

**SITE PLAN REVIEW SHEET
WAIVER REQUEST ONLY**

CASE NUMBER: SP-2017-0311C

PLANNING COMMISSION DATE: 4/10/18

PROJECT NAME: Block 71

ADDRESS OF SITE: 220 W. 6th Street

APPLICANT: Stantec Consulting Services Inc. (Joseph Isaja P.E.)
1905 Aldrich Street, Suite 300
Austin, TX 78723

Phone: (512)320-0011

AGENT: Board of Regents of the University of Texas System
201 W. 7th Street, Suite 600
Austin, TX 78701

Phone: (512)499-4369

AREA: 1.75 ACRES

DISTRICT: 9

DESCRIPTION OF WAIVER REQUEST:

The request is to allow vehicles to use the public right-of-way to back into or out of an off street loading facility. [LDC Section 25-6-592(D)(2)]

PROPOSED DEVELOPMENT:

The applicant proposes to construct a 37 story commercial building, which will include office, restaurant and retail uses. An underground parking structure will be provided, along with streetscape improvements and utilities. The tower will be constructed on a site which has an existing office building.

The site is zoned CBD, central business district. The proposed development is a permitted use therefore the overall site plan can be approved administratively.

STAFF RECOMMENDATION:

Staff recommends approval of the variance. See attached memo and email from staff.

TRANSPORTATION REVIEW STAFF: Katie Wettick
katie.wettick@austintexas.gov

PHONE: (512)974-3529

CASE MANAGER: Nikki Hoelter
nikki.hoelter@austintexas.gov

PHONE: (512)974-2863

**Stantec Consulting Services Inc.**

1905 Aldrich Street
Suite 300
Austin, Texas 78723-3544

February 20, 2018

File: 222010770

Reference:

Variance Request for
Maneuvering within the
ROW
Block 71 Office
200 West 6th Street
Austin, Travis County,
Texas
Case No. SP-2017-0311C

Attention:

Ms. Katie Wettick
City of Austin
Development Services
Department
505 Barton Springs Road
Austin, Texas 74704

Dear Ms. Katie Wettick,

Please accept this letter as our formal request for a variance from the Land Development Code (LDC), Section 25-6-592(D)(2), which prohibits a vehicle from using the public right-of-way (ROW) to maneuver into or out of an off-street loading facility or trash receptacle location.

Since the proposed development is not adjacent to an alleyway, LDC Section 25-6-592(B) requires that we include a trash receptacle and an off-street loading facility within the site. As such, we have located these items within the building, to be accessed via a curb cut along Colorado Street.

Due to access being restricted from Lavaca Street and Sixth Street, the project was limited to where the truck and garage access points could occur. There were also topographic constraints that forced the loading facility to take access from Colorado Street to get the required clearances. Through meetings with ATD, the current location was found to be the most acceptable location. Trying to maneuver the truck within the building resulted in the elimination of pedestrian oriented use street frontage along Sixth Street which would bring us out of compliance as it pertains to Urban Design Guidelines. For these reasons, we are requesting a variance from LDC Section 25-6-592(D)(2), as allowed per LDC 25-6-592(E)(1).

We understand that this variance approval must be granted by the Land Use Commission and appreciate your assistance in scheduling this hearing.

Should you have any questions or comments, please do not hesitate to contact me at (512) 328-0011.

Regards,

Jonah D. Mankovsky, P.E.

Project Manager
Phone: (512) 328-0011
Fax: (512) 328-0325
Jonah.Mankovsky@stantec.com



2/20/18

TBPE No. 6324
TBPLS No. 10194230

**MEMORANDUM**

DATE: March 27, 2018
TO: Chair and Members of the Planning Commission
CC: Nikki Hoelter, Case Manager
FROM: Katie Wettick, Transportation Review
SUBJECT: Waiver Request for Block 71 Office, SP-2016-0311C

PROPOSED DEVELOPMENT:

The Block 71 Office site is bounded by West Sixth Street on the South, West 7th Street on the North, Lavaca Street on the West, and Colorado Street on the East. The loading facility for the office is proposed to be located on Colorado Street.

DESCRIPTION OF WAIVER:

The applicant for Block 71 Office is requesting a waiver from the Land Development Code (LDC) Section 25-6-592(D)(2) that states that for sites not adjacent to an alley a vehicle may not use the public right-of-way to back into or out of an off street loading facility.

Section 25-6-592(E) allows the Planning Commission to waive this requirement after determining that waiving the requirement does not create a hazard to pedestrians or vehicles and that the applicant has reduced the visibility of the off-street loading facility and trash location to the greatest extent possible.

STAFF RECOMMENDATION:

The Austin Transportation Department (ATD) approves this waiver request (see attached email from Lee Austin) as ATD and Urban Design worked extensively with the applicant to locate the driveways where they would have the least impact on the pedestrian realm. ATD recognizes that with smaller developments of a half block or smaller, it is very difficult to have all the maneuvering off the ROW without disproportionately affecting the developable square footage and the streetscape activation.

The Transportation Review Section recommends the waiver be granted.

Wettick, Katie

From: Austin, Lee
Sent: Tuesday, March 20, 2018 2:09 PM
To: Wettick, Katie
Cc: Bollich, Eric; Jain, Sangeeta; Dhamrat, Ravi
Subject: RE: Block 71 Office (SP-2016-0311C) Transportation Comments

I'm fine with the waivers for points 1, 2, and 3. I am also fine with the maneuvering in the Right of Way. ATD and Urban Design worked extensively with the applicant to locate the driveways where they would have the least impact on the pedestrian realm. ATD recognizes that with smaller developments of a half block or smaller, it is very difficult to have all the maneuvering off the ROW without disproportionately affecting the developable square footage and the streetscape activation.

A. Lee Austin, P.E.
Traffic Engineering Division
Transportation Department
Austin, TX
512-974-7681

From: Wettick, Katie
Sent: Wednesday, March 14, 2018 12:12 PM
To: Austin, Lee <Lee.Austin@austintexas.gov>
Cc: Bollich, Eric <Eric.Bollich@austintexas.gov>
Subject: Block 71 Office (SP-2016-0311C) Transportation Comments
Importance: High

Hi Lee,

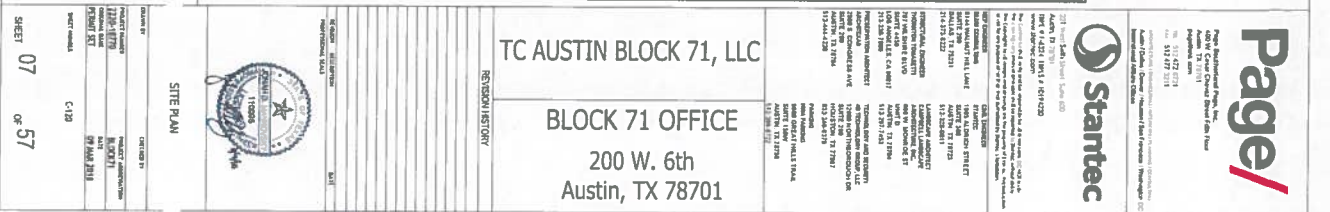
Following up on these requests:

The applicant is requesting a variance from planning commission for loading to maneuver in the ROW. Under LDC 25-6-592, a vehicle may not use a public right-of-way to back into or out of an off-street loading facility or trash receptacle. I need to know if you support this variance request and I will need some written justification to use as back-up for the commissioners. The applicant is hoping to get scheduled for commission soon so please let me know.

Next, the following administrative waivers are being requested. Are you okay with these?

1. Driveway is required to be separated from intersection ROW by 100 feet. The driveway on Colorado is only 62' from the intersection and the driveway on 7th Street is only about 70 feet from the intersection. Both measurements are to the ROW lines and not the edge of pavement. Are you okay granting these?
2. Curb return radii are required to be 20-30', all curb return radii are 10'. Are you okay granting waiver for this?
3. Driveways are required to be aligned with opposing driveways or off-set by 120'. There are two opposing driveways and neither are aligned. An exhibit showing the driveway off-set is on the last page of the waiver requests attached.

Thanks for your help,
Katie





VICINITY MAP

N.T.S.

V:\2220\ACTIVE\222010770\CIVIL\DRAWING\EXHIBITS\SITE\SITELOCATIONMAP.DWG
6/29/2017 3:10 PM

ORIGINAL SHEET - ANSI A

Month, Year
123456789012



221 West Sixth Street, Suite 600
Austin, TX 78701
TBPE # F-6324 TBPLS # 10194230

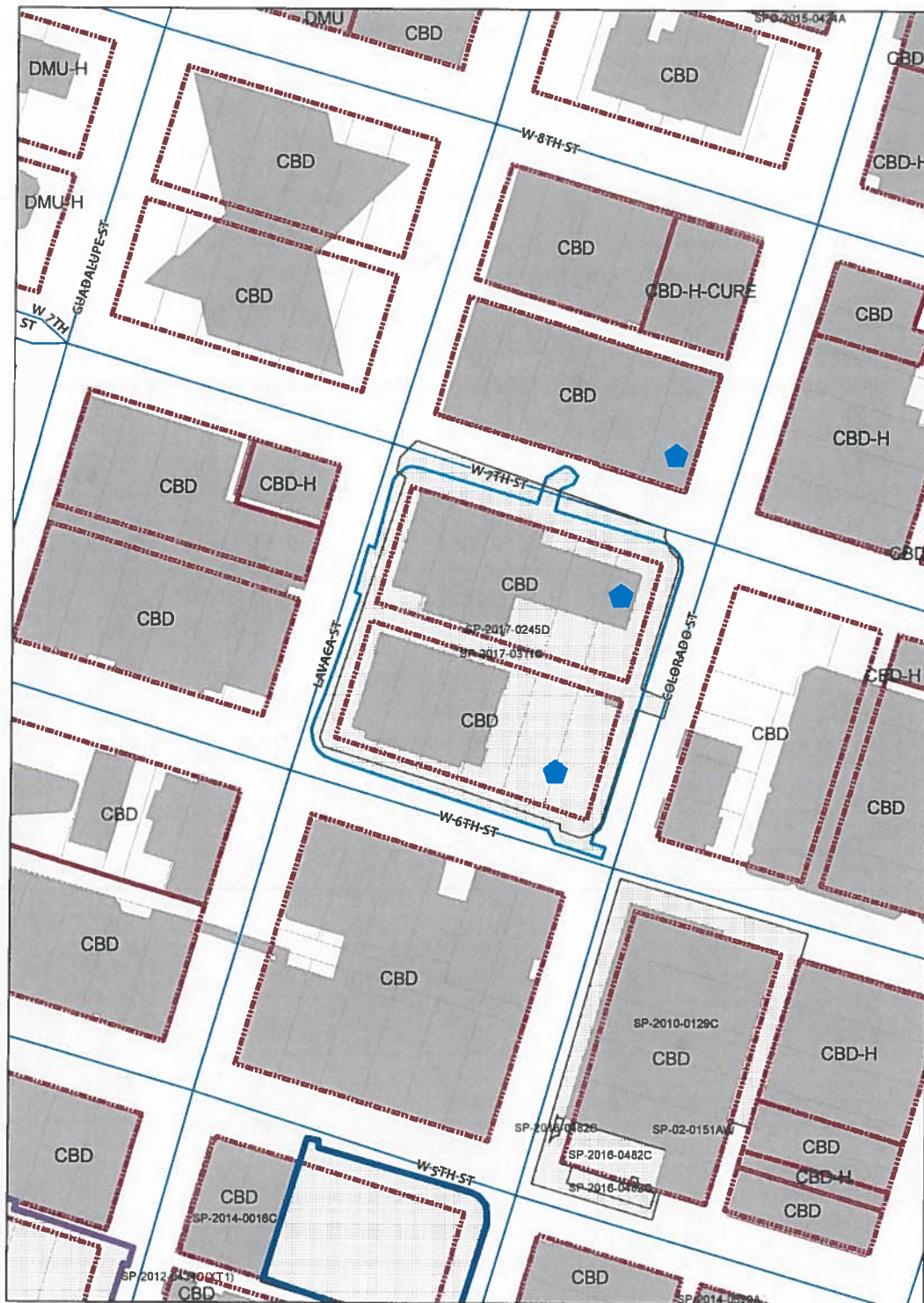
Client/Project

TC AUSTIN BLOCK 71, LLC
BLOCK 71 SITE LOCATION MAP
200 W. 6TH STREET AUSTIN, TEXAS 78701

Figure No.

Title

SITE LOCATION MAP
EXHIBIT 1



0 70 140 280 Feet

CASE#: SP-2017-0311C
 ADDRESS: 200 W 6th Street
 CASE NAME: Block 71
 MANAGER: Nikki Hoelter

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OPERATOR: Clarissa Davis