

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



CASE NUMBER: SP-2019-0297C  
REVISION #: 00  
CASE MANAGER: Renee Johns

UPDATE: U3  
PHONE #: (512)974-2711

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

SUBMITTAL DATE: July 13, 2020  
REPORT DUE DATE: July 27, 2020  
FINAL REPORT DATE: August 7, 2020  
11 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

**STAFF REPORT:**

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

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

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

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

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is October 23, 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 10 copies of the plans and 11.0 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for 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  
Environmental: Hank Marley  
Industrial Waste: Rachel Reddig  
PARD / Planning & Design: Thomas Rowlinson  
Water Quality: Jay Baker  
AW Pipeline Engineering: George Resendez  
ATD Engineering: Amber Mitchell  
City Arborist: Dillon Olsen  
Fire For Site Plan: James Reeves  
Site Plan: Jeremy Siltala  
Transportation Planning: Martin Laws  
AW Utility Development Services: Bradley Barron

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.

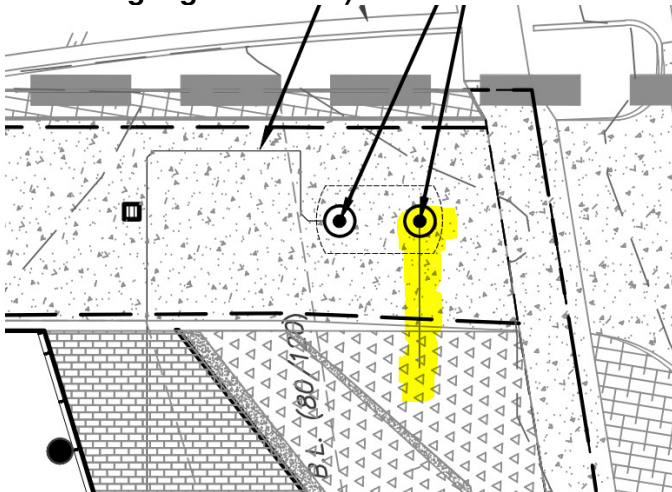
Response: Comment noted. City detail AW-SPECIAL-01 has been added to the Utility Plan Details sheet (Sheet 20). Please reference the revised plans.

**U3: Comment stands. Reference the detail in the call-out for the large diameter cleanout on the utility plan and profile sheets.**

IW2. Show all private plumbing lines associated with the installation location of the exterior grease interceptor.

Response: The private plumbing lines serving the exterior grease interceptor have been added to the Utility Plan Sheet (Sheet 18). Please see the revised plans.

**U3: Comment stands. The proposed private plumbing lines are not in compliance with plumbing code requirements. Specifically, the inlet and outlet pipes are not identified, and either the inlet or outlet line ends in a landscaped area. Additionally, the pipe that ends in a landscaped area is shown connecting to the side of the interceptor, but the inlet and outlet pipes must connect to each respective end of the grease interceptor (see highlighted areas).**



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.

Response: Per our email coordination, the Site Plan and Utility Plan sheets (Sheets 9 and 18) have been revised to callout "Grease trap located in garage, Refer to MEP plans". The specific grease trap details, sizing and model will be included within the MEP Building Plans. These civil plans no longer make reference to the grease trap size or model.

**U3: Comment cleared.**

IW4. Remove the superseded detail 506S-14(Special) after AW-SPECIAL-01 is added to the detail sheets per comment IW1.

Response: Detail 506S-14(Special) has been replaced with City Detail AW-SPECIAL-01 on the revised Sheet 20. Please reference the revised plans.

**U3: Comment cleared.**

**Electric Review - Andrea Katz - 512-322-6957**

**Comments clear.** Be advised, however 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 - 512-974-3428**

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.

U3: 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.

U3: Revise turn template to show maneuver at future/CPO curb line and provide a letter for the developer regarding the delivery needs for this site.

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.

U3: 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](mailto: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.

U3: Applicant continues to work with CPO office on integrating the corridor plan in their site plan. Comment will be cleared when all issues are resolved.

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.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

### **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 #2-3:** 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- 3:** Still in process.

- DE 3. Contact [www.atxatxfloodpro.com](http://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.

**Update #3:** Response does not address downstream capacity as designed by the adjacent site plan. This would be a pre and post analysis for this site plan, taking into account that some flows are being redirected to the northwest corner. In addition, drainage easement to tie into the storm sewer system on that site has not been provided.

### **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.

**Update #3:** Response indicates that the cistern design is being finalized.

**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.

**Update #3:** Response indicates that on-site flows to be collected and taken to the discharge point with some exceptions. All flows will be collected, and this will need to be shown on the drainage plan.

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.

**Update #3:** I see the response to DE 3 but also need supporting calculations of the downstream system demonstrating no adverse drainage impact.

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.

**Update #3:** Subsurface pond maintenance RC received with this submittal but Exhibit A, which is the maintenance plan, was not included.

DE 11. CLEARED

**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.

**Update #3:** Hydrology revised to SCS. The CN of 97 for existing conditions is too high and should be adjusted based on CN weighting. In addition, the assumed C value of .79 for this drainage area on the adjacent site plan should be considered to confirm that the proposed discharge will not exceed the adjacent site plan assumptions. If not, additional compensatory detention will need to be incorporated into this design.

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.

**Update #3:** Response indicates that the cistern design is still in process. Keep in mind that rainwater harvesting cannot be used for detention so additional detention will need to be added to control the flows and not cause adverse drainage impact.

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

**Update #3:** Blanket drainage document for the adjacent property has been determined to not provide for a storm sewer extension tie in to serve this project. The design has now been modified to discharge at existing conditions at the property line curb cut so it is imperative that no adverse impact occur to that property, taking into account the capacity of the downstream system. Dialog with the adjacent owner should continue to make sure there are no surprises during construction.

In addition, it is not clear how you will have an underground water quality and detention system and be able to discharge at grade.

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?

**Update #3:** Response indicates that only rainwater harvesting is proposed but keep in mind that that will be drawn down in 72 hours so you will need to develop that into the rainwater harvesting system, utilizing irrigation, etc...taking into account the soil conditions on the site. In addition, rainwater harvesting only addresses water quality and is not considered part of the detention system.

DE 5U. CLEARED

**Environmental Review - Hank Marley - 512-974-2067**

**Cover Sheet Notes**

EV 1 Comment cleared.

**General Notes Sheet**

EV 2 Comment cleared.

**Grading and Drainage**

EV 3 Comment cleared.

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- 3 Comment pending approval of PUD.**

**Demolition Sheet**

EV 5 Comment cleared.

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

EV 6 – 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- 3 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 2-3    Comment pending.**

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

Comments are cleared. 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.  
**U3: Please provide additional documentation of planting, including height, type of switchgrass, whether perennial, length of time before reaching maturity, and maintenance/irrigation plan to ensure that the plantings remain in place to provide adequate screening.**
- 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](mailto: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?

**U3: Cleared.**

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](mailto: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](mailto:Thomas.rowlinson@austintexas.gov)

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

**U3: Cleared.**

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

**U1- U3: 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](mailto: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.

**U3: See DE 3U. Blanket drainage document for the adjacent property has been determined to not provide for a storm sewer extension tie in to serve this project. The design has now been modified to discharge at existing conditions at the property line curb cut so it is imperative that no adverse impact occur to that property, taking into account the capacity of the downstream system. In addition, it is not clear how you will have an underground water quality and detention system and be able to discharge at grade.**

**PARD cannot allow additional water to be discharged onto City property. Drainage sheets would indicate greater water runoff will be discharged onto City property. Please contact reviewer to discuss.**

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



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].

**U3: comment pending** approval of proposed zoning change

SP2-SP9. cleared

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

**U3: comment pending**

SP11-SP19. cleared

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

<b>Transportation Planning - Martin Laws - 512-974-6351</b>
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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.

**U3: Comment remains. Pending approval of PUD.**

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.

**U3: Comment remains. Pending City Legal comments and approval of the easement document.**

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.

**U3: Comment remains. Pending approval from Office of Real Estate Services.**

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.

**U3: Comment remains. Pending receipt of driveway overlap approval agreement for each 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. **Update 2:** Comment remains. Response noted; pending receipt of driveway overlap approval agreements (one for each driveway).

**U3: Comment remains. Pending driveway overlap approval agreement.**

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

**U3: Comment remains. Pending approval of PUD.**

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

**U3: Comment remains. Pending approval of ATD.**

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.

**U1: Comment cleared.**

**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**

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.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

**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.

**Update #3:** Still in process.

**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.

**Update #3:** Still in process.

**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.

**Update #3:** IPM RC received. Contact me to go over next steps to review the RC and forward to the law department. This can be done concurrently through emails.

### **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?

**Update #3:** Response indicates that DA 2 and DA 3 will not be treated but all impervious cover in those areas will need to be addressed for water quality.

WQ 5. CLEARED

### **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?

**Update #3:** Response indicates that rainwater harvesting is what is being proposed but be aware that the minimum drawdown time will need to be achieved by irrigation or other means, taking into account the infiltration values for the soils. In addition, detention will need to be added to control the runoff at the point of discharge. See DE comments. Detailed system design is still in process so detailed comments will be deferred until the detailed design is included in the plan set.

WQ 2U. CLEARED

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

A complete review has not been conducted on this submittal. This project will stay on rejected status as long as the PUD agreement has not been signed.

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

Note: Please e-mail me if you have any questions, concerns, or require additional information about these comments: [Dillon.Olsen@austintexas.gov](mailto:Dillon.Olsen@austintexas.gov). You may also e-mail me if you would like to schedule a phone or virtual meeting to discuss the review comments. Updates cannot be

reviewed outside of the update review cycle. If you have questions about DSD's response to COVID-19 please go to <https://www.austintexas.gov/page/dsd-covid-19>.

CA1 U0, U1, U2: Comment pending.  
**U3: Comment cleared.**

CA3 U0, U1, U2: Comment pending.  
**U3: Comment cleared.**

<b>Planner 1 Review - Elsa Garza – Elsa.Garza@austintexas.gov</b>
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P1. Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbering**
- File number: **SP-2019-0297C**
- **Application date**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **R. Johnson**
- **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**