopted downtown plan?
8. Yes No Does the project include the development of an industrial use or data center as the sole use for the project?

Partial Exemptions

If your proposal meets any of the following criteria, you are required to meet some of the requirements of Subchapter E, but are exempt from specific standards.

9. Yes No Is the project a redevelopment of a pad site building with a principal use of a restaurant or service station which will remain under the same ownership?
If yes, the application will not be required to meet the building placement standards.
10. Yes No Is the site located in the downtown area?
If yes, the site will not be required to meet the sidewalk and supplemental zone standards of Section 2.2. of Subchapter E, but will be encouraged to comply with the sidewalk standards of the Great Streets Development Program.
11. Yes No Is the site an interior lot with 65 feet or less of frontage on the principal street with vehicular access only from the principal street?
If yes, the site is exempt from the building location requirements of Sections 2.2.2 and 2.2.3.

If you answered no to items 3-11 your project must comply with the regulations of Subchapter E. If your plan/building design does not meet the standards as identified in the Subchapter you may apply for a **Minor Modification**, or an **Alternative Equivalent Compliance** prior to submitting your application for site plan review and building permits.

If you are requesting an Alternative Equivalent Compliance to the requirements of Subchapter E the forms are provided on the following pages.

Attachment A

Subdivision Name:

Kroger Executive Center Unit 2, Resubdivision of a Portion of Lot 3, Lot 3A

Kroger Executive Center Unit 2, Resubdivision of a Portion of Lot 3, Lot 3B

Kroger Executive Center Unit 2, Resubdivision of a Portion of Lot 3, Lot 3C

Kroger Executive Center Unit 3, Lot 5

Kroger Executive Center Unit 3, Resubdivision of Lot 6, Lot 6A

Kroger Executive Center Unit 3, Resubdivision of Lot 6, Lot 6B

Kroger Executive Center Unit 4, Lot 8

Kroger Executive Center Unit 4, Lot 9

Kroger Executive Center Unit 4, Lot 10

Kroger Executive Center Unit 5, Lot 1

Kroger Executive Center Unit 5, Lot 2

Kroger Executive Center Unit 5, Lot 4A

Kroger Executive Center Unit 5, Lot 4B

DEVELOPMENT ASSESSMENT & ALTERNATIVE EQUIVALENT COMPLIANCE

CITY OF AUSTIN TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Austin Oaks

LOCATION: Executive Center Drive at Mopac

APPLICANT: Amanda Swor TELEPHONE NO: 512-496-8573

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: ZONING: _____ SITE PLAN: _____

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
See Attached	Memo						

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
See Attached	Memo						

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- The traffic impact analysis has been waived for the following reason: _____
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: _____ DATE: _____

DISTRIBUTION:

- Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- Allows only one postponement for either side, unless otherwise approved by Council.

May 21, 2014

To Whom It May Concern:
City of Austin

Re: Austin Oaks – Rezoning of a 31.37 acre piece of property located south of Spicewood Springs Road between Mopac Expressway and Hart Lane (the "Property")

As the record owner of the above referenced Property, I hereby authorize Amanda Swor at Drenner Group to act as agent to submit the Development Assessment and Zoning Applications to the City of Austin, Texas and we attest to all submittal regulations.

Sincerely,

Owner:

Twelve Lakes, LLC,
a Texas Limited Liability Company

By: JM Puff
Name: J. M. PUFF
Title: SR. VICEPRESIDENT