

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



CASE NUMBER: SP-2018-0595C
REVISION #: 00
CASE MANAGER: Randall Rouda
UPDATE: U6
PHONE #: 512-974-3338

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

SUBMITTAL DATE: January 21, 2020
REPORT DUE DATE: February 4, 2020
FINAL REPORT DATE: February 3, 2020

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 February 18, 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:

An informal update submittal is required. Please coordinate directly with each reviewer listed below to clear comments.

REVIEWERS:

Planner 1 : Ramon Rezvanipour
Electric : Karen Palacios
ATD Engineering : Amber Mitchell
City Arborist : Jim Dymkowski
Environmental : Kristy Nguyen
Industrial Waste : John McCulloch
PARD / Planning & Design : Thomas Rowlinson
Site Plan : Randall Rouda
Transportation Planning : Jaron Hogenson
Water Quality : Leslie Daniel

Electric Review - Karen Palacios - 512-322-6110

UPDATE5: For all comments above. The site plan vs the preliminary design is showing a different route on the north side of the development. The designer sent a preliminary design to Ernie Salinas Oct 2019, but the MEP and Ernie haven't decided on a proposed route on the north side of the subject property. Comment stands. The north property easement document hasn't been preliminary approved by Wendi.

UPDATE6: The project has been informally approved with the understanding easements must be required to bury the line within the property to the north side of this development for the purpose of the side yard clearance issues. Be advised, however that the electric facilities shown on this update 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.

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

ATD1. 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.

U5: Comment not cleared; please pay Transportation Mitigation Fee invoice and provide a copy of the receipt to this reviewer. This comment may be cleared informally.

U6: Comment not cleared.

Environmental Review - Kristy Nguyen - 512-974-3035

EV 1 – EV 7 Comments cleared.

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.

Update 3 Comment pending receipt of payment.

Update 4 Comment pending receipt of payment.

Update 5 Comment pending receipt of payment.

Update 6 Comment pending receipt of payment.

EV 9 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain the 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 a receipt of payment to the Environmental Reviewer.

Update 1 Comment pending receipt of payment.

Update 2 Comment pending receipt of payment.

Update 3 Comment pending receipt of payment.

- Update 4 Comment pending receipt of payment.
- Update 5 Comment pending receipt of payment.
- Update 6 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 The ESC fiscal estimate is approved. Please note that 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 3 Comment pending.
- Update 4 Comment pending posting of fiscal.
- Update 5 Comment pending posting of fiscal.
- Update 6 Comment pending receipt of payment.**

Update 1 New Comments

EV 11 – EV 15 Comments cleared.

Update 5 New Comments

EV 16 Per the City Arborist review, 173 inches are required for mitigation. However, due to the discrepancy between the tree quantities shown in the Tree Planting Totals and Tree Planting Schedule, final mitigation inches to be planted cannot be determined. Revise this discrepancy. FYI, the total mitigation inches is determined after deducting the landscape requirements for streetyard, buffer, and parking tree plantings.

Update 6 The tree mitigation table shows 142 inches of required mitigation; however, the City Arborist’s review calculated 173 mitigation inches. 94 mitigation inches are proposed on-site, the remainder will be paid into the tree fund at \$200/inch. Please contact the City Arborist to resolve the mitigation calculation discrepancy and on how to proceed with mitigation by payment.

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

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
 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.

U3: Thank you for meeting with the PARD review team on 7/22/2019. PARD requires the following changes to the schematic design:

- Provide spot elevations for:
 - Tie-in location at Gibson Flats (property to the north) and the gas station to the south
 - Raised planting zone
 - Drop-off from behind the wall
- Remove gates along trail.
- Revise trail material from DG to concrete.
- Include the private landscape zone along the trail, the area below the wall, and the southern access driveway as public easements for partial parkland dedication credit in order to achieve 15% gross site area.
- Provide a cross-section where the public access path connects to the trail to better understand the delineation between building, path, trail, and raised planting zone.
- Provide a cost estimate.

U4: The construction of the trail and its access still have a number of issues in order to comply with 25-1-604. Most notably, the area required for parkland dedication credit is not available for public use due to barriers and gates, and it does not meet the standards in Parkland Dedication Operating Procedures. Please address the following:

1. Remove the wall separating the trail from the landscape area and the pedestrian access area/vehicular drive. The current site plan shows no possible access through the wall separating the 10' trail area.
2. Include the landscape area described as "owner property (to be landscaped)" on Section A-A Sheet 18 within the recreational easement area.
3. Remove the temporary gate at the southern section of the trail area. Gates preventing public access cannot be approved for parkland dedication. Area must be available for use by the public.
4. The trail treatment must be concrete to fulfill the intended trail purpose, as a recreational and transportation trail that meets Urban Trails standards. Show concrete as material for trail.
5. Please send cost estimate for trail construction once prepared.
6. Specify that the trail will meet ADA accessibility requirements with a rise of 30" per run.

U5: The current update does not comply with the requirements described in Update 4. Following the order of items/responses from PR1 (U4):

1. Section A-A on sheet 18, Overall Grading Plan, clearly shows a barrier between the landscape zone and the trail. The barrier is not acceptable. The trail and the landscape area are part of one area to satisfy parkland dedication. Remove the barrier and update the section to show only one area: the trail area, encompassing both what is currently shown as the trail area, as well as the landscape area.
2. All sheets calling out the landscape area alongside the trail must be updated to include said landscape area as part of the trail and recreation easement. This is one area, to be covered by the trail and recreation easement, satisfying parkland dedication per 26-1-604. The public access easement is applicable only to the driveway at the southern edge of the site in order to reach the trail and landscape area.

3. The gate at the southern edge is acceptable for public access. Call out on the site plan that the gate will be removed when a trail connection is made.
4. Granite-gravel is allowed until a trail connection is made, at which point it must be replaced with concrete at the owners expense. Please contact this reviewer about the mechanism with which this requirement will be met after site plan approval. Clarify on plan that the granite gravel is to be replaced with concrete at owners expense when a connection is made.
5. Reviewer has received the cost estimate. Additional comments forthcoming via email.
6. Thank you for showing ADA requirements.
7. [NEW] It was agreed that the northern section of the trail would ramp down to meet grade on the northern edge of the site. The spot elevations on sheet 21, Grading Plan, do not show this. The top of sidewalk elevation is 517.33, whereas the bottom of wall elevation is 509.50, almost 8 feet higher than what was agreed. The ramp must meet grade at 509.50. Revise the plan so that the ramp meets grade on the northern side of the site.

U6: Revise signage on gate to the following: “Temporary Restricted Access. Gate to be removed at owner’s expense when a trail connection is made.” Revise note regarding decomposed granite to the following: “Decomposed granite trail to be replaced with concrete at owner’s expense when a trail connection is made.” Please clarify on grading plan that the northern terminus of the trail meets Top of Grade at 512.80’, as agreed 1/17/20.

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.

U3: PARD requires 15% of the gross site area to satisfy parkland dedication, in addition to fees in-lieu for the remaining parkland. The gross site area includes the entirety of the development, 3.88 ac. PARD recommends including the private landscape zone along the trail, the area below the wall, and the southern access driveway as public easements for partial parkland dedication credit in order to achieve 15% gross site area. The southern access driveway will need to be designed in a way that is pedestrianized and safe. Options include added vegetation, paving, and lighting. Please update site plan accordingly.

U4: PARD recognizes that the general layout and acreage satisfies parkland dedication requirements, barring design changes to meet standards (see PR 1 (U4) for more):

1. Please update site plan sheets and landscape sheets with additional details such as lighting and vegetation to indicate access and safety for the trail and the south drive access.
2. The landscape area beside the trail on the cantilevered platform should be included in the trail and recreation easement, and not divided by a wall.
3. Update landscape and site plan sheets with concrete surface for trail and vegetation/planting in the landscape zone next to the trail.

U5: Please provide additional detail for the items described in PR2 (U4). Following the order of items/responses from Update 4:

1. Indicate the type of paving, and include paving details, as was done for the ROW Landscape Plan.
2. Update Section A-A on sheet 18 to remove the wall between the landscape area and the trail area. Indicate on the section and on all applicable sheets that the landscape area and trail area are one area only, which is the trail area. The trail area, landscape area, and drainage area beyond the trail and adjacent to the railroad should be included in one trail and recreation

easement, not separate easements (PAE, trail, and park easements), as is shown currently. The only area to be recorded with a separate PAE is the southern driveway to provide trail access.

3. Call out that the granite-gravel will be replaced with concrete at owners expense when a connection is made.

U6: Callout for paving on landscape does not provide sufficient detail. Please indicate that paving type is 6 / SPD 3.2 or other type.

PR 3: U5: Cleared.

PR4 U4: Cleared.

PR5 U4: Cleared.

PR6 (U2): After discussion with applicants on 7/22/2019, PARD requires that easements provided as part of parkland dedication be publicly accessible upon the dedication of the easements. Dedication of the easements is required prior to site plan approval. While PARD understands the applicants' concerns, public access must be provided prior to the future trail connections. Additional dedication to reach the 15% gross site area requirement will create a functional public amenity prior to the future connections. Please remove gates from site plan. Call out temporary fencing at northern and south trail connections

U4: Comment remains until gate is removed. Public access is required to satisfy parkland per 25-1-604.

U5: A gate may be allowed for public access and removed once a connection has been made. Clarify that gate will be removed once connection is made on applicable sheets.

U6: Update to indicate that gate is to be removed when a trail connection is made.

PR7 (U5): Fiscal surety must be posted, and remaining fees paid, prior to approval. This reviewer will issue both once the outstanding issues regarding the trail design and easements have been resolved. An informal status cannot be granted when there are still outstanding design issues described in the above comments.

U6: The fiscal surety letter has been issued. You may pay parkland dedication fiscal surety at the One Texas Center first floor Fiscal Office at 505 Barton Springs Road. Please bring the attached worksheet and PARD letter, a location map for the project, and a subdivision construction agreement signed by the owner (if applicable).

The park fee bills have now been issued. The applicant may pay in person at the cashier. Email this PARD reviewer at thomas.rowlinson@austintexas.gov to request the bill numbers or find the bill numbers online at Austin Build + Connect. When payment has been made, email the receipt to this reviewer to clear this comment. The check must be from the entity listed as "Billed To" on the People tab.

Easements must be recorded prior to site plan approval.

Site Plan Review - Randall Rouda - 512-974-3338
--

SP 1. – 22 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.

U3: UDA has been submitted to legal for review. NOTE: During review, please darken the shading the shading on Exhibit B, Pages 1, 2 and 3.

U4: Comment pending recordation of the UDA

U5-U6: Comment pending recordation of the UDA. Revised UDA Sent to Legal for Review on November 25, 2019.

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-U6: Comment pending recording of the UDA.

ADMINISTRATIVE

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

U1-U6: Comment pending final submittal.

SP 26. 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-U6: Comment pending document number for sidewalk easement.

SP 29. – 40 Cleared.

SP 41. NEW COMMENT U6: A new tax certificate will be required if the project is not approved by February 1, 2020.

SP 42. NEW COMMENT: This project is currently scheduled to expire on February 18, 2020. If approval by that date is not expected, please contact this reviewer to discuss options.

Transportation Planning - Jaron Hogenson - 512-974-2253

TRAFFIC IMPACT ANALYSIS

TR1. 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.

- **U6: Comment cleared. Comment deferred to atd review.**

OTHER

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

- **U6: Comment remains. Sidewalk easement sent to legal for review on 10/30/19. Pending recordation.**

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:

CA6 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.

UPDATE #3: Response understood on this information pending until a future update.

Comment pending.

UPDATE #4: Fiscal form will be sent to those listed in your response. Comment pending posting of fiscal for transplant confirmation being provided to this reviewer.

UPDATE #5: Please coordinate and complete the posting of this fiscal with the fiscal office on the first floor of our building. Comment pending.

UPDATE #6: Comment pending.

CA7 **UPDATE #6: Comment cleared.**

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

CA9 **UPDATE #6: Comment cleared.**

CA13 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.

UPDATE #3: Notes indicate that the armoring mat will be installed per manufacture's specifications. Please provide these for staff to review. Additionally, this should include what the product looks like. Normally, installations other than loose rock riprap at grade are not approvable within the ¼ CRZ of trees to meet code requirements. Comment pending.

UPDATE #4: It would appear from the detail provide that seaming two mats together requires 18inches of excavation to overlap two mats evenly. Please clarify. Please also provide the details on the plans. Comment pending.

UPDATE #5: Please contact staff to meet on this additional protected tree removal proposed in place of meeting preservation. At this time staff has not been provided

enough information to approve these additional removals per the requirements of the LDC 25-8-624. Comment pending.

UPDATE #6: Thank you for the additional plan revisions for this issue. The plans though continue to show tis armoring within the ¼ CRZ right up to the trunk of the trees. Per previous U3 comment above this would normally not be approvable in the ¼ CRZ. Comment pending.

Tree Preservation/ Mitigation

CA14 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.

UPDATE #3: Comment pending.

UPDATE #4: Please revise the landscape calculations to show the deficiency of the mitigation inches not planted on site and turn into a monetary value at \$200.00 per inch for a final total payment into the tree fund. Comment pending confirmation of this fee being paid into the fund.

UPDATE #5: Comment pending clearing of preservation comments.

UPDATE #6: Comment pending clearing of preservation comments.

FYI: Comments may be cleared informally.

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

WQ1-WQ6 , WQ8, WQ9 Cleared previously

WQ7 Cleared, required Restrictive Covenant (RC) to tie the Subsurface Pond Maintenance (SPM) plan to the property recorded

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

IW1. Awaiting scheduling for signoff. The utility plan continues to comply with Industrial Waste requirements.

Planner 1 Review – Ramon Rezvanipour – 512-974-3124

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF 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