

**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

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**CASE NUMBER:** SPC-2012-0009C **PLANNING COMMISSION DATE:** 3-5-2013

**ADDRESS:** 5301 Davis Lane

**PROJECT NAME:** Village at Western Oaks, Sec. 20, Lot 2 Retail Park

**WATERSHED:** Williamson Creek (Water Supply Suburban)

**LEGAL:** Village at Western Oaks, Section 20, Lot 2

**AREA:** 4.24 Acres

**EXISTING ZONING:** GR-CO

**PROPOSED USE:** Retail

**APPLICANT:** Forestar Group  
6300 Bee Caves Rd.  
Bldg. Two, Ste. 500  
Austin, TX 78746  
(512) 433-5221

**AGENT:** AECOM Technical Services, Inc.  
400 W. 15<sup>th</sup> St., Ste. 500  
Austin, TX 78701  
(512) 472-4519

**NEIGHBORHOOD ORGANIZATION:**

1075- League of Bicycling Voters  
767- Downtown Austin Neighborhood Coalition  
300- Terrell Lane Interceptor Association  
786- Homebuilders Assn. Of Greater Austin  
623- City of Austin Downtown Commission  
511- Austin Neighborhood Council  
744- Sentral Plus East Austin Koalition (SPEAK)  
402- Downtown Austin Neighborhood Assn. (DANA)  
613- Holly Street Assn.

**AREA STUDY:** N/A

**APPLICABLE WATERSHED ORDINANCE:** Williamson Creek 810319-M

**CAPITOL VIEW:** Not in View Corridor

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the conditional use permit.

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**PLANNING COMMISSION ACTION: 3-5-2013**

**CASE MANAGER:** Lynda Courtney                      Telephone: 974-2810  
Lynda.Courtney@austintexas.gov

**PROJECT INFORMATION:**

**EXIST. ZONING:** GR-CO

**EXISTING USE:** Vacant

**GROSS SITE:** 5.87 Acres

**EXIST. BLDG. COVERAGE:** 0 SF

**ZONING-ALLOWED IMPERV. CVRG.:** 90%

**REQUIRED PARKING:** 154

**ALLOWABLE FAR:** .3:1

**PROPOSED USE:** Retail

**LIMITS OF CONSTRUCTION:** 4.24 Acres

**PROP. BLDG. CVR:** 21,100 SF

**PROPOSED IMP. CVR:** 56.39%

**PROPOSED PARKING:** 182

**PROPOSED F.A.R.:** .22:1

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Davis Lane	90'	54' pavement	Arterial
La Cresada	90'	54' pavement	Collector

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use Background:** The applicant is requesting approval of a Conditional Use Permit to meet the requirements of a plat note from its 1984 subdivision, which required that the site plan would be approved by the Planning Commission.

The Village at Western oaks section 20 site plan consists of two two-story buildings with infrastructure, parking, landscaping, and ponds (Water quality and detention). The buildings are proposed to have a total of 42,000 square feet of usable retail space and are shown to be constructed in one phase.

**Transportation:** Complies with all transportation requirements with regards to the Land Development Code.

**Environmental:** This site is located in the Williamson Creek watershed, located over the Edwards Aquifer Recharge zone, and is classified as a Water Supply Suburban watershed.

**SURROUNDING CONDITIONS:**

**Zoning/ Land use:** GR-CO, Community Commercial with a Conditional Overlay

**North:** Davis Lane, the P-CO and GR-CO, both undeveloped

**East:** MoPac ROW (TxDOT)

**South:** MF-1-CO, Multifamily

**West:** La Cresada, then P-CO, Undeveloped

### CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district. All uses as shown are permitted uses, consistent with this zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: This application is compatible with the requirements of the zoning district.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate and convenient off-street parking is provided in compliance with LDC standards for this site.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute additionally to any of these adverse effects. This application has been reviewed for erosion and drainage controls, fire access, and meets or exceeds all code requirements.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a regularly permitted use in a GR zoning district.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Development of this site will not adversely affect the safety or convenience of vehicular or pedestrian circulation.

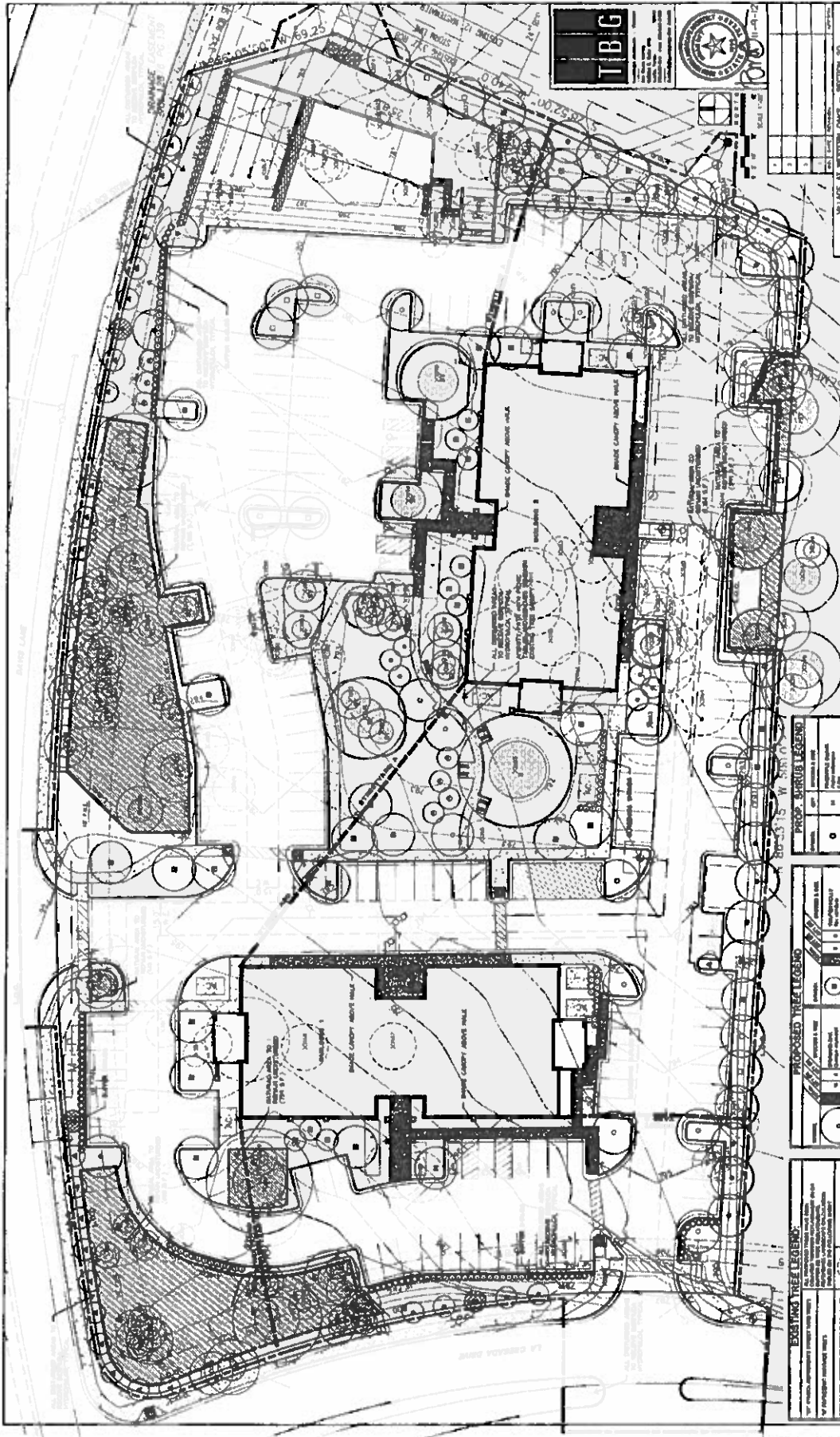
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The proposed project does not affect adjacent properties or traffic control through its location, lighting or type of signs. Lighting will be shielded and signs will comply with the sign ordinance.

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SCALE: 1"=20'

VALLEY AT KESTON OAKS - SECTION 20  
FORESTAR GROUP  
5501 DAVIS LANE

**LANDSCAPE PLAN**

**AECOM**

DATE: 08/11/2011  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

THIS PLAN, SPECIFICALLY, IS A LANDSCAPE ARCHITECTURE PLAN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE LANDSCAPE ARCHITECT HAS NOT BEEN LICENSED TO PROVIDE ANY OTHER TYPE OF PROFESSIONAL SERVICE. THE LANDSCAPE ARCHITECT HAS NOT BEEN LICENSED TO PROVIDE ANY OTHER TYPE OF PROFESSIONAL SERVICE. THE LANDSCAPE ARCHITECT HAS NOT BEEN LICENSED TO PROVIDE ANY OTHER TYPE OF PROFESSIONAL SERVICE.

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**PROPOSED SHRUB LEGEND**

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**PROPOSED TREE LEGEND**

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**EXISTING TREE LEGEND**

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AECOM  
400 West 16<sup>th</sup> Street  
Suite 500  
Austin, Texas 78701  
www.aecom.com

512 472 4519 tel  
512 472 7519 fax

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February 18, 2013

Lynda Courtney  
Planning & Development Review Dept.  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

**Subject: Request for Alternative Equivalence Compliance to Subchapter E  
Village at Western Oaks Section 20 Lot 2 Site Plan  
Case Number: SP-2012-0009C (SP-2011-007C)  
AECOM Project Number 60186952**

Dear Ms. Courtney,

On behalf of the Owner (Forestar Group, Inc.), AECOM is requesting alternative equivalence compliance to Subchapter E of the Land Development Code (LDC) for the above referenced project. In order to protect existing trees, including Heritage trees, and improvements present on the site, alternative equivalent compliance is being sought for the relationship of proposed buildings to the streets and walkways. This request will demonstrate how the proposed site configuration complies with the intent of the referenced subchapter outlined in Article 2.1 of LDC Subchapter E.

#### **Site Description**

The Village of Western Oaks Section 20 Lot 2 proposed site development is located at the southeast corner of Davis Lane and La Cresada in southwest Austin. The site is bound on the North by the adjacent principal roadway Davis Lane, a suburban roadway with a posted speed limit of 35 MPH and no overhead utilities. The site is bound on the West by La Cresada, which is also classified as a suburban roadway with a posted speed limit of 30 MPH and no overhead utilities adjacent to the site. Both roadways abutting the site include a six-foot concrete sidewalk adjacent to the back of curb, as shown in *Exhibit 1*. The site is bound on the east by MOPAC (Loop-1) right-of-way, and on the south by a multi-family residential apartment development (Legacy at Western Oaks).

The site configuration includes approximately 630 linear feet of frontage along Davis Lane and 300 linear feet of frontage along La Cresada. The total site area is 4.24 acres. The site slopes gently from the northwest corner to the southeast corner. Proposed site improvements include two, two-story commercial buildings, each with a building foot print of approximately 10,500 sf.

#### **Alternative Equivalent Compliance Discussion by Subchapter E Section**

A detailed discussion is provided below for each of the requirements outlined in **Section 2.2.4 Suburban Roadways: Sidewalks and Building Placement**

##### **Section 2.2.3.B. Sidewalks**

Per this section, a twelve-foot wide sidewalk is required along Davis Lane. This sidewalk can consist of a street tree/furniture zone (min. 7-feet) and a clear zone (min. 5-feet). The proposed site plan, along Davis Lane and La Cresada, alters the location of the street/tree zone and the clear zone from what is shown in Figure 23 of LDC, Subchapter E. The existing

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six-foot wide concrete sidewalk, adjacent to the back of curb, is planned to remain in place and will provide the clear zone component of the sidewalk. Furthermore, a minimum seven-foot wide street tree/furniture zone is available adjacent to the existing concrete sidewalk. By leaving the existing sidewalk intact and switching the orientation of the two zones, the street scene will be preserved and disturbance within the street Right-of-Way (ROW) will be minimized. The proposed layout also allows space for the incorporation of additional street trees adjacent to the existing sidewalks, but not within the ROW, to provide a shaded pathway for pedestrian travel.

#### *Section 2.2.4.C. Building Placement*

Orientation of the proposed buildings on site maintains the character of existing development along Davis Lane west of MoPac. Existing buildings in the vicinity of the site are separated from adjacent roadways by parking. In addition, the building placement was designed to preserve existing trees, including Heritage trees, within the site area and adjacent ROW.

#### *Section 2.2.4.D. Parking*

The proposed site configuration includes landscape buffering in accordance with Section 25-2-1006 of the LDC. The site plan also provides shaded concrete sidewalks for internal pedestrian circulation, which cross not more than two drive aisles, and connect to both the Davis Lane and La Cresada existing street sidewalks.

#### *Section 2.2.4.E. Corner Sites*

The proposed site configuration includes landscape buffering in accordance with Section 25-2-1006 of the LDC. The proposed building orientation was selected for the reasons discussed in Section 2.2.4.C above, and to accommodate the twenty-five foot building setback requirements for the site. The proposed land use does not include auto-oriented use.

### **Alternative Equivalent Compliance Discussion by Intent**

We believe the proposed site development complies with Section 2.1 of LDC Subchapter E as discussed in detail below.

2.1.1. The proposed site configuration maintains the visual identity of the established development corridor and retains the existing sidewalk and street trees. The proposed plans will enhance the street scene through landscape buffers, provide internal public circulation paths and seating areas, and provide additional shade for pedestrian walkways through proposed tree plantings.

2.1.2. The internal drive aisle configuration promotes the efficient movement of vehicles within the site while preserving existing trees, including Heritage trees. Shaded pedestrian walkways are provided to promote efficient pedestrian circulation patterns within the site.

2.1.3. The proposed development includes the creation of a high quality street and sidewalk environment supportive of pedestrian and transit mobility by maintaining the six foot wide concrete sidewalk along Davis Lane and La Cresada. Retention of the existing concrete sidewalk will, to the

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greatest extent possible, preserve the existing tree canopy adjacent to the street and minimize disturbance within the street Right-of-Way. The proposed plan also provides a public outdoor seating area with picnic tables and park benches to be located along a crushed granite pathway in between the two proposed buildings.

2.1.4 The proposed development provides for a safe, human scaled, and well defined roadway environment by complying with the clear roadside concept as presented in the AASHTO Roadside Design Guide. This clear roadside concept identifies a 'clear zone' or horizontal distance for the edge of the traveled way within which fixed objects should be removed or shielded (in the case of trees). This design guide considers trees with a mature size greater than four inches as a fixed object, and therefore a roadside hazard. Table 3.1 from the above referenced design guide provides the clear zone guidelines based on traffic volume, design speed of the roadway, and terrain. The Average Daily Traffic for Davis Lane is approximately 12,000 vehicles per day which equates to a clear zone width of 14 to 16 feet. For Davis Lane the edge of the traveled way is defined as the outer edge of the right-hand travel lane, and when factoring in the bike lane and curb results in an approximate distance of ten feet behind the back of curb.

The National Cooperative Highway Research Program (NCHRP) performed full scale crash testing on roadside curbs and published their results in Report 350. The report found 6-Inch AASHTO Type B curbs are effective at redirecting errant vehicles for shallow impact angles at speeds less than 30 MPH. At higher speeds and steeper impact angles the curb caused the vehicle to leave the roadway surface, therefore the curb along Davis Lane may not be able to shield errant vehicles from the roadside hazard of trees greater than four inches.

2.1.5. The proposed development provides connected internal and perimeter shaded pedestrian routes through the use of existing and proposed tree canopies and awnings to create a pedestrian friendly environment.

2.1.6. The proposed development provides buildings that relate appropriately to the roadway context, allowing for easy pedestrian access to the buildings through the connected, shaded internal and perimeter pedestrian routes and by using landscape buffers to provide well defined edges to the roadway environment.

2.1.7. The proposed development provides two routes for internal pedestrian connection to the perimeter existing concrete sidewalk. A sidewalk connection is provided along each drive entrance on Davis Lane and La Cresada. The pedestrian routes provide access inside the site with a maximum of two drive aisle crossings required to reach either building.

2.1.8. The proposed development provides an enhanced landscape buffer around the perimeter of the site providing the opportunity for street furniture to be placed along the sidewalk routes.

2.1.9. The proposed development provides intermittent vehicular parking along the primary street frontages screened with landscape buffers and includes an optional supplemental zone along much of the Davis Lane frontage. The internal pedestrian routes will enable pedestrians to move freely between the proposed buildings and the existing sidewalk along the perimeter of the tract.



Lynda Courtney  
February 18, 2013  
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The above discussion demonstrates how the proposed configuration presented on the site plan incorporates a thoughtful design approach to comply with the intent of LDC Subchapter E in the context of this specific site. We appreciate your consideration of this alternative equivalent compliance request for the Village of Western Oaks Section 20 site plan. If you have any questions, please contact me by phone (512-457-7714) or by email (roger.durden@aecom.com).

Respectfully,

A handwritten signature in black ink, appearing to read "Roger Durden", is written over a horizontal line.

Roger Durden, P.E.  
Associate Vice President

Copies:

Ryan Gray, Forestar Group, Inc.  
Barrett Allison, Forestar Group, Inc.  
File

Enclosure:

Exhibit 1 – Subchapter E Design, Alternative Equivalent Compliance (Sheet 5 of 33)  
Exhibit 2 – Landscape Plan (Sheet 24 of 33)

THE STATE OF TEXAS,  
COUNTY OF DALLAS.I, \_\_\_\_\_, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as same appears from the records on file in my office.  
WITNESS MY HAND AND SEAL OF OFFICE at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_ A.D. 19\_\_\_\_

CLERK OF COUNTY

WITNESS OUR HANDS, THIS THE 13 DAY OF JUNE, 1985, A.D.

*Steve Hefner*  
STEVE HEFNER, M.P.C.  
P. O. BOX 49, AUSTIN, TEXAS 78767  
Sr. Vice President

THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME DATES AND STATE HUNDRED, OF THE VILLAGE OF NIGHT VENTURE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE UNDERSIGNED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EACH EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF JUNE,  
1905, A.D.

ADMISSION EXPIRES: 1-5-85  
HARTON S. WALSON

THE HUGHES & HUTTON VULCANIZING CO., LTD.  
SHEPHERD ROAD, LONDON, E.C. 4

LANCE L. CORDELL, AN ATTORNEY UNDER THE LAWS OF THE STATE OF TEXAS WHO PRACTICE THE PROFESSION OF SURVEYING, HAS HERETOBY CERTIFIED THAT THIS LIST OF COMPANIES WITHIN CHAPTER 13-3 OF THE AUTOMOBILE CITY CODES, IS TRUE AND ACCURATE, AND WAS PREPARED FOR AN ACTUAL SURVEY 12-02 ON THE CENSUS UNDER A SUPERVISOR.

\_\_\_\_\_  
 ARRY L. CAYELL  
 EVAS PPS 10, 4002  
 DATE: 0-2-8-

PREPARED FOR ACCEPTANCE

*[Signature]*  
DIRECTOR OF OFFICE OF LAND MANAGEMENT SERVICES.

FOOTNOTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1985, A.D.

James Schubert  
IMMEDIATE PRINCIPLE SUPERVISOR

Mary Oswald  
SECRETARY PARTY ACTION

### EXHIBITS:

633.31 60d nail in 12" live oak, 75' north and east and 10' south and east of southeast corner pin of Lot 10, Block 9, Village of Western Oaks, Section 13.

E:0.20 60d nail in 14" live Oak, 5' north and west and 50' south and west of northeast corner pin of Lot 14, Block 1, Village of Western Oaks, Section 14.

IN REPORTING THIS PLAN TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDINGS OF ALL EXISTING TRAFFIC SIGNALS LOCATED ON OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAN. IN ACCORDANCE WITH THE ABOVE, THE FOLLOWING ARE THE COMMENTS OF THE COMMISSIONERS COURT OF TRAVIS COUNTY TEXAS, CONCERNING THE PROPOSED TRAFFIC SIGNAL LOCATED ON THE INTERSECTION OF TRAVIS COUNTY ROAD 120 AND OTHER PUBLIC THROUGHDRAWS SHOWN ON THIS PLAN OF THE TRACT. BECAUSE THE TRAFFIC SIGNAL IS TO BE LOCATED ON A TRACT OF LAND NOT CONSTRUCTED ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED ON PLACED THEREON, THE TRAFFIC SIGNALS LOCATED ON OTHER PUBLIC THROUGHDRAWS IN CONNECTION THEREWITH WILL ALSO BE THE RESPONSIBILITY OF THE OWNER OF THE TRACT OF LAND ON WHICH SAID TRAFFIC SIGNALS ARE LOCATED. SINCE THE TRAFFIC SIGNALS ON THE TRACT ARE TO BE SMALL CEMENT SIGNALS, THE TRAFFIC SIGNALS ON REAL ESTATE ADJACENT THERETO DOES NOT QUALIFY FOR THE TRAFFIC SIGNALS ON THE TRACT. BECAUSE THE TRAFFIC SIGNALS ON THE TRACT ARE TO BE SMALL CEMENT SIGNALS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPMENT OF THE TRACT, THE TRAFFIC SIGNALS ON THE TRACT ARE TO BE THE RESPONSIBILITY OF THE OWNER OF THE TRACT. BECAUSE THE TRAFFIC SIGNALS ON THE TRACT ARE TO BE SMALL CEMENT SIGNALS, THE TRAFFIC SIGNALS ON THE TRACT ARE TO BE THE RESPONSIBILITY OF THE OWNER OF THE TRACT. BECAUSE THE TRAFFIC SIGNALS ON THE TRACT ARE TO BE SMALL CEMENT SIGNALS, THE TRAFFIC SIGNALS ON THE TRACT ARE TO BE THE RESPONSIBILITY OF THE OWNER OF THE TRACT.

PRINTED FOR RECORD, THIS 17<sup>th</sup> DAY OF JANUARY, 1906 A.D., AT  
10:40 O'CLOCK A.M.

DOAN'S SUPERVISING, CLERK COURT, TRAVIS COUNTY, TEXAS

BY K. Tarnell  
DEPUTY K. TARNELL

INDIVIDUAL AND SUBJECT CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF TRAVIS

1. DONALD SHORSHIRE, COUNTY CLERK OF TARRANT COUNTY, TEXAS, DO  
CERTIFY THAT ON THE 2<sup>nd</sup> DAY OF December, 1995, A.D.,  
THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS, PASSED AN ORDER  
AUTHORIZING THE FILING FOR RECORD OF THIS PAT AND THAT SAID ORDER  
HAS BEEN FULLY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK  
3, PAGE 413.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, THIS 24<sup>th</sup> day of December, 1985, A.D.

JOHN SHROBBS, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS  
 By: John David  
 DEPUTY Kim Crawl

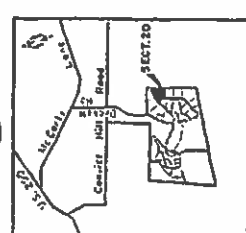
DATE OF TEXAS  
COURT OF TRUSTS

I, DOUGLAS BISHOPSHIRE, CLERK OF THE COUNTY COURT WITHIN AND FOR THE SAID AND SIXTH APPELLANT, DO HEREBY CERTIFY THAT THE WITHIN AND SECONDING DEFENDANT OF WITHIN WITH ITS CERTIFICATE OF AUTHENTICATION FILED FOR RECORD IN MY OFFICE ON THE 17<sup>TH</sup> DAY OF SEPTEMBER 1906 A.M. AT NEW-CLOCK O.M. AND DULY RETURNED ON THE 17<sup>TH</sup> DAY OF NOVEMBER 1906 A.M. AT NEW-CLOCK O.M. IN THE FIRST RECORDS AND COPIES IN BOOK 86, PAGE 282.

ST WILLIAM AVE.,  
 157 MY UNCLE HAD TALK OF THE DATE  
 2144 WILL TO 11200 OLIVE & HENDON

ORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

TEARFUL



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**Turner Collier & Braden Inc.**  
Consulting Engineers

OWNER  
VILLAGE NORTH VENTURE  
by NASH PHILIPSCORPUS INC.  
P.O. BOX 14508  
AUSTIN, TEXAS 78761

01600000

TURNER COLLE HUNDEE INC.  
6900 SHAM CREEK  
SUITE 420  
AUSTIN, TEXAS 78750

C8-84-59.01.3 (45) SHEET 1 OF 2

SHEET 1 OF 2

**ARTICLE 10. ZONING.**

10. DEVELOPMENT OF THESE LOTS SHALL COME TO CHAPTER 9-10 OF THE CITY OF AUSTIN CODE (SITE DEVELOPMENT ORDINANCE) AND SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
11. THIS PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE AGREEMENT CONCERNING THE CREATION AND OPERATION OF THE SOUTH AUSTIN RAILROAD. I HAVE CALLED THE VILLAGE AT BENTLEY OAKS LLC. AND THE SMALL COMMUNITY WITH THE REFLECTED LAGOON PLAN.
12. PRIOR TO SITE DISTURBANCE OR CONSTRUCTION, SITE PLAN APPROVAL BY THE CITY PLANNING COMMISSION IS REQUIRED. THE PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN A MANNER CONSISTENT WITH THE APPROVED SITE PLAN.
13. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.
14. INTERIOR COSTS OF BOUNDARY SURVEYS AND UTILITIES WILL BE DIVIDED BETWEEN THE ADJACENT TRACT ALONG THE COMMON LINE. FOR IMPROVED WATER CONVEYANCE PURPOSES, ONE HALF OF THE DRAINAGE, ADJACENT TO A TRACT WILL BE INCLUDED AS PART OF THAT TRACT.
15. THIS SUBDIVISION WILL BE DESIGNED TO MEET THE APPLICABLE UTILITY STANDARDS WITH MATERIALS MEETING THE REQUIRED JOINTS.

$\frac{2}{F}$

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



CASE NUMBER: SPC-2012-0009C  
REVISION #: 00  
CASE MANAGER: Lynda Courtney  
UPDATE: U2  
PHONE #: (512) 974-2810  
PROJECT NAME: Village at Western Oaks Section 20 (Resubmittal of SP-2011-0007C)  
LOCATION: 5301 DAVIS LN

SUBMITTAL DATE: November 14, 2012  
REPORT DUE DATE: November 28, 2012  
FINAL REPORT DATE: December 27, 2012  
29 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

C2/16

**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, Planning 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 March 18, 2013. 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 6 copies of the plans and 7 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 : Rosemary Ramos  
Drainage Construction : Leslie Daniel  
Environmental : Mike Mcdougal  
Traffic Control : Javier Martinez  
Transportation : Sangeeta Jain  
Water Quality : Leslie Daniel  
Fire For Site Plan : James Reeves  
Site Plan : Lynda Courtney  
Austin Water Utility : Bradley Barron

U2: Comment cleared.

12/14

DC5: Show non-erosive conveyance from the pond outfall to the existing pond, appropriate energy dissipation at the outfall and a stable headwall. Discharge outfalls shall not cause channel, bluff, or stream bank erosion.

U1: The response notes that there is a proposed shallow swale and rock rip-rap. Please clarify location on the plans.

U2: The plans show a "STM HEADWALL FL 12" RCP 780.60" but no swale or rock rip-rap. Please clarify.

DC6: Comment cleared.

DC7: Please identify the off-site storm drain in Davis Lane. (If this was constructed by TxDOT or others, please add a note to the drainage plan indicating "Storm drain as shown in approved plans for (name/site plan or other permit number).")

U1: No storm drain is called out for the runoff from Davis Lane. A curb inlet is shown, but no storm drain. Please show the storm drain and label as requested.

U2: Comment cleared.

DC8: The following is a comment carried over from the previous submittal:

Maintenance (not development):

A shallow swale (with only minor grading) and rock (3" to 5" or 5" to 8") to cross the existing access drive to the City's pond was to be added to convey runoff from your water quality pond and to facilitate access to the City's pond in case the existing gravel drive becomes saturated from your pond discharge. If the swale is not needed or is evaluated to be not desirable, we believe the rock should still be added at this location to facilitate maintenance.

U1: The response notes that there is a proposed shallow swale and rock rip-rap. Please clarify location on the plans.

U2: Please clarify.

## Environmental Review - Mike McDougal - 974-6380

EV 01 through EV 04 Update #2 Comments cleared.

EV 05 Update #2 Please revise the ESC plan as follows:

1 – Shift silt fence so that it parallels but remains outside of tree protection fence of tree numbers 1135, 1136, 1137, 1142, and 1151 (i.e., shift silt fence so that it is located north of tree protection fence for these tree). Silt fence must not cross tree protection fence; instead it must go around tree protection fence.

2 – Shift silt fence so that it parallels but remains outside of tree protection fence of tree numbers 1021 through 1061 (i.e., shift silt fence so that it is located south of tree protection fence for these trees). Silt fence must not cross tree protection fence; instead it must go around tree protection fence.

3 – In the southeast area of the LOC, provide silt fence on all sides of the 24" RCP portion of the LOC.

4 – Provide silt fence on all sides of the proposed trapezoidal swale located on the eastern portion of the LOC.



- SP 6. Comment addressed.
- SP 7. Comment addressed.
- SP 8. Comment addressed.
- SP 9. Comment addressed.
- SP 10. Comment addressed.
- SP 11. Comment addressed.
- SP 12. Comment addressed.

C<sup>2</sup>/17

SP 13. Building entrances to be at intervals of no more than 75 feet along the elevation facing the principal street. If not, areas between entrances (or from building edge to entrance) shall use shaded sidewalks (§ 2.2.6.B.2.; p. 41). Additional review and comments regarding shading of the building and parking for Subchapter E, Article 3 will occur during the building plan review process. Please ask for Alternative Equivalent compliance with justification and show what you are proposing as the alternative equivalent compliance (and note on the site plan those elements).  
Update # 1. Please submit AEC for review.  
**Update #2.** I did not receive a letter specifying the Alternatives and the equivalencies for the specific sections of Commercial Design Standards. Please submit for review.

SP 14. At least one customer entrance must face principal street and connect directly to the sidewalk along the principal street, unless you meet the exception requirements of section 2.2.6.B.1 . Please ask for Alternative Equivalent compliance with justification and show what you are proposing as the alternative equivalent compliance (and note on the site plan those elements).  
Update # 1. Please submit AEC for review.  
**Update # 2.** Please clarify your Alternative Equivalent Compliance with a letter and specific code allowances. If you need to meet, please call me to set up a time.

SP 15. A shaded sidewalk is required alongside at least 50% of all building frontages adjacent to or facing the principal street or *adjacent parking*. (3.2.3, Shade and Shelter). Show the dimensions of all existing and proposed structures. Please dimension any shade structures. Please ask for Alternative Equivalent compliance with justification and show what you are proposing as the alternative equivalent compliance (and note on the site plan those elements).  
Update # 1. Please dimension awnings on plan.  
**Update # 2.** Please show the dimensions of the awnings on the site plan and landscape plan, and provide a dimensioned detail that clearly shows the awnings.

- SP 16. Comment addressed.
- SP 17. Comment addressed.
- SP 18. Comment addressed.

SP 19. FYI---Flash Drive Requirement: All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Dept by the applicant after site plan approval. For more information, contact the Intake Staff.

SP 20. Comment addressed.

- TIA4. Please provide 3 more copies of the TIA to be sent to TXDOT, ATD Transportation Engineering Division, and ATD Signals Division for their review. Their comments will be provided when they become available.
- TIA5. Proposed median break on La Cresada will have to be reviewed by Austin Transportation Department.
- TIA6. Proposed signal installation at Davis Lane and MOPAC SB ramp must be approved by TXDOT and ATD Signals Division.
- TIA7. Cost estimates must be reviewed and approved by ATD Signals Division.
- TIA8. TIA must be approved by TXDOT and Austin Transportation Department.
- TIA9. Additional comments may be generated after requested information has been provided.
- C2/18

### Austin Water Utility Review - Bradley Barron - 972-0078

- WW1. The review comments will be satisfied once the Austin Water Utility/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez at 972-0252. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office, 625 E 10<sup>th</sup> St., 3<sup>rd</sup> floor.

### Water Quality Review - Leslie Daniel - 974-6316

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 City engineers review the application for Code compliance.

*A formal update is required; 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.* Please provide a letter that addresses each of the review comments. The responsible engineer must sign all engineering representations. Reviewers may issue additional comments as further information becomes available.

WQ 1 – 4, 6-9, 12, 15:      Comments previously cleared.

- WQ5:      Prior to issuance of a development permit, a license agreement is required for the private pond and drainage improvements within the D.E. unless the 40' DE is partially (or wholly) vacated. For any legal document questions please contact Andy Halm – Right of Way Management, Transportation Department (974-7185). Please be aware this process takes some time. [LDC 14-11]  
U1: Comment remains.  
U2: Comment remains.

02/19

WQ14: DCM 5.2.0 (H) allows the use of PVC within the Right-of-Way and drainage easements, as follows, "Plastic pipe (schedule 40 PVC or greater strength, 6" minimum diameter) shall be used inside water quality ponds (where the size of pipe required dictates its use) and for retention/re-irrigation systems and may be used within fifty (50) feet of a water quality pond filtration bed (if the pipe is not subject to any type of vehicular loading). End treatment is required for outfall pipe in accordance with City standard specifications. Threaded cleanouts are required within fifty-feet (50') of every portion of lateral and collector drain lines and at every bend. Junctions between PVC and RCP shall occur at a manhole or cleanout, as determined by the City." Please comply.

U1: It appears that the outfall from the water quality and detention ponds is in a drainage easement (the one for the existing MoPac pond). Please provide RCP (Minimum diameter of 18") in the easement. Junctions between PVC and RCP shall occur at a manhole or cleanout. Standard end treatment is required, as well.

U2: 123.6 LF of 6" PVC is called for on Sheet 11 (Grading and Drainage Layout) as a discharge pipe for the water quality facility. RCP is required in a drainage easement or ROW as described in DCM 5.2.0(H). Please modify the plan to comply.

WQ16: The Splitter Box Detail presented on Sheet 20 shows TW: 788.00, but Section A-A calls out TW: 789.25. Please confirm.

U1: It is not clear from the plans how the site runoff will get into the diversion box...is there a pipe from the curb inlet? Please clarify.

U2: Comment cleared.

**End of Report**