

CITY OF AUSTIN – WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SP-2010-0107D**
REVISION #: **00** UPDATE: **U0**
CASE MANAGER: **Cesar Zavala** PHONE #: **974-3404**

PROJECT NAME: **2901 Westlake Cove**
LOCATION: **2901 WESTLAKE CV**

SUBMITTAL DATE: **April 28, 2010**
REPORT DUE DATE: **May 26, 2010**
FINAL REPORT DATE: **May 25, 2010**

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, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is October 17, 2010.** 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.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 3 copies of the plans and 3 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:

Planner 1 : Elsa Garza
PARD / Planning & Design : Gregory Montes
Site Plan : Cesar Zavala
Environmental : Keith Mars

PARD / Planning & Design Review - Gregory Montes - 974-9458

- PR 1. The proposed boat dock will require approval from the Parks Board for a structure constructed or altered within 10 feet of a side lot line [Section 25-2-1176(D)(1)].
- PR 2. Please provide a consent letter from the neighbor located at 2905 Westlake Cove for the proposed dock.
- PR 3. Clarify what is being proposed along the shoreline. What is the hatched area on the site plan?
- PR 4. Approval by the Parks and Recreation Board is required to place fill in Lake Austin, Town Lake, or Lake Walter E. Long. [Section 25-8-652].
- PR 5. Dimension the bulkhead cross section detail shown on the site plan.
- PR 6. Provide calculations of the amount of fill per linear foot.

Site Plan Review - Cesar Zavala - 974-3404

- SP 1. Approval of the Park and Recreation Board is required for a boat dock: [LDC 25-2-1176(D)(1)]
 - 1. to be constructed within 10 feet of a side property line
- SP 2. Approval by the Parks and Recreation Board is required to place fill in Lake Austin [25-8-652].
- SP 3. Provide length of the shoreline where boat dock is proposed.
- SP 4. Include information on the hatched area along the shoreline and what it symbolizes.
- SP 5. F.Y.I. – Verify with the Environmental reviewer that no variances are required for fill on this site. Any variances requiring a Z.A.P. hearing will receive notice and a \$193 notice fee required.
- SP 6. Include the following note on the cover sheet: This boat dock is an accessory use for a principal residence and should be used as such.
- SP 7. On the cover sheet, remove the second sentence in the Site Plan Release Notes that states Some of these notes pertain to related permits.....
- SP 8. Show the submittal date on the cover sheet, April 20, 2010.
- SP 9. This site is in the Drinking Water Protection Zone and the Project Duration Date is three years from the submittal. Include the Project Duration Date of April 20, 2013 on the coversheet.

SP 10. Include the case number of the cover sheet and lower right margin of each sheet, SP-2010-0107D.

SP 11. Please change all references to Watershed Protection and Development Review Department, Development Review and Inspection Department, or Department of Planning and Development to Planning and Development Review Department. These references appear in notes and the site plan release blocks. Please update the prefix for city phone numbers from 499 to 974.

Environmental Review - Keith Mars - (512) 974-2755

EV 0 Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

EV 1 Call out the portion of the bulkhead to be repaired or replaced.

EV 2 Cut/fill is less than 4'. Therefore, a variance is not required.