

CLB

**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2014-0220A **PLANNING COMMISSION DATE:** 6-9-2015

**ADDRESS:** 1500 San Jacinto Bv.

**PROJECT NAME:** Austin Megabus

**DISTRICT:** 1

**WATERSHED:** Waller Creek (Urban)

**LEGAL:** E. 79' of the South 128' of Block 54, Div. E, Original City of Austin

**AREA:** .23 Acres

**NEIGHBORHOOD PLAN:** Downtown

**EXISTING ZONING:** CS-NP

**PROPOSED USE:** Transportation Terminal

**APPLICANT:** Megabus Southwest (Rich Funke)  
1400 E. Houston Street  
San Antonio, TX 78202  
(210) 240-9694

**OWNER:** San Jacinto, LLC. (Bob Woody)  
2204 Point Bluff Dr.  
Austin, TX 78746

**AGENT:** Land Use Solutions, LLC. (Michele Haussmann)  
(512) 212-4114

**NEIGHBORHOOD ORGANIZATION:**

438- Downtown Austin Alliance  
767- Downtown Austin Neighborhood Coalition  
1037-Homeless neighborhood Association  
1200- Super Duper Neighborhood Objectors  
and Appealers Association  
402- Downtown Austin Neighborhood Assn. (DANA)

**AREA STUDY:** N/A

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive

**CAPITOL VIEW:** Not in View Corridor

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**SUMMARY STAFF RECOMMENDATION:** Not Recommended

**PLANNING COMMISSION ACTION:** 6-9-2015

**CASE MANAGER:** Lynda Courtney Telephone: 512- 974-2810  
Lynda.Courtney@austintexas.gov

**PROJECT INFORMATION:**

**EXIST. ZONING:** CS-NP

**EXISTING USE:** Vacant

**GROSS SITE:** .2321 Acres

**EXIST. BLDG. COVERAGE:** 1531 SF

**ZONING-ALLOWED IMPERV. CVRG.:** 95%

**REQUIRED PARKING:** 8

**ALLOWABLE FAR:** 2:1

**PROPOSED USE:** Transportation Terminal

**LIMITS OF CONSTRUCTION:** .218 Acres

**PROP. BLDG. CVR:** 1531 SF

**EXISTING IMP. CVR:** 93.97%

**PROPOSED PARKING:** 11

**PROPOSED F.A.R.:** .15:1

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
15 <sup>th</sup> Street	100'	70'	Arterial
San Jacinto	80'	56'	Collector

**SUMMARY COMMENTS ON SITE PLAN:**

**PROPOSED DEVELOPMENT:** *The applicant is requesting approval of a Conditional Use Permit to change the use of an existing Restaurant to allow Transportation Terminal facilities for the Megabus passengers.*

Current conditions consist of an asphalt- paved lot, with 93.97% impervious cover consisting of a small building with parking lot. The building was built originally as a service station with extended awnings, and was later operated as a restaurant without architectural change to the building. This proposal is for a change of use only. No construction is proposed with this Conditional Use permit.

Ticketing information, restrooms and waiting area are provided for customers within the existing building, which is typically open daily from 7 a.m. until 12 a.m.

**EXISTING ZONING:** CS. CS (General Commercial Services) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are typically incompatible with residential environments.

The proposed use is conditionally allowed as a permitted use in the zoning district.

**Transportation:** Does not comply with all transportation requirements with regards to the Land Development Code. A waivers for inadequate driveway dimensions has not yet been sufficiently addressed.

An updated and new easement for the joint use access easement between the Megabus property and the adjacent multifamily property is under review at City of Austin Legal and will be recorded and added to the plans as soon as it is approved. It is to ensure the continued and ongoing protection of the unimpeded access for the multifamily residents.

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**Environmental:** This site is located in the Waller Creek watershed, identified as an urban watershed. No issues with this proposal.

**SURROUNDING CONDITIONS:**

**Zoning/ Land use:** CS, General Commercial Services

**North:** MF-5, Parking

**East:** San Jacinto Bv., then CS, Parking

**South:** 15<sup>th</sup> Street, then MF-5, Office

**West:** CS, Multifamily

**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with most of the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district. The uses as shown are permitted uses, consistent with this zoning district. CS generally has more intense commercial or industrial uses with increased traffic service requirements. Uses in the area are mixed, with office, multifamily and commercial parking uses surrounding the site.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: Current property is compatible with the use of abutting sites. No additional construction is proposed. Traffic circulation access is currently to be on-site maneuvering for the bus traffic, to and from San Jacinto Boulevard. Access to the multifamily property adjacent to this site is being protected with an updated permanent access easement recorded in county records.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate and convenient off-street parking has not been fully provided in compliance with LDC standards for this site.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project has associated noise and fumes as related to any bus operation. The proposed access along San Jacinto is on the

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opposite side of the property, farthest away from the closest residents, who reside in the multifamily units immediately to the west of the proposed site. There is already a Capital Metro bus stop at this corner, on the street immediately adjacent to this proposal.

A Conditional Use Site Plan May Not:

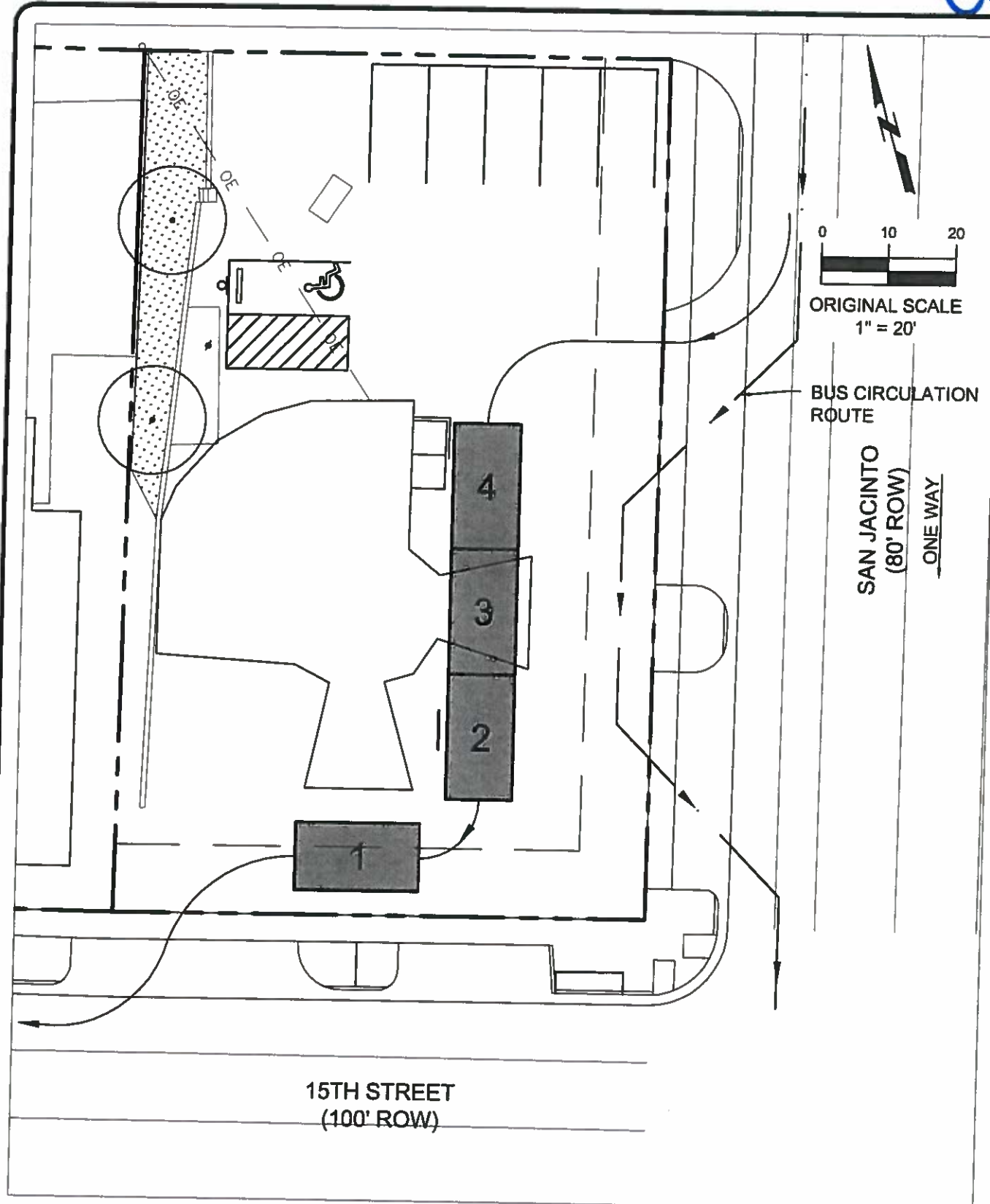
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. The operation of bus arrivals and departures creates more activity on the site during these times than would a small restaurant.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Development of this site will not adversely affect the safety or convenience of vehicular or pedestrian circulation.
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The proposed project does not affect adjacent properties or traffic control through its location, lighting or type of signs. Lighting will be shielded and signs will comply with the sign ordinance.

Site plan for a proposed transportation terminal at 15th Street and San Jacinto. The plan shows an existing 1,531 SF building, a proposed Class III bike rack (5 spaces), a proposed land use for a transportation terminal, and an existing retaining wall. It also includes a 20' alley, a 4' sidewalk, and a 10' front yard setback. The plan is oriented with North at the top. A scale bar indicates 1 inch equals 20 feet. A north arrow is located in the upper right corner. A legend in the bottom left corner defines the Megabus dimensions: Width 8.50 feet, Track 8.50 feet, Lock to Lock Time 8.00 feet, and Steering Angle 44.30 degrees.

**Legend:**

MEGABUS		feet
Width	:	8.50
Track	:	8.50
Lock to Lock Time	:	8.00
Steering Angle	:	44.30

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**BA** **BAKER-AICKLEN & ASSOCIATES, INC.**  
307 WEST LIBERTY AVENUE  
ROUND ROCK TEXAS 78664  
(512) 344-9632  
ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS  
ENGINEERING FIRM # P45 • SURVEY FIRM # 100231-C • TBAE # 1757

**PASSENGER DROP-OFF QUEUING  
OPTION 2**  
AUSTIN MEGABUS  
1500 SAN JACINTO  
02/05/2015 PROJECT # 2183-02-004

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SPC-2014-0220A  
REVISION #: 00  
CASE MANAGER: Lynda Courtney  
UPDATE: U1  
PHONE #: 512-974-2810

PROJECT NAME: Austin Megabus  
LOCATION: 1500 SAN JACINTO BLVD

SUBMITTAL DATE: September 3, 2014  
REPORT DUE DATE: September 17, 2014  
FINAL REPORT DATE: September 26, 2014  
**9 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, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 21, 2014.** 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.

**EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.**

**Please submit 2 copies of the plans and 2 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

**REVIEWERS:**

Planner 1: Cindy Casillas  
PDR Transportation: Amanda Couch  
Site Plan: Lynda Courtney



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## Electric Review - David Lambert - 512-322-6109

**FYI - David Lambert** is no longer the site plan and plat reviewer for Austin Energy. Contact Christine Esparza, at ph. 512-322-6112, to discuss these comments.

### EL 1. ADD THE FOLLOWING NOTE:

**Austin Energy has the right to prune** and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

Update 1: EL 1. – Comment Clear -

### EL 2. ADD THE FOLLOWING NOTE:

**The owner/developer of this subdivision/lot shall provide** Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

Update 1: EL 2. – Comment Clear -

### EL 3. ADD THE FOLLOWING NOTE:

**The owner shall be responsible** for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

Update 1: EL 3. – Comment Clear -

### EL 4. ADD THE FOLLOWING NOTE:

The owner of the property is responsible for maintaining **clearances** required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

Update 1: EL 4. – Comment Clear -

EL 5. Any **relocation** of electric facilities shall be at landowner's/developer's expense.

Update 1: EL 5. – Comment Clear - was informational.



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EL 6. This property is located in the Network. Contact Kevin Wolf at 512-505-7539 regarding underground electric service. If a transformer vault is required, show it in the size and location to which he agrees.

Update 1: EL 6. – Comment Clear - was informational.

EL 7. Need to show all existing facilities on plans.

Update 1: EL 7. – Comment Clear -

Fire For Site Plan Review - Sonny Pelayo @ AFD - 512-974-0194

Update 1- Approved  
9/25/2014

Industrial Waste Review - Erin La Rue - 512-972-1060

09/15/14  
Update #1  
Approved

Based upon comments received and plans submitted the proposed utility plan is approved. Henceforth, any changes made with respect to: Water, auxiliary water (e.g., reclaim, rain water, well water, etc.) or wastewater lines/service connections, water meters, the location of sample ports, the location of two-way cleanouts or manholes (City or private), or backflow preventers must be resubmitted to the Special Services Division for review.

Site Plan Review - Lynda Courtney - 512-974-2810

Administrative Comments:

SP 1-5. Comments cleared.

Conditional Use Permit comments:

SP 6. FYI: This use is considered a conditional use in this zoning and therefore Land Use Commission review and approval is required. Once all comments have been cleared, please contact this reviewer to schedule on the Planning Commission agenda. An additional fee is required for the hearing notice and must be paid prior to the mailing date. Please contact this reviewer to discuss.

SP 7. FYI: If any interested parties register before the public hearing or speak at the public hearing, there will be a 14 day appeal period following the decision made by the Planning Commission on the site plan. Your Case Manager will assist in scheduling a meeting with all interested parties in order to resolve conflicts or concerns

[Section 25-1-182, 25-5-62].

SP 8-9. Comments cleared.

SP 10. Please show the proposed hours of the transportation terminal.

U 1. This will probably be discussed at the time of the CUP hearing. Please be prepared to discuss times of business operations if it is a commission item of interest.

SP 11. Comments addressed.

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## PDR Transportation Review - Amanda Couch - 512-974-2881

### ACCESSIBILITY

TR1. **U1: Comment cleared.**

### MANUEVERABILITY

TR2. **U1: Comment cleared, new route was proposed.**

TR3. **U1: Comment cleared.**

TR4. **U1: Comment cleared, new route proposed.**

TR5. ATD approval of this is required and will be coordinated by this reviewer.

**U1: Staff cannot recommend this maneuvering within the ROW. This will go to Land Use Commission without staff support.**

### SIDEWALKS

TR6. Show the location of 4 foot sidewalks according to City Standards along 15<sup>th</sup> Street. Driveways should be closed. LDC, Sec. 25-6-352; TCM, 4.2.1.

**U1: Staff cannot recommend the driveway waiver request. This will go to Land Use Commission without staff support.**

TR7. Show the standard sidewalk detail (COA Standard No. 432S-1, adopted 3/26/2008).

**U1: Comment pending.**

### PARKING

TR8. Please provide any previous parking determinations for other Mega Bus establishments. Parking requirement pending determination.

**U1: Is there a parking garage within 1,000 ft walking distance to the terminal? Onsite parking is not sufficient or comparable to other permitted facilities.**

TR9. **U1: Comment cleared.**

TR10. **U1: Comment cleared.**

### QUEING

TR11. **U1: Comment cleared.**

### DRIVEWAYS

TR12. **U1: Comment cleared, FYI only.**

C16/11

TR13. One-way driveway approaches must be between 18 and 25 feet wide, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2.

**U1: Staff cannot recommend the driveway waiver request. This will go to Land Use Commission without staff support.**

TR14. Dimension the driveway curb return radii on site plan. The curb return radii must be between 20 feet and 30 feet. TCM, Table 5-2.

**U1: Staff cannot recommend the driveway waiver request. This will go to Land Use Commission without staff support.**

TR15. Where divided driveways are proposed, on-site circulation must be designed to minimize driver confusion and reinforce the one-way traffic flow on either side of the driveway median. TCM, 5.3.1.T.

**U1: Comment not addressed.**

TR16. Driveways must be separated from intersection right-of-way lines by 100 feet or 60 percent of the parcel frontage, whichever is less. TCM, 5.3.1.J. This distance is measured at the property line from the edge of the driveway to the extension of the right-of-way lines. See Fig. 5-2, TCM

**U1: Staff cannot recommend the driveway waiver request. This will go to Land Use Commission without staff support.**

TR17. Driveway approaches (including curb returns) must not occupy more than 70 percent of the abutting roadway frontage. TCM, 5.3.1.I.

**U1: Staff cannot recommend the driveway waiver request. This will go to Land Use Commission without staff support.**

TR18. Driveway approaches must be separated by a minimum of 75' feet, measured from edge to edge at the property line. TCM, Table 5-2.

**U1: Staff cannot recommend the driveway waiver request. This will go to Land Use Commission without staff support.**

## **OTHER ISSUES**

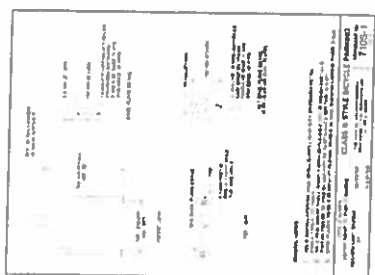
TR19. **U1: Comment cleared.**

TR20. Additional comments may be provided when more complete information is obtained.

## **ADDITIONAL COMMENTS**

TR21. Joint driveways with adjoining property owners may be permitted provided that a permanent written joint access agreement is recorded in the County deed records. TCM, 5.3.1.H. This reviewer has sent the existing easement to the City Legal Department for review and comment.

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[illegible]

**SCHEDULED FINANCE**

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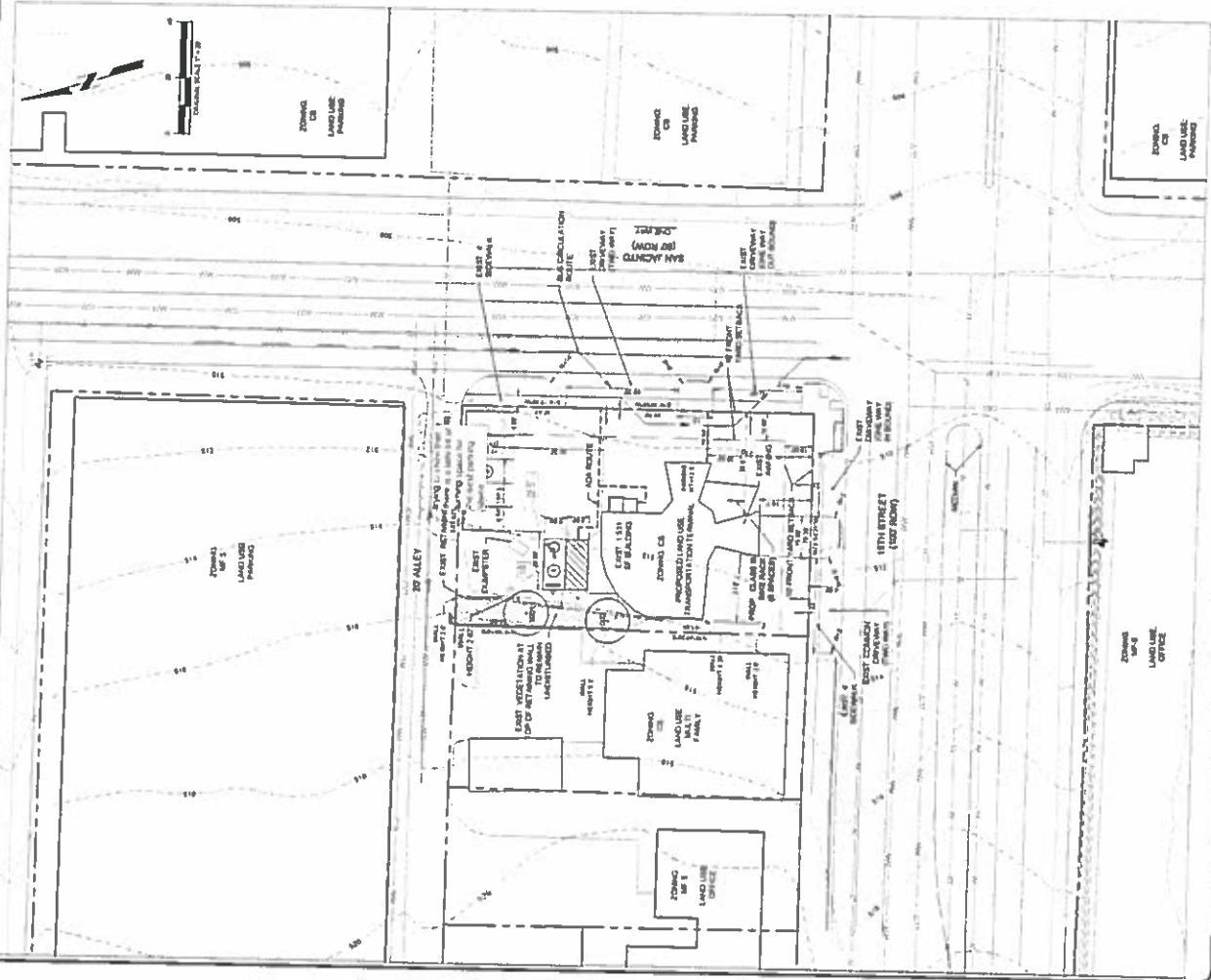
THE CITY OF AMTHERHAM HAS REVIEWED THIS ACTION COMPLAINT AGAINST JUSTICE OF THE PEACE AND CONSIDERED THE ALLEGATIONS MADE BY THE PLAINTIFF. THE PLAINTIFF HAS REQUESTED THAT THE COURT ORDER THE DEFENDANT TO REPAIR THE PROPERTY AND TO PROVIDE A WRIT OF HABEAS CORPUS. THE COURT HAS CONSIDERED THE ALLEGATIONS AND HAS DETERMINED THAT THE PLAINTIFF HAS NOT PROVEN THAT THE DEFENDANT HAS VIOLATED HIS RIGHTS. THE COURT HAS THEREFORE DENIED THE PLAINTIFF'S REQUEST FOR A WRIT OF HABEAS CORPUS AND HAS ORDERED THE DEFENDANT TO REPAIR THE PROPERTY. THE PLAINTIFF HAS REQUESTED THAT THE COURT ORDER THE DEFENDANT TO REPAIR THE PROPERTY AND TO PROVIDE A WRIT OF HABEAS CORPUS. THE COURT HAS CONSIDERED THE ALLEGATIONS AND HAS DETERMINED THAT THE PLAINTIFF HAS NOT PROVEN THAT THE DEFENDANT HAS VIOLATED HIS RIGHTS. THE COURT HAS THEREFORE DENIED THE PLAINTIFF'S REQUEST FOR A WRIT OF HABEAS CORPUS AND HAS ORDERED THE DEFENDANT TO REPAIR THE PROPERTY.

Unit	Stop Rate (SR)	Parking Rate (PR)	Required Parking Spots
1	33	500	100

Table 1 The Schedule 8 of the LDC, the Center Hotel provides the maximum of about 1000 spots for parking. The parking management principle of the hotel is parking requirement, and meanwhile of each meeting room.

IN-DOVED PARKING				
Location	Standard	Van	Total	TOTAL PARKING @
Surface	8	1	1	9

Table 2 The LDC Hotel provides the maximum of about 1000 spots for parking.

[illegible][illegible]



ck  
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June 25, 2014

Ms. Lynda Courtney  
City of Austin  
Planning and Development Review Department  
505 Barton Springs  
Austin, Texas 78704

RE: Austin MegaBus  
1500 San Jacinto Boulevard  
Engineer's Summary Letter

Dear Ms. Courtney:

The application consists of a Planning Commission Land Use Site Plan (Non-Consolidated) for the change of use of the Austin MegaBus site located at 1500 San Jacinto Boulevard which is the northwest corner of 15<sup>th</sup> Street and San Jacinto Boulevard. The legal description of the property is the East 79' of the South 128' of Block 54, Division E, Original City of Austin, Texas. The gross site area and net site area is 0.2321 acres.

#### **ZONING AND LAND USE**

The project site is zoned CS (General Commercial Services). The site is currently developed and has an existing 1,531 square foot building located on the property. The building is currently vacant but was previously a restaurant, and in the past was a service station. The proposed use is an off-street bus terminal facility for MegaBus. MegaBus offers express bus service between Austin, San Antonio and Dallas serving a customer base primarily comprised of students.

The sites immediately adjacent to the project site are also zoned CS; other zoning in the area is MF-5. Adjacent uses are office, parking garages and surface lots, and multi-family. An alley and parking garage are immediately north of the project site; a small condo building is immediately west of the site; San Jacinto Boulevard borders the east property line and 15<sup>th</sup> Street borders the south property line.

Upon approval of the change of use, buses will approach the site from the north heading south on San Jacinto. The existing site driveways on San Jacinto are wide enough that the bus will enter the northernmost driveway and exit the southern driveway. The buses will proceed south on San Jacinto Boulevard and head east at 15<sup>th</sup> Street to IH-35.

Six (6) parking spaces will be located on-site for drop-off and pick-up of passengers. For the safety of the passengers, no long-term parking on-site is proposed. A bike rack is proposed which will provide five (5) bicycle parking spaces.

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15

The existing building will be remodeled to serve as a waiting area for passengers. Restroom facilities are located within the building, as well as on each bus.

### PROPOSED IMPROVEMENTS

No major site improvements are currently proposed; improvements are limited to maintenance of the existing parking lot. If additional improvements are needed, a Site Plan Exemption will be requested.

The site is currently developed and approximately 94% of the site is impervious cover. The northwest corner of the site is vegetated with trees and vines; this area is west of the existing site retaining wall approximately four (4) feet higher than the remainder of the site. No existing areas are proposed for redevelopment and no new impervious cover is proposed. A 1,531 sf building exists on site, which is 15% of the gross site area. No additional building coverage is proposed.

### WATERSHED / FLOODPLAIN

The Austin MegaBus site at 1500 San Jacinto Boulevard is located within the Waller Creek Watershed, which is classified as an urban watershed. The project is not located within the Edwards Aquifer Recharge Zone. No portion of this site is within the 100 year flood plain as per Panel 48453C0465H, dated September 26, 2008 for Travis County, Texas.

### STORM WATER RUNOFF

Existing storm water drainage flows overland across the site. No alterations to the existing drainage are proposed. The Austin Megabus change of use will not change drainage patterns or increase storm water runoff; therefore, no detention is proposed, as there are no increased flows to detain. No new impervious cover is proposed with this project; therefore no water quality controls are proposed.

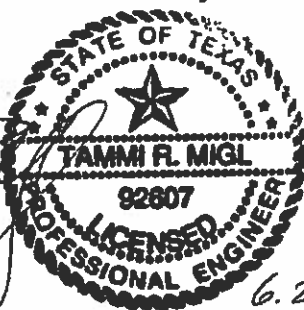
### UTILITIES

The site is served by existing utilities; no new utility connections are proposed.

Please do not hesitate to call should you have any questions or concerns regarding this project.

Sincerely,

  
Tammi Migl

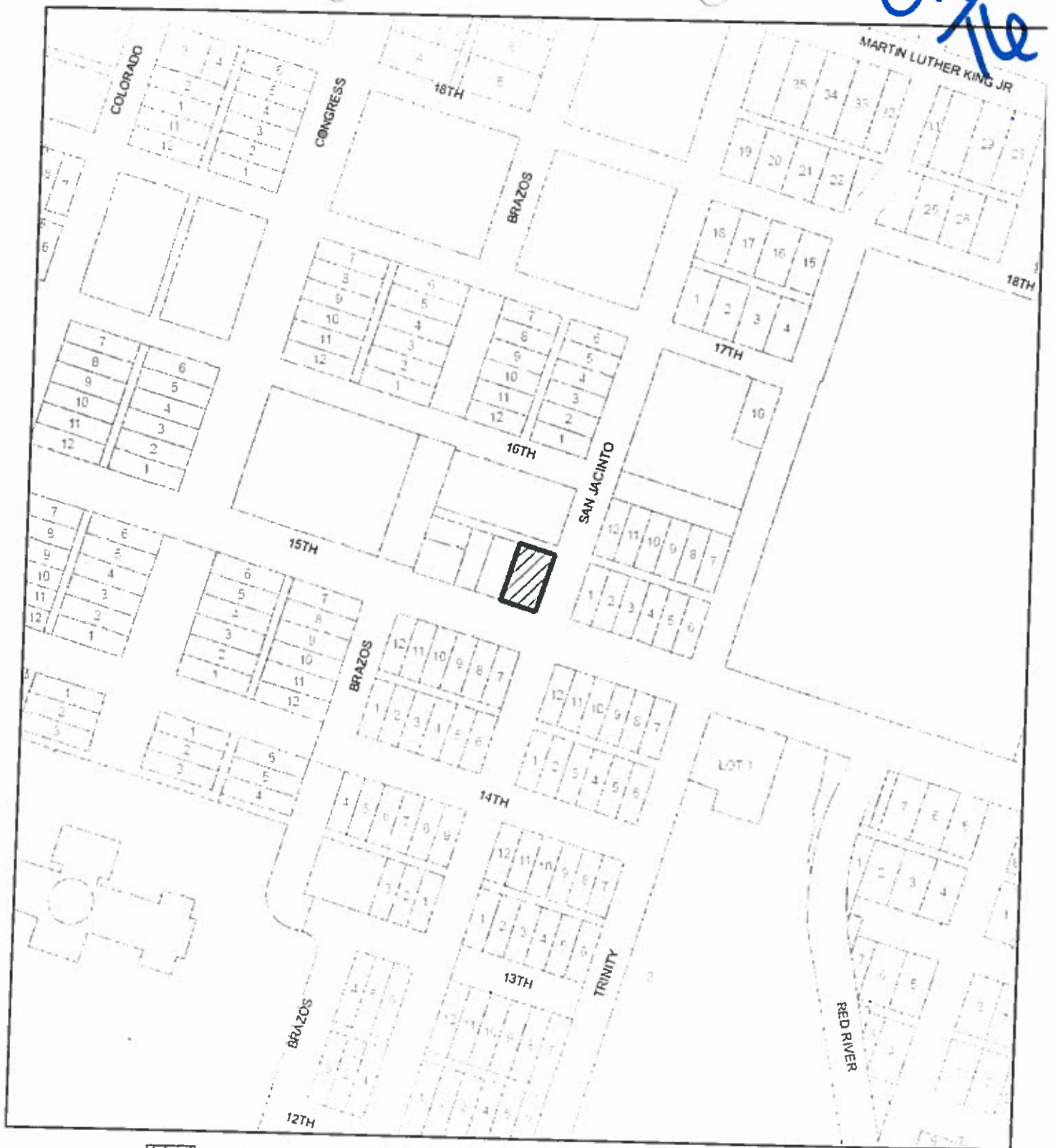


6.25.2014

SCANNED



C16  
7/16



Subject Tract



Base Map

CASE# SPC-2014-0220A  
ADDRESS: 1500 San Jacinto Blvd.



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road 5th Floor P.O.  
Box 1088, Austin, Texas 78767  
(512)974-3207

March 10, 2015

Ms. Michele Haussmann  
Land Use Solutions  
1717 West 6<sup>th</sup> Street  
Austin, Texas 78703

VIA ELECTRONIC MAIL [Michele@landusesolutionstx.com](mailto:Michele@landusesolutionstx.com)

Re: Property located at 1500 San Jacinto Boulevard (Property)

Dear Ms. Haussmann:

Please let this letter serve as documentation of support, on behalf of the City of Austin (City) Historic Preservation Office, for the use of the property at 1500 San Jacinto Boulevard as a transportation terminal operated by Megabus, given their commitment to renovate and use the existing structure on the site to use for terminal-like services to maintain the character of the area in the Capitol complex.

The structure on this site is not a designated landmark, nor is it in a historic district, because the City does not initiate landmark designation unless a structure is being threatened by demolition or significant changes from the original architecture and design. Therefore, the structure is vulnerable and the Historic Preservation Office is pleased that this applicant is voluntarily working with the City to make sure that their modifications do not take away from the character of the original building.

Preservation of the existing building at 1500 San Jacinto Boulevard is important and we support this user who wants to use and maintain this structure as part of their transportation terminal use.

Sincerely,

*Steve Sadowsky*

Steve Sadowsky  
Historic Preservation Officer

CC: Rob Spillar, Austin Transportation Department, *via electronic mail*  
Greg Guernsey, Planning and Development Review Department, *via electronic mail*

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17

Chair  
Betty Reinbeck

Commissioners  
William D. Darby  
Virginia Hermosa  
Brant C. Ince  
Mike Novak  
Jack W. Perry  
Alvin Shaw



Executive Director  
Harvey Hilderbran

Mailing address:  
P. O. Box 13047  
Austin, TX 78711-3047  
(512) 463-3446  
[www.tfc.state.tx.us](http://www.tfc.state.tx.us)

May 29, 2015

Planning and Development Review Department  
Attention: Lynda Courtney, Case Manager  
P O Box 1088  
Austin, TX 78767

Re: Austin Megabus Case No. SPC-2014-0220A

Dear Ms. Courtney:

The Texas Facilities Commission objects to the application of Austin Megabus for the proposed location at 1500 San Jacinto, Austin, Texas, for the reason that the application was automatically denied on December 21, 2014. There is no evidence that the applicant timely updated the application and cleared comments as required by the Master Comment Report dated September 3, 2014. If the date was extended, please post documentation on the website.

The Texas Facilities Commission further objects to the application of Austin Megabus for the proposed location at 1500 San Jacinto, Austin, Texas, for the reasons that follow:

1. There is inadequate off-site parking to accommodate persons accessing the site for either passenger drop-off or pick-up. San Jacinto is a one-way thoroughfare from north to south. The location can only be accessed from San Jacinto. There is no access from 15th Street. According to my research, Megabus has 15 arrivals and 15 departures per day. Each bus has 81 seats and occupancy is in the range of 65% to 100%. Potentially, that is 2,430 persons who will access the proposed location. There are no parking meters on either San Jacinto or 15th Street that are in proximity to the proposed location. The vehicles that drop off or pick up will either (i) block a moving lane of traffic on San Jacinto, (ii) block the right turn lane onto 15th Street, (iii) block the bicycle lane, or (iv) illegally park in state-owned parking garages and lots without permit. There are no other options. The congestion will be similar to passenger drop-off and pick-up at ABIA.
2. The State owns several parking lots and parking garages along San Jacinto that are in in close proximity to the proposed site. Each parking lot and garage is full on a typical work day. The presence of standing buses or passenger drop-off or pick-up along San Jacinto will interfere with the safe entry to or exit from the parking lots and parking garages.
3. The proposed location is within the boundaries of the Capitol Complex. In accordance with Section 2166.105(a)(6), Texas Government Code, the Texas Facilities Commission was mandated to prepare an analysis of and recommendations for Capitol Complex infrastructure needs, including transportation, utilities, and parking. The planning has commenced and must be submitted to the Governor, Lieutenant Governor, Speaker of the House of Representatives

Planning and Development Review Department  
Attention: Lynda Courtney, Case Manager  
May 29, 2015  
Page 2

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Comptroller, and Legislative Budget Board not later than April 1, 2016. The proposed Megabus location and the traffic impact has not been included within the master plan and would add delay and substantial expense to the timely completion of the planning and submission of the plan as required by law.

If you have any questions, please do not hesitate to contact me.

Sincerely,

**TEXAS FACILITIES COMMISSION**

By: Steven E. Halpin  
Steven E. Halpin

Board Certified, Commercial Real Estate Law  
Texas Board of Legal Specialization

Real Estate Attorney  
Planning & Real Estate Management Division  
Texas Facilities Commission  
1711 San Jacinto, 4th Floor  
Austin, Texas 78711  
(512) 463-8695 Direct  
(512) 236-6187 Fax  
steven.halpin@tfc.state.tx.us

## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: [http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2014-0220A  
Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

TEXAS FACILITIES COMMISSION 512/463-869

Name (please print)

Telephone number

ATTN: Steven E Halpin

Address(es) affected by this application (Street, City, ZIP Code)

PO Box 13047

Mailing address (Street, City, ZIP Code)

AUSTIN TX 78711-3047 7-29-14

Signature

Date

Comments:

TFC is considering the application in  
light of legislative authority to prepare  
the Capitol Complex Master Plan and  
transportation issues.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

C16  
20



C14  
21

**Texas Facilities Commission**  
1711 San Jacinto Blvd. • Austin, Texas 78701 • [www.tfc.state.tx.us](http://www.tfc.state.tx.us)

**Steven E. Halpin**  
Senior Planner/Attorney  
Board Certified, Commercial Real Estate Law  
Texas Board of Legal Specialization

Planning & Asset Management Division  
Mail: P.O. Box 13047, Austin, TX 78711-3047  
Direct: 512.463.8695  
[steven.halpin@tfc.state.tx.us](mailto:steven.halpin@tfc.state.tx.us)



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Case Number: SPC-2014-0220A

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

GARY BERNHARD 512-472-1617  
Name (please print) Telephone number

206 E. 15<sup>th</sup> #9 Austin 78701  
Address(es) affected by this application (Street, City, ZIP Code)

SAME

Mailing address (Street, City, ZIP Code)

Gary Bernhard 7/23/14  
Signature Date

Comments: A BUSINESS OF THE NATURE  
PROPOSED WILL PRESENT MULTIPLE  
ISSUES IF ALLOWED AT THIS LOCATION -  
MAINLY - PARKING ; TRAFFIC ;  
LOITERING & TRESPASSING ON  
ADJACENT PROPERTY

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

C/E  
27



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Case Number: SPC-2014-0220A

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

Name (please print) Justin Rodriguez Telephone number 210 275 4673

Address(es) affected by this application (Street, City, ZIP Code)  
206 E. 15th Street #5 Austin 78701

Mailing address (Street, City, ZIP Code)  
Same

Signature [Signature] Date 7/25/14

Comments: I am concerned about  
the traffic in and around  
my residence including access  
and ingress/egress. Parking for  
drop off/pickup is also a major  
concern if wine.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

C/G  
23/6

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Case Number: SPC-2014-0220A

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: *All contact information is mandatory.*

Name (please print) Philip H. Parker Telephone number 512 773-3710

206 E 15th St Apt 8 Austin TX 78701  
Address(es) affected by this application (Street, City, ZIP Code)

Same  
Mailing address (Street, City, ZIP Code)

[Signature] Date 7-14-14

Comments: Please record my  
opposition to proposed conditional  
use permit. The proposed lot  
is too small for contemplated  
use. Plan would add to  
existing congestion due to  
work on E 15th for medical school

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

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24

## INTERESTED PARTY INFORMATION

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[http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

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Case Number: SPC-2014-0220A

Contact: Lynda Courtney, 512-974-2810 or  
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

LIBBY BERNHARD

512-472-1617

Telephone number

206 E 15th St #9

Address(es) affected by this application (Street, City, ZIP Code)

Austin TX 78701

Mailing address (Street, City, ZIP Code)

Libby Bernhard

Signature

7/17/14

Date

Comments: I would like to know how the bus company intends to prevent its patrons from parking & waiting in our parking lot, the alley, or blocking lanes on San Jacinto, particularly in the 4-6pm work day jam from the state garages and during LET GAMES v Event Center happenings.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

C/6  
25

Close Update Mark All Delete Pick Accept Review Detail Query Edit To-Do List Address Only Folder Property People Reports Trust Act. Print Log Off Quit

People and Organizations (from Austin Megabits [SV])

People | Folder People (1) | Property | Info | Attachment | Member | Address

Name	Chris	
Org	Texas State Preservation Board	
Address		
City	201 E 14TH	STREET Suite 950
Phone	AUSTIN TX	USA 78701
	(512) 463-6271 e	Email Christopher.Currens@tspb.state.tx.us
	(512) - e	Licence
	( ) - e	People Type Interested Party
Free Form Address	201 E 14TH ST SUITE 950	
	AUSTIN TX 78701	
Date of Birth	Reference File #	Status
Family ID	Parent ID	Row ID 5443528
Info	Value	Type

☒ List View ☐ Related View

☒ Show no. of rows on tabs

Folder

Violations

Encrypted Folders

Envelope

Family

Invoice

Re-Default

Address People

Copy Child

Belongs to

Pick Address From Property

Same

< Back

Forward >

1 Row Returned									
1 Row Returned									
26 Rows Returned									
1 Row Returned									

C16/26



U/L  
2/7

December 19, 2014

Ms. Lynda Courtney  
City of Austin  
Planning and Development Review  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Austin Megabus  
1500 San Jacinto  
SPC-2014-0220A  
Extension Request

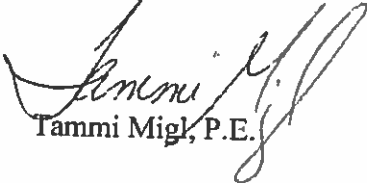
Dear Ms. Courtney:

As representatives of the Austin Megabus project, we respectfully request a 180-day extension to the Site Plan Permit application that was submitted on September 3, 2014.

To date, all comments have been cleared with the exception of Transportation comments. Pending items include a parking determination and comments regarding the existing driveway configuration.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

  
Tammi Migl, P.E.