



Project Name: 44 East

Case Number: SP-2018-0472C

Update #: 3

Case Manager: Anaiah Johnson

Team:

Initial Submittal: October 05, 2018

Formal Filed: October 31, 2018

Date Dist: June 04, 2019

Comments Due Date: June 13, 2019

Discipline	Name
Electric Review	Karen Palacios
Urban Design Review	Benjamin Campbell
Drainage Engineering Review	★ Laura Arthur
Environmental Review	Alex Butler
PARD / Planning & Design Review	Thomas Rowlinson
Planner 1 Review	Elsa Garza <i>NO DIST</i>
Regional Stormwater Management Review	Laura Arthur
Site Plan Review	Anaiah Johnson
R.O.W. Review	Isaiah Lewallen
Transportation Planning	Katie Wettick
AW Utility Development Services	Bradley Barron <i>METRO ONLY</i>
Water Quality Review	★ Laura Arthur
AW Pipeline Engineering	George Resendez
City Arborist Review	Taylor Horton

(12)



Report run on: 6/3/19

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: Jun 17, 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 Propsed Use t

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 LP --

9121 CAMELBACK DR AUSTIN TX 78733 3280

Billed To TX RE CAPITAL LLC 512--

411 First AVENUE Suite 650 Seattle WA 98104

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--
Crystal Gonzales
504 W 24th 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: U2
PHONE #: 512-974-2932

PROJECT NAME: 44 East
LOCATION: 44 EAST AVE

SUBMITTAL DATE: April 11, 2019
REPORT DUE DATE: April 25, 2019
FINAL REPORT DATE: May 9, 2019
14 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, 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 18, 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 10 copies of the plans and 11 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
Electric: Karen Palacios
Urban Design: Benjamin Campbell
Drainage Engineering: Laura Arthur
City Arborist: Taylor Horton
PARD / Planning & Design: Thomas Rowlinson
Regional Stormwater Management: Laura Arthur
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