



City of Austin Residential Permit Application

Master Comment Report



Property: 1010 W Gibson St

Case #: 2026-067749 PR

Cycle #: 2

Original Application Date: May 28, 2026

Application Expiration: May 28, 2027

Comment-report Sent: July 21, 2026

Coordinating Reviewer: Carmen Bellis

Coordinator's Contact: Carmen.Bellis@austintexas.gov

This report includes all review staff comments and deficiencies that remain open and need to be addressed concerning your residential permit application submittal. The comments may include requirements, recommendations, information contained within our records or within the submitted contents, and/or references to other departments.

ALL comments listed within each review discipline must be addressed for your application to be approved. Your application is considered disapproved until the update process occurs, and all comments have been addressed and cleared. Additional comments may be generated as a result of information or design changes provided in the update. Once your application is approved, all permits must be activated prior to the Application Expiration date listed above.

Specific questions about comments should be directed to the reviewer noted for the associated review discipline. Please contact the reviewer directly **to schedule an appointment** so that your concerns can be addressed. Please contact your coordinating reviewer listed above for any questions on the process of your application.

REQUIREMENTS:

- Include this report, along with a narrative explaining your response to each item listed in this report. Explain how each comment is addressed and reference any pertinent code sections.
- Submit a full drawing set including all pages previously submitted. Using revision clouds to distinguish changes from the previous cycle are highly recommended and will assist in efficient reviews.
- **Changes made that will affect already approved disciplines need to be communicated to Intake upon resubmittal.** This includes changes to any drawing, or addition of sheets, for an approved discipline. It is your responsibility to notify intake upon resubmittal so that they can redistribute to that discipline reviewer.
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application (that is filled out in its entirety) along with your update.
- If revisions to the plot plan are required, it must be re-stamped by Austin Energy and Austin Water Utility – as applicable.
- The drawing set must be submitted in its entirety as a Vector based PDF file.
- Supporting documents do not need to be a Vector based PDF file.

TO RESUBMIT:

- Go to the following website: <https://www.austintexas.gov/page/residential-plan-review#form>
 - o Select **Revision or Update**
 - o Then select **Update**
 - o **The full plan set must be submitted, not just the updated sheets.** Any partial electronic resubmittal will result in a rejection and will incur an update fee if this is the second rejection or any thereafter. Changes made



that will affect already approved disciplines need to be communicated to Intake upon resubmittal. This includes changes to any drawing for an approved discipline.

Update Fees and Submittal:

ALL documents and items must be sent in one complete update. It is required that you submit all documents requested for the update together. Intake will **NOT** accept informal updates for any case – NO EXCEPTIONS. Remaining comments not completely addressed on this comment report will result in an automatic rejection and incur a resubmittal fee &/or application processing fee for subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid online via the Applicant's AB+C account before the update will be accepted.

Update Deadline (LDC 25-1):

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

General Contractor (GC) Information:

In order to expedite the approval process of the building permit once the permit application has been approved, it is highly encouraged to include the GC's contact information on the application so that the permit can be linked to his/her account.

Online Reference:

The status of your project and project information is available online via the City's Austin Build + Connect website:
<https://abc.austintexas.gov/web/permit/public-search-other?reset=true>

Residential Zoning Review – Carmen Bellis - carmen.bellis@austintexas.gov

COMMENTS FROM PREVIOUS ROUND NOT FULLY ADDRESSED

RZ1. The correct address for this project is 1010 W Gibson St. Please update page 1 of the application with this address. Please update the entire plan set with this address as well (all architectural **and structural sheets**). **Structural plans not submitted in update. Please submit revised structural plans with a correct project address on them.**

RZ3. Page 2 of the application indicates the project exceeds 40% building coverage (BC) and 45% impervious cover (IC). This is not allowed. However, the totals shown on page 2 do not appear to be accurate as they differ than what is listed on page 9. BC and IC should be identical between these two pages of the application. Please correct.

The covered patio is recorded as 134 new proposed sq ft on pg. 2 but on pg. 9 this sq ft is reported at 17. Please ensure that pg. 2 and pg. 9 are identical.

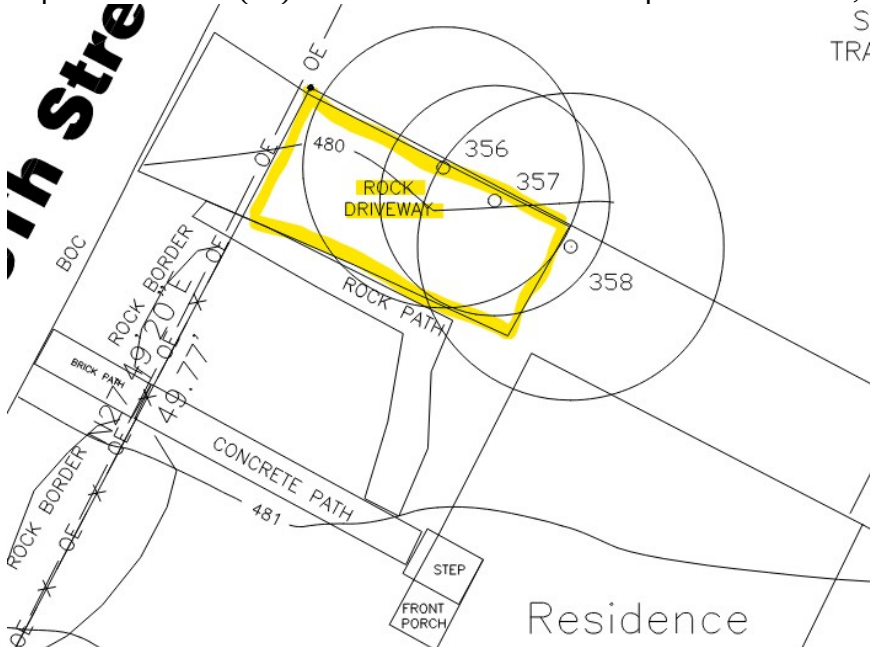
RZ4. Page 2 of the application lists 324.50 sqft for balcony square footage. Page 9 lists 117 sqft for the same space. There are technically 3 balconies in this proposed design (the 2nd cantilevered covered balcony, the 3rd floor balcony and the uncovered roof-top deck). Page 2 includes both the 2nd & 3rd floor balconies but does not include the roof-top deck. Page 9 only shows the 2nd floor balcony.



The roof-top deck measures approx. 564.75 sqft. Please provide your own calculation and include all 3 balconies on both pages of the application.

Pg 2 lists 935 sq ft for the balcony where pg. 9 lists 117 sq ft. Please ensure that pg. 2 and pg. 9 are identical.

RZ7. Page 9 of the application lists “0” sqft for existing driveway. This is not accurate. Google images shows an existing gravel driveway that vehicles are parked on. This area needs to be counted 100% towards impervious cover (IC). In order to not count this space towards IC, the curb cut will need to be removed.



The entire rock/gravel driveway shown on the survey will need to be included as impervious coverage. If ribbon strips are desired, they will need to be revised to meet the ribbon strip criteria outlined in the 2007 City of Austin memorandum:

- Ribbon driveway dimensions must have a minimum width of 3' for each tire and 2' in the middle as pervious material; please correct the plan and add the ribbons to the impervious cover calculations.
- For two ribbon drives directly next to each other, the ribbon driveway dimensions must follow this pattern: 3 feet of concrete, 2 feet of pervious material, 6 feet of concrete for two cars to share, 2 feet of pervious material, followed by 3 feet of concrete.

Please either revise the application to include the entire area of the rock driveway towards impervious coverage, or revise the plot plan to show new ribbon strips that meet one of the two configurations noted above.