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

CASE NUMBER: SPC-2014-0220A **PLANNING COMMISSION DATE:** 6-23-2015

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 Postponed 5-0; 6-23-2015

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: 10

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

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
15 th 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 a vacant building (previous use was a 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 waiver for inadequate driveway dimensions has not yet been sufficiently addressed. Approval from Austin Transportation Department is required.

An updated and new easement for access to the adjacent multifamily property is approved and will be added to the plans. It is to ensure the continued and ongoing protection of the unimpeded access for the multifamily residents.

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

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SURROUNDING CONDITIONS:

Zoning/ Land use: CS, General Commercial Services

North: MF-5, Parking

East: San Jacinto Bv., then CS, Parking

South: 15th 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. Turning dimensions for the driveways has not yet been approved by the Austin Transportation Department.
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 been fully provided in compliance with LDC standards for this site. Land Development Code requires 8 spaces for this use, and the applicant is proposing 10 spaces.
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

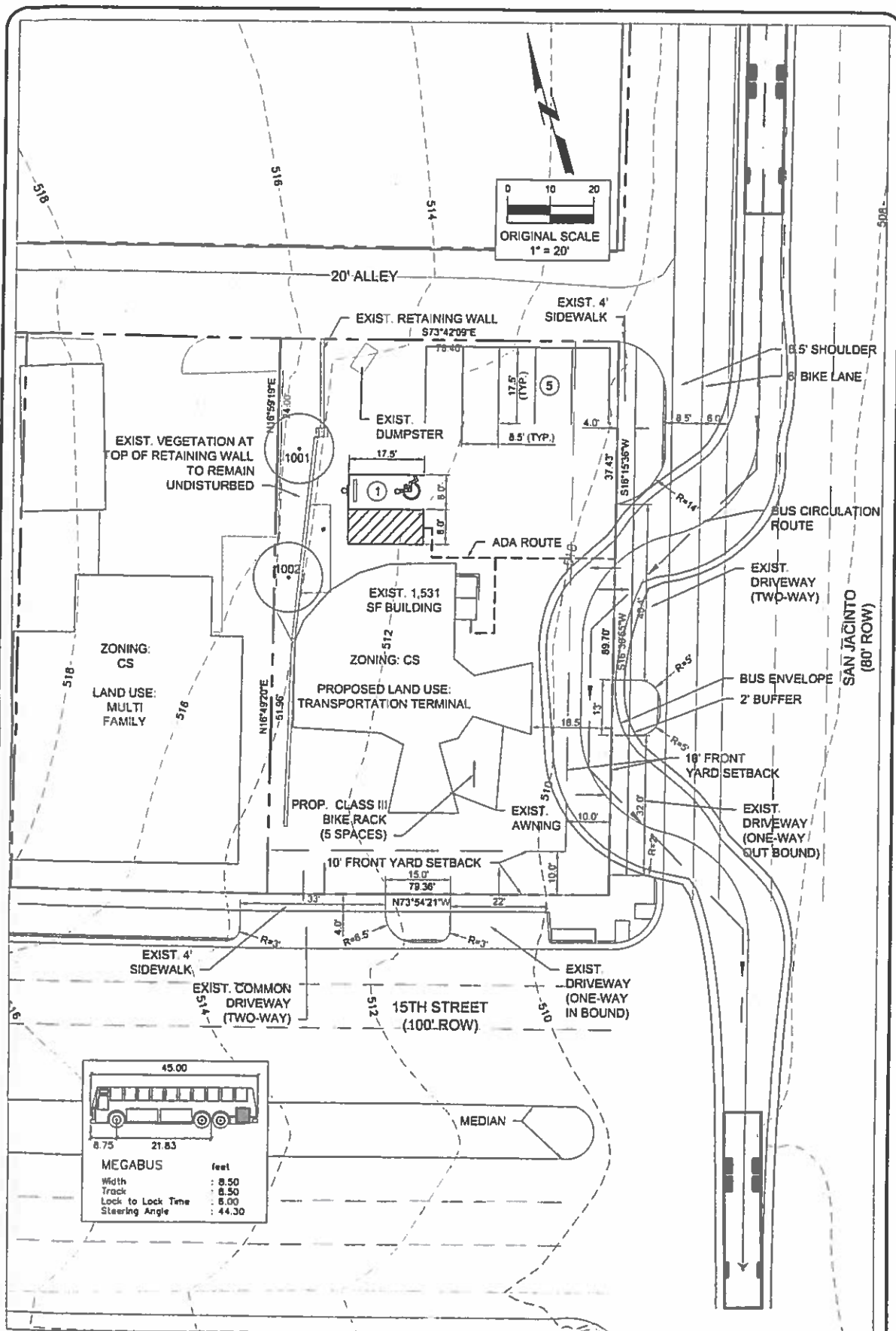
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fumes as related to any bus operation. The proposed access along San Jacinto is on the opposite side of the property, farthest away from the closest residents, who reside in the multifamily units immediately to the west of the proposed site. There is already a Capital Metro bus stop at this corner, on the street immediately adjacent to this proposal.

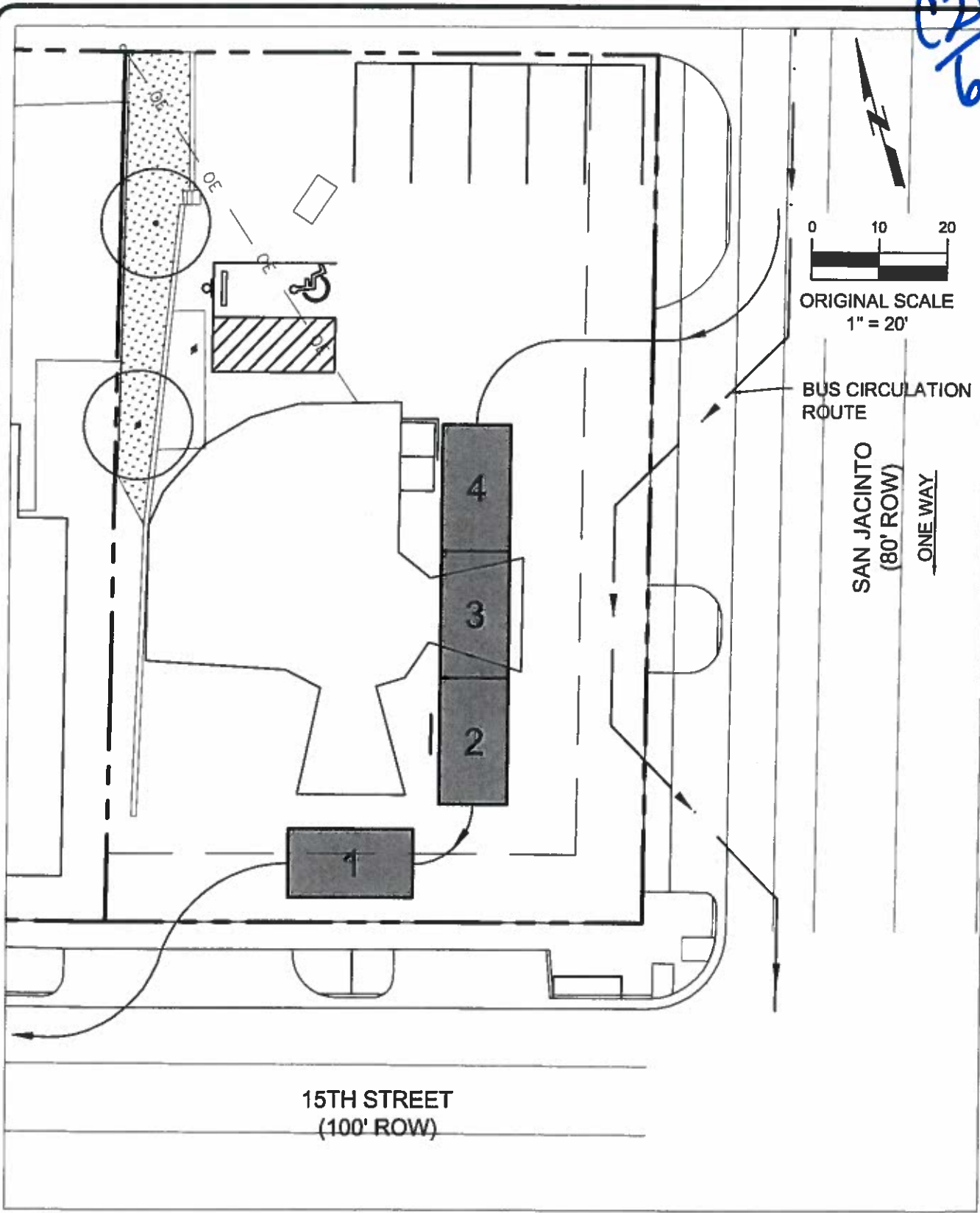
A Conditional Use Site Plan May Not:

- 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 activity on the site during these times of operation.
- 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. A separate access easement is provided for the exclusive use of the adjacent multifamily property.
- 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.

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BA **BAKER-AICKLEN & ASSOCIATES, INC.**
ENGINEERS | SURVEYORS | GIS | PLANNING | LANDSCAPE ARCHITECTS
ENGINEERING FIRM # F45 • SURVEY FIRM # 1002310 • TBAE # 1757
807 WEST LIBERTY AVENUE
ROUND ROCK, TEXAS 78684
(512) 244-9830

**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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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.

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.

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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 15th 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.***

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.

[illegible]

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100	100	100	100

ENTER ON THIS CARD

1. What is the purpose of the study?
 The purpose of the study is to determine the effect of the new curriculum on the learning outcomes of the students.

2. What are the research objectives?
 The research objectives are to determine the effect of the new curriculum on the learning outcomes of the students.

3. What are the research questions?
 The research questions are to determine the effect of the new curriculum on the learning outcomes of the students.

4. What are the hypotheses?
 The hypotheses are to determine the effect of the new curriculum on the learning outcomes of the students.

5. What are the variables?
 The variables are to determine the effect of the new curriculum on the learning outcomes of the students.

6. What are the methods?
 The methods are to determine the effect of the new curriculum on the learning outcomes of the students.

7. What are the results?
 The results are to determine the effect of the new curriculum on the learning outcomes of the students.

8. What are the conclusions?
 The conclusions are to determine the effect of the new curriculum on the learning outcomes of the students.

9. What are the recommendations?
 The recommendations are to determine the effect of the new curriculum on the learning outcomes of the students.

10. What are the limitations?
 The limitations are to determine the effect of the new curriculum on the learning outcomes of the students.

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REQUIRED PARKING			
Usage	Daily Rate (\$/hr)	Parking Rates	Required Parking
Commutation (1 hr)		Jan-Mar	Apr-May
		1.50/hr	

Note: The Contractor shall determine the maximum of stated maximum parking requirements and the maximum of stated minimum parking requirements and provide for the maximum of stated minimum parking requirements.

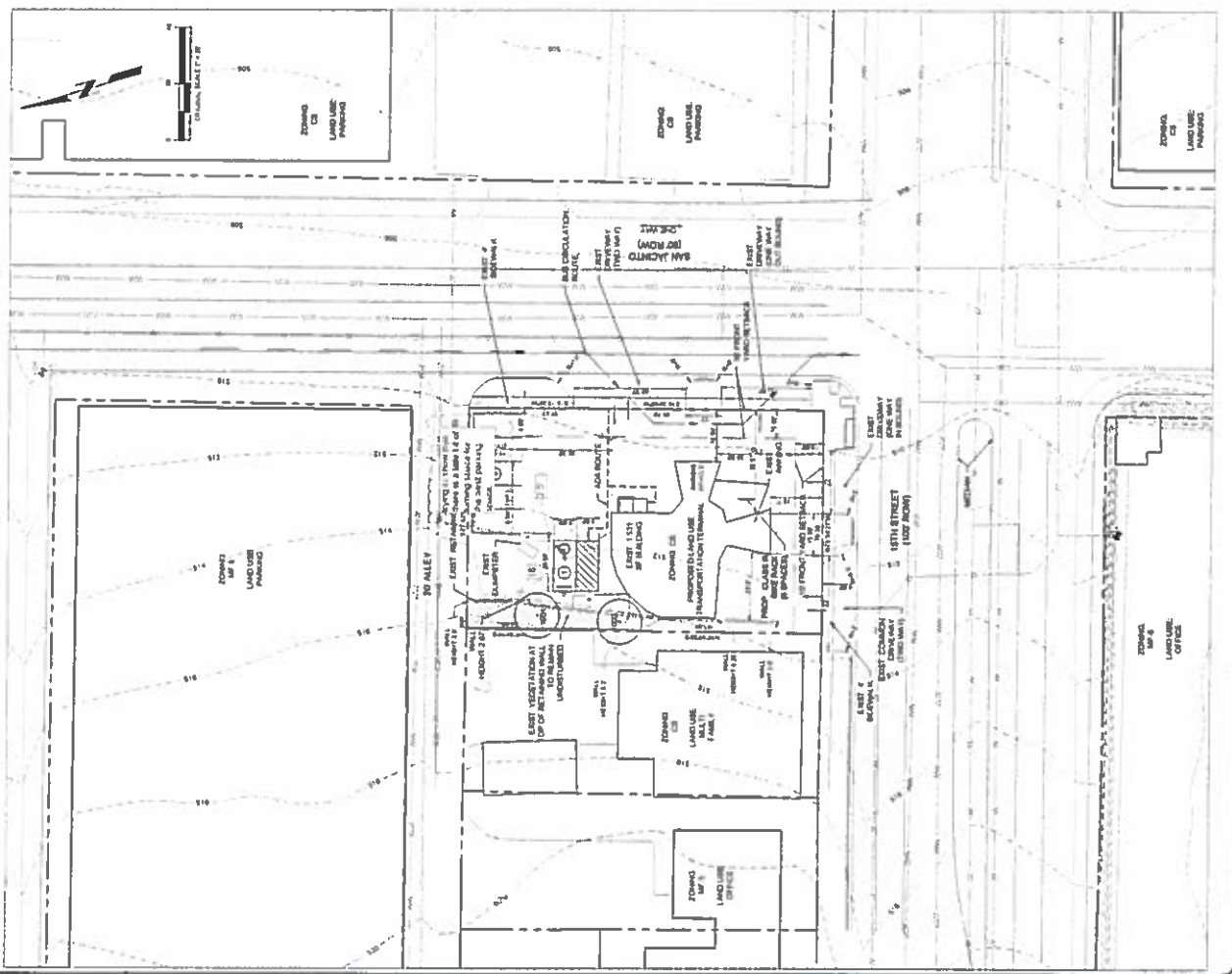
Location	Standard Spacings	Standard	Vari	Total	TOTAL PARTIAL	Bicycle
Surfacing	b	c	d	e	f	g

Note: No unapproved parking facilities are permitted.

SITE DATA

East 7th of the Section 170 of East at Division E,
City of Chicago, Illinois, North
Original C.D. No. _____, Zoning: CS

Grade	Year	Score
INTERMEDIATE COVERED		
1st wing	1996	100 %
2nd wing	1996	100 %
3rd wing	1996	100 %
4th wing	1996	100 %
5th wing	1996	100 %
6th wing	1996	100 %
7th wing	1996	100 %
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100th wing	1996	100 %

[illegible]

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 15th 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 15th 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 15th 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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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.

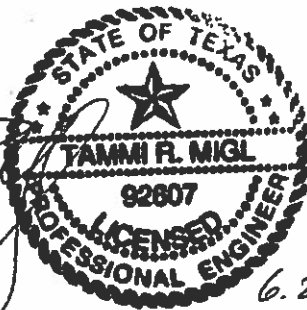
UTILITIES

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

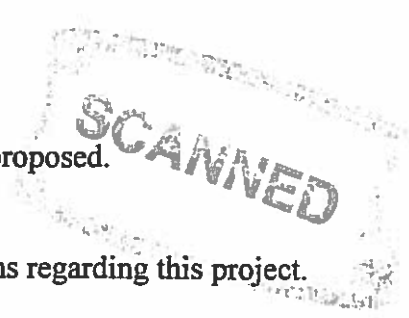
Please do not hesitate to call should you have any questions or concerns regarding this project.

Sincerely,


Tammi Migl



6.25.2014





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.

IN
SUPPORT

C21
17



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

C21
18

March 10, 2015

Ms. Michele Haussmann

Land Use Solutions

1717 West 6th Street

Austin, Texas 78703

VIA ELECTRONIC MAIL 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

Historic Preservation Officer

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

PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing;

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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Case Number: SPC-2014-0220A

Contact: Lynda Courtney, 512-974-2810 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, Jun 9, 2015

Richard Funch

Your Name (please print)

1500 SAN JACINTO

Your address (please print)

[Signature]

Signature

Date

6/1/15

Daytime Telephone:

Comments:

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department - 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

C21
T9

C21
20

IN
OPPOSITION

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

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

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd. Austin, Texas 78701

★ Planning and administering facilities in service to the State of Texas ★

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

C21
/22

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/.

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.

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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.

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

Steven E Halpin

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

22/23

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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

512-472-1615

Telephone number

206 E. 15th #9 Austin 78701

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

SAME

Mailing address (Street, City, ZIP Code)

Gary Bernhard

Signature

7/23/14

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

C2
2/4

INTERESTED PARTY INFORMATION

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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 4073

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

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/pick-up is also a major
concern if true.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

25/14

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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. Packer 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] 7-14-14
Signature Date

Comments: Please record my
opposition to proposed conditional
use permit. The proposed lot
15-100 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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2/6

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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
Name (please print) 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 7/17/14
Signature Date

Comments: 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 & 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

12/20/14

PUBLIC HEARING INFORMATION

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Case Number: SPC-2014-0220A

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

Public Hearing: Planning Commission, Jun 9, 2015

Lee Mancress

Your Name (please print)

206 E. 15th #1, Austin, TX 78701

Your address(es) affected by this application

Lee Mancress 6/9/15

Date

Daytime Telephone: 512-470-8507

Comments:

See attorney letter

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department -- 4th floor
Lynda Courtney
P. O. Box 1088
Austin, TX 78767-8810

C21
28

Courtney, Lynda

C16

From: Lee Manross <Lmanross@aol.com>
Sent: Tuesday, June 09, 2015 2:20 PM
To: Courtney, Lynda, Garza, Elsa
Subject: Megabus application

C21/29

Dear Ms. Courtney and Ms. Garza:

I respectfully request a delay in these proceedings for 30 days at least in order to give me time to conduct some research and provide documentation why this is a really bad idea and this application should be denied.

I am opposed to it fully. My bedroom exists approximately 20 feet, literally, from the property line. Can you guarantee that no one will ever wander up to my window and look in, that no one will ever walk in the driveway beside my building, that no one will ever wander into the parking area behind my building which is now relatively secure?

Ask yourself: do YOU want a facility like this 20 feet from your bedroom?

That there are security questions and problems are obvious and the city will be complicit in any problems that occur if this application is approved.

In order to document the potential problems, I request more time be granted. I have been traveling a lot lately and have not had an opportunity to focus on this. Additionally, I have not had time to engage my attorney who will represent me in this case yet and he will need some time in order to assemble our arguments.

I'm sorry I could not be there tonight to tell you this myself -- I'm out of town on business.

Thank you,

Lee Manross
206 E. 15th #1
Austin, TX 78701

PUBLIC HEARING INFORMATION

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Case Number: SPC-2014-0220A

Contact: Lynda Courtney, 512-974-2810 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, Jun 9, 2015

SCOTT A BURDULIS

Your Name (please print)

206 E. 15th St. Unit #2 Austin, TX 78701

Your address(es) affected by this application

Scott A Burdulis

Signature

Daytime Telephone: 512-663-9434

Date

6/05/2015

☐ I am in favor
☒ I object

Comments: There are parking concerns security issues and increased traffic that will occur if Megabus opens here.

The property is far too small for Megabus to operate from this location. Please seek a more suitable location.

Thank You

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department - 4th floor
Lynda Courtney
P. O. Box 1088
Austin, TX 78767-8810

30/31

PUBLIC HEARING INFORMATION

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Case Number: SPC-2014-0220A

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

Public Hearing: Planning Commission, Jun 9, 2015

ADRIAN CANTU

Your Name (please print)

☐ I am in favor
☒ I object

206 E. 15th St. Apt #4 Austin TX 78701

Your address(es) affected by this application

[Signature]

Signature

6/05/2015

Date

Daytime Telephone: 512 680 7197

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department - 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

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