

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



CASE NUMBER: SP-2020-0084D  
REVISION #: 00 UPDATE: U1  
CASE MANAGER: Ann DeSanctis PHONE #: 512-974-3102

PROJECT NAME: AIM South Lamar C1 Riverside Dr to Barton Springs Road  
LOCATION: 204 1/2 S LAMAR BLVD SB

SUBMITTAL DATE: July 16, 2020  
REPORT DUE DATE: July 30, 2020  
FINAL REPORT DATE: August 3, 2020  
4 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

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

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is March 9, 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.**  
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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 8 copies of the plans and 9.0 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for Planner 1 and only the letter is required for Austin Water Utility Development Services.**

**Please note:** if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

**REVIEWERS:**

Planner 1 : Ramon Rezvanipour  
Electric : Andrea Katz  
Drainage Engineering : Kena Pierce  
Environmental : Pamela Abee-Taulli  
Flood Plain : Jason Recker  
Site Plan : Ann DeSanctis  
Traffic Control : Shawn Jackson  
Water Quality : Kena Pierce  
AW Pipeline Engineering : George Resendez  
PARD / Planning & Design : Scott Grantham  
AW Utility Development Services : Bradley Barron

Electric Review - Andrea Katz - 512-322-6957

- EL 1. U1: **Comment stands.** Please show electric facility relocation on updated plan set.
- EL 2. U1: **Comment stands.** Continue streetlight coordination with AE.
- EL 3. U1: **Comment cleared.**

Drainage Engineering Review - Kena Pierce - 512-974-7273

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 submit electronic copy of stormCAD models so they can be reviewed by Watershed Protection Department. They can be sent to [kena.pierce@austintexas.gov](mailto:kena.pierce@austintexas.gov).  
**Update 1: Comment Cleared. It appears the applicant is working directly with Watershed to get model approval. All reviewer needs is proof of Watershed's acceptance of models. See DE 2.**
- DE 2. Pending Watershed's acceptance of storm sewer modeling and calculations.  
**Update 2: Comment pending. Please send reviewer proof of Watershed's acceptance of the models once received.**
- DE 3. Per DCM 5.7.1.I "New street trees placed within the right-of-way shall have a horizontal clearance of 5 feet from the edge of the tree well to the outer edge of the storm drain, manhole, inlet, or other appurtenance.". Clearly demonstrate this in the landscaping sheets by calling out the distance between trees and curb inlets. The DCM criteria updates can be accessed at this site. <http://www.austintexas.gov/edims/document.cfm?id=333087>. They are not yet incorporated into Municode.  
Also note that benches and bike racks have inlet distance requirement in TCM 4.2.2.  
**Update 2: Comment pending. Thank you for showing the dimensions between the curb inlets and the tree but it appears the measurements are between the inlets and the tree trunks. The criteria specifically calls out the inlet and tree well. Please update. If the minimum clearances cannot be met then a root barrier will be required for that treewell.**
- DE 4. **Applicant is requesting waiver from DCM 5.2.0.H. The proposed design is to connect proposed inlet (CI-08B-WBO-14) located on the NW corner of south bound Lamar and Butler Road to existing inlet (CI-08A-WBO-14) on the SW corner of south bound Lamar and Butler Road instead of tying it directly to the storm sewer located under the north bound side of Lamar.**  
**Could you please verify the inlets on the south bound side of Lamar between Toomey and Butler. There appears to be a 20 ft inlet that is not on the plans and the inlet CI-10A-WBO-14 (100371) appears to no longer be there. This might change the design.**  
**In order to approve this, please demonstrate that the function of inlet CI-08A-WBO-14 is not adversely affected. It is located next to a very, very busy driveway.**

**Please note waivers generate extra DSD fees that will need to be paid in order for the comment to be cleared and if the waiver is granted a waiver note will be required for the coversheet.**

- DE 5. **Applicant is requesting a temporary waiver from DCM 3.2.0. The reviewer will get back to the applicant after the waiver is reviewed by Watershed.**
- DE 6. **Applicant is requesting a waiver from DCM 3.2.0. The reviewer will get back to the applicant after the waiver is reviewed by Watershed.**

City Arborist Review - Keith Mars - 512-974-2755

Note: Please e-mail your reviewer if you have any questions, concerns, or require additional information about these comments. Please also e-mail your reviewer if you would like to schedule a phone or virtual meeting to discuss the review comments. Updates cannot be reviewed outside of the Plan Review cycle. If you have questions about DSD's response to COVID-19 please go to <https://www.austintexas.gov/page/dsd-covid-19>.

- CA 1: Add tree numbers to all trees on all plan sheets.  
Update #1: Comment partially addressed. I see there are multiple engineer's stamping sheets and some do not include the tree numbers. This can be addressed informally.
- CA 2: Add tree protection fencing to all trees within the LOC and extend fencing to the full critical root zone where possible.  
Update #1: Comment cleared.
- CA 3: Page 34 of 249 shows multiple site improvements in the ½ and ¼ critical root zone of regulated trees. Please contact this reviewer to schedule a meeting: [SuzannahDesRoches@austintexas.gov](mailto:SuzannahDesRoches@austintexas.gov); [Keith.Mars@austintexas.gov](mailto:Keith.Mars@austintexas.gov)  
Update #1: Comment cleared.
- CA 4: Show trees on the removal/demolition plan sheets. Also show tree protection.  
Update #1: Comment cleared.
- CA 5: Remove notes on landscape sheets stating "proposed trees are for any required mitigation". This project is subject to street tree requirements separate from tree preservation and mitigation requirements.  
Update #1: Comment cleared.
- CA 6: Thank you for the street tree details and notes. Please contact Taylor Horton and Naomi Rotramel to discuss species diversity, planting details, etc. to ensure continuity between the City Arborist and the Corridor Program on some of our joint work to improve street tree plantings.  
[Taylor.Horton@austintexas.gov](mailto:Taylor.Horton@austintexas.gov); [Naomi.Rotramel@austintexas.gov](mailto:Naomi.Rotramel@austintexas.gov).  
Update #1: Comment cleared.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1-2 Cleared

Classified Waterways / CWQZ / WQTZ / Floodplain

EV 3 Clearly show and label the CWQZ. [LDC 25-8-92]

**Update 1 Comment not cleared.** Comment not addressed.

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

EV 4 Cleared

EV 5 I am concerned about the mulch sock proposed for curb inlet protection. Since there is no grate at the curb inlets, mulch sock is prone to falling in. Please proposed a different type of control for the curb inlets and provide detail.

**Update 1 Comment pending.** My apologies. After posting this, I consulted with a former EV inspector. They said that mulch sock is better than the wire and fabric. I hate to do this, but I have to ask you to please change it back. Thank you.

EV 6-7 Cleared

EV 8 If a concrete washout will be necessary, designate a location for on the ESC sheet.

**Update 1 Comment not cleared.** Add a note to ESC sheets stating, "Concrete washout area to be decided at pre-construction meeting in coordination with EV Inspector."

EV 9-11 Cleared

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

EV 12 Provide payment of the site plan environmental inspection fee prior to permit/site plan approval. Obtain invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing receipt of payment to Environmental Reviewer

**Update 1 Comment pending.** This is required for capital improvement projects.

EV 13 Send a fiscal estimate for erosion/sedimentation controls & revegetation based on ECM Appendix S-1 to [pamela.abee-tauli@austintexas.gov](mailto:pamela.abee-tauli@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]

**Update 1 Comment pending.** Provide the estimate and a fee-in-lieu memorandum from the City project manager to the Environmental Reviewer. If you would like a sample of the memo, contact this reviewer. [LDC 25-8-186, ECM 1.2.1.1]

Flood Plain Review - Jason Recker - 512-974-2382

**FP1:** Comment cleared.

**FP2:** Update the FIRM panel number and effective date to the most current map. For this site, the current effective FIRM panel number is 48453C0445K effective 1/22/2020.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

PR1. Label the adjacent City parkland on all applicable sheet as follows: City of Austin (Parkland)  
U1: Comment pending. Label should be shown on pages 14, 19, etc.

PR2. Please show property boundaries of City of Austin Parkland on all applicable sheets. Certain sheets showing work directly adjacent to parkland do not appear to have the park boundaries/right-of-way extents, such as sheets 13, 17, 37, 76, 81, and other sheets associated with the intersection of W Riverside Drive and South Lamar Boulevard. Project work on parkland, including staging, cannot be approved except under the terms of the City Charter and Chapter 26 of the Texas Parks and Wildlife Code.

U1: Comment pending. Please show property line on pages 14, 19, etc, and demonstrate that LOC does not cross into parkland.

- SP1. Provide a "Project Description" as a response in the next submittal, noting the type of development, total site size (acres and linear feet), and proposed impervious cover. Note that this project description will appear on the site development permit for this case.  
**U1: Comment cleared.**

#### **ADMINISTRATIVE**

- SP2. Obtain all required signatures on the cover sheet prior to site plan approval.  
**U1: Comment pending signatures.**
- SP3. 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.  
**U1: Comment cleared.**
- SP4. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). The total number of sheets is missing from sheet 1. The total number is illegible on sheet 13, 16, 18, 226.  
**U1: Comment not cleared. Please show each, consecutive sheet and a consistent total number of pages across all sheets that matches the actual total number of pages. Please reflect this on the index.**
- SP5. There are "alternate" sheets provided after sheet 249. Sheet numbers must be consecutive whole numbers with no letter or decimal suffixes such as A, B, C or .1, .2, .3. Please remove alternate sheets.  
**U1: Comment pending. It appears the "alternate sheets" were renamed or removed but there is now a second plan set. Please see new comment, SP20.**
- SP6. Sheets 21, 40-43, 45, 49-51, 78, 181-183, 196-198, 237 are blank. Please remove the blank sheets and ensure the index is corrected to reflect.  
**U1: Comment not cleared. There are still several blanks sheets in the plan set. Please remove blank sheets upon next submittal.**
- SP7. There is reference to 90% plans in Engineering report. If these plans are going to significantly change upon next submittal, please let the Case Manager know so that reviewers can treat it as a U0 review.  
**U1: Comment cleared.**
- SP8. Show the project title (AIM South Lamar C1 Riverside Dr to Barton Springs Road) on each sheet of the site plan.  
**U1: Comment not cleared. Please show "AIM South Lamar C1 Riverside Dr to Barton Springs Road" on every sheet. If you wish to change the name of the case please contact [LURintake@austintexas.gov](mailto:LURintake@austintexas.gov) and then show the updated title on all sheets.**
- SP9. Show a north arrow on each sheet of site plan. It is missing from sheets 31. Please check for others.  
**U1: Comment pending. North arrows will be checked once one, complete plan set is submitted.**
- SP10. Addressing has assigned the following address to the project: 204 ½ S Lamar. Show correct street address on each sheet.  
**U1: Comment not cleared. Please show the assigned project address (204 ½ South Lamar) to every sheet.**

- SP11. Show the submittal date on the cover sheet as February 25, 2020.  
**U1: Comment not cleared. Please add the original submittal date (February 25, 2020) to the coversheet. The final submittal date is not requested.**
- SP12. Provide the 3 1/2" x 5" approval form in the lower right hand corner on the cover sheet only.  
**U1: Comment cleared.**
- SP13. Please indicate the case number (SP-2020-0084D) in the lower right margin of each sheet.  
**U1: Comment not cleared.**
- SP14. Show any amenities, walls, fences, sidewalks, swimming pools and all other land improvements on each site plan sheet.  
**U1: Comment cleared.**
- SP15. Show the location of all existing and proposed utility facilities on the site and adjacent right-of-way, including the exact locations and types of all utility lines, underground and overhead.  
**U1: Comment cleared.**
- SP16. Add the following note to the coversheet: *"Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary."*  
**U1: Comment not cleared. Please add the note to the coversheet.**
- SP17. Note all adjoining land uses, and show all existing buildings on adjoining lots within 50 feet. If no buildings exist within 50 feet on adjoining lots, note this on the site plan sheet.  
**U1: Comment cleared.**
- SP18. Show the limits of construction on the site plan sheet. Include the area necessary for the construction of access drives and all off-site utility work. Limits of Construction must enclose a single contiguous area. There may only be one LOC on any site plan. Please show the entire LOC on one sheet and use whatever scale necessary.  
**U1: Comment not cleared. Once LOC is added, please indicate the sheet number/title on which it is added.**
- SP19. Show the following site plan release notes on the site plan:
- a) All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
  - b) Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval
  - c) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
  - d) Additional electric easements may be required at a later date.
  - e) Water and wastewater service will be provided by the City of Austin.
  - f) All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Dept.
  - g) A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
  - h) For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
  - i) For construction within the right-of-way, a ROW excavation permit is required
- U1: Comments not cleared. Once notes are added, please indicated sheet number/title on which they are added.**

FYI: Overlapping site plan case: SP-04-1150D

FYI: This project is in both the Butler Shores & Auditorium Shores Waterfront Overlay

FYI: This project is in the Scenic Roadways Overlay

FYI: Parts of this project are in the floodplain

FYI: Parts of this project are in the Edwards Aquifer Recharge Verification Zone  
FYI: This project is partially in the Bouldin Creek Neighborhood Planning Area  
FYI: A Capitol View Corridor intersects some of this project.  
FYI This project is within the Residential Design Standards area  
FYI: The Lamar Boulevard Bridge is a City of Austin Historic Landmark and is on the National Register  
**U1: FYI Comments cleared.**

**Update 1 New Comment**

SP20. **Two sets of plans were submitted for this update. Why? This creates confusion for all reviewers. All sheets need to be consolidated into one plan set. Please contact this reviewer if a discussion is needed.**

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

**NO REVIEW REQUIRED**  
**No proposed plumbing work.**

Traffic Control Review - Shawn Jackson - 512-974-7832

Good Day,  
Your Traffic Control Plan has been rejected for multiple comments. Please email me at [shawn.jackson@austintexas.gov](mailto:shawn.jackson@austintexas.gov) for pdf copy of markups

Water Quality Review - Kena Pierce - 512-974-7273

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. The site does not meet the Type 1 requirements for Fee-in-Lieu per ECM 1.6.4.B.1 but rather the Type II requirements which require on-site water quality controls. Please submit a water quality control plan for the new and redeveloped impervious cover per LDC 25-8-211. Please see LDC 25-8-64 for more information on different types of improvements that are included and excluded from impervious cover calculations.

**Update 1: Comment pending. Applicant is working to include water quality in the design but nothing was submitted with this update. Any impervious cover than cannot be treated will be subject to Fee-in-Lieu.**

WQ 2. Please provide a separate sheet showing the different types of impervious cover and their quantities for the site. See ECM 1.9.0 for definitions of the different types of impervious cover.

**Update 1: Comment pending: The water quality sheets submitted were blank. The engineering report stated that the total new/redeveloped impervious cover for the project would equal 0.21 acres or 9147.6 ft2. Please see the original comment.**

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

AW 1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:  
The review comments will be satisfied once Pipeline Engineering has approved the water & wastewater utility plan. For plan review status, contact George Resendez with Pipeline Engineering at 972-0252.

- **§ 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.*

**A COMPLETE ALL-INCLUSIVE LIST OF COMMENTS ALONG WITH CODE CITATIONS IS PROVIDED ON THE RED LINED PLANS LOCATED ON THE AUSTIN BUILD + CONNECT PUBLIC SEARCH, PLEASE SEE LINK <https://abc.austintexas.gov/web/permit/public-search-other?reset=true>. IF THERE ARE ANY ISSUES WITH THE RETRIEVAL, CONTACT YOUR PIPELINE ENGINEERING REVIEWER FOR A DIRECT DOWNLOAD LINK.**

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.

**ELECTRONIC SUBMITTAL REQUIREMENT**

P 1. 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