



Site Plan Exemption Request Form

Site Address: 1615 S. Lamar DA-2020-0302

Project Name: SFC Green - Lamar

Legal Description: .3340 AC OF LOT 12 Evergreen Heights

Zoning: CS-V Watershed: Nest Bouldin Creek Flood Plain? Yes No

Existing Land Use(s): Vacant

Proposed Land Use(s): _____

Brief/General Description of the Development being sought:

We are proposing a full demolition of current vacant building of 4683 sq ft² decreasing the size to 4000 sq ft² with 13 parking spaces.

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to:

- existing trees
- buildings
- parking areas
- roadways/streets
- accessible parking
- access route
- all areas of impervious cover (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits and type of construction
- location of construction
- on-site sewage (septic) system
- number of currently occupied residential units to be closed or demolished (if 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712)

I, Amy Morales (Amp Constructors LLC) do hereby certify that I am the
(Print Name)

owner owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the City of Austin Land Development Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on site and protected from the elements at all times.


Amy Morales Date: 3/8/2020 Phone: 512-709-0153
(Signature of Requester)

Address: 9300 S. IH 35 Ste A500

SAVE Form

Austin TX 78748

Departmental Use Only

Project Name: SFC Green Canal		Case Number:	Applicant Name:
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments
<input checked="" type="checkbox"/> Site Plan	Avzenne	3-17-20	
<p>1. Submit as Site Plan to Land Use Review. New construction exceeds what may be permitted w/ site plan Exemption</p> <p>2. Outline and quantify limit of demolition.</p>			
<input checked="" type="checkbox"/> Transport	Avzenne	3-17-20	
A			
<input type="checkbox"/> Eng.	Phuoc B	3-17-20	
see site plan comments			
<input type="checkbox"/> Environ.	Clifton	3-17-2020	Delineate loc for demo provide erosion controls, describe how site is stabilized post demo - all new construction requires a site plan
<input type="checkbox"/> Trees			
			
<input checked="" type="checkbox"/> AFD	R. Schaffner	3/17/2020	Denied.
you are showing a New site layout w New Bldg & Parkings - A Site Plan Correction Is Required			
<input type="checkbox"/> AWU	365	3/17/2020	Provide status of existing meter(s) and wastewater (CITY, NOT PRIVATE) cleanout(s). Are they to remain or be abandoned?
DELETED →			
<input checked="" type="checkbox"/> Plumbing	Cory Harmon	03/19/2020	
Rejected: See attached demo plan requirements			
<input type="checkbox"/> AE	BC	3-17-20	Denied
show existing overhead power lines and portion of building to be removed Removed.			
<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> Determined to be a <input type="checkbox"/> Revision <input checked="" type="checkbox"/> New Project			

Building permit required? Yes No N/A
 Smart Housing Project? Yes No
 Qualifies for exemption per Section:
 25-5-2 _____

- Check all that apply:**
- Fees waived, Reason: _____
 - Site Plan Correction/ Exemption Review Fee
 - WPD Site Plan Correction Review Fee required
 - Phasing Review: _____ phases
 - Landscape Inspection: _____ acres



City of Austin
Development Services Department
Development Assistance Center
 One Texas Center, 505 Barton Springs Road
 P.O. Box 1088, Austin, Texas 78767
 Telephone: (512) 974-6370 Fax: (512) 974-2423

Determination of a Site Plan Determination/Exemption Request

Date: Monday March 23, 2020

Number of pages including cover: 1

From: Sallie Correa

To: Amy F Morales AMP Constructors, LLC

Telephone: (512) 709-0153 FAX: (512) -

Project Name: DA-2020-0302 (SFC Green – Lamar)

Address: 1615 S LAMAR BLVD

Staff Contact:

Telephone:

Review Results	
Your request has been Rejected .	
Fees Due	Cost
Site Plan Correction Review	
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
TOTAL COST:	

Based on the following your request has been determined to be a New Project (see comments):

Submit a Site plan to Land Use Review. New construction exceeds what may be permitted with site plan exemption.

~~*Outline and quantify limit of demolition.*~~

~~*V. Auzenne 974-2941*~~

Delineate LOC for demo, provide erosion controls, describe how site is stabilized post demo- all new construction requires a site plan.

Kristin Carlton 974-6369

You are showing a new site layout in new bldg. and parking. A site plan is required.

R. Schaffner 974-0159

Provide status of existing meter(s) and wastewater (City, not private) cleanouts. Are they to remain or be abandoned?

Bradley Barron 972-0078

Plan Required for a commercial demolition:

A site plan drawn to scale that illustrate the proposed demo building.

Site plan must illustrate the location of the City of Austin water meter, and indicate the water meter number and size.

Site plan must illustrate the location of the City of Austin sewer connection. (sewer tap)

Provide tap record information from AWU Tap Sales Division

Appropriate notes on the site plan indicating capping and plugging of water and wastewater services as per the plumbing code on private property within five (5') feet of property line.

Cory Harmon 974-2882

Show existing overhead power lines and portion of building to be removed.

Bruce Crosby 974-9112

Comments: