



Project Name: 44 East

Case Number: SP-2018-0472C

Update #: 4

Case Manager: Anaiah Johnson

Team:

Initial Submittal: October 05, 2018

Formal Filed: October 31, 2018

Date Dist: July 29, 2019

Comments Due Date: August 07, 2019

Discipline	Name
Electric Review	Karen Palacios
Drainage Engineering Review	Laura Arthur *
Environmental Review	Mike Mcdougal
PARD / Planning & Design Review	Thomas Rowlinson
Planner 1 Review	Elsa Garza No Dist
Regional Stormwater Management Review	Laura Arthur *
Site Plan Review	Anaiah Johnson CR
Transportation Planning	Katie Wettick
AW Utility Development Services	Bradley Barron Memo Only
Water Quality Review	Laura Arthur *
AW Pipeline Engineering Informal	George Resendez @ No RL
City Arborist Review	Taylor Horton

9



Report run on: 7/26/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2018-0472C

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: 44 East

LOCATION: 44 EAST AVE

CASE MANAGER: Anaiah Johnson

PHONE 512-974-2932

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Aug 09, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING: CBD

EXISTING USE: Commercial

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Mixed Use - Complete Proposed Use

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0203030930

DEED REFERENCE:

VOL./PAGE 2018154086/

LEGAL DESCRIPTION:

LOT 1 LAKE VIEW PLAZA

RELATED CASES (if any):

CONTACTS:



Applicant BIG RED DOG - A DIVISION OF WGI 512-669-5560
Alexa Turney
2021 5th Suite 110 Austin TX 78702

Owner LROC PROPERTIES SOUTHWEST LF --
9121 CAMELBACK DR AUSTIN TX 78733 3280

Billed To TX RE CAPITAL LLC 512--
411 First AVENUE Suite 650 Seattle WA 98104

Billed To 512--
CYNTHIA POPE
1100 BLACK BIRD COURT CEDAR PARK TX 78613

Interested F 512--
Sandra DeLeon
40 N I 35 3A2 AUSTIN TX 78701

Interested F 512-282-9637
Ann-Marie Ellis
40 N I 35 8A1 AUSTIN TX 78701

Interested F 512--
Rusty Tally
54 Rainey Street PH22 Austin TX 78701-4422

Interested F 520-241-8248
Bonnie Morris
40 N I 35 8C2 AUSTIN TX

Interested F 512--
Chris Ziaiontz
2906 MEDICAL ARTS STREET Suite D AUSTIN TX 78705

Interested F 619-972-0200
Sandra Paik
43 RAINEY STREET 1109 AUSTIN TX 78701



Interested F

512-293-5164

Sandra Hathaway

48 E Avenue Suite 200H Austin TX 78701-4317

Interested F

979-575-3211

Michael Abelson

40 N I 35 11A1 AUSTIN TX 78701

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



CASE NUMBER: SP-2018-0472C
REVISION #: 00
CASE MANAGER: Anaiah Johnson
UPDATE: U3
PHONE #: 512-974-2932

PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: June 3, 2019
REPORT DUE DATE: June 17, 2019
FINAL REPORT DATE: June 24, 2019 (7 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 due to design changes or information provided in updates.

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, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is November 25, 2019.** 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.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

- ✓ Planner 1: Elsa Garza
- ✓ Drainage Engineering: Laura Arthur
- ✓ City Arborist: Taylor Horton
- ✓ PARD / Planning & Design: Thomas Rowlinson
- ✓ Site Plan: Anaiah Johnson
- ✓ Water Quality: Laura Arthur
- ✓ Electric: Karen Palacios
- ✓ Environmental: Mike Mcdougal
- ✓ Regional Stormwater Management: Laura Arthur
- ✓ R.O.W.: Isaiah Lewallen *Approved*
- ✓ Transportation Planning: Katie Wettick
- ✓ AW Utility Development Services: Bradley Barron
- ✓ AW Pipeline Engineering: George Resendez *Informa |*