

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



CASE NUMBER: **SP-2015-0526C**  
REVISION #: **00** UPDATE: **U0**  
CASE MANAGER: **Donna Galati** PHONE #: **512-974-2733**

PROJECT NAME: **2110 S. Lamar Shopping Center**  
LOCATION: **2110 S LAMAR BLVD**

SUBMITTAL DATE: **December 9, 2015**  
REPORT DUE DATE: **January 6, 2016**  
FINAL REPORT DATE: **January 22, 2016**  
**16 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, 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 June 1, 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:**

**A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates submitted after 12 noon may be processed the next business day.**

**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 : Thomas Sievers  
Site Plan : Donna Galati  
DSD Transportation : Ivan Naranjo

## Water Quality Review - Ron Czajkowski - 512-974-6307

NO WQ COMMENTS

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

December 21, 2015  
Approved

- IW1. There are no Industrial Waste requirements for the purposes of resolving parking lot and zoning matters.
- IW2. Just as an FYI, the consultant has indicated that Aviary may be submitting plans for expanded food service in the space. Performing commercial food preparation will require the installation of a grease interceptor. The location of the grease interceptor is important as the interceptor will need to tie in to an existing sanitary waste line. This space does not appear to have access to the rear of the building so installation at that location may not be possible. If the interceptor will need to be installed at the front of the building, please be aware that the location of the sewer tap shown on the plans may not be accurate. The plan shows a connection at a City of Austin manhole in the middle of the driveway along S. Lamar Blvd. Our tap records show a connection in the north driveway along Oxford Avenue.

## DSD Transportation Review - Ivan Naranjo - 512-974-7649

- TR1. Dimension and label the Planting Zone and the Clear zone on the Site Plan. Sidewalks, designed in accordance with the Commercial Design Standards, are required along S. Lamar, a Core Transit Corridor (CTC) (§2.2.2.B). The sidewalks shall consist of two zones: (i) Planting zone must be 8 feet minimum, must be continuous, and located adjacent to curb, with street trees planted at an average spacing no greater than 30 feet on center, or up to 60 feet on center if parallel or head-in parking is provided; and (ii) Clear Zone must be 7 feet minimum (§2.2.2.B.1-2). FYI: Alternative Requirements for Shallow Lots: On lots with a depth of 150 feet or less, the total sidewalk may be reduced to 12 feet, consisting of a seven-foot minimum Planting zone and a five-foot clear zone.
- TR2. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Oxford Avenue, an Urban Roadway (§2.2.3.B). The sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Sidewalk clear zone must be 6 feet minimum if the principal street is a commercial collector or a major arterial (TCM, 4.2.1; Table 1-7). Dimension and label the Planting Zone and the Clear zone on the Site Plan.
- TR3. On sites 400 feet deep or less, surface parking is allowed between the street-facing facade line and the Urban Roadway (Oxford Ave.) if a shaded sidewalk is provided from the public sidewalk to the main customer entrance. (§2.2.3.E.3). Please demonstrate how this site will comply with this requirement.

- TR4. Any off-street surface parking along a CTC shall have landscape buffering in accordance with LDC 25-2-2006 between the clear zone (or supplemental zone) and the parking area. The buffering method must include shade trees (§2.2.2.E.2). Please demonstrate how this site will comply with this requirement.
- TR5. All requests for reduced parking must be submitted in writing at the same time as an application for site plan review. The request must include a car share management plan that includes the following elements:
- If the property owner has a contract with another entity to provide car-sharing service at the site, a copy of the contract between the property owner or manager and the car sharing provider must be provided. The contract with the company must include a clause that termination of the service is not effective until the Director of Development Services Department is notified, and a remedy, such as those listed in part F, are pursued.
  - If the property owner or manager owns and operates the car sharing service, proof of insurance and vehicle title documents and/or vehicle lease agreements for the car sharing vehicles must be provided.
  - Provide information regarding where car share parking will be located. This information should also be depicted on the site plan. If off-street parking is to be used and the property owner or manager is not operating the car share service, car share members not located or residing at the site must be able to reserve and access the vehicles.
- TR6. FYI: In the event that the car sharing service ends, the property owner and/or property management company shall notify the Director of the Development Services Department with a report identifying the deficiency in parking spaces as a result of the program ending, and the plans to bring the use into compliance with parking requirements. There are several options to bring the property back into compliance, including:
- Provide or go into contract with another comparable car sharing service.
  - Entering into a shared parking agreement with nearby property owner.
  - Constructing additional parking spaces on-site or off-site.
  - Requesting a parking variance from the Board of Adjustment.
- TR7. Please include the following Car-Sharing service notes on the site plan:
1. This project was approved for parking reductions for providing a car-sharing service. One car sharing vehicle is being provided by the owner/property manager.
  2. The car sharing service shall offer use of vehicle(s) 24 hours and 7 days a week on an hourly basis to its members (employees and staff).
  3. A car share program must provide insurance for its members and enable advanced booking of its vehicles.
  4. Proof of insurance and vehicle title documents and/or vehicle lease agreements for the car sharing vehicle(s) must be provided upon request by City of Austin inspectors.
  5. Annual reporting of the car sharing service use is required. The report form must be submitted to the Director of the Development Services Department, once a year, starting one year after the certificate of occupancy for the use is issued.
  6. Signage indicating the availability of the service shall be posted on the building at a location that is clearly visible to the members and patrons that benefit from the car-sharing service.
  7. The Car-Sharing proposal is filed in the Site Plan master file.
  8. In accordance with Land Development Code section 25-1-412, the Director may suspend a released site plan until the requirements are met.

TR8. The minimum bicycle parking requirement is 5% of the motor vehicle spaces, or 5 spaces whichever is greater, LDC, 25-6-476, Appendix A. TCM, 9.2.0, #11. Please identify on the parking table the number of bicycle parking spaces that are provided for this site.

TR9. Additional comments may be generated as more complete information is received.

**AWU-Utility Development Service Review - Neil Kepple - 512-972-0077**

WW1. The plan is a change of use and parking reduction plan only. No public utility improvements are proposed or required. No AWU review or sign-off is required

**Drainage Construction Review - Ron Czajkowski - 512-974-6307**

NO DC COMMENTS

**AWU-Pipeline Engineering Review - AWU-Pipeline Engineering - 512-972-0000**

WW1. The plan is a change of use and parking reduction plan only. No public utility improvements are proposed or required. No AWU review or sign-off is required

**PARD / Planning & Design Review - Marilyn Lamensdorf - 512-974-9372**

No review required.

**Electric Review - Jenna R Neal - 512-322-6110**

EL 1. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.

EL 2. As an FYI, The applicant will need to contact **Ernie Salinas (512-505-7667 or [ernie.salinas@austinenergy.com](mailto:ernie.salinas@austinenergy.com))** to discuss projected electric load due to change of use from retail to restaurant as a good measure. *Due to the volume of construction proposed for development within the city, it is best to contact him sooner rather than later.*

Site Plan Plumbing Review - Cory Harmon - 512-974-2882

NO REVIEW REQUIRED

Environmental Review - Taylor Horton - 512-974-2618

No Construction allowed with this permit. Therefore there are no Environmental Review Comments.

Fire for Site Plan Review - Mark Villarreal - (512) 974-0288

F1. It is understood that no structure is being proposed for the site and that no alterations are being made that affect AFD access and or operations.

Site Plan Review - Donna Galati - 512-974-2733

ZONING

- SP 1. Provide documentation demonstrating that at least 51% of the gross income of Aviary is derived from the sale of prepared food. [25-2-808(B)(1)]. If this cannot be achieved, this use is considered Cocktail Lounge.
- SP 2. The square footage of the restaurant is the entire unit C plus the outdoor seating.
- SP 3. Please verify that Unit F offers no on-site consumption.
- SP 4. Remove the note on the cover sheet reading: "this site is not subject to Subchapter E..." While staff recognizes that the site would not be subject to full compliance, but instead partial compliance, this is a new site plan, and the aforementioned statement is not accurate.
- SP 5. Provide a Core Transit Corridor sidewalk on Lamar and an Urban Roadway sidewalk on Oxford.
- SP 6. Include the following note on the site plan page: "All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E." Also include Figure 42 from Section 2.5.
- SP 7. Verify compliance with screening requirements of Subchapter E, section 2.6.2 by a) Screening from view of person standing on property line on far side of adjacent public street: solid waste collection areas and mechanical equipment and rooftop equipment, not including solar panels (§ 2.6.2.A); b) Incorporate loading docks, truck parking, storage, trash collection/compaction, etc., into building/landscape design. And c) add the

following note: Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

#### ADMINISTRATIVE

- SP 8. After February 1, 2016, provide a new tax certificate showing all taxes paid.
- SP 9. Show the submittal date on the cover sheet as November 18, 2016 (rather than Nov. 11).
- SP 10. Remove the "Non" from the title on the cover sheet. A consolidated site plan has been submitted, not non-consolidated.
- SP 11. Show the case number in the lower right-hand corner of each page as: SP-2015-0526C.
- SP 12. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.
- SP 13. If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time.
- SP 14. Remove the note from the cover sheet reading "LAND USE PLAN", because this is a consolidated site plan.
- SP 15. Remove: "or identify service provider if other than the City of Austin" from Note E, page 2. This is a directive, and not part of the actual note.
- SP 16. Fire, Water, and Industrial Waste must sign the cover sheet prior to site plan approval.

**Planner 1 Review - Elsa Garza - 512-974-2308**

#### **THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.**

- P1. FYI – An appointment is required in order to receive the 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 the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
  - File number: **SP-2015-0526C**
  - Application date: **November 18, 2015**
  - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code

- (if the case is approved by Commission) Under Section **142** of Chapter **25-5** of the City of Austin Code
- Case Manager: **Donna Galati**
- Zoning: **Please Add the Zoning on the mylars.**

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.

P3. 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 VII 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.

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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