



Project Name: Zilker Park - Austin City Limits Staging Area

Case Number: SPC-2017-0482C

Update #: 0

Case Manager: Nikki Hoelter

Team: *UQ*

Date Filed: January 09, 2018

Date Dist: January 10, 2018

Comments Due Date: February 05, 2018

Discipline	Name
Electric Review	Karen Palacios <i>(3)</i>
Drainage Engineering Review	Joydeep Goswami <i>AS</i>
Environmental Review	Alex Butler
Fire For Site Plan Review	Sonny Pelayo
Flood Plain Review	Karl McArthur
Industrial Waste Review	John McCulloch
PARD / Planning & Design Review	Marilyn Lamensdorf
Planner 1 Review	Cindy Edmond <i>NoDist</i>
Site Plan Review	Nikki Hoelter
Site Plan Plumbing	Cory Harmon
R.O.W. Review	Reza Sedghy
Traffic Control Review	Eva Moore
Transportation Planning	Natalia Rodriguez
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	Joydeep Goswami <i>AS</i>
Wetlands Biologist Review	<i>Ana Gonzalez</i>
AW Pipeline Engineering	AWU-Pipeline Engineering <i>memo</i>

Notice

18



Report run on: 1/9/18

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SPC-2017-0482C

TYPE/SUBTYPE: Site Plan Commission/Consolidated

PROJECT: Zilker Park - Austin City Limits Staging Area

LOCATION: 2262-1/2 LOU NEFF RD

CASE MANAGER: Nikki Hoelter

PHONE 512-974-2863

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE: Feb 07, 2018 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: public

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

public

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Watersupply Suburban

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0107060201

DEED REFERENCE:

VOL./PAGE 0/

LEGAL DESCRIPTION:

ABS 14 SUR 21 HILL H P ACR 11.12

RELATED CASES (if any):

CONTACTS:



Applicant

ATKINS NORTH AMERICA

512-342-3217

Scott Smiley

11801 Domain BOULEVARD Suite 500 Austin TX 78758



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Consolidated Site Plan Application Administrative and Land Use Commission (C Plan)

PURPOSE: This application is for obtaining a consolidated site plan permit within the City of Austin jurisdiction (full-purpose and limited-purpose city limits). For the following information, please visit <http://www.austintexas.gov/page/land-use-applications#site>: See Consolidated Site Plan Overview and Review Procedures for site plan general information and review procedures; see Consolidated Site Plan Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

For Office Use Only

11828106

Development Review Type: _____

Application Accepted By: _____

Application Type: _____

Case Manager: _____

Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

Section 1: Project Information

Project Name: Zilker Park - Austin City Limits Staging Area

Project Street Address (or range):

2236 1/2 Stratford Drive Austin, Texas

Zip: 78746

Description of Proposed Development:

Development of a staging area near Stratford Drive and Lou Neff Road. Construction to include placing crushed stone to reinforce to staging area, a water quality pond to treat runoff, and other site improvements such as electrical, water and stormwater.

Provide either Legal Description or Subdivision Reference:

Legal Description:

11.12 ACRES, BARTON HILLS, ABSTRACT NO. 14 LOT ID 19276

Subdivision Reference

Name: _____

Block(s): _____ Lot(s): _____ Outlot: _____

Plat Book: _____ Page Number: _____

Document Number: _____ Case Number: _____

Deed Reference of Deed Conveying Property to the Present Owner

Volume: _____ Document Number: _____

Page(s): _____ Sq. Ft.: _____ or Acres: _____

Tax Parcel Number(s): _____

Section 2: Applicant/Agent Information

Applicant Name: Scott A. Smiley P.E.

Firm: Atkins North America

Applicant Mailing Address: 11801 Domain Boulevard, Suite 500

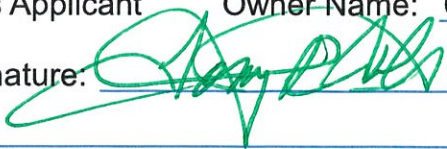
City: Austin State: Texas Zip: 78758

Email: scott.smiley@atkinsglobal.com Phone 1: (512) 342-3217 Type 1: Work

Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 3: Owner Information

Same as Applicant Owner Name: City of Austin Parks and Recreation Department

Owner Signature: 

Firm: _____

Owner Mailing Address: 200 S. Lamar Boulevard

City: Austin State: Texas Zip: 78704

Email: tony.arnold2@austintexas.gov Phone 1: (512) 478-6700 Type 1:

Phone 2: _____ Type 2: Phone 3: _____ Type 3:

Section 4: Engineer Information

Not Applicable Same as Applicant Name: _____

Firm: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Phone 1: _____ Type 1:

Phone 2: _____ Type 2: Phone 3: _____ Type 3:

Section 5: Other Professional/Trade Information

Not Applicable Same as Applicant Type:

Name: _____

Firm: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Phone 1: _____ Type 1:

Phone 2: _____ Type 2: Phone 3: _____ Type 3:

Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project? Yes No (If Yes, submit a copy of the
 Pre-Certification letter from Neighborhood Housing and Community Development.)

Smart Growth Zone -OR- Drinking Water Protection Zone

Watershed: Watershed Class:

In City of Austin Edwards Aquifer Recharge Zone? Yes No

Land Development Jurisdiction: Full-Purpose Limited-Purpose

Is your project subject to all current watershed protection regulations? Yes No

School District: Austin Independent School District

On a Hill Country Roadway? Yes No

Specify Hill Country Roadway: _____

Principal Street Type (Full-Purpose): Core Transit Corridor Urban Roadway

Internal Circulation Route Suburban Roadway Hill Country Roadway Highway

In a Neighborhood Plan? Yes No

If Yes, name of Neighborhood Plan: Barton Hills

In a Transit-Oriented Development (TOD) District, the North Burnet/Gateway (NBG), the East Riverside Corridor (ERC), or Other? Yes No

If Yes, name of TOD, NBG, ERC, or Other: _____

Is a Vertical Mixed Use building proposed? Yes No

(See Consolidated Site Plan Application Instructions for important pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: Austin Water Utility

Wastewater Disposal Provider: Austin Water Utility

Section 7: Application Assessment

Large Retail Use, as defined in Sec. 25-2-813? Yes No

Is a Traffic Impact Analysis (TIA) required? Yes No (See Section 12: TIA Determination Worksheet.)

Is this use Conditional within the site's zoning district? Yes No

Has there been a Development Assessment? Yes No File Number: _____

Small Project? Yes No

If residential, are there other Tax Credits or State/Federal funding? Yes No

Will all parking be located on site? Yes No (If No, an Off-Site/Shared Parking Application and fees are required.)

Shared parking? Yes No (If Yes, an Off-Site/Shared Parking Application and fees are required.)

Section 8: Site Area Information

Gross Site Area: Acres 12.80 -OR- Sq. Ft. _____

Net Site Area: Acres 10.61 -OR- Sq. Ft. _____

Is Demolition proposed? NO If Yes, how many residential units will be demolished? _____

Number of these residential units currently occupied: _____ (If 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712.)

Number of Newly Proposed Residential Units (if applicable): _____

<u>EXISTING ZONING</u>	<u>EXISTING USE</u>	<u>TRACT #</u>	<u>ACRES / SQ FT</u>	<u>PROPOSED USE</u>
<u>P</u>	<u>Recreation</u>	<u>105461</u>	<u>11.12 / 484,387.20</u>	<u>Recreation</u>
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____

Existing Impervious Cover (%): 2 Proposed Impervious Cover (%): 82

Are any underground storage tanks existing or proposed? Yes No

Section 9: Related Cases

Zoning Case? Yes No
Restrictive Covenant? Yes No
Subdivision? Yes No
Land Status Report? Yes No
Existing Site Plan? Yes No

FILE NUMBERS

C14-87-112

SP-01-0095DS, SP-2008-0485D

Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards? Yes No

In Combining District/Overlay Zone? (NCCD, CVC, WO, AO, etc.): Yes No

If Yes, please specify: WO

Requires a Green Building Program Rating? Yes No (If Yes, attach Letter of Intent.)

Section 11: Waiver / Variance / Etc. - as applicable

- Compatibility Standards Waiver - Section(s): _____
- Driveway Spacing - Section(s): _____
- Hill Country - Section(s): _____
- Waterfront Overlay District - Section(s): _____
- Environmental - Section(s): Critical Water Quality Zone, Wetlands
- Shared Parking Analysis Off-Site or Remote Parking
- Detention Pond Waiver Alternative Landscape Compliance

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: Zilker Park ACL Staging Area

Location: 2236 1/2 Stratford Dr. Austin Texas 78746

Applicant: Scott Smiley P.E.

Telephone No: (512) 342-3217

Application Status: Development Assessment Zoning Site Plan

EXISTING:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
105461	11.12	0.00	P	Recreation			

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
105461	11.12	0.00	P	Recreation			

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
Stratford Dr.	Yes		
Lou Neff Rd.	Yes		

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.
- The traffic impact analysis has been waived for the following reason:

- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: _____ Date: _____

Distribution: File Cap. Metro TxDOT DSD Travis Co. ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

Zach - Per Scott ok

Section 13: Submittal Verification

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

Signature  January 5 2018
Month Day Year

Scott A. Smiley P.E.

Name (Typed or Printed)

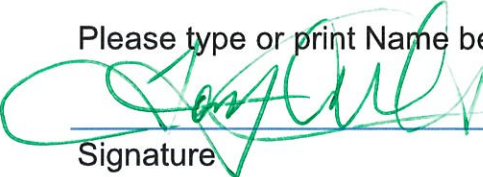
Atkins North America

Firm

Section 14: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

Signature  January 5 2018
Month Day Year

Tony Arnold

Name (Typed or Printed)

Austin Parks and Recreation Department

Firm

Section 15: Acknowledgment Form

I, Scott A Smiley have checked for any information that may
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

2236 1/2 Stratford Dr. Austin Texas 78746

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

 January 5 2018
Applicant's Signature Month Day Year

For Submittal Requirements and Exhibits

Please see Consolidated Site Plan Application Instructions at
<http://www.austintexas.gov/page/land-use-applications#site>



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11801 Domain Boulevard, Suite 450 and 500
Austin, Texas 78758

Telephone: +1.512.327.6840
Fax: +1.512.327.2453

www.atkinsglobal.com/northamerica

Jan. 4, 2018

Zoning and Platting Commission
City of Austin
Watershed Dept

Re: Request for variances

The Zilker Park ACL Staging Area project requests a variance from designating the bottom area and associated drainage ways of the existing depressed area located on top of the closed landfill cap as wetlands. This area currently meets the definition of a wetland as defined by the City. However, the area has developed into a wetland since the City closed the landfill, improved the Ladybird Lake Hike and Bike Trail and failed to maintain positive drainage on the landfill cap. Both areas on the south side of the trail have been created upstream of culverts that do not provide for positive runoff flow from the contributing area. These areas are on top of the landfill cap as mapped by the state and city and confirmed by some recent borings.

We have been conversing with the TCEQ and will be filing for the appropriate permits required to install the proposed improvements on the landfill cap. It is our opinion and we will have confirmed by TCEQ, that the development of wetlands on the cap is not consistent with the previous permits issued by TCEQ for this cap and is also considered as a violation of Title 30 Part 1 Chapter 330 Subchapter T (c) (2) prohibiting any activity which will disturb the cap without appropriate permit.

This project proposes to remove the existing wetlands and restore the integrity of the cap and provide additional protections of the cap for the installation of a water quality pond in this location. None of the area contains the natural and traditional character of the lake front since it was excavated as a quarry many years ago and then filled with municipal waste and then capped and closed as a landfill.

Therefore, please concur with the following finds of fact and grant the variance to not define the subject areas as wetlands.

1. The wetlands existing on a landfill cap is a special circumstance where strict application of the city rules would prevent the city from complying with its obligations for maintaining the integrity thus safety of the landfill cap.
2. The removal of the wetland and replacement with an appropriate permitted liner system for creating a pond on the landfill cap is a minimum departure from the city rules and thus will reduce the probability of harmful environmental consequences.
3. This condition has not been created by the subdivision of property and is so unique that there are not other similarly situated properties.
4. Because the water quality volume could not be obtained and downstream from the develop area without the variance, the proposal demonstrates equal or better water quality.

A second variance is requested to allow the construction of a water quality pond in the Critical Water Quality Zone associated with Lady Bird Lake. The hike and bike trail berm and associated culvert and wetlands are located within the CWQZ of the lake. In order to remove the wetlands and restore the integrity of the landfill cap, construction activity is


required in this area. Additionally, the project proposes to use this disturb area as part of the water quality pond for the proposed new impervious cover. This area is the lowest land available in the proximity of the project that could be used before runoff entry to the lake.

Therefore, please grant the variance to allow the construction of the water quality pond in the CWQZ based upon the following finds of fact.

1. The existence of the landfill cap and its grading are a special circumstance that would prevent the capture of the full water quality volume without the variance. Excavation outside the CWQZ of the landfill cap is not allowed.
2. This is a minimum departure of the ordinance and will not create significant probabilities of harmful environmental consequences.
3. This condition has not been created by the subdivision of property and is so unique that there are not other similarly situated properties.
4. Because the water quality volume could not be obtained and downstream from the develop area without the variance, the proposal demonstrates equal or better water quality.
5. Without the granting of this variance, a significant portion of the property would not be able to have any impervious cover because sufficient water quality volume could not be obtained thus depriving reasonable, economic use of that portion of the entire property.

Thank you for your consideration. Please let me know if you have any questions about these requests.

Sincerely;

A handwritten signature in blue ink, appearing to read "Scott A. Smiley". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Scott A. Smiley
Division Manager

Land Use Review Site Plan Completeness Check



Development Services Department

Completeness Check Results Due:
A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results: Complete		45 Day Expiration date: 01/11/2018	
Tracking #: 11828106		Revision #: 00	
Project Name: Zilker Park - Austin City Limits Staging Area			
Ch.245 Team Review Req'd: No		Watershed: Town Lake	
Date Sent to Ch.245:		Orig. Submittal Date: 11/27/2017	
Date Rec'd.back in LUR:		Resubmittal Date: 12/20/2017	
Current Results to Applicant: 12/29/2017			

Checked for Completeness by the following reviewers:

Drainage Construction	Michael Duval	974-2349
DRD Transportation	Sangeeta Jain	974-2219
Site Plan	George Zapalac	974-6335
Environmental	Sue Barnett	974-2711
Water Quality Eng.	Michael Duval	974-2349
Env.Res.Mgmt.	Andrew Clamann	974-2694
Floodplain	Henry Price	974-1275
ORES	Andy Halm	974-7185
Utility Coord.	Reza Sedghy	974-7912
AWU	Alberto Ramirez	972-0211
UST	Craig Carson	974-3024
ATD ROW.	Reza Sedghy	974-7912
ATD Traffic Control	Eva M. Moore	974-7671

Complete/Incomplete	Initials
Complete	MD
Complete	SJ
Complete	GZ
Complete	SB
Complete	MD
Complete	AC
Complete	HP
Not Reviewed	AH
Complete	RS
Complete	AR
N/A	
Complete	RS
Complete	EMM

Mandatory Distribution:		Case Manager: Nikki Hoelter	
Rosemary Avila (SP)	Alex Butler (EV)	Katie Wettick (TR)	John Powell (DR/WQ)
Christine Barton-Holmes (SP)	Jonathon Garner (EV)	Leo Xu (TR)	Tomas Rodriguez (DR/WQ)
Clarissa Davis (SP)	Taylor Horton (EV)	Laura Arthur (DR/WQ)	
Donna Galati (SP)	Mike McDougal (EV)	Jay Baker (DR/WQ)	RSMP
Nikki Hoelter (SP)	Atha Phillips (EV)	Ron Czajkowski (DR/WQ)	
Michael Simmons-Smith (SP)	Jaron Hogenson (TR)	Leslie Daniel (DR/WQ)	
Anaiah Johnson (SP)	Sangeeta Jain (TR)	Michael Duval (DR/WQ)	
(SP)	Ivan Naranjo (TR)	Joydeep Goswami (DE/WQ)	Patti Dodson (Heritage Tree)
Pamela Abee-Taulli (EV)	Natalia Rodriguez (TR)	David Marquez (DR/WQ)	
Partner Department Mandatory Distribution:			
ATD ROW	ATD Traffic Control	AWU Development Services	AWU Pipeline Services
Electric (3)	Fire	Floodplain	Site Plan Plumbing
Optional Distribution: Circle to receive distribution			
Addressing	AWU Facilities Engineering	Floodplain Modification	Hydrogeologist
Industrial Waste	PARD	Wetlands Biologist-Gonzalez	
ERM Review Comment (Functional Assessment):			Notice

Handwritten initials/signature

A formal application must be filed within 45 calendar days of the initial completeness check (by 01/11/2018) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-1770 for more information.

Small Project: Yes/No

Fees: **\$13,558.74 due with formal submittal.**

Total # of Plans 17 / Engineering Reports 5 required at formal

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit www.austintexas.gov/neighbor to contact a Neighborhood advisor.

This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit VII of the Consolidated Site Plan Application Instructions packet. Exhibit VII Worksheet also due at time of formal submittal.

Comments: (Please respond to each comment in letter form)

ERM: Pursuant to LDC 25-8-121 (or LDC 30-5-121) an Environmental Resource Inventory is required for all sites: Over the recharge zone, in a floodplain. Please provide an ERI that meets all of the criteria described in ECM 1.3.0.

FYI: this project may be eligible for a waiver to the requirement for an ERI pursuant to LDC 25-8-121(D). To request determination for eligibility, please complete a Waiver Request Form provided in ECM 1.3.1., and send to Ana.Gonzalez@AustinTexas.gov (512)974-2929. If the waiver is approved, then provide a hard copy of the COA signed and approved Waiver Request Form with the application packet for re-submittal.

ERM Resubmittal comment: TO REQUEST AN ERI waiver for the hydrogeologic element, please contact Scott Hiers (Scott.Hiers@AustinTexas.Gov , (512)974-1916). Either a completed ERI or a signed/approved waiver must be provided for completeness.

ALL COMMENTS CLEAR

Project Review Form (PRF) – Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions.

For Office Use Only

File # Assigned: _____ Date Filed: _____

Original Application Vesting Date: _____ Signature: _____ Date: _____

Director's Determination of Vested Rights (select one): Not Applicable Approved Denied

— See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: Zilker Park ACC Staging area

Address/Location: Zilker Park 2236 9c Stratford Drive 78746

Legal Description: ABS 14 SUR 21 1271 #17 AC 11.12

A. The proposed application is submitted for **review under regulations currently in effect**.

*** NOTE: If "A" is checked above, proceed to the signature block at the bottom.

B. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a claim of vested rights** (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government Code. Please list file number and type of prior permit here:

Original Application Filing Date: _____ File #: _____ Type: _____

*** NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.

C. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement** that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

*** NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.

Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases			
Preliminary Subdivision			
Final Subdivision Plat			
Site Plan/Development Permit			

Proposed Project Application (select one): Preliminary Subdivision Final Plat Site Plan Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories):

Single-Family/Duplex: _____ Townhouse/Condo/Multifamily: _____ Office: _____

Commercial: _____ Industrial/R&D: _____ Other (specify): _____

Total acreage: _____ Watershed: Watershed Class:

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to protect critical/significant recharge features.

Property Owner/Agent Printed Name: Jotta Smiley Phone: 512-342-3217

Signature: [Signature] Date: 11/27/17

SAVE Form



Member of the SNC-Lavalin Group

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Fax: +1.512.327.2453

www.atkinsglobal.com/northamerica

Jan. 2, 2017

City of Austin Development Services Department
505 Barton Springs Road
Austin, Texas 78704

HAND-DELIVERED

Re: Zilker Park Austin City Limits Staging Area
2236 ½ Stratford Drive
Engineer's Summary Letter
Atkins Project No. 100053691

On behalf of our client, C3 Presents, LLC, Atkins is submitting this application for a site plan at the above referenced address within the City of Austin in Travis County. The property is located at the northwest corner of Stratford Drive and Lou Neff Road and within the boundaries of Zilker Park.

The site is a total of 11.12 acres in the Barton Hills, Abstract No. 14 Lot ID 19276 legal description.

Construction on the site will be the development of a staging area for Austin City Limits and its associated improvements, including water, drainage, water quality, electrical and other appurtenances. This project site is on the existing but closed Butler Landfill, regulated per the Texas Commission on Environmental Quality. The project is in the defined Edwards Aquifer Recharge Zone and is within the Town Lake/Lady Bird Lake Watershed, which is classified as a Water supply Suburban by City of Austin watershed regulations.

The entire project site is located outside the boundaries of a 100 year flood plain, as shown on FEMA FIRM Panel No. 48453C0445J, dated January 6, 2016 for Travis County, Texas. Runoff created by the development will be captured in an existing drainage swale and conveyed to proposed sand filter and water quality pond. Water quality pond will outlet to existing outlet to Lady Bird Lake along east end of the property. Upstream drainage of the property is captured via proposed drainage swale and proposed storm sewer system along Stratford Drive and conveyed to Lady Bird Lake via proposed outlet.

Access to the development will be via three drives on Stratford Drive and one on Lou Neff Road. Austin Energy will provide electrical service. The City of Austin will provide water service.

The existing grades of the site generally slope from south to north towards Lady Bird Lake. The total elevation difference is approximately 24 feet, sloping from 468 to 444 mean sea level (msl.) No on-site detention is proposed as the site is adjacent to Lady Bird Lake.

A water quality pond is proposed to treat the runoff from the new impervious cover. All water quality pond improvements are for the public land and will be city maintained. The proposed development will improve drainage systems in the area and convey existing runoff across the site to discharge into Lady Bird Lake.



Member of the SNC-Lavalin Group

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www.atkinsglobal.com/northamerica

Two variances have been identified to implement the proposed project. The existing pond/depression in the land fill cap which is the site of the water quality pond is within the CWQZ of Lady Bird Lake and there are some wetlands in and below the existing pond/depression. Other than the new pipe outfall, all our proposed work is south of the hike and bike trail and is upon the landfill cap. The wetland environment that has grown up in this area was created by the trail, rock berms and minimal grading of the area. Wetlands on the cap is not appropriate use.

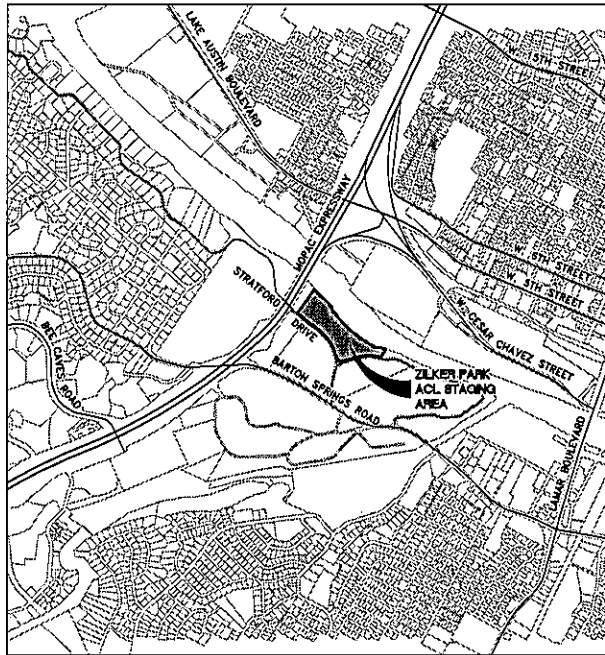
Should you have any questions regarding this submittal, please do not hesitate to call me at 512-342-3217.

Sincerely,

Scott A. Smiley, P.E.
Division Manager



1/2/18



LOCATION MAP
N.T.S.

INTAKE SUBMITTAL CHECKLIST CONSOLIDATED ADMINISTRATION

City Of Austin Development Services Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2689, 974-2681, 974-7208 or 974-2350
Fax 974-2620

Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- Completed application form with all appropriate signatures & Application Fee (+\$55.00/ sign if SPC-)
- Subject to Big Box Ordinance YES / NO (Ordinance No. 20070215-072)
- *Legible 4"x 4" Location Map on a separate 8½"x11" sheet
- Signed Submittal Verification and Inspection Authorization Form
- TIA Fee plus five (5) copies (if TIA is required)
- *Sealed Engineer's Summary Letter (same engineer as sealed on plans)
- Plans (24"x36" format **only**) for formal (Refer to completeness check results for required #)
____ Two (2) copies for completeness check
- *Full size tax maps (1"=100') showing properties within 500' of the red-lined site area (limits of construction) **or** For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the site.
- 9. Current Tax Certificates (not required if tax exempt)
- 10. 1704 Determination
A (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- * Engineering Reports (Refer to completeness check results for required #)
____ Two (2) copies for completeness check
- 12. Project Description Form
- 13. Flashdrive @ formal submittal (Exhibit VII of application must be on flashdrive w/ names of files/layers)
- 14. If applicant indicates they are requesting waiver/ variance(s) on the application, then a letter requesting the waiver/ variance(s) must be submitted as well, plus additional fees if applicable. (If a Late Hours Permit is required, a waiver of Compatibility Standards must be submitted, if applicable.)



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6610597

Payment Date: 01/08/2018

Invoice No.: 6667530

Description: Site Plan

Sub Description: Site Plan Commission

Work Description: Consolidated

Payer Information

Company/Facility Name: Atkins North America

Payment Made By: Scott Smiley

11801 Domain BOULEVARD Suite 500
Austin TX 78758

Phone No.: (512)342-3217

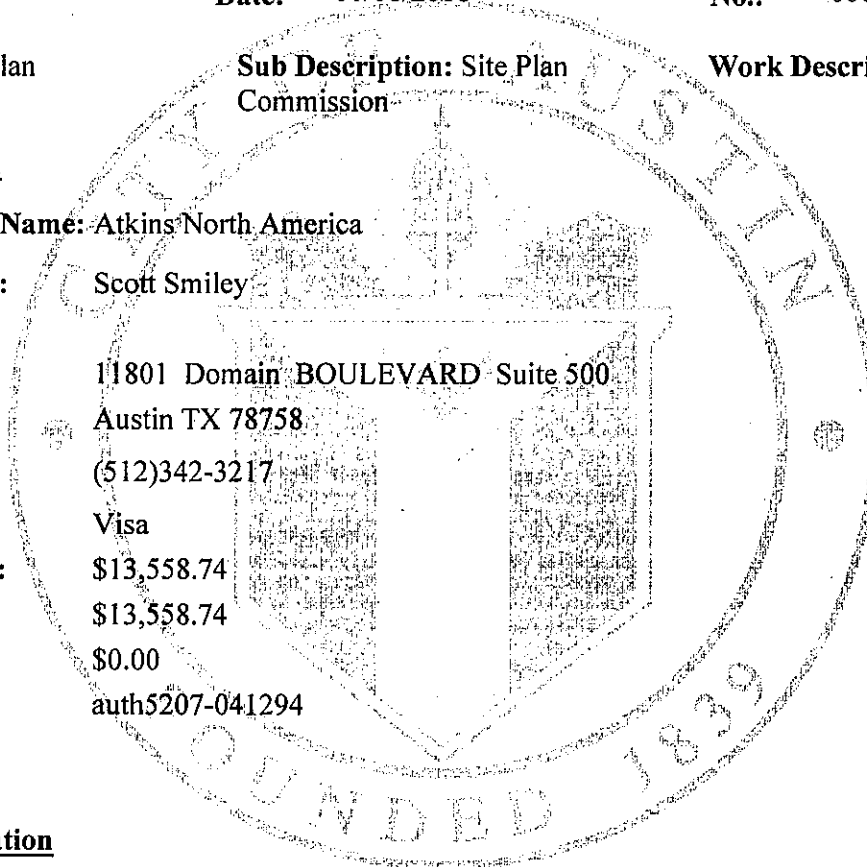
Payment Method: Visa

Payment Received: \$13,558.74

Amount Applied: \$13,558.74

Cash Returned: \$0.00

Comments: auth5207-041294



Additional Information

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4192	Basic Notification	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$249.00
5100 6300 9700 4264	Consolidated Site Plan-Env/Drainage	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$5,554.80
1000 5300 9770 4264	Consolidated Site Plan-Dev	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$4,700.20
1000 5300 9770 4138	Site Plan Public Hearing Preparation	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$2,327.00
5020 2200 9050 4874	UDS Engineering Plan Review	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$214.50
8131 5307 1113 4066	Development Services Surcharge	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$513.24
TOTAL :					\$13,558.74



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt
No.: 6590655

Payment
Date: 11/27/2017

Invoice
No.: 6651669

Description: Site Plan

Sub Description: Site Plan
Commission

Work Description: Consolidated

Payer Information

Company/Facility Name: Atkins North America

Payment Made By: Scott Smiley

11801 Domain BOULEVARD Suite 500
Austin TX 78758

Phone No.: (512)342-3217

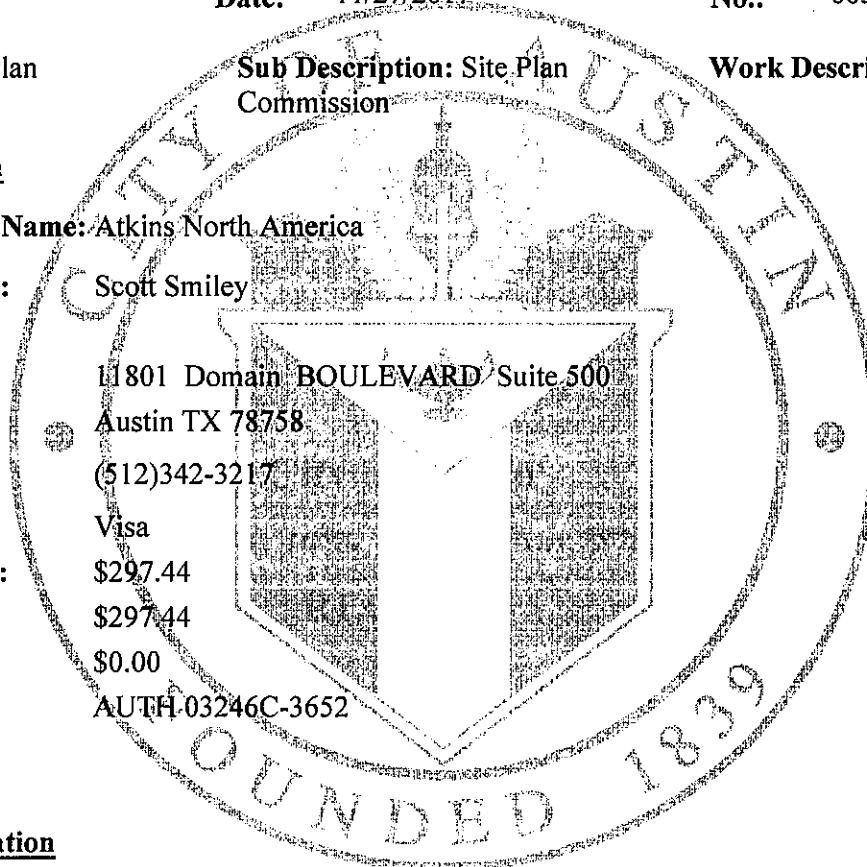
Payment Method: Visa

Payment Received: \$297.44

Amount Applied: \$297.44

Cash Returned: \$0.00

Comments: AUTH-03246C-3652



Additional Information

Department Name: Development Services Department

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4138	Completeness Check Fee	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$263.00
5100 6300 9700 4177	WPD-Site Plan Completeness Check	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$23.00
8131 5307 1113 4066	Development Services Surcharge	11828106	2262-1/2 LOU NEFF RD	2017-147819-SP	\$11.44
TOTAL :					\$297.44