

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



CASE NUMBER: **SP-2016-0111DS**  
REVISION #: **00** UPDATE: **U1**  
CASE MANAGER: **Benny Ho** PHONE #: **512-974-3402**

PROJECT NAME: **1405 Rabb Rd - Water Quality Site Plan**  
LOCATION: **1405 RABB RD**

SUBMITTAL DATE: **March 21, 2016**  
REPORT DUE DATE: **April 4, 2016**  
FINAL REPORT DATE: **April 5, 2016**  
**1 DAY HAVE 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, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is August 30, 2016.** 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.

**EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**An informal update submittal is required. You must submit the distribution to the case manager.**

**Please submit 2 copies of the plans and 2 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

**REVIEWERS:**

Planner 1 : Elsa Garza  
Heritage Tree Review : Patti Dodson  
Environmental : Mike Mcdougal

## Heritage Tree Review - Patti Dodson - 512-974-9371

HT1 The proposed house encroaches into the ½ CRZ of the 33" heritage Live Oak. Please adjust building footprint to be outside the ½ CRZ.

**Update #2:** Please include the foundation detail that cantilevers the slab and show where it will be used near the 33" Live Oak.

HT2 Please draw the full CRZ of trees as well so canopy impacts can be assessed. No more than 25% of a tree's canopy can be impacted.

**Update #2:** Please add a note on Drawing No. 1 that a certified arborist is to be on-site when pruning the 2 heritage trees to ensure that canopy impacts do not exceed 25%.

## Environmental Review - Mike McDougal - 512-974-6380

EV 01 through EV 09 Update #1 Comments cleared.

EV 10 Update #1 The ESC estimate has been approved. This comment is pending posting of ESC fiscal surety.

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**Effective November 9<sup>th</sup>, Austin Water Utility's Utility Development Services which includes AWU Pipeline Engineering Review will be integrated into the formal AMANDA comment review process for all site development permit applications. AWU Pipeline Engineering staff will no longer be clearing site development permit comments via appointment at Waller Creek Center, plan changes to address AWU comments must be included with the formal update submittal. Effective November 9<sup>th</sup> applicants must include AWU's redline markups, clearly labeled for AWU distribution to the AWU Pipeline Engineering reviewer, with all formal updates on projects that contain outstanding AWU comments or the submittal will be considered incomplete and will not be accepted by intake staff.**

End of Report