

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday, August 14, 2017**

**CASE NUMBER: C15-2017-0042**

☐ Y ☐ Brooke Bailey  
☐ Y ☐ William Burkhardt  
☐ Y ☐ Christopher Covo  
☐ Y ☐ Eric Goff  
☐ - ☐ Melissa Hawthorne OUT  
☐ Y ☐ Bryan King  
☐ Y ☐ Don Leighton-Burwell  
☐ - ☐ Rahm McDaniel OUT  
☐ - ☐ Veronica Rivera OUT  
☐ Y ☐ James Valadez  
☐ Y ☐ Michael Von Ohlen  
☐ N ☐ Kelly Blume (Alternate)  
☐ Y ☐ Martha Gonzalez (Alternate)  
☐ Y ☐ Pim Mayo (Alternate)

**APPLICANT: Richard Suttle Jr.**

**OWNER: Washoe Company**

**ADDRESS: 414 W MLK Jr. Blvd and 1901 and 1903 SAN ANTONIO ST**

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*), Schedule C – Off-Street Loading Requirement, to reduce the number of required loading spaces from 3 loading spaces (required) to 1 loading space (requested) in order to erect a hotel with accessory uses in a “GR-NP”, Community Commercial -Neighborhood Plan and “CS-NP”, General Commercial Services – Neighborhood Plan zoning district. (West University, Inner West Campus Sub-District)

**BOARD’S DECISION:** The public hearing was closed on Board Member Bryan King motion to Grant one (1) loading space at 80 feet long with condition that the space be parallel to the alley and that the operation of a Hotel-Motel use on the Property be pursuant to conditions of SP-2016-0357C, and shall be subject to the following:

- a) Establishment of loading dock policies by the hotel to ensure that deliveries are scheduled by appointment;
- b) Deliveries to the loading dock are to be scheduled at off-peak times (peak hours are 7-9 AM and 4-6 PM Monday-Friday), to the maximum extent possible to minimize potential traffic, bike and pedestrian conflicts;
- c) A hotel employee/attendant must be present at all deliveries to guide truck on the loading dock to ensure safe maneuvering in the alley; and
- d) Hotel laundry (sheets, towels, etc.) shall be cleaned on the site except for off-site dry cleaning and specialty items, Board Member Michael Von Ohlen second on a 10-1 vote (Board member Kelly Blume nay); **GRANTED ONE (1) LOADING SPACE AT 80 FEET LONG WITH CONDITION THAT THE SPACE BE PARALLEL TO THE ALLEY AND**

THAT THE OPERATION OF A HOTEL-MOTEL USE ON THE PROPERTY BE PURSUANT TO CONDITIONS OF SP-2016-0357C, AND SHALL BE SUBJECT TO THE FOLLOWING:

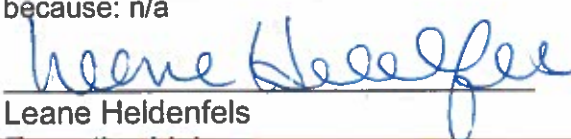
- A) ESTABLISHMENT OF LOADING DOCK POLICIES BY THE HOTEL TO ENSURE THAT DELIVERIES ARE SCHEDULED BY APPOINTMENT;
- B) DELIVERIES TO THE LOADING DOCK ARE TO BE SCHEDULED AT OFF-PEAK TIMES (PEAK HOURS ARE 7-9 AM AND 4-6 PM MONDAY-FRIDAY), TO THE MAXIMUM EXTENT POSSIBLE TO MINIMIZE POTENTIAL TRAFFIC, BIKE AND PEDESTRIAN CONFLICTS;
- C) A HOTEL EMPLOYEE/ATTENDANT MUST BE PRESENT AT ALL DELIVERIES TO GUIDE TRUCK ON THE LOADING DOCK TO ENSURE SAFE MANEUVERING IN THE ALLEY; AND
- D) HOTEL LAUNDRY (SHEETS, TOWELS, ETC.) SHALL BE CLEANED ON THE SITE EXCEPT FOR OFF-SITE DRY CLEANING AND SPECIALTY ITEMS.

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the project complies with the zoning and UNO regulations, the variance being sought is related to Transportation, Chapter 25-6, Appendix A, off-street loading
2. (a) The hardship for which the variance is requested is unique to the property in that: the off-street loading requirements should be evaluated based on the proposed use and demand of the project  
(b) The hardship is not general to the area in which the property is located because: is specific to the proposed hotel and its operational demands
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: this project opted into the UNO District and complies with the zoning and design regulations of the UNO district

**PARKING:** (Additional criteria for parking variance only)

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation because: the regulation is not based on project-specific criteria
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: the off street loading is located off the alley and allowing a loading dock, will not impact the free flow of traffic of the public streets
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objective of this Ordinance because: n/a
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: n/a

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman

**Ramirez, Diana**

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**From:** Heldenfels, Leane  
**Sent:** Wednesday, August 16, 2017 10:35 AM  
**To:** Ramirez, Diana  
**Subject:** FW: Marriott operations prior condition  
**Attachments:** JW.pdf

HI D – for this ds include the email below and the pdf.  
 Thanks,  
 Leane

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**From:** Melissa Neslund [REDACTED]  
**Sent:** Wednesday, August 16, 2017 10:20 AM  
**To:** Heldenfels, Leane; Richard Suttle, Jr.  
**Subject:** RE: Marriott operations prior condition

Hi Leane,

A PDF of the site plan notes are attached for reference; there are minor changes since our loading is off the alley. The notes applicable to this project, as read into the record, are outlined below:

1. Operation of a Hotel-Motel use on the Property pursuant to SP-2016-0357C, shall be subject to the following:

- a) Establishment of loading dock policies by the hotel to ensure that deliveries are scheduled by appointment;
- b) Deliveries to the loading dock are to be scheduled at off-peak times (peak hours are 7-9 AM and 4-6 PM Monday-Friday), to the maximum extent possible to minimize potential traffic, bike and pedestrian conflicts;
- c) A hotel employee/attendant must be present at all deliveries to guide truck on the loading dock to ensure safe maneuvering in the alley; and
- d) Hotel laundry (sheets, towels, etc.) shall be cleaned on the site except for off-site dry cleaning and specialty items.

Please let me know if you have questions.

Also, can you please confirm the August 24<sup>th</sup> cut off to submit for reconsideration?

Thanks,

Melissa Neslund  
 Armbrust & Brown, PLLC  
 512.435.2378 (office)  
 512.568.1282 (cell)

THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE IS CONFIDENTIAL AND IS INTENDED ONLY FOR THE NAMED ADDRESSEE(S). THIS MESSAGE MAY BE PROTECTED BY ATTORNEY/CLIENT PRIVILEGE. IF THE READER OF THIS E-MAIL MESSAGE IS NOT AN INTENDED RECIPIENT (OR THE INDIVIDUAL RESPONSIBLE FOR THE DELIVERY OF THIS E-MAIL MESSAGE TO AN INTENDED RECIPIENT), BE ADVISED THAT ANY REUSE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS E-MAIL MESSAGE IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL MESSAGE IN ERROR, PLEASE NOTIFY THE SENDER AND DELETE THE MESSAGE. THANK YOU.

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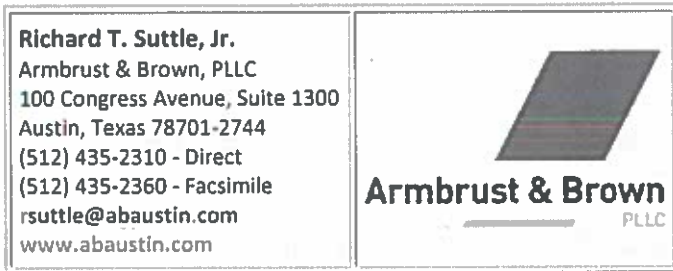
**From:** Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]  
**Sent:** Tuesday, August 15, 2017 5:33 PM  
**To:** Richard Suttle, Jr.  
**Cc:** Melissa Neslund  
**Subject:** RE: Marriott operations prior condition

Thanks – I didn't see it in my items submitted at meeting folder that I keep, sorry.  
Leane

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**From:** Richard Suttle, Jr. [REDACTED]  
**Sent:** Tuesday, August 15, 2017 5:31 PM  
**To:** Heldenfels, Leane; Melissa Neslund  
**Cc:** Ramirez, Diana  
**Subject:** RE: Marriott operations prior condition

We will. Or at least Melissa will. ☺ I thought I left mine with you last night.



THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE IS CONFIDENTIAL AND IS INTENDED ONLY FOR THE NAMED ADDRESSEE(S). THIS MESSAGE MAY BE PROTECTED BY ATTORNEY/CLIENT PRIVILEGE. IF THE READER OF THIS E-MAIL MESSAGE IS NOT AN INTENDED RECIPIENT (OR THE INDIVIDUAL RESPONSIBLE FOR THE DELIVERY OF THIS E-MAIL MESSAGE TO AN INTENDED RECIPIENT), BE ADVISED THAT ANY REUSE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS E-MAIL MESSAGE IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL MESSAGE IN ERROR, PLEASE NOTIFY THE SENDER AND DELETE THE MESSAGE. THANK YOU.

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**From:** Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]  
**Sent:** Tuesday, August 15, 2017 5:30 PM  
**To:** [REDACTED], [REDACTED]  
**Cc:** Ramirez, Diana  
**Subject:** Marriott operations prior condition

Hi Melissa and Richard – can you provide so we can include in the decision sheet for the 414 W. MLK case from last night.  
Thanks -

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**Leane Heldenfels, Planner Senior**  
*Board of Adjustment Liaison*  
City of Austin Development Services Department  
One Texas Center, 1st Floor, Development Assistance Center  
505 Barton Springs Road  
Office: 512-974-2202



# SITE DEVELOPMENT PERMIT PLANS FOR JW MARRIOTT

SHEET NO.

## RESTRICTIVE COVENANT NOTES: DOC. #2010107009

1. IF THE PROPERTY IS REDEVELOPED WITH A HOTEL-MOTEL USE WITH A MINIMUM OF 700 ROOMS AND EXCEEDS A FLOOR-TO-AREA RATION OF 8.0 TO 1.0, THE FOLLOWING APPLIES:
  - a. THE OWNER SHALL DESIGN AND CONSTRUCT PUBLIC STREETSCAPE IMPROVEMENTS IN FULL COMPLIANCE WITH THE CITY OF AUSTIN GREAT STREETS DESIGN CRITERIA AS IT EXISTS IN JUNE 2010. DESIGN, PERMITTING AND CONSTRUCTION OF PUBLIC STREETSCAPE IMPROVEMENTS WILL BE AT OWNER'S EXPENSE. THE OWNER SHALL COORDINATE THE DESIGN OF THE PUBLIC STREETSCAPE IMPROVEMENTS WITH THE URBAN DESIGN SECTION OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. THE URBAN DESIGN SECTION SHALL INSPECT AND APPROVE THE PUBLIC STREETSCAPE IMPROVEMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - b. NOT LATER THAN 60 DAYS PRIOR TO SUBMITTAL OF THE SITE PLAN FOR THE REDEVELOPMENT OF THE PROPERTY FOR SUCH HOTEL-MOTEL USE, THE OWNER SHALL CAUSE AN ACCESS MANAGEMENT PLAN FOR VEHICLES ENTERING AND EXITING THE PROPERTY TO BE SUBMITTED TO THE TRANSPORTATION REVIEW SECTION OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, OR ITS SUCCESSOR SECTION OR DEPARTMENT, FOR CONSIDERATION. IN REVIEW OF THE SITE PLAN.
  - c. AT THE TIME OF SITE PLAN FOR REDEVELOPMENT OF THE PROPERTY FOR SUCH HOTEL-MOTEL USE, THE OWNER SHALL CAUSE A LIMITED TRAFFIC IMPACT ANALYSIS TO BE SUBMITTED FOR THE SOLE PURPOSE OF ANALYZING AND DETERMINING (I) WHETHER TRAFFIC SIGNALS NECESSARY TO BE INSTALLED AS A RESULT OF THE REDEVELOPMENT OF THE PROPERTY AT ANY OF THE FOLLOWING INTERSECTIONS FOR WHICH TRAFFIC SIGNALS HAVE NOT ALREADY BEEN INSTALLED AT THE TIME THE SITE PLAN IS FILED: (A) 3RD AND BRAZOS STREETS, (B) 3RD AND SAN JACINTO STREETS, (C) 4TH AND BRAZOS STREETS AND (D) 4TH AND SAN JACINTO STREETS, AND (II) IF TRAFFIC SIGNALS ARE REQUIRED TO BE INSTALLED AT ANY ONE OF SUCH FOUR INTERSECTIONS, WHAT IS THE PROPORTIONATE SHARE OF THE COST TO INSTALL SUCH TRAFFIC SIGNALS TO BE PAID BY THE DEVELOPER BASED ON THE VEHICLE TRIPS GENERATED BY THE REDEVELOPMENT OF THE PROPERTY AND THE TOTAL ESTIMATED VEHICLE TRIPS THROUGH SUCH INTERSECTIONS.
- d. SERVICE VEHICLES (e.g. DELIVERY TRUCKS, TRASH COLLECTION, ETC.) SHALL ACCESS THE PROPERTY FROM 3RD STREET OR ALLEY ONLY.

## RESTRICTIVE COVENANT NOTES: DOC. # 2012132324

1. OPERATION OF A HOTEL-MOTEL USE ON THE PROPERTY PURSUANT TO SITE PLAN NO. SP-2011-0334C, SHALL BE SUBJECT TO THE FOLLOWING:
  - a. ESTABLISHMENT OF LOADING DOCK POLICES BY THE HOTEL TO ENSURE THAT DELIVERIES ARE SCHEDULED BY APPOINTMENT;
  - b. DELIVERIES TO THE LOADING DOCKS ARE TO BE SCHEDULED AT OFF-PEAK TIMES (PEAK HOURS ARE 7-9 A.M. AND 4-6 P.M. MONDAY-FRIDAY) TO THE MAXIMUM EXTENT POSSIBLE TO MINIMIZE POTENTIAL TRAFFIC, BIKE AND PEDESTRIAN CONFLICTS;
  - c. A HOTEL EMPLOYEE/ATTENDANT MUST BE PRESENT AT ALL DELIVERIES TO GUIDE TRUCKS ON THE LOADING DOCKS TO ENSURE SAFE MANEUVERING IN THE RIGHT-OF-WAY; AND
  - d. HOTEL LAUNDRY (SHEETS, TOWELS, ETC.) SHALL BE CLEANED ON THE SITE EXCEPT FOR OFF-SITE DRY CLEANING AND OTHER SPECIALTY ITEMS.

## ZONING ORDINANCE 20120828-130 NOTES:

THE SITE DEVELOPMENT REGULATIONS FOR PROPERTY WITHIN THE BOUNDARIES OF THE CORE COMBINING DISTRICT ESTABLISHED BY THIS ORDINANCE AS FOLLOWS:

- A) DEVELOPMENT OF THE PROPERTY MAY NOT EXCEED A FLOOR-TO-AREA RATIO (F.A.R.) OF 18.0 TO 1.0, UNLESS THE DEVELOPER ELECTS THE DEVELOPMENT BONUS PROGRAM UNDER SECTION 25-2-596 (AFFORDABLE HOUSING INCENTIVES IN A CENTRAL BUSINESS DISTRICT (CBD) MIXED USE (DMU) ZONING DISTRICT) OF THE CODE. DEVELOPMENT OF THE PROPERTY UNDER SECTION 25-2-596 MAY NOT EXCEED A F.A.R. AND THE FLOOR-TO-AREA RATIO LIMITATION FOR THE DEVELOPMENT SHALL BE 18.0 TO 1.0 FOR THE PURPOSE OF CALCULATIONS MADE UNDER SECTION 25-2-596.
- B) CITY CODE, SECTION 25-2-643 (CONGRESS AVENUE (CA), EAST SIXTH/PECAN STREET (PS), DOWNTOWN PARKS (DP), AND DOWNTOWN CORE COMBINING DISTRICT REGULATIONS) OF THE CODE IS MODIFIED TO ALLOW WITHIN 40 FEET OF CONGRESS AVENUE A MINIMUM STRUCTURE HEIGHT A MAXIMUM STRUCTURE HEIGHT OF 90 FEET.
- C) CITY CODE, SECTION 25-2-592 (LOADING FACILITY PROVISIONS FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND A DOWNTOWN MIXED USE DISTRICT) IS MODIFIED TO REDUCE THE MINIMUM NUMBER OF OFF-STREET LOADING SPACES FROM EIGHT TO THREE SPACES IN THE FOLLOWING:
  - a. ONE OFF-STREET LOADING DOCK MEASURING 10' X 30'; AND,
  - b. TWO OFF-STREET LOADING DOCKS MEASURING 10' X 55'.
- D) CITY CODE, SECTION 25-2-592 (LOADING FACILITY PROVISIONS FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND A DOWNTOWN MIXED USE DISTRICT) IS MODIFIED TO ALLOW LOADING AND UNLOADING FROM THIRD STREET.

## NOTES:

JECT WITH A HOTEL-MOTEL USE WITH A IN THIS PROJECT:

IT MAY NOT EXCEED A FLOOR-TO-AREA UNLESS THE DEVELOPER ELECTS TO ENT BONUS PROGRAM UNDER SECTION INC INCENTIVES IN A CENTRAL BUSINESS MIXED USE (DMU) ZONING DISTRICT) OF THE PROPERTY UNDER SECTION 25-2-596 MAY NOT .0, AND THE FLOOR-TO-AREA RATIO ENT SHALL BE 18.0 TO 1.0 FOR THE PURPOSE CITY/COUNTY OR...-F.A.R.

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### NOTIFICATIONS

CASE#: C15-2017-0042

LOCATION: 414 W MLK JR BLVD, 1901, 1903, 1907 San Antonio St



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.  
(512) 435-2300

August 24, 2017

**VIA HAND DELIVERY**

Ms. Leane Heldenfels  
Board of Adjustment Liaison  
City of Austin Development Services Department  
505 Barton Springs Rd., 1st floor  
Austin, TX 78704

Re: Reconsideration of an Off-Street Parking and Loading Variance for Property  
located at 414 W. MLK Jr., Boulevard in the University Neighborhood Overlay  
District (C15-2017-0042)

Dear Leane:

Enclosed please find documentation supporting the requested reconsideration for an Off-Street Parking and Loading variance for property located at 414 W. MLK Jr., Boulevard.

At the Board's meeting on August 14, 2017, we received a recommendation to allow a twelve foot by eighty foot (12' X 80') parallel loading dock, in lieu of the requested twelve by forty-five foot (12' X 45') parallel loading dock. After analyzing the 12' X 80' loading dock, we believe the Board inadvertently erred in their recommendation.

At the hearing, we heard concern related to large trucks being able to access, maneuver and utilize the requested 12' X 45' loading dock. We also heard concern that multiple trucks could be trying to access the hotel at the same time and a single loading dock would be inadequate in those circumstances. We believe the new evidence presented herein meets the reconsideration requirements and provides additional information in response to the comments we received. We also intend to submit additional new evidence, including comparable hotel dock sizes and operational delivery examples, which will further substantiate the reconsideration request.

Stantec (civil engineer) and HKS (architect) evaluated three (3) delivery trucks with varying sizes, from an 18-wheeler to a typical delivery box truck. They evaluated truck access and movements into and through the alley, as well as truck maneuverability into the 12' X 80' loading dock.

The analysis and findings prove that 18-wheelers (8' X 73.5') and large delivery trucks (8' X 55') would be unable to exit the alley in either direction. If the large trucks were to take a right on 21<sup>st</sup> Street, they would be unable to straighten out prior to the light at Guadalupe Street. Furthermore, the turn radius and steering angle would require the large trucks maneuver in the oncoming traffic lane. If one of the large trucks were to take a left on to 21<sup>st</sup> Street, it would be necessary to jump the curb or clip the adjacent building. Additionally, neither of the large trucks could reasonably maneuver into the loading dock. Please refer to the attached truck turn exhibits (trucks WB-67 and WB-50). We believe the truck turn analysis serves as new evidence and refutes the feasibility of large trucks utilizing the loading dock for service in the alley.

As previously indicated, the large majority of deliveries to this hotel will be in box trucks. A typical box truck is eight (8) feet wide and thirty (30) feet long. The box trucks can safely and reasonably access the alley, maneuver into the requested 12' X 45' loading dock and exit the alley in both directions. Please refer to the attached truck turn exhibits (truck SU-30). We

Furthermore, the University Neighborhood Overlay (UNO) Design Guidelines acknowledges the service and delivery challenges within the UNO district. Specifically, the Building Section, Loading and Maneuvering (B.5), states that on-street maneuvering of service vehicles is allowed. It also states that loading docks must be designed to allow trucks, when loading to enter the site completely and not block the sidewalk, which this project complies with. Further, it states that vehicles may parallel park temporarily in the part of the ROW set aside for parallel parking of passenger cars. Albeit an undesirable scenario, the UNO design guidelines acknowledge the need to allow for realistic service delivery options in this urban, constrained environment.

Finally, at the hearing on August 14, 2017, we consented to the conditions outlined below to respond to the stated concerns regarding the potential for multiple trucks trying to serve the hotel at the same time.

*Operation of a Hotel-Motel use on the Property pursuant to SP-2016-0357C, shall be subject to the following:*

- a) *Establishment of loading dock policies by the hotel to ensure that deliveries are scheduled by appointment;*
- b) *Deliveries to the loading dock are to be scheduled at off-peak times (peak hours are 7-9 AM and 4-6 PM Monday-Friday), to the maximum extent possible to minimize potential traffic, bike and pedestrian conflicts;*
- c) *A hotel employee/attendant must be present at all deliveries to guide truck on the loading dock to ensure safe maneuvering in the alley; and*
- d) *Hotel laundry (sheets, towels, etc.) shall be cleaned on the site except for off-site dry cleaning and specialty items.*

ARMBRUST & BROWN, PLLC

Page 3

We contend the new truck turn exhibits and evidence attached herein substantiate the reconsideration request. We respectfully request your support to reconsider the off-street loading variance on the basis of new evidence, and we look forward to presenting the information to the Board at its next meeting.

Best Regards,

A handwritten signature in blue ink, appearing to read 'R. Suttle, Jr.', with a stylized flourish at the end.

Richard T. Suttle, Jr.

Enclosures

Cc: Mr. Deno Yiankes, White Lodging Services Corporation  
Mr. Joe Isaja, P.E., Stantec  
Mr. Paul Liptak, AIA, HKS

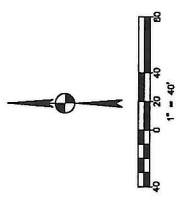
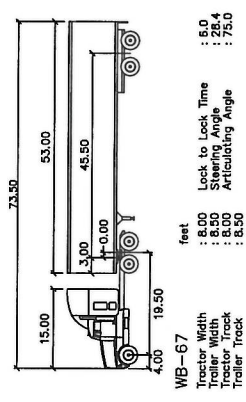


Project Number	222016307
File Name	10149031 Rev03 - Rug
Owner	Chen
Drawing No.	EXH.
Revision	Sheet

Client/Project  
AUSTIN 19 HOTEL, LLC.  
AC-AUTOGRAPH HOTEL  
414 W. MARTIN LUTHER KING JR. BLVD.

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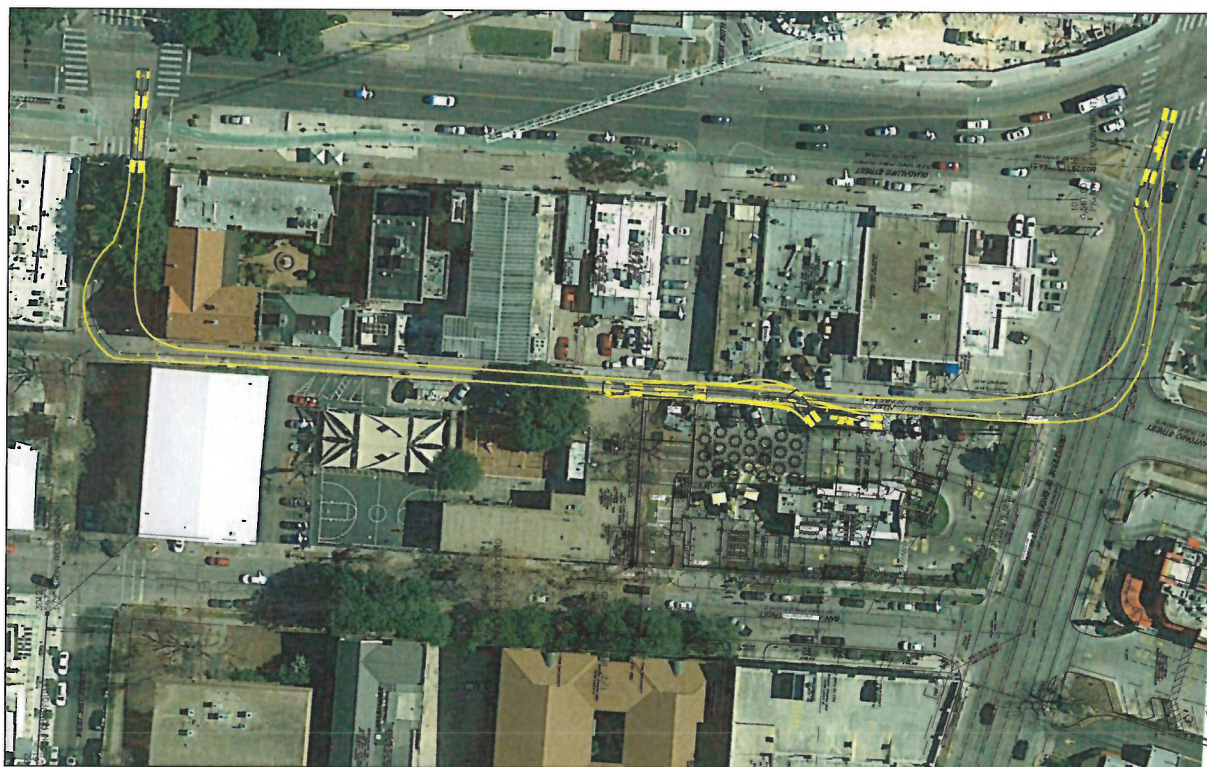
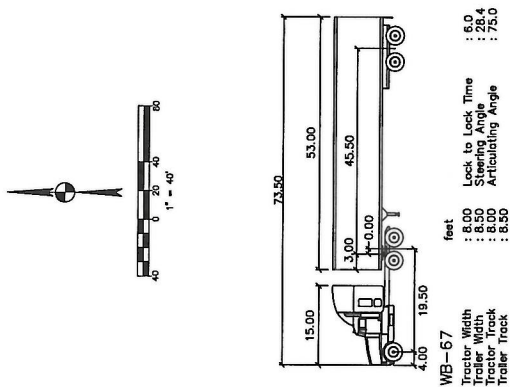
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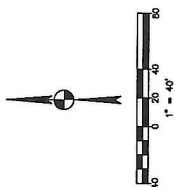
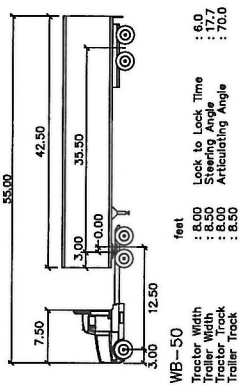


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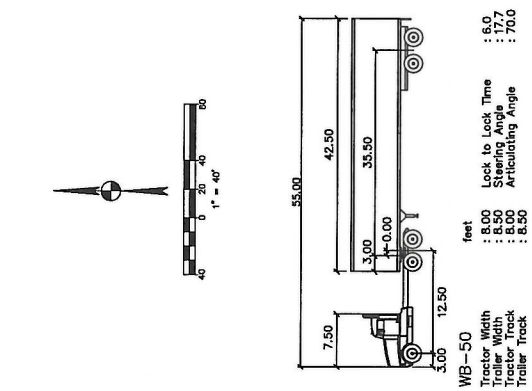
221 West 57th Street, Suite 600  
 Apt. 11, NYC  
 Tel: 212 693 1011  
 www.djrb.com









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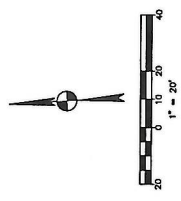
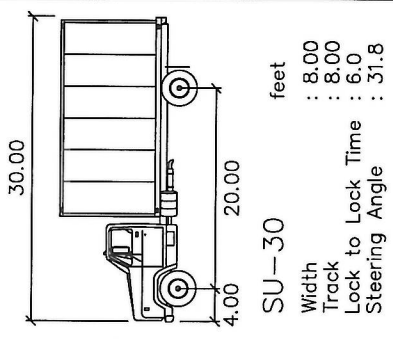
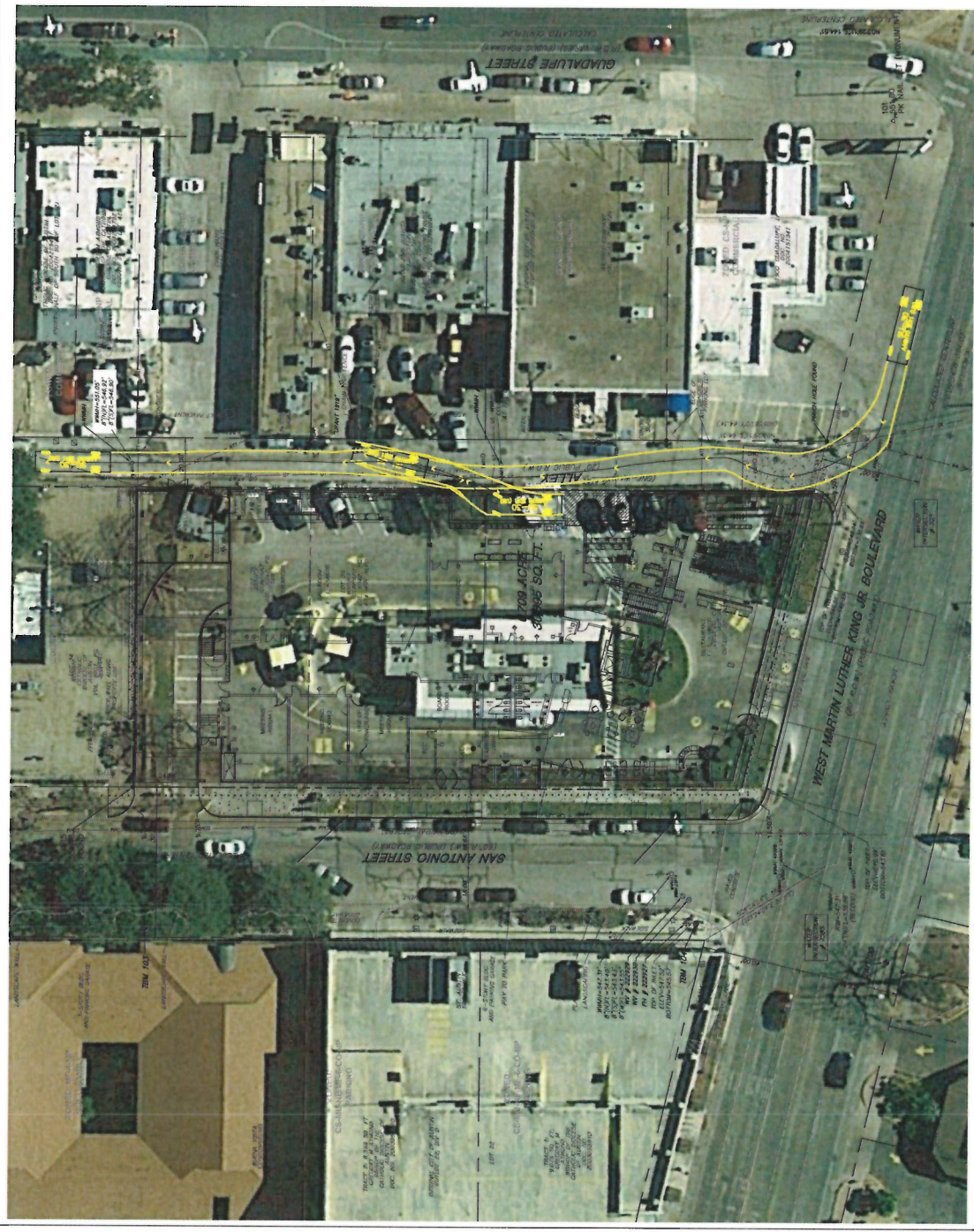


# K01/15

Client/Project  
AC-AUTOGRAH HOTEL  
414 W. MARTIN LUTHER KING JR. BLVD.  
AUSTIN 19 HOTEL, LLC.

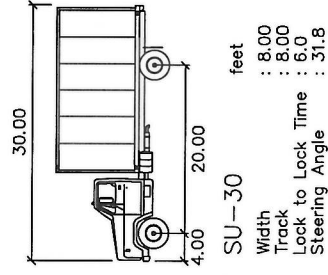
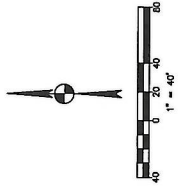
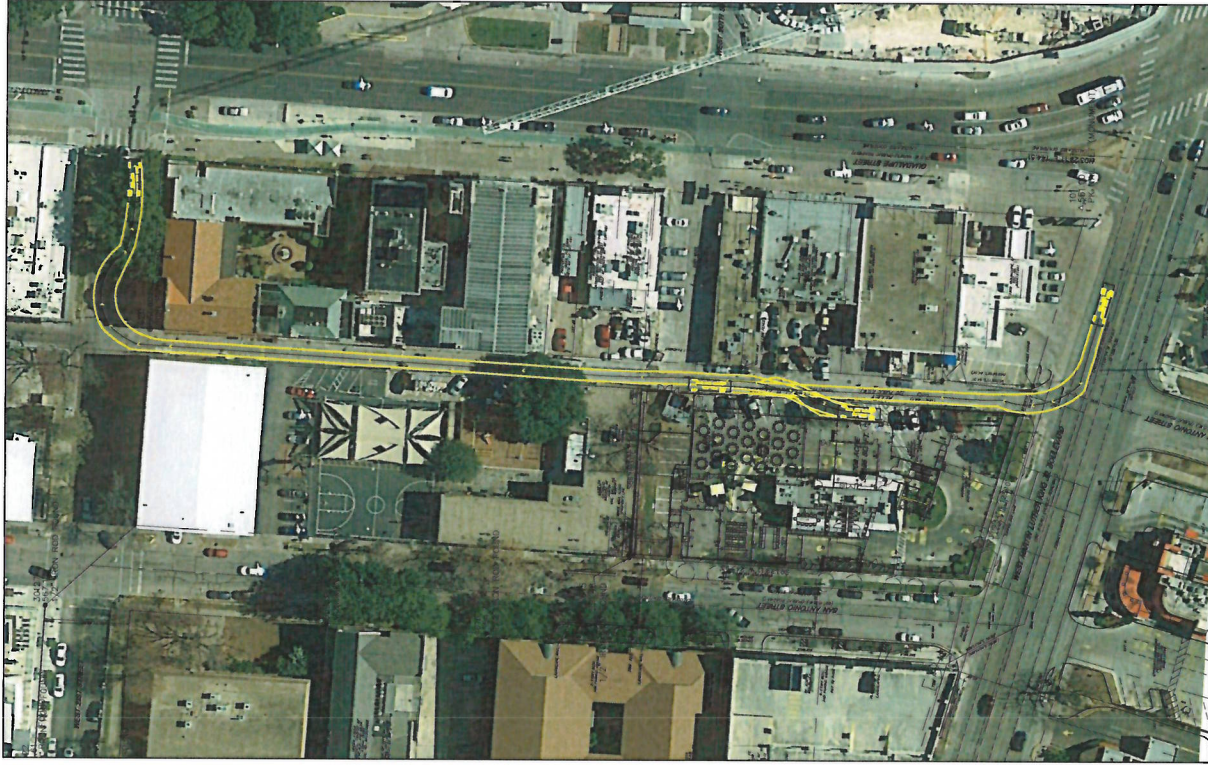
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Revision	01/2022
Drawn	01/2022
Checked	01/2022
Permit No.	01/2022
Revision	01/2022
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Checked	01/2022
Permit No.	01/2022

Revision	By	Date	Build



STANTEC  
1901 W. 10TH STREET, SUITE 100  
AUSTIN, TEXAS 78703  
512.476.1000  
www.stantec.com



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**AC Autograph Board of Adjustment Reconsideration (C15-2017-0042): Variance to Off-Street Loading****New Evidence Documentation**

Board of Adjustment Meeting: September 18, 2017

**SIZES OF COMPARABLE HOTEL LOADING DOCKS**

HOTEL	NUMBER OF ROOMS	MEETING & EVENT SPACE (SF)	BAR, RESTAURANT & RETAIL (SF)	NUMBER OF LOADING DOCKS	SIZE OF LOADING DOCKS
JW Marriott	1,011	136,280	18,600	3	2 – 55' 1 – 30'
The Fairmont	1,066	83,400	18,900	2	55'
ATT Executive Education and Conference Center	297	80,000	4 restaurants	2	30'
Hampton Inn	222	1,700	2,100	1	40'
Aloft Element	422	500	4,300	1	30'
The Westin	366	15,000	4,000	1	40'
Hyatt Place	296	3,000	2,400	1	20'
<b>AC Autograph</b>	<b>352</b>	<b>6,700</b>	<b>3,000</b>	<b>Requested: 1</b>	<b>Requested: 45'</b>

\*Square footages are based on record site plan/permit information and rounded to the nearest hundred.

**AC Autograph Board of Adjustment Reconsideration (C15-2017-0042): Variance to Off-Street Loading****New Evidence Documentation**

Board of Adjustment Meeting: September 18, 2017

**LOADING AND DELIVERY OPERATIONS FOR COMPARABLE HOTELS****Delivery Schedule for the Westin:**

Monday, Wednesday and Friday:

- Average 2 trucks, takes approximately 30 minutes to unload and all done before 8 am

Daily Deliveries:

- Average 2 small box trucks per day, takes approximately 15 minutes to unload and typically done between 11 am to 4 pm
- Mail, UPS, Fedex, frequency is sporadic and typically takes less than 10 minutes

**Delivery Schedule for Hyatt Place:**

Weekly:

- Average 2 to 3 trucks per week, scheduled between 5 am and 6 am and all done before 7 am
- Average 3 to 4 small box trucks, takes approximately 15 minutes to unload and scheduled during the day
- Mail, UPS, Fedex, frequency is sporadic and unload is under 10 minutes

**Westin & Hyatt Place:**

\*Deliveries are scheduled, with the exception of mail and shipping.



**CITY OF AUSTIN**  
**Development Services Department**  
 One Texas Center | Phone: 512.978.4000  
 505 Barton Springs Road, Austin, Texas 78704

## Board of Adjustment General/Parking Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 414 W. MLK, Jr. Boulevard & 1901 San Antonio Street, Austin, TX 78705

Subdivision Legal Description:

Horsts Louis Subdivision

Lot(s): 35-37 Block(s): \_\_\_\_\_

Outlot: 22 Division: D

Zoning District: GR-NP and CS-NP, within the University Neighborhood Overlay District (UNO)

I/We Richard T. Suttle, Jr., Armbrust & Brown, PLLC, on behalf of myself/ourselves as

authorized agent for Washoe Company affirm that on

Month: July, Day: 11, Year: 2017, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ **Erect** ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: A Hotel with accessory uses in the inner west campus sub-district of UNO

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Chapter 25-6. Transportation, Article 7, Off-Street Parking and Loading, Appendix A (Tables of Off-Street Parking and Loading Requirements, Schedule C (Off-Street Loading Requirement).

Request for a variance to the Off-Street Loading Requirement to reduce the requirement from (3) loading docks to one (1) loading dock. Request for a variance to allow City Staff to grant an administrative waiver to the off-street loading requirements for a hotel use in the UNO district, under the same provisions allowed in the Central Business District (CBD), under Section 25-6-592.

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The project complies with the zoning and UNO regulations.

The variance being sought is related to Transportation, specifically Chapter 25-6, Appendix A, Off-Street Loading.

The off-street loading requirements prevent reasonable use of the property for a hotel because operationally 3 loading docks are not necessary. This site is adjacent to Martin Luther King Jr. Boulevard (MLK, Jr. Blvd.), the northern boundary of the Central Business District (CBD). The Land Development Code, Section 25-6-592, Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) and Public (P) Zoning Districts, (H) states "The Director may modify the number and size of spaces required after reviewing documentation provided by the applicant concerning the demand for loading facilities for similar developments." This site is adjacent to the CBD boundary and located in the UNO District which is intended to promote high density redevelopment. The required off-street loading (outside of the CBD) does not provide for Staff consideration of land use, demand, operations or site context, and therefore prevents reasonable use. Additionally, other similar and larger hotels are consistently granted loading dock waivers in the CBD; requiring 3 loading docks on the ground floor of a building this size will not allow for a reasonable use of the ground floor.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The off-street loading requirements should be evaluated based on the proposed use, site context and demand of the project. The property is adjacent to the CBD boundary, but not within the boundary. Current code does not allow for Staff to approve an administrative waiver to reduce the required off-street loading due to operational demands for properties located outside of the CBD.



b) The hardship is not general to the area in which the property is located because:

The hardship is specific to the proposed hotel and its operational demands. The loading dock requirements should be based on actual project operational demand, and not solely based on gross building square footage. This project is 344 rooms; 3,000 SF of restaurant/bar; 3,200 SF ballroom space; 3,500 SF of breakout meeting room space; and 225 on-site parking spaces. The hotel will perform all laundry on-site, which significantly reduces truck deliveries.

Ballroom and event space is very low and will not allow for large events on the property, thereby reducing deliveries. The majority of deliveries will be food and beverage for the restaurant/bar space (also relatively small), and most food and beverage deliveries are scheduled, so the hotel staff can manage the unloading timeframes. See attached comparison projects to substantiate the request to provide 1 loading dock.

### Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

This project opted into the UNO District and complies with the zoning and design regulations. Further, the purpose of the UNO district is to promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district. This project meets the goals and intent of UNO, and the project design complies with the UNO design guidelines within the Building Criteria Manual. The adjoining property will continue to have access and use of the alley, and a reduction in loading docks will not impede continued use of the alley.

### Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

The regulation is not based on project-specific criteria, as is typically the case with required design criteria. The code requirement is based on gross floor area and does not account for the use of the floor area, i.e. a convention center hotel vs. an extended stay hotel vs. a traditional hotel. This project will reduce the amount and location of curb cuts from one (1) on MLK Jr., Blvd. and one (1) on San Antonio Street to a single entrance/exit on San Antonio Street. This project will also replace the existing high-turnover, drive-thru restaurant with a more pedestrian oriented use.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

The off-street loading is located off the alley, and allowing a loading dock reduction will not impact the free flow of traffic of the public streets. Operationally, the hotel only needs one (1) loading dock. This hotel will perform all laundry on-site which significantly reduces the number of truck deliveries. The amount of ballroom and meeting space is very low (3,200 SF ballroom space and 3,500 SF of meeting space), so large events can't be accommodated. This also significantly reduces the number of deliveries. The majority of deliveries will be food and beverage for the restaurant/bar space; these types of deliveries tend to be small box trucks, and not large 18-wheelers. Further, most

food and beverage deliveries are scheduled and take place in the morning, so the hotel staff can manage the unloading.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:


The loading will take place off the alley and away from bike and pedestrian foot traffic along San Antonio Street and MLK Jr., Blvd. The single, parallel loading dock provides for easier maneuvering for trucks and less potential for safety conflicts.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

This variance will apply to the AC-Autograph Hotel, currently under review SP-2016-0357C.

### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: 

Date: 7-11-17

Applicant Name (typed or printed): White Lodging Services Corporation

Applicant Mailing Address: 701 E. 83<sup>rd</sup> Avenue

City: Merrillville

State: IN

Zip: 46410

Phone (will be public information): 219-472-2900

Email (optional – will be public information): \_\_\_\_\_

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Name (typed or printed): Washoe Company

Owner Mailing Address: PO Box 986

City: Reno

State: NV

Zip: 89504

Phone (will be public information): 512-435-2300

Email (optional – will be public information): \_\_\_\_\_



safety conflicts.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

This variance will apply to the AC-Autograph Hotel, currently under review SP-2016-0357C.

### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Name (typed or printed): White Lodging Services Corporation

Applicant Mailing Address: 701 E. 83<sup>rd</sup> Avenue

City: Merrillville State: IN Zip: 46410

Phone (will be public information): 219-472-2900

Email (optional – will be public information): \_\_\_\_\_

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Richard Finley PROS COORDINATOR for WASHOE CO. Date: 7/11/2017

Owner Name (typed or printed): Washoe Company

Owner Mailing Address: PO Box 986

City: Reno State: NV Zip: 89504

Phone (will be public information): 512-435-2300

Email (optional – will be public information): \_\_\_\_\_

### Section 5: Agent Information

Agent Name: Richard T. Suttle, Jr. Armbrust & Brown, PLLC

Agent Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): 512-435-2300

Email (optional – will be public information): rsuttle@abaustin.com and mneslund@abaustin.com

### Section 5: Agent Information

Agent Name: Richard T. Suttle, Jr. Armbrust & Brown, PLLC

Agent Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX                      Zip: 78701

Phone (will be public information): 512-435-2300

Email (optional – will be public information): rsuttle@abaustin.com and mneslund@abaustin.com

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

See attached letter and backup documentation.

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.  
(512) 435-2300

July 31, 2017

**VIA HAND DELIVERY**

Ms. Leane Heldenfels  
Board of Adjustment Liaison  
City of Austin Development Services Department  
505 Barton Springs Rd., 1st floor  
Austin, TX 78704

Re: Off-Street Parking and Loading Variance for Property located  
at 414 W. MLK Jr., Boulevard in the University Neighborhood Overlay District

Dear Leane:

**BACKGROUND**

Enclosed, please find the completed Board of Adjustment application and supporting documentation for an Off-Street Parking and Loading variance request for property located at 414 W. MLK Jr., Boulevard. The parcel is within the University Neighborhood Overlay (UNO), inner west campus sub-district and has opted into UNO.

The Property is planned for an eleven (11) story hotel development to include:

- 344 guest rooms
- 3,000 square feet (SF) of restaurant and bar
- 3,200 SF of ballroom space
- 3,500 SF of breakout meeting space
- 225 on-site parking spaces

The project is currently in site plan review (SP-2016-0357C), and has been designed with one (1) loading dock off the adjacent alley. Code requires three (3) loading docks and that is the basis of this variance request. The site plan was originally submitted on September 16, 2016, and the 3<sup>rd</sup> (and anticipated final) update was submitted July 14, 2017. Site plan sheets for each

loading dock scenario are included herein. The project is in compliance with the applicable zoning and UNO regulations.

The project is seeking a variance to Chapter 25-6, Transportation, Article 7, Off-Street Parking and Loading (specifically, a Loading variance), and the request is to reduce the number of required off-street loading spaces from three (3) to one (1). The off-street loading requirements prevent reasonable use of the property for a hotel because operationally 3 loading docks are not necessary and usable space is taken up to needless loading docks. The hardship is due to Code and UNO design guideline conflicts, and the fact that the Land Development Code (LDC) does not recognize or consider the type of hotel and its operations when determining required off-street loading requirements outside of the Central Business District (CBD). The off-street loading requirements should be evaluated based on the proposed use, site context and demand of a specific project. Outlined below are comparable projects, Land Development Code (LDC) backup and UNO design guidelines, which substantiate this variance request.

### **PRECEDENCE FOR REQUEST**

White Lodging has developed, owns and operates five (5) hotels in downtown Austin. They understand the programmatic and functional needs of their hotels, including the off-street loading. To compare and provide additional context, the two (2) largest, convention center hotels have 1 and 3 loading docks, respectively, and each have more than 3 times the hotel rooms, meeting space and retail/restaurant/bar space than the AC Autograph hotel. The following is a summary of comparable urban hotels, including the convention center hotels, which further supports the hardship and this variance request.

<b>Hotel</b>	<b>Number of Rooms</b>	<b>Meeting &amp; Event Space</b>	<b>Bar, Restaurant &amp; Retail</b>	<b>Number of Loading Docks</b>
JW Marriott	1,011	136,276 SF	18,610 SF	3
The Fairmont	1,066	86,387 SF	18,883 SF	1
The Westin	310	31,407 SF	13,867 SF	1
Hampton Inn	222	1,728 SF	2,079 SF	1
Aloft Element	422	467 SF	4,282 SF	1
<b>AC Autograph</b>	<b>344</b>	<b>6,700 SF</b>	<b>3,000 SF</b>	<b>Required: 3 Requested: 1</b>

In addition to the facts outline above, the off-street loading requirements are based on total gross square footage of the hotel and do not consider any operational demands. This hotel has a total occupiable area of 200,766 square feet with only 344 guest rooms and a small amount of meeting and event space (6,700 square feet). The restaurant and bar space is also minimal and totals approximately 3,000 square feet. The hotel will also perform all laundry on-site, which significantly reduces truck deliveries. The majority of truck deliveries are food and beverage for the restaurant and bar, and those deliveries are scheduled. Based on the operational demands and size of this project, one (1) loading dock is necessary.

### LDC & UNO SUMMARY

The LDC, Section 25-6-592, Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) and Public (P) Zoning Districts, (H) allows the Director to modify the number and size of spaces required *after reviewing documentation provided by the applicant concerning the demand for loading facilities for similar developments*. This property is adjacent to W. MLK Jr., Blvd. and across the street from the CBD boundary. If this project were across W. MLK Jr., Blvd., the Director would have the authority to evaluate the operational needs and demands of similar projects. To the best of our knowledge, most if not all new hotel projects within the CBD, have been granted administrative waivers to reduce the LDC-required off-street loading spaces. In each case, demand for loading facilities for similar developments (under the LDC section detailed above) was considered. Until the most recent comment report from the City of Austin, we were under the impression the Director could grant an administrative waiver to the off-street loading requirements and had not been told otherwise by our site plan reviewer during the review.

When we received the City's response based on the CBD waiver provision, we replied requesting the waiver based on the UNO ordinance and UNO design guidelines. Specifically, Section 25-2-764, Design Guidelines of the UNO ordinance:

#### § 25-2-764 - DESIGN GUIDELINES.

(A) A site plan must comply with the design guidelines prescribed by administrative rule. An applicant shall file with the site plan drawings of all building elevations and streetscapes that demonstrates substantial compliance with the design guidelines.

(B) The director of the Neighborhood Planning and Zoning Department shall determine whether a site plan substantially complies with the design guidelines.

(C) **The director of the Neighborhood Planning and Zoning Department may waive a provision of the design guidelines if the director determines that the provision is unreasonable or impractical as applied to the site plan and that, with the waiver, the site plan will still substantially comply with the design guidelines. A waiver under this subsection must be the minimum departure from the provision necessary to avoid an unreasonable or impractical result.**

Section B(5), Loading and Maneuvering, of the UNO Design Guidelines (attached herein) recognizes the conflicts and challenges associated with the small size of blocks. The loading and maneuvering guidelines state, "depending on the site, this will generally require devoting a large portion of the ground level to trucks and their turning radius. Rather than displace uses with a more positive impact on the neighborhood, maneuvering in the street-essentially, backing into the dock, will be permitted". They further state that on-street maneuvering of service vehicles is allowed. The guidelines clearly acknowledge the need to evaluate projects on a site-by-site basis and we believe in consort with Section 25-2-764(C), the Director should be allowed to administratively waive provisions of the design guidelines.

Staff disagreed with our interpretation of the waiver provisions; while they agreed that three (3) loading docks should not be required for this project, they claimed the Code does not grant them administrative discretion to approve the waiver. Staff indicated the Board of Adjustment is the appropriate body to review and grant the variance to off-street loading.

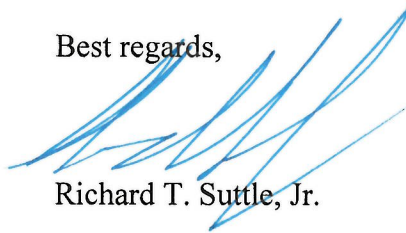


ARMBRUST & BROWN, PLLC  
Page 4

Though, we still contend the Director should have administrative authority under the LDC and UNO design guidelines to approve the waiver.

We believe the facts outlined above establish a significant hardship, and we respectfully request your support of this variance to allow a reduction from three (3) loading docks to one (1) loading dock for this project.

Best regards,

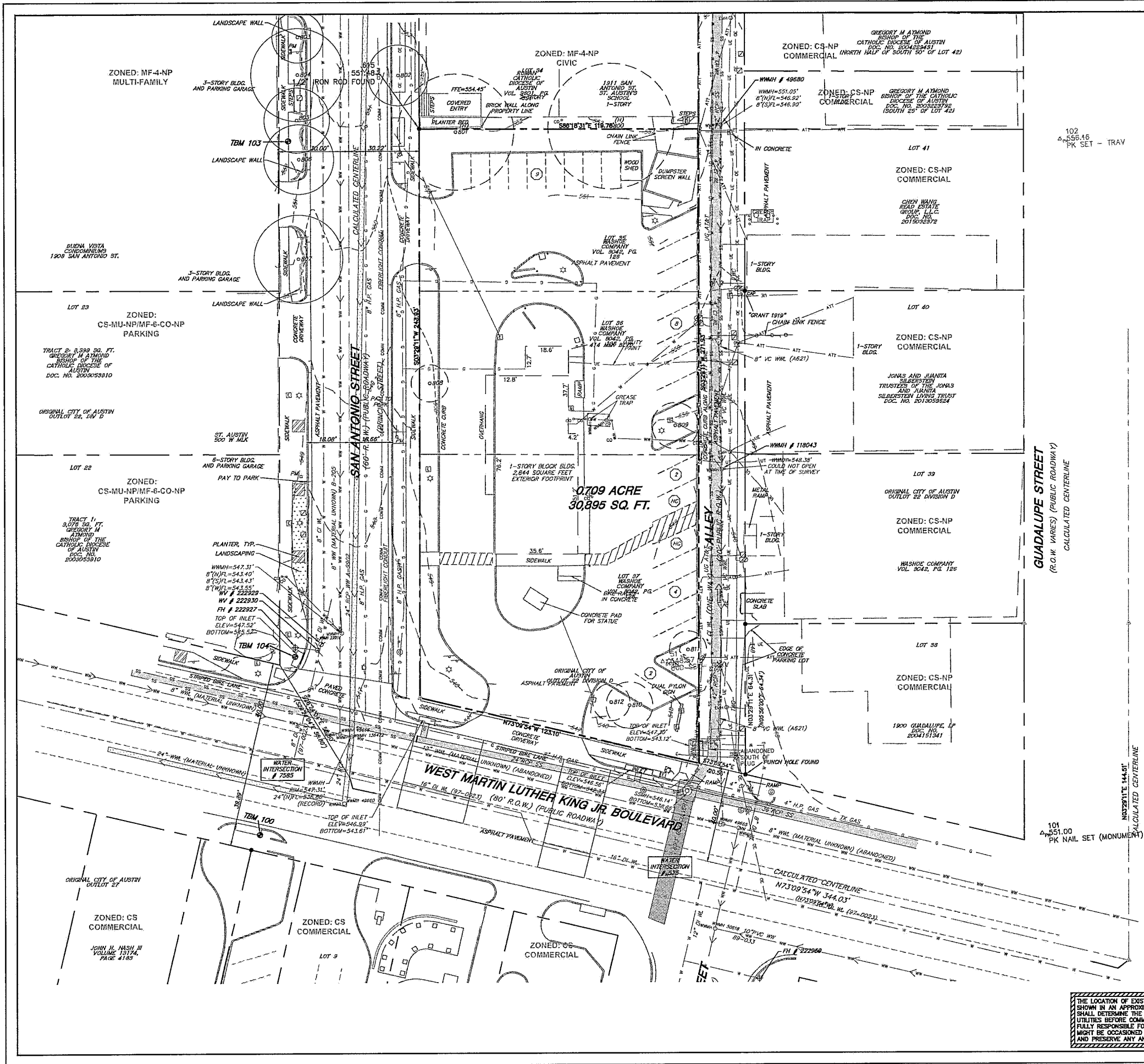


Richard T. Suttle, Jr.

Enclosures

Cc: Mr. Deno Yiankes, White Lodging Services Corporation





LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.K. NAIL WITH WASHER SET
- CALCULATED CORNER
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- STORMSEWER MANHOLE
- FIBER OPTIC MANHOLE
- ELECTRIC METER
- GROUND LIGHT
- LIGHT POLE
- POWER POLE
- WATER VALVE
- WATER METER
- SIGN
- BOLLARD
- WASTEWATER CLEANOUT
- GAS METER
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC
- REGULAR PARKING
- HANDICAP PARKING
- PARKING METER
- RECORD DEED INFORMATION
- CITY OF AUSTIN HERITAGE TREE

TREE LIST

R - INDICATES TREE TO BE REMOVED	
NO.	DESCRIPTION
R 800	27' PECAN
R 801	25' PECAN
802	13' SYCAMORE
803	11' LIVE OAK
804	20' LIVE OAK
805	14' LIVE OAK
806	15' LIVE OAK
807	19' LIVE OAK
R 808	8' CEDAR ELM
R 809	10' CEDAR ELM
R 810	10' MOUNTAIN LAUREL(5,5,4)
R 811	8' GRAPE MYRTLE(5,3,3)
R 812	8' GRAPE MYRTLE(4,3,2,2)

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

**TBM 100:** PK NAIL WITH BURY WASHER SET IN THE SOUTHEASTERLY CORNER OF THE CURB INLET IN THE SOUTHERLY SIDE OF MLK BOULEVARD, ±10 FEET WEST OF ENTRANCE DRIVEWAY TO CHICK-FIL-A. ELEVATION = 546.85'

**TBM 103:** PK NAIL WITH BURY WASHER SET IN EASTERLY EDGE OF SIDEWALK ON THE WESTERLY SIDE OF SAN ANTONIO STREET, ±10 FEET SOUTHEAST OF ENTRANCE STAIRWAY TO BUENA VISTA CONDOMINIUMS. ELEVATION = 552.53'

**TBM 104:** PK NAIL WITH BURY WASHER SET IN THE CURB INLET NEAR THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF MLK BOULEVARD WITH THE WESTERLY R.O.W. OF SAN ANTONIO STREET, 4 FEET SOUTHEAST OF A FIRE HYDRANT. ELEVATION = 547.58'



FOR CITY USE ONLY:

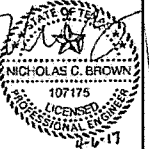
SITE PLAN APPROVAL Sheet 02 of 31  
FILE NUMBER: 16-0018-0001 APPLICATION DATE: AUGUST 1, 2018  
APPROVED ON: UNDER SECTION 112 OF  
CHAPTER 205 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81,DC) CASE MANAGER: K. BRADSHAW-CHURCH  
PROJECT EXPIRATION DATE (ORD.#970005-A) DWFX DDZ X

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: COMMERCIAL

Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING CONDITIONS PLAN

AC - AUTOGRAPH HOTEL  
1901 SAN ANTONIO STREET

AUSTIN 19 HOTEL, LLC

DRAWN BY:

DESIGNED BY:

QA/QC:

PROJECT NO.: 101649-0001

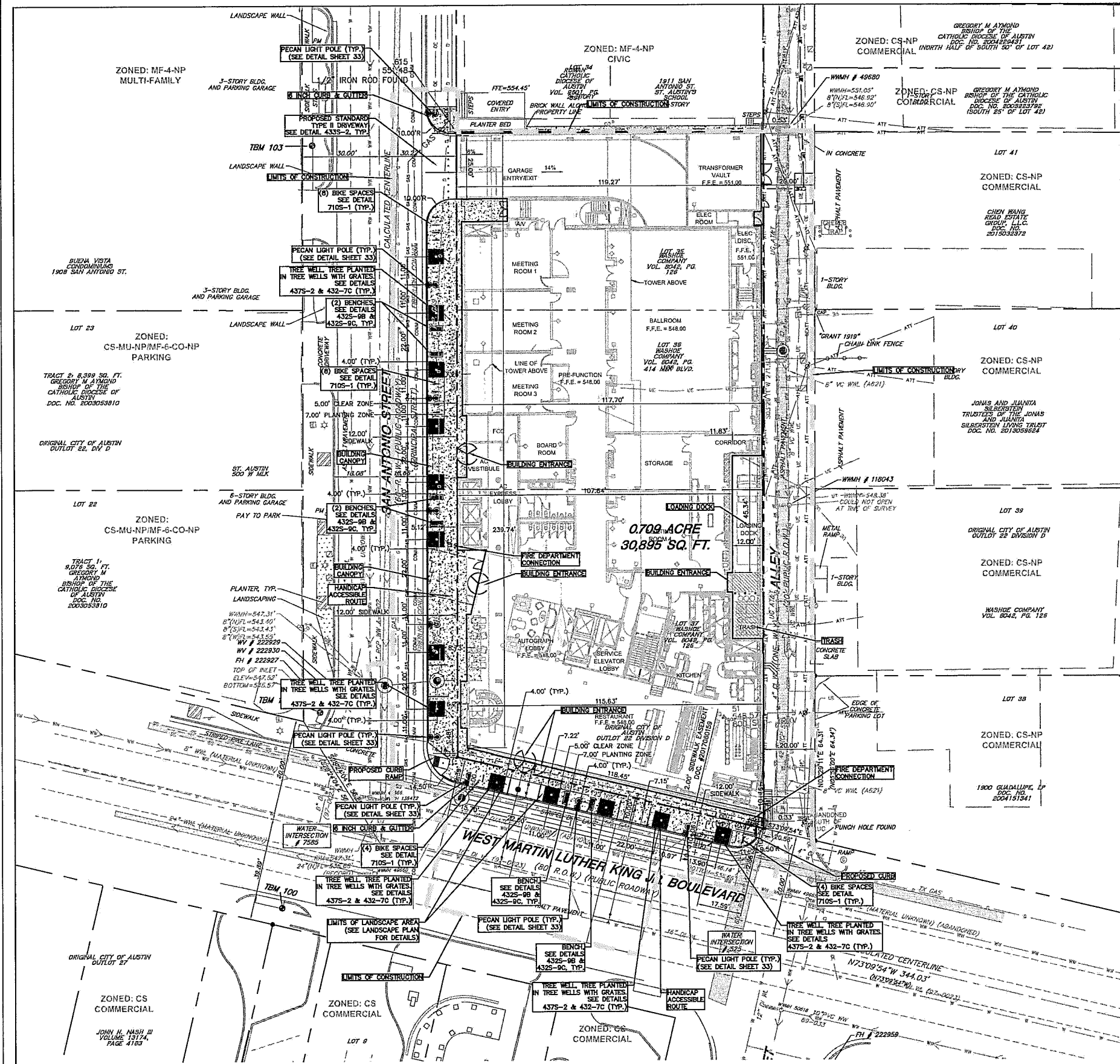
SHEET

02

OF

37





SITE NOTES:

- ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. A UNIFIED DEVELOPMENT AGREEMENT HAS BEEN RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS DOCUMENT NO. 201600000.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH E.C.M. SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
- CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING ARCHITECT PLANS FOR DETAILS AND SPECIFICATIONS FOR SITE SIDEWALKS AND SIDEWALKS ADJACENT TO BUILDINGS.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED.
- ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 8805.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- ALL EXTERIOR LIGHTING IN COMPLIANCE WITH SUBCHAPTER E.2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E.2.5. AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. PER SECTION 2.5.2.F. ALL NON-COMPLYING LIGHTING MUST BE CHANGED TO CONFORM WITH THIS SECTION BY JANUARY 1, 2015.
- CBD AND DMU DISTRICTS REQUIRE A BUILDING TO ACHIEVE AT LEAST A ONE STAR RATING UNDER THE GREEN BUILDING PROGRAM. [SEC 25-2.6(b)(8)]
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THIS SITE.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 160 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON CITE (AUSTIN CITY CODE, SEC. 15-6-01).
- A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9'6" MUST BE PROVIDED FOR VAN/ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO (ANSI 503.3).
- ALL SITE FURNITURE SHALL BE IN ACCORDANCE WITH GREAT STREETS STANDARDS.
- ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- SPOILS ARE TO BE REMOVED FROM THE SITE DAILY. NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO RELEASE OF THE BUILDING PERMIT.
- EACH COMPACT PARKING SPACE/ISLAND WILL BE SIGNED "SMALL CAR ONLY."

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (R.O.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	GROUND LIGHT
---	---	POWER POLE
---	---	DOWN GUY
---	---	TELEPHONE MANHOLE
---	---	WATER MANHOLE
---	---	WATER LINE MARKER
---	---	UNDERGROUND CABLE MARKER
---	---	UNDERGROUND GAS LINE MARKER
---	---	UNDERGROUND TELEPHONE MARKER
---	---	GAS RISER
---	---	TELEPHONE RISER
---	---	SPRINKLER CONTROL BOX
---	---	SWITCH GEAR & PAD
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT (SIZE VARIES)
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GRATE INLET
---	---	CURB INLET (SIZE VARIES)
---	---	GREASE TRAP (SIZE VARIES)
---	---	OVERHEAD ELECTRIC
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	WIRE FENCE
---	---	WOOD FENCE
---	---	CHAIN LINK FENCE
---	---	DUMPSTER
---	---	CURB & GUTTER
---	---	SIDE OF PAVEMENT
---	---	FIRE LANE DESIGNATION
---	---	HANDICAP ACCESS ROUTE
---	---	CONCRETE SIDEWALKS
---	---	WALL
---	---	WHEELSTOP
---	---	BOLLARD
---	---	FINISH FLOOR ELEVATION
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	PARKING COUNT (PARALLEL SPACES)
---	---	HANDICAP SPACE
---	---	BIKE PARKING
---	---	BARRICADE

ACCESSIBILITY NOTES:

- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]

FOR CITY USE ONLY:

SITE PLAN APPROVAL: Sheet 02 of 37  
FILE NUMBER: 00-0016-00000 APPLICATION DATE: August 1, 2016  
APPROVED: [Signature] UNDER SECTION 113 OF CHAPTER 22-3 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (05-01-11.DOC) CASE MANAGER: S. WANDERL-BETH  
PROJECT EXPIRATION DATE (ORD.#070905-A) DWG# 002 X  
Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: COMMERCIAL  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3  
NOTE: THIS PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Lot Area (Acres)	Lot Area (sq. ft.)	Building Height (Stories)	Building Height (feet)	Bldg Coverage (sf)	Building Coverage (%)	Impervious Cover (sf)	Impervious Cover (%)	Gross Floor Area (sq. ft.)	FAR
0.709	30,895	11	142'-11-1/2"	29,889.0	96.7	30,895	100.0	290,703	6.1

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

221 Wind Shih Street, Suite 600  
Austin, TX 78701  
Tel: (512) 324-1111 Fax: (512) 324-0235  
TDD: (512) 324-1111 TDD: (512) 324-0235  
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**SITE PLAN**

AC - AUTOGRAPH HOTEL  
1901 SAN ANTONIO STREET  
AUSTIN 19 HOTEL, LLC

DRAWN BY: [Blank]  
DESIGNED BY: [Blank]  
QA/QC: [Blank]  
PROJECT NO.: 101649-10031

SHEET  
**05**  
OF 37





AUSTIN 19 HOTEL, LLC

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101649-10031

**NOTE:**  
NO "EIFS" MATERIAL IS TO BE  
USED BELOW A BUILDING HEIGHT OF  
65 FEET.

[illegible]

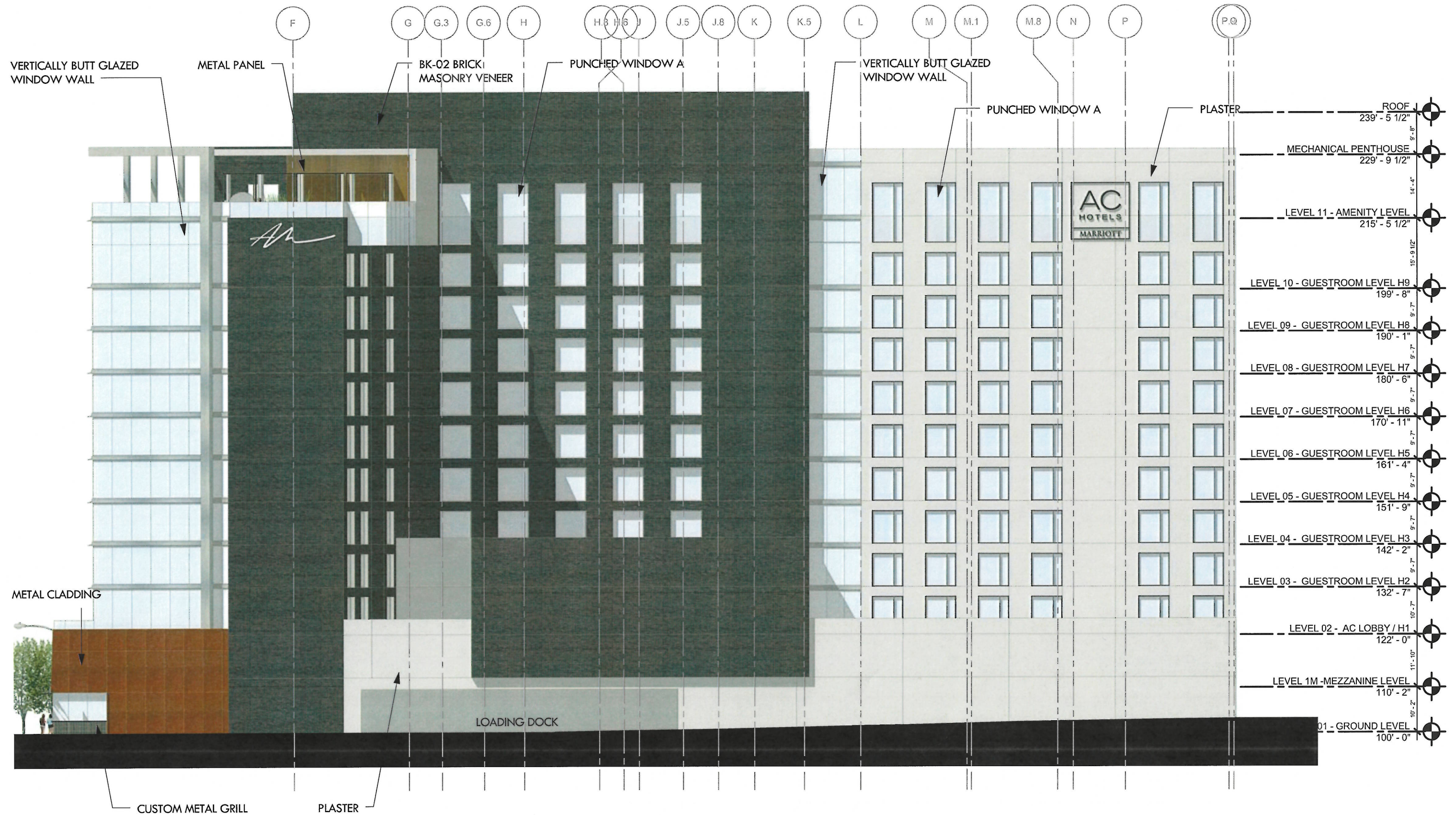




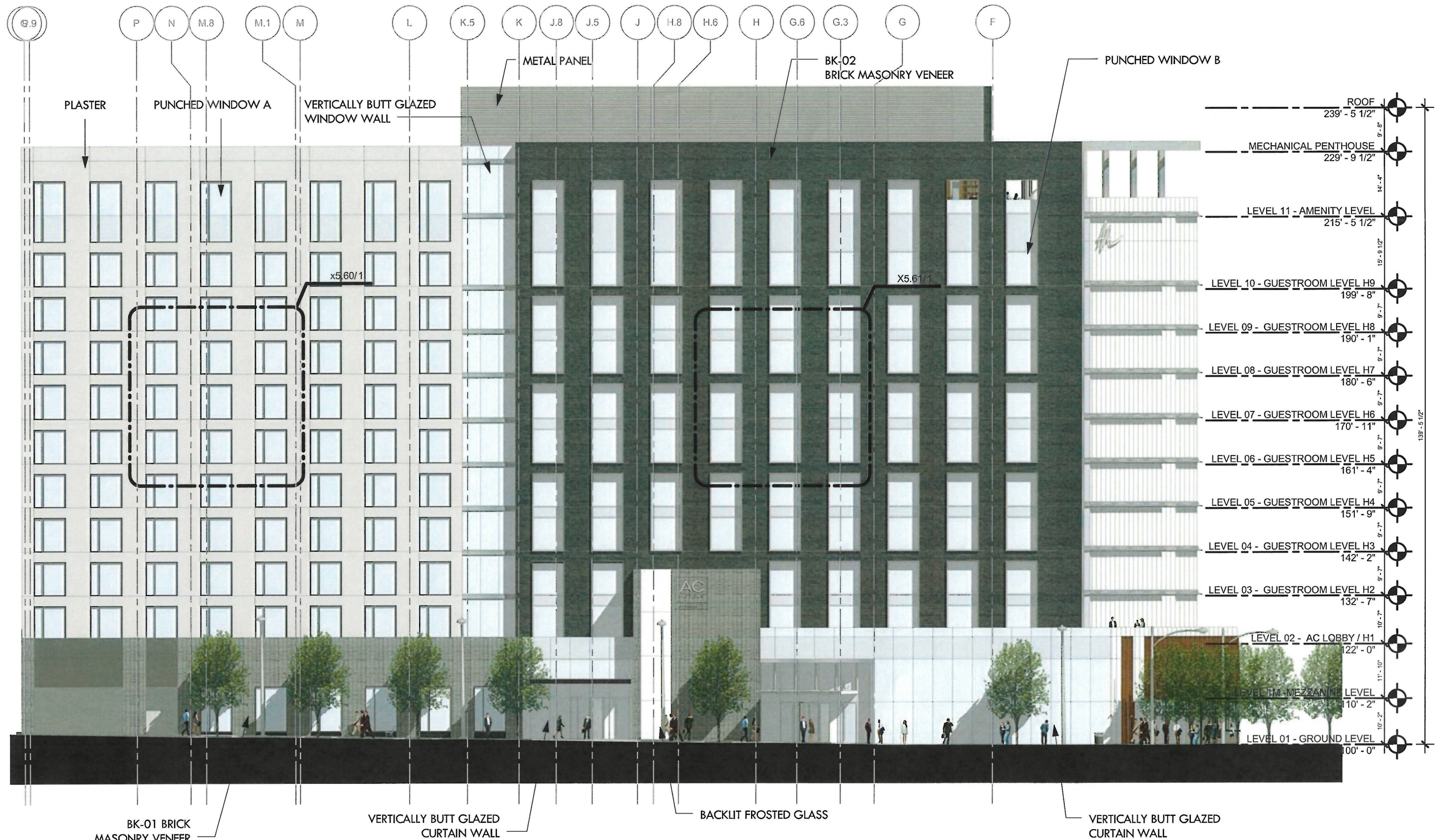








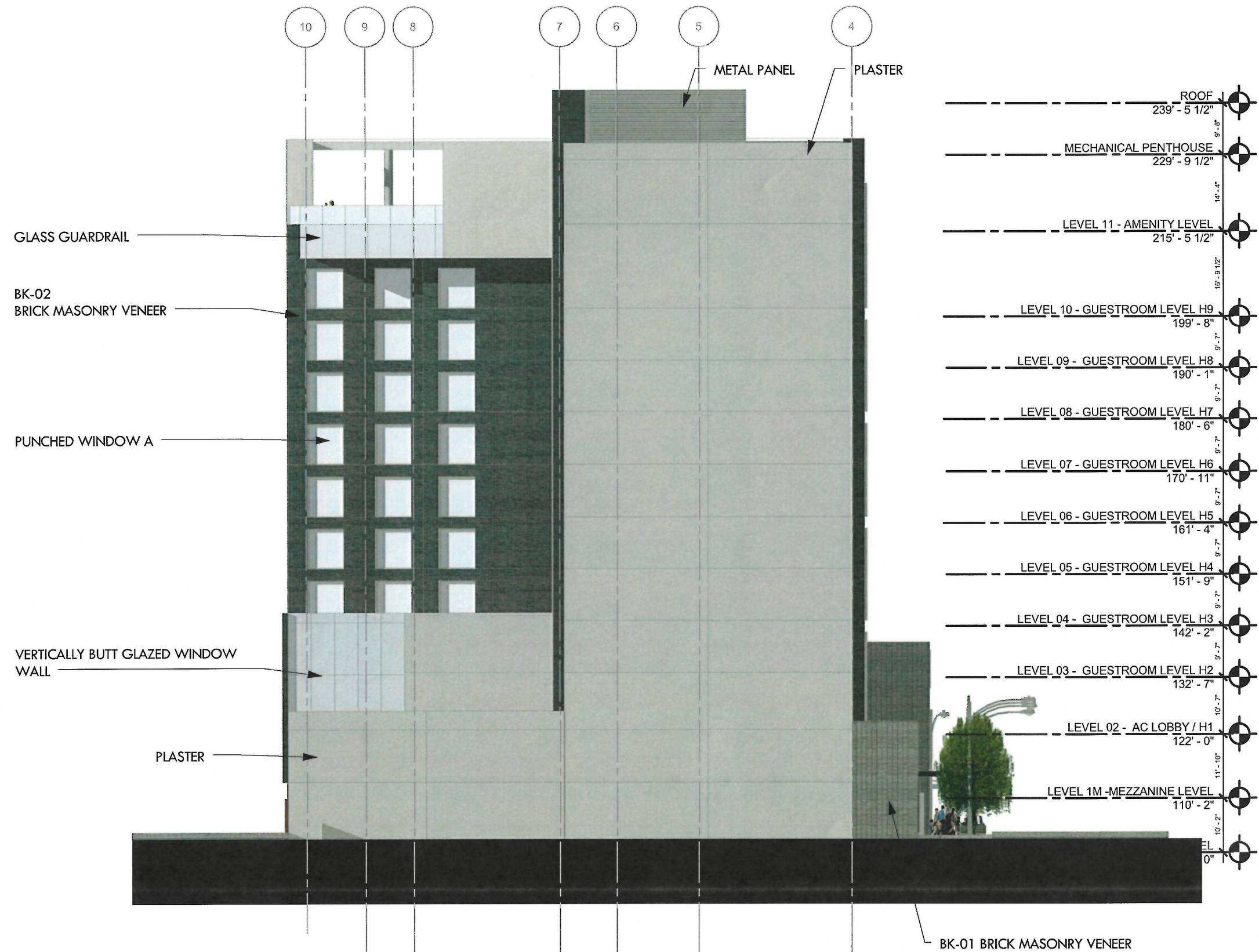




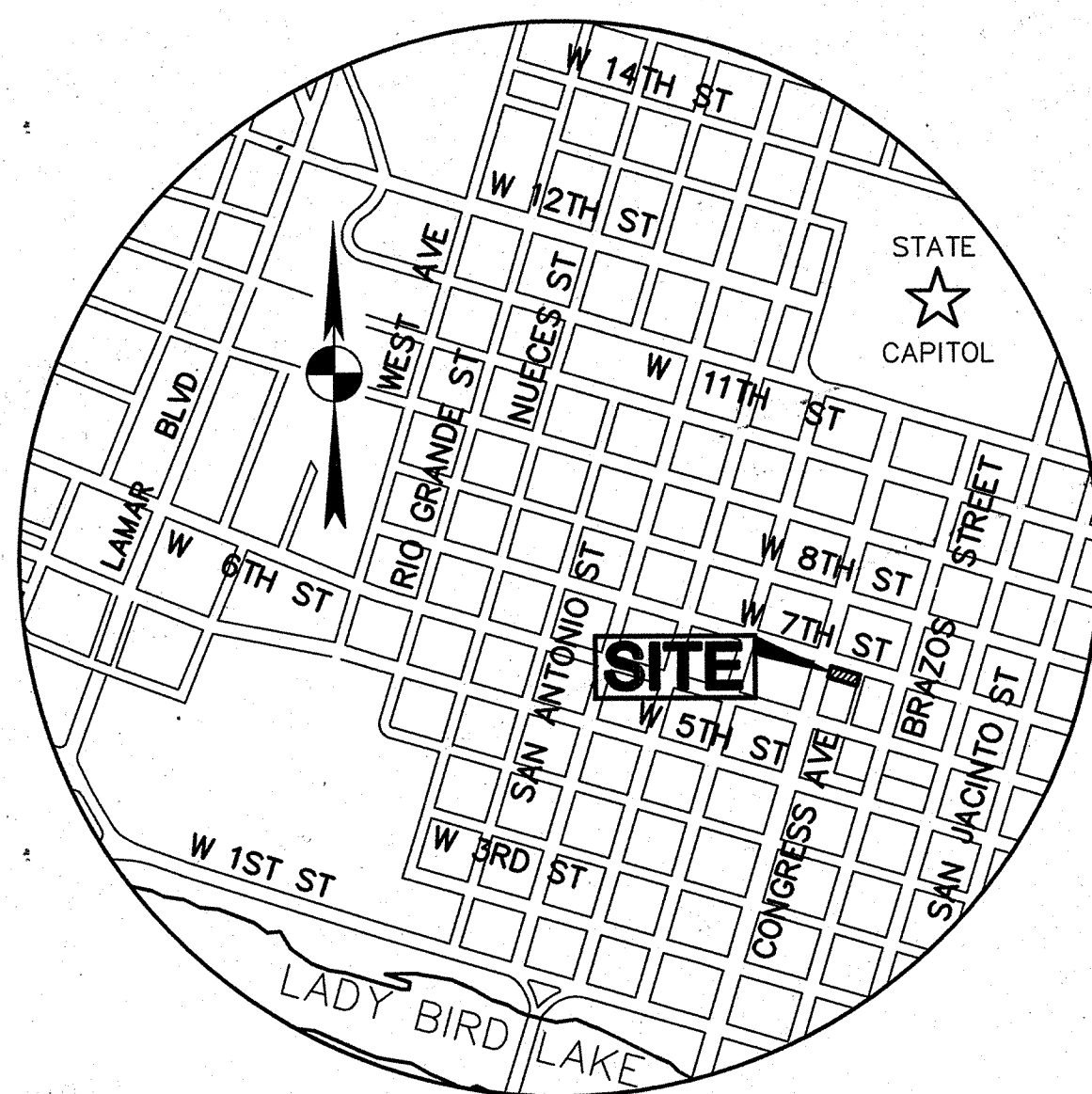












VICINITY MAP

N.T.S.  
GRID NO. J22  
MAPSCO NO. 5885

## RELATED CASES:

LAND STATUS DETERMINATION: C81-2014-0113  
CVC DETERMINATION: C17-2014-0011

**OWNER:** FINLEY COMPANY  
P.O. BOX 2086  
AUSTIN, TX 78768-2086  
CONTACT: TIM FINLEY  
(512) 478-0855

**DEVELOPER:** CONAUS, LLC  
701 E. 83RD STREET  
NORTH MERRILLVILLE, INDIANA 46410  
CONTACT: MATT FRANKIEWICZ  
(773) 573-4386

**ENGINEER:** BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
CONTACT: NICK BROWN, P.E.  
(512) 328-0011

**LANDSCAPE ARCHITECT:** BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
CONTACT: ZACH HUNTER  
(512) 328-0011

**ARCHITECT:** HKS, INC.  
1919 MCKINNEY AVE.  
DALLAS, TX 75201  
CONTACT: MICHAEL STROHMER  
(214) 969-5599

## WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE AND WALLER CREEK WATERSHEDS WHICH ARE CLASSIFIED AS URBAN WATERSHEDS. THIS PROJECT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE, TRANSITION, AND CONTRIBUTING ZONE ACCORDING TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF AUSTIN. THIS SITE WILL BE DEVELOPED CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE CITY LAND DEVELOPMENT CODE AS OF THE PROJECT APPLICATION DATE

## FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0465H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## LEGAL DESCRIPTION:

A 0.253 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 6 AND THE NORTH 23 FEET OF LOT 5, BLOCK 69, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

TRAVIS FLAKE, P.E.  
BURY-AUS, INC.  
QA/QC REVIEW APPROVAL

04/11/2014

DATE

**BURY**221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
Copyright © 2015

## NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- THIS SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO ISSUANCE OF THE BUILDING PERMIT. COMPLIANCE WITH GREEN BUILDING STANDARDS OF TWO STAR (MINIMUM) IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
- THIS SITE FALLS WITHIN THE CONGRESS AVENUE CAPITAL VIEW CORRIDOR (CVC). CVC DETERMINATION WAS DONE ON JULY 18, 2014 UNDER CASE NO. C17-2014-0011.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- 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.
- A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN THE PROJECT BEING SHUTDOWN. CALL DOUG WEISE AT 512-505-7023 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY AT 512-505-7151 IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION.
- CRANE LOADS CAN NOT BE SWUNG OVER OR BROUGHT WITHIN 10 FEET OF THE TRANSMISSION FACILITIES.
- ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER OR CONTRACTOR.
- PRIOR TO MOBILIZING TALL EQUIPMENT SUCH AS CRANES, CALL DOUG WEISE AT 512-505-7023 TO COORDINATE WITH TRANSMISSION PERSONNEL.
- 24 HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
- PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES, AND OFFICE BUILDINGS.
- LICENSE AGREEMENT HAS BEEN REVIEWED AND APPROVED. LICENSE AGREEMENT MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT BY THE CITY OF AUSTIN. LICENSE AGREEMENT RECORDED #
- SOILS ARE TO BE REMOVED FROM THE SITE DAILY AND THAT NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- PAYMENT OF INSPECTION FEES AND THE SUBMITTAL OF THE REQUIRED DOCUMENTATION WILL BE NEEDED TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRECONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE ROW OR PUBLIC EASEMENTS. THE CONTRACTOR SHALL NOTIFY THE SITE AND SUBDIVISION INSPECTION DIVISION OF THE CITY OF AUSTIN'S PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 512-974-6360 OR 512-974-7034 FOR A LIST OF SUBMITTAL REQUIREMENTS AND FOR THE CALCULATION AND ARRANGEMENTS FOR THE PAYMENT OF INSPECTION FEES.

## BENCHMARK NOTE:

SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION

# SITE DEVELOPMENT PERMIT PLANS FOR 7TH AND CONGRESS HOTEL

CVC DETERMINATION NO.: C17-2014-0011

LAND STATUS  
DETERMINATION NO.: C81-2014-0113

PERMIT NO.: SP-2014-0068C

ADDRESS: 109 E. 7TH STREET

SUBMITTAL DATE: FEBRUARY 25, 2014

SUBMITTED BY:

NICHOLAS C. BROWN, P.E.  
BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

DATE

## PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, NICHOLAS C. BROWN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

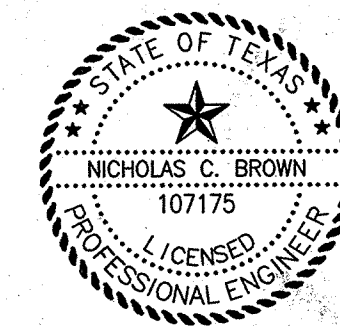
FILE: G:\103996\10007\103996007CVR01.dwg

File Number: SP-2014-0068C Date: 4-6-15  
Project Name: 7TH & CONGRESS HOTEL  
Correction/Revision # 3 Page # 12 of 32  
Saul J. Cuda  
City of Austin Water & Wastewater UtilityFile Number: SP-2014-0068C Date: 5-13-15  
Project Name: 7TH & CONGRESS HOTEL  
Correction/Revision # 4 Page # 12 of 32  
Saul J. Cuda  
City of Austin Water & Wastewater Utility

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	DEMOLITION EROSION AND SEDIMENTATION CONTROL PLAN
4	EROSION AND SEDIMENTATION CONTROL PLAN
5	SITE PLAN
6	SITE PLAN NOTES AND DETAILS
7	SITE PLAN DETAILS
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	GRADING AND DRAINAGE PLAN
11	EROSION AND SEDIMENTATION CONTROL, DRAINAGE NOTES AND DETAILS
12	UTILITY PLAN
13	WATER AND WASTEWATER PROFILES
14	UTILITY NOTES AND DETAILS
15	UTILITY NOTES AND DETAILS
16	STREETS AND NOTES
17	TRAFFIC CONTROL DETAILS
18	TRAFFIC CONTROL DETAILS
19	TRAFFIC CONTROL DETAILS
20	NORTH BUILDING ELEVATION
21	SOUTH BUILDING ELEVATION
22	WEST BUILDING ELEVATION
23	EAST BUILDING ELEVATION
24	CITY SUBMITTAL LICENSE AGREEMENT LANDSCAPE PLAN
25	CITY SUBMITTAL LICENSE AGREEMENT DETAILS
26	CITY SUBMITTAL LICENSE AGREEMENT NOTES AND DETAILS
27	CITY SUBMITTAL LICENSE AGREEMENT IRRIGATION PLAN
28	CITY SUBMITTAL LICENSE AGREEMENT IRRIGATION NOTES AND DETAILS
29	GAS RE-ROUTE
30	STREET CONDUIT PLAN
31	TREE LIGHTING PLAN
32	ELECTRIC DETAILS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN, SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED
1C	MODIFY WW SERVICE FROM 8" TO 12" & EXISTING WATER METER NUMBER. UPDATE BUILDING INFORMATION TABLES	(R) 12, 13, 6	32	0	100%	4-5-21-15	
2C	UPDATE BUILDING TABLES UPDATE ELEVATIONS SHEETS	(R) 1, 6, 20-23	32	0	100%	4-7-18-16	
3C	MOVE WASTEWATER CONNECTION TO NORTH SIDE OF BUILDING. ADD 45° BENDS TO PROFILE VIEWS AND CHANGE CALLOUTS	(R) 1, 12, 13	32	0	100%	4-9-8-16	
4C	MODIFYING WASTEWATER ON THE NORTH SIDE OF BUILDING, ADDING MH. REVISE PROPOSED FH LOCATION, REPLACE BROKEN STM.	(R) 1, 12, 13, 15, 6, 10	32	0	100%	4-6-26-17	

REVIEWED BY  
MAR 12 2015  
Austin Water UtilityAUSTIN WATER UTILITY  
EXPIRATION DATE  
MAR 12 2015REVIEWED BY THE AUSTIN WATER UTILITY  
APPLIES ONLY TO FACILITIES WITHIN PUBLIC  
STREETS OR PUBLIC UTILITY EASEMENTS. ALL  
OTHER WATER AND WASTEWATER FACILITIES  
INSIDE PRIVATE PROPERTY ARE UNDER THE  
JURISDICTION OF BUILDING INSPECTION.ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE  
PLANS REMAINS WITH THE ENGINEER. APPROVAL OF  
THESE PLANS BY THE CITY OF AUSTIN DOES NOT  
REMOVE THESE RESPONSIBILITIES.

## APPROVED FOR ACCEPTANCE:

W. A. C. B. Adh  
4-10-15  
DATE  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
DATE  
3/1/2015  
DATE  
INDUSTRIAL WASTE  
DATE  
3/18/15  
DATE  
CITY OF AUSTIN FIRE DEPARTMENT  
DATE  
3-12-15  
DATE  
AUSTIN WATER UTILITY DEPARTMENT

PRESSURE ZONE: CENTRAL  
STATIC: 80 PSI  
RESIDUAL: 88 PSI

Construction Type	BLDG S.F.	Fire Sprinkler	Required Fire Flow (gpm)	Reduction	Actual Fire Flow Required (gpm)
1A	249,388	YES	5500	75%	1500

## NOTE:

LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI, TO BE INSTALLED ON THE OWNER'S SIDE OF THE WATER METER.

DOMESTIC DEMAND: 502 GPM

FIXTURE UNITS: 2950  
WATER FIXTURE UNITS: 1793  
WASTEWATER FIXTURE UNITS: 1542

BUILDING HEIGHT: 327'-10"

## FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 32  
FILE NUMBER: SP-2014-0068C APPLICATION DATE: 02/25/2014  
APPROVED BY COMMISSION ON 4/10/15 UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81.LDC) 4-10-15 CASE MANAGER BARTON-BOLMES  
PROJECT EXPIRATION DATE (ORD.#070605-A) 4-10-15 DWPZ DDZ X  
Director, Planning and Development Review Department  
RELEASED FOR GENERAL COMPLIANCE: 4-10-15 ZONING: C-17  
Rev. 1 Correction 1 5-21-15  
Rev. 2 Correction 2 8-7-15  
Rev. 3 Correction 3 10-4-15  
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF  
APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE  
CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING  
PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS  
NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT  
EXPIRATION DATE.

SHEET  
1  
OF 32







