

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SP-2015-0526C**
REVISION #: **00** UPDATE: **U1**
CASE MANAGER: **Donna Galati** PHONE #: **512-974-2733**

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

SUBMITTAL DATE: **April 7, 2016**
REPORT DUE DATE: **April 21, 2016**
FINAL REPORT DATE: **April 20, 2016**

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:

An informal update submittal is required. You must submit the distribution to each reviewer.

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

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

SP 1. Comment Cleared; this is an application for a restaurant.

SP 2. –SP 15. Cleared.

ADMINISTRATIVE

SP 16. Fire, Water, and Industrial Waste must sign the cover sheet prior to site plan approval.

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

TR1. –TR 4. Update #1: Comment cleared.

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.
- **Update #1: Comment pending. The contract with the Car-2-Go company must include a clause which states 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”. The termination clause was not included in the contract provided.**

TR6. –TR 8. Cleared

Planner 1 Review - Thomas Sievers - 512-974-1237

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 at thomas.sievers@austintexas.gov 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: **Nov 18, 2015**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: Donna Galati
- 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.

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.

Effective November 9th, 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 9th 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.