

**PLANNING COMMISISON SITE PLAN
COMPATIBILITY WAIVER REVIEW SHEET**

CASE NUMBER: SP-2015-300C **PC DATE:** June 14, 2016

PROJECT NAME: 2510 S. Congress **DISTRICT:** 3

ADDRESS OF APPLICATION: 2510 S. Congress

APPLICANT: Krug Development (David Krug) (773) 750-3706

AGENT: Wuest Group (Scott Wuest) (512) 394-1900

AREA: 66646.8 SF (Total Site Area)

WATERSHED: East Bouldin Creek (urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (urban)

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting compatibility waivers for setback for driveway and setback for intensive recreational use from adjacent residential zoned property, zoned SF-3.

EXISTING ZONING: The site is located on South Congress Avenue and is zoned CS-V-CO-NP and GR-V-CO-NP. The Conditional overlay limits the height of any structure to 40 feet, and prohibits and pawn shop use.

NEIGHBORHOOD ORGNIZATIONS:

Dawson Neighborhood Plan Contact Team
Dawson Neighborhood Association
Greater SRCC Neighborhood Planning Team
Zoning Committee of South River City Citizens
South Central Coalition
South River City Citizens Association
Austin Neighborhoods Council
Friends of Austin Neighborhoods

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the proposed compatibility waivers as requested.

DEPARTMENT COMMENTS:

CASE MANAGER: Lynda Courtney Telephone: (512) 974-2810
Lynda.courtney@austintexas.gov

PROJECT INFORMATION: 1.53 acres

EXIST. ZONING: CS-V-CO-NP, GR-V-CO-NP

ALLOWED F.A.R.: 2:1, 1:1

MAX. BLDG. COVERAGE: 95%, 75%

MAX. IMPERVIOUS CVRG.: 95%, 90%

REQUIRED PARKING: 64

PROPOSED F.A.R.: 1.63:1, .63:1

PROPOSED BLDG. CVRG: 56%, 24.5%

PROPOSED IMPER. CVRG: 13.68%, 24.97%

PROVIDED PARKING: 76

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This use is allowed under this zoning. All requirements of the Land Development Code, and other Compatibility Standards have been met.

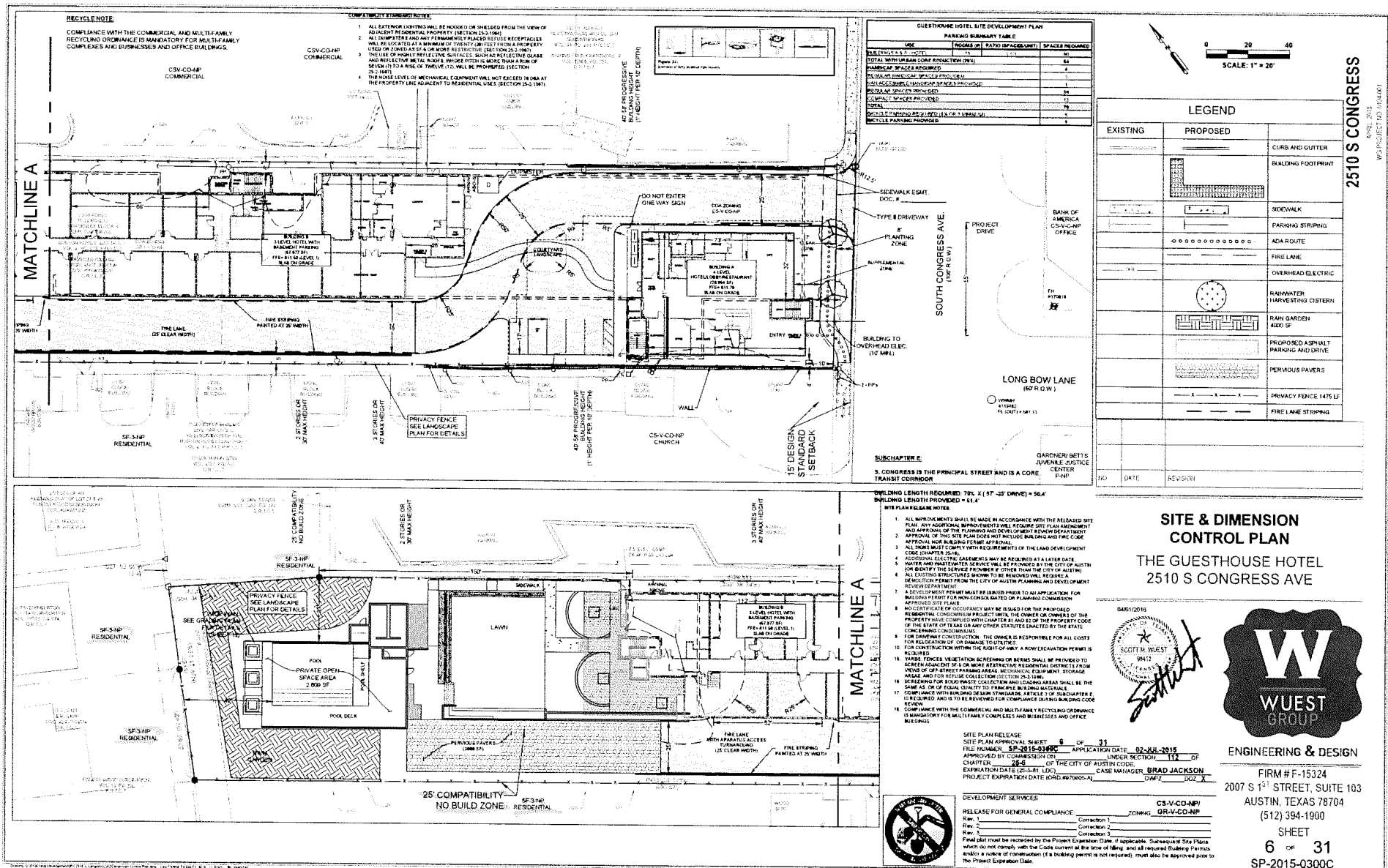
Environmental: Comments have been met.

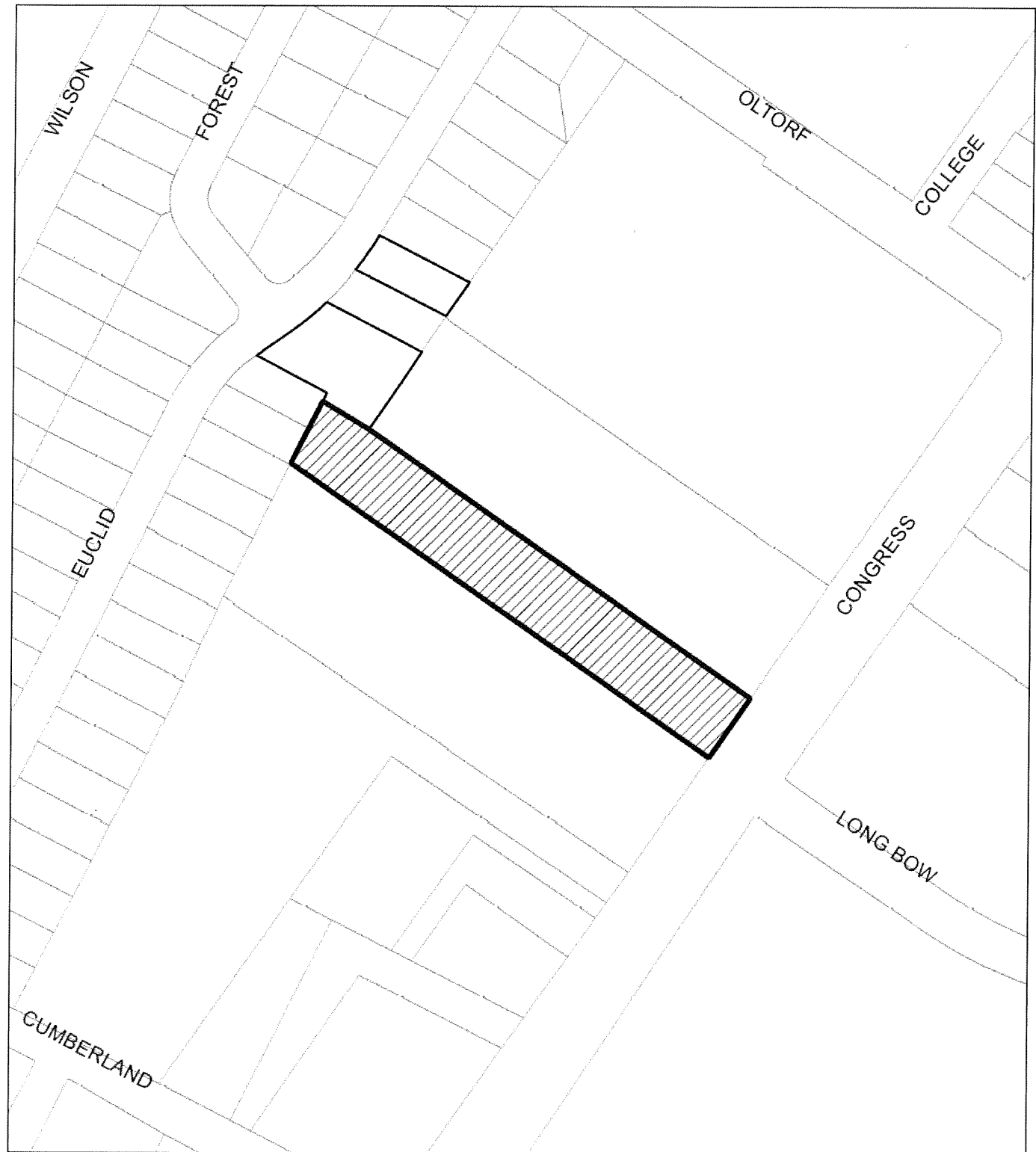
Transportation: All parking is shown on the site plan

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	CS-V-CO-NP (Commercial)
East:	S. Congress, then CS-V-CO-NP (Commercial)
South:	SF-3-NP (Residential) and CS-C-CO-NP (Church)
West:	SF-3-NP (Residential)





Subject Tract

Base Map

CASE#: SP-2015-0300C
LOCATION: 2510 S Congress Ave

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.





ENGINEERING & DESIGN

March 30, 2016

Ms. Lynda Courtney
Development Services Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

RE: *Compatibility Waiver*
The Gueshouse Hotel
2510 S Congress
SP-2015-0300C
Austin, Travis County, Texas

Dear Ms. Courtney,

Please accept this letter as our formal request for waivers from the City of Austin Land Development Code for the following two items:

- Section 25-2-1067 (F) Design Regulations. Allow an intensive recreational use (a swimming pool and three small cabanas) to be constructed 50 feet or less from adjoining property zoned SF-5 or more restrictive district. The proposed swimming pool is located over 30' from the close st trigger ing property and the cabanas are located approximately 28' away from the property line. We request a waiver to reduce the setback from 50' to 28'.
- Section 25-2-1067 (H) Design Regulations. Allow for a driveway to be constructed within the prescribed 15' driveway setback on a tract adjoining property zoned SF-5 or more restrictive district when the subject lot is less than 125' wide. The driveway/fire lane is proposed to be located 5' away from the property line. We request a waiver to reduce the setback from 15' to 5'.

This Guesthouse Hotel property is located on S. Congress Avenue, a Core Transit Corridor. The Dawson Neighborhood Plan has zoned the front portion of this property, as well as the front portions of the properties on either side of it CS-V-CO-NP. The rear portion of the subject property is zoned GR-V-CO-NP. The proposed use is allowed within both zoning districts.

The adjacent property to the south is zoned SF-3-NP along the back two-thirds of the length of the property. All properties along the rear of the site are zoned SF-3-NP and consist of single family houses. The back portion of the southern adjacent property, as well as the single family uses along the west property line trigger compatibility design standards. The property to the north is zoned CS-V-CO-NP throughout the entire property and thus does not trigger any compatibility issues.

March 30, 2016
Ms. Lynda Courtney
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The first waiver is to allow an intensive recreational use be placed within 50' of properties zoned SF-5 or more restrictive or used as single family. The owner proposes to add a small swimming pool and three small cabanas in the rear of the site outside of the 25' No Build Line, but within 50' setback. The edge of the pool is approximately 30' from the closest single family use and the proposed cabanas within 28' of the closest single family property. Therefore, we request a reduction from the code's 50' setback to 28'. The pool and surrounding deck area are included in the site's Private Open Space requirements, per Subchapter E.

Mitigating Measures: In addition to the 6' privacy fence and a landscape berm at the edge of the property, the owner is proposing to construct a 10' high acoustic wall from the cabanas east along both edges of the pool area. This wall will mitigate sound, in addition to providing a visual screen. Finally, the pool hours will be restricted to 9 am – 10:00 pm to avoid disturbance to the neighbors.

The second waiver request is to allow the construction of a driveway/fire access lane within the 15' code prescribed setback for drives. This 25' driveway will be located 5' from the southern property line and within the setback triggered by the adjacent property to the south. The site is very narrow and contains several heritage trees which are to remain. The proposed hotel has been placed against the north property line to the extent possible to maintain maximum separation from the church property, however compatibility height restrictions and the location of heritage trees on both the north and south property lines dictate the location of the building and thus the driveway.

Mitigating Measures: The owner will construct a 6' privacy fence and add plantings at the edge of the property, to prevent headlights from shining on to the neighboring property. This drive will provide access to underground parking as well as provide required emergency access for the fire department. Basement parking will reduce the noise levels and eliminate possible issues with headlights for the adjacent church property. This driveway location will also push the proposed building to the north, 31' from the church property; 6' further than allowed by City Code.

If there are any questions, please feel free to contact me at (512) 394-1900. Thank you for your consideration and attention to this project.

Sincerely,



Scott Wuest, P.E.

Wuest Group

Texas Firm Registration No. 15324

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

CASE NUMBER: **SP-2015-0300C**
REVISION #: **00**
CASE MANAGER: **Lynda Courtney**
UPDATE: **U2**
PHONE #: **512-974-2810**

PROJECT NAME: **2510 S Congress**
LOCATION: **2510 S CONGRESS AVE**

SUBMITTAL DATE: **April 4, 2016**
REPORT DUE DATE: **April 18, 2016**
FINAL REPORT DATE: **May 6, 2016**
18 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 August 22, 2016.** 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 12 copies of the plans and 12 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
Electric : Jenna Neal
Drainage Construction : John Powell
Heritage Tree Review : Patti Dodson
Environmental : Taylor Horton
Fire For Site Plan : Cora Urgena
Regional Stormwater Management : John Powell
R.O.W. : Reza Sedghy
Traffic Control : Anna Maijala
DSD Transportation : Bryan Golden
Water Quality : John Powell
AWU-Pipeline Engineering : Larry Williams
Site Plan : Lynda Courtney
AWU-Utility Development Service : Bradley Barron

Environmental Review - Taylor Horton - 512-974-2618

Update 2: 5/2/15 SEE NEW LANDSCAPE COMMENTS

Update 1: 12/7/15

Update 0: 8/25/15

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.

Final Plat Sheet

EV 1-EV22 CLEARED

Landscape Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 23 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 25-8-186, ECM 1.2.1, ECM Appendix S-1] PENDING RECEIPT OF PAYMENT-ESTIMATE APPROVED

EV 24 CLEARED

EV 25 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please forward a copy of the receipt to the environmental reviewer.

- The landscape inspection fee is: \$977.00
- The 4% surcharge is: \$39.08
- **The total landscape inspection fee due is: \$1016.08**

FYI: (1) Landscape inspections that require re-inspection will be charged a fee of \$98.00.
(2) The landscape fee is subject to change, this estimate can be confirmed prior to approval. [LDC 25-2-983] PENDING RECEIPT OF PAYMENT

EV 26-EV 29 CLEARED

NEW COMMENTS

EV30 Show ALL existing trees on the Landscape Plan including surveyed trees on adjacent properties near the property line.

EV31 Correct the tree mitigation/ Replacement Calculations Chart to be consistent with information on other landscape calculations.

Electric Review - Jenna R Neal - 512-322-6110

The following comments are based on a holistic review by, but not limited to, AE electric designer, AE forestry, AE major projects, AE planning / systems engineering, etc. Any contact person mention in the following comments shall be the direct person to work with.

Formal updates are required and must reflect changes discussed / agreed upon with contact person.

- EL 1. The applicant must contact **Jim Rowin at 512-505-7665** to discuss how electric service will be brought in to the proposed site / development. *Due to the volume of construction proposed for development within the city, it is best to contact him sooner rather than later.*
Update 1: AE did not receive plans prior to due date. All comments stand.
Update 2: The AE electric designer for this area is now **Darren Vicknair (512-505-7636 or Darren.vicknair@austinenergy.com)**. Be advised that the following information will need to be seen on the next formal update. Applicant to work directly with Darren prior to formal submittal:
All changes discussed offline/informally **must be shown on all plan sheets** in order to confirm the necessary changes have been made to the plan sets.
- Projected load (*completed ESPA form with case number; form found on Austin Energy's website under /contractors/electric service design & planning / electric service planning application*)
 - Proposed transformer pads locations; or
 - Proposed meter bank locations
 - Proposed routing to / from equipment within development; *if possible*
 - Proposed point of service must be determined in order to verify if existing service may support proposed development
- EL 2. The City's Environmental Criteria Manual (ECM) 2.4.1.D and 2.4.2.C state, "In areas where utility lines are present or proposed **only trees from the Utility Compatible Shade Trees list** (see Appendix F https://www.municode.com/library/tx/austin/codes/environmental_criteria_manual) shall be planted with in: a) 10 lateral feet from any overhead distribution conductor; b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established; c) 10 lateral feet from any underground electric facility"
The **Chinese Pistache** along Congress Ave need to be changed to Utility Compatible trees.
Update 1: AE did not receive plans prior to due date. All comments stand.
Update 2: Trees have been changed to Utility Compatible. Comment cleared.
- EL 3. As an FYI, Austin Energy will not render electric service unless required clearances are maintained. All cost incurred because of failure to comply with the required clearances will be charged to the owner.
Update 1: AE did not receive plans prior to due date. All comments stand.
Update 2: Informational. Comment cleared.
- EL 4. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.
Update 1: AE did not receive plans prior to due date. All comments stand.
Update 2: Informational. Comment cleared.
- EL 5. As an FYI, Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.
Update 1: AE did not receive plans prior to due date. All comments stand.
Update 2: Informational. Comment cleared.

Drainage Construction Review - John Powell, P.E. - 512-974-3338

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.

~~DC1. Provide Closed Municipal Solid Waste Landfill certification as required by LDC 25-1-83.~~

~~More information may be found here:~~

~~<http://www.austintexas.gov/department/development-over-closed-landfills>~~

Update 2 – The certification has been received. Comment cleared.

DC2. Additional comments may result after the RSMP feasibility meeting.

Update 2- The Drainage Construction process will remain open until the final disposition of the fifteen feet drainage easement are resolved. It is the reviewer's understanding this easement has not been acquired at the time of this update.

Additional verification of the starting WSELs shown on sheet 13 of 31 has also been requested. Please work with Watershed Protection Department to provide the model used to determine these WSELs (25 and 100 year).

Fire For Site Plan Review - Cora Urgena - 512-974-0184

FR 1 The minimum required width for a fire lane is 25 feet.

Update #1 – Add notes on the site plan sheets for the awning that are located over the fire lane which state that the awnings are noncombustible construction and that a vertical clearance of 14 feet above the fire lane will be maintained.

Update #2 – Addressed.

FR 2 A portion of the fire lane appears to be located underneath the building which is not acceptable.

Update #1 – The portion of the fire lane located in the garage must meet the required dimensions of 40 ft with an additional 10 ft for truck overhang. The fire lane must be clearly marked in the garage. Also, add a note on the plans that the garage height in this area must be at least 14 feet.

Update #2 - Show the correct dimension of the turnaround with the 10 ft overhang on the site plan. Add a note on the plans that the garage height must be at least 14 feet. Add notes on the site plan that the fire lane in the garage must be marked as a fire lane.

FR 3. All portions of the sprinklered buildings must be within 500 feet of two fire hydrants. The fire hydrant located on the opposite side of the street on Congress should not be counted as one of the fire hydrants.

Update #1 - The fire line for the onsite fire hydrant appears to be routed inside the building which is not acceptable. Relocate this line outside and not under the building. Also, the fire hydrant must have an isolation valve such that the fire hydrant can be isolated without effecting the water supply to the sprinkler system.

Update #2 - The fire hydrant must be located on the fire lane.

FR 4 All portions of the Event Center must be within 400 feet of the first fire hydrant and 500 feet of the second fire hydrant if the building is not sprinklered.

Update #1 - Verify that there are no enclosed structures in the pool area.

Update #2 - Add a note on the site plan and utility plan stating that the rest rooms are noncombustible construction. Provide information on the pool equipment room. Verify if there are combustible materials or hazardous materials within this room. If so ,the required fire hydrant spacing must be maintained.

FR 5 Provide a copy of the fire hydrant flow test.

Update #1 – Addressed.

FR 6 Clearly mark the fire line to the building on the Utility plan.

Update #1 – Show on the Utility plan the fire line for the larger building sprinkler system.

Update #2 – Show the fire line to the sprinkler system for the larger building.

FR 7 Show the location of the fire riser rooms and exterior access door for the riser room on the Utility plan.

Update #1 - Show the riser room and FDC for the larger building.

Update #2 - Not addressed.

FR 8 The fire line must not extend into the building foundation for a distance greater than 5 feet.

Update #1 - See AFD response to FR 3.

Update #2 - Addressed.

FR9 Provide hydraulic calculations which verify that the required fire flow can be achieved at the onsite fire hydrants. Also show that the maximum velocity of 10 ft/s has not been exceeded. The hydraulic calculations must be sealed by a Texas P.E.

Update #1 - Provide the pressure loss for the backflow preventer in order for AFD to verify that the fire flow on site is adequate.

Update #2 - Not provided.

FR 10 All onsite fire lanes must be adequately marked in accordance with the IFC.

Update #1 – Addressed.

FR #11 NEW COMMENT – Add the following note on the Utility Sheet.

Any fire lines installed as a supply for a full 13 sprinkler system must be installed by a licensed sprinkler contractor. The following note must be on the site utility plan:

Underground mains feeding NFPA 13 sprinkler systems must be installed and tested in accordance with NFPA 13, and the Fire Code, by a licensed sprinkler contractor with a plumbing permit. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.

For fire lines supplying private hydrants only, the following note must be on the utility plan:

Underground mains feeding private hydrants must be installed and tested in accordance with NFPA 24, and the Fire Code, by a licensed contractor with a plumbing permit. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.

Update #2 - Not provided.

FR #12 NEW COMMENT - Add type of fire sprinkler system on the cover sheet near the required fire flow. A Full 13 sprinkler system allows for a 75% reduction in fire flow while an NFPA 13 R system only allows a 50% reduction in fire flow. The minimum fire flow is 1500 gpm.

Update #2 - Not included.

NOT APPROVED – UPDATE 2 – 4/14/2016

Industrial Waste Review - John McCulloch - 512-972-1060

IW1. Submit directly to me for signature when ready.

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

SP1-2. Cleared.

SP3. 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.

U1,2- Pending.

SP4-7. Cleared.

SP8. Provide separate site data tables for each zoning district, with the percentages based on the area within each zoning district.

Be sure the following is shown in each Site Building Table:

- height (in stories and feet) of all proposed buildings and any existing and to remain buildings. Refer to Sec. 25-1-21 (46) for measurement of height. Also show the maximum elevation of the building in feet above sea level.

U1- Review of zoning table pending height allowances, waiver requests, and BOA variance approvals.

U2-Please add height of the buildings to the calcs. Also show the building heights on the elevations.

SP9-17. Cleared.

SP18. All structures, parking areas and driveways shall maintain a setback of 15 feet from the southern property line adjacent to an SF-5 or more restrictive use or district. [Section 25-2-1067]. The driveway is within this setback and must be either redesigned or receive a waiver from the Planning Commission.

U1,2- Comment pending Planning Commission Waiver Approval.

SP19. Cleared.

SP20. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F)] The swimming pool needs to be relocated at least 50 feet from the common property lines triggering compatibility or waiver must be granted by the Planning Commission.

U1,2- The swimming pool requires a compatibility waiver from the Planning Commission to allow its location within 25 feet of the triggering property.

SP21-27. Cleared.

SP28. Vertical improvements are needed in the Right-of-Way, such as trees, furniture, or irrigation, therefore 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.

U1,2- Comment pending License Agreement.

R.O.W. Review - Reza Sedghy - 512-974-7912

REJECTED 4-14-2016

ROW 1 All Utilities Must be Approved prior to ROW.

ROW 2 AULCC is Pending, UCC- 150716-03-01.
AULCC Resubmittal @90% is Required.

Please Contact Reza Sedghy @ 512-974-7912
Reza.Sedghy@austintexas.gov

Approval for this Site Plan is related to the plans received in this update. All revisions required to satisfy any other reviewer's comments, must not affect construction in the ROW. If revisions to this plan requires changes to any elements, or proposed construction within the Right of Way; a formal review by ATD- ROW and ATD-Traffic Control will be required.

Other ROW MGMT FYI's

1. Approval of Site Plan does not allow for any work in the Right of Way to be conducted without Temporary Use of Right of Way Permit:
 - a. Excavations for Utility work will require and Excavation Permit.(EX)

- b. All Driveways and Concrete work will require a Driveway/Sidewalk Permit (DS)
 - c. All Traffic Control and Pedestrian protection will require a Temporary Use of Permit (RW)
 - d. All other Permits such as the Building Permit (BP) must be approved before use of the ROW will be allowed.
2. Approved set of plans must be submitted to ROW Management before Excavation Permits will be approved. Please deliver to:

Isaiah Lewallen
512-974-1479
3701 Lake Austin Blvd. Austin TX 78703
Isaiah.Lewallen@austintexas.gov

Once plans are received, please visit: <https://www.ci.austin.tx.us/rowman> for Right of Way Excavation Permit submittal for any excavation in COA Right of Way.

- 3. Coordination with the Office of Special Events, Public Works Department, and any other projects identified as a conflict at the time of Permitting
 - i. Please contact Betty.torres@austintexas.gov for coordination with Special Events.
- 4. Development/Inspection Fees must be paid and recorded by PDR. Inspections and job assignment must be completed by Stephen.castleberry@austintexas.gov
- 5. IF LICENSE AGREEMENTS or ENCROACHMENTS ARE REQUIRED, ALL AGREEMENTS MUST BE APPROVED and RECORDED BEFORE RIGHT OF WAY PERMITS WILL BE APPROVED. This will also include that:
 - a) All Plan Revisions/Corrections be submitted and approved
 - b) All Updated Engineering Estimates for any Plan Revisions/Corrections must be submitted to PDR.

Traffic Control Review - Anna Maijala - 512-974-2692

This plan is returned for the following revisions:

- 1) We need all lane tapers drawn on the plan itself.
- 2) Flagging will not be allowed on Congress.
- 3) Phase construction to keep at least one travel lane open in each direction, and show each phase drawn as such.
- 4) It's unclear what utility is being worked on in Congress.

With any questions, please contact Anna.Maijala@austintexas.gov

DSD Transportation Review - Bryan Golden - 512-974-3124

CORE TRANSIT CORRIDOR

- TR1. Where required, the sidewalk shall extend onto private property to fulfill the 15-foot minimum requirement, with a sidewalk easement provided (§2.2.2.B).

U2: Comment pending legal review.

- TR2. Where electric utilities remain overhead and are located behind the curb, an overhead utility zone shall be provided so that no portion of the building is located within a 10-foot radius of the energized conductor. This overhead utility zone shall be in addition to the minimum Planting zone, clear zone, and supplemental zone (if provided). (§2.2.2.B.3).

U2: Comment pending confirmation from Austin Energy.

ACCESSIBILITY - NEW CONSTRUCTION

- TR3. ***Comment cleared.***

- TR4. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards from parking and S. Congress.

U2: Comment not addressed. Show routes from accessible spaces (below grade parking) to accessible entrances/elevators.

- TR5. Every accessible parking space must be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parked in the space. [IBC 1110.1, ANSI 502.7]. Include as a note on the plan, or show a detail of the sign.

U2: Comment not addressed. Label grade level accessible space (behind Building A).

- TR6. ***Comment cleared.***

- TR7. ***Comment cleared.***

PARKING

- TR8. ***Comment cleared.***

- TR9. ***Comment cleared.***

- TR10. Identify compact parking on the site plan and in the parking table. Compact parking spaces must be located in groups of 3 or more spaces. LDC, 25-6-477.

U2: Please dimension the garage parking spaces and label the 13 compact spaces.

- TR11. A maximum of 30% of the spaces may be designed and reserved for compact cars. LDC, 25-6-477. Reduce the number of compact spaces to no more than 30%.

U2: Comment cleared.

LOADING

- TR12. ***Comment cleared.***

TR13. ***Comment cleared.***

TR14. 1 off-street loading spaces are required. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. Identify the loading space and show dimensions on the site plan. LDC, Section 25-6-531, 532. TCM, 9.3.0 #1. Alternative loading space dimensions may be used if necessary.

U2: Comment pending.

INTERNAL CIRCULATION

TR15. ***Comment cleared.***

DRIVEWAYS

TR16. Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2. Administrative waiver may be requested if necessary; subject to approval by ATD.

U2: Comment pending ATD approval and receipt of waiver fees.

TR17. Dimension the driveway curb return radii on site plan. The curb return radii must be between 20 feet and 30 feet. TCM, Table 5-2. Administrative waiver may be requested if necessary; subject to approval by ATD.

U2: Comment pending ATD approval and receipt of waiver fees.

TR18. Driveways must be separated from intersection right-of-way lines by 100 feet or 60 percent of the parcel frontage, whichever is less. TCM, 5.3.1.J. This distance is measured at the property line from the edge of the driveway to the extension of the right-of-way lines. See Fig. 5-2, TCM. Administrative waiver may be requested if necessary; subject to approval by ATD.

U2: Comment pending ATD approval and receipt of waiver fees.

TR19. All driveways must be constructed within the street frontage of the subject property, as determined by extending the side property lines to the curb line (at a 90 degree angle to the centerline of the street). Neither the driveway nor the curb returns may overlap adjacent property frontage without written approval from the adjacent property owner. TCM, 5.3.1.G.

U2: Comment cleared per agreement with neighborhood property.

TR20. ***Comment cleared.***

TR21. ***Comment cleared.***

TR22. Driveways on undivided arterial streets must be designed to align with opposing streets or driveways or be offset by a minimum of 120 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of opposing driveways and dimension the offset, or indicate that there are none.

U2: Comment pending ATD approval.

OTHER ISSUES

TR23. *Comment cleared.*

TR24. Additional comments may be provided when more complete information is obtained.

AWU-Utility Development Service Review - Bradley Barron - 512-972-0078

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 Larry Williams at 512-972-0340.

Water Quality Review - John Powell, P.E. - 512-974-3338

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.

~~WQ1. Identify the drainage areas that convey stormwater runoff from impervious areas to landscape areas as required under 25-2-1008 of the Land Development Code. The drainage area used to irrigate landscaping with stormwater must be calculated to provide sufficient water for the landscaped area. To achieve this standard, the minimum drainage area for landscaped areas receiving runoff (to receive credit) shall be a ratio of 1 square foot of drainage area to 2 square feet of landscaped area.~~

Comment cleared.

WQ2. (LDC 25-8-214.C, ECM 1.6.4.B) This site does not qualify for the fee-in-lieu program because:

1. The site is greater than one acre;
2. runoff is concentrated by an on-site drainage system;
3. existing impervious cover is minimal (22%)
4. the site plan application represents substantial redevelopment.

Provide water quality controls as required by LDC 25-8-211.B.3.

Update 2 – The site grading indicates runoff will shed onto the adjacent parcel to the south. The following comments have been added in response to the inclusion of a rain garden in this design:

WQ3. (Added at Update 2 as a result of a design change) - (ECM 1.6.7.C.5) A landscape plan has been provided for the rain garden. The reviewer will coordinate with the environmental reviewer to get confirmation that the plantings and plan meet ECM criteria.

- WQ4. (Added at Update 2 as a result of a design change) - (ECM Figure 1.6.7.H-4, 5) Provide a detail for the overflow device or structure that will prevent plug flow (i.e. the water quality volume (WQV) must be allowed to enter the rain garden and not be displaced by runoff in excess of the WQV thereby displacing untreated runoff from the rain garden). Clarify whether this rain garden is a full filtration or partial infiltration rain garden.
- WQ5. (Added at Update 2 as a result of a design change) - (ECM 1.6.7.5.C.1) Please provide an Integrated Pest Management Plan (IPM) for the drainage area up to and including the **biofiltration pond** area. Fill out the form located at the following website and submit the plan for review:

http://www.austintexas.gov/watershed_protection/growgreen/ipmapp.cfm

Provide the reviewer with a copy of the submitted IPM plan. Include the applicable Grow Green fact sheets in the IPM plan for Common Insect Pests, Lawn Care and Lawn Problems, Plant Diseases, Vegetation-related Problems, and Landscape Basics. The IPM plan is intended to serve as an Operations and Maintenance (O&M) manual for the property owner that transfers with ownership of the property and is used to educate the citizens of Austin regarding least-toxic pest management options available for landscape maintenance. Include maintenance, irrigation, and sequence of construction requirements in the IPM plan. Refer to ECM 1.6.3 for the requirements.

- WQ6. (Added at Update 2 as a result of a design change) - Integrated Pest Management (IPM) Restrictive Covenant: Once the IPM has been submitted online and provided to the reviewer, an IPM restrictive covenant shall be recorded to tie the IPM Plan to the site development permit. Please contact this reviewer to obtain the standard restrictive covenant. This comment will be cleared when an original, recorded restrictive covenant is provided to the reviewer and the following note is placed on the cover sheet of the plans:

"For Integrated Pest Management Plan, see agreement filed in document No. (enter document number here), Official Public Records, Travis County, Texas."

- WQ7. (Added at Update 2 as a result of a design change) – As discussed in the 3/29/2016 meeting and in the email that followed on 3/31/2016, the contours east of the rain garden appear to form a ridge (instead of a swale) that shed runoff from the site to the adjacent site. The water quality volume (WQV) is to be captured and treated. The current configuration of site grading does not achieve this requirement. In addition to the WQV not captured, the section of the site east of the rain garden has a slope of 5%. The flow arrows are inconsistent with the direction of runoff for this area.
- WQ8. (Added at Update 2 as a result of a design change) – Stormwater velocity is limited to 2 ft/s for runoff entering the rain garden. This includes runoff entering by sheet flow. Please provide sufficient information (computations) that demonstrate the integrity of the rain garden media will be protected from scour and erosive conveyance resulting from the WQV entering the rain garden.

AWU-Pipeline Engineering Review - Larry Williams - 512-972-0340

Red-lined comments have been provided on the plans submitted to the Development Service Department.

The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, 78701.

The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

Effective November 9th, Austin Water Utility's Utility Development Services which includes AWU Pipeline Engineering Review will be integrated into the formal AMANDA comment review process for all site development permit applications. AWU Pipeline Engineering staff will no longer be clearing site development permit comments via appointment at Waller Creek Center, plan changes to address AWU comments must be included with the formal update submittal. Effective November 9th applicants must include AWU's redline markups, clearly labeled for AWU distribution to the AWU Pipeline Engineering reviewer, with all formal updates on projects that contain outstanding AWU comments or the submittal will be considered incomplete and will not be accepted by intake staff.

Regional Stormwater Management Review - John Powell, P.E. - 512-974-3338

~~RS1 Coordinate a RSMP feasibility meeting with this reviewer and Watershed Protection Department via RSMP@austintexas.gov. You may contact Katie Pfeil at (512) 974-3377 to coordinate a feasibility meeting after an email has been sent. Copy this reviewer on your request at john.powell@austintexas.gov. Include this reviewer in your feasibility meeting.~~

Update 2 – Comment cleared.

RS2 After the feasibility meeting, submit a formal RSMP waiver request to this reviewer and to rsmp@austintexas.gov.

Update 2 – The request has been received.

RS3 For the RSMP process, a study will need to be completed to demonstrate that the proposed conditions of the development will not cause an adverse impact.

Please provide the model used to demonstrate no adverse impact. The reviewer understands that the applicant coordinated directly with Watershed Protection Department to obtain the most current model for the Euclid-Wilson improvement project.

Sheet 13 of 31 of the plans indicates the starting WSEL is 575.91 (HGL₂₅) and 582.45 (HGL₁₀₀). Please provide a reference model to verify these values are valid.

It is the reviewer's understanding the conduit proposed on sheet 13 of 31 is pending acquisition of an easement. The RSMP process will be held open until the of easement acquisition is resolved.

A receipt for payment of RSMP is required to clear this comment.

Heritage Tree Review - Patti Dodson - 512-974-9371

HT1 Please call or email patti.dodson@austintexas.gov to set up a site visit to discuss root impacts to heritage trees.

Planner 1 Review - Elsa Garza - 512-974-2308

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2015-0330C**
 - Application date: **July 2, 2016**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - (if the case is approved by Commission) Under Section **142** of Chapter **25-5** of the City of Austin Code
 - Case Manager: **Lynda Courtney**
 - Zoning: **Please Add the Zoning on the mylars.**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

- P3. 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 Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of Report



INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
<https://www.municode.com/library/tx/austin>

Besides the applicant or owner listed in an application, **a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria:** 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, **they must communicate an interest by delivering a written statement to the Case Manager.** The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Entered
10/6

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2015-0300C

**Contact: Brad Jackson, 512-974-3410 or
Elsa Garza, 512-974-2308**

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Melba M. Meziere 512-442-5438
 Name (please print) Telephone number

2511 Euclid Ave.
 Address(es) affected by this application (Street, City, ZIP Code)

Melba Meziere Same Address
 Mailing address (Street, City, ZIP Code)

Melba Meziere 09-30-2015
 Signature Date

Comments: Please send all concerned
materials to me for review

Mail comment forms to:
 City of Austin
 Development Services Department
 Attn: Brad Jackson
 P. O. Box 1088
 Austin, TX 78767-1088

Jackson, Brad

Entered 9/4

From: Tym Seay <tym.seay@gmail.com>
Sent: Friday, September 04, 2015 2:19 PM
To: Jackson, Brad
Cc: Danny Crapps
Subject: Re: Questions about the permitting process for case # SP-2015-0300C

Dear Brad,

I am not sure you received my email dated August 28. Could you please confirm receipt. In the event you are on vacation or someone else has assumed your responsibilities, I will forward this email to Elsa Garza who confirmed that we are an interested party in the case.

Thanks,

Tym

On Fri, Aug 28, 2015 at 3:59 PM, Tym Seay <tym.seay@gmail.com> wrote:
Dear Brad,

The Church in Austin, which I am representing, is located at 2530 S. Congress Ave., Austin, TX 78704. We received two letters from the City of Austin Development Services Department regarding case number SP-2015-0300C. (The only difference in the two letters appears to be the recipient and number in the mailing address. One was addressed to the "Church in Austin" with SP-2015-0300C BJ 0404020437 and the other was addressed to "Property Owner or Current Resident" with SP-2015-0300C BJ 972908).

The Church in Austin qualifies as an interested party for the following two reasons: 1) we occupy a primary residence that is within 500 feet of the site of the proposed development, and 2) we are the record owner of property within 500 feet of the site of the proposed development.

Name: Church in Austin, represented by Tym Seay
Telephone #: 512-731-7364 (Tym's cell) or 512-443-0078 (church office, which is not always answered)
Mailing address: 2530 S. Congress Ave., Austin, TX 78704, ATTN: Tym Seay

Can you please inform us of the permitting process? It is our understanding that the developer will seek a waiver or variance of the 25-foot setback. In talking to Scott Wuest, the applicant, his understanding is that the comments would have to be cleared in the initial process and that the request for a waiver or variance would come later in the process. I need to be educated about the process.

I left you a phone message today. You are welcome to call me back or respond to this email.

Sincerely,

Tym Seay

Jackson, Brad

From: jon montgomery
Sent: Friday, September 04, 2015 1:07 PM
To: Jackson, Brad
Subject: SP-2015-0300C lot 31

entered 9/4

Hi,

I would like to register as an interested party in case number SP-2015-0300C. I am the owner of a property within 500 feet of the site of the proposed development, namely 2503 Euclid Ave.

My concerns are generally with water distribution plan, traffic and light pollution, and the security of the property.

Jon Montgomery
PO Box 5265, Austin 78763
[\(512\) 472-8802](tel:5124728802)

Thank you!

Jon Montgomery

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
<https://www.municode.com/library/tx/austin>

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Entered
8/31

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2015-0300C

**Contact: Brad Jackson, 512-974-3410 or
Elsa Garza, 512-974-2308**

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Brett Taylor-Burton 512 249 1817
 Name (please print) Euclid Telephone number

2425 Euclid Ave Austin 78704
 Address(es) affected by this application (Street, City, ZIP Code)

Same
 Mailing address (Street, City, ZIP Code)
 Signature Date 8/24/15

Comments:
 We are most concerned with: storm water mgmt;
 construction noise; lighting; sightlines;
 security fences; and, distance between
 our property and guest areas.

Mail comment forms to:
 City of Austin
 Development Services Department
 Attn: Brad Jackson
 P. O. Box 1088
 Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2015-0300C

Contact: Lynda Courtney, 512-974-2810 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, 6-14-2016 at 6:00 p.m.

Mary Ellen Sapp
Your Name (please print)

2501 Euclid Ave.,
Your address(es) affected by this application Austin, TX 78706

Mary Ellen Sapp 6-7-2016
Signature Date

Daytime Telephone: 512-441-1087

☐ I am in favor
☒ I object

Comments:

The proximity of pool/recreation area with associated activity -
noise, lighting - at all hours including
late night and early morning - can/will
be very disruptive. It is also
likely to negatively effect my property
value.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department, 4th Floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810