

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2020-0246C.SH
REVISION #: 00
CASE MANAGER: Clarissa E. Davis
UPDATE: U1
PHONE #: 512-974-1423

PROJECT NAME: Zilker Studios
LOCATION: 1508 S LAMAR BLVD

SUBMITTAL DATE: September 9, 2020
REPORT DUE DATE: September 23, 2020
FINAL REPORT DATE: September 22, 2020

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is June 16, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 12 copies of the plans and 13 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Addison Ptomey
Electric : Andrea Katz
ATD Engineering : Amber Mitchell
Drainage Engineering : Kena Pierce
City Arborist : Dillon Olsen
Environmental : Pamela Abee-Taulli
Fire For Site Plan : Constantino Mendoza
Industrial Waste : Rachel Reddig
Regional Stormwater Management : Kevin Autry
Site Plan : Clarissa E. Davis
Site Plan Plumbing : Cory Harmon
R.O.W. : Isaiah Lewallen
Transportation Planning : Martin Laws
Water Quality : Kena Pierce
AW Utility Development Services : Bradley Barron

Electric Review - Andrea Katz - 512-322-6957

EL 1 – EL 5. U1: **Comments cleared.**

EL 6. U1: **Comment stands.** Is transformer under the building? East elevation makes it look like transformer is under building overhang. Please clarify. If this is the case, transformer must have at least 35' clearance above to building for crane access.

EL 7 – EL 9. U1: **Comments cleared.**

ATD Engineering Review - Amber Mitchell - 512-974-3428

ATD 1. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (South Lamar Blvd). The sidewalk and bicycle facilities shall comply with the required cross-section for S Lamar at the time of the site plan application. ATD PM will contact Corridor Planning Office for proposed improvements for the site plan application. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on S Lamar Blvd requires coordination with the Corridor Planning Office and Bicycle Program.

U1: Response noted. The applicant continues to work with staff on the design of the improvements in the right of way.

ATD 2. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a protected bike lane is required for S Lamar Blvd. Staff is in communication with the Bicycle Program to determine if right-of-way dedication and/or bicycle facility construction is required in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information. Staff will provide comments to the applicant separately.

U1: Response noted. The applicant continues to work with staff on the design of the improvements in the right of way.

ATD 3. The ASMP (adopted 04/11/2019) requires 100' of right-of-way for South Lamar Blvd. Dedicate 50 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55). Provide a street deed showing right-of-way to be dedicated to the DSD transportation reviewer for processing through City legal.

U1: Response noted; staff will review the dedication exhibit when it is emailed to this reviewer.

ATD 4. Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site. TCM, 9.3.0 #3.

U1: Response noted; the reviewer is awaiting updated turning templates for consideration and review.

ATD 5. Driveways on undivided arterial streets must be designed to align with opposing streets or driveways or be offset by a minimum of 120 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of opposing driveways and dimension the offset or indicate that there are none.

U1: Please see response to ATD8.

ATD 6. Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Show dimensions on the site plan at the property line. TCM, Table 5-2.

U1: Please see response to ATD8.

ATD 7. Driveway approaches must be separated by a minimum of 200 feet, measured from edge to edge at the property line. TCM, Table 5-2. Show the adjacent driveways and dimension the separation.

U1: Please see response to ATD8.

ATD 8. FYI – Per discussion with application waiver fees for ATD 3 – 7 have already been added to this application in AMANDA; please pay at your convenience through Austin Build + Connect.

U1: Response noted; formal responses to ATD 3-7 will be provided once the fees are paid.

Drainage Engineering Review - Kena Pierce - 512-974-7273

- DE 1. If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to this reviewer. In addition, please place the following note on the cover sheet:

Participation in the Regional Stormwater Management Program was granted for this site on _____(date) by the City of Austin Watershed Protection Department, Office of the Director.

If RSMP participation is not approved, detention will be required in order to meet DCM 1.2.2.D. The site still must show control of the

Update 1: Comment pending. Waiting on RSMP approval.

- DE 2. Please show roof drains, down spouts and any inlets. How is stormwater being collected from the building and parking lot in order to be conveyed to the storm sewer line in S Lamar Blvd?

Update 1: Comment cleared. Information shown in plans. All runoff is being collected by storm drains and then conveyed to the public storm sewer system.

- DE 3. Could you please provide more information as to what the 18" storm sewer is connecting to in the ROW. This reviewer does not see the 54" storm sewer line in COA Property Profile or AMANDA GIS. Is it new? Thank you for the information.

Update 1: Comment pending. Please submit the plans for this to the reviewer separately. Is this infrastructure already constructed and accepted by COA? Since this connection depends on the construction and acceptance of infrastructure outside of this site plan, DE approval will be dependent on the completion of this infrastructure.

- DE 4. Per DCM 2.5.2 "When calculating fully developed peak runoff rates it is recommended that the undeveloped curve number and the maximum allowable impervious cover be used as input parameters." Please update the electronic model.

Update 1: Comment cleared. Model updated to reflect DCM requirements. Note proposed impervious cover in the electronic model is 95%.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1-5 Cleared

Landscape and Tree Replacement

- EV 6 Demonstrate compliance with the Innovative Water Management (IWM) requirement

1. Show on Drainage, Grading, and Landscape Plans: irrigation by stormwater runoff conveyed from impervious surfaces by one of the following:
 - overland flow;
 - storm drains;
 - downspouts;
 - rainwater harvesting; or,
 - retention-irrigation;
- Show on Landscape plan: Hatch and show the square footage of the impervious drainage area (stormwater runoff source) and the pervious landscape area receiving stormwater runoff [LDC 25-2-1008, ECM 2.4.9].

Update 1 **Comment not cleared.** Comment not addressed.

EV 7 Cleared

Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 8 Payment of the landscape inspection fee is required prior to permit/site plan approval. To obtain the invoice, receive the SMART Housing waiver for all or part of the landscape inspection fee, and get payment instructions, contact Intake at LURIntake@austintexas.gov or by calling 512-974-1770. Notify Environmental Reviewer to clear this comment.

Update 1 Comment pending.

EV 9 Payment of the environmental inspection fee is required prior to permit/site plan approval. To obtain the invoice, receive the SMART Housing waiver for all or part of the landscape inspection fee, and get payment instructions, contact Intake at LURIntake@austintexas.gov or by calling 512-974-1770. Notify Environmental Reviewer to clear this comment.

Update 1 Comment pending.

EV 10 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

Update 1 Comment pending.

Fire For Site Plan Review - Constantino Mendoza - (512) 974-2574

Constantino.Mendoza@austintexas.gov

~~FR1. Complete the fire department table on coversheet with the correct project information.~~

1. Update #1: Resolved

FR2. Fire Department access roads must be provided within 150 ft of all points of a building. IFC 503.1.1

1. Update #1: The exhibit provided shows the site is out of access by approximately 100ft. Engineer and AFD are discussing options for alternative method of compliance.

~~FR3. Is this building classified as a high rise building? Provide an elevation view of the building. If this a high rise building, then additional comments will be given.~~

1. Update #1: Resolved

~~FR4. Show the exterior door to the fire riser room.~~

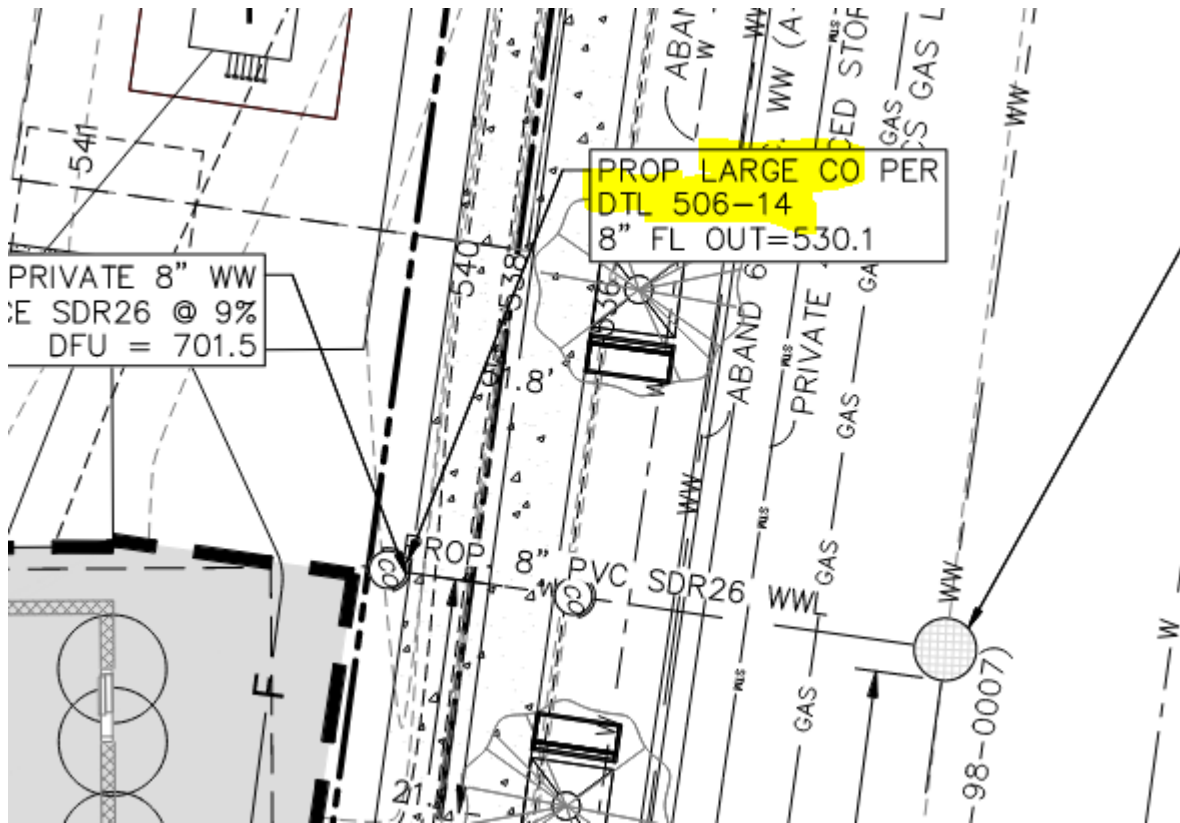
1. Update #1: Resolved

Industrial Waste Review - Rachel Reddig - 512-972-1074

IW1. Reference detail AW-SPECIAL-01 in the call-out for the large diameter cleanout and include the detail in the utility detail sheets.

Response: The large diameter cleanout is added to Sheet 16: Details (3 of 3).

U1: Comment stands. Revise the highlighted call-out to show "large diameter cleanout per dtl 506-AW-04" and replace AW-SPECIAL-01 with Standard Detail 506-AW-04 (effective August 14, 2020) in the utility detail sheets.



PARD / Planning & Design Review - Scott Grantham - 512-974-9457

- PR1. No park fees will be charged for certified affordable units. For any market rate units, the parkland dedication and park development fee will be required (City Code 25-1-601) and must be paid prior to site plan approval (high density fee for a project greater than 12 units per acre). Currently, the proposed unit count is 110 including 110 affordable units.
 U1: As of this update, site plan will be approved from a PARD perspective. If unit count increases, please update SMART housing letter with NHCD and share with this reviewer.
- PR2. Add the following note to the coversheet, and update if unit count changes:

An exemption to the Parkland Dedication Ordinance has been granted for 110 certified affordable dwelling units. The Parkland Dedication Ordinance is subject to enforcement if this development no longer complies with affordable housing requirements set forth in the approval from the Neighborhood Housing and Community Development Department.
 U1: Comment cleared.

Regional Stormwater Management Review - Kevin Autry - 512-974-2726

Comment addressed: RS1. A complete RSMP application package with all relevant attachments and supporting documentation as discussed in the feasibility meeting must be submitted for review. Application packages must be submitted electronically via email to RSMP@austintexas.gov or through the formal Intake submittal process with modeling files also sent to RSMP@austintexas.gov. Reviews will not be completed out of cycle.

Comment in review: RS2. There must be a certified statement by a licensed engineer in the State of Texas that no additional adverse flooding impacts to other property occur as a result of the

proposed improvements [DCM 8.2.2.B] included with the engineering analysis (either in the Engineer's Report or in the Letter of Request to Participate).

Comment in review: RS3. Provide StormCAD modeling as discussed at the feasibility meeting to show downstream capacity and no adverse impact. Models that require technical assistance from WED's Local Flood group will be reviewed for completeness and matched to submitted plans. Models that do not match the plans provided will be returned with comments requesting an updated version of plans and models that match. Upon receipt and review of matching plans and models, the information will be sent for Technical Assistance for compliance with the Drainage Criteria Manual. This review typically takes 2 weeks from the time it is received by the Local Flood group.

Comment addressed: RS4. Regardless of whether participation in the RSMP is approved, site must meet LDC 25-7-61 requirements (including provision of on-site detention for 2-year flows for erosion control).

Comment addressed: RS5. As part of the RSMP application package, submit a drainage study with supporting information (plans, calculations, etc.) to demonstrate the stormwater system between this site and the point of analysis has sufficient capacity to convey the 100-year flow, including effects of this site development, without adversely affecting any downstream property. [LDC 25-7-151]

Comment addressed: RS FYI. Stormwater runoff should be computed based on a fully developed contributing drainage area or watershed as determined under the Drainage Criteria Manual [LDC 25-7-8]

Comment addressed: RS6. To request the City's existing StormCAD and/or HEC-HMS models please visit www.austintexas.gov/floodpro. [DCM 1.2.5]

Comment addressed: RS7. If modeling is completed in software other than standard, a waiver will be required.

Models provided should match the plan and profile sheets (inverts, lengths, locations of manholes, etc.), drainage areas, and hydrologic components. [DCM 1.2.5]

Comment in review: RS8. If the Watershed Protection Department approves participation in the program, please submit a copy of the approval letter and payment receipt to the drainage reviewer. In addition, please place the following note on the cover sheet: "Participation in the Regional Stormwater Management Program through payment was granted for this site plan on _____(date) by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is _____."

Site Plan Review - Clarissa E. Davis - 512-974-1423
--

ZONING

SP1. Because GR and CS have different zoning regulations, divide the site data table to show the calculations for each zoning.

U1: Provide the calculations for building coverage for each zoning.

SP2. Show where the zoning changes on the site.

U1: Cleared.

SUBCHAPTER E

SP3. Provide Figure 34 from 2.5 Exterior Lighting to the plan set.

U1: Cleared.

SP4. Verify compliance with screening requirements of Subchapter E, section 2.6.2 by a) Screening from view of person standing on property line on far side of adjacent public street: solid waste collection areas and mechanical equipment and rooftop equipment, not including solar panels (§ 2.6.2.A); b) Incorporate loading docks, truck parking, storage, trash collection/compaction, etc., into building/landscape design. And c) add the following note: Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.
U1: Add the screening note to the site plan sheet.

SP5. A use on the ground floor must be different from a use on an upper floor. The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors. [4.3.3.B.]
U1: Parking is not a use. Please provide two separate uses. Also, change the use on the site plan sheet from multifamily to congregate living.

SP6. To take advantage of VMU standards Ten percent of the residential units in the VMU building shall be reserved as affordable, for a minimum of 40 years following the issuance of the certificate of occupancy, for rental by households earning no more than 80 percent of the Annual Median Family Income. Please revise SMART Housing letter. [4.3.3.F.2.a]
U1: Pending.

ADMINISTRATIVE

SP7. Label the room with the proposed transformer pad.
U1: Please provide screening for the transformer pad.

SP8. Add case number to all pages of the plan set.
U1: Cleared.

SP9. Show all structures within 50 ft. of the subject property.
U1: Cleared.

SP10. Show the land use of all adjacent properties.
U1: Cleared.

SP11. Add approval block to all pages.
U1: Cleared.

SP12. All easements must be recorded prior to site plan approval.
U1: Pending.

SP13. All signatures must be on the cover sheet prior to site plan approval.
U1: Pending.

NEW COMMENT

SP14. Please show the A customer entrance that opens directly onto the sidewalk; A depth of not less than 24 feet to comply with VMU standards. [4.3.3.C.1]

Site Plan Plumbing - Cory Harmon - 512-974-2882
--

Revise the Utility Plan:

1. The irrigation meter is identified as a domestic meter. Correct this error. (second request)
2. The callout note for the domestic water meter does not point to the domestic water meter. Correct this error.
3. The callout note for the domestic water piping does not point to the domestic water piping. Correct this error.
4. Indicate the material of the private domestic water piping. (second request)

5. Illustrate the private wastewater piping to within 5' of the building.
6. Indicate the size, slope, and material of the private wastewater piping. (second request)

Revise the Utility Connections Plan & Profile:

7. The irrigation meter is identified as a domestic meter. Correct this error. (second request)
8. The callout note for the domestic water meter does not point to the domestic water meter. Correct this error.
9. The callout note for the domestic water piping does not point to the domestic water piping. Correct this error.

R.O.W. Review - Isaiah Lewallen - 512-974-1479

RW1: Utility Coordination case UCC-201001-05-01 is not complete. Utility Coordination case shall be complete and Utility Coordination staff shall have issued a Completeness Letter before ROW Review indicates Approved.

Transportation Planning - Martin Laws - 512-974-6351

TR1. Provide the following notes:

- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
- Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
- Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]
- Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
- The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30 in. The maximum horizontal projection is 30 feet for a ramp with a slope between 1:12 and 1:15, and 40 feet for a ramp with a slope between 1:16 and 1:20. [ANSI 405.2 - 405.6]

U1: Comment cleared.

TR2. Provide the following note on the site plan: "Existing sidewalks to remain have been verified to comply with the applicable version of the Texas Accessibility Standards, federal ADA requirements, and City of Austin standards."

U1: Comment cleared.

TR3. Identify any fully accessible units and adaptable units (Type A or Type B), any public accommodations and any public amenities on site or provide a note that there are none on the site. [IBC, 1104.2, 1107.6].

U1: Comment remains. Awaiting exhibit to be provided.

TR4. The minimum vertical clearance of an accessible route shall be 80 inches. [ANSI 307.4]. Provide the minimum vertical clearance.

U1: Comment cleared.

TR5. Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes. [IBC 1104.1, 1106.6]

U1: Comment remains. Page 6 shows the parking area in which three accessible parking spaces and five accessible parking spaces do not provide access as required.

- TR6. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.
U1: Comment cleared.
- TR7. For apartments or condominiums, when the slope of the finished grade between accessible buildings and facilities exceeds 1:12, or when physical barriers prevent the installation of an accessible route, a vehicular route with parking at each accessible building or facility may be provided in place of an accessible route. [IBC 1107.4(1)]
U1: Comment cleared.
- TR8. For apartment buildings or condominiums containing more than 20 dwelling units, 2 percent of the parking spaces shall be accessible. Where parking is provided within or beneath a building, accessible spaces shall also be provided within or beneath a building.
U1: Comment cleared.
- TR9. Provide the following note on the site plan with signature block for the engineer: "Existing sidewalks to remain have been verified to comply with the applicable version of the Texas Accessibility Standards, federal ADA requirements, and City of Austin standards."
U1: Comment cleared.
- TR10. Grades of driveway approaches may not exceed the limits in City Standard No. 433S-2. For a street with a curb basis of 10 feet, the driveway may not slope more than 8.5 inches from the property line to the lip of gutter. Provide spot elevations at the property line and the lip of gutter to demonstrate that the grade complies with City standards.
U1: Comment cleared.
- TR11. Submit a detailed floor plan of the parking structure showing turning radii, structural supports, internal circulation, and ramp grades. LDC 25-6-561; TCM, Table 9-1.
U1: Comment cleared.
- TR12. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Relocate the dumpster. LDC 25-2-1067(c); TCM, 9.3.0.2.
U1: Comment cleared.
- TR13. Callout the mail kiosk.
U1: Comment cleared.

AW Utility Development Services - Bradley Barron - 512-972-0078
--

- AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Larry Williams with Pipeline Engineering at 512-972-0340.

Water Quality Review - Kena Pierce - 512-974-7273

WQ 1. Please provide compliance with § 25-1-83 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

The applicant may find the Landfill Certification Form on the City of Austin website at http://www.ci.austin.tx.us/watershed/downloads/engineers_cert_form.pdf.

Update 1: Comment cleared. Provided.

WQ 2. Please update the engineering report (and resubmit it with the next update) with justifications for Fee-in-lieu using requirements from ECM 1.6.4.

Update 1: Comment pending. Justification for FIL is not in the report. Please see ECM 1.6.4 and describe how the site qualifies for FIL in the report for future documentation.

WQ 3. Provide an updated Appendix T with an updated adjustment factor which is located at the following website. <http://www.austintexas.gov/departments/stormwater-management>

Update 1: Comment pending. Appendix T provided but it is incorrect. This site does not drain to a regional water quality facility. Please update the Appendix T. In addition the sections on Building Component and Site Area Component are not completed. Lastly, decking is considered impervious cover with a coverage of 50%. Is this included? Please see the instructions on the second worksheet in the Appendix T Excel spreadsheet and resubmit.

WQ 4. If Fee-in-Lieu request is not approved, a water quality control plan will be required per LDC-25-8-211.

Update 1: Comment cleared. Fee-in-Lieu is in accordance with ECM 1.6.4 and approved. See WQ 3 for any additional requirements.

WQ 5. Participation in the RSMP does not waive the requirement for ECM 1.6.8 and LDC 25-7-61(B)(3). The difference between the existing and proposed flow for the 2 year storm exceeds the amount deemed controlled in 1.6.8. Please provide detention for the 2 year storm.

Update 1: Comment cleared. The two year storm increase is within ECM 1.6.8 requirements at 0.2 cfs.

AW Pipeline Engineering - Larry Williams - 512-972-0340

See link to red line comments below.

<https://studio.bluebeam.com/share/2voa7b>

The major reasons for rejection of this submittal include, but not limited to non-compliance with city code sections:

- § 25-4-191 – Water Lines

A subdivision within 100 feet of a public water system must be connected to the public water system. The director may waive this requirement.

If a subdivision is to be served by a public water system:

- *approval of the water system plans by the director of the Water and Wastewater Utility is required;*
- *installation of the water system must comply with the requirements of this title and the Utilities Criteria Manual; and*
- *water lines to serve each lot must be installed before a lot may be occupied.*

Source: Section 13-2-476; Ord. 990225-70; Ord. 031211-11.

- **§ 25-4-192 – Wastewater Lines**

A subdivision within 100 feet of a public wastewater system must be connected to the public wastewater system. In the extraterritorial jurisdiction, the director may waive this requirement. In the zoning jurisdiction, this requirement may be waived under Section 25-9-4 (Connection To Organized Wastewater System Required).

If a subdivision is to be served by a public wastewater system or community disposal system, wastewater lines to serve each lot must be installed before a lot may be occupied.

Source: Section 13-2-475; Ord. 990225-70; Ord. 031211-11.

- **§ 6-4-11(E) Mandatory Reclaimed Water Connection**

Except for municipal uses associated with law enforcement or public health and safety, all new commercial developments or redevelopments located within 250 feet of a reclaimed water distribution line are required to obtain and utilize permitted connections to reclaimed water for irrigation, cooling, and other significant non-potable water uses.

- **§ 15-9-9 – Criteria Manuals**

The Utilities Criteria Manual and the Water and Wastewater Design Criteria Manual apply to utility service provided under the Code.

Source: Ord. 040805-02.

- **§ 15-9-152 – Design and Installation Guidelines**

The directors of the Electric Utility and the Water Utility shall adopt design and installation guidelines related to a customer's installation and the City's service connection.

A person authorized to install a customer's installation or the City electric utility equipment or facilities shall comply with the City's "Utilities Criteria Manual."

A person authorized to install a customer's installation or the City's water utility equipment or facilities shall comply with the City's Utilities Criteria Manual, standards, and specifications.

Source: 2003 Code Sections 15-9-211(A) and (B); 1992 Code Sections 18-4-300(A) and (B); Ord. 040805-02; Ord. No. [20180524-006](#), Pt. 8, 6-4-18.

- **TCEQ Chapter §291.93. Adequacy of Water Utility Service.**

*Sufficiency of service. Each retail public utility which provides water service shall **plan**, furnish, **operate**, and **maintain** production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses.*

- **TCEQ Chapter §291.94. Adequacy of Sewer Service.**

Sufficiency of service. Each retail public utility shall **plan**, furnish, **operate**, and **maintain** collection, treatment, and disposal facilities to collect, treat and dispose of waterborne human waste and waste from domestic activities such as washing, bathing, and food preparation. These facilities must be of sufficient size to meet the minimum design criteria for wastewater facilities of the commission for all normal demands for service and provide a reasonable reserve for emergencies.

In addition, this specific project does meet with the following Utility Criteria Manual sections 2.2.0 thru 2.9.

In accordance with section 15-9-276 of City Code, the project will need dedicated and recorded water/wastewater or reclaimed water easements.

- **§217.321. Safety Design of a Wastewater Treatment Facility.**

(b) Occupational **safety and health hazards, and risks to workers and the public**, must be addressed in the design of collection system and wastewater treatment facility equipment and processes.

- **§291.95. Standards of Construction.**

In determining standard practice, the commission will be guided by the provisions of the American Water Works Association, and such other codes and standards that are generally accepted by the industry, except as modified by this commission, or municipal regulations within their jurisdiction. Each system shall construct, install, operate, and maintain its plant, structures, equipment, and lines in accordance with these standards, and in such manner to best accommodate the public, and to prevent interference with service furnished by other retail public utilities insofar as practical.

A complete all-inclusive list of comments along with code citations is provided on the red lined plans located on the Austin Build + Connect public search, please see link <https://abc.austintexas.gov/web/permit/public-search-other?reset=true>. If there are any issues with the retrieval, contact your pipeline engineering reviewer for a direct download link.

Responses to all of the red lined comments/questions must be made in a different color on the plan set with an explanation of how aw comments/questions have been addressed.

Please indicate if the project will be submitted to AULCC for review and if so, include row id# and UCC permit # on the utility plan sheet.

City Arborist Review - Dillon Olsen - 512-974-2515

CA1-2 U0: Comments pending.

U1: Comments cleared.

CA3 U0: Show all regulated trees (8" in diameter or greater) on the Erosion & Sedimentation Control Plan.

U1: Comment pending. Trees #5002, #5003, #5004, #5005, #5006, and #5007 are not shown on this sheet. Please show trees to be removed, as well as trees to be kept, on the Tree Protection & Erosion Control Plan. This information is needed to thoroughly review the proposed site changes (site plan configuration) in relation to tree preservation.

CA4 U0: Trees proposed to be preserved must meet the following criteria:

- (a) A minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
- (b) Cut or fill is limited to 4 inches from the ½ critical root zone to the ¼ critical root zone; and
- (c) No cut or fill is permitted within the ¼ critical root zone.

[ECM 3.5.2, ECM Appendix V Figure 3-6]

U1: Comment pending. Thank you for working toward meeting tree preservation criteria with the site design. As they are currently shown, changes to the site create impacts beyond what is allowable under tree preservation criteria discussed in the Environmental Criteria Manual, section 3.5.2.

- Please show the piers for the proposed wooden decks that are within the CRZ's of trees #5001, #5008. Add a note to the sheet showing the piers, stating that the required excavation in the ½ CRZs will be done using an air excavation tool and that the pier placement will be done so as to avoid severing roots.
- Remove proposed paving that creates a need for cut/fill greater than 4" from the ½ CRZ of #5008
- The storm water line proposed does not allow for the preservation of tree #5011, a 23" Hackberry on the adjacent property, shown to be preserved. Please show that this tree will be mitigated if the storm water line layout cannot be altered to preserve this tree. Mitigation should be in accordance with minimum rates described in ECM 3.5.4 (see CA8).
- The building footprint proposed does not allow for the preservation of tree #5009, an 18" American Elm on the adjacent property, shown to be preserved. Please show that this tree will be mitigated for if the site layout cannot be altered to preserve this tree. Mitigation should be in accordance with minimum rates described in ECM 3.5.4 (see CA8).
- Please provide the approximate lateral distance needed to excavate for the construction of the proposed building and basement. Does this encroach into the ½ CRZ's of Heritage Trees #5001 and/or #5008? If so, please alter the design to meet the cut/fill requirement.
- On the Landscape Plan, please remove any proposed plantings from within the ½ CRZs of trees to be preserved. The plantings require digging below existing grade in excess of 4".
- The proposed landscape design does not leave a minimum of 50% of the CRZ's of Heritage Trees #5001, and #5008 at natural grade, and with natural ground cover – please revise.

CA5 U0: *Demonstrate how the construction of the proposed building, including the installation of scaffolding, does not require removal of more than 25% of the canopy of the preserved trees, specifically Heritage Trees #5001 and #5008. [ECM 3.4.3, 3.5.2]*

U1: Comment pending. Please provide a tree canopy assessment from a qualified third-party arborist. Please remove any material storage, concrete/paint washout, spoils, portable toilet, etc. needed for construction from under the canopies of trees to be preserved.

CA6 U0: *As per LDC 25-8-642, an administrative variance may be granted for a heritage tree to be removed only after determining by the city arborist that the tree is dead, diseased, or an imminent hazard. If not dead, diseased or an imminent hazard, clearly show that the tree prevents reasonable use or access of the property and that all design options have been exhausted. Further variance review comments pending.*

U1: Comment pending. Please provide the following items for an administrative variance review request:

- a) Please provide a variance request memo on letterhead via email. Please read LDC 25-8-642 to prepare the memo.
- b) Letter shall include applicant findings per the LDC and provide alternative layouts demonstrating preservation is not feasible.
- c) Please pay the administrative variance fee.
- d) A third party arborist report on the heritage trees' condition.
 - a. Please provide an ISA tree risk assessment qualification form.
 - b. Include photographs clearly indicating any defects

CA7 U0: *Please provide the Tree Care Plan that the Landscape Plan calculations allude to. The care plan needs to be included in a Landscape Plan sheet in order to document it. The care plan must address the specific impacts that are happening to the tree(s) relative to the proposed or current*

work. Soil aeration/de-compaction, deep root fertilization, mulch, and biochar use are remedial methods which may aid in caring for tree impacted by construction.

U1: Comment pending. Please note that any Tree Care Plan to be used for mitigation purposes must be included in the Landscape Plan sheets, and the sheet showing it must be included with the plan set to be recorded. ECM 3.5.4.

CA8 U0: *Further tree mitigation review and comments are pending.*

U1: Comment added. Please update the tree mitigation calculations to account for any removals not currently shown. The Tree Mitigation Plan needs to comply with Chapter 25-8, Subchapter B, Article 1, Division 2, of the City of Austin Land Development Code and Section 3 of the City of Austin Environmental Criteria Manual. Tree mitigation must be provided (at minimum) at the following rates:

- Heritage trees: 300%
- 19 inches and greater, ECM Appendix F trees: 100%
- 8 to 18.9 inches, ECM Appendix F trees: 50%
- 19 inches and greater, all other trees: 50%
- 8 to 18.9 inches, all other trees: 25% [ECM 3.5.4]

Note: No mitigation is required for the removal of non-native invasive species.

If any Heritage Trees are to be removed, please add this as a note on the Tree Protection & Erosion Control Plan and the Landscape Plan. Include any tree removals considered dead, diseased, or an imminent hazard (DDI).

Further tree mitigation review and comments are pending.

CA9 U0: *For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:*

Surveyed:

- Total Appendix F tree inches surveyed;
- Heritage tree inches surveyed;
- Non-Appendix F tree inches surveyed;
- Invasive tree inches surveyed;

Removed:

- Total Appendix F inches removed;
- Heritage Tree inches removed;
- Total Non-Appendix F inches removed;
- Invasive inches removed;
- Total Dead, Diseased, or Imminent Hazard (DDI) inches removed;
- DDI Appendix F inches removed;
- DDI Heritage tree inches removed;
- DDI Non-Appendix F inches removed;
- DDI Invasive inches removed;

Mitigation:

- Total mitigation replacement inches planted;
- Total replacement inches planted on site (private trees);
- Total replacement ROW inches planted;
- Private inches owed to Urban Forest Replenishment Fund (UFRF)
- Public inches owed to UFRF
- Total non-mitigation inches planted on site; [ECM 3.5.4]

U1: Comment pending. Information to be updated after mitigation has been finalized.

CA10 **U1: Comment added.** Demolition:

- On the Existing Conditions & Demolition Plan, please add call-outs to any paving, utilities, structures, foundations, etc. within the ½ CRZs of trees to be preserved specifying the use of only hand-tools, referencing [Special Construction Techniques ECM 3.5.4\(D\)](#).
- Show the location of tree protection fencing on the Existing Conditions & Demolition Plan.
 - Extend all tree protection fencing to the full extent of the critical root zone (CRZ) where possible.

- If fencing cannot be installed around the full CRZ:
 - Place the fencing at the ½ CRZ and add 8" of hardwood mulch from the ½ CRZ to the full CRZ.
 - Provide call-outs stating: "2x4x6 or greater size lumber shall be strapped vertically to the tree and 8" of hardwood mulch shall be applied within the Full CRZ."
 - Tree protection fencing or use of lumber strapped to trees applies to ROW trees.
- Please remove any material storage, concrete/paint washout, spoils, portable toilet, etc. needed for demolition from the CRZs of trees to be preserved.

Planner 1 Review - Addison Ptomey – Addison.Ptomey@austintexas.gov

P1. Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbering**
- File number: **SP-2020-0246C.SH**
- Application date: **June 12, 2020**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **Clarissa Davis**
- **Zoning**

P2. **ELECTRONIC SUBMITTAL REQUIREMENT**

All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

END OF REPORT