

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

CASE NUMBER: SPC-2016-0288A **PLANNING COMMISSION DATE:** 06/13/2017

PROJECT NAME: Flower Hill Foundation

PROPOSED USE: Cultural Services

ADDRESS OF APPLICATION: 1316 W 6th Street

AREA: 1.38 acres

APPLICANT: Flower Hill Foundation
607 Pressler St
Austin, TX 78703

AGENT: Katherine Loayza
Jackson Walker, LLP
100 Congress Ave, Ste. 1100
Austin, TX 78701

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: SF-3-H-NP

PROPOSED DEVELOPMENT: There is no proposed additional construction at the site – the cultural services use will be housed in an existing historic residential structure and related accessory structures.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval subject to the following condition:

- Sidewalk fees-in-lieu are paid according to Section 25-6-354.

PREVIOUS PLANNING COMMISSION ACTION: N/A

AREA STUDY: Old West Austin **WATERSHED:** Lady Bird Lake

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: SF-3-H-NP

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG.: 45%

MAX HEIGHT: 35'

REQUIRED PARKING: 5

EXIST. USE: Residential/Office/Storage

LIMITS OF CONSTRUCTION: NA

PROPOSED BLDG. CVRG: 19.5% (existing)

PROPOSED IMP. CVRG: 23.9% (existing)

PROPOSED HEIGHT: 2 stories (existing)

PROVIDED PARKING: 5 (existing)

PROPOSED USE: Cultural Services

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit to operate a cultural services museum in an existing historic residence and associated outbuildings, on an appointment-only basis. The site is a Recorded Texas Historic Landmark and a National Register property, and as such must have approval from the Historic Landmark Commission before any construction may be done onsite.

Cultural Services are conditional in residential districts to allow for further review of the appropriateness of the use within the residential district. As no construction will occur and as the museum will operate on an appointment-only basis, impact on adjoining residences is likely to be minimal.

The site plan will comply with all requirements of the Land Development Code and staff conditions prior to its release.

Environmental: The site is in the Lady Bird Lake urban watershed, which is within the Desired Development Zone. There is no increase in impervious coverage beyond what has been approved.

Transportation: Vehicular/garage access will be available from W. 6th Street via the existing driveway. Parking is existing and available on site. Sidewalk installation is required with all site plans per LDC 25-6-352 and staff initially required sidewalks along Pressler Street as per TCM, Table 4-1, 4 foot sidewalks are required along both sides of all local roads. A variance from this requirement was not found to be appropriate in this location as the conditional use is a pedestrian generator and additional pedestrian generators including, a school, park, multiple commercial, office, and retail uses exist within a half mile of the site. A transit stop is also adjacent to the site. A certificate of occupancy may not be issued for a use under LDC 25-6-352 until a required sidewalk is installed, except as provided in LDC 25-6-354 which allows for payment instead of sidewalk installation. Given the historic nature of the site which makes sidewalk installation unreasonable, staff approved a fee-in-lieu of sidewalks for the site. This fee was calculated at the single family rate of \$7.50 per square foot and would be used to complete the sidewalk network in the service area. See attached staff Exhibit I regarding code requirements for Sidewalk Installation with Site Plans for additional information.

SURROUNDING CONDITIONS: Zoning/ Land use

North: SF-2-NP (single-family residential)

East: SF-3-NP/MF-4-NP/GO-NP (single-family and multifamily residential)

South: LO-CO-NP/GR-V-CO-NP (professional office and restaurant)

West: SF-3-NP/MF-4-NP/LO-MU-NP (single-family and duplex residential)

Street	R.O.W.	Surfacing	Classification
Pressler Street	40'	25'	Local
W 6 th Street	70'	40'	Major Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Old West Austin Neighborhood Association

Old West Austin Neighborhood Plan Contact Team
Preservation Austin
Save Barton Creek Association
Shoal Creek Conservancy
Sierra Club, Austin Regional Group
West End Austin Alliance

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 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.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases. No additional construction is proposed.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

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. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and staff has permitted the existing sub-standard driveway to remain with the following note added to the site plan. *“Given the historic nature of the site, the existing drive aisle and gate are permitted to remain. If traffic operations on 6th Street are*

affected due to sub-standard driveway and gate location, the property owner shall revise the driveway and gate as approved by the Austin Transportation Department and the City Historic Preservation Office.”

Once sidewalk fees-in-lieu are paid, as condition of staff approval, the conditional use site plan will not adversely affect the safety or circulation of the area.

3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



To: Candy Guerra, Financial Support Services
Public Works Department

From: Katie Wettick
Development Services Department

Date: May 24, 2017

Subject: Flower Hill Foundation
1316 W. 6th Street
SPC-2016-0288A
Payment: Sidewalk Fee Fund

As a condition of site plan approval for the above referenced project, the applicant must post a sidewalk payment in the amount of \$13,877.70. In accordance with LDC, Chapter 25-6-354 relating to sidewalks, the applicant is requesting to pay a sidewalk fee instead of installing a sidewalk. This construction cost fee is based on 462.59 linear feet of new sidewalk x 4 feet wide x \$7.50 per square foot along Pressler Street.

If you have any questions or require additional information, please do not hesitate to call me at 512-974-3529.

A handwritten signature in black ink, appearing to read "Katie Wettick", is written over a horizontal line.

Katie Wettick, Planner III
Development Services Department
Land Use Review

CC: Eric Dusza, PWD
Christine Barton-Holmes, DSD

Thrower Design

510 S. Congress Avenue, Ste. 207
P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

May 25, 2017

Ms. Katie Wettick, Planner III
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Flower Hill Foundation
SPC-2016-0288A

Dear Ms. Wettick,

The City of Austin has issued a comment report dated May 12, 2017 for the Flower Hill Foundation Site Plan application filed under SPC-2016-0288A. The following is a response to the Transportation related comments of that report that are specific to the city position that sidewalks are required or fees in-lieu are required as a part of this application that does not propose any construction associated with the site plan application.

Comment TR10 – This comment was originally to show a 4' sidewalk along Pressler Street. After pointing out that there are significant and historic buttresses and a wall within the right-of-way, the comment was revised to reflect that a payment in-lieu was the only allowed option for sidewalks along Pressler Street. Added to the Update 1 comments is now a requirement for sidewalk upgrades along W. 6th Street as well. My understanding is that you have now waived all sidewalk related construction or fees associated with W. 6th Street per your email dated May 22, 2016. However, the Fee-in-lieu of sidewalks for Pressler Street requires additional reconsideration.

As the historic buttresses and wall exist in the right-of-way and no sidewalk is possible, we believe that an imposition of a fee under these circumstances is excessive and unwarranted. The Flower Hill Foundation is a non-profit and the fees associated with a sidewalk being based on a residential fee structure is

calculated at \$13,877.70 based on your Memorandum dated May 24, 2017. While we have a level of appreciation that the fee is based on the residential scale of sidewalks (versus commercial or multifamily), it is still excessive based on actual construction costs for sidewalks. Further, the fact that Flower Hill Foundation cannot place a sidewalk in the right-of-way and therefore must pay the excessive fee is a financial burden on our client and does not represent a warranted level of rough proportionality found under state law. Additionally, I point to the approved 1994 Site Plan for the property, Case # SPC-94-0041C that authorized the change of use to the commercial space that exists on the property today and further authorized the Cultural Services Use on a later Phase that has since expired in 2007, all with no sidewalk improvements required for Pressler Street (or 6th Street). A sidewalk cannot be built in this location and a fee for a sidewalk should also not be required since the sidewalk could never be built in this location. The option to construct sidewalks at construction rates is not available to Flower Hill Foundation and the option to not pay the fee in-lieu is not available as well. This puts Flower Hill Foundation in a difficult position.

The burden of proof is upon the City to find that the nexus of rough proportionality is measured and warranted for this development. In doing so, the City must find that the nexus exists and to what degree and must use the difference in the project from the existing improvements and uses on the property today versus the proposed improvements and uses on the site under this application. The existing improvements are as follows: Office Use at 1,006 s.f. and Storage Use at 3,079 s.f.. The proposed improvements are as follows: 2,715 s.f. of Cultural Services Use and 1,370 s.f. of Storage Use.

I believe it is also very important to understand that the Smoot Family, who has a long history of philanthropy in Austin, dedicated the entire right-of-way of Pressler Street across not only the frontage of the property covered under this Conditional Use Permit application, but for the additional 285 linear feet north of the area covered under this application. Refer to attached Plat map from 1916. In total, the area that the Smoot family dedicated is +/- 27,620 s.f. of land for Pressler Street that was given to the City of Austin.

In summary, we believe the fact that we are unable to build a sidewalk on Pressler Street because of the historic nature of the buttresses and wall, also does not warrant the excessive fee for sidewalks that can never be built along the property frontage; that the City has not proven that these sidewalk needs and / or excessive fees have met the measure for rough proportionality as required under state law based on the change of land use proposed under the application. It is unfathomable to believe the City can construe rough proportionality to the extent to require any dedication of lands, fees, or other transportation

infrastructure improvements based on the “ask” in this application and the dedications that have occurred in the past.

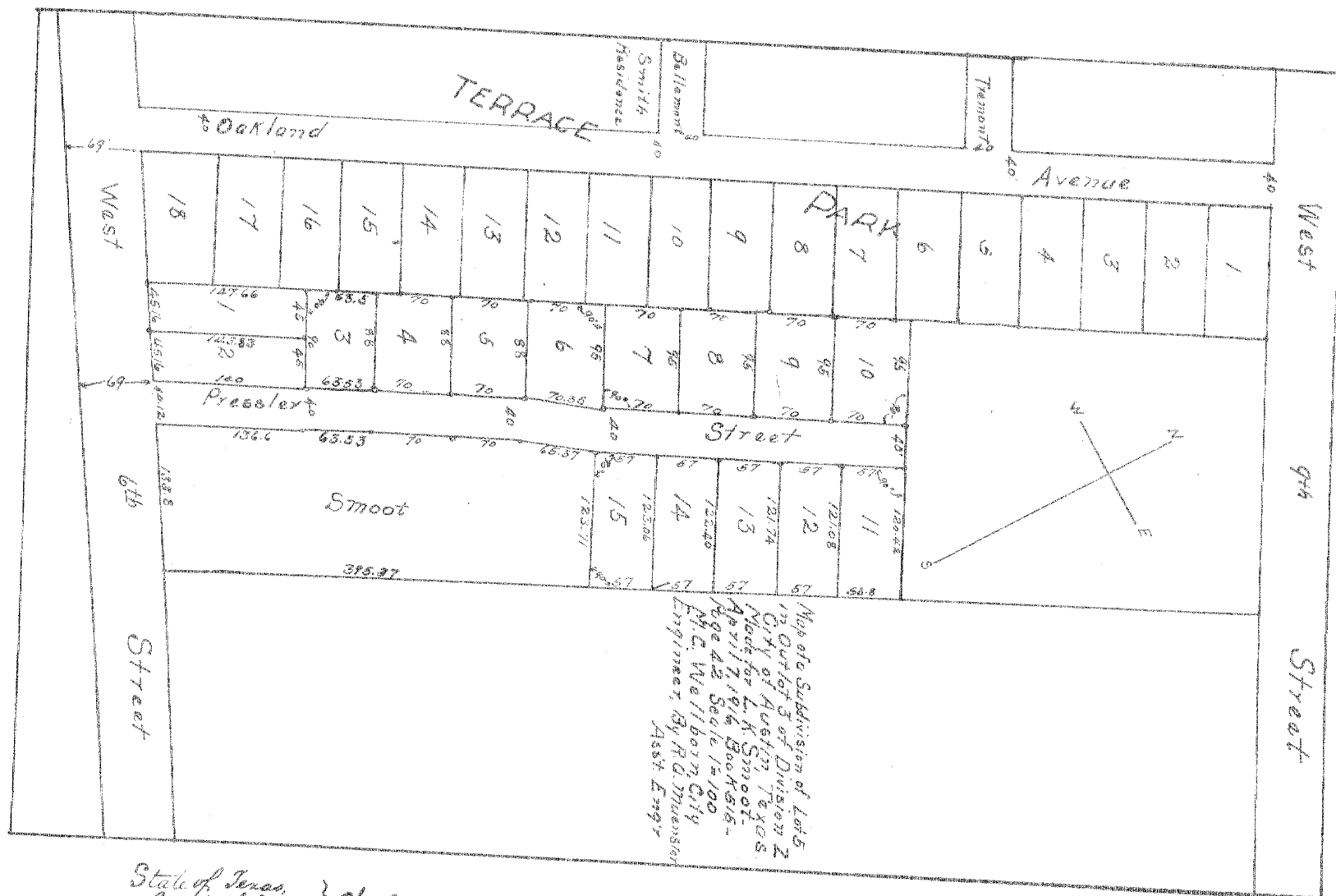
As such, we respectfully request that this application for a Conditional Use Permit be placed on the agenda for consideration by the City of Austin Planning Commission with the objections raised herein regarding the sidewalks or fee in-lieu of sidewalks along Pressler Street.

Should you have any question, please contact me at my office.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower



State of Texas,
County of Travis } We hereby certify that the accompanying plat is a survey of South 3 acres of
Lot No. 5 and a portion of Lot No. 4 in Outlot No. 3, Division 2, in the City of Austin, Travis County,
Texas, and that the street designated on said plat is dedicated by us to the public use, forever.
Witness our hands this 27th day of May, A. D. 1916.

L. K. Smoot
L. K. Smoot

State of Texas,
County of Travis } Before me, Morgan Vining a Notary public in and for Travis County, Texas, on this day
appeared L. K. Smoot a widow and her sole, and L. K. Smoot both known to me to be the persons whose
names are subscribed to the foregoing instrument and acknowledged to me that they executed the same
for the purposes and considerations therein expressed.
Given under my hand and seal of office this 27th day of May, A. D. 1916.

(Notary Seal)

Filed for record May 29, 1916 at 12:15 P.M.
Recorded June 2nd 1916 at 4 P.M.

Morgan Vining, Notary Public,
Travis County, Texas.



TEXAS DEPARTMENT OF LICENSING AND REGULATION

Compliance Division/Architectural Barriers Program

P. O. Box 12157 • Austin, Texas 78711 • (512) 539-5669 • (877) 278-0999

Fax: (512) 539-5690 • Email: techinfo.ab@tdlr.texas.gov • Website: www.tdlr.texas.gov

VARIANCE RESULTS

This form is issued by the Texas Department of Licensing and Regulation (TDLR) to document the results of the formal application submitted to the Department for a waiver or modification to Texas Government Code, Chapter 469, the Texas Architectural Barriers Act; the Architectural Barriers Administrative Rules; or the Texas Accessibility Standards (TAS). The owner of the referenced building or facility and the person making the submission has been advised of this determination.

AMC DESIGN GROUP INC
CHRIS MCCOMB
PO BOX 341555
AUSTIN TX 78734

FLOWER HILL FOUNDATION
ROBIN GRACE THOMPSON
807 PRESSLER ST
AUSTIN TX 78703

(1 of 1)

☒ New ☐ Addition
☐ Alteration ☐ Historic
☐ State Lease

(Person Making the Submission)

(Building / Facility Owner)

EABPRJ: B7815644

Project Information:	
Project Name:	FLOWER HILL FOUNDATION
Facility:	RK SMOOT HOUSE AKA FLOWER HILL
Location:	1316 W 6TH ST
City:	AUSTIN TX 78703
Item(s) Requested to Waive or Modify:	TAS Section #:
To waive the requirement of an accessible route from the new accessible parking on site to the building entrance and to the public sidewalk.	202.4

The following decision is based on the information and supporting documentation submitted to the department and has been issued in accordance with Chapter 469.151 and 469.152. It does not address compliance with the Americans with Disabilities Act (ADA) or any other local, state, or federal requirements. For information on the ADA, please contact the regional ADA Hotline at (800) 949-4232, or the United States Department of Justice at (202) 514-0301.

☐ Approved ☐ Disapproved ☐ Postponed ☒ Not Required ☐ Mixed

Comments:
Based on the narrative submission the scope of work is limited to installation of an accessible parking space and access aisle. While the new construction of the accessible parking and access aisle are required to comply with TAS 201.1, this limited scope of work would not trigger compliance with TAS 202.4, therefore an accessible route to the building entrance or public sidewalk is not required at this time.
If the scope of work for the construction project changes to include an alteration to a primary function area for the facility an accessible route to the path of travel elements serving that alteration would be required.

This variance is applicable only to the referenced project number unless noted otherwise and is not intended to imply that similar or future projects will be issued the same results nor does it alleviate compliance with any other codes or standards.

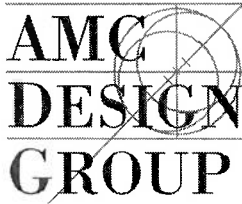
A denial of a Variance Application may be appealed in writing within thirty (30) calendar days from issuance of the decision, upon payment of the \$200 appeal fee. Supporting documentation such as plans of all affected areas, photos, cost analyses, and code references not previously reviewed may be submitted for consideration. An appeal form is not required.

A decision made by the Department will not be changed based on a telephone call, email, meeting, or any other means of communication that is not submitted in writing as an appeal.

Signature: <i>Marsha A Godeaux</i>	Date: 5/9/17
Printed Name: Marsha A Godeaux	Title: Program Specialist

FOR DEPARTMENT USE	Verified and Updated (Initials): <i>UK 5.9.2017</i>
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10/12/11



AMC Design Group, Inc.
P.O. Box 341555
Austin, Texas 78734

Tel 512.385.2911
chris@amcdesigngroup.com

April 21, 2017

Texas Department of Licensing and Regulation
Compliance Division – Architectural Barriers
P.O. Box 12157
Austin, Texas 78711

Property Address: Flower Hill Foundation
1613 W. 6th Street, Austin, Texas

Request: Variance request to 2012 Texas Accessibility Standards Section 206,
'Accessible Routes'.

Description:

We respectfully request a variance to the requirements related to the accessible route for this site. The property, known as the Smoot Home, or Flower Hill, is a Recorded Texas Historic Landmark and is individually listed on the National Register of Historic Places. Please see the letter attached as Exhibit A.1 for more information. The home rests on 1.38 acres in Austin just west of downtown at the corner of West 6th Street and Pressler Street. The property is owned by the Flower Hill Foundation, a 501(c)(3) non-profit designated to maintain the home and grounds. The Flower Hill Foundation's mission is to turn the home and grounds into a museum. Due to the fragile condition of the home, public access to the home will be by appointment only in order to limit the size of visiting groups. The 4085 s.f. two story home sits in the middle of the property and has a narrow driveway from west 6th Street up to the house. Currently there are no parking spaces on site. The building currently has an accessible entrance on the east side of the home that is served by an existing sidewalk and accessible ramp. This ramp and sidewalk was constructed prior to any federal or state accessibility standards. The ramp slopes downward from the sidewalk to the existing driveway.

The Flower Hill Foundation intends to construct an accessible parking space and aisle across the driveway opposite of the ramp. Since this will be new construction, the parking space and aisle will be able to meet current Texas Accessibility Standards slope requirements. However, the accessible route from the space to the ramp mentioned above will exceed maximum cross slope requirements as it crosses the driveway. This is the only possible accessible route that can be physically built on the property because of extensive

Page 2 of 2

grade differences between the home's finish floor and the surrounding right of way. This difference is 11 vertical feet measured to Pressler Street and over 15 feet measured to West 6th Street. Because of the slope along with the extensive gardens on the property, it is not possible to construct an accessible route from either perimeter street up to the accessible entrance without exceeding accessible route slope requirements and removing the majority of the existing garden areas. Please refer to Exhibit A.2 showing the location of the home, proposed accessible space, and their relation to the public right of way.

Any construction on this property must be approved by the City of Austin Historic Preservation Office. The office has approved the construction of the accessible space and aisle. However, the construction of the accessible route would not be approved because of the historical significance of the home and the grounds surrounding it (See Exhibit A.1). Since an accessible space was approved, Flower Hill feels that since their museum visitors would be by appointment only, proper coordination could be provided to ensure any person needing to use the accessible entrance could be driven to the accessible entrance, thus removing the issue of the site lacking an accessible route.

In closing, Flower Hill, a Recorded Texas Historic Landmark, formally requests a variance to the Accessible Routes Section of the 2012 Texas Accessibility Standards. The historical significance of Flower Hill is described in Exhibit A.1 by the City of Austin Historic Preservation Office. Exhibit A.2 shows a detailed topographic and improvement survey that visually shows the grade differences on site as well as the location of the gardens and structures that make Flower Hill one of the most unique properties in downtown Austin. Please feel free to contact me if you have additional questions, and thank you for your consideration.

Sincerely,

AMC Design Group, Inc.
Texas Registered Engineering Firm F-1708



Christopher McComb, P.E.
President



This report is released under the authority of
Christopher McComb, P.E., on April 21, 2017.

EXHIBIT A.1**City of Austin**

Founded by Congress, Republic of Texas, 1839
Historic Preservation Office
Planning and Zoning Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

March 6, 2017

Rodney Gonzales, Director
Development Services Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: Site plan Master Comment Report
Flower Hill, 1316 W. 6th Street
Historic Zoning Case No. C14H-1974-0020
SPC-2016-0288A

Dear Mr. Gonzales:

I have reviewed the master comment report for Flower Hill, a City of Austin historic landmark located at 1316 W. 6th Street. The site plan was triggered by an application for a change of use permit filed by the Flower Hill Foundation to open the house up for tours on an appointment-only basis.

Flower Hill was one of the first properties designated as a historic landmark by the City of Austin at the inception of the city's historic preservation program in 1974. The property is also a Recorded Texas Historic Landmark, and is individually listed on the National Register of Historic Places. We cannot stress enough the importance of maintaining the architectural, structural, and contextual features, including the designed landscape of the drives, retaining walls, and gardens of this nationally- and locally-recognized historic property.

The comments generated pursuant to the review of the site plan direct proposed changes to the existing historic landscape to accommodate increased widths to drives, parking areas, new accessibility routes, sidewalks, and other changes that would have an adverse effect on the historic character of the site. In the interests of preserving the 130+ year old character of this unique site, we must recommend against all of these proposed changes.

The City's Historic Landmark Commission has jurisdiction over all exterior changes to historic landmarks, including the preservation of the site. The Commission evaluates each application for changes under the Secretary of the Interior's Standards for Historic Preservation, which include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.

While we certainly understand the rationale for the comments directing changes to the historic landscape at Flower Hill, we hope that you will recognize that Flower Hill is a uniquely significant property, and that the standard requirements reflected in those comments do not, and should not, apply to this historic property.

If you have any questions, or need additional information, please telephone me at 974-6454 or e-mail me at steve.sadowsky@austintexas.gov.

Sincerely,

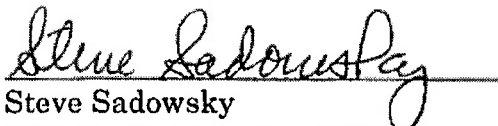
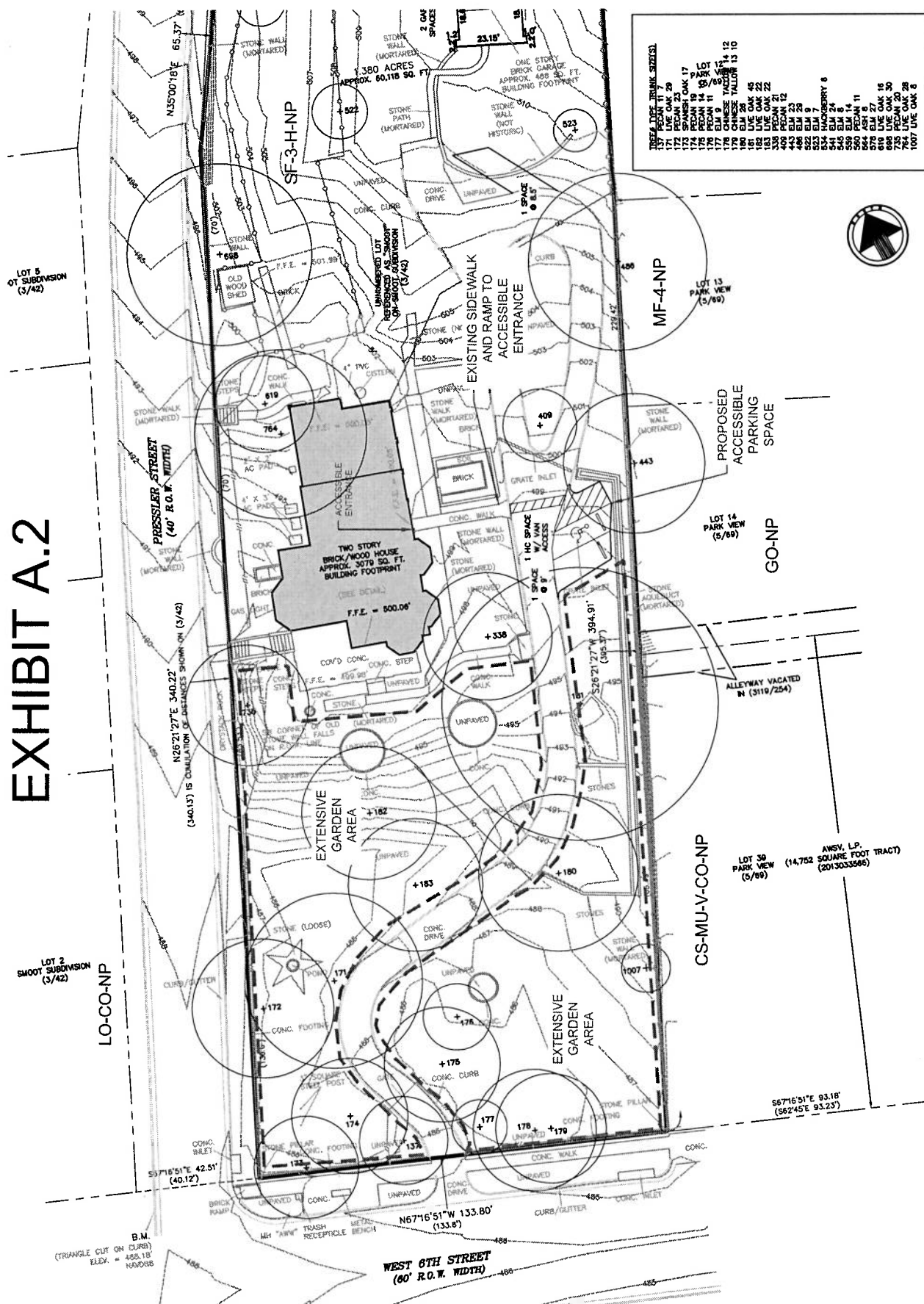

Steve Sadowsky
Historic Preservation Officer

EXHIBIT A.2



OWNER/DEVELOPER

FLOWER HILL FOUNDATION
JOHN PLYLER
607 PRESSLER
AUSTIN, TX 78703
512.922.9912

OWNER'S REP FOR PLAN ALTERATIONS

THROWER DESIGN
P.O. BOX 41957
AUSTIN, TEXAS 78704
512.476.4456

LEGAL DESCRIPTION

ALL OF LOT 15 AND THE UNNUMBERED LOT, LABELED AS "SMOOT" ON THE SMOOT SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 42 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RELATED CASE NO.

ZONING	C14-02-0112
HISTORICAL DESIGNATION	C14H-99-0007
SITE EXEMPTION	DA-2016-0332

LOCATION INFO

GRID #:	H23
MAPSCO #:	584

WATERSHED STATUS

THIS SITE IS LOCATED IN LADY BIRD LAKE WATERSHED, WHICH IS CLASSIFIED AS URBAN.

THIS SITE IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION

NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL NUMBER 48453C0445J, FOR TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

GENERAL NOTES

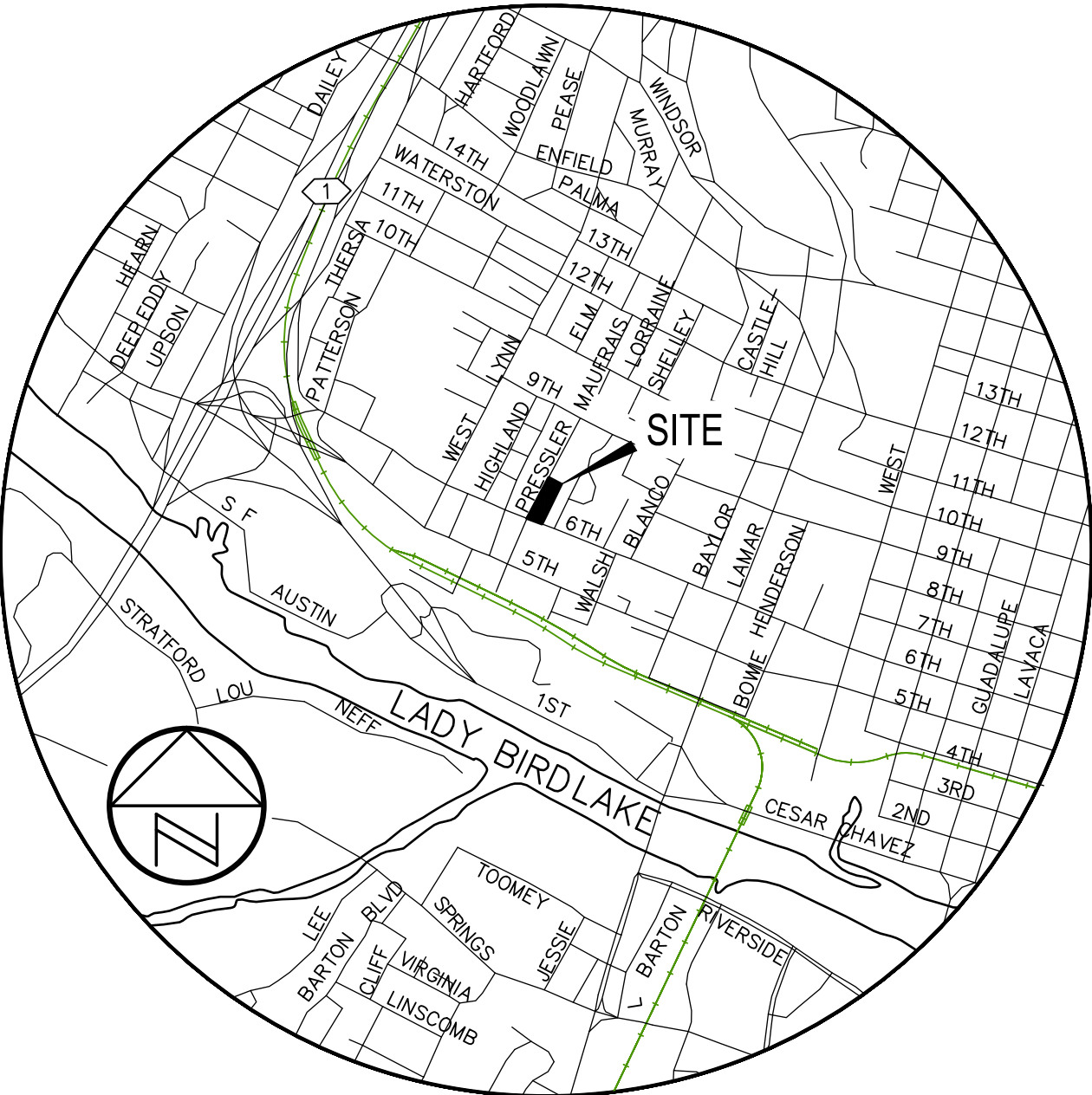
- THIS SITE IS COMPOSED OF TWO LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
- THIS SITE IS WITHIN THE NATIONAL REGISTER OF HISTORIC DISTRICT'S WEST LINE DISTRICT.
- APPROVAL 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.

FLOWER HILL FOUNDATION CONDITIONAL USE PERMIT

1316 W. 6TH STREET

THIS IS A CONDITIONAL USE PERMIT
FOR
2,715 SF OF CULTURAL SERVICES

THERE IS NO CONSTRUCTION
ASSOCIATED WITH THIS SITE PLAN



LOCATION MAP
N.T.S.

REVISIONS / CORRECTIONS

No.	Description	Revise (R) Add (A) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover	Site Imp. Cover	% Site Imp. Cover	Approved/Date

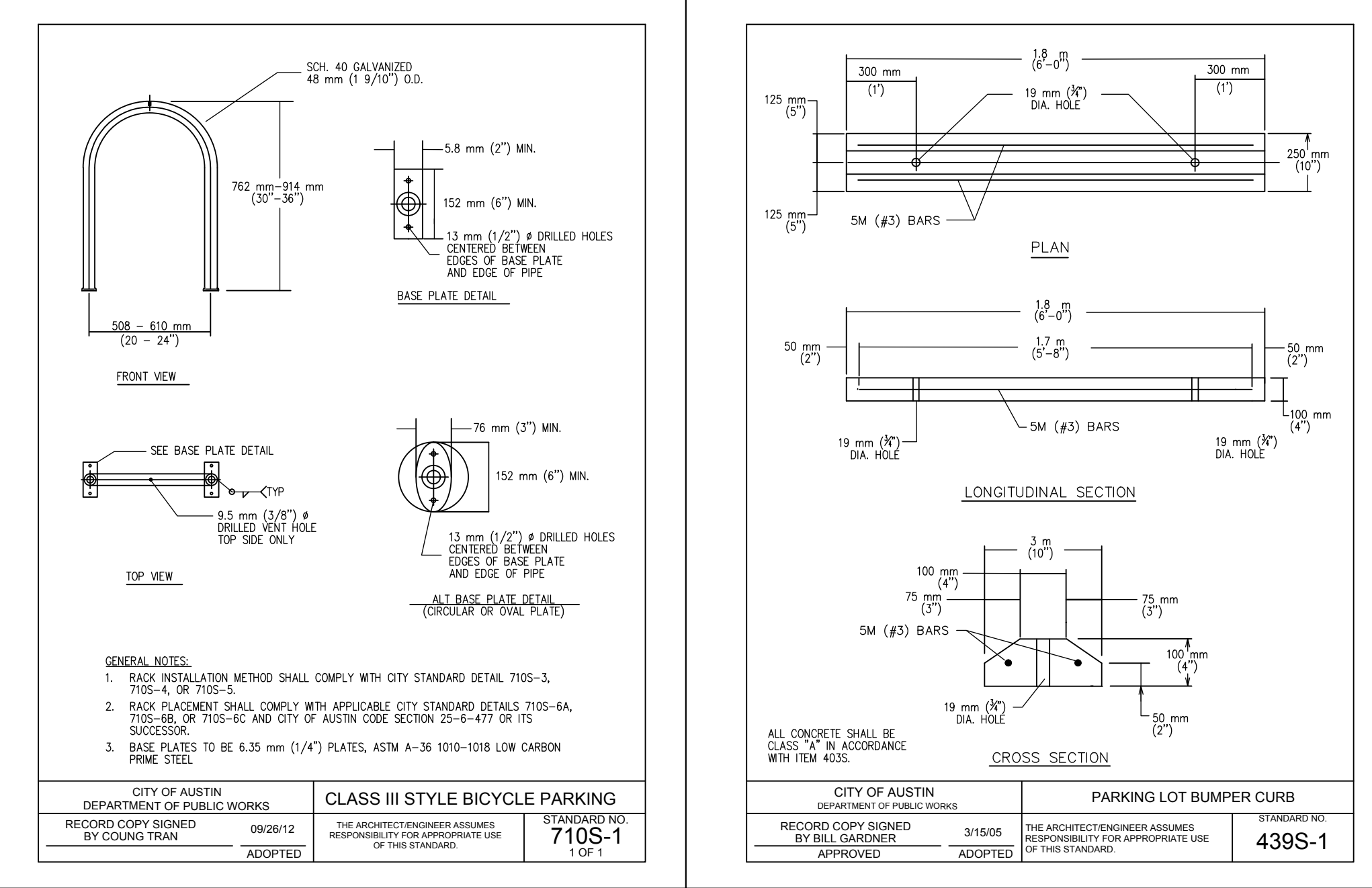
SUBMITTAL DATE: JUNE 23, 2016

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN

APPROVALS

DEVELOPMENT SERVICES' DEPT. (DATE)



AMC
DESIGN
GROUP

ENGINEERING AND
CONSTRUCTION
CONSULTANTS

P.O. BOX 341555
AUSTIN, TEXAS 78734
512-385-2911
512-385-5400 FAX
TEXAS REGISTERED
ENGINEERING FIRM E-1705

Thrower Design

P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456

LAND PLANNERS

NO	DATE	DESCRIPTION

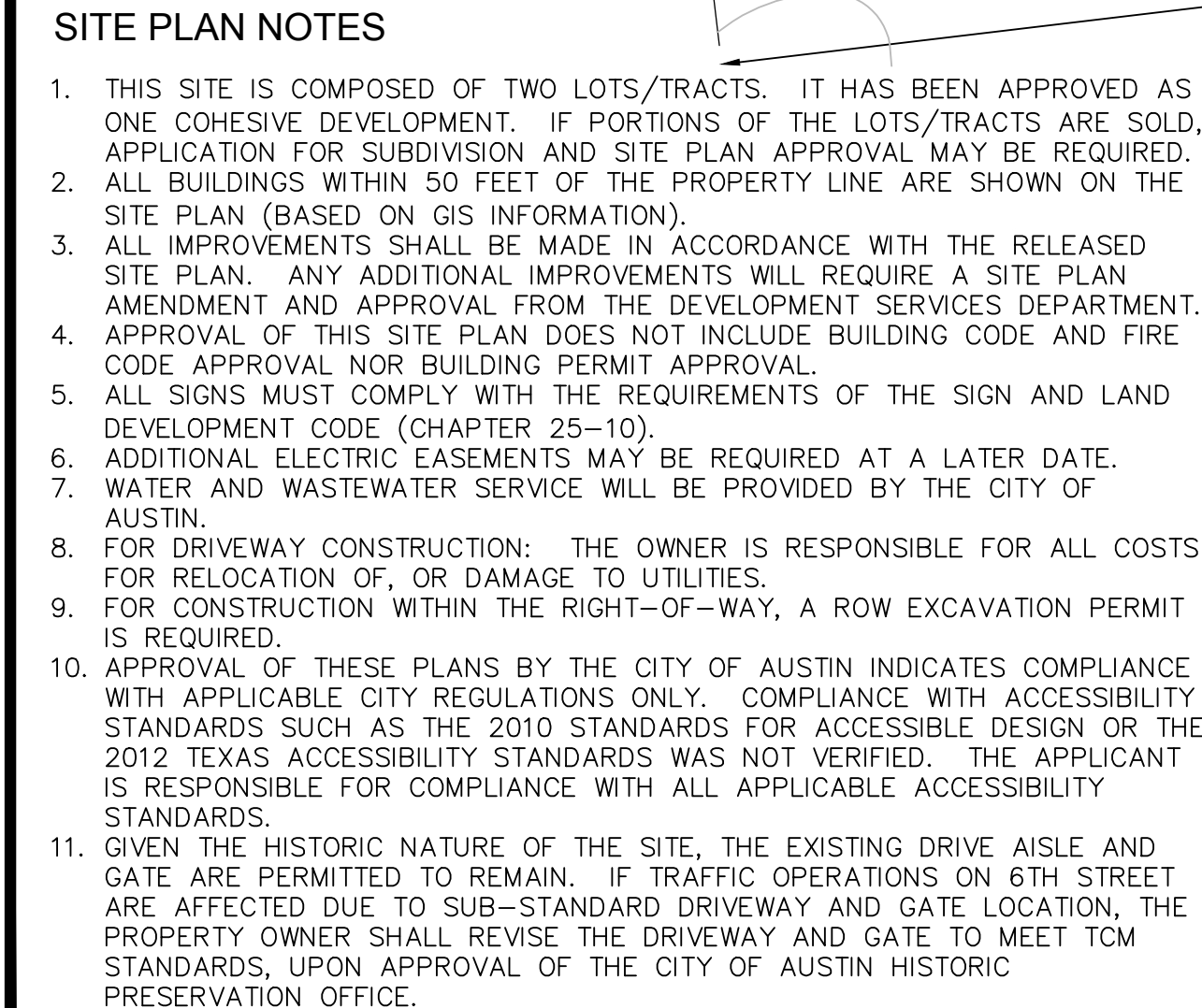
FLOWER HILL FOUNDATION
CONDITIONAL USE PERMIT

1316 W. 6TH STREET
AUSTIN, TEXAS 78703

COVERSHEET

SHEET NO.
1 of 2



SPC-2016-0288A





SITE PLAN



 SUBJECT TRACT
 ZONING BOUNDARY

0 60 120 240 Feet

CASE#: SPC-2016-0288A
 ADDRESS: 1316 W 6th St
 CASE NAME: Flower Hill Foundation
 MANAGER: Christine Barton-Holmes



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.

OPERATOR: Christine Barton-Holmes