

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



CASE NUMBER: SP-2020-0066C  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Robert Anderson PHONE #: 512-974-3026

PROJECT NAME: The Oxford  
LOCATION: 2124 S LAMAR BLVD

SUBMITTAL DATE: April 2, 2020  
REPORT DUE DATE: April 30, 2020  
FINAL REPORT DATE: April 29, 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, 2021.** 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.**  
**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 12 copies of the plans and 13.0 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:**

Electric : Andrea Katz  
ATD Engineering : Amber Mitchell  
Drainage Engineering : Joydeep Goswami  
City Arborist : Suzannah DesRoches  
Environmental : Alex Butler  
Fire For Site Plan : Martin Botello (FD2974)  
Industrial Waste : Rachel Reddig  
Site Plan : Robert Anderson  
Site Plan Plumbing : Cory Harmon  
AW Utility Development Services : Bradley Barron  
Water Quality : Joydeep Goswami  
AW Pipeline Engineering : Daniel Lofton  
R.O.W. : Sarah Doersam  
Transportation Planning : Adam Fiss

- EL 1. The plans need to show a preliminary design. Show the location of the transformer pad(s) and routing the underground electric cabling, meter locations (within 150 ft. line of sight of the transformer) and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.
- [Site Plan Preliminary Design Requirements](#)
  - 1.10.4 - [Clearances from AE Padmount Equipment and Distribution Vaults](#)
- EL 2. **James Rowin** at [James.Rowin@austinenergy.com](mailto:James.Rowin@austinenergy.com) is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by James 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 James a point-of-service for your project, as well as the projected load required for service, with completed Electric Service Planning Application (ESPA) form.**
- EL 3. **Desired point of electric service** must be shown on the site plan approved by the design group.
- EL 4. Please submit [Design Intake Form](#) & [Electric Service Planning Application \(ESPA\)](#) online. By providing your request through an electronic submission, Austin Energy will be able to manage requests based on submission date and project complexity and Austin Energy personnel will be able to respond to customer requests for information more rapidly. When you submit an intake form to the Austin Energy Electric Service Design Department, you can expect a confirmation of submittal via email.
- EL 5. Will this site require electrical service only or electrical service and gas service?
- EL 6. Provide the electric service date. Requested by Austin Energy's distribution system planning. This is the service to supply the completed units. You can provide an estimated timeline of when construction is anticipated to be completed. It doesn't have to be an exact date. An approximate completion timeline can be provided in the form of **MONTH/YEAR** or **season** (like September 2019 or Spring 2020, etc.)

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- DE 1. Please email this reviewer .pdf files of updated sheets, comment responses, and reports as necessary with each update submittal.
- DE 2. Please clarify how off-site runoff is conveyed through or around the subject site. Conveyance of off-site runoff through the subject site may require the dedication of drainage easements. [LDC 25-7-151; LDC 25-7-152]
- DE 3. Please clarify when the existing impervious cover on the subject site was constructed and permitted.
- DE 4. Please provide calculations of the composite "C" values used in the Rational Method calculations as provided on the Existing Drainage Area Map (Sheet 18) and Proposed Drainage Area Map (Sheet 19). The composite "C" values do not appear to match values provided in DCM Table 2-1.

- DE 5. Per the existing and proposed drainage calculations, there is an increase of flow for the 2, 10, 25, and 100-yr storm events for drainage area EX1 and PR1 between existing and proposed conditions. Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Please demonstrate compliance. [DCM 1.2.2(D)]
- DE 6. Per comment DE 3, on-site detention may be required. Additional comments for the on-site detention structure will be generated once the detention plans have been provided.
- DE 7. Please clarify how and where flows are conveyed downstream of the subject site.

Additional comments may be generated once the information from the above comments is provided.

City Arborist Review - Suzannah DesRoches - Suzannah.desroches@austintexas.gov

- CA 1. Please add the tree numbers to the Site Plan and Grading sheets.
- CA 2. Please add the following note prominently on the ESC sheet: ***"Where Tree Protection fencing cannot be maintained at the ½ CRZ, apply 12" mulch throughout the CRZ and top with construction mats or plywood. Once the project is completed, all materials should be removed, and the mulch should be reduced to a depth of 3 inches."***
- CA 3. Trees proposed to be preserved must meet the following criteria:
- (1) a minimum of 50% of critical root zone must be preserved at natural grade, with natural ground cover;
  - (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
  - (3) no cut or fill is permitted within the 1/4 critical root zone.
- [ECM 3.5.2, ECM Appendix V Figure 3-6]
- Due to the proposed impacts exceeding the above minimum preservation criteria, particularly item (1) relating to overall critical root zone preservation, tree care plans will be required for Protected live oak #536 and for Heritage live oak #325. Care administered through the plans should include measures to support the trees' health through the impacts of construction such as soil decompaction, soil testing and remediation, etc.. Please provide Tree Care Plan to this reviewer via email.
- CA 4. Please shift the proposed sidewalk at the tree #536 to remain back of curb (as proposed at tree #325) up until the pedestrian crossing of the driveway.
- CA 5. Please shift proposed parking space 1C fully outside of the ½ Critical Root Zone (CRZ) of the adjacent tree #536. The existing parking area is proposed to be regraded to a depth of 18"; these impacts far exceed the 4" cut or fill limit within a tree's ½ CRZ.
- CA 6. On the Grading sheet, a retaining wall at tree #536 is noted as "Retaining wall by others." Please explain, as this construction appears it could impact the adjacent tree.
- CA 7. Please propose an alternate construction method for the proposed sidewalks where they will pass through the CRZs of preserved trees. One example is sand bridging over root zones to minimize impacts due to excavation.
- CA 8. Please shift proposed Fire and Water lines on the Utility Sheet out of the ½ CRZ of tree #325. On Detail A they are shown outside of the ½ CRZ; please have overall Utility plan reflect this Detail A layout.
- CA 9. Please have an arborist assess tree #325 for canopy pruning needs. Take into account actual building footprint as well as space needed for scaffolding and construction. Review will be required to determine if more than 25% of the canopy will need to be removed, and if this work will be approved.

- CA 10. Please provide locations of proposed mitigation tree(s). Please note that any tree removed from within the site must be mitigated within the property line and not in the Right of Way.
- CA 11. No shrubs, grasses, or plants may be planted within the CRZ of either tree. Per code, at least 50% of each tree's root zone shall remain at natural grade with natural ground cover. Due to the number of impacts at each tree, there is already less than 50% of natural area at each tree. An appropriate ground cover is shredded hardwood mulch, applied 3" deep and offset from trunk by at least 1 foot.
- CA 12. Please correct the scientific name for the proposed Mexican redbud to *Cercis canadensis var. mexicana*.
- CA 13. Please ensure the Urban Forestry Summary is completed accurately once all tree mitigation and replacement issues have been resolved.
- CA 14. Please propose to plant more replacement trees within the site if possible; if not, please provide a line item with the total mitigation fee to be paid, calculated at \$200 per inch to be paid into the Urban Forest Replenishment Fund. Comment may be cleared once mitigation fee has been paid.
- CA 15. Overall tree mitigation approval pending Environmental Reviewer's approval of Landscape Plan.

Environmental Review - Alex Butler - alex.butler@austintexas.gov

### **Cover Sheet Notes**

- EV 1. Add the following note to the plan set coversheet: "If at any time during construction of this project an underground storage tank (UST) is found, construction in that area must stop until a City of Austin UST Construction Permit is applied for and approved. Any UST removal work must be conducted by a UST Contractor that is registered with the Texas Commission on Environmental Quality (TCEQ). Contact Bruce Calder at (512) 974-2922 if you have any questions. [COA Title 6]"

### **Landscape and Tree Mitigation**

- EV 2. Demonstrate compliance with the Innovative Water Management (IWM) requirement by including one of the following methods of compliance on the Drainage, Grading, and Landscape Plans:
1. an undisturbed natural area excluded from the LOC boundary; or,
  2. irrigation by stormwater runoff conveyed from impervious surfaces by one of the following:
    - overland flow;
    - storm drains;
    - downspouts;
    - rainwater harvesting; or,
    - retention-irrigation;Hatch and show the square footage of
    - the undisturbed natural area; or
    - the impervious drainage area (stormwater runoff source) and the pervious landscape area receiving stormwater runoff[LDC 25-2-1008, ECM 2.4.9].
- EV 3. Provide street yard square footage within the landscape calculations.
- EV 4. Provide an exhibit showing that the parking lot meets the minimum landscape standards established in the Environmental Criteria Manual section 2.4.2. Check that there is an island and a tree within 50 feet of each parking space. [ECM 2.4.2]
- EV 5. Twenty percent of the street yard must be landscaped. Demonstrate compliance with this requirement. [ECM 2.4.1]

EV 6. Landscape and Mitigation tables. Table 1 summarizes this reviewer’s assessment of the number and inches of trees required by landscape code. Table 2 shows the number of inches proposed to be planted. Table 3 shows the number of proposed inches that are available to be counted for mitigation/replacement.

Table 1: Number & Inches of Trees Required by Landscape Code		
	Number of Trees	Inches of Trees
Streetyard	X trees @1.5”	
Buffer	X trees @ Y” proposed for buffer points	
Parking lot	X trees @1.5”	
Sub-Table 1a: Number & Inches of Trees Required by Any Review Other Than Landscape or City Arborist		
	X trees @ Y”	
	Total tree inches required	<b>A</b> [sum of above]

Table 2: Inches Proposed to be Planted		
Total inches proposed (per plant list)	<b>B</b>	XX

Table 3: Inches Available to be Counted Toward Mitigation / Replacement		
	$B - A = C$	<b>C</b> [B-A]

EV 7. This comment is pending approval by City Arborist Review for tree preservation and required mitigation.

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

EV 8. 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

EV 9. Payment of the landscape inspection fee is required prior to permit/site plan approval. Obtain invoice at Intake on the fourth floor. For questions regarding landscape fee amount, call 512-974-1770. Payment of the fee is made at the first floor Cashier’s Window. Upon payment, notify environmental reviewer.

EV 10. Send a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to [Alex.Butler@austintexas.gov](mailto:Alex.Butler@austintexas.gov). 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. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

Fire For Site Plan Review - Martin Botello - 512-974-0184 [Martin.Botello@austintexas.gov](mailto:Martin.Botello@austintexas.gov),

- F1. Please move or copy the Austin Fire Department (AFD) table on Sheet #8 to the Cover Sheet.
- F2. A general notation is missing from the Fire Department general notes section of Sheet #8. Please add the following notation to the Fire Department general notes section.
  - 7. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within ten feet of combustible walls, openings, or combustible roof eave lines.

Site Plan Review - Robert Anderson - 512-974-3026

**Subchapter E – Principal Street = South Lamar Boulevard (Core Transit Corridor)**

SP1. FYI: Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

§ 2.2: Relationship of Buildings to Streets and Walkways

SP2. 75% of the net frontage length of the property along the CTC must consist of continuous building façade built up to the clear zone, or the supplemental zone if one is provided. [Sec. 2.2.2.D.1]. The table on sheet 9 indicates a request for Alternative Equivalence Compliance will be submitted for this requirement and building entryway requirements.

SP3. For Core Transit Corridor roadways, the Planting Zone shall be planted with street trees at an average spacing not greater than 30 ft. on center. [Sec. 2.2.2B.1.a]

INFO: Utilities must be underground from building to property line. Utilities within the right-of-way must be placed underground or to rear of site to the maximum extent practicable. If overhead utilities remain, no portion of the building may be located within a 10-foot radius of the energized conductor. [Sec. 2.2.2.B.3]

§ 2.4: Building Entryways

SP4. Identify and label all building entrances.

SP5. At least one customer entrance must face the principal street and connect directly to the sidewalk along the principal street, unless you meet the exception requirements of section 2.4.B.1. The sidewalk connecting to the principal street from the entrance is required to be shaded.

SP6. Building entrances are to be at intervals of no more than 75 feet along the elevation facing the principal street. If not, areas between entrances (or from building edge to entrance) shall use shaded sidewalks (§ 2.4). Additional review and comments regarding shading of the building and parking for Subchapter E, Article 3 will occur during the building plan review process.

§2.5: Exterior Lighting

SP7. 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 34 from Section 2.5.

§ 2.6: Screening of Equipment and Utilities

SP8. 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.; p. 52); 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.

§ 2.8: Shade and Shelter

SP9. A shaded sidewalk is required alongside at least 50% of all building frontages adjacent to or facing the principal street or adjacent parking. [2.8 Shade and Shelter].

SP10. A shaded sidewalk must be provided alongside at least 50% of  
a. ~~the roadway or internal circulation route where building frontage is provided under the requirements of this subchapter; and~~  
b. any parking adjacent to the building [Section 2.8.2.A.1]

SP11. The shaded sidewalk shall provide trees planted no more than 30 feet on center or a 4' awning. Along any parking adjacent to the building the shaded sidewalk shall consist of a minimum 5 foot clear zone and 5 foot planting zone, planted with trees no more than 30 feet on center, or a 5 foot clear zone with a minimum 5 foot wide weather protection. [2.8.2.A.3]

\*Identify and label the shading that will be provided.

- SP12. When adjacent to parking, the shaded sidewalk shall be raised above the level of the parking by way of a defined edge. ADA ramps alongside the building must also be shaded. [Section 2.8.2.A.2]
- SP13. Building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under a shade device such as an awning or portico. [Section 2.8.2.A.4]  
\*Show and label all exits and entrances and how each will be shaded.

### **Demolitions and Relocations**

- SP14. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Department. Please contact the Historic Preservation Officer at 974-6454 for additional information. [Chapter 25-11].

### **Compatibility/Screening Requirements**

- SP15. FYI: The site is subject to compatibility standards due to the proximity of SF-3-H to the north (approximately 180 feet), SF-3 to the north (approximately 215 feet), and SF-3 to the west (approximately 360 feet). The project complies with setback and height compatibility standards.
- SP16. Show the following Compatibility Standards Notes on the site plan sheet:
- All exterior lighting will be hooded or shielded from the view of adjacent residential property. [Section 25-2-1067].
  - All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive. [Section 25-2-1067].
  - The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. [Section 25-2-1067].
  - The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. [Section 25-2-1067].

### **Sites with Multiple Lots**

- SP17. Note on the cover sheet and site plan sheet: The site is composed of \_\_\_ 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. UDA # \_\_\_\_\_.  
Once recorded add the document number for the UDA to the note.
- SP18. 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 – DSD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent.

### **Land Use / Zoning**

- SP19. Show the following site information (show proposed and allowed) in a Site Data Table:
- ~~total site area~~
  - ~~zoning and proposed use (according to 25-2-4)~~
  - ~~minimum site area required~~
  - ~~gross floor area for each building (in sq. ft.)~~
  - ~~total gross floor area (in sq. ft.)~~
  - building coverage (in sq. ft. and percentage). Please confirm the percentage shown. The listed figure appears to be incorrect.
  - ~~impervious cover (in sq. ft. and percentage)~~
  - floor-to-area ratio (expressed as ratio) Please confirm FAR shown listed figure appears to be incorrect
  - ~~building height (in stories and feet)~~
  - ~~foundation type and finished floor elevation~~

### Administrative Cover Sheet

- SP20. Show correct street address on each sheet. 911 Address has provided the address 2124 S Lamar Boulevard. Please correct this on the cover sheet under the project title, vicinity map, and side bar, and the side bar on every sheet.
- SP21. Show legal description of the property on the cover sheet by lot, block, subdivision, or by metes and bounds. Indicate the book and page or document number with the legal description.
- SP22. Please correct the text of under the Jurisdiction heading on the cover sheet. The text says Oxford Street. But, the street is Oxford Avenue.
- SP23. Please remove the setback information from the CS Zoning Requirements. Subchapter E standards supersede base zoning setback requirements.
- SP24. Obtain all required signatures (Industrial Waste, Fire, and Water Utility) on the cover sheet prior to site plan approval.

### Site Plan Sheet

- SP25. The Building Frontage Calculation Table on the site plan sheet lists the frontage requirement as 70%. However, in Core Transit Corridors, the minimum building frontage requirement is 75%. Please correct this figure.
- SP26. Please modify placement of survey markings for the western lot line. The markings are covered by LOC
- SP27. 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. Please indicate if there are any easements proposed with this development. The cover sheet indicates a ROW dedication, a sidewalk easement, a license agreement. The site also requires a Unified Development Agreement. Please include call outs for the required legal documents on all relevant sheets.
- SP28. Please confirm that vertical improvements are planned for the right-of-way such as trees, furniture, irrigation, or other structure. If so, a license agreement or encroachment agreement will be required. Please contact Betty Nguyen with the Office of Real Estate Services at 974-7196. Please begin this process as soon as possible as it can take some time.
- SP29. Please confirm that you are showing all amenities, such as walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.
- SP30. Note on the site plan sheet: "Exterior lighting above the second floor is prohibited in the GO, LR, GR, CS, or CS-1 zoning districts, when adjacent to an SF-5 or more restrictive zoning district (Section 25-2-585)."
- SP31. Show all existing buildings on adjoining lots within 50 feet of the site. Aerials show two additional buildings to the north of the lots of the proposed site.

### Other

- SP32. Show the project title on each sheet of the site plan. It is missing from sheets 21-24.
- SP33. Correct/complete approval blocks for sheets 21-24. Add case manager (R. Anderson) for each sheet.
- SP34. FYI: Compliance with the Universal Recycling Ordinance is mandatory for multi-family complexes, businesses and office buildings. The proposed dumpster and enclosure seems insufficient for both trash and recycling.



SP35. A new tax certificate showing all taxes paid will be required after February 1, 2021 if the site plan is not approved by that time.

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

Civil Engineer – Revise the utility plans:

1. Indicate the size and material of the private water piping.
2. Indicate the size and material of the private fire line piping.
3. Indicate the type of irrigation backflow preventer.

R.O.W. Review - Sarah Doersam - 512-974-6540

ROW 1: Utility coordination case UCC-200227-07-01 is incomplete. UC case must be complete and completeness letter issued by AULCC staff for ROW review to indicate approved in the site plan case.

Traffic Control Review - Juliet Thomas - 512-974-7130

**If your work *will* occur in the Downtown Austin Project Coordination Zone (DAPCZ):**

You are required to email a PDF copy of the TCP to [TCPReview@austintexas.gov](mailto:TCPReview@austintexas.gov) and [ROWProjectCoordination@austintexas.gov](mailto:ROWProjectCoordination@austintexas.gov) a minimum of **SIX WEEKS PRIOR** to the estimated start of construction.

***Include all the following details:***

- Estimated start date
- Work scope
- Anticipated closures that may impact the right of way (ROW)
- You are required to have the project added to the DAPCZ agenda and attend the next scheduled DAPCZ meeting. Email [ROWProjectCoordination@austintexas.gov](mailto:ROWProjectCoordination@austintexas.gov) to be added to the DAPCZ agenda and to be provided more information about meetings. Meeting are held the 3<sup>rd</sup> Tuesday of every month (except for March).
- Out of Process review fees must be paid prior to receiving the approved TCP. Review fees (initial and each re-review): \$50 per hour with a minimum of two hours.
- TCPs shall not be approved without an approved site plan, site plan exemption, or general permit
- Approved TCPs in the (DAPCZ) that are older than 6 months or approved TCPs which are outside the DAPCZ that are older than 12 months are considered expired and must be re-reviewed. You are required to submit a .pdf copy of the TCP to [TCPReview@austintexas.gov](mailto:TCPReview@austintexas.gov) for re-review. **Permits will not be issued if the corresponding TCP is expired.**

**If your work will *not* occur in the Downtown Austin Project Coordination Zone (DAPCZ) you are required to comply with the following:**

Email a PDF copy of the TCP to [TCPReview@austintexas.gov](mailto:TCPReview@austintexas.gov) and

[ROWProjectCoordination@austintexas.gov](mailto:ROWProjectCoordination@austintexas.gov) a minimum of **SIX WEEKS PRIOR** to the estimated start of construction.

- Out of Process review fees must be paid prior to receiving the approved TCP. Review fees (initial and each re-review): \$50 per hour with a minimum of two hours.
- TCPs shall not be approved without an approved site plan, site plan exemption, or general permit.
- Approved TCPs in the (DAPCZ) that are older than 6 months or approved TCPs which are outside the DAPCZ that are older than 12 months are considered expired and must be re-reviewed.

### **ACCESSIBILITY COMMENTS**

- TR1. The minimum vertical clearance of an accessible route shall be 80 inches. [ANSI 307.4]. Provide the minimum vertical clearance.
- TR2. A curb ramp within public right-of-way must have a detectable warning texture consisting of raised truncated domes extending full width of the ramp for a minimum of the bottom 2 feet of the curb ramp. Detail provided. Show location on site plan sheet [City of Austin Standard No. 432S-2A, 432S-2B]

### **CORE TRANSIT CORRIDOR – Lamar**

- TR3. Sidewalks, designed in accordance with the Commercial Design Standards, are required along a CTC (§2.2.2.B). Dimension and label the Planting Zone and the Clear zone on the Site Plan. 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). Contact the Environmental Reviewer for a list of approved shade street trees. Planting zone does not appear to meet requirement.

### **URBAN ROADWAY – Oxford**

- TR4. Sidewalks, designed in accordance with the Commercial Design Standards, are required along 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. AEC can be considered where sidewalk is back of curb to accommodate heritage tree. Please call out all obstructions in ROW.

### **PARKING**

- TR5. Please add the following note to site plan if on-street parking is proposed “None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they can count on-street spaces at their own risk; the spaces may be removed at any time for any reason and the City of Austin will not relocate displaced on-street parking. In addition, if the adjoining street applies for and receives Residential Permit Parking, the parking for the development will not count as residential parking and the residents will not receive Residential Parking Permits.” Approval from ATD is required to place parking in ROW. My concern is the location of the parking sign in the clear zone. Please revise location.
- TR6. Parking reduction is being taken for shower facility. Please show shower’s location on architectural drawing.

### **SIDEWALK**

- TR7. A sidewalk easement is required if the public sidewalk enters onto private property. Provide an additional two feet within the easement for maintenance purposes. TCM, 4.2.1, 4.2.2.
- TR8. Alternative sidewalk materials, designs, or methods of construction may be substituted for a conventional sidewalk with the approval of Public Works, if such alternatives are sufficient, safe, durable, and equivalent to the standards set out in the Code and the TCM. LDC 25-6-294; TCM, 4.2.1.
- TR9. If vertical improvements are planned for Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with Office of Real Estate Services at 974-7185.

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

- ATD1. The ASMP (adopted 04/11/2019) requires 100' of right-of-way for S Lamar Blvd Dedicate 50 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55). Provide a street deed showing right-of-way to be dedicated to the DSD transportation reviewer for processing through City legal. *Please pay the fee for the waiver and let me know when its been paid.*
- ATD2. Provide a survey tie showing the existing right-of-way and pavement width for S Lamar Blvd.
- ATD3. Approval of the Austin Transportation Department (ATD) is required to place parking within the right-of-way. *Please show more clearly where the space in the right of way is proposed relative to the stop sign and loading zone.*
- ATD4. Please add following note to site plan if on-street parking is proposed "None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they can count on-street spaces at their own risk; the spaces may be removed at any time for any reason and the City of Austin will not relocate displaced on-street parking. In addition, if the adjoining street applies for and receives Residential Permit Parking, the parking for the development will not count as residential parking and the residents will not receive Residential Parking Permits."

Water Quality Review - Joydeep Goswami - 512-974-3568

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- WQ 1. Please email this reviewer .pdf files of updated sheets, comment responses, and reports as necessary with each update submittal.
- WQ 2. A payment of fee-in-lieu of water quality is proposed to address water quality requirements. Please provide a signed and dated ECM Appendix T-table for payment of fee-in-lieu of water quality. This can be emailed to this reviewer to expedite the review. [ECM 1.6.4; ECM Appendix T]
- WQ 3. Once the ECM Appendix T-table for payment of fee-in-lieu of water quality has been approved, please obtain the invoice for payment from Intake staff and make payment to the Cashier's Office. Please provide a copy of the receipt of payment to this reviewer to clear this comment. [ECM 1.6.4]

Additional comments may be generated once the information from the above comments is provided.

Industrial Waste Review - Rachel Reddig - 512-972-1074

- IW1. For the existing conditions and demolition plan, show all existing water and wastewater piping, including private plumbing, and specify disposition.
- IW2. For compliance with §15-10-226 of the Austin City Code, install a City of Austin approved 2-way cleanout per **Standard Detail 520-AW-01C** to act as a sampling and inspection port. Reference the detail in the call-out and include the detail in the utility detail sheets. Per UCM 2.9.4.G.6, the cleanout must be located in a non-traffic, non-parking area to be used as a sampling and inspection port.

AW 1. Per §25-9:

The landowner must obtain City approval of a Service Extension Request for water service. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7<sup>th</sup> floor, phone 512-972-0211. Austin Water reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

AW 2. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

Once AW1 is addressed, the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: For plan review status contact your assigned Pipeline Engineering reviewer.

RED LINE COMMENTS CAN BE FOUND AND DOWNLOADED UNDER THE " ATTACHMENT FOLDER" LISTED AS RED LINES COMMENTS 1<sup>st</sup> REVIEW ON THE PERMIT SEARCH WEBSITE, SEE ATTACHED LINK (<https://abc.austintexas.gov/web/permit/public-search-other?reset=true> ). FOR THE NEXT REVIEW CYCLE, DELIVER UPDATED FULL-SIZED PLANS TO DSD INTAKE FOR PIPELINE ENGINEERING REVIEW AND EMAIL A LINK FOR AN ELECTRONIC SET OF PLAN. ALSO AT THE NEXT REVIEW CYCLE, PRESENT THIS REPORT OR MARKUP SUMMARY FOUND ATTACHED TO REVIEWED PLANS TO DSD INTAKE IN LIEU OF PIPELINE ENGINEERING'S RED LINE PLAN SET OF PREVIOUS REVIEW.

THE MAJOR REASONS FOR REJECTION OF THIS SUBMITTAL INCLUDE, BUT NOT LIMITED TO NON-COMPLIANCE WITH CITY CODE SECTIONS:

- **§ 25-4-191 – Water Lines**

*A subdivision within 100 feet of a public water system must be connected to the public water system. The director may waive this requirement. If a subdivision is to be served by a public water system:*

- *approval of the water system plans by the director of the Water and Wastewater Utility is required;*
- *installation of the water system must comply with the requirements of this title and the Utilities Criteria Manual; and*
- *water lines to serve each lot must be installed before a lot may be occupied.*

Source: Section 13-2-476; Ord. 990225-70; Ord. 031211-11.

- **§ 25-4-192 – Wastewater Lines**

*A subdivision within 100 feet of a public wastewater system must be connected to the public wastewater system. In the extraterritorial jurisdiction, the director may waive this requirement. In the zoning jurisdiction, this requirement may be waived under Section 25-9-4 (Connection To Organized Wastewater System Required). If a subdivision is to be served by a public wastewater system or community disposal system, wastewater lines to serve each lot must be installed before a lot may be occupied. Source: Section 13-2-475; Ord. 990225-70; Ord. 031211-11.*

- **§ 6-4-11(E) Mandatory Reclaimed Water Connection**

*Except for municipal uses associated with law enforcement or public health and safety, all new commercial developments or redevelopments located within 250 feet of a reclaimed water distribution line are required to obtain and utilize permitted connections to reclaimed water for irrigation, cooling, and other significant non-potable water uses.*

- **§ 15-9-9 – Criteria Manuals**

*The Utilities Criteria Manual and the Water and Wastewater Design Criteria Manual apply to utility service provided under the Code. Source: Ord. 040805-02.*

- **§ 15-9-152 – Design and Installation Guidelines**

*The directors of the Electric Utility and the Water Utility shall adopt design and installation guidelines related to a customer's installation and the City's service connection.*

*A person authorized to install a customer's installation or the City electric utility equipment or facilities shall comply with the City's "Utilities Criteria Manual."*

*A person authorized to install a customer's installation or the City's water utility equipment or facilities shall comply with the City's Utilities Criteria Manual, standards, and specifications.*

*Source: 2003 Code Sections 15-9-211(A) and (B); 1992 Code Sections 18-4-300(A) and (B); Ord. 040805-02; Ord. No. [20180524-006](#), Pt. 8, 6-4-18.*

- **TCEQ Chapter §291.93. Adequacy of Water Utility Service.**

*Sufficiency of service. Each retail public utility which provides water service shall **plan**, furnish, **operate**, and **maintain** production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses.*

- **TCEQ Chapter §291.94. Adequacy of Sewer Service.**

*Sufficiency of service. Each retail public utility shall **plan**, furnish, **operate**, and **maintain** collection, treatment, and disposal facilities to collect, treat and dispose of waterborne human waste and waste from domestic activities such as washing, bathing, and food preparation. These facilities must be of sufficient size to meet the minimum design criteria for wastewater facilities of the commission for all normal demands for service and provide a reasonable reserve for emergencies.*

*In addition, this specific project does meet with the following Utility Criteria Manual sections 2.2.0 thru 2.9.*

*In accordance with section 15-9-276 of City Code, the project will need dedicated and recorded water/wastewater or reclaimed water easements.*

- **§217.321. Safety Design of a Wastewater Treatment Facility.**

*(b) Occupational **safety and health hazards, and risks to workers and the public**, must be addressed in the design of collection system and wastewater treatment facility equipment and processes.*

- **§291.95. Standards of Construction.**

*In determining standard practice, the commission will be guided by the provisions of the American Water Works Association, and such other codes and standards that are generally accepted by the industry, except as modified by this commission, or municipal regulations within their jurisdiction. Each system shall construct, install, operate, and maintain its plant, structures, equipment, and lines in accordance with these standards, and in such manner to best accommodate the public, and to prevent interference with service furnished by other retail public utilities insofar as practical.*

**A COMPLETE ALL-INCLUSIVE LIST OF COMMENTS ALONG WITH CODE CITATIONS IS PROVIDED ON THE RED LINED PLANS. THE RED LINED PLANS ARE READY TO BE PICKED UP AT AUSTIN WATER PIPELINE ENGINEERING, AT, WALLER CREEK CENTER, 625 E. 10th STREET, SUITE #300, AUSTIN, TEXAS 78701, BETWEEN THE HOURS OF 8:00 AM-12:00 PM, MONDAY THROUGH FRIDAY.**

**RESPONSES TO ALL OF THE RED LINED COMMENTS/QUESTIONS MUST BE MADE IN A DIFFERENT COLOR ON THE PLAN SET WITH AN EXPLANATION OF HOW AW COMMENTS/QUESTIONS HAVE BEEN ADDRESSED.**

**PLEASE INDICATE IF THE PROJECT WILL BE SUBMITTED TO AULCC FOR REVIEW AND IF SO, INCLUDE ROW ID# and UCC PERMIT # ON THE UTILITY PLAN SHEET.**

P 1. Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbers**
- File number: **SP-2020-0066C**
- Application date: **02/18/2020**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **Randy Rouda**
- Zoning: **Please add zoning**

P 2. **ELECTRONIC SUBMITTAL REQUIREMENT**

All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

END OF REPORT