

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



CASE NUMBER: SP-2019-0297C
REVISION #:
CASE MANAGER: Jeremy Siltala

UPDATE: U2
PHONE #: (512) 974-2945

PROJECT NAME: 218 South Lamar
LOCATION: 218 S LAMAR BLVD SB

SUBMITTAL DATE: June 11, 2020
REPORT DUE DATE: June 25, 2020
FINAL REPORT DATE: June 29, 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 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 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 August 11, 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 11 copies of the plans and 12 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
Drainage Engineering : Jay Baker
City Arborist : Dillon Olsen
Environmental : Hank Marley
Industrial Waste : Rachel Reddig
PARD / Planning & Design : Thomas Rowlinson
Site Plan : Jeremy Siltala
Water Quality : Jay Baker
AW Pipeline Engineering : George Resendez
Electric : Andrea Katz
ATD Engineering : Amber Mitchell
Fire For Site Plan : James Reeves
Transportation Planning : Ryan Johnson
AW Utility Development Services : Bradley Barron

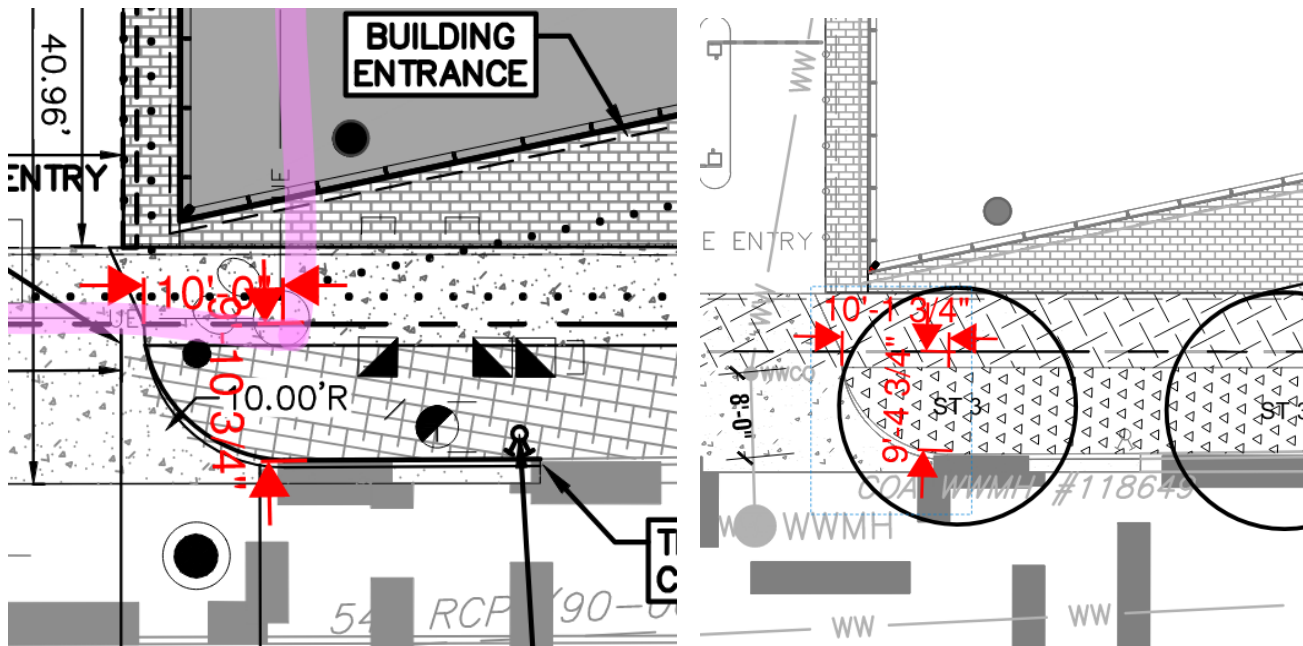
Industrial Waste Review - Rachel Reddig - 512-972-1074

- IW1. For compliance with §15-10-226 of the Austin City Code, install a City of Austin approved large diameter cleanout per detail AW-SPECIAL-01 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.
- IW2. Show all private plumbing lines associated with the installation location of the exterior grease interceptor.
- IW3. The MEP sheet included for Industrial Waste reference should not be included. The grease interceptor shown on the MEP sheet does not meet City of Austin grease interceptor requirements and would not be approved for installation.
- IW4. Remove the superseded detail 506S-14(Special) after AW-SPECIAL-01 is added to the detail sheets per comment IW1.

Electric Review - Andrea Katz - 512-322-6957

EL 1 – EL 7. **Comments cleared.**

INFORMAL: Street tree on east corner of driveway is in conflict with proposed underground electric facility. Set back at least 10' or change to utility compatible species.



Be advised that the electric facilities shown on this site plan are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.

Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

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.
U1: Response noted. Comment will be cleared with fiscal posting.
U2: Noted.
- 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?
U1: The truck turn exhibits are under review. Further comment will be provided as soon as it is available.
U2: Please update turning template exhibit to use a WB-40 typical vehicle.
- 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.
U1: Response noted, and waiver requests received. Please pay waiver fee that's been added to AMANDA. A response to the request will be emailed directly to the applicant.
U2: Comment addressed.
- 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.
U1: Response noted, and waiver requests received. Please pay waiver fee that's been added to AMANDA. A response to the request will be emailed directly to the applicant.
U2: Please adjust southern radius of S Lamar driveway to 15 feet.
- 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.
U1: Response noted, and waiver requests received. Please pay waiver fee that's been added to AMANDA. A response to the request will be emailed directly to the applicant.
U2: Comment addressed.
- 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:
U1: Response noted; your update has been forwarded to the Corridor Office for their review and comment.
U2: Response noted; this plan has been forwarded to the CPO for their review and comment. Further information will be emailed directly to the applicant as soon as it is available.

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.

Update #1: Response indicates that the PUD has not been approved yet so the comments will not be specific until the PUD ordinance has been approved.

Update #2: Still in process.

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.

Update #1: Response indicates that the diversion to the northwest corner is a requirement of the PUD but the ordinance has not yet been approved. See DE 1.

Update #2: Still in process.

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.

Update #1: Response indicates that the DIGS information is not available for the storm sewer system that is being tied into. It will need to be surveyed and modeled for pre and post development conditions, demonstrating that the 100 year runoff will be contained in a drainage easement. Is the storm sewer system in a drainage easement? It appears that this is related to the site plan to the north (SPC-2010-0061C, New Theatre at Zac Scott). In addition, the previous site plan for this site was (SP-95-0047CS, Schlotzsky's National), so both drainage plans should be reviewed for compatibility with this site plan. I have requested the plans and files for both of these site plans.

Update #2: Response indicates that the downstream system is in an easement and that has been provided but the questions about capacity and compatibility have not been addressed.

DE 4. CLEARED. Response indicates that on-site detention is being provided and RSMP will not be requested.

SITE PLAN

DE 7. The plans indicate 4 stories of underground garage with a multi-story 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.

Update #1: Response indicates that this is in process. Provide copy of MEP drainage plan for review and comparison with the civil plans.

Update #2: Response indicates that MEP plans are being prepared and will be provided 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.

Update #1: Response indicates that these details have been worked out with the PUD but I am not sure how that would be the case since is PUD is a zoning case without a lot of drainage or water quality details other than superiority requirements required by the PUD

Update #2: No specific response and requested supporting information not received.

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.

Update #1: I did receive excerpts of the SPC-2010-0061C plans but cannot locate drainage infrastructure to convey off-site drainage in a drainage easement. I have requested the plans and files for both cases See DE 3.

Update #2: No specific response and requested supporting information not received.

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

Update #1: Requested RC received but will be held pending outcome of the approved drainage and detention plan.

Update #2: No specific response and requested supporting information not received.

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

Update #1: Understood that the standard driveways will have a high point but the diversion assumes adequate gutter flow capacity so that should also be confirmed.

Update #2: Response indicates that runoff may enter the site from Toomey Road but measures should be taken to ensure that the runoff is contained in the ROW without entering the site and the parking garage.

ADDITIONAL COMMENT FOR UPDATE 2:

DE 1U. Existing and proposed flows should be based on SCS methodology and not Rational methodology in accordance with the DCM. Provide detailed hydrologic analysis with adjacent capacity taken into account to demonstrate no adverse drainage impact at the point of discharge.

DE 2U. Provide drainage and water quality plan in accordance with the application packet. Contact me to go over in more detail prior to submitting the update.

DE 3U. Stormsewer extension on the adjacent property to the north will require an easement from the adjacent property.

DE 4U. It is unclear how the subsurface cistern proposed will meet the water quality and detention requirements. Have you considered a subsurface sed/fil/detention system?

DE 5U. Remove sheet 17 since it is for the off-site pond and not part of this application.

Environmental Review - Hank Marley - 512-974-2067

EV 1 – 3 Comments cleared.

Grading and Drainage

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]

Update 1 **Comment pending approval of PUD.**
Update 2 **Comment pending approval of PUD.**

EV 5 – EV 10 Comments cleared.

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.

Update 1 **Comment pending approval of PUD.**
Update 2 **Comment pending approval of PUD.**

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

EV 12 – EV 14 Comments cleared.

EV 15 The ESC fiscal estimate is approved. This comment is pending posting of ESC fiscal surety. Note that fiscal surety is accepted during the following hours:
Monday – Thursday 8:00 – 11:30 a.m. & 1:00 – 3:30 p.m.
Friday 8:00 – 11:30 a.m.

Update 2 **Comment pending.**

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

After AWU signoff has been obtained, email reviewer for electronic AFD signoff.

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.

U1: Comment remains. Site plan is located within the Waterfront Overlay Combining District. Site plan application is subject to the Waterfront Overlay requirements.

U2: Cleared.

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.

U1: Comment remains. Site plan is located within the Waterfront Overlay Combining District. Site plan application is subject to the Waterfront Overlay requirements.

U2: Cleared.

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.

U1: Note the maximum 20% reflectance.

U2: Cleared.

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.

U1: Transformers are visible to public. Move transformers so that they are not visible. Call out screen of trash receptacles/dumpsters. Call out screening of water meters, water vaults, water valves, wastewater cleanouts, or indicate that they are underground.

Move and screen exhaust vent from public area.

U2: Call out on the site plan the screening of the transformer, water meters, valves, and wastewater cleanouts, and the garage exhaust, including material and height.

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.

U1: Comment remains. If applicant disagrees, provide documentation that explicitly calls out any reference that would otherwise indicate the adjacent site is not parkland. Contact reviewer:

Thomas.rowlinson@austintexas.gov

U2: Indicate on the elevations compliance with (E)(1) – elevations state that it is glazed, but not clear or lightly tinted.

Indicate on the elevations compliance with (E)(2) – what architectural detailing is provided to break the continuity of the nontransparent basewalls?

Indicate on the elevations compliance with (E)(3) – what natural materials are used for the exterior surface?

PR6: Label the adjacent City parkland to the north as follows:

City of Austin (Parkland)

U1: Comment remains. If applicant disagrees, provide documentation that explicitly calls out any reference that would otherwise indicate the adjacent site is not parkland. Contact reviewer:

Thomas.rowlinson@austintexas.gov

U2: Cleared.

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

U1: Comment remains. If applicant disagrees, provide documentation that explicitly calls out any reference that would otherwise indicate the adjacent site is not parkland. Contact reviewer:

Thomas.rowlinson@austintexas.gov

U2: Please show that no mechanical equipment will be blowing on City of Austin property (north side of the site).

PR8: Additional comments may be issued depending on PUD zoning currently in review.

U1: Comment remains. PUD zoning still in review.

U2: Comment remains. PUD zoning still in review.

PR9 (U1): Sheet 15 shows an outlet pipe to be constructed on parkland. Construction on parkland is forbidden. If pursuing a Chapter 26 process, contact this reviewer:

thomas.rowlinson@austintexas.gov

U2: Outlet pipe is still being proposed on City of Austin property. Drainage onto City property would require an easement, and the City does not grant easements to 3rd parties for private drainage facilities. Remove or relocate the outlet pipe.

Site Plan Review - Jeremy Siltala - (512) 974-2945

§ 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].

U2: comment pending approval of proposed zoning change

SP2-SP9. cleared

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

U2: comment remains. Ensure site data table is included showing total site area, zoning, proposed uses, building heights, building coverage, total gross floor area, and FAR.

SP11-SP18. cleared

SP19. Confirm that all easements (existing and proposed) including joint access, drainage, conservation, utility and communications are shown (with record reference) on the plans.

U2: comment pending vacation or recordation of any easements

INFO: License Agreement must be approved prior to site plan approval and release.

Transportation Planning - Ryan Johnson - 512-974-1225

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.

U2: Comment remains. Pending PUD approval.

SUBCHAPTER E

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.

U2: Comment remains. Easement submitted by this reviewer to City legal for review on 6/23/2020.

TR10. *U2: Comment cleared. Property line shown.*

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.

U2: Comment remains. Response noted; pending approval of license agreement.

DRIVEWAY

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.

U2: Comment remains. Response noted; pending ATD waiver decision.

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.

U2: Comment remains. Response noted; pending receipt of driveway overlap approval agreements (one for each driveway).

PARKING GARAGE / LOADING

TR22. U2: Comment cleared. Dimensions shown and public spaces indicated.

TR23. Revise the following within the parking tables in accordance with LDC 25-6-472, Appendix A.

U2: Comment remains. Pending approval of PUD ordinance with modified bike parking requirement.

ACCESSIBLE ROUTE

TR48. U2: Comment cleared. Paver notes included.

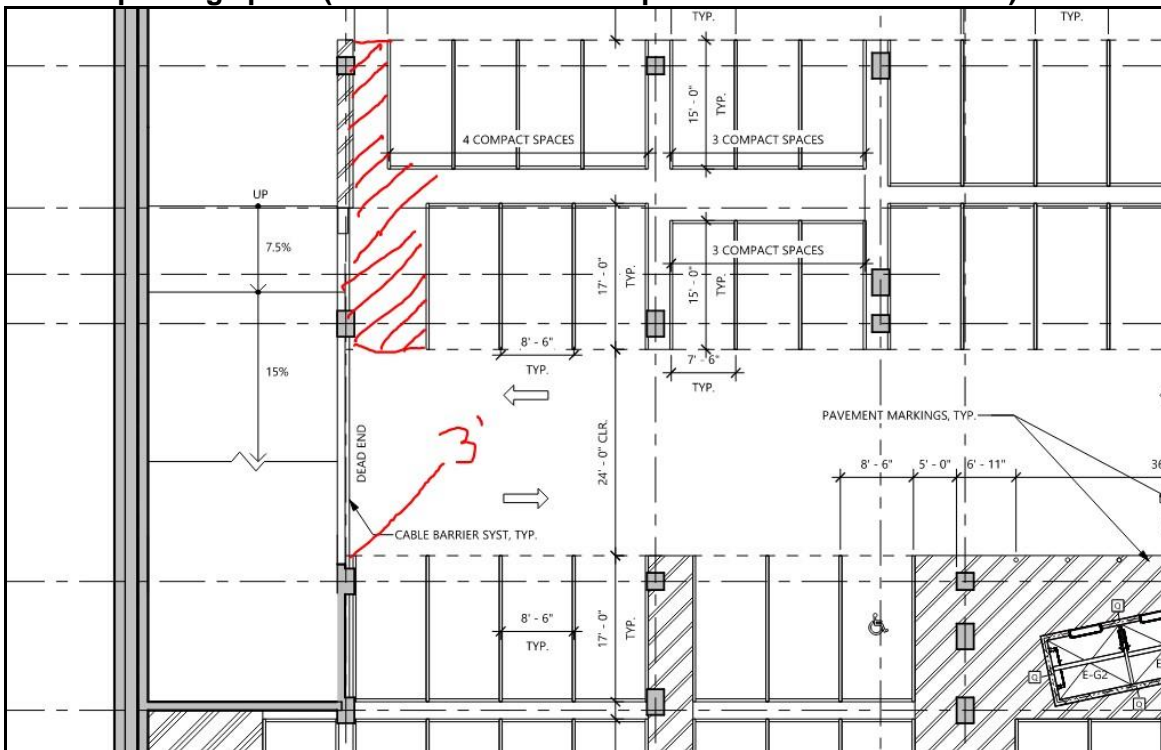
MISCELLANEOUS

TR50. Revise the LOC to include all off-site improvements associated with the TIA mitigations.

U2: Comment remains. Pending inclusion of off-site improvements and revised LOC.

TR52. Each parking space must have adequate drives, aisles, and turning and maneuvering areas for access and usability. TCM, 9.2.0 #5. Show and dimension an additional 3 feet of spacing between the garage wall and the parking spaces at the end of each dead-end drive aisle.

U2: Comment remains. Some parking spaces still lack appropriate maneuvering areas (see image). Please stripe the area shown to clearly indicate whether or not it is a parking space, and provide a 3-foot maneuvering spacing between the wall and the edge of the nearest parking space (so that cars in those spaces are able to back out).



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

WW1. Per Utility Criteria Manual 2.5.1(F)(14) and §25-1-61:

A PUD for this development is awaiting hearing and must be approved. The utility plan must follow the PUD requirements when approved.

WW2. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez with Pipeline Engineering at 512-972-0252.

Water Quality Review - Jay Baker - 512-974-2636

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.

Update #1: Response indicates that the PUD has not been approved yet so the comments will not be specific until the PUD ordinance has been approved.

Update #2: Response indicates awaiting approval of the PUD.

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.

Update #1: Response indicates that the PUD has not been approved yet so the comments will not be specific until the PUD ordinance has been approved.

Update #2: Response indicates awaiting approval of 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.

Update #1: IPM RC received but IPM approved plan not yet received.

Update #2: IPM plan received but the RC needs to be submitted for review.

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.

Update #1: Response indicates that this was coordinated with staff with the PUD, but the PUD has not been approved yet. Also, who were the staff you were coordinating with? Remember that PUD review is more general and not site specific.

Update #2: Response indicates all areas of the site with the exception of perimeter areas. Are these areas indicated on the DA maps?

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.

Update #1: Understood that the off-site pond may be part of the water quality plan but is there sufficient capacity in that development to provide for this site and also is it in an RC defining rights and responsibilities regarding participation in that facility?

Update #2: Response indicates that all runoff on the site will be treated prior to discharge so will not be reliant on the off-site rain garden.

ADDITIONAL COMMENTS FOR UPDATE 2:

WQ 1U. It is unclear how the proposed cistern will meet the water quality and detention requirements for this site. Have you considered a sed/fil/detention system?

WQ 2U. Remove sheet 17 since it is for the off-site pond and not part of this application. All water quality calculations should be based on this application and proposed water quality system. Contact me to go over in more detail prior to submitting the update.

AW Pipeline Engineering - George Resendez - (512) 972-0252

- **§ 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.

- **§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 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.

City Arborist Review - Dillon Olsen - 512-974-2515

CA1 U0: *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). Thank you for providing a canopy survey. Please see U1 comment.*

U1: *At the proposed underground parking structure, adjacent Heritage Tree #10673, demonstrate how construction machinery is going to be able to access this area of the building site and/or maneuver around the adjacent Heritage Tree canopy without over-impacting the canopy, including the 25% maximum removal allowed by code. [ECM 3.4.3, 3.5.2].*

- *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. **Addressed.***
- *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? **Addressed.***

[Per C814-2018-0121]

U2: Comment pending. Please show the canopy diagram on the Erosion & Sedimentation Control Plan. In the canopy diagram, indicate the proposed removal with the percentage mentioned (19.26% stated to encroach into LOC) in the comment response you have provided.

CA4 U0, U1: Comment pending.

U2: Comment cleared.

CA6 U1: *Label mitigation trees on the Landscape Plan sheets. Further mitigation review and comments pending.*

U2: Comment pending, to be addressed with an informal update. Thank you for updating the landscape calculations. Please specify the species of the street trees proposed to be planted.

Planner 1 Review - Elsa Garza – Elsa.Garza@austintexas.gov

- P1. Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbering**
 - 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**
- P2. **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