



**CIVILITUDE**  
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August 5, 2020

Planning Commissioner and Zoning and Platting Commissioners  
Small Area Planning Joint Committee  
505 Barton Springs Rd, 4th Floor  
Austin, TX 78704

Re: Festival Beach Waterfront Overlay Sub-District  
SP-2019-0328C  
43 N IH 35 SVRD NB  
Austin, TX 78702

Dear Commissioners:

On behalf of our client, 1010 Clermont Series of Cooee Yakka, LLC, we are submitting the Site Plan for 1010 Clermont for your recommendation to the Planning Commission. The property is on the northeast corner of the intersection of Clermont Street and IH 35 northbound frontage road and is triangular shaped due to prior dedication of property to TxDOT for IH 35 construction.

#### Background information

The property has been a used car lot for at least 23 year based on City aerials provided in the presentation. There were a billboard and several large signs on the property, almost all the signs have been removed and the billboard will be removed this fall. Due to the prior taking of right-of-way for IH 35 by TxDOT, the shape of the site is a trapezoid with the shortest property line along Clermont Avenue at 41.51-feet; there is also a 25-foot electric transmission line easement along the IH 35 frontage. The latest regulations adopted by Austin Energy do not allow trees of any type within the transmission line easement

#### Site Plan Application

The owner is seeking a site development permit to construct a 5,820 sf administrative office building on the northeast corner of the property outside the electric transmission line easement. The building height is limited by a SF-3 zoned lot northeast of the property. Based on the limited size of the building and number of parking spaces, the owner is including a shower for commuter that walk or bicycle. LDC Code Section 25-2-735(D) (2) (d) requires that property that seeks 70% impervious cover instead of 40% must provide innovative water quality measures, so the site will provide a rain garden for roof runoff and porous pavement and sidewalks to treat the required first-flush of runoff.

Your favorable consideration of this request is appreciated. If you have any questions, please call me at 512-569-9830.

Sincerely,

*James M Schissler*

James M. Schissler, P.E.