

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: U2
PHONE #: 512-974-1423

PROJECT NAME: Zilker Studios
LOCATION: 1508 S LAMAR BLVD

SUBMITTAL DATE: November 16, 2020
REPORT DUE DATE: December 2, 2020
FINAL REPORT DATE: December 3, 2020
1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE

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.

CONFLICT RESOLUTION PROCESS PILOT:

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

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 17, 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 10 copies of the plans and 10 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	Industrial Waste : Rachel Reddig
Drainage Engineering : Kena Pierce	R.O.W. : Isaiah Lewallen
City Arborist : Dillon Olsen	Water Quality : Kena Pierce
Fire For Site Plan : Constantino Mendoza	
Regional Stormwater Management : Kevin Autry	
Site Plan : Clarissa E. Davis	
Electric : Andrea Katz	
ATD Engineering : Amber Mitchell	
Environmental : Pamela Abee-Taulli	

Transportation Planning - Martin Laws - 512-974-6351

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.

U2: 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.

U2: Comment cleared.

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

AW1. Comments released.

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 to clear this comment.

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

CA3 U0, U1: *Comment pending.*

U2: Comment cleared.

CA4 U0, U1: *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]

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. **Cleared.***
- Remove proposed paving that creates a need for cut/fill greater than 4" from the ½ CRZ of #5008. **Cleared.***
- 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). **Cleared.***

- 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). **Pending.** Please label T5009 as either removed, or mitigated but to remain, on the tree protection plan.
- 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. **Pending.** Please determine if the excavation required adjacent to Heritage Trees #5001 and #5008 will require additional distance, which could encroach farther into the critical root zones.
- ~~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".~~ **Cleared.**
- 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. **Pending.** Apologies for any confusion – this was in regard to "A minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;"

U2: Comment pending. See each item above.

CA5 U0, U1: 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]
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.

U2: Comment pending. Thank you for providing the canopy assessment from the 3rd-party arborist. I have emailed them requesting clarification on proposed pruning, as some potential cuts shown may or may not overlap between the different images/figures provided.

CA6 U0, U1: ~~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.~~

Please provide the following items for an administrative variance review request:

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

U2: Comment pending. This may be cleared by emailing me required documentation as an **informal update**. Thank you for providing the variance request memo. Please provide: an ISA tree risk assessment qualification form, and photographs clearly indicating any defects/features.

CA7 U0, U1: 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.

~~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.~~

U2: Comment pending. This may be cleared by emailing me required documentation as an **informal update**. Thank you for providing the tree care plan from a third-party arborist. Please provide the total cost for the tree care plan services, as well as a copy signed by someone on your team (to signify that the tree care plan is to be implemented) in the tree care plan. The care plan should be included as a sheet within the landscape plan for this project.

CA8 U0, U1: 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.

U2: Comment pending. Please include T5009 and T5011 in the removal list/calculations.

PRIVATE TREES IN SURVEY (Survey Date: 10/19, 4 Ward, LLC)							PRIVATE TREES REMOVED							
Tag #	SPECIES	CAL 1	CAL 2	CAL 3	CAL 4	CALIPER TOTAL	HERITAGE	ECM 3.5.1 (A) (2) TREE CATEGORIES						
							HERITAGE 24"+	APDX-F 19"+	APDX-F 8"-18.9"	NON-APDX-F 19"+	NON-APDX-F 8"-18.9"	APDX-F <8"	NON-APDX-F <8"	INVASIVE
5000	Japanese Yew	15				15.00						15.00		
5001	Live Oak	31				31.00								
5002	Live Oak	18				18.00			18.00					
5003	Live Oak	17				17.00			17.00					
5004	Live Oak	24				24.00			24.00					
5005	Live Oak	9				9.00			9.00					
5006	Live Oak	8				8.00			8.00					
5007	Live Oak	12				12.00			12.00					
5008	Live Oak	33				33.00								
Total caliper inches removed per category							0.00	0.00	88.00	0.00	15.00	0.00	0.00	0.00
Grand Total caliper inches removed							103.00							

COA Minimum Replacement		300%	100%	50%	50%	25%	50%	25%	0%
Replacement %									
Subtotal Replacement Inches		0.00	0.00	44.00	0.00	3.75	0.00	0.00	0.00
Total Replacement (caliper inches)		47.75							

CA9 U0, U1: 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]

U2: 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.

U2: Comment pending. Please add this information to the Existing Conditions & Demolition Plan. Since deconstruction/demolition is to occur within the tree protection areas shown on the E&SC Plan, different locations of tree protection should be shown on the Demolition Plan.

Water Quality Review - Kena Pierce - 512-974-7273
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WQ 1. Cleared.

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.
Update 2: Comment pending. Justification for Payment in Lieu should reference the items in ECM 1.6.4.

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.
Update 2: comment pending. Appendix T submitted via email and the reviewer is working with the applicant on approving it. Once approved please add the signed Appendix T to the plans and a note on the front cover stating that PIL was approved for "x" amount of impervious cover and paid on "date". Then send the reviewer proof of payment and the comment can be cleared.

WQ 4. – 5. Cleared.

Electric Review - Andrea Katz - 512-322-6957

EL 6. U2: **Comment stands.** Please show extent of brick transformer screen including door swings on site plan, grading plan, and landscape plan. What are its dimensions?

ATD Engineering Review - Amber Hutchens - 512-974-5646

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.

U2: Comment addressed.

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.

U2: Comment addressed.

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.

U2: Response noted; comment will be cleared with recordation of document and recordation number added to site plan.

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.

U2: Maneuvering waiver was approved based on site plan update emailed to this reviewer on 11/30/2020. Comment addressed.

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.

U2: Response noted; waiver approved. Comment addressed.

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.

U2: Response noted; waiver approved. Comment addressed.

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.

U2: Response noted; waiver approved. Comment addressed.

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.

U2: Comment addressed.

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 and receipt of payment.

DE 2. Cleared.

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.

Update 2: Comment pending. Plans submitted. Please add a note on the cover sheet stating how this plan is using infrastructure that will be completed under another site plan with the SP number. Then this note will be cleared.

DE 4. Cleared.

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

EV 1-7 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 1-2 Comment pending.

EV 9 Cleared

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.

Update 2 Comment pending. The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. Increase the revegetation line item quantity.

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

Constantino.Mendoza@austintexas.gov

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.
2. Update #2: Updated site plan was not provide in AMANDA for review. Please send reviewer a signed and sealed copy of the Alternative Method of Compliance for review.

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

IW1. The status of this project is changed to "Informal Update" in AMANDA. This change in status does not imply an approval. The design engineer is responsible for submitting any revised plans and final plans directly to the Industrial Waste reviewer. Please contact me via email (Rachel.Reddig@austintexas.gov) to receive final approval signatures.

IW2. The site plan as shown meets Industrial Waste requirements. Henceforth, any changes made with respect to: water service and meters, backflow preventers, auxiliary water (e.g. reclaim, rain water, well water, etc.), wastewater lines / service connections, or the location of wastewater sampling / inspection ports (2-way cleanouts, large diameter cleanouts, and wastewater manholes) must be resubmitted to Industrial Waste for review.

Regional Stormwater Management Review - Kevin Autry - RSMP@austintexas.gov

RSMP FYI. The RSMP payment rate structure for calculating participation payments changed on October 1, 2020. Please visit the program website for more information (www.austintexas.gov/rsmp). Payment calculations are finalized at the time of RSMP application approval and issuance of formal agreement for owner signature. RSMP application reviews are completed during the site development plan or subdivision review process and will not be approved out of cycle. A downloadable spreadsheet is available for you to calculate the RSMP participation costs.

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 addressed: 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 **RS-2020-0062R**."

RS 9. Below are StormCad review comments from the Local Flood Risk Reduction section of WPD.

TO: WPD RSMP Team

FROM: Jason Recker, P.E.; Rupali Sabnis, P.E.

CC: John Middleton, P.E.

DATE: 11/30/2020

SUBJECT: RSMP StormCAD Model Review – Zilker Studios

LFRR reviewed the StormCAD models received on 09/11/2020 and has the following comments:

General StormCAD Model Comments

1. Please use the appropriate tailwater elevation at the outfall. Refer to DCM 5.5 for defining tailwater in outfall pipes.

2. Please use the correct head loss method in accordance with DCM Table 5-3 for manholes: MH-2, MH-3, MH-4, MH-5 and MH-6.
3. Please use the correct head loss method in accordance with DCM Table 5-3 for inlets: CB-1, CB-2, CB-3, CB-4, CB-5 and CB-6.
4. Please add a transition nodes at the all bends to account for headloss at the bends. Refer to DCM Table 5-3 for the correct head loss coefficient.

Existing Modified Model Comments

1. Drainage area CM-6 has a runoff coefficient value of 5 and a time of concentration value of 0.97. Please check.

Proposed Model Comments

1. The flowline elevation of pipe segment "PR-1" at manhole "MH-2" does not match the elevation called out on the plan sheet. Please check.
2. The pipe segment "EX-1" has been changed from an 18" in the "Modified Existing" model to a 30" in the "Proposed" model. Is this correct?
3. Please connect the lateral directly to the mainline instead of inlet.

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

The proposed site plan (SP-2020-0246C.SH) is approved from a plumbing code perspective.

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.

U2: Comment remains. Provide the calculations for building coverage for each zoning in the site data table.

- SP2. – Cleared.

SUBCHAPTER E

- SP3. – 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.

U2: Cleared.

- 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.]

U2: The leasing office is not a use. Please provide two separate uses.

- 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]

U2: SMART Housing letter provided does not meet the VMU standards for affordable housing. Please revise.

ADMINISTRATIVE

SP7. Label the room with the proposed transformer pad.

U2: Please provide more information about the transformer enclosure (material, height, etc.)

SP8. – SP 11 – Cleared.

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

U2: Pending.

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

U2: 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]

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