

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



CASE NUMBER: SP-2019-0297C
REVISION #:
CASE MANAGER: Jeremy Siltala
UPDATE: U0
PHONE #: (512) 974-2945

PROJECT NAME: 218 South Lamar
LOCATION: 218 S LAMAR BLVD SB /W UNITS

SUBMITTAL DATE: August 27, 2019
REPORT DUE DATE: September 25, 2019
FINAL REPORT DATE: October 15, 2019 (20 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 due to design changes or information provided in updates. 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 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 August 4, 2020.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

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 14 copies of the plans and 15 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 the 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 : Elsa Garza
Electric : Karen Palacios
Drainage Engineering : Jay Baker
Water Quality : Jay Baker
City Arborist : Dillon Olsen
Environmental : Hank Marley
Fire For Site Plan : James Reeves
PARD / Planning & Design : Thomas Rowlinson
Site Plan : Jeremy Siltala
Site Plan Plumbing : Cory Harmon
R.O.W. : Sarah Doersam
Transportation Planning : Natalia Rodriguez
AW Utility Development Services : Neil Kepple
AW Pipeline Engineering : George Resendez
Industrial Waste : John McCulloch
ATD Engineering : Amber Mitchell
Flood Plain : Hanh Thai

EL1. The transformer location must be truck accessible from your site and no structures including the garage shown is allowed under the transformer. The meter location needs to be with 150 ft. line of sight of the transformer location. Please review the Austin Energy Design Criteria available online.

1.3.15 Front Lot Line Construction Requirement

1.3.16 Truck Access to AE Construction and Existing Facility Sites

1.10.4 Clearances from AE Padmount Equipment and Distribution Vaults

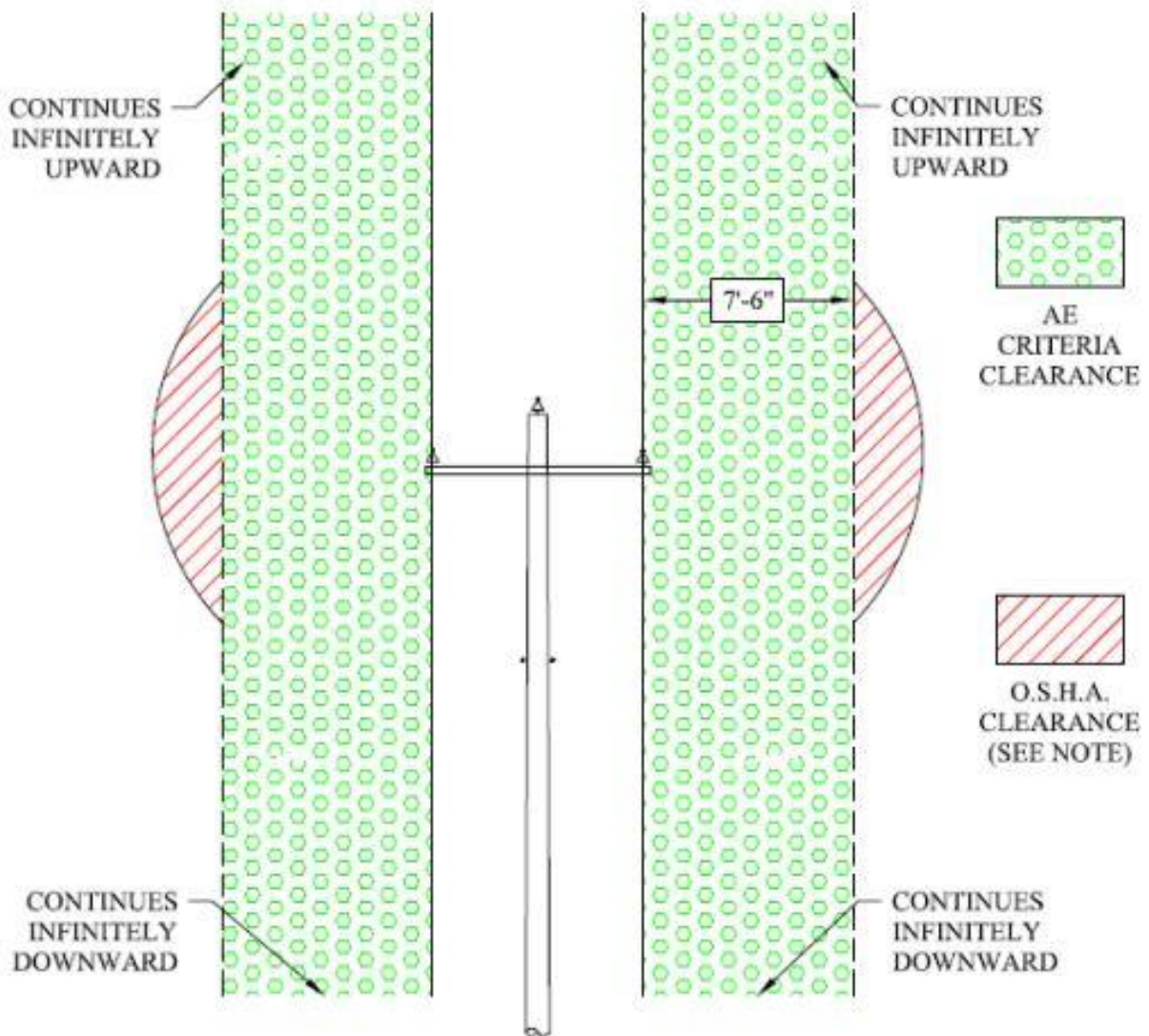
- **Equipment pads shall be located within 6 feet from parking/traffic areas for AE truck accessibility unless otherwise specified by AE Design. Also, when the equipment pad is installed within 4 feet of parking/traffic areas, 4-inch minimum galvanized rigid metal posts shall be installed as indicated on equipment pad details from AE Design.**

EL2. There is existing overhead facilities with a partial easement currently serving the adjacent property and the following clearance is required and needs to be shown and clear of the existing easement.

1.10.0 CLEARANCE AND SAFETY REQUIREMENTS

- **1.10.2 Minimum Working Clearances from Energized Overhead Electric Utility Lines**
- **1.10.3 Permanent Clearances from AE Overhead Lines and Facilities**

See the Austin Energy Permanent Clearance Envelopes and the OSHA/TxHSC Working Clearance Envelopes shown in the diagram below and in the Appendix C - Exhibits, Figures 1-34, 1-35, and 1-36. (Also see Section 1.10.6 for service drop clearances and Section 1.10.7 for clearances from swimming pools). These include, but are limited to, clearances from Customer's buildings, parking garages, light poles, signs, billboards, chimneys, radio and television antenna, tanks, and other installations. As required by AE Design, the Customer shall provide AE with a survey showing the proximities of the Customer's existing and/or proposed facilities to existing AE primary voltage facilities. For more information, contact AE Design.



NOTE: Customer is responsible for determining and ensuring that OSHA clearance are met during construction and maintenance of their facilities. In some instances, it may be necessary for the Customer to request (and pay for) AE to relocate AE facilities or to have the electric power de-energized before working near AE facilities, where possible. Scenarios will determine the possibility of relocating or de-energizing AE facilities.

- EL3. The proposed landscaping will need to be revised depending on the electrical equipment location and routing location per the ECM and proposed non-utility compatible trees along the side yard line needs to be set back from the existing overhead conductor.
The landscaping plan wasn't submitted and must follow section - The City's Environmental Criteria Manual (ECM) Sections 2.4.1.D and 2.4.2.C state, "In areas where utility lines are present or proposed **only trees from the Utility Compatible Shade Trees list** (see Appendix F) shall be planted with in: a) 10 lateral feet from any overhead distribution conductor; b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established; c) 10 lateral feet from any underground electric facility"
- EL 4. I understand there has been a meeting with your lead designer. Items required by Jim Rowin need to be reviewed by staff before resubmittal.
- EL 5. 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 fall 2019 or Spring 2020, etc...)
- EL 6. Will this site require electrical service only or electrical service and gas service?
- EL 7. All plans need to clearly show existing Austin Energy facilities and proposed underground and above ground equipment services for this site.
- FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

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

- ATD1. The site is subject to the approved TIA with zoning case C814-2018-0121. Demonstrate compliance with approval memo dated May 8, 2019. Provide a copy of fiscal receipts to ensure the site complies with the required mitigations.
- ATD2. Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site. TCM, 9.3.0 #3.
It is unclear from the site plan how circulation of loading and trash trucks will take place entirely on site. Can you indicate the circulation plan for large trucks somewhere on the plan set?
- ATD3. Driveway approaches must be separated by a minimum of 200 feet, measured from edge to edge at the property line. TCM, Table 5-2. Show the adjacent driveways and dimension the separation.
Please apply and pay for all waivers with next update or update plan to comply with TCM requirements.
- ATD4. The curb return radii for South Lamar must be between 20 feet and 30 feet and between 15 and 25 feet for Toomey Road. TCM, Table 5-2.
Please apply and pay for all waivers with next update or update plan to comply with TCM requirements.
- ATD5. Driveways on divided streets must be designed to align with median breaks or be offset by a minimum of 100 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of median breaks (existing and proposed) and dimension the offset or indicate that there are none.
This applies to South Lamar Blvd.

ATD6. The site plan lay-out conflicts with the South Lamar Corridor Program Office Improvements. A meeting with the Corridor Program Office (CPO) Project Manager (PM) for this segment of South Lamar is requested. Please contact Brandy Teague at 512-974-3067, 512-964-7325 or brandy.teague@austintexas.gov. Here is a summary of her feedback regarding this site plan:

- The proposed 45.62' driveway facing South Lamar BLVD is immediately adjacent to an existing driveway. The location and size of these immediately adjacent driveways interfere with the safety and mobility goals for the South Lamar BLVD Corridor. Driveway spacing and size should at a minimum meet TCM standards, and should not interfere with the safety of cyclist and pedestrian users along the improved cycle tracks and pedestrian pathways that will be installed on South Lamar BLVD.
- The median will be closed as part of corridor improvements on Lamar and there will not be an opening in front of the proposed driveway on South Lamar BLVD.
- The landscaping on Toomey Drive appears to interfere with the proposed cycle track and sidewalk improvements proposed by the Corridor Program Office
- CPO5. CPO requests additional sidewalk easement on Toomey Road to allow the desired turning radii for sidewalks and cycle track, and for the merging of cycle track onto Toomey Road.
- Please clarify the purpose of the rectangular wall on the southeast corner of the site at the corner of Toomey and Lamar.

Drainage Engineering Review - Jay Baker - 512-974-2636

GENERAL

DE 1. This site is proposing PUD zoning which may require design elements related to drainage and water quality. Provide copy of the PUD Ordinance and ensure that all required design changes are incorporated into the plans.

ENGINEERING REPORT

DE 2. The report indicates that this project is in both the West Bouldin and Lady Bird Lake Watersheds. Provide confirmation that this is the case by providing copies of the surrounding storm sewer system. It appears that you will be redirecting runoff from West Bouldin to Lady Bird Lake? This diversion will be subject to capacity of the receiving systems. Provide analysis of the systems you are proposing to tie in demonstrating no adverse impact to the streets and adjacent properties, with the 100 year HGL contained within the ROW or drainage easements.

DE 3. Contact www.atxatxfloodpro.com to obtain DIGS information for the storm sewer system in this area and Stormcad modeling information if available. A Stormcad analysis (pre and post conditions) will be required to confirm capacity of the receiving storm sewer systems, incorporating additional improvements as needed.

DE 4. This project is proposing an increase in impervious cover and will require on-site detention or RSMP participation. If proposed, submit application and supporting information by contacting RSMP@austintexas.gov.

COVER SHEET

DE 5. Add the following note to the cover sheet:

"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."

SITE PLAN

DE 6. Show location of all buildings within 50 feet of the site.

DE 7. The plans indicate 4 stories of underground garage with a multi-story building building and plaza? Close coordination will need to occur with the Arch and MEP plans to ensure that all drainage is addressed. Provide copy of the MEP drainage plan when available.

DRAINAGE PLAN(S)

DE 8. All drainage from this site will need to be treated for water quality and discharged into the storm sewer system without impact to adjacent streets and buildings. Revise the water quality and drainage plan accordingly and provide pre and post hydrologic analysis at each discharge point demonstrating that the 100 yr HGL will be contained within the ROW or drainage easements. Additional detention may be required at each point of analysis. Refer to DCM 1.2.2.A and DCM 1.2.3.C.

DE 9. Provide copies of the drainage plans for SP-95-0047CS and SPC-2010-0061C and also the site to the west to ensure drainage compatibility with those adjacent developments. Contact me to go over these comments in more detail prior to submitting an update.

DE 10. The subsurface pond will require a maintenance plan and RC. Submit the documents for review.

DE 11. Take measures to ensure that no storm water runoff enters the garage.

Environmental Review - Hank Marley - 512-974-2067

Cover Sheet Notes

EV 1 Include a note stating that the site is not over the Edwards Aquifer Recharge Zone.

General Notes Sheet

EV 2 Provide the current ECM Appendix P-4: Sequence of Construction Notes in the plan set. The notes can be found at:

https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=APXP-4STSECO

Grading and Drainage

EV 3 Delineate the boundaries of watersheds on the existing and proposed drainage maps.

EV 4 Diversion of stormwater from one watershed to another is limited to the lesser of the following: either 20% of the gross site area or 1 acre. The diversion must maintain existing drainage patterns to the extent feasible. Demonstrate compliance with this requirement. Note that impervious cover limits (as well as Q tables) for this project must be based on pre-grading watershed boundary conditions. [LDC 25-8-365]

Demolition Sheet

EV 5 Add a note to the demolition plan stating:

“A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance.”

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

- EV 6 Add a note to the ESC sheet stating: *“All spoils are to be placed back in trench every night; OR if spoils piles are to remain overnight, spoils must be placed on the uphill side of trench within the LOC.”*
- EV 7 Add a note to all ESC sheets stating:
“If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting. [ECM 1.4.4.B.3, Section 5, I.]
- Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]*
- Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.*
- The contractor will clean up spoils that migrate onto the roads a minimum of once daily.”*
[ECM 1.4.4.D.4]
- EV 8 Show all offsite utility lines on the ESC and grading sheets. These offsite utility lines must be included in the LOC and ESC must be provided for these utility lines. [ECM 1.4.2.B, ECM 3.3.2 (C)]
- EV 9 Revise the LOC to include all proposed construction including the driveway and utility connections. [ECM Glossary]
- EV 10 Provide a de-watering plan and detail in the Erosion and Sedimentation Control Sheet. [City of Austin Code of Ordinances 6-5-53; Environmental Criteria Manual 1.4.4.G.4]

Landscape

- EV 11 Provide a full planting plan with a list of proposed plants and demonstrate compliance with the landscape superiority of the proposed PUD.

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 the invoice at COA Intake, or by calling 512-974-1770. Payment of the fee may be made at the first floor Cashier's Window. This comment will clear by providing a receipt of payment to the Environmental Reviewer.
- EV 13 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]
- EV 14 Payment of the landscape inspection fee is required prior to permit/site plan approval. Obtain the 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 the environmental reviewer.

Fire For Site Plan Review - James Reeves - 512-974-0193

1. Fire hydrant locations do not meet the requirement that all points of the first floor exterior walls be within 500 feet of a hydrant and within 500 feet of a second hydrant.
2. Show the location of the sprinkler system fire department connection. It must face the street.
3. Provide the following note on the utility plan: Underground mains feeding NFPA 13 sprinkler systems must be installed and tested in accordance with NFPA 13, and the Fire Code, by a licensed sprinkler contractor with a plumbing permit. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.
4. Impacts to the Austin Water Utility's (AWU) piping system due to providing the required fire flow for a development project are evaluated by and resolved through the staff of AWU.
5. Provide the AFD standard information table on the cover sheet. See example below:

Austin Fire Department	
Fire Design Codes	International Fire Code Edition with City of Austin Local Amendments
Fire Flow Demand @ 20 psi (gpm)	Most demanding building's calculated fire flow demand – IFC Appendix B
Intended Use	Most demanding building's intended use
Construction Classification	Most demanding building's IBC construction classification
Building Fire Area (s.f.)	Most demanding building's fire area in gross square feet (all floor levels combined) per IFC Appendix B.
Automatic Fire Sprinkler System Type (If applicable)	NFPA 13, NFPA 13R or NFPA 13D
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (If applicable)	NOTE; for the value here, the minimum fire flow the City of Austin allows at any commercial site is 1000gpm, the fire flow cannot be less than this even with a sprinkler system.
AFD Fire Hydrant Flow Test Date	Date. It be an AFD flow test 1 yr old or less.
AFD Fire Hydrant Flow Test Location	Block, Street Name, and Type
High-Rise	Yes or No
Alternative Method of Compliance	AMOC number and the date the AMOC was approved by the City.

Flood Plain Review - Hanh Thai - 512-974-9232

FYI: Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of drainage easements, buildings, and parking areas. The City will likely be using the current 500-year floodplain as the design floodplain for commercial building permit review in the near future. In order to minimize flood risk to our community and better ensure that this lot can be developed in the future, the City of Austin recommends that you consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this development. Please contact this reviewer if you have any questions.

For this application, Atlas 14 will not have an impact on the review but be aware that future permits for the site may fall under Atlas 14 regulations depending upon when they are requested. It is likely that by the time construction is complete for this building/subdivision that Atlas 14 will be in effect for Austin thus changing the floodplain in the area and it is recommend that the Applicant and the Applicant's Engineer discuss flood resiliency and alterations which could be made to plan to reduce the risk of flooding of the proposed development (e.g. elevation of Finished Floors to be above current 500-year floodplain, floodproofing of areas below current 500-year floodplain, utilizing 500-year floodplain in place of the 100-year floodplain, etc.)

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

IW1. The site plan as shown meets Industrial Waste requirements. Henceforth, any changes made with respect to: water service and meters, backflow preventers, auxiliary water (e.g. reclaim, rain water, well water, etc.), wastewater lines / service connections, or the location of wastewater sampling / inspection ports (2-way cleanouts, large diameter cleanouts, and wastewater manholes) must be resubmitted to Industrial Waste for review.

IW2. The status of this project is changed to "Informal Update" in AMANDA. This change in status does not imply an approval. The design engineer is responsible for submitting any revised plans and/or mylars directly to the Industrial Waste reviewer. Please contact me via email (John.McCulloch@austintexas.gov) to schedule time for the final approval signature.

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

PR1: To comply with 25-2-721(A)(2), add a signature line on the coversheet for the Parks and Recreation Department.

PR2: To comply with 25-2-721 (A)(2), provide evidence of:
(a) whether the site plan is compatible with adopted park design guidelines; and
(b) if significant historic, cultural, or archaeological sites are located on the property.

PR3: As with SP5 and 6, please add a note to the elevations specifying that reflective glass is prohibited. Per 25-1-21 (67), "mirrored glass means glass with a reflectivity index greater than 20 percent." Note 20% reflectance.

PR4: To comply with 25-2-721 (G), please provide evidence that air conditioning and heating equipment, utility meters, loading areas, and external storage are screened from public view.

PR5: Please provide evidence of compliance with 25-2-733 Butler Shores Subdistrict Regulations:
(E)This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.
(1)For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.
(2)Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.
(3)Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.

PR6: Label the adjacent City parkland to the north as follows:
City of Austin (Parkland)

PR7: Please show that no mechanical equipment will be blowing on parkland (north side of the site).

SUBCHAPTER E: DESIGN STANDARDS

§ 2.2.2. Core Transit Corridor Building Placement

- SP1. 75% of the net frontage length of the property along the CTC (South Lamar) must consist of continuous building façade built up to the clear zone, or the supplemental zone if one is provided [2.2.3.D.1].

§ 2.4: Building Entryways

- SP2. At least one customer entrance must face and connect directly to the roadway where building frontage is provided. See Figure 32 for requirements for a principal entrance that does not face the principal street. Identify and label all building entrances.

§2.5: Exterior Lighting

- SP3. 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." Include Figure 34 showing examples of fully-shielded fixtures:

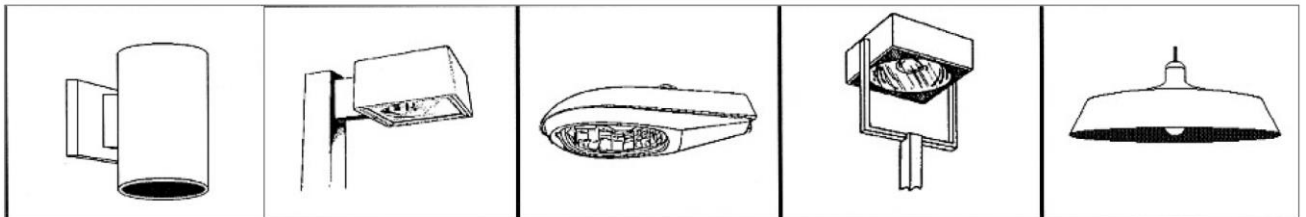


Figure 34:

Examples of fully-shielded light fixtures.

§2.6: Screening

- SP4. 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.

WATERFRONT OVERLAY DISTRICT

- SP5. Revise architectural elevations to show building materials and type of glass.
- SP6. Exterior mirrored glass and glare producing glass surface building materials are prohibited [25-2-721(E)1].
- SP7. A distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes [25-2-721(E)2].
- SP8. A building facade may not extend horizontally in an unbroken line for more than 160 feet [25-2-721(E)4].
- SP9. Underground utility service is required, unless otherwise determined by the utility provider [25-2-721(F)].

ADMINISTRATIVE

- SP10. Zoning compliance pending the approval of PUD zoning application C814-2018-0121.

- SP11. Show all adjoining land uses, zoning, and all existing building footprints on adjoining lots within 50 feet.
- SP12. Add the following note to cover sheet: "Compliance with the Universal Recycling Ordinance is mandatory for multi-family complexes, businesses and office buildings."
- SP13. Add the following note to 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 if additional approvals are necessary."
- SP14. Revise architectural elevations to remove any signs as they are permitted through a separate process.
- SP15. Revise site plan sheet to ensure legend symbology matches site plan graphic, for example, 'grass' and 'concrete sidewalk'.
- SP16. Add application date Jul 15, 2019 to coversheet and approval blocks.
- SP17. Ensure approval block and case number appears on lower right corner of all sheets.
- SP18. Ensure that all existing and proposed utility facilities (underground and overhead) on-site and in adjacent right-of-way are shown.
- SP19. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility and communications have been depicted on the plans. Indicate volume/page, document number, or dedicated by plat.
- SP20. A license agreement is required if vertical improvements are planned for the right-of-way such as trees, furniture, or irrigation. It is advised to begin this process as soon as possible due to lengthy review time. Contact Andy Halm at 974-7185.
- INFO: 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].

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

Revise the Utility Plan:

1. Indicate the material of the private domestic water piping.
2. Indicate the material of the private fire line piping.

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

ROW 1: Please complete UCC-190822-09-01 (Utility Coordination Case) before ROW approval.

Traffic Control Review - Andrea Martinez - 512-974-7653

The Owner/ Representative has elected to defer the temporary traffic control plan review until after the completion of the developmental review process and fully understands that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. The owner/ representative further recognize that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review. Based upon this option, this will be a No Review Required, at this time, and an Engineered TCP will be submitted to ROW for Review a minimum 6 weeks prior to beginning work. No Approved TCP, No Permits.

Transportation Planning - Natalia Rodriguez - 512-974-3099

PUD ZONING

- TR1. This site plan shall not be approved until the PUD zoning ordinance 218 S. Lamar (C814-2018-0121) has been signed. Additional comments may be generated based on the approved PUD.
- TR2. This site plan application is subject to the Traffic Impact Analysis approved with 218 S. Lamar (C814-2018-0121). Address the following:
- a. Add a note on the site plan (cover sheet and site plan sheet).
 - b. Based on the current approved memo for the PUD, the land uses proposed on the site plan (189,881 SF of office, and 5,000 SF of restaurant) do not match the approved TIA (167,000 SF of office, and 13,000 SF of restaurant). Please coordinate with the Development Engineer Lead (Justin Good, Justin.Good@austintexas.gov) and provide documentation that the proposed site plan complies with the approved TIA.
 - c. Once the PUD is approved, the improvements identified within the TIA recommendations will need to be shown on the plans for construction (item 1).
 - d. Provide a tracking table for the Traffic Impact Analysis on the site plan.

SUBCHAPTER E

- TR3. Sidewalks, designed in accordance with the Commercial Design Standards, are required along a Core Transit Corridor (§2.2.2.B). The planting zone must include street trees planted at an average spacing no greater than 30 feet on center. (§2.2.2.B.1-2). Dimension the street trees provided along South Lamar Boulevard and Toomey Road.
- TR4. Where required, the sidewalk shall extend onto private property to fulfill the 15-foot minimum requirement, with a sidewalk easement provided (§2.2.2.B). Provide an additional two feet within the easement for maintenance purposes. TCM, 4.2.1, 4.2.2. Provide the easement for Toomey Road and South Lamar Boulevard.
- TR5. All utility lines shall be underground from the building to the property line. Utility lines within the right-of-way shall be placed underground or relocated to the rear of the site to the maximum extent practicable. (§2.2.3.B). Confirm that all utilities are buried within the ROW and to the building.
- TR6. The roadway with the highest level of priority adjacent to the lot or site is considered the "principal street". (§2.2.1). Show South Lamar Boulevard as the principal street.

RIGHT-OF-WAY

- TR7. The Austin Strategic Mobility Plan requires 126 feet of right-of-way for South Lamar Boulevard and 60 feet of right-of-way for Toomey Road. Dedicate 63 feet of right-of-way on South Lamar Boulevard and 30 feet of right-of-way on Toomey Road from the existing centerline in accordance with The

Austin Strategic Mobility Plan. LDC 25-6-55. Provide a street deed showing right-of-way to be dedicated. Field notes must be verified before the deed is recorded.

- TR8. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (South Lamar Boulevard). Contact Austin Transportation Department's Project Manager (Amber.Mitchell@austintexas.gov) to determine the cross-section and construction requirements for the identified corridor. Streetscape improvements will be required in accordance with the corridor plan. The "Future S. Lamar Expansion" callout on the site plan may need to be revised. Please see the [Corridor Mobility Program](#) for more information.
- TR9. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane for all ages and abilities is required for South Lamar Boulevard. Contact the ATD's Project Manager (Amber.Mitchell@austintexas.gov) to determine if right-of-way dedication and/or bicycle facility construction is required. LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.
- TR10. Clearly identify the property line on the site plan and the garage plans. It is not clear where the property line is located on all sheets.
- TR11. SL343 (South Lamar Boulevard) is a TxDOT roadway, but appears to be maintained by the City of Austin. TxDOT shall review and approve all improvements proposed within the ROW unless documentation is provided indicating they defer to the City for approval.
- TR12. Show the existing pavement width and markings for Toomey Road and South Lamar Boulevard.
- TR13. A license agreement is required for the vertical improvements within the right-of-way. Please contact Andy Halm with Office of Real Estate Services at 974-7185. Please begin this process as soon as possible, as it can take some time.

DRIVEWAY

- TR14. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. Show callouts on the demolition plan showing all driveways are proposed to be removed and show the proposed curb and gutter on the proposed site plan sheets.
- TR15. The number of driveways on an arterial street should be minimized in order to reduce the number of conflict points and facilitate traffic flow. TCM, 5.3.1.M. DSD Transportation staff recommend revising the driveway on South Lamar to reduce the driveway width to allow one driveway or removing the two driveway completely to comply with the City of Austin Vision Zero and Complete Street policies and future corridor improvements.
- TR16. Identify the proposed driveways as "Proposed Type II Driveway". Undivided two-way driveway approaches must be between 25 and 40 feet on Toomey Road, and 30 and 45 feet wide along South Lamar with 25-foot wide driveways preferred for the Mobility Corridor improvements, measured at the property line. Revise the driveway widths or request waivers. The two adjacent driveways for the loading area and garage entrance may not be approved by staff due to safety concerns and driveway requirements for the TCM and LDC after further review. TCM, Table 5-2.
- TR17. Dimension the driveway curb return radii on site plan. The curb return radii must be between 10 feet and 25 feet on Toomey Road and between 20 feet and 30 feet on South Lamar Boulevard with 15 feet preferred for the Mobility Corridor improvements. TCM, Table 5-2. Revise the curb return radii or request waivers for all driveways.
- TR18. Driveways on divided streets must be designed to align with median breaks or be offset by a minimum of 100 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of median breaks (existing and proposed) and dimension the offset. Revise the driveway location or request a waiver.

- TR19. Driveway approaches must be separated by a minimum of 200 feet on South Lamar Boulevard and 50 feet on Toomey Road, measured from edge to edge at the property line. TCM, Table 5-2. Show the adjacent driveways and dimension the separation and revise the driveways, or request waivers.
- TR20. Driveways to major arterial streets must have a minimum throat length of 50 feet, measured from the edge of the pavement to the first conflict point at the entry (i.e. wall). TCM, Table 5-2. Clarify how the entering vehicles from South Lamar Boulevard will determine which side of the driveway to enter since a wall is proposed within the middle of the driveway.
- TR21. All driveways must be constructed within the street frontage of the subject property, as determined by extending the side property lines to the curb line (at a 90 degree angle to the centerline of the street). Neither the driveway nor the curb returns may overlap adjacent property frontage without notarized written approval from the adjacent property owner. TCM, 5.3.1.G; LDC 25-6-292(A). Revise the driveway locations or provide notarized written approval from the north and western property owners for the driveway overlaps.

PARKING GARAGE / LOADING

- TR22. All parking must be provided in accordance with design and construction standards of the TCM. LDC 25-6-563; TCM, Table 9-1. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls for all parking stalls and revise the scale to an engineer scale dimension. FYI – all parking for the restaurant use shall comply with TCM Table 9-1. Table 9-2 will not be allowed for the entire garage. Revise the parking garage accordingly.
- TR23. Revise the following within the parking tables in accordance with LDC 25-6-472, Appendix A:
- a. Staff calculates the total required parking to be 757 spaces, not 758. Revise the overall required parking and the required after parking reductions.
 - b. Revise the required bicycle parking to be 5% of the required parking
 - c. Revise the required ADA parking to be 2% of the proposed parking.
 - d. Revise the provided parking table to indicate the provided parking by type prior to the overall total (i.e. relocate the provide ADA parking to be above the total provided parking), and revise the surface parking to compact parking. Surface parking is not proposed and it appears compact parking is proposed.
 - e. Revise the provided ADA spaces in the table to match what is proposed on the plans.
 - f. Revise the bicycle parking to meet the required parking and ensure it matches the provided parking on the plans.
 - g. Provide a note indicating where the shower facilities are located (i.e. Level 1, Sheet 24) and provide the following note: "A minimum of two showers and changing facilities are available to each gender on Level 1.". Additionally, staff can only locate one shower facility for each gender and two are required. Revise the shower and changing facilities to comply with LDC 25-6-478(D)(3).
- TR24. Identify the location of bicycle parking on the site plan and garage plan, dimension the spaces as shown in detail 710S-6C, and note the number of spaces to be provided, and show the details of the bicycle rack. (City of Austin standard detail #710S-1 or S-2, and 710S-6C, approved 2012). The minimum requirement is 5% of the motor vehicle spaces prior to reductions, or 5 spaces whichever is greater, LDC 25-6-477, Appendix A. TCM, 9.2.0, #11. FYI – any proposed non-standard details require approval from ATD – Bicycle Program.
- TR25. Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. 50 % of the required off-street bicycle parking must be located within 50 feet of the principal building entrance which shall not be obscured from public view and may not interfere with pedestrian traffic. The closest bicycle parking facility must be no farther than the closest motor vehicle parking space, excluding accessible parking spaces. The remaining required bicycle parking needs to comply with LDC 25-

6-477. Remove the bicycle parking adjacent to the loading spaces to remove the conflicts and relocate to comply with LDC 25-6-477.

- TR26. Grades of driveway approaches may not exceed the limits in City Standard No. 433S-2. For a street with a curb basis of 10 feet, the driveway may not slope more than 8.5 inches from the property line to the lip of gutter. Provide spot elevations at the property line and the lip of gutter to demonstrate that the grade complies with City standards.
- TR27. It is unclear the directional movements for the vehicles for the ramps. It appears there are two garage entrances (from Toomey Road and South Lamar Boulevard); however, there appears to be one garage ramp between the garage floors. Clearly show the ramps with directional markings and signage to indicate the directional flow of traffic.
- TR28. An area identified as "Bike Storage" is shown on Level B1. Clarify how individuals will access this area. Is everyone expected to use the stairs?
- TR29. There appears to be an art studio within the garage. Clarify what this area will be used for, how individuals will access this area, and if it an accessory use.
- TR30. It appears that compact parking is provided. Identify all compact parking in the garage and include the following note on the site plan: Each compact parking space/aisle will be signed "small car only." LDC 25-6-475.
- TR31. Each parking space must have a vertical clearance as specified in the Building Code (minimum 7.0 feet). Include as a note.
- TR32. Each parking space must have adequate drives, aisles, and turning and maneuvering areas for access and usability. TCM, 9.2.0 #5. The angled parking (non-90 degree parking) within the garage appears difficult to maneuver into. Please provide a turning template showing all maneuvers to the parking space to ensure they are usable. Additionally, the parking stalls in the northeast corner appears to overlap. Revise the parking to provide stalls.
- TR33. Parking and loading facilities must be surfaced and maintained with asphaltic concrete or other permanent hard surfacing material. Identify the surfacing material for all parking and circulation areas on the site plan (specifically the loading areas on the ground level). TCM, 9.2.0 #7.
- TR34. There appears to be small squares located within the drive aisle leading to the loading spaces and dumpster area. Clarify what these are and ensure they do not conflict with the circulation.
- TR35. Maneuvering areas for loading facilities must be adequate for access and usability and must not conflict with parking spaces or with the maneuvering areas for parking spaces. Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site. TCM, 9.3.0 #3 Freight loading and trash collection facilities should be designed and located to minimize intermixing of truck traffic with other vehicular and pedestrian traffic. Such facilities must be located off the main access and parking aisles and away from all pedestrian corridors. TCM, 9.3.0 #2. Revise the following:
- a. Provide turning templates for the loading spaces and trash receptacle loading vehicles. There does not appear to be sufficient maneuvering from the right-of-way to the driveway and to each loading area/space.
 - b. It appears the trash receptacle loading area blocks the loading area. Please relocate the loading or trash pick-up facilities, or request a waiver for the loading maneuvering conflicts. Staff has concerns with loading vehicle maneuvering conflicts with other loading vehicles, entering/exiting vehicles into the garage, and pedestrian/bicycle users along South Lamar Boulevard. Clarify how the maneuvering and conflicts will be address and revise the plans.

SIDEWALK

- TR36. Raised curbs on driveways must terminate at sidewalks. Indicate the termination of curbs and show the standard driveway detail. Do not show curb ramps at the driveway. TCM, 5.3.1.E; COA Std. No. 433-2. FYI – a specific crossing detail will be required for the sidewalk/bicycle facility crossing the driveway on South Lamar Boulevard for the corridor improvements.
- TR37. Show the adjacent sidewalks to the north and west of the property and show the sidewalk tie-ins with callouts. It does not appear that the current sidewalk location connects with the existing sidewalks.

ACCESSIBILITY

- TR38. Provide the following notes:
- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
 - Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
 - Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]
 - Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
 - The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30 in. The maximum horizontal projection is 30 feet for a ramp with a slope between 1:12 and 1:15, and 40 feet for a ramp with a slope between 1:16 and 1:20. [ANSI 405.2 - 405.6]
- TR39. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2]
- TR40. Identify the uses and their associated square footages on the floor plans and identify all main building entrances. Ensure the ADA route goes to all main entrances.
- TR41. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards and identify the bus stop along South Lamar Boulevard. Include the accessible route along the sidewalk within the right-of-way.
- TR42. Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes. [IBC 1104.1, 1106.6]) Revise the location of the ADA parking spaces within the garage to be adjacent to the elevator instead of crossing the drive aisle.
- TR43. Ground surfaces along accessible routes must be stable, firm, and slip resistant. [ANSI 302.1]. Provide a callout of the type of surface or indicate the surface texture as a symbol within the Legend for all proposed surface types.
- TR44. Accessible parking spaces must be at least 8 ft. wide and have an adjacent access aisle at least 5 ft. wide. Two accessible parking spaces may share a common access aisle. One van-accessible space (8 ft. wide with an 8 ft. access aisle) must be provided for every 6 accessible spaces or fraction thereof. [ANSI 502.2, IBC 1106.5].
- TR45. A minimum vertical clearance of 114" must be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances. A minimum vertical clearance of 98" must be provided for van-accessible parking spaces and along the vehicular route thereto. [ANSI 503.5] Provide as a note.

- TR46. Curb ramps must be provided wherever an accessible route crosses a curb. [ANSI 406.1]. Identify the location of all curb ramps on the site.
- TR47. Curb ramps must be located so as to provide a continuous accessible path of travel. Show the curb ramp reconstruction at the intersection of Toomey Road and South Lamar Boulevard and show the details. Also, the curb ramps must have a detectable warning texture consisting of raised truncated domes extending the full width of the ramp for a minimum of the bottom 2 feet of the curb ramp. Show a ramp detail. [City of Austin Standard No. 432S-2A, 432S-2B] TCM, 4.3.0.G. [TCM, 4.3.0; City of Austin Standard No. 432S-3 thru 432S-3F].
- TR48. It appears portions of the sidewalk within the property are pavers. Pavers may be used in the ADA route with the following specifications:
- Joints between pavers $\frac{1}{2}$ " maximum
 - Vertical differences between pavers $\frac{1}{4}$ " maximum
 - Running slope (in the direction of travel) 1:20 (5%) maximum
 - Cross slope (perpendicular to the direction of travel) $\frac{1}{4}$ " per foot (2%) maximum
- Provide the paver details showing the dimensions, and provide the specifications as notes on the site plan sheet.

MISCELLANEOUS

- TR49. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster on the site plan sheet. LDC 25-2-1067(c); TCM, 9.3.0.2.
- TR50. Revise the LOC to include all off-site improvements associated with the TIA mitigations.
- TR51. Show all existing and proposed physical obstructions (utility poles, trees, etc.) in the right-of-way which could affect sidewalk or driveway locations. For information: You may have to relocate utilities at your own expense if they interfere with sidewalk or driveway locations.

AW Utility Development Services - Neil Kepple - 512-972-0077

- WW1. The landowner intends to serve the site with City of Austin water and wastewater and reclaimed utilities. The landowner, at own expense, will be responsible for providing any water, reclaimed 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 and suitability for operation and maintenance. 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.
- WW2. A PUD for this development is awaiting hearing and must be approved. The utility plan must follow the PUD requirements when approved.
- FYI: For plan review status contact Pipeline Engineering at 512-972-0154. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located on the 3rd Floor at 625 E.10th St. Austin, TX 78701.

GENERAL

- WQ 1. This site is proposing PUD zoning which may require design elements related to drainage and water quality. Provide copy of the PUD Ordinance and ensure that all required design changes are incorporated into the plans.

ENGINEERING REPORT

- WQ 2. Enhance the report to be more specific about how water quality requirements are met for this site including any specific requirements from the PUD.

Integrated Pest Management (IPM)

- WQ 3. Water quality controls for this project will be Green Storm Water Quality Infrastructure (ECM 1.6.7) so an Integrated Pest Management (IPM) plan and associated Restrictive Covenant (RC) will be required for this application. The City of Austin now has an online process for IPM submittals. Please submit online at:
<http://www.austintexas.gov/ipm>

Once the IPM has been completed, a IPM RC shall be recorded to tie the IPM to the application. Please go to the following web site for the IPM Document to complete:

<http://www.austintexas.gov/page/common-easement-and-restrictive-covenants>

Once the IPM RC has been completed, submit for review and to be forwarded to the Law Department for final review and signatures.

Once the IPM RC has been recorded, add reference note to the cover sheet with document number noted.

This comment will be cleared when the copy of the recorded restrictive covenant is provided and document number noted on the cover sheet.

WATER QUALITY PLANS

- WQ 4. All drainage from this site will need to be treated for water quality. The current plan only shows a portion of the impervious cover on the site to be treated for water quality. Revise the water quality plan accordingly to ensure that all developed areas on the site have water quality controls. This will need to be closely coordinated with the MEP drainage plan. Contact me to go over in more detail prior to submitting the update.
- WQ 5. The plan indicates that a portion of this site will be treated by the rain garden to the north but that would be considered to be off-site and subject to additional requirements including an agreement from the owner. It does not appear that will be feasible since the runoff from the site will need to connect directly into the storm sewer system.

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.**

City Arborist Review - Dillon Olsen - Dillon.Olsen@austintexas.gov

CA 1 In the mitigation calculations, please show how the proposed landscape compliance plan will meet the proposed PUD requirements currently in review.

- Please provide a canopy survey for the heritage tree located on the neighboring lot along the north property line (#10673).
- Does the planting zone meet the proposed additional soil volume area stated in the proposed PUD agreement? Please indicate the scale for the plan, on the landscape plan.
- Does the proposed design preserve 75% of the caliper inches associated with native protected size trees; and preserve 75% of all the native caliper inches?

[Per C814-2018-0121]

CA 2 Indicate heritage trees with an "H" on the tree survey.

CA 3 Hatch heritage trees on the plan sheets showing trees.

CA 4 Properly represent to scale and label the ¼, ½, and full Critical Root Zones of all heritage trees on the Erosion & Sedimentation Control Plan, as well as on the proposed Site Plan, including any regulated and/or heritage trees that are on adjacent properties that have CRZ's that encroach into the limits of construction.

- CA 5 Trees proposed to be preserved must meet the following criteria:
- A minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
 - Cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
 - No cut or fill is permitted within the 1/4 critical root zone.

[ECM 3.5.2, ECM Appendix V Figure 3-6]

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

THE FOLLOWING COMMENTS APPLY PRIOR TO RELEASE OF 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-2019-0297C**
 - Application date: **July 15, 2019**
 - Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Jeremy Siltala**
 - 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 the Electronic Submittal Exhibit of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Planner 1 on this report by the applicant once all comments are cleared.

END OF REPORT