

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: U3
PHONE #: 512-974-1423

PROJECT NAME: Zilker Studios
LOCATION: 1508 S LAMAR BLVD

SUBMITTAL DATE: January 11, 2021
REPORT DUE DATE: January 26, 2021
FINAL REPORT DATE: January 27, 2021
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 18, 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 9 copies of the plans and 9 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	R.O.W. : Isaiah Lewallen
Site Plan : Clarissa E. Davis	Water Quality : Kena Pierce
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	

Electric Review - Andrea Katz - 512-322-6957

Comments clear. Be advised, however that the electric facilities shown on this site plan are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.

Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

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

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.

U2: 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.

U3: Exhibit is acceptable; Martin Laws will review the easement language and send it to the Legal Department for review and signature. Comment can be cleared informally with the addition of the recordation to the site plan page.

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 1-3: Comment pending. Waiting on RSMP approval.

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.

Update 3: Comment cleared. Noted added on the front page.

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 1-3 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 1-2 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.

Update 3 Comment pending. Fiscal has been approved. To clear this comment, notify me when the fiscal has been posted.

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.
3. Update #3: AMOC is currently being reviewed by AFD. Reviewer will contact applicant for updated status.

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.

IW3. Remove the superseded detail 506S-14 from the detail sheets.

RW1: Utility Coordination case UCC-201001-05-02 is not complete. Utility Coordination case shall be complete and Utility Coordination staff shall have issued a Completeness Letter to clear this comment.

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. RSMP will be cleared once the RSMP agreement has been signed and returned and participation payment has been made. Approval documents will be sent under separate cover.

RS1 – 2. Comments Cleared

Comment addressed: 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.

RS4 – 7. Comments Cleared

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**."

Comment addressed: 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 Review - Clarissa E. Davis - 512-974-1423
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ZONING

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

U3: Cleared.

- SP2. – Cleared.

SUBCHAPTER E

- SP3. – SP 4 - 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.]

U3: AEC request is denied. Part of the intent is to have a mix of uses, and store fronts along the frontage. 4.3.3.C specifies "Pedestrian-Oriented Commercial Spaces. Along at least 75 percent of the building frontage along the principal street, the building must be designed for commercial uses in ground-floor spaces that meet the following standards. A lobby serving another use in the VMU building shall not count as a pedestrian-oriented commercial space for purposes of this section." The parking garage would need to have a commercial-like use facing the frontage. Leasing office, as described in the text above, does not qualify.

- 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]

U3: Pending SMART Housing.

ADMINISTRATIVE

- SP7. Label the room with the proposed transformer pad.

U3: Cleared.

- SP8. – SP 11 – Cleared.

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

U3: Pending.

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

U3: 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]

U3: AEC request is denied. Part of the intent is to have a mix of uses, and store fronts along the frontage. 4.3.3.C specifies "Pedestrian-Oriented Commercial Spaces. Along at least 75 percent of the building frontage along the principal street, the building must be designed for commercial uses in ground-floor spaces that meet the following standards. A lobby serving another use in the VMU building shall not count as a pedestrian-oriented commercial space for purposes of this section." The parking garage would need to have a commercial-like use facing the frontage. Leasing office, as described in the text above, does not qualify.

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

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.

Update 3: Comment cleared. The ECM is referenced.

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

Update 3: Comment pending. Appendix T approved and the amount was entered in the portal. The comment will be cleared when proof of payment is received.

WQ 4. –WQ 5. Cleared.

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

Tree Protection Requirements [LDC 25-8-604, 624, ECM 3.3.0, 3.4.0, 3.5.0]

CA 1 – 5 Comments cleared.

CA6 U0-U2: ~~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:

- ~~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**

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.

U3: Comment pending, to be addressed with an **informal update**.

- CA7 U0-U2: 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.

U3: Comment pending, to be addressed with an **informal update**. Thank you for revising the plans in anticipation of critical root zone impacts. The tree care plan should be revised to reflect its intent as a remedial care plan for construction impacts to T5001 and T5008, and not to be used in place of mitigation for other tree removals.

I apologize for any confusion – this is something that I believe may have been discussed with the pre-development consultation, and I have discussed with Suzannah DesRoches.

Please provide a two-year tree care plan with a 3rd party arborist that includes monitoring 2-4x/year in addition to supplemental care during construction.

- Recommended tree care also includes: de-compaction of the CRZ once construction is complete, soil testing, and fertilization. Include supplemental watering for a period of 7-10 days after any air spading of the root zone. Other care may be considered if recommended by your arborist.
- Please include the signed remedial care plan in the Landscape Plan sheets.

- CA8 U0-U2: 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).

U3: Comment pending, to be addressed with an **informal update**. Thank you for updating the mitigation calculations to include T5009 and T5011. Please describe the mitigation measures proposed. If replanting of all required inches proves not feasible for this site, a mixture of replanting and payment into the Urban Forest Replenishment Fund that is appropriate with space constraints will be considered. If payment into the UFRF is to be proposed, please include the calculations (\$75.00/diameter inch) as a note in the Landscape Plan sheets.

CA9 U0-U2: *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]*

U3: Comment pending, to be addressed with an **informal update**. Information to be updated after mitigation has been finalized.

CA10 U1-U2: *Comment pending.*

U3: Comment cleared.

CA11 **Comment added**, to be addressed with an **informal update**: Please include the exhibit showing the walls near T5008 (emailed 01/04/2021) in the final plan set.

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