

MASTER REVIEW REPORT

CASE NUMBER: C814-2018-0121  
CASE MANAGER: Heather Chaffin                      PHONE #: 512-974-2122

REVISION #: 00    UPDATE: 00

PROJECT NAME: 218 S. Lamar

SUBMITTAL DATE: October 1, 2018  
REPORT DUE DATE: October 22, 2018  
**DRAFT** REPORT DATE: November 16, 2018  
REPORT DATE: January 14, 2019  
REPORT LATE: 84 DAYS

LOCATION: 218 SOUTH LAMAR

STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: 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 (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by 04/30/2019 which is 180 days from the date your application was filed [Sec. 25-5-113].
- If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

***Please note that several reviewers are referring to the previous report that was issued for the related Development Assessment, City File #CD-2018-0003. These reviewers have included the original comment and noted their updated comments as U0. (Update #0).***

### Comprehensive Planning Review – Kathleen Fox - 512-974-7877

Connectivity- Public sidewalks are located along S. Lamar Boulevard and Toomey Road. A Cap Metro transit stop is located 500 ft. from the subject area. Several bus lines run on South Lamar Blvd. including the 803 RapidBus. The Walkscore for this property is 82/100, Very Walkable, meaning most errands may be accomplished on foot. The Butler Hike and Bike Trail and the Pfluger Pedestrian Bridge are located within a quarter of a mile from this site. The mobility options in this area are above average.

Imagine Austin- The Imagine Austin Comprehensive Plan identifies this section of South Lamar Boulevard as an Activity Corridor. It is also located along a designated High Capacity Transit Corridor. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are also applicable to this case:

- LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Analysis- The proposed PUD mixed use project appears to contribute towards making this area a more complete community by adding a dense mixed use project consisting mostly of office uses, situated within a quarter of a mile of variety of commercial, civic, and recreational uses, which offers a variety of mobility options (public transit, public sidewalks, and multi-use trails) to people visiting this area along a designated Activity Corridor. The developer also stated in the case file that the first floor of this project will consist of pedestrian oriented uses as defined by Section 25-3-691c of the Land Development Code. Based on this proposed PUD mixed use project being located along an Activity Corridor, which supports dense, connected and pedestrian

oriented development, this proposed PUD mixed use project appears to support the policies of the Imagine Austin Comprehensive Plan.

## Urban Design Review - Anne Milne - 512-974-2868

### **Development Assessment (CD-2018-0003) Follow-up**

UD1: Administrative and business offices are not a pedestrian oriented use (25-2-691(C)).

Specify the proposed amount of ground floor office/co-working space. Is any outdoor space proposed for the co-working land use (recommended)?

U0: Approximately, what percent of the ground floor will be used as co-working space? How much of the street facing façade will be co-working space? How will the proposed supplemental zone activate the streetscape?

UD2: A flat rooftop would be appropriate in this area (25-2-721).

U0: A flat roof to accommodate the planting and rooftop deck is appropriate. The rest of the roof should comply with the waterfront overlay. Please see PARD comment PR1.

UD3: The list of appropriate building materials may be amended to include precast concrete, metal panels, phenolic panels, FRP, GFRC, and composite metal panes. Additional approval of materials adjacent to PARD owned panels may be required.

U0: No longer requested.

UD4: Staff recommends that not more than 40% of the required open space be located on the roof.

U0: No longer requested.

UD5: Demonstrate need for additional height for the elevator on the roof (25-2-531). Elevator structures are typically not that tall.

U0: Attached drawings do not show elevator over run. Please provide.

TIER I:

UD6: Ground floor offices are not a use that generates pedestrian activity and must be limited.

U0: Response noted.

UD7: It is not clear by the description how the design will be innovative or provide adequate public facilities.

U0: More information is needed. Please describe how you will meet the requirements in 2.3.1.B. For example, the public plaza shown at rear of building – how is this accessible to the public?

UD8: Please coordinate with corridor office. Please coordinate with CapMetro. Traffic impact mitigation and trip demand reduction may also be required.

U0: Response noted.

UD9: Core Transit Corridor standards are required.

U0: Comment cleared.

UD10: Office/admin uses are not pedestrian oriented. If a limited amount of co-working space is provided – outdoor seating should be provided. Sidewalk cafes and seating should be used to create an active urban environment.

U0: Describe or illustrate how you are creating an active urban environment.

TIER 2:

UD11: Building Design: The building design should exceed the minimum points required by the Building Design Options of Section 3.3.2 of Chapter 25-2, Subchapter E. The design of the building should incorporate the immediate streetscape character, particularly consistency of skyline and the need for punctuation and accent; the relationship of height to frontage width and building depth.

(From Subchapter E and Plaza Saltillo TOD, 5.6.2) Along the principal street, building facades greater than 100 feet in length shall: 1. Include at least one vertical change in plane with a depth of at least 24 inches. The distance from the inside edge of a building projection to the nearest inside edge of an adjacent projection shall not be less than 20 feet and not greater than 100 feet.

(From Subchapter E) Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than 20 feet and not more than 100 feet. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relieve of a least weight inches.

(From Plaza Saltillo TOD, 5.4.3) The façade should include at least 40 percent of the wall area along the principal street that is between two and ten feet above grade shall consist of glazing. The second floor façade along the principal street must provide a minimum of 25 percent glazing between the finished second story floor and the finished third story floor or building eave. At least one-half of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.6 or higher. Any façade that is built up to an interior mid-block property line is not required to have glazing on that façade if not prohibitions and no contractual or legal impediments exist that would prevent a building being constructed on the adjacent property up to the wall of the façade.

U0: The façade design should exceed the Waterfront Overlay requirements and incorporate the standards described in Section 3.3.2 of Chapter 25-2 Subchapter E and or TOD Active Edge Standards (as described above).

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

PR1: PARD will need more information such as building elevations/renderings to approve modifications to 25-2-531 (C) (1) (additional height) and 25-2-721 ( E ) (2) (flat roof top as distinctive building top).

(U0) It is unclear how the proposed features will be visible and distinctive from the ground level and parkland at 96 feet on a flat rooftop.

PR2: FYI, 25-2-721 (E) (1) will be enforced. Please provide information that ensures that this provision will be met. (1) Exterior mirrored glass and glare producing glass surface building materials are prohibited.

(U0) Comment cleared. “Exterior mirror glass with a 30% Ext. Reflectance or greater, and glare producing glass surface building materials will be prohibited.”

PR3: PARD will not likely approve the proposed modification to 25-2-733 (E) (3). Staff is willing to meet to discuss whether other building materials can be used.

(U0) Comment cleared. “This modification is not requested with the formal submittal of the PUD.”

PR4: Other proposed modifications to the Waterfront Overlay do not appear to affect Butler Shores. (25-2-691 (C) and 2.7.3.D.4, as long as the roof amenity can be considered a distinctive building top.)

(U0) Comment cleared, except for the comment regarding the rooftop.

PR5: Which part of the site will the ground floor publicly accessible plaza be located?

(U0) In order to comply with Subchapter E, the location of the publicly accessible, ground floor plaza should “be located to adjoin, extend, and enlarge” existing, City of Austin parkland, per Article 2, § 2.7.3.B. Please contact [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov) to set up a meeting with PARD planning staff for discussion of the ground floor plaza’s access and location.

PR6 (U0): Modification to § 25-2-721(E)(4) is not superior.

PR7 (U0): FYI development will require its own fire lanes.

## Site Plan Review - Randall Rouda 512-974-3338

SP 1. Materials such as EIFS are not durable and should be used for trim/detail and for upper floors only. Please consider amending the modification of the materials list.

U0: No longer requested.

SP 2. Please clarify if reflective restrictions will remain. Materials that are highly reflective are not permitted in the Waterfront Overlays.

U0: Waterfront development guidelines to apply within the proposed PUD.

SP 3. "Amenitized" will need to be further clarified. As written, the variance request would permit a flat roof, which is not a distinctive building top. Please add details about what amenities would be considered on the roof, and their likely dimensions, especially height.

U0: The PUD should establish minimum standards for the proposed amenities, with a specific focus on the items visible from waterfront and parkland areas. The specific proposal (pedestal rooftop deck with seating, planters and a shade pergola) may be appropriate but should be codified in a manner similar to the existing regulations which identify specific types of building tops that qualify as distinctive.) (Eg. "Distinctive building tops may include planters with vegetation clearly visible from waterfront and parkland areas and shade structures which are architecturally integrated into the building design while demonstrating the rooftop use and/or providing architectural interest equivalent to other approved options.)

SP 4. Please note, South Lamar is a Core Transit Corridor. Sidewalk design will need to reflect those standards.

U0: Sidewalk will continue to meet CTC detains standards.

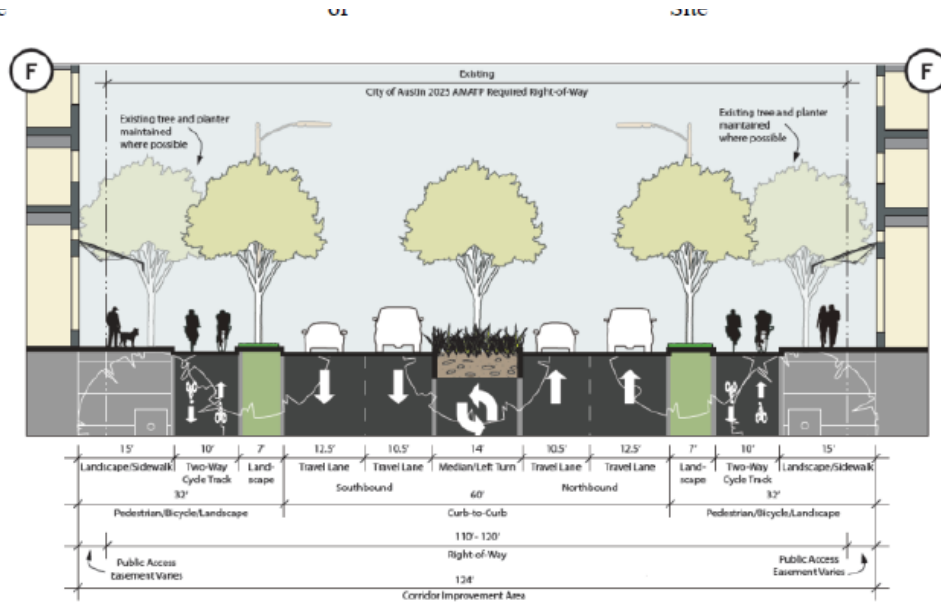
SP 5. Site plans will be required for any new development other than single-family or duplex residential.

SP 6. The site is located within the Butler Shores subdistrict of the Waterfront Overlay Zone. Except as modified by the PUD, the requirements, use limitations, design requirements and review processes established by Land Use Code sections 25-2-691 et. seq. will apply.

## Transportation Planning - Jaron Hogenson - 512-974-2253

TR1. A Traffic Impact Analysis (TIA) is required and has been received and is under review. TIA comments will be issued under a separate memorandum. [LDC 25-6-113]

TR2. Include the below streetscape in the land use plan. Contact this reviewer for a more legible copy of it if necessary. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (S Lamar). The sidewalk and bicycle facilities shall comply with the required cross-section at the time of the site plan application. The cross section that will be required is shown below. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on S Lamar requires coordination with the Corridor Planning Office and Bicycle Program. The cross section will include a 7' planting zone with street trees, a 10' two-way cycle track, and a 15' clear zone all behind curb. Additionally, a protected intersection will be required at Toomey, to be reviewed at the time of Site Plan.



**4-Lane Divided, 60' Curb-to-Curb  
Back-of-Curb Condition F  
Barton Springs Road to Riverside Drive**

TR3. Right of way requirements for the Corridor program are currently under review. Right of Way dedication may be required.

TR4. Modify note 29 to state “Improvements along South Lamar Boulevard will be coordinated with the Corridor Program Office. South Lamar will be constructed to the below cross section or as approved by the Corridor Program Office.” (add cross section as per note above)

TR5. Bicycle facilities will be required along Toomey Road at the site plan stage. The design is below. Include the below graphic on the land use plan. If a more readable copy is required, contact this reviewer.



**SUPERIORITY**

TR6. For the Zach Scott Theater parking, how is this proposed to be offered? Will they be given a special affordable rate? Include a note on the land use plan indicating how this will achieve

superiority.

TR7. The \$20,000 amount for Capmetro will need to be reviewed and approved by CapMetro. Please indicate if you have been working with anyone from Capmetro, and provide correspondence or approval.

TR8. Staff does not agree that #7 Transportation increased bicycle racks achieves superiority. Staff recommends discussing the placement of a B-Cycle station with that firm. Alternatively, bike lockers could be proposed.

TR9. Clarify how #12 Accessibility achieves superiority. Give specific examples and include in the note.

TR10. For #12 Accessibility, add a note that an accessible route shall be provided from both Toomey Road and South Lamar.

#### MISCELLANEOUS

TR11. Remove note 2 and replace with “Access to adjacent streets shall be determined at the site plan stage in accordance with the LDC, TCM, and TIA requirements.”

TR12. Provide a distinctive line for the PUD boundary for readability.

TR13. From the land use plan, remove existing drives to remain. This will be determined at the site plan stage.

TR14. Remove note 1 (see above)

TR15. Recommend not showing plaza boundary on land use plan as it may need to change during site plan review.

TR16. Remove all driveways from the land use plan. Driveways, existing and proposed, will be reviewed at the site plan stage.

TR17. Indicate why existing conditions are shown on plan. These should be removed.

TR18. Modify note 19 to include “Public right of way shall not be used for maneuvering.”

TR19. Provide a PDF of the updated plans to this reviewer to be distributed to other departments for review.

### Heritage Tree Review - Jim Dymkowski - 512-974-2772

HT 1: Thank you for providing a tree survey for the Heritage tree to the north of the PUD between the northern offsite driveway and the Topher Theater. Some of the information requested in the previous comments for the development assessment have not been provided with this submittal. Please show this tree’s current growing area and surrounding hardscape. Please also provide a canopy survey for the tree and include information about how much canopy the PUD would affect if the building setback lines are modified to 0 feet off the property line as proposed by the PUD.

HT 2: Thank you for agreeing commit the PUD development to a larger than standard 1.5 inch size tree planting. The increased size committing to 3-inch trees. City Arborist staff would still like the PUD to propose and commit to greater soil volume and tree size planting for any street tree required per the Subchapter E core transit corridor planting standards. This will require the PUD to investigate now if this is an option. If there will not be room in the ROW area due to utilities or other conflicts than staff would not agree that listing that you will work with the reviewer at the time of site plan on this issue is superior.

### Environmental Review - Jonathan Garner 512-974-1665

1. The site is located in the Lady Bird Lake (Town Lake) and West Bouldin Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is not located over the Edwards Aquifer Recharge

Zone, however the northern portion of the site is located over the Edwards Aquifer Recharge Verification Zone, which subjects the property to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM).

2. According to floodplain maps there is no floodplain within or adjacent to the project location.
3. Standard landscaping is proposed to exceed the standard requirements in LDC 25-2 by using only native tree species selected from Appendix F of the ECM and all required tree plantings shall use Central Texas native seed stock. [Note: See Heritage Tree review comments for additional comments.] Additionally, 100% of all non-turf plant materials shall be selected from the ECM Appendix N or the Grow Green Native and Adapted Landscape Plants Guide, and will be irrigated by either storm water runoff conveyed to rain gardens or by auxiliary water sources (e.g., air conditioner condensate, rainwater harvesting).
4. A few trees will likely be impacted with a proposed development associated with this zoning case. Please be aware that an approved zoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
5. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm. Additionally, because the site is divided by two watersheds, the applicant is advised that diversion of stormwater from one watershed to another is limited to 20% of the site based on gross site area or less than 1 acre, whichever is smaller so long as the existing drainage patterns are maintained to the extent feasible.

### EV Officer - Chris Herrington & Atha Phillips - 512-974-2132

This project is located at 218 SLAMAR BLVD SB and is within the Town Lake and West Bouldin Creek watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

1. The 18" RCP crossing Lamar, which is undersized per the existing StormCAD model, could be increased to a 24" RCP (based on needed future improvements) if runoff from the site is diverted to this system. Consider replacing the pipe a superiority item.
2. Could the site provide detention to greenfield conditions, which would reduce runoff draining to the undersized system.
3. Is the site proposing cisterns within the building footprint? Provide any information on how rainwater harvesting or other non-potable water sources including AC condensate will be captured and reused on site as a superiority item.
4. Provide information on renewable energy generation on site and/or planned green building certifications as a superiority item.
5. Include distribution for Drainage/Water Quality Review if additional improvements /superiority items are added with Update #1.

### NPZ Drainage Eng./Water Quality - Michael Duval 512-974-2349

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.



This project is located at 218 SLAMAR BLVD SB and is within the Town Lake and West Bouldin Creek watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

WQ1. Provide information on any improvements to surrounding conditions.

### NHCD Review - Travis Perlman 512-974-3156

Neighborhood Housing and Community Development (NHCD) acknowledges the applicant's request for a height bonus. The applicable affordability requirements are outlined in Section 2.5 (Development Bonuses) of the Planned Unit Development regulations and will be codified in the zoning ordinance for the property, pending approval by City Council.

### Austin Water Utility Review - Neil Kepple 512-972-0077

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own his expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. SERs may be required depending on the proposed development. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual 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 fees 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. Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code. All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally, AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements for AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM) 8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

### Austin Fire Department Review – Scott Stookey - 512-974-0157

Austin Fire Department review of this ZC Review was limited to the evaluation of the parcel in relation to locations with an AFD Aboveground Hazardous Materials permit. This review did not evaluate the site for fire department access, the available water supply for fire flow, or any new or existing building features.

### Electric Review - Karen Palacios - 512-322-6110

EL1. Tier requirement add Austin Energy item- Applicant is required to meet safety clearances per Utilities Criteria Manuel.

□ 1.10.0 - CLEARANCE AND SAFETY REQUIREMENTS

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

EL2. Site development regulations notes number 4 needs to add subject to required easement for electrical services and required clearance and safety requirements per the Utility Criteria Manuel.

EL3. The following notes need to be added to the PUD notes

ADD THE FOLLOWING NOTE: Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

ADD THE FOLLOWING NOTE: The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

ADD THE FOLLOWING NOTE: The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

ADD THE FOLLOWING NOTE: The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

ADD THE FOLLOWING NOTE: Any relocation of electric facilities shall be at landowner's/developer's expense.

### DAVID WAHLGREN – SUBDIVISION

SR 1. Please provide a copy of the existing approved plat for this site. I have been unable to locate one.

## Case Manager / Zoning Review -- Heather Chaffin – 512-974-2122

ZN 1. The property boundaries, the building setbacks, etc. are still unclear. There is one heavy line type that is used for property lines that obscures everything else. Use a different line type, gray scale, or something to make it all clearer. You have that line type listed as Zoning on the legend but it's also used on the surrounding lots.

ZN 2. Delete text "PUD Approval Block."

ZN 3. Change existing use from "Schlotsky's" to "Restaurant-Limited."

ZN 4. Label Jessie Street.

ZN 5. Label easements and provide dimensions.

ZN 6. Show all existing and proposed easements.

ZN 7. Clarify that the requested building setback is 0 feet—it's not just the Zoning Boundary.

ZN 8. Show Aquifer zone boundary (see Environmental Review comments).

ZN 9. See Urban Design comments regarding elevator structure height. The height should be based on a typical elevator structure, not a percentage of building height.

ZN 10. Correct acreage on plan to 1.263 acres.

ZN 11. Show all adjacent driveways.

ZN 12. Dimension all existing and proposed driveways.

ZN 13. Additional comments will be generated. Additional superiority items will be required beyond what has been proposed so far.

### **FOR UPDATE #1, PLEASE PROVIDE COPIES OF THE UPDATED PLAN/ DOCUMENTS FOR DISTRIBUTION AS FOLLOWS:**

**Urban Design- Ann Milne – 1 copy**

**PARD- Thomas Rowlinson- 1 copy**

**Site Plan- Randall Rouda- 1 copy**

**Transportation Planning- 2 copies**

**Heritage Tree- Jim Dymkowski- 1 copy**

**Environmental Officer- Chris Herrington/ Atha Phillips – 2 copies**

**Drainage/Water Quality – Michael Duval – 1 copy**

**Subdivision- David Wahlgren- 1 copy**

**Zoning/Case Manager- 2 copies**

**ADDITIONAL COMMENTS MAY BE GENERATED AS INFORMATION IS  
PROVIDED.**