

C4
1

APPEAL OF AN ADMINISTRATIVE EXTENSION ON A SITE PLAN APPLICATION

CASE NUMBER: SP-2013-0437C **ZAP COMMISSION DATE:** September 2, 2014

PROJECT NAME: Charles Maund Volkswagen

ADDRESS: 6840 Burnet Road

APPLICANT: KBGE Engineering, Jennifer Garcia, PE
105 Riverside Dr, Ste. 110 Phone: 512-439-0400
Austin, TX 78704

APPELLANTS: Robert Vinson and Richard Mackin

CASE MANAGER: Brad Jackson, 512-974-3410
Brad.jackson@austintexas.gov

APPLICABLE WATERSHED ORDINANCE: Shoal Creek, Comprehensive Watershed Ordinance

AREA: 0.64 acres

EXISTING ZONING: CS

PROPOSED USE: Vehicle Storage (Commercial Use)

LEGAL DESCRIPTION: Lots 1-3, Block 2 Green Acres Subdivision

Description of Appeal:

An appeal to an administrative extension of update deadline. [LDC Section 25-1-88].

- Extension of Update Deadline, LDC Section 25-1-88(A), an applicant may request of the director that the deadline of a site plan application be extended by filing a written request and justification prior to the deadline of that application.
- Under LDC Section 25-1-88(A)(3), Extension of Update Deadline – an interested party may appeal the responsible director’s decision under this subsection to the Land Use Commission.

Proposed Development:

The applicant proposes the construction of a 3 story parking garage.

Staff’s Determination of Extension:

- A 180 day extension was requested by the engineer on July 17, 2014, prior to the expiration date of July 23, 2014. A 180-day extension was granted, extending the application expiration date to January 19, 2015. Due to the complexity of the remaining

C4
1/2

comments and the time required to obtain review by City of Austin and non-City of Austin entities, staff determined there was just cause to grant the extension.

- Extensions to the update deadline are standard practice by staff when unresolved issues are pending or when documents require City legal staff's review and approval. Attached in this packet is the latest comment response letters from their second and third updates submitted to the City of Austin. At this time, a fourth formal update is due from the applicant.

If the current site plan is not granted the extension and the application expires, the applicant may re-file the same plan to obtain a site development permit.

Zoning and Platting Commission Action:

- The commission may grant the appeal **OR** determine the extension is valid.
 - If the appeal is granted, the site plan application expires. The applicant may then submit a new application to continue the review process. Once all administrative requirements are met, a site plan permit will be issued.
 - If the appeal is denied, the site plan application will remain extended. The applicant will have until June 10, 2014 to clear all remaining comments and obtain a site plan permit.

Charles Maund Volkswagen

City

SF-2

DAUGHERTY

SF-2

SP-2008-0400C

SF-2

PEGAM

CS-V-CO-NP

SP-2008-0424C

SP-2013-0437CS
SP-2008-0424C

Site

JUSTIN

SF-2

BURNET

BURNET

CS-MU-V-CO-NP

SP-04-0249C SP-05-1150C

ADDISON

SF-2

CS-V

CS-MU-CO-NP

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



CASE NUMBER: SP-2013-0437C
REVISION #: 00
CASE MANAGER: Brad Jackson
UPDATE: U2
PHONE #: 512-974-3410

PROJECT NAME: Charles Maund Volkswagen
LOCATION: 6840 BURNET RD

SUBMITTAL DATE: June 12, 2014
REPORT DUE DATE: June 26, 2014
FINAL REPORT DATE: July 1, 2014
5 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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 July 23, 2014.** 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 4 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 : Natalia Rodriguez
Transportation : Caleb Gutshall
Fire For Site Plan : James Reeves
Site Plan : Brad Jackson
Austin Water Utility : Neil Kepple

Electric Review - David Lambert - 512-322-6109

C4/5

EL 1. Contact Ron Solbach at ph. 512-505-7145 to discuss electric service to this project.
If a pad mounted transformer is required, show it on the plans.
Update 1: Show the pad.

If it will be a 3phase pad, it will be a 10'x10' pad with a 5' easement around it into which no other structures or utilities may encroach.
Refer to the Austin Energy Electric Design Criteria Manual Section 1.10.4 for other locational and clearance requirements.

EL 2 – EL 3. Were informational.

NEW COMMENT FOR UPDATE 1:

EL 4. It appears the building will meet minimum safety clearances after construction. However, if any scaffolding along Pegram or Burnet is proposed, it must meet OSHA clearances from the existing conductors. OSHA requires a 10' radius from the conductors, which are hung on crossarms that extend roughly 4 feet from the center of the pole lines shown on the plans.
It appears there is little to no room for scaffolding. It would be wise to discuss this with Ron Solbach prior to construction so the project doesn't get red tagged.

Update 2. Comments clear.

Environmental Review - Atha Phillips - 512-974-6303

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 3: 6/19/14

EV 1 – EV 9 **UPDATE 1: Comments cleared.**
EV 10 **UPDATE 3: Comment cleared.**
EV 11 – EV 13 **UPDATE 1: Comments cleared.**
EV 14 **UPDATE 3: Comment cleared.**
EV 15 – EV 16 **UPDATE 1: Comments cleared.**

Fire For Site Plan Review - James Reeves - 512-974-0193

June 30, 2014
UPDATE 2
INFORMAL UPDATE

Provide hydrant flow test to verify that adequate fire flow is available.

CH
6

- TR1. Dimension and label the Planting Zone and the Clear zone on the Site Plan. Sidewalks, designed in accordance with the Commercial Design Standards, are required along a CTC (§2.2.2.B). The sidewalks shall consist of two zones:
- The Planting zone must be 8 feet minimum, must be continuous, and located adjacent to curb, with street trees planted at an average spacing no greater than 30 feet on center, or up to 60 feet on center if parallel or head-in parking is provided; and
 - The Clear Zone must be 7 feet minimum (§2.2.2.B.1-2. & Figure 8).
 - An optional supplemental zone may be provided between the street facing façade and the clear zone, but may not be wider than 20 feet. (Exception: 30% of the linear frontage may be 30 feet).

Update #2: Comment Pending. The clear and planting zone have been moved to the appropriate location due to existing electric infrastructure. However, a sidewalk easement will be required as it extends beyond the right-of-way. Please contact the transportation reviewer for the standard City template.

TR2. Comment Cleared.

- TR3. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Urban Roadway (§2.2.3.B). Pegram Avenue is classified as an Urban Roadway. The sidewalk section shall consist of two zones:
- The Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and
 - The Clear Zone must be 5 feet minimum (§2.2.3.B.1-2 & Figure 23). Sidewalk clear zone must be 6 feet minimum if the principal street is a commercial collector or a major arterial (TCM, 4.2.1; Table 1-7). Dimension and label the Planting Zone and the Clear zone on the Site Plan.

Update #2: Comment Pending. While trees are not required in the planting zone, a 7' planting zone and 5' clear zone is still required per Subchapter E. Where required, the sidewalk shall extend onto private property to fulfill the 12-foot minimum requirement, with a sidewalk easement provided (§2.2.3.B). Please label the 7' planting zone as well.

- TR4. Comment Cleared.
TR5. Comment Cleared.
TR6. Comment Cleared.
TR7. Comment Cleared.
TR8. Comment Cleared.
TR9. Comment Cleared.
TR10. Comment Cleared.
TR11. Comment Cleared.
TR12. Comment Cleared.

- TR13. One-way driveway approaches must be between 15 and 20 feet wide, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2. Are the two driveways one-way?

C4/7

Update #2: Comment Pending. While the decreased dimensions are appropriate for one way entrances due to the use and width waivers have been granted, both driveways indicate entrance only on the architectural plans. While sheet 5 has been corrected to show one entrance and one exit driveway, the driveways shown on sheet 14 still show both driveways as being entrance only. There is also confusion regarding the circulation within the garage. Please set up a meeting with the transportation reviewer to address this comment.

TR14. Comment Cleared.

TR15. Comment Cleared.

TR16. Comment Cleared. The waiver for the driveway placement was approved as the existing driveways along Burnet Road are being removed and two one-way only driveways are proposed along Pegram improving the safety of the transportation system.

TR17. Comment Cleared.

TR18. Comment Cleared. The Joint Use for the three parcels will be addressed in the required UDA.

TR19. Comment Cleared.

TR20. Comment Cleared.

TR1. Additional comments may be provided when more complete information is obtained.

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 George Resendez with Pipeline Engineering at 972-0252. Response comments and corrections, along with the original redlines, must be returned to George at the Waller Creek office, 625 E 10th 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 6840 Burnet Road in the Shoal Creek Watershed, which is classified as an Urban Watershed.

WQ1. The current annual adjustment factor is 1.452. Please revise the calculation for fee in lieu of providing on-site water quality control and re-submit for approval.

Update 1. The application for fee in lieu of providing on site water quality control has been approved and forwarded to the fiscal surety officer for further processing. Please pay the fee.

Update 2. The receipt has been provided. This comment is cleared.

All water quality comments are cleared.

SP1 U1- Comment cleared.

SP2. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). Number the cover sheet as #1. Sheet numbers must be consecutive whole numbers with no letter or decimal suffixes such as A, B, C or .1, .2, .3. The Landscape Sheet is not labeled properly.

U1- Sheet 14 not labeled. Comment pending.

U2- Comment cleared.

SP3.-6. U1- Comment cleared.

SP7. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement. Please note, a PUE at the back of the lots is not shown and labeled.

U1- Comment pending.

U2- Comment pending.

SP8.-12. U1- Comment cleared.

SP13. Show the gross floor area of each building and the total square footage of all buildings on the site. Gross floor area is the total enclosed area of all floors in a building with a clear height of more than six feet. Parking facilities, driveways and airspace above the atria ground floor are excluded. Please verify if there is any enclosed, air-conditioned space proposed for the parking garage, if not, the gross floor area would be 0.

U1- It is not clear how the first floor can be both enclosed space and used for vehicle storage. Will there be another use for the enclosed area like office, warehouse, etc? Is the enclosed space air conditioned? It seems there would need to be ventilation for vehicle exhaust and the floor would not actually be enclosed in the sense of being air conditioned. Enclosing for security but still have open air access via the ramp up to the upper floors would still make the area open and not enclosed space. Please clarify if uses other than vehicle storage will take place in the building.

U2- Sheet 15 shows 3 vehicle make ready spaces on the west entrance to the garage and the east entrance shows 7 service bays and an area for storage of mechanics tools. This appears to be in-line with an Automotive Repair Services and Automotive Washing use. The eastern entrance appears to be cut-off from access to the rest of the garage, please clarify. The specific uses requested must be clarified on the plans or all references to vehicle repair and make-ready must be removed from the plans.

SP14. Describe the proposed use and specify the square footage for each use within each existing and proposed structure on the site. "Commercial private garage" is not a use in accordance with 25-2-491. This site appears to be "Vehicle Storage." Please label the use on the site plan.

U1- Pending SP13 above.

U2- Pending SP13 above.

SP15. U1- Comment cleared.

COMPATIBILITY/SCREENING REQUIREMENTS:

SP16.-19. U1- Comment cleared.

SP20. Show building elevations, indicating architectural elements (i.e., windows, doors, exterior materials, building heights or other design elements) which will demonstrate that the proposed building(s) will be sympathetic to structures on adjoining properties. [Section 25-2-1065(A)]. In addition, a cross-section must be shown to scale on sheet 13 to demonstrate the height of the garage will not violate the compatibility limits. The cross section must clearly show the property line along the SF-2 border and the entire parking garage elevation across the lot.

U1- The cross-section on sheet 13 that shows the compatibility height limits in relationship to the property line is shown from Burnet Road (East) and not from Pegram (North). The compatibility cross-section needs to show height limits in relationship to the western property boundary. This information is need to make sure there are not more than 2 stories or 30' height proposed within 50 feet of SF-2 property, or 3 stories and 40' within 100', and 1' per 10' additional height within 100' of the SF properties.

U2- The compatibility cross section is not shown to scale and lists the incorrect max height of 46.35 feet. The scaled plan layout shown on the same sheet (13) correctly shows the max height as 43.7'. At the most western edge of the elevator penthouse, the height is limited to 41.7', with the 15% allowance for elevator penthouses, the max height allowed is 48.3'. The site plan is showing the max height at 49.6', exceeding the allowed height by 1.3'.

In addition, the north building elevation does not appear to show the up-ramp portion of the garage in the elevation. The architectural drawings appear to show a ramp up for 3 levels at the edge of the structure closest to the property line with the SF houses. The architectural floor drawings need to be clarified to clearly show where the ramps are to be located and what floor levels they are leading to.

SP21. Note on the cover sheet and site plan sheet: The site is composed of 3 lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required. Once recorded add the document number for the UDA to the note.

U1- Please change the last sentence of the note to just say Doc#

_____ . Comment pending adding Doc #.

U2- Comment pending.

SP22. For the proposed site plan, please record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility. Please submit this document to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent.

U1- UDA has been forwarded to legal for review. Comment pending.

U2- Comment pending.

CH
/g

SP23. Please relocate the spoils area, wash area, and stabilized construction entrances to outside of the 25 foot compatibility setback. There should be no work proposed in this area.

U1- Comment pending.

U2- Comment cleared.

cy
10

COMMERCIAL DESIGN STANDARDS

SP24. The building must be built up to the clear zone or supplemental zone on both Burnet Road and Pegram. Please clearly label the planting zone and clear zone on each street frontage. Burnet Road (Core Transit Corridor) must have a minimum 8 ft planting and 7 foot clear zone. The sidewalk meanders in front of lot 3 and must be revised to meet these requirements. Pegram requires a minimum 7 ft planting and 5 foot clear zone, please show and label on the site plan sheet. Revise the building placement to be directly adjacent to clear zone or provide a supplemental zone with an active public use.

U1- The energized conductor has been determined to be the entire electrical wire and not the insulator holding the wire on the pole, according to Andy Halm in ROW review. Therefore, the trees need to be placed 10 feet from the wire. It appears Alt. Equivalent Compliance would allow the site to flip the clear zone and planting zone and put the sidewalk next to the wires and the planting zone between the sidewalk and building. In other words, the AEC would be to allow the street trees to be placed on the site between the parking garage and sidewalk rather than in the ROW under the wires. There would still be at least an 8 foot vegetated buffer between the road and the sidewalk, but the trees would be on the other side of the sidewalk. This AEC also seems in line with the use of the property as just a parking garage. Please contact this reviewer to discuss if needed and provide a letter requesting AEC if you agree.

In addition, the planting zone needs to shown as 7' along Pegram and the sidewalk will need to encroach into the property to accommodate the total 12' zone as per Subchap. E.

U2- Please provide a letter requesting the AEC to flip the planting zone to the west side of the sidewalk in exchange for providing a 22-foot planting zone between the sidewalk and Burnet Road for pedestrian separation from traffic flow. Specifically callout the code references in Subchapter E for Core Transit Corridor requirements that AEC is requested for. The planting zone on Pegram is shown as 5 feet and needs to be extended to 7 feet with the appropriate sidewalk easements put in place.

SP25. -30. **U1- Comment cleared.**

SP31. 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) Also, street trees planted 30-ft on center are required along Burnet Road. Utility compatible trees can be provided if the power lines are not to be relocated underground.

U1- Comment pending AEC.

U2- Comment pending.

SP32. Street trees are required for the Right-of-Way because this is a core transit corridor and a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time.

U1- Comment pending AEC.

U2- Comment pending AEC.

CK
TI

SP33. 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.

U1- Comment pending.

U2- Comment pending.

The following comment was made for the Underground Storage Tank review:

UST 1: Place this note on the plan set:

City of Austin records indicate that all registered underground storage tanks have been removed from this location. If during any point of construction or geotechnical site assessment, an underground storage tank and/or petroleum contaminated soils are uncovered, the contractor will immediately stop work in that area and notify the City of Austin Underground Storage Tank Program. The contractor will not proceed with removal of any contaminated soils or underground storage tanks until the proper City and State permits are obtained. The City of Austin Underground Storage Tank contact number is (512) 974-3024.

END OF REPORT

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

CASE NUMBER: SP-2013-0437C
REVISION #: 00
CASE MANAGER: Brad Jackson

UPDATE: U3
PHONE #: 512-974-3410

PROJECT NAME: Charles Maund Volkswagen
LOCATION: 6840 BURNET RD

SUBMITTAL DATE: August 1, 2014
REPORT DUE DATE: August 15, 2014
FINAL REPORT DATE: August 21, 2014
6 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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 January 25, 2015.** 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.

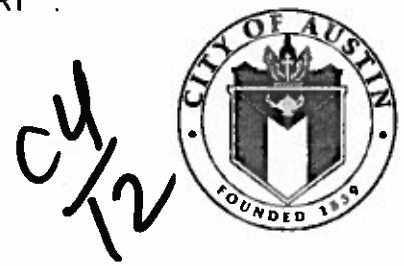
UPDATE SUBMITTALS:

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 4 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
Site Plan : Brad Jackson
Fire For Site Plan : James Reeves
Transportation : Caleb Gutshall
Austin Water Utility : Neil Kepple



Fire For Site Plan Review - James Reeves - 512-974-0193

August 21, 2014

UPDATE 3

INFORMAL UPDATE

Provide hydrant flow test to verify that adequate fire flow is available.

Site Plan Review - Brad Jackson - 512-974-3410

SP1.-6. Comment cleared.

SP7. Have you shown all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement. Please note, a PUE at the back of the lots is not shown and labeled.

U1- Comment pending.

U2- Comment pending.

U3- Comment pending.

SP8.-12. U1- Comment cleared.

SP13. Show the gross floor area of each building and the total square footage of all buildings on the site. Gross floor area is the total enclosed area of all floors in a building with a clear height of more than six feet. Parking facilities, driveways and airspace above the atria ground floor are excluded. Please verify if there is any enclosed, air-conditioned space proposed for the parking garage, if not, the gross floor area would be 0.

U1- It is not clear how the first floor can be both enclosed space and used for vehicle storage. Will there be another use for the enclosed area like office, warehouse, etc? Is the enclosed space air conditioned? It seems there would need to be ventilation for vehicle exhaust and the floor would not actually be enclosed in the sense of being air conditioned. Enclosing for security but still have open air access via the ramp up to the upper floors would still make the area open and not enclosed space. Please clarify if uses other than vehicle storage will take place in the building.

U2- Sheet 15 shows 3 vehicle make ready spaces on the west entrance to the garage and the east entrance shows 7 service bays and an area for storage of mechanics tools. This appears to be in-line with an Automotive Repair Services and Automotive Washing use. The eastern entrance appears to be cut-off from access to the rest of the garage, please clarify. The specific uses requested must be clarified on the plans or all references to vehicle repair and make-ready must be removed from the plans.

U3- Comment cleared.

SP14. Describe the proposed use and specify the square footage for each use within each existing and proposed structure on the site. "Commercial private garage" is not a use in

accordance with 25-2-491. This site appears to be "Vehicle Storage." Please label the use on the site plan.

- U1- Pending SP13 above.
- U2- Pending SP13 above.
- U3- Comment cleared.

CY
14

SP15. U1- Comment cleared.

COMPATIBILITY/SCREENING REQUIREMENTS:

SP16.-19. U1- Comment cleared.

SP20. Show building elevations, indicating architectural elements (i.e., windows, doors, exterior materials, building heights or other design elements) which will demonstrate that the proposed building(s) will be sympathetic to structures on adjoining properties. [Section 25-2-1065(A)]. In addition, a cross-section must be shown to scale on sheet 13 to demonstrate the height of the garage will not violate the compatibility limits. The cross section must clearly show the property line along the SF-2 border and the entire parking garage elevation across the lot.

U1- The cross-section on sheet 13 that shows the compatibility height limits in relationship to the property line is shown from Burnet Road (East) and not from Pegram (North). The compatibility cross-section needs to show height limits in relationship to the western property boundary. This information is need to make sure there are not more than 2 stories or 30' height proposed within 50 feet of SF-2 property, or 3 stories and 40' within 100', and 1' per 10' additional height within 100' of the SF properties.

U2- The compatibility cross section is not shown to scale and lists the incorrect max height of 46.35 feet. The scaled plan layout shown on the same sheet (13) correctly shows the max height as 43.7'. At the most western edge of the elevator penthouse, the height is limited to 41.7', with the 15% allowance for elevator penthouses, the max height allowed is 48.3'. The site plan is showing the max height at 49.6', exceeding the allowed height by 1.3'.

In addition, the north building elevation does not appear to show the up-ramp portion of the garage in the elevation. The architectural drawings appear to show a ramp up for 3 levels at the edge of the structure closest to the property line with the SF houses. The architectural floor drawings need to be clarified to clearly show where the ramps are to be located and what floor levels they are leading to.

U3- Architectural drawings on sheet 15 are still showing 49.6 feet for the max height. Please revise. In addition, the compatibility profiles do not appear to be showing the ramp up portion of the garage along the common property line with single family. Instead they are only showing the building height at the edge facing pegram. Because this parking garage has a ramp along the edge, the max height at the highest point of the ramp needs to be shown. Please include compatibility cross-section for the rear elevation (south) with the ramp easily seen. The cross-sections on the architectural plans show the highest point of the ramp up at 30.75 feet, which exceeds the compatibility limit of 30 feet. Please revise.

SP21. Note on the cover sheet and site plan sheet: The site is composed of 3 lots/tracts. It has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required. Once recorded add the document number for the UDA to the note.

U1- Please change the last sentence of the note to just say Doc#
_____ . Comment pending adding Doc #.

U2- Comment pending.

U3- Comment pending.

CY/15

SP22. For the proposed site plan, please record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed Detention facility. Please submit this document to this reviewer. This reviewer will coordinate with the Legal Department for review and approval. For any legal document questions please contact Annette Bogusch – PDRD Legal Liaison (974-6483). Please be aware this process takes some time and now requires lien-holders information/consent.

U1- UDA has been forwarded to legal for review. Comment pending.

U2- Comment pending.

U3- Comment pending.

SP23. U2- Comment cleared.

COMMERCIAL DESIGN STANDARDS

SP24. The building must be built up to the clear zone or supplemental zone on both Burnet Road and Pegram. Please clearly label the planting zone and clear zone on each street frontage. Burnet Road (Core Transit Corridor) must have a minimum 8 ft planting and 7 foot clear zone. The sidewalk meanders in front of lot 3 and must be revised to meet these requirements. Pegram requires a minimum 7 ft planting and 5 foot clear zone, please show and label on the site plan sheet. Revise the building placement to be directly adjacent to clear zone or provide a supplemental zone with an active public use.

U1- The energized conductor has been determined to be the entire electrical wire and not the insulator holding the wire on the pole, according to Andy Halm in ROW review. Therefore, the trees need to be placed 10 feet from the wire. It appears Alt. Equivalent Compliance would allow the site to flip the clear zone and planting zone and put the sidewalk next to the wires and the planting zone between the sidewalk and building. In other words, the AEC would be to allow the street trees to be placed on the site between the parking garage and sidewalk rather than in the ROW under the wires. There would still be at least an 8 foot vegetated buffer between the road and the sidewalk, but the trees would be on the other side of the sidewalk. This AEC also seems in line with the use of the property as just a parking garage. Please contact this reviewer to discuss if needed and provide a letter requesting AEC if you agree.

In addition, the planting zone needs to shown as 7' along Pegram and the sidewalk will need to encroach into the property to accommodate the total 12' zone as per Subchap. E.

U2- Please provide a letter requesting the AEC to flip the planting zone to the west side of the sidewalk in exchange for providing a 22-foot planting zone between the sidewalk and Burnet Road for pedestrian separation from traffic flow. Specifically callout the code references in Subchapter E for Core Transit Corridor requirements that AEC is requested for. The planting zone on Pegram is shown as 5 feet and needs to be extended to 7 feet with the appropriate sidewalk easements put in place.

U3- Please provide a note on the site plan stating that AEC was granted to Subchapter E sec. 2.2.2 to allow tree plantings on the reverse side of the sidewalk

for this site due to the extra wide ROW and overhead and underground utility constraints. Please show the trees on the site plan sheet, as well as species and caliper inches and call them out specifically as required as per AEC request.

cf
76

SP25. -30. U1- Comment cleared.

SP31. 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) Also, street trees planted 30-ft on center are required along Burnet Road. Utility compatible trees can be provided if the power lines are not to be relocated underground.

U1- Comment pending AEC.

U2- Comment pending.

U3- Comment cleared.

SP32. Street trees are required for the Right-of-Way because this is a core transit corridor and a license agreement is required. Please contact Andy Halm with ROW Management Division at 974-7185. Please begin this process as soon as possible, as it can take some time.

U1- Comment pending AEC.

U2- Comment pending AEC.

U3- Comment cleared.

SP33. 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.

U1- Comment pending.

U2- Comment pending.

U3- Comment pending.

The following comment was made for the Underground Storage Tank review:

UST 1: Place this note on the plan set:

City of Austin records indicate that all registered underground storage tanks have been removed from this location. If during any point of construction or geotechnical site assessment, an underground storage tank and/or petroleum contaminated soils are uncovered, the contractor will immediately stop work in that area and notify the City of Austin Underground Storage Tank Program. The contractor will not proceed with removal of any contaminated soils or underground storage tanks until the proper City and State permits are obtained. The City of Austin Underground Storage Tank contact number is (512) 974-3024.

U3- Comment cleared.

NEW COMMENT:

SP 34 Please revise the callouts for the 6' wooden privacy fence along the border of the SF property to say "6' Wooden Privacy Fence". Portions of the fence are missing and/or in disrepair and need to be rebuilt. This will ensure the fence is intact and functioning prior to CO for project.

CH
1/1

- TR1. Dimension and label the Planting Zone and the Clear zone on the Site Plan. Sidewalks, designed in accordance with the Commercial Design Standards, are required along a CTC (§2.2.2.B). The sidewalks shall consist of two zones:
- The Planting zone must be 8 feet minimum, must be continuous, and located adjacent to curb, with street trees planted at an average spacing no greater than 30 feet on center, or up to 60 feet on center if parallel or head-in parking is provided; and
 - The Clear Zone must be 7 feet minimum (§2.2.2.B.1-2. & Figure 8).
 - An optional supplemental zone may be provided between the street facing façade and the clear zone, but may not be wider than 20 feet. (Exception: 30% of the linear frontage may be 30 feet).

Update #3: Comment Pending. A sidewalk easement has been submitted and is currently under Legal Review. Please label the clear and planting zone on the site plan.

TR2. Comment Cleared.

- TR3. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Urban Roadway (§2.2.3.B). Pegram Avenue is classified as an Urban Roadway. The sidewalk section shall consist of two zones:
- The Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and
 - The Clear Zone must be 5 feet minimum (§2.2.3.B.1-2 & Figure 23). Sidewalk clear zone must be 6 feet minimum if the principal street is a commercial collector or a major arterial (TCM, 4.2.1; Table 1-7). Dimension and label the Planting Zone and the Clear zone on the Site Plan.

Update #3: Comment Pending. A sidewalk easement has been submitted and is currently under Legal Review. Please label the clear and planting zone on the site plan.

TR4. Comment Cleared.

TR5. Comment Cleared.

TR6. Comment Cleared.

TR7. Comment Cleared.

TR8. Comment Cleared.

TR9. Comment Cleared.

TR10. Comment Cleared.

TR11. Comment Cleared.

TR12. Comment Cleared.

TR13. Comment Cleared.

TR14. Comment Cleared.

TR15. Comment Cleared.

TR16. Comment Cleared. The waiver for the driveway placement was approved as the existing driveways along Burnet Road are being removed and two one-way only driveways are proposed along Pegram improving the safety of the transportation system.

TR17. Comment Cleared.

TR18. Comment Cleared. The Joint Use for the three parcels will be addressed in the required UDA.

TR19. Comment Cleared.

TR20. Comment Cleared.

TR1. Additional comments may be provided when more complete information is obtained.

C4/18

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 George Resendez with Pipeline Engineering at 972-0252. Per George he has not signed-off on the plans as stated in your response. If you have a sign-off on the cover sheet please provide a pdf for release. Response comments and corrections, along with the original redlines, must be returned to George at the Waller Creek office, 625 E 10th St., 3rd floor.

End of Report