

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



CASE NUMBER: SPC-2021-0131A
REVISION #:
CASE MANAGER: Jeremy Siltala
UPDATE: U0
PHONE #: (512) 974-2945
PROJECT NAME: Zilker Cafe
LOCATION: 2133 WILLIAM BARTON DR
SUBMITTAL DATE: May 14, 2021
REPORT DUE DATE: June 14, 2021
FINAL REPORT DATE: June 11, 2021

CONFLICT RESOLUTION PROCESS PILOT:

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

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.

Direct questions to the 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 April 23, 2022.** 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:

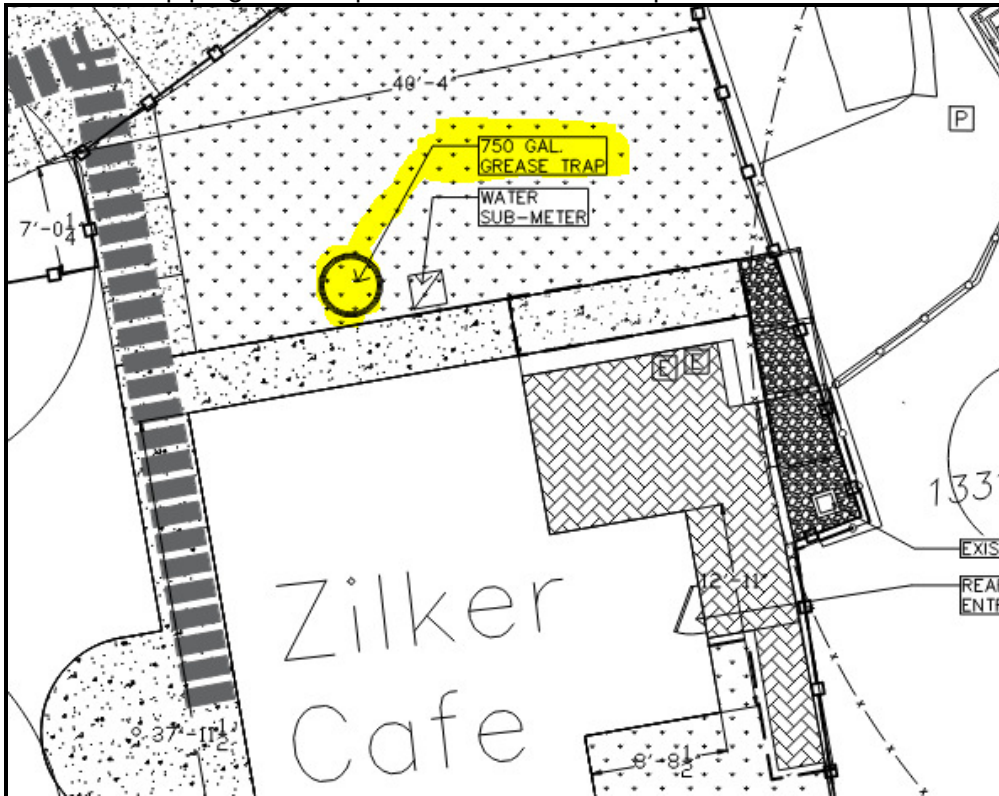
A formal update submittal is required. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Cindy Edmond
Industrial Waste: Rachel Reddig
Site Plan: Jeremy Siltala

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

- IW1. Correctly show and identify all existing plumbing structures, including any pretreatment devices, water services, wastewater services, and all private plumbing.
- IW2. The submitted plans do not provide an acceptable representation of the existing grease interceptor. Plans must show the outline of the tank footprint, as well as all associated influent and effluent piping. Do not provide size / volume specification.



- IW3. Identify the 2-way cleanout which was required to be installed as an Industrial Waste sampling port during previous construction. The 2-way cleanout must be located downstream of the sanitary wastewater/grease interceptor effluent pipe intersection in a non-traffic, non-parking area.

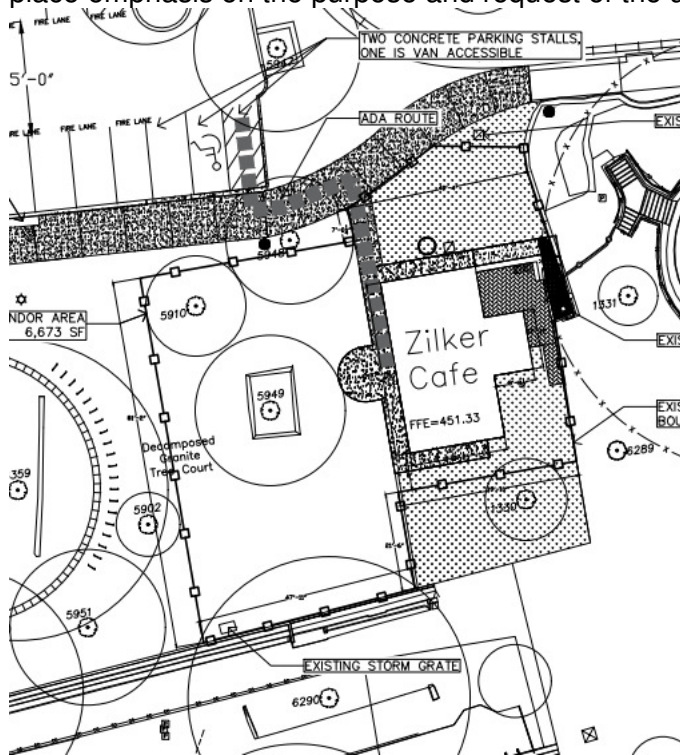
AW Utility Development Services - Bradley Barron - 512-972-0078

- AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: For plan review status contact your assigned Pipeline Engineering reviewer.

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

- SP1. The proposed use is a conditional use in this zoning district and Land Use Commission approval is required. Once all substantive comments have been cleared, contact this reviewer to schedule on Planning Commission agenda. An additional fee is required for the hearing notice and must be paid prior to the mailing date.
- SP2. Show the following information in a Site Data Table (applicable for/relevant to project limits only):
- site area in square feet and acres
 - zoning
 - proposed uses (according to 25-2-491): **likely Parks Special Use**- this is not designed to re-permit existing uses but only an overlay to permit the requested use
 - total square feet of area to be used for proposed use
- SP3. Revise Site Plan and Vendor Area Plan as follows:
- Add a project boundary like a Limits of Construction that corresponds to the project area shown in GIS
 - Show all improvements as 'existing' consistently
 - Consider including a legend if labels are not used
 - Clearly show the spatial extent of the proposed conditional use- consider using light shading or cross-hatching. Also consider revising sidewalks to remove the shading (screenshot below) to place emphasis on the purpose and request of the application.



- SP4. Add case number SPC-2021-0131A to lower right corner of all sheets.
- SP5. Revise coversheet to contain the following:
- Date of submittal: **Apr 20, 2021**
 - Design Team with contact information
 - List of all waivers and variances granted
 - Include the following staff approval block in lower right corner of coversheet only:

SITE PLAN APPROVAL	SHEET ____ OF ____
FILE NUMBER _____	APPLICATION DATE _____
APPROVED BY COMMISSION ON _____	UNDER SECTION ____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (LDC 25-5-81) _____	CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____	DWPZ ____ DDZ ____
_____ DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	
RELEASED FOR GENERAL COMPLIANCE _____	ZONING _____
REVISION 1 _____	CORRECTION 1 _____
REVISION 2 _____	CORRECTION 2 _____
REVISION 3 _____	CORRECTION 3 _____
<i>Final plat must be recorded by the project expiration date, if applicable. Subsequent site plans which do not comply with the Code current at the time of filing, and all required building permits and/or a notice of construction (if a building permit is not required) must also be approved prior to the project expiration date.</i>	

Planner 1 Review - Cindy Edmond – Cindy.Edmond@austintexas.gov

- P1. Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbering**
 - File number: **SPC-2021-0131A**
 - **Application date**
 - Under Section **142** 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