

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



CASE NUMBER: SP-2018-0595C  
REVISION #: 00 UPDATE: U2  
CASE MANAGER: Randall Rouda PHONE #: 512-974-3338

PROJECT NAME: 1303,1311 & 1401 South Lamar  
LOCATION: 1311 S LAMAR BLVD W/BLDGS & UNITS

SUBMITTAL DATE: May 23, 2019  
REPORT DUE DATE: June 7, 2019  
FINAL REPORT DATE: June 10, 2019  
3 DAYS 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, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

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

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is January 17, 2020.** 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 11 copies of the plans and 12.0 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 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 : Ramon Rezvanipour  
Electric : Karen Palacios  
Addressing : Dolores Huerta  
City Arborist : Jim Dymkowski  
Environmental : Kristy Nguyen  
Fire For Site Plan : Marvin Lewis  
PARD / Planning & Design : Thomas Rowlinson  
R.O.W. : Isaiah Lewallen  
Transportation Planning : Katie Wettick  
Drainage Engineering : Leslie Daniel  
Industrial Waste : John McCulloch  
Site Plan : Randall Rouda  
AW Utility Development Services : Bradley Barron  
Water Quality : Leslie Daniel

EL 1. The existing overhead facility on the north lot line must be cleared of the proposed building shown. This facility has 4 ft. cross arms from the center of the pole. The following must be shown and building relocated for safety and clearance per AE, NESC and OSHA requirements. A profile plan of each side of the proposed building including overhangs and balconies and the existing electrical pole include the height with all three conductors/neutral. Link of the criteria manual

**1.10.0 - CLEARANCE AND SAFETY REQUIREMENTS**

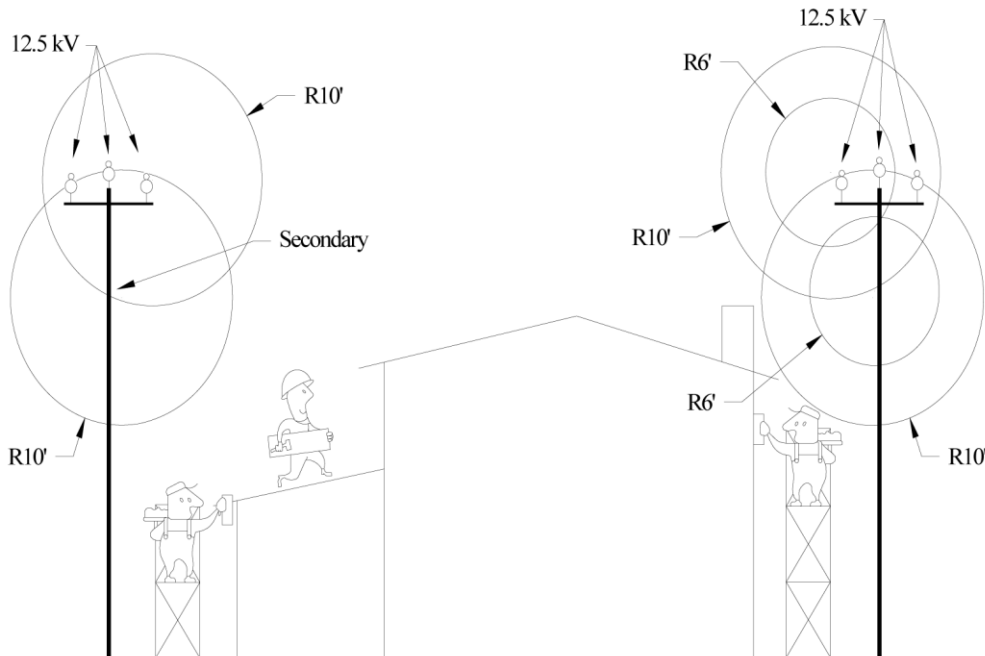
[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

1-36	OSHA/TEXAS_SAFETY_CODE	
SHEET 1 OF 1	OVERHEAD_WORKING_CLEARANCES	
11/05/03	FROM_OVERHEAD_LINES_FOR_UNQUALIFIED_PERSONS	
		REV. 05/25/12

**OSHA/Texas Safety Code Working Clearances From Overhead Lines For Unqualified Persons**

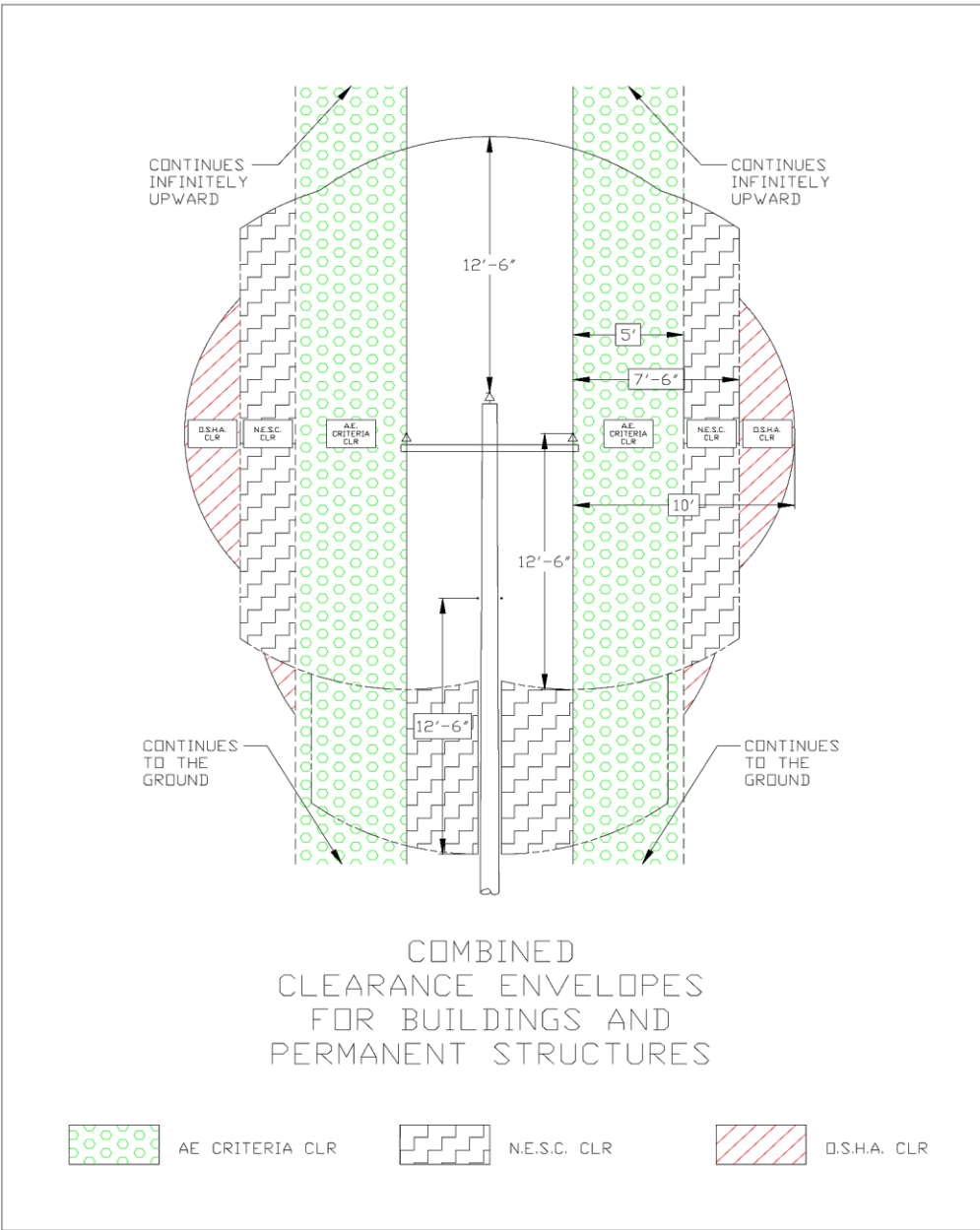
OSHA1910.333(c)(3)(i)(A/A1), 1910.333(c)(3)(i)(B)  
 When an unqualified person is working in an elevated position near overhead lines (or on the ground in the vicinity of overhead lines), the location shall be such that the person and the longest conductive object he or she may contact cannot come closer to any unguarded, energized overhead line than....10ft.

Texas State Health & Safety Code 752.004.  
**RESTRICTION ON ACTIVITIES NEAR LINES.**  
 (a) Unless a person, firm, corporation, or association effectively guards against danger by contact with the line as prescribed by Section 752.003, the person, firm, corporation, or association, either individually or through an agent or employee, may not perform a function or activity on land, a building, a highway, or other premises if at any time it is possible that the person performing the function or activity may: (1) move or be placed within six feet of a high voltage overhead line while performing the function or activity; or (2) bring any part of a tool, equipment, machine, or material within ten feet of a high voltage overhead line while performing the function or activity.



**NOTE:**

The workers, scaffolding, and anything in the workers hands must stay out of the appropriate working clearance circles (10' radial clearance from any energized wire).



Update 1: It is understood the developer wishes to relocate those lines. Coordinate with the property owner to the north as well as Christian Pope, [Christian.pope@austinenergy.com](mailto:Christian.pope@austinenergy.com) or ph. 512-505-7674.

**UPDATE2: Relocation of facilities approved and shown and clearance above met.**

EL 3. The transformer on north side of this development must meet criteria below which includes clearance from the existing overhead conductor and within 6 ft. of the ROW or onsite driveway/parking facility.

**1.10.4 - Clearances from AE Padmount Equipment and Distribution Vaults**

[https://www.municode.com/library/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE\\_1.10.4CLAEPAEQDIVA](https://www.municode.com/library/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE_1.10.4CLAEPAEQDIVA)

Update 1: Awaits result of EL 1 and the transformer must be accessible from this site.

**UPDATE2: Comment stands**

EL 4. The 4 transformers shown only have access through adjacent property and must be on loop system within subject property it cannot be within adjoining property. The MEP must submit the ESPA to your lead designer to determine the amount of required transformers and a preliminary plan must be submitted and approved to your lead designer and shown on this site plan.

Update 1: Transformer, conduit, and meter locations must be approved by Christian Pope. Currently, they don't meet access criteria.

**UPDATE2:** The joint access is for the property owners not dedicated to the COA. The Entire road will need to be dedicated to the City of Austin as an Access Easement for utilities with both tracts involved– will require a metes and bounds description. This will allow AE to install facilities, maintenance and access facilities. Trees located in front of the transformer need to be relocated. And criteria met below:

**1.3.16 Truck Access to AE Construction and Existing Facility Sites** Truck access to the site as required by the specific project shall be provided by the Customer with a minimum horizontal width of 12 feet and a minimum vertical clearance of 16 feet (or as required by AE Design). Where access to the construction site is by a paved road or another prepared surface, the surface shall be capable of supporting, without damage to the road or surface, a total vehicle weight as designated by AE Design. Set-up area in front of equipment shall be a minimum June 2019 Austin Energy Design Criteria Austin Energy - All Rights Reserved 14 space of 20 feet x 35 feet and a minimum vertical clearance of 20 feet (or as required by AE Design). See Section 1.10.0 for clearance requirements above and around equipment.

EL 5. **Show the location of the transformer pad(s)** and underground electric cabling necessary to serve this development on the site plan, wet utilities plans, and landscape plan approved by the design group.  
Update 1: Dittoe  
**Update2: Comments stand follow EL3 and EL4.**

EL 6. **Desired point of electric service** must be shown on the site plan approved by the design group.  
Update 1: Show meter locations.  
**UPDATE2: Comment stands**

EL 7. Brian Cokeley at ph. 512-505-7681 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Brian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.

- Submit to Brian a point-of-service for your project, as well as the projected load required for service, with completed ESPA form.

Update 1: Brian has moved into another position. Contact Christian Pope, contact information given in EL 1, above.

**UPDATE2: Comment stands**

EL 8. **\*\*NEW COMMENT\*\***

E-mail has been sent to your transportation reviewer and Brian Golden below 5/6/2019

Austin Energy has overhead main line along the ROW. Austin Energy will not allow shade trees under our facilities. The applicant has a choice to bury the overhead facilities at their expense within the ROW if approved by AULCC or within their property with a required 15 ft. electrical easement with possible switch gears on their site to continue to serve all customers that are being served off this line. If the line is buried, trees with root barriers are allowed 5 ft. from the outside duct bank.

The proposed location of the bike lane and sidewalk needs to be clear of guy wires or new self-supporting poles shown. This will be at the owner's expense.

It's the owners and MEP's responsibility to contact AE design for required underground facilities, sizing and cost/order of magnitude to bury facilities. See section 1.3.13 AE Excess Facilities/Excess Cost Policy and 1.3.15, 1.3.15 Front Lot Line Construction Requirement and 1.3.16 Truck Access to AE Construction and Existing Facility Sites of AE Design Criteria Manual. <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/AEDesignCriteria.pdf?MOD=AJPERES&CVID=mEDQu5z>

The following needs to be submitted to Austin Energy for a complete review- scaled site plan, utility plan, landscaping plan showing UC trees in the replacement list at mature height of 20 ft. clearly labeled. <https://austinenergy.com/wcm/connect/387cf00a-88a5-46e5-a682-b94d834c55ac/>

[treeReplacementList.pdf?MOD=AJPERES&CVID=kC1bCJS](https://austinenergy.com/wcm/connect/407dd780-dd0b-4f59-a97b-b58af2760f09/managingTreesNearPowerLines.pdf?MOD=AJPERES&CVID=kC1bCJS). Dimension of sidewalks and or bike lanes maneuvering around pole & guy wires (Austin Energy must review clearance with team).  
<https://austinenergy.com/wcm/connect/407dd780-dd0b-4f59-a97b-b58af2760f09/managingTreesNearPowerLines.pdf?MOD=AJPERES&CVID=kC1bisL&CVID=kC1bisL&CVID=kC1bisL&CVID=kC1bisL&CVID=kC1bisL>

I've attached UC trees under our overhead facilities as they do provide shade but they do get trimmed. In order to keep City of Austin Energy employees safe & continuous reliable energy to customers we must prevent power outages and wild fires these trees must continuously be trimmed.

Shade trees must be planted a minimum of 10' from the closest conductor. Tree Ordinance (City Code Section 6-3-62) and with the clearances established in the Land Development Code.

**Addressing Review - Dolores Huerta - 512-974-6437**

- AD 1. Addressing rejects this Site Plan for the following reason.
- AD 2. Addressing will need the Unit Address Plan for building 2, in order to verify that the Unit IDs planned for use are consistent with Addressing Standards. Once verified, the Units will be added to your address and Addressing will be able to approve your Site Plan.
- AD 3. Sheet 37 of 44, has labeling of 202, 206 and 207. Please re-number these units (202, 206, 207) for building 2, depending on their floor level and resubmit. If these units are not needed for building 2, please let me know. If you need a unit number for the restaurant and office at building 2, please add them to your plans. Please refer to the Addressing Standards for unit numbering.

Note: A copy of the Addressing Standards is available online at:

<http://www.austintexas.gov/department/911-addressing>

Note: Your units for building 1 were added to the data. The leasing office was added as LEASE in place of unit 1105, per our standards.

Note: In my prior comment, a note for changing the address to building 2 stated that at fee of \$18.40 would be incurred. I wanted to make you aware that once units are added to Bldg 2, the fee would be \$18.40 per unit.

**Drainage Engineering Review - Leslie Daniel - 512-974-6316**

- FYI Clear – FYI only
- DE1 Clear, note added
- DE2 Clear, P of A identified
- DE3 Clear, point of discharge from site identified
- DE4 Clear, level spreader used/no direction
- DE4(a) The plans indicate a 20' drainage easement. One of the plats shows a dashed line in that area – please specify the recordation information for the drainage easement on the site plan.
- U1 Comment remains. Applicant indicates he will file request to vacate existing drainage easement.
- U2 Please forward approval of vacation of drainage easement to clear this comment.**
- DE5 Clear, plans and model match
- DE6 Clear, pond modified
- DE7 Clear, applicant will provide a UDA

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.*

**Transplanting a heritage tree:**

- CA 6 Tree #5014 is shown as a tree to be transplanted.
- Provide a tree transplant feasibility report prepared by a certified arborist. The report must include:
    - Suitability and condition of trees proposed to be transplanted;
    - Digging and root ball stabilization method;
    - Method of transport;
    - Schedule of transplanting procedure;
    - Tree storage methods if any;
  - A 5 year Tree Care Plan by a certified arborist. (to be included with the Landscape Plans)
  - Fiscal surety must be posted for the tree proposed to be transplanted. Fiscal will be held for the duration of the tree care plan and reimbursed after the tree is successfully transplanted. Contact this reviewer for a copy of the tree fiscal estimate form.
- UPDATE #1: Response understood on this information pending until a future update. Comment pending.
- UPDATE #2: Response understood on this information pending until a future update. Comment pending.**
- CA 7 After discussion with the City arborist please revise the proposed location of the transplant to be placed within the site. Staff is not able to approve the relocation offsite.
- UPDATE #1: Response understood on this information pending until a future update. This may affect the overall layout of the project. Comment pending.
- UPDATE #2: Response understood on this information pending until a future update. Also, please make sure that this tree is incorporated into all applicable plan sheets as this location looks very close to being in the pond or on an existing slope so these potential limitation will need to be carefully examined. Comment pending.**
- Tree Protection Requirements [LDC 25-8-604, 624, ECM 3.3.0, 3.4.0, 3.5.0]**
- CA 8 **UPDATE #2: Comment cleared.**
- CA 9 Show the location of tree protection fencing on the demolition, grading plan and tree protection plan.
- UPDATE #1: This comment is pending the final tree preservation review. Comment pending.
- UPDATE #2: This comment is pending the final tree preservation review. Comment pending.**
- CA 10 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. [ECM 3.4.3, 3.5.2]
- UPDATE #1: Response understood on this information pending until a future update. This may affect the overall layout of the project. Comment pending.
- UPDATE #2: Response understood on this information pending until a future update. This may affect the overall layout of the project. Comment pending.**
- CA 13 Staff needs to see and review any potential impacts that could occur with the creation of the 20' drainage and trail easements proposed along the east perimeter of the site.
- UPDATE #1: Response understood please provide this information on a future update. This may affect the overall layout of the project. Comment pending.
- UPDATE #2: Response understood on this information pending until a future update. In combination with the trail easement location and additional revision to the pond outfall riprap it appears that additional trees in this area would be impacted please revise. Comment pending.**

### **Tree Preservation/ Mitigation**

CA 14 Provide a Tree Mitigation Plan compliant 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. This should include the potential relocation of additional viable trees onsite and the inclusion of additional structurally supported soil volume areas for the core transit corridor trees required along Lamar and the relocation of overhead utilities if required to support the planting of larger species trees in this area and on the rest of the site to alleviate the overall mitigation requirement. Further tree mitigation review and comments are pending.

UPDATE #1: Response understood. Please provide additional information on why the utilities may not be placed underground. Staff would not be able to accept trees planted above natural grade on structures as mitigation. Use of the transplant toward mitigation total is pending the additional information on its relocation being provided onsite. Comment pending.

**UPDATE #2: Response understood comment pending.**

**Environmental Review - Kristy Nguyen - 512-974-3035**

### **ESC Requirements [LDC 25-7-61, 65, 25-8-181,182,183,184]**

EV 1 – EV 3 Comments cleared.

### **Landscape Requirements (LDC 25-2-981 – 25-2-1008; ECM Section 2)**

EV 4 Demonstrate compliance with the Innovative Water Management (IWM) requirement by including graphic hatches and calculations showing the square footage of the impervious drainage area (stormwater runoff source) and the pervious landscape area receiving stormwater runoff.

Update 1 The landscape sheet did not show the impervious drainage area for the receiving labeled 800 sqft of pervious area. Show the method of conveyance from impervious area to pervious landscape area by one or more of the following methods:

- o overland flow;
- o storm drains;
- o downspouts;
- o rainwater harvesting; or,
- o retention-irrigation; and

- Hatch and show the square footage of the impervious drainage area (stormwater runoff source).

\*Note: minimum ratio is 1 sqft drainage / 2 sqft landscape [LDC 25-2-1008, ECM 2.4.9]

**Update 2 The revised receiving pervious area includes transformer pads which does not meet the IWM requirement. Revise the location of IWM area such that it matches the IWM area proposed in the Update 1 landscape plan set.**

EV 5 Comment cleared.

### **Tree Mitigation Planting (ECM Section 3.5.0)**

EV 6 This comment is pending approval by City Arborist Review for tree preservation and required mitigation.

Update 1 Comment pending.

**Update 2 Comment pending.**

EV 7 For urban forest accounting purposes, provide the following information on the plan after all landscaping and/or tree-related comments are cleared [ECM 3.5.4]:

- Total Appendix F tree inches surveyed;
- Total Appendix F tree inches removed;
- Total Non-Appendix F and Invasive removed;
- Total mitigation inches planted on site;
- Total dead inches removed; and
- Total non-mitigation inches planted on site.

Update 1 Comment pending.

**Update 2 Comment pending.**



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

EV 8 Provide payment of the landscape inspection fee prior to permit/site plan approval. Obtain the invoice at COA Intake, or for questions regarding the landscape inspection fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

Update 1 Comment pending receipt of payment.

**Update 2 Comment pending receipt of payment.**

EV 9 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing receipt of payment to Environmental Reviewer.

Update 1 Comment pending receipt of payment.

**Update 2 Comment pending receipt of payment.**

EV 10 After all ESC comments are cleared, provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. 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. This comment will clear by providing a receipt of payment to the Environmental Reviewer.

[LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

Update 1 The proposed linear feet for mulch sock measured on the ESC plan sheet far exceeds the estimated quantity shown on the ESC Fiscal Surety; revise the mulch sock (12 inch) line item on the ESC Fiscal Surety.

**Update 2 ESC fiscal estimate is approved. Please note fiscal surety is accepted during the following hours: Monday – Thursday 8:00 - 11:30 a.m. & 1:00 - 3:30 p.m., Friday 8:00 - 11:30 a.m. This comment will clear once this reviewer is provided a receipt of payment.**

**Update 1 New Comments**

EV 11 In relation to EV 4, the proposed undisturbed natural area on the landscape sheet must be excluded from the LOC boundary to comply with the IWM requirement. Revise the LOC boundary on all applicable sheets to exclude the undisturbed natural area to comply with LDC 25-2-1008, ECM 2.4.9. Additionally, provide a note at regular intervals on the ESC, Grading, and Landscape Sheets stating "Natural Area to Remain Undisturbed" for the areas proposed as IWM.

**Update 2 Delineate and label the undisturbed natural area on the landscape sheet.**

EV 12 – EV 14 Comments cleared.

**Fire For Site Plan Review - Marvin Lewis - 512-974-0219**

FR 5. SE Corner of Bldg.1 is out of fire department access by approx.50 feet. Access must be provided to all points of the building within 200 feet of the fire lane(s). Please correct.

Update 1 – AFD Response – Exterior standpipes are not allow or permitted as a mean of mitigating required fire department access. AMOC Referenced does not allow for exterior standpipes but only a reduction in the fire lane width in a small area of the north fire lane. You must provide fire department access from a fire lane to within 200 feet to all points of all buildings. Currently the SE corner of Bldg. 1 is well out of the required access of 200 feet from a fire lane or fire department access road.

**Update 2 – Please provide the agreed upon turn-around at the end of the fire lane at the SE corner of Building 1. Please remove the exterior standpipe on rear of building 1 from all of the updated plans. Also, please remove the “Drive Connection Through Underground Parking” note on sheet 12.**



**ZONING**

- SP 1. U1: Comment cleared.
- SP 2. U1: Comment cleared.
- SP 3. U1: Comment cleared.
- SP 4. U1: Comment cleared.
- SP 5. U1: Comment cleared.

**COMPATIBILITY**

- SP 6. U1: Comment cleared.

**SUBCHAPTER E: DESIGN STANDARDS**

- SP 7. U1: Comment cleared.
- SP 8. U1: Comment cleared.
- SP 9. U1: Comment cleared.
- SP 10. U1: Comment cleared.
- SP 11. U1: Comment cleared.
- SP 12. U1: Comment cleared.
- SP 13. U1: Comment cleared.
- SP 14. U1: Comment cleared.
- SP 15. U1: Comment cleared.
- SP 16. U1: Comment cleared.

- SP 17. This development shall devote a minimum of 5% gross site area to private common open space. Delineate the Open Space on the site plan and provide a calculation (sq ft and %) in the site data table. See 2.7.2 for design guidelines and criteria. Open Space should be readily accessible and useable for employees/visitors/residents, please clarify the type of open space being provided. Note that the courtyards in Building 1 may be counted but should not provide 100% of the required open space unless employees and tenants of Building 2 will have access. The easterly landscaped area may be included in the open space calculations if a trail will be installed with this project and/or if any portion to be used for a water quality and storm detention pond is shown to be an accessible amenity.  
U1: Comment not cleared. Please clarify the total open space proposed. (14,432 sqft. shown on sheet 10. 18,000 sqft cited in response.) Also, please indicate how the open space provided in Building 1 will be “readily accessible & useable” for employees/visitors/residents of Building 2.  
U2: Comment cleared.

- SP 18. U1: Comment cleared.
- SP 19. U1: Comment cleared.

**VERTICAL MIXED USE**

- SP 20. Demonstrate that a minimum of 75 percent of the building frontage along Lamar Street consists of pedestrian oriented commercial spaces which meet the following standards:
- a. Have a customer entrance that opens directly onto the sidewalk. (Verify for northerly retail space for Building 1).
  - b. Have a minimum depth of 24 feet.
  - c. Have a minimum height of 12 feet.
  - d. Have a front face that meets the requirements of Section 3.2.2.
- U1: Comment not cleared. Northerly retail space in Building 1 is required to have an entrance opening directly onto the sidewalk in addition to (or in place of) the entry onto the pedestrian plaza –OR– reallocate the retail spaces so that a minimum of 75% of the building frontage consists of retail spaces with an opening onto the sidewalk.  
U2: Comment cleared.

SP 21. Provide the appropriate Affordability documentation from Neighborhood Housing and Community Development Department to demonstrate that the project will meet the affordability standards of Subchapter E, Section 4.3.3.F.  
U1: Comment pending submittal.

### **DEMOLITIONS AND RELOCATIONS**

SP 22. U1: Comment cleared.

### **SITES WITH MULTIPLE LOTS**

SP 23. For the proposed site plan, please record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility. Please submit this document to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes time and requires lien-holders information/consent.  
U1: Comment pending submittal of the UDA.

**U2: Comment not cleared. Draft UDA has been submitted and will be forwarded to Legal when all reviewers confirm that it is complete and correct.**

SP 24. Note on the cover sheet and site plan sheet:

*The site is composed of 3 lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required.*

\*Once the UDA is recorded, add the document number to the note.

U1-U2: Comment pending recording of the UDA.

### **ADMINISTRATIVE**

SP 25. Obtain all required signatures on the cover sheet prior to site plan approval.

U1-U2: Comment pending final submittal.

SP 26. A new tax certificate showing all taxes paid will be required after February 1, 2019 if the site plan is not approved by that time.

U1: Comment pending final submittal.

U2: Comment cleared. 2019 tax certificate submitted.

SP 27. U1: Comment cleared.

SP 28. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedicated by plat.

U1-U2: Comment pending document number for sidewalk easement.

SP 29. U1: Comment cleared.

SP 30. U1: Comment cleared.

SP 31. U1: Comment cleared.

SP 32. U1: Comment cleared.

SP 33. U1: Comment cleared.

SP 34. U1: Comment cleared.

SP 35. U1: Comment cleared.

SP 36. U1: Comment cleared.

SP 37. U1: Comment cleared.

SP 38. U1: Comment cleared.

SP 39. U1: Comment cleared.

SP 40. U1: Comment cleared.

RW 1. Utility Coordination case UCC-190425-04-01 is incomplete. When Utility Coordination case is complete and a Completeness Letter is issued this comment will clear.

Transportation Planning - Katie Wettick - 512-974-3529

**TRAFFIC IMPACT ANALYSIS**

TR 1. The signed TIA determination worksheet states that a TIA is required. It is understood that the applicant has requested a waiver from the TIA requirement. Please either submit a TIA as required for review or contact Scott James for an updated TIA determination worksheet stating that a waiver has been granted. This comment will remain until a TIA is approved and compliance has been demonstrated or, if a waiver is granted, the required mitigation is determined and the site is shown to comply.

**U1/U2: Comment pending.**

**STREETSCAPE**

TR 2. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (see GIS file Construction eligible corridors). Staff will contact Bryan Golden (bryan.golden@austintexas.gov) from Corridor Planning Office and ATD area engineer for streetscape coordination. Compliance with the corridor approved street cross-section will supersede CTC regulations where there is conflict between the two design regulations. UPDATE: CPO has provided this reviewer with the below cross section showing an 8' landscape zone back of curb, followed by a 7' raised bike lane, 2' buffer and 7' sidewalk. At a minimum it is required that the sidewalks be located so as to accommodate this streetscape but it is likely the full construction of the streetscape will be required as part of traffic mitigation for this site.

U1: Comment pending.

**U2: Comment not cleared. CPO has provided approval for streetscape but noted further specifics/details may be provided at a later stage in the site plan process. Please provide final approval from CPO.**

TR 3. Comment cleared. Compliance with TR2 is required.

TR 4. Comment cleared based on streetscape approved in TR2.

**CONNECTIVITY**

TR 5. Provide private drive or public street connections to existing private drives or public/private streets on adjacent sites, or stub-outs if connections are not feasible. If a stub-out is proposed, provide a callout indicating "stub-out for future connectivity". (§2.3.1.B).

U1: Comment not cleared. Please provide pedestrian stub-out to the trail for future connection once trail is constructed.

**U2: Comment not cleared. Clearly identify pedestrian connection to future trail. This reviewer will defer to PARD for specific location.**

TR 6. Comment cleared.

**TRAILS**

TR 7. Comment cleared. Urban Trails has approved a 20' easement per email dated 4/1/2019.

**PARKING**

TR 8. As the parking is to be used for the restaurant use, the parking must be provided in accordance with the design and construction standards of TCM Table 9-1. Please revise parking dimensions to comply.

U1: Comment not cleared. All required restaurant and retail parking must be designed to TCM 9-1 dimensions. The parking table shows this amount at 72 spaces. Please revise proposed parking design accordingly.

**U2: Comment not cleared. Please add dimension for width of the grouping of 23 spaces, 17.5' deep stalls with a 25' drive aisle are required to be 9' in width. Please add dimensions for 3 restaurant spaces as well, include width, depth and aisle width.**

TR 9. Comment cleared. Compact parking appears to have been removed.

TR 10. Comment cleared.

TR 11. Comment cleared. Tandem parking is no longer proposed.

TR 12. Comment cleared.

TR 13. Confirm the parking counts. On level P2 this reviewer counted greater than 343 standard spaces and on level P1 less than 31 standard spaces. Make sure all spaces are shown and it is clear where the spaces are being counted. Additionally, revise the parking tables as the parking counts on the architectural sheets do not match those provided on the site plan sheet.

U1: Comment not cleared. There continue to be discrepancies between the parking table and the floor plan counts. Additionally, the counts do not match the number of spaces shown. Please make clear where every space is being counted and be sure all spaces are shown.

**U2: Comment not cleared.**

- **For surface spaces, this reviewer only sees 11 standard parallel spaces and 2 accessible for a total of 13. Please clarify.**
- **For parking counts shown on AR-11 please do not include loading spaces.**
- **Clearly show and dimension ramp spaces on the garage floor plans.**
- **On P1 and P2, make clear what is proposed on the ramp or on a different level. As shown it appears 90 degree angle parking is located on the ramps, but then the AR-11 parking counts sheet shows parallel. Please revise the floor plans to make this clearer.**

TR 14. Comment cleared.

TR 15. Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. 50 % of the required off-street bicycle parking must be located within 50 feet of the principal building entrance which shall not be obscured from public view and may not interfere with pedestrian traffic. The closest bicycle parking facility must be no farther than the closest motor vehicle parking space, excluding accessible parking spaces. The remaining required bicycle parking needs to comply with LDC 25-6-477.

U1: Comment not cleared.

- 50% of the bicycle parking is required to be within public view. Parking in garage does not count as within public view. Please revise proposed bicycle parking such that additional parking is located outside the building.
- On the site plan, call-out the number of bicycle spaces proposed in front of the building.
- In the garage, please provide an exhibit showing sufficient space exists adjacent to the bike racks near columns such that two bikes can be accommodated at each.

**U1: Comment not cleared.**

- **Bicycle parking is based on the vehicle parking requirements prior to reductions. Based on 1,050 vehicle parking spaces required prior to the shared parking reductions, 53 bicycle parking spaces are required. Please revise the parking table to show this and revise the number provided. 50% of the required bicycle parking spaces are required to be in public view.**
- **Revise bicycle parking adjacent to columns, per CoA standard detail 710S-6C a minimum of 2' is required between a bike rack and obstacle.**

TR 16. Comment cleared. All code required bicycle parking is provided with U-racks.

### **SHARED PARKING**

TR 17. Comment cleared.

TR 18. – TR 21. Comments cleared. Shared parking study is approved and on file with the City. Parking spaces designed to TCM 9-1 dimensions are clearly available for restaurant and retail uses.

## LOADING

TR 19. 2 off-street loading spaces are required. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. Include this requirement in the parking table. LDC Section 25-6-531, 532. TCM, 9.3.0 #1.

U1: Comment not cleared.

- Please include loading space requirement in table.
- Comment response notes only 14' of height clearance is available for interior spaces. Please submit waiver request and demonstrate how this is sufficient for loading operations.

**U2: Comment not cleared.**

- **2 loading spaces are required. Please show this requirement in the parking table.**
- **Waiver letter was received. Please contact intake to pay waiver fee. Waiver will be reviewed once fee has been paid. Additionally, revise waiver letter to note the type of vehicles expected to be making deliveries to this site and the standard height of these vehicles.**

TR 20. Comment cleared. Exhibit shows sufficient maneuverability for interior loading space.

## DRIVEWAYS

TR 21. Comment cleared. See TR26 and 27.

TR 22. Comment cleared.

TR 23. 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: Comment not cleared. Proposed driveway does not align with those opposing. Please revise or submit waiver request.

**U2: Comment not cleared. Waiver request was received. Please contact intake to pay waiver fee. Waiver will be reviewed by ATD once fee has been paid.**

TR 24. 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: Comment not cleared. Waiver request is referenced in comment response. Please submit waiver for review. Include exhibit showing the off-site driveway and dimension the proposed spacing.

**U2: Comment not cleared. Waiver request was received. Please contact intake to pay waiver fee. Waiver will be reviewed by ATD once fee has been paid.**

TR 25. Comment cleared. City legal approved existing JUAE document.

## ACCESSIBILITY

TR 26. – TR 34. Comments cleared.

## OTHER

TR35. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. LDC 25-2-1067(c); TCM, 9.3.0.2. Please provide exhibit showing how maneuverability is proposed for trash pick-up in each location.

U1: Comment not cleared. Please provide an exhibit showing how trash truck is to access the staging areas. Include entry and exit maneuvers.

**U2: Comment not cleared. Thank you for providing exhibit. Please demonstrate sufficient height clearance exists for operations.**

TR36. Comment cleared; informational.

## NEW COMMENT U1

TR37. As sidewalk enters private property, please submit sidewalk easement for review.

- PR 1. Please contact this reviewer to discuss the location, size, and design of the trail and recreational easement, as well as how the trail will be accessed: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). Additional comments may be added regarding design and siting of trail easement and associated improvements.
- U1: Thank you for meeting with this reviewer. Please provide a schematic plan and cost estimate for park improvements. Note that parkland development fee may be offset by the construction of approved recreational amenities on parkland or recreational easement. Fiscal surety for park amenities must be posted before site plan approval. The trail will need to be 12 feet wide in order to meet Urban Trails standards, as well as designed in such a way that it will be feasible to tie into the adjacent properties.
- U2: Revisions to the schematic design received 5/1/2019 are required to meet parkland dedication standards and the early determination letter. Revisions are needed as follows:**
- **Access from South Lamar is required per the early determination. The Parkland Dedication Ordinance also requires access per 25-1-603(A)(1). Please provide access to the trail via easement from South Lamar.**
  - **The trail does not slope down to the elevation of Gibson Flats, as discussed on the site visit. Please revise to show the ramp sloping down to Gibson Flats garage elevation as part of this portion of the trail. It appears that a ramp has been provided on the latest site plan. Please call out the ramp and elevation change.**
  - **Please show the adjacent contours and trees on Gibson Flats so that PARD can better understand the trail tie-in.**
  - **Please remove the synthetic turf and the tree. It is unclear how a tree would be planted or survive in a fire access area.**
  - **A cost estimate is required to offset the development fee.**
- PR 2. The parkland dedication fee is required per LDC 25-1-601, and must be paid prior to site plan approval per 25-1-605(A). (High density fee for a project greater than 12 DU per acre). PARD will accept a combination of trail and recreational easement, and fees. Fees to be paid will be issued in AMANDA at a later update.
- U1: Per 25-1-602(J), parkland dedication equal to 15% of the gross site area is required with payment of a fee in-lieu of dedication under Section 25-1-605 for the remaining undedicated land. This reviewer will issue the fee bill in AMANDA on a future update when trail design has been finalized.
- U2: PARD may be willing to credit the covered plaza at South Lamar Blvd toward meeting the 15% if it provides a minimum 3 park amenities and a trail/sidewalk connects down to the trail along the railroad.**
- PR 3. Please confirm that the number of units proposed is 301. Once confirmed, add the following note to the cover sheet: Parkland dedication has been provided for XXX units by the recordation of a trail and recreational easement and fees in lieu of land and park development.
- U1: Cover sheet may be updated once parkland dedication has been finalized.
- U2: Update the cover sheet to the following: Parkland dedication has been provided for 309 units by the recordation of a trail and recreational easement, a credit for amenities to be constructed, and fees in-lieu. Fiscal surety was posted with the City and will be returned once the amenities are constructed and approved by the Parks and Recreation Department.**
- PR 4 (U1): Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, (C) any proposed or existing easements that may encumber parkland, and (D) land unencumbered by the above mentioned restrictions.
- U2: Awaiting update from applicant. Note that easements will be credited according to the the Parkland Dedication Operating Procedures, Section 14.3.10 (C). Please include the credit categories and describe how the easement(s) meet the credit categories.**

**Industrial Waste Review - John McCulloch - 512-972-1060**

- IW 1. This project continues to comply with Industrial Waste requirements. It will keep the Informal Update status until I sign off. Prior to signoff, please make the following small editorial changes:
- A. Reference the appropriate standard detail in the callout label for the 2-way cleanout on the north building wastewater service and the large diameter cleanout for the south building. Include the appropriate details on the details page (if they are not already present).
  - B. There is a second wastewater service shown at the corner of the north building, albeit not being used for this building project. I would like to see it eliminated. I realize that it is part of another site plan project (the sewer reconstruction) but we don't want anyone thinking that it can be used as a second sewer tap for this building. A second sewer tap off of one water meter creates a noncompliant condition. Is it possible to remove it?

**Water Quality Review - Leslie Daniel - 512-974-6316**

WQ1, WQ2 Cleared previously

WQ3 Clear, wall of ponds is wall of building and will be included with building plans

WQ4 – WQ6 Cleared previously

WQ7 The City requires a Restrictive Covenant (RC) to tie the Subsurface Pond Maintenance (SPM) plan to the property. Contact this reviewer to obtain a template for the RC. Submit the complete document, with exhibits, to this reviewer who will coordinate review with the Law Department before contacting the applicant to record the document. [ECM 1.6.2.E]

**U1 Comment remains.**

**U2 This reviewer forwarded the approved SPM and RC to the Law Department on June 3, 2019. When the document is back in LUR, this reviewer will contact the applicant to record the document. Recorded document is required to clear this comment.**

WQ8 Cleared previously

WQ9 Clear, landfill certification provided

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

WW 1. The review comments will be satisfied once Pipeline Engineering has approved water and wastewater utility plan. For plan review status, contact Larry Williams with Pipeline Engineering at 512-972-0340.

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

- Red-lined comments have been provided on the plans submitted to the Development Service Department.
- The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite #300, Austin, 78701.
- The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.
- **TCEQ Compliance/Utility Criteria Manual Compliance**  
Items covered by this rejection typically include but are not limited to, separation distances, manhole inverts, velocity waivers, drop structures, Manning's n values, location of ARVs, drain valves, fire hydrants, pipe size, materials, joint restraint calculations, waterline tie ins, existing manhole tie ins, WWL slope, force main designs, clearance and separation from other dry and wet utilities.



- **Incomplete Plans Submittals**

Items covered by this rejection typically include but are not limited to, lack of applicable standard details, profiles and other relevant information needed to complete reviews.

- **Constructability/Maintenance issues**

Items covered by this rejection typically include but are not limited to, separation issues relevant to Operation and Maintenance activities.

<b>Planner 1 Review – Ramon Rezvanipour – 512-974-3124</b>
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**THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.**

P 1. FYI – Applicant signature is required to receive site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact Planner I listed above to set up a time to sign and receive the site plan permit.

P 2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers**

- File number: **SP-2018-0595C**

- Application date: **12/17/2018**

- Under Section **112** of Chapter **25-5** of the City of Austin Code

- Case Manager: **Randy rouda**

- Zoning: **Please add zoning**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

P 3. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VIII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

END OF REPORT