

**ZONING AND PLATTING COMMISSISON SITE PLAN  
CONDITIONAL USE PERMIT  
REVIEW SHEET**

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**CASE NUMBER:** SPC-2013-0157C      **ZONING AND PLATTING COMMISSION  
HEARING DATE:** November 5, 2013

**PROJECT NAME:** Sams' Club # 6188-00

**ADDRESS:** 10901 Lakeline Mall Dr.

**APPLICANT:** CBL Walden Park, LLC by CBL & Assoc. Mgmt. (Ken Wittler) –  
(423) 490-8385  
2030 Hamilton Place Bv.  
Chattanooga, TN 37421

**AGENT:** Kimley-Horn and Assoc. (Kevin Gaskey)  
(972)-770-3008  
12750 Merit Drive, Ste. 1000  
Dallas, TX 75251

**CASE MANAGER:** Lynda Courtney      Phone: 512-974-2810  
[lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for Large Retail Use (retail and food sales) in CH zoning in order to construct a retail shopping center consisting of one building and a 6-pump gas station.

A Large Retail Use means a use listed in Land Development Code section 25-2-815-A, including food sales, with 100,000 square feet or more of gross floor area. Large Retail Use is a conditional use. The proposed retail/ food sales building is proposed with 136,454 sq. ft. of gross floor area. The proposed gas station is also a permitted use.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for Large Retail Use with the condition that all remaining administrative comments are cleared prior to site plan approval. Remaining staff comments are included in the Master Comment Report attached to this backup material.

**PROJECT INFORMATION**

<b>SITE AREA</b>	17.2 Acres
<b>EXISTING ZONING</b>	CH (Commercial Highway)
<b>WATERSHED</b>	Lake Creek (Suburban)
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required
<b>CAPITOL VIEW CORRIDOR</b>	None
<b>PROPOSED ACCESS</b>	Lakeline Mall Blvd, Lake Creek Pkwy.

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<b>PROJECT INFORMATION (Cont'd)</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	3:1	0	0.18:1
<b>BUILDING COVERAGE</b>	85%	0	18.3%
<b>IMPERVIOUS COVERAGE</b>	85%*	0	69.6%
<b>PARKING</b>	496 required	0	546

\*Limited by watershed requirements

#### **SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** A conditional use permit is required because the proposed Building (136,454 sq. ft.) meets the definition of a "large retail use" under the Large Retail Use ordinance (25-2-815—food sales is one of the principal uses with 100,000 square feet or more of gross floor area).

The proposed site plan includes one building, with an additional kiosk for the gas station. The Large Retail Food Sales use is the only conditional use. Also proposed with this site plan includes water quality and detention ponds, shaded sidewalks, open space, and protection of numerous Heritage Trees.

The project complies with Commercial Design Standards as much as possible, and in order to preserve additional Heritage Trees, Alternative Equivalent Compliance was granted.

**TRANSPORTATION:** Access will be provided at two proposed and one existing driveway on Lakeline Mall Drive and one proposed driveway on Lake Creek Parkway. A traffic impact analysis was not required because the site is within the HB 1396 area. All transportation comments have been cleared.

**ENVIRONMENTAL:** The site is located in the Lake Creek watershed, which is classified as Suburban. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. There are no Critical Environmental Features on this site. All environmental comments have been cleared.

#### **EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CH	Large Retail Use ( retail/ food sales), gas station (all proposed)
<i>North</i>	Lakeline Mall Blvd., ten GR	Retail, restaurant
<i>South</i>	CH	Multifamily
<i>East</i>	Lake Creek Pkwy then GR & CS	Multi-use shopping center with retail, restaurants, bank
<i>West</i>	GR	Retail

#### **ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Lakeline Mall Blvd	120 ft (varies)	78-109 ft	Major Arterial
Lake Creek Parkway	120-130 ft	95-110 ft	Primary Collector

#### **NEIGHBORHOOD ORGNIZATIONS:**

604—Davis Springs HOA

786—Home Builders Association of Greater Austin

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1037—Homeless Neighborhood Assn  
1075—League of Bicycling Voters  
1113—Austin Parks Foundation  
1147—Davis Springs President  
1224—Austin Monorail Project  
1228—Sierra Club, Austin Regional Group  
1340—Austin Heritage Tree Foundation

### **CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (EVALUATION OF CONDITIONAL USE SITE PLAN) states:

**A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.**

**B. A conditional use site plan must:**

**1. Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The retail and food sales use is a permitted use within the CH zoning district. The proposed development complies with all site development regulations for the zoning district. A conditional use permit is required because the proposed Building A meets the definition of a "large retail use" under the Large Retail Use ordinance (25-2-815)

**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: The site plan will comply with all requirements of the Land Development Code and zoning district. In addition, the building complies with setback and height requirements. The site is providing connectivity, shaded sidewalks, and open space as required by Subchapter E (Commercial Design Standards).

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: Off-street parking is provided in accordance with Land Development Code requirements. The loading facilities will be screened from view.

**5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

**C. In addition, a conditional use site plan may not:**

**1. More adversely affect an adjoining site than would a permitted use;**

The site plan will conform to 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 permitted use.

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**2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation. A TIA was not required because the site is within the HB 1396 area. Numerous pedestrian pathways and shaded sidewalks are provided throughout the site.

**3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

**4. For a large retail use described in Section 25-2-815 (Large Retail Uses) adversely affect the future redevelopment of the site:** This site is proposed in compliance with Subchapter E (Commercial Design Standards) Internal Circulation Routes and building placement. The design regulations for Internal Circulation Routes help ensure that future development can be accommodated easily, while maintaining pedestrian and vehicular circulation, and maintaining compliance with the intent of Subchapter E.

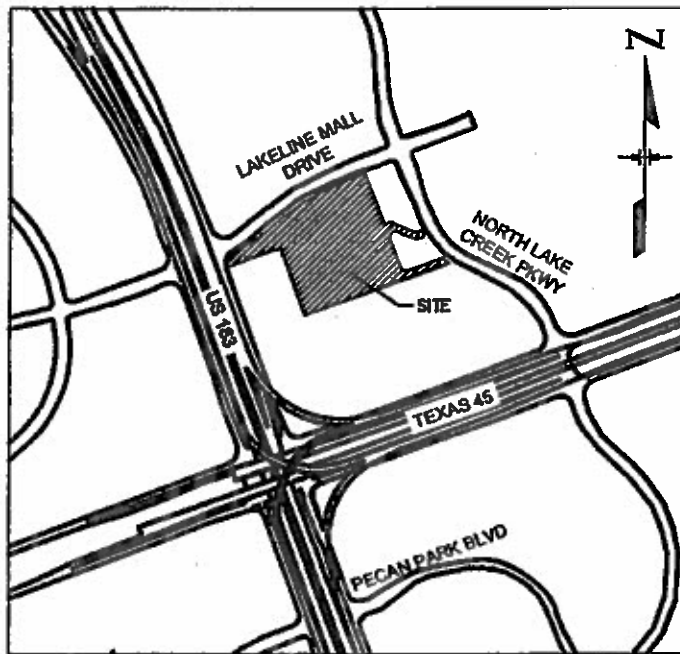
**D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

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SITE LOCATION MAP

N.T.S.



Kimley-Horn  
and Associates, Inc.

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12750 Merit Drive  
Suite 1000  
Dallas, TX  
75251

August 1, 2013

City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, TX 78767

**Re:    *Engineer's Summary Letter – Austin Lakeline Sam's Club  
Consolidated Administrative Site Plan Application  
Lakeline Mall Drive and N. Lake Creek Parkway  
Austin, Texas 78701***

To Whom It May Concern:

Please accept this Engineer's Summary Letter for the above referenced project. The Austin Lakeline Sam's Club project is located in the full purpose city limits of the City of Austin in the southwest corner of Lakeline Mall Drive and North Lake Creek Parkway. The site consists of 21.535 acres in the Rachael Saul Survey, Block E, Abstract No. 551, Williamson County, Texas, being all of Lots 13, 14, 15, and 16 and a portion of Lot 17, Walden Park Subdivision, a Subdivision recorded in cabinet FF, slides 68-71 of the plat records of Williamson County, Texas and portions of Lots 1 and 2, Block A, HRI CP 12 Subdivision, a Subdivision recorded in cabinet AA, slides 264-265 of the plat records of Williamson County, Texas. Sam's Club is proposing to purchase and develop 17.26 acres ("the Site") within the 21.535 acre property. The remaining property will be retained by the Seller.

The Site is located within the Lake Creek Watershed which is classified as a Suburban Watershed by the City of Austin. The Suburban Watershed Requirements allow developments to have up to 65% impervious cover. This development proposes approximately 65% impervious cover. The Seller is concurrently developing the property directly south of the Site and constructing a regional stormwater basin. The basin is designed to treat and control the runoff from the Site. An on-site collection system will collect and convey the Site run-off to this offsite regional water quality facility.

The Site is currently an undeveloped site. The site is not located in the Federal Emergency Management Agency's 100-year floodplain according to 484916C0610E dated September 26, 2008. The Site is located within the Edward's Aquifer Recharge Zone. There are no known critical environmental features located on-site, with the exception of heritage and protected trees of varying quality that are being separately permitted for removal or possible relocation.

The Austin Lakeline Sam's Club project consists of a 136,454 SF retail membership club. The site is located directly north of the proposed Whitestone Apartments in the northwest corner of State Highway 45 and North Lake Creek Parkway. There is one proposed full access to the Site from N. Lake Creek Parkway, and two proposed and one existing access points from Lakeline Mall Drive. Per direction from Glenn Rhoades, this site is exempt from submitting a TIA, per Senate Bill 1396.

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Water service will be connected to the existing 12" main in Lakeline Mall Drive. There is currently a 12" sanitary sewer main which traverses north-south through the middle of the Site. Under a separate project, the Seller will be relocating a portion of the sanitary sewer and associated easement to the eastern portion of the Site. The Site sanitary sewer service will then connect to the existing 12" main at an existing sanitary sewer manhole to the north and a sanitary sewer manhole in the southeast corner of the Site.

Temporary erosion and sedimentation controls will consist of silt fences, inlet protection, and stabilized construction entrances. Permanent erosion and sedimentation controls will consist of permanent landscaping and pavement improvements.

I hereby certify that the proposed site improvements are in compliance with Section 25-5 of the City of Austin Land Development Code:

- A. The development plans provide a sufficient waterway for the design flood, as determined in accordance with the Drainage Criteria Manual.
- B. Any proposed improvements are of sufficient strength to resist any pressure of earth or building from the outside and pressure or abrasion of water and debris from the inside.
- C. All proposed grades are such that water will not gather in pools, which may become stagnant or foul.
- D. The proposed development will not result in additional identifiable adverse flooding of other property.
- E. Both temporary and permanent erosion control measures are adequate to minimize siltation of the waterway.
- F. That the proposed development preserves the natural and traditional character of the land and waterway to the greatest extent feasible and includes on-site control of the two-year peak flow, as specified in the Drainage Criteria Manual and the Environmental Criteria Manual.

If you have any questions or comments regarding this request, please contact me at 418-1771.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Gaskey, P.E.  
Sr. Vice President/Principal



*Kevin S. Gaskey*



Kimley-Horn  
and Associates, Inc.

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## CUP/CSP SUBMITTAL

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Suite 1000  
12750 Merit Drive  
Dallas, Texas  
75251

**DATE:** June 17, 2013

**TO:** City of Austin – Planning and Development Review Dept.  
505 Barton Spings Blvd.  
Austin, TX 78704

**FROM:** Trish Rothe, PE - Kimley-Horn and Associates, inc.

**SUBJECT:** *Sam's Club #6188-00  
Austin (Lakeline), Texas  
CUP/CSP Submittal Cover Letter  
Case Number: SP-2013-0157C*

On behalf of Sam's Real Estate Business Trust, Kimley-Horn and Associates, Inc. is pleased to submit the attached Conditional Use Permit and Combined Site Plan Application for the proposed Sam's Club in the southwest corner of Lakeline Mall Drive and N. Lake Creek Parkway in the Walden Park Subdivision. The proposed development includes a 136,454 SF building, 6-pump fuel station with attendant kiosk, and the associated parking lot, lighting, landscaping, and utility connections. The following documents are included with this submittal for your review:

- Civil Construction Plans
- Landscape Plans
- Consolidated Site Plan Application
- Comment Response Letter
- Engineer's Summary Letter
- Submittal Cover Letter
- Environmental Assessment
- TCEQ Approval Letters
- Off-site Detention Wetpond Design and Calculations by Bury + Partners

Kimley-Horn has worked with Sam's Club, the architect and the design team to design a site that meets the goals and intent of the development guidelines. While we have designed the site around the Austin City Code, we would like to offer the below comments and responses in regards to the City of Austin Site Development Standards.





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For purposes of the Site Development Standards; Article 2 of the Austin City Code, Lakeline Mall Drive is the principal street and is classified as a Suburban Roadway

- Section 2.2.4.B. Sidewalks

*The Site Development Plans propose to construct a sidewalk on the south side of Lakeline Mall Drive adjacent to the Property. A sidewalk is not proposed on N. Lake Creek parkway as the proposed Sam's Club property does not have buildable frontage on N. Lake Creek Parkway. There are a series of remainder lots, to be retained by the seller, adjacent to N. Lake Creek Parkway and it is assumed the sidewalk will be built at the time the remainder lots are developed.*

- Section 2.2.4.C Building Placement

Due to the proposed parking between the building and the street, the connectivity requirements of Section 2.3.1 are fulfilled.

- 2.2.4.D Parking

- Landscape buffering in accord with section 25-2-1006 of the LDC has been proposed.
- A sidewalk from Lakeline Mall Drive to the front entrance of the store is proposed. There are both existing and proposed trees to provide shade. The sidewalk crosses the two drive aisles, with pedestrian crosswalks and signing at both locations.

- 2.2.4.E Corner Sites

- No surface parking is proposed within 100' of the corner of Lakeline Mall Drive and Highway 183 Frontage Road in the northwest corner of the site.
- Landscape buffering in accord with section 25-2-1006 is met and therefore the Tire Center use as part of the proposed development is in compliance with this code section.

- 2.2.6 Building Entryways

Long walls facing the principal street are broken up with architectural elements

- 2.3.1 Connectivity

The proposed site plan provides safe and efficient internal sidewalk connectivity for bicycles and pedestrians to and from Lakeline Mall Drive

- 2.3.2 Improvements to Encourage Pedestrian Bicycle and Vehicular Connectivity

- Greater than 125% of the required parking is proposed to adequately serve the retail store. The three following additional measure to improve connectivity are integrated into the Site Development Plans.
  - internal utility lines are located in drive aisles rather than under parking areas.
  - Curb cuts connections to the Site are limited and do not occur more frequently than every 330 feet.
  - At least 50% of the parking lot is constructed of concrete, as required due to the Site's location in the Edwards Aquifer Recharge Zone.



Kimley-Horn  
and Associates, Inc.

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- 2.7.3 Private Common Open Space and Pedestrian Amenities
  - o The proposed Site includes 16.5% of the gross site area in natural and undeveloped private common open space. Numerous protected and heritage trees are being protected in these open spaces.

In addition to the above specifically mentioned Site Development Standards, the Site has been designed to meet the Austin City Code. Should you have any questions or comments in regards to the submittal documents, please do not hesitate to contact me. We look forward to teaming with the City of Austin.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Trish Rothe, PE  
Project Manager



12/14/12

OVERALL SITE PLAN

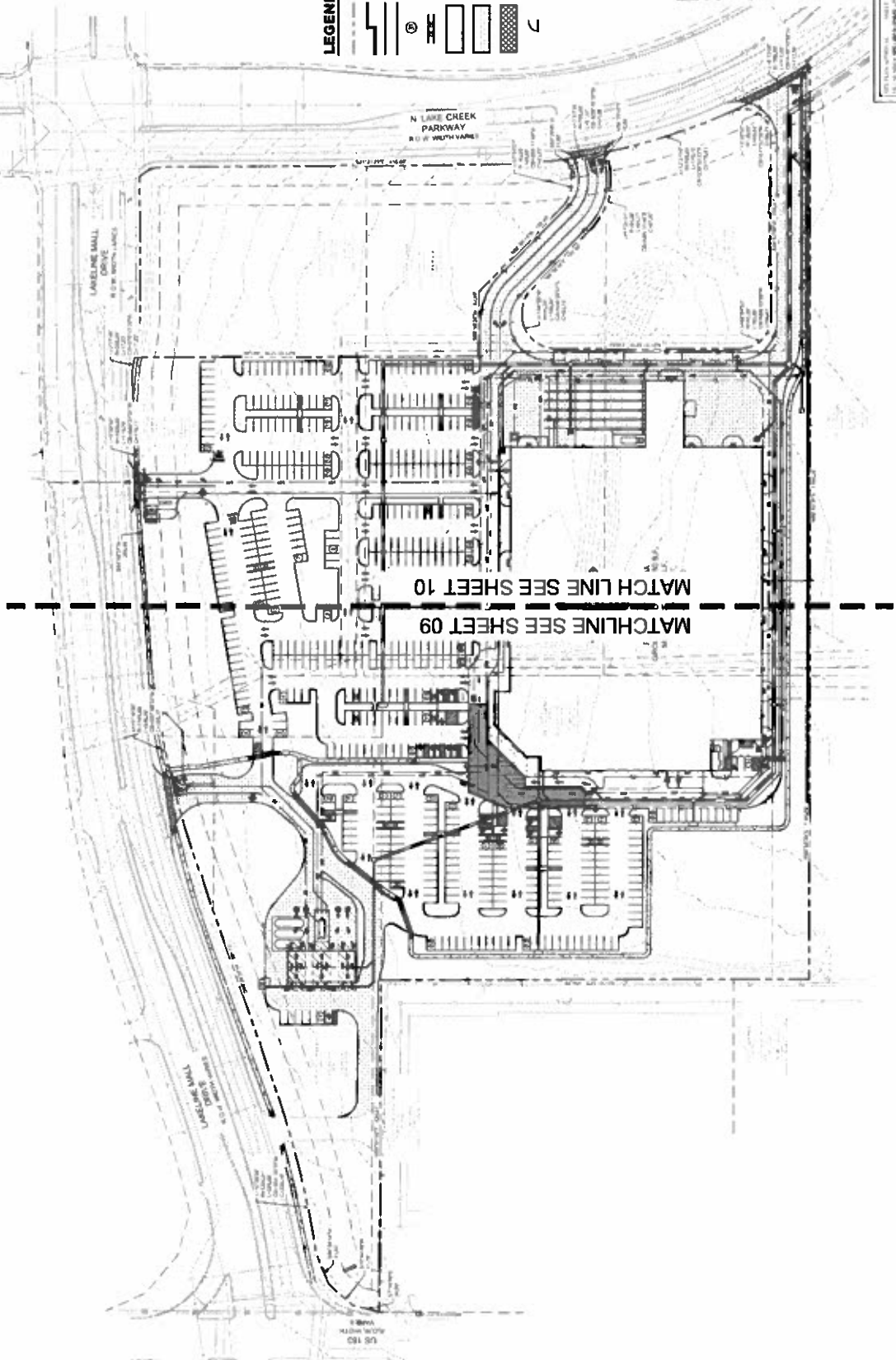
STONE # 6188-00  
1,000 LAKELINE WALL DR  
AUSTIN, TEXAS 78713

Kimley-Horn  
and Associates, Inc.

PROJECT NO. 12-14-12  
SHEET NO. 08 OF 59  
DATE: 12/14/12  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

LEGEND

- 1. EXISTING PAVEMENT
- 2. EXISTING ASPHALT
- 3. EXISTING CONCRETE
- 4. EXISTING GRAVEL
- 5. EXISTING DIRT
- 6. EXISTING GRASS
- 7. EXISTING TREES
- 8. EXISTING SHRUBS
- 9. EXISTING FENCES
- 10. EXISTING UTILITIES
- 11. EXISTING STRUCTURES
- 12. EXISTING ROADS
- 13. EXISTING RAILROADS
- 14. EXISTING AIRPORTS
- 15. EXISTING PORTS
- 16. EXISTING AIRCRAFT
- 17. EXISTING VESSELS
- 18. EXISTING PASSENGERS
- 19. EXISTING CARGO
- 20. EXISTING CREW



MATCHLINE SEE SHEET 09  
MATCHLINE SEE SHEET 10





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



CASE NUMBER: **SPC-2013-0157C**  
REVISION #: **00**  
CASE MANAGER: **Lynda Courtney**  
UPDATE: **U3**  
PHONE #: **512-974-2810**

PROJECT NAME: **Sam Club #6188-00**  
LOCATION: **10901 LAKELINE MALL DR**

SUBMITTAL DATE: **October 17, 2013**  
REPORT DUE DATE: **October 31, 2013**  
FINAL REPORT DATE: **October 30, 2013**

**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 November 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 5 copies of the plans and 6 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  
Heritage Tree Review : Keith Mars  
Environmental : James Dymkowski  
Site Plan : Lynda Courtney  
Transportation : Ivan Naranjo  
Austin Water Utility : Neil Kepple  
Water Quality : Benny Ho

## Drainage Construction Review - Benny Ho - 512-974-3402

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 site is located at 10901 Lakeline Mall Drive in the Lake Creek Watershed, which is classified as a Suburban Watershed.

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DC1. This comment was cleared previously.

DC2. This comment was cleared previously.

DC3. Site plan cannot be approved prior to final plat approval.

Update 1. This comment will be cleared when a copy of the approved final plat has been attached with the plan.

Update 3. The recorded final plat has been provided. This comment is cleared.

All drainage construction comments are cleared.

## Environmental Review - Jim Dymkowski - 512-974-2707

*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, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.*

**UPDATE 1: 8-15-13**

**UPDATE 2: 10-7-13**

**UPDATE 3: 10-22-13**

EV 11 Please revise the Q2-table as it appears that you have included additional allowable impervious cover for the 30% allowed in the WQTZ. There is no WQTZ onsite so this additional impervious cover should not be included in the overall.

**UPDATE 1: The proposed impervious cover is greater than what is allowed. This would require a formal variance for approval. Please redesign or contact staff on what is required for the formal variance process. Comment still pending.**

**UPDATE 2: No formal variance request or the findings of fact per 25-8-41 were included for review with this update. Staff is unable to begin this review without this information. Also, I checked with the site plan reviewer and she indicates that the site remains over parked for what is required. Our previous discussions indicated that staff would be unable to support a variance for additional impervious cover if there was a request for parking greater than what the code indicates applicable for this use. A formal variance fee of 1,430.00 for this impervious cover variance is also necessary. Comment still pending.**

**UPDATE 3: Plans have been revised to have compliant impervious cover on both sides of the project. Comment cleared.**



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EV 13 An administrative variance is required for cut/fill in excess of 4 feet but less than 8 feet. Please submit a request letter / email that identifies the scope of and justification for the variance. Provide a note on the cover sheet stating that an administrative variance was granted per Section 25-8-42(B) (6) of the LDC for cut/fill up to XX feet. Please pay the \$330 variance fee at intake and notify this reviewer of payment in order to clear this comment. Please highlight the area of cut or fill 4-8' on the grading plan. [LDC 25-8-341 and 342]

**UPDATE 1: If a formal variance for the impervious cover requested is processed this administrative variance would also go before boards and commissions. If not, then please pay the fee, provide staff with the request letter and call out and highlight these areas on the grading plans. Comment still pending.**

**UPDATE 2: As requested in update 1, please include a formal variance request submittal for this issue as it needs to accompany the formal variance request for additional impervious cover to Boards and Commissions. Comment still pending.**

**UPDATE 3: Since the formal variance request for increased impervious cover is no longer needed, this can be processed informally. The fee has already been paid, comment cleared.**

EV 25 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]

**UPDATE 1: No estimate provided. Comment still pending.**

**UPDATE 2: Response understood but staff received no estimate. Neither did the case manager in her packet. Comment still pending.**

**UPDATE 3: Fiscal estimate approved. Comment pending confirmation of fiscal posting.**

EV 28 **UPDATE 3: Comment cleared.**

EV 31 Tree mitigation must be provided (at minimum) at the following rates:

19 inches and greater, ECM Appendix F trees: 100%

8 to 18.9 inches, ECM Appendix F trees: 50%

19 inches and greater, all other trees: 50%

8 to 18.9 inches, all other trees: 25%

Please provide a mitigation tabulation table to indicate inches required and also inches proposed. Additional comments on mitigation may be generated.

**UPDATE 1: Final review of mitigation totals is pending the clearing of all outstanding preservation comments. Comment still pending.**

**UPDATE 2: The tree mitigation table on Sheet L-6 of the landscape plans indicates 903 inches of mitigation required to be planted with 131 – 3 inch caliper trees actually totaling 393 inches not the 427 currently shown. How does the project intend to address the 510 inch mitigation deficiency? The tree fund mitigation option will only be considered after all design alternatives which could save more trees have been evaluated. Please note, this mitigative option is not intended to facilitate the excessive removal of trees and is not meant to supplant good planning. When quantifying for tree removal, please utilize a standard formula of one caliper inch of replacement value equivalent to \$200. This fee should be paid at the receptionist desk at the 505 Barton Springs Road, One Texas Center, 4<sup>th</sup> floor. Add a note to the landscape plan stating: “ \_\_\_\_ caliper inches of trees**

removed trees from this site are to be mitigated by payment to the Urban Forest Replenishment Fund."

UPDATE 3: Thank you for the table update. Please include the 476" total that remains to be handled by the tree care plan in your current response. These inches should be multiplied by \$200/inch and show the cash value in the table. Then please provide the tree care plan for review and its value may be deducted from that determined cash amount. If tree care plan is equal then no additional measure will need to be explored. Comment still pending.

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EV 33 UPDATE 3: Comment cleared.

FYI: Staff will do its best to clear these comments informally by review of plan sheet revision PDF's. Please mail confirmations of fees and fiscal postings when available. All revisions will be checked again when the Mylar is submitted.

## Site Plan Review - Lynda Courtney - 512-974-2810

10-22-2013

### Administrative Comments:

SP 1-8. Comments addressed.

### Large Retail Use comments:

SP 9. FYI: This large retail use (LDC 25-2-815) requires a conditional use permit from the Zoning and Platting Commission. Contact this reviewer to schedule a hearing once all comments are cleared.

U3: ZAP hearing scheduled for 11-5-2013.

SP 10. Comment addressed.

SP 11. For the backup for commission, provide a description of how this conditional use site plan meets the criteria of section 25-5-145(C): A conditional use site plan may not:

- a) more adversely affect an adjoining site than would a permitted use;
- b) adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- c) adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign; or
- d) adversely affect the future redevelopment of the site.

U1. Comment pending.

U2. I could not find any submitted response to this.

U3. I didn't find a response to this; will call.

SP 12-24. Comments addressed.

## Transportation Review - Ivan Naranjo - (512) 974-7649

TR1-TR8. Comments previously cleared with Updates #1 and 2.

TR9. Undivided two-way driveway approaches must be in accordance with TCM, Table 5-2. Show dimensions on the site plan for the proposed driveways measured at the property line.

Update #1: Comment pending. Please revise the site plans to show dimensions for the proposed driveways measured at the property line, not at the edge the street.

Update #2: Comment pending. The maximum driveway width per TCM, Table 5-2, is 45 ft. Please redesign accordingly or provide a waiver request including justification for the granting of the waiver.

**Update #3: Comment pending. The requested driveway waiver has been received. Please note that the 50.1' and 76.5' driveways are proposed with a 50' curb return radius which greatly exceeds the maximum allowed. The curb radius may be increased to 40 feet at driveways serving large trucks. Please redesign these driveways or provide vehicular turnplates to justify the proposed 50' Rad. returns.**

TR10. Comment previously cleared with Update #1.

TR11. Additional comments may be generated as more complete information is received.

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

WW1. The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Alfredo Torres with Pipeline Engineering at 972-0238. Response comments and corrections, along with the original redlines, must be returned to Alfredo at the Waller Creek office, 625 E 10<sup>th</sup> St., 3rd floor.

**Water Quality Review - Benny Ho - 512-974-3402**

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 site is located at 10901 Lakeline Mall Drive in the Lake Creek Watershed, which is classified as a Suburban Watershed.

WQ1. This comment was cleared previously.

WQ2. Please show conveyance to the water quality pond.

Update 1. The response is not accepted. Please provide the plan showing conveyance to the pond. Please provide necessary document to include the conveyance in private easement or provide Unified Development Agreement for using the conveyance facility.

Update 2. The plan has been revised. This comment will be cleared when the UDA has been recorded.

Update 3. The plan has been revised. This comment will be cleared when the UDA has been recorded.

WQ3. This comment was cleared previously.

WQ4. This comment was cleared previously.

WQ5. This comment was cleared previously.  
WQ6. This comment was cleared previously.  
WQ7. This comment was cleared previously.  
WQ8. This comment was cleared previously.

C14  
20

Informal Update is acceptable.

## Heritage Tree Review - Keith Mars - 512-974-2755

- HT 1 Boring to avoid the CRZ of tree 10047 appears to be an option. Please explore and respond.  
Update #1: I was of the understanding the line was to be abandoned and removal of this tree was necessary due to grading. Please clarify. If it is proposed to be removed for grading, is it possible to put a retaining wall around the tree.  
Update #2: Comment cleared.
- HT 2 Will the construction of the wastewater line impact the  $\frac{1}{2}$  crz of tree 12217?  
Update #1: Comment cleared.
- HT 3 Please put tree numbers on the site plan sheets.  
Update #1: Comment cleared.
- HT 4 It appears 12209 and 10600 are shown to be preserved on the tree plan but dashed as to be removed on the site plan. Please show as preserved. There might be other trees with discrepancies.  
Update #1: Comment cleared.
- HT 5 It appears 10599 can be preserved.  
Update #1: Comment cleared.
- HT 6 Please send me a 1:10 or 1:20 on the drive entry area where the majority of heritage trees are located.  
Update #1: Comment cleared.
- HT 7 **Code allows for the development of a tree care plan for protected and heritage trees that are preserved. For treatment above and beyond what code allows mitigation can be counted 1:1 (dollar for dollar). Please consider this as a form of mitigation.**  
**Update #1: Comment pending decision on a tree care plan. If a tree care plan is used for mitigation, please send me the care plan for review and, if approved, place the text on the landscape sheets.**  
**Update #2: Comment pending. It is unclear how the delta in mitigation will be satisfied.**  
**Update #3: Comment pending. It is unclear how the delta in mitigation will be satisfied.**  
  
**Update #1: 08/26/2013**
- HT 8 Put tree numbers on the grading sheet and utility sheets.  
Update #2: Comment cleared.
- HT 9 The sidewalk near tree 10599 needs to be rerouted outside the  $\frac{1}{2}$  critical root zone.  
Update #2: Comment cleared.

C14 21

HT 10 Show tree fencing on the ESC sheets. Fencing needs to extend as far to the full critical root zone as possible.

Update #2: Tree fencing is not shown on the legend and tree fencing needs to be extended as far as possible to the full critical root zone. For example, the tree protection around 12211 and 12208 can be extended.

Update #3: Comment cleared.

HT 11 The four heritage trees proposed for removal must be mitigated at 300% per code.

Update #2: Comment cleared.

HT 12 Hackberry is not a heritage species. Please remove from the landscape calculations on sheet L-6.

Update #2: Comment cleared.

HT 13 For the sidewalk near tree 10009 either the sidewalk needs to be built at grade or an alternate material used. Either way, place a note and callout on the plans that cut will not exceed 4" in the  $\frac{1}{2}$  critical root zone. Alternatively, relocate the sidewalk outside the  $\frac{1}{2}$  critical root zone.

Update #2: Comment cleared.

**End of Report**

C14/22

Application for approval of a Conditional Use Site Plan has been filed

City File Number - SPC-2013-157C

Applicant/Agent - Kimley-Horn & Associates, Inc.

12750 Merit Drive, Suite 1000

Dallas, TX 75251

(972) 770-3008

Proposed Sam's Club Commercial Retail Building - 136,454 SF.