

**PLANNING COMMISSION  
SITE PLAN WAIVER REQUEST REVIEW SHEET**

**CASE:** SP-2020-0202C

**PLANNING COMMISSION DATE:** December 22, 2020

**PROJECT NAME:** 15th St Office Building

**ADDRESS OF SITE:** 502 W 15<sup>th</sup> St.

**APPLICANT:** Moore JH 502 LLC, 814 West 10<sup>th</sup> Street, Austin, Texas 78701

**AGENT:** Dunaway/ Urban Design Group, Vanessa Mendez, (512) 399-5371

**AREA:** 0.254 acres

**WATERSHED:** Shoal Creek (Urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance (urban)

**C.I.P. STATUS:** N/A

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant proposes to construct a 4-story, 27,251 sq. ft. administrative office building, including parking and utilities. The ground floor will consist of parking, a small art gallery, lobby, electrical vault, fire riser room, and elevator. The development is taking access to San Antonio Street and the alley to the west.

**EXISTING ZONING:**

The proposed office property is zoned Downtown Mixed Use (DMU). Administrative office is a permitted use in DMU.

**DESCRIPTION OF WAIVERS:** The applicant is requesting a partial waiver of the following.

**LDC Section 25-6-591(B)(5)**

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in Section 25-2-691 (*Waterfront Overlay (WO) District Uses*) that fronts on the street at the ground level.

25-6-591(D): The Land Use Commission may waive the requirement of Subsection (B)(5) of this section during the site plan review process after determining that:

- (1) present and anticipated development in the area is not amenable to access by pedestrians;
- (2) the requirement does not allow a reasonable use of the property; or
- (3) other circumstances attributable to the property make compliance impractical.

25-6-591(E): If a waiver is granted under Subsection (D), an area for which the requirement is waived must be screened.

**LDC Section 25-2-691(C)(12)**

A pedestrian-oriented use is a use that serves the public by providing goods or services and includes:

- (1) art gallery, (2) art workshop, (3) cocktail lounge, (4) consumer convenience services, (5) cultural services, (6) day care services (limited, general, or commercial), (7) food sales, (8) general retail sales (convenience or general), (9) park and recreation services, (10) residential uses, (11) restaurant (limited or general) without drive-in service; and
- (12) other uses as determined by the Land Use Commission

Waiver request is as follows:

The applicant requests a waiver from LDC 25-6-591(B)(5) to permit one parking space facing San Antonio Street and three parking spaces facing 15<sup>th</sup> street (total 4 spaces), to be screened, but not separated from the adjacent street by a pedestrian oriented use. The remaining five parking spaces on the ground floor would be separated from the street by a small art gallery. The gallery would receive a Certificate of Occupancy and would be occupy-able space, meeting requirements for access and amenities. As art galleries are specifically called out as permitted pedestrian oriented use, the spaces buffered by the gallery complies with 25-6-591(B)(5).

The applicant notes the following in support of their waiver request.

The site is constrained by size (approximately 0.25 acres), configuration (minimum depth of approximately 90 feet) and the presence of a heritage tree along the northerly property line. Those features limit the availability of alternatives to structure parking on the first floor and limit the area within the building available for pedestrian oriented uses between the street frontage and the parking spaces.

In addition, by providing the proposed gallery, the applicants have met the requirement for buffer uses at the most prominent building corner and across the majority of the first floor parking spaces. The applicants have also proposed an engaging screening system to provide an attractive streetscape.

**SUMMARY STAFF RECOMMENDATION:**

While staff acknowledges the size and configuration constraints, Staff recommends denial of the waiver on the basis that the site is well located and configured to support pedestrian oriented uses on the first floor. There is no existing or proposed development which would limit pedestrian access to future uses on the site and existing pedestrian traffic is likely to provide sufficient economic support for a well selected pedestrian oriented use.

**CASE MANAGER:** Randall Rouda  
Randall.rouda@austintexas.gov

**PHONE:** 974-3338

**PROJECT INFORMATION:** 0.25 acres

**EXIST. ZONING:** DMU

**MAX. BLDG. COVERAGE :** 100%

**MAX. IMPERV. CVRG.:** 100%

**ALLOWED F.A.R.:** 5:1

**HEIGHT:** 60

**REQUIRED PARKING:** 0

**PROP. BUILDING CVR:** 9,829 sq. ft. (88%)

**PROP. IMP. CVRG.:** 9,829 sq. ft. (88%)

**PROPOSED F.A.R.:** 2.45:1

**PROP. HEIGHT:** 60' (4 story)

**PROVIDED PARKING:** 36 (including 2 HC)

**PROPOSED ACCESS:** San Antonio Street/Alley.

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a waiver from having a pedestrian use separating a portion of the proposed ground-floor parking from San Antonio Street and West 15<sup>th</sup> St. The remaining ground floor parking is separated from the adjacent streets by a small art gallery. The elevator lobby is also located on the first floor adjacent to West 15<sup>th</sup> Street. The site plan otherwise complies with land use regulations.

**Environmental:**

The site is located with the Shoal Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

**Transportation:**

Access to the proposed research services will be from San Antonio Street and West 15<sup>th</sup> Street. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release.

**PLANNING COMMISSION ACTION:**

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: LR/GO (Professional Offices)

South: CS-CURE (15<sup>th</sup> Street, Coffee Shop, Dry Cleaning)

East: DMU-CO (Alley, Professional Offices)

West: CS (San Antonio Street, Convenience Market/Service Station)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>
W 15 <sup>th</sup> St.	100'	75'
San Antonio Street	80'	37'

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Central Austin Community Development Corporation

Central Austin Urbanists

City of Austin Downtown Commission

Downtown Austin Alliance

Downtown Austin Neighborhood Assn. (DANA)

Friends of Austin Neighborhoods

Historic Austin Neighborhood Association

Homeless Neighborhood Assn.

Neighborhood Empowerment Foundation

Preservation Austin

SELTEXAS

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

West Downtown Alliance, Inc.

# OFFICE BUILDING

502 W 15th Street



Planning Commission

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2020-0202C  
REVISION #: 00  
CASE MANAGER: Randall Rouda

UPDATE: U0  
PHONE #: 512-974-3338

PROJECT NAME: 15th St Office Building  
LOCATION: 502 W 15TH ST

SUBMITTAL DATE: June 18, 2020  
REPORT DUE DATE: July 17, 2020  
FINAL REPORT DATE: July 21, 2020  
4 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, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

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

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is May 9, 2021.** 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.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.** Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

**Please submit 12 copies of the plans and 13 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

**Please note:** if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

**REVIEWERS:**

Planner 1 : Elsa Garza  
Electric : Andrea Katz  
Drainage Engineering : Laura Kofahl  
City Arborist : Dillon Olsen  
Industrial Waste : Rachel Reddig  
Site Plan : Randall Rouda  
Transportation Planning : Martin Laws  
AW Utility Development Services : Bradley Barron  
AW Pipeline Engineering : Jason Inge  
ATD Engineering : Bryan Golden  
Environmental : Jonathan Garner  
Fire For Site Plan : Marvin Lewis  
PARD / Planning & Design : Scott Grantham  
R.O.W. : Isaiah Lewallen  
Water Quality : Laura Kofahl

**Industrial Waste Review - Rachel Reddig - 512-972-1074**

IW1. For compliance with §15-10-226 of the Austin City Code, install a City of Austin approved 2-way cleanout per Standard Detail 520-AW-01C to act as a sampling and inspection port. Reference the detail in the call-out and include the detail in the utility detail sheets. Per UCM 2.9.4.G.6, the cleanout must be located in a non-traffic, non-parking area to be used as a sampling and inspection port.

**PARD / Planning & Design Review - Scott Grantham - 512-974-9457**

PR1. Please confirm zero residential or hotel units in this development.

**Site Plan Review - Randall Rouda - 512-974-3338**

**ZONING**

SP 1. Add the following to the site Data Table:

- a) proposed use (according to 25-2-491)
- b) gross floor area for each building (in sq. ft.)
- c) Correct/verify the floor-to-area ratio to include the entire gross floor area.
- d) open space (in sq. ft. and percentage)

SP 2. Describe the proposed use and specify the square footage for each use within each existing and proposed structure on the site.

SP 3. Specify the elevation (in feet above sea level) of the average of the highest and lowest grades adjacent to the building, and specify the maximum elevation permitted by zoning regulations.

**DOWNTOWN DESIGN GUIDELINES (CBD/DMU)**

SP 4. In the CBD and DMU districts (with certain exceptions), a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in Section 25-2-691. This may require substantial revisions. Please contact this reviewer if you would like to schedule a meeting to discuss. **SEE 25-2-591, (B)5**

SP 5. For a parking structure in the CBD and DMU districts, the headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure. Automobiles in a parking structure must be screened from public view. [Sec. 25-2-293(D)]

SP 6. Place the following note on the site plan: "Compliance with Green Building standards of ONE Star is required for all buildings constructed on this site." Contact the Green Building Program at 482-5300 for further information and provide a copy of the letter of intent.

SP 7. For all land uses in a CBD or DMU district except major utilities or local utilities, a trash receptacle, air conditioning or heating equipment, loading area, or external storage must be screened from public view. Equipment located on a roof must be screened from the view of a person standing on the farthest edge of an adjacent public street, other than an alley, unless the Director determines that screening is not practical. [Sec. 25-2-293(E)].

SP 8. This site is within the Downtown area (boundaries are MLK, Lamar, Town Lake and IH35). It is recommended you contact the Design Commission to discuss your project. Contact Jorge Rousselin, 974-2975.



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## 15th Street Office Building

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June Routh <JRouth@dunawayassociates.com>

Wed, Jul 22, 2020 at 11:00 AM

To: Chase Humphrey <chase@anderssonwise.com>, Selina Hasler <selina@anderssonwise.com>

Good morning,

Some of the LDC code references from the City were incorrect. I emailed the reviewer and he updated per below.

Thanks,

June Routh

Sent from my iPad

Begin forwarded message:

**From:** "Rouda, Randall" <Randall.Rouda@austintexas.gov>

**Date:** July 22, 2020 at 8:56:07 AM CDT

**To:** June Routh <JRouth@dunawayassociates.com>

**Subject:** [EXTERNAL]RE: 15th Street Office Building

My apologies for the confusion (and typos). The code citations you are looking for are:

**§ 25-6-591 - PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD), THE DOWNTOWN MIXED USE (DMU) DISTRICT, THE PUBLIC (P) ZONING DISTRICTS, AND THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) DISTRICT.**

B(5) Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in Section 25-2-691 (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

**§ 25-2-593 - SITE PLAN AND CONSTRUCTION REQUIREMENTS.**

(D) This subsection prescribes screening requirements for a parking structure.

(1) The headlights of automobiles in a parking structure may not be directly visible from an adjacent building or a building across a street, other than an alley, from the parking structure.

(2) Automobiles in a parking structure must be screened from public view.

(3) The building code requirements for an open parking garage supersede the requirements of this subsection to the extent of conflict.

The following are the cross references in 25-6-591(B)(5)

Exceptions to the requirement for parking garages to be separated from the street by pedestrian oriented uses:

C) The maximum number of parking spaces allowed under Subsection (B)(3) of this section may be increased at the request of an applicant under the requirements of this subsection.

(1) The director shall approve an increase if all parking spaces are contained in a parking structure and the total number of spaces is less than 110 percent of the spaces calculated under Appendix A (Tables of Off-Street Parking and Loading Requirements).

(2) The director or the Land Use Commission may approve an increase equal to or greater than 110 percent of the number of spaces calculated under Appendix A (Tables of Off-Street Parking and Loading Requirements) if the criteria in Section 25-6-501(D)(2) (Off-Site Parking Allowed) are satisfied.

(3) Only if bicycle parking is also increased proportionately.

(D) The Land Use Commission may waive the requirement of Subsection (B)(5) of this section during the site plan review process after determining that:

(1) present and anticipated development in the area is not amenable to access by pedestrians;

(2) the requirement does not allow a reasonable use of the property; or

(3) other circumstances attributable to the property make compliance impractical.

(E) If a waiver is granted under Subsection (D), an area for which the requirement is waived must be screened.

Definition of “pedestrian oriented use” from the Waterfront Overlay Section

**§ 25-2-691 - WATERFRONT OVERLAY (WO) DISTRICT USES.**

(C) A pedestrian-oriented use is a use that serves the public by providing goods or services and includes:

(1) art gallery;

(2) art workshop;

(3) cocktail lounge;

(4) consumer convenience services;

(5) cultural services;

(6) day care services (limited, general, or commercial);

(7) food sales;

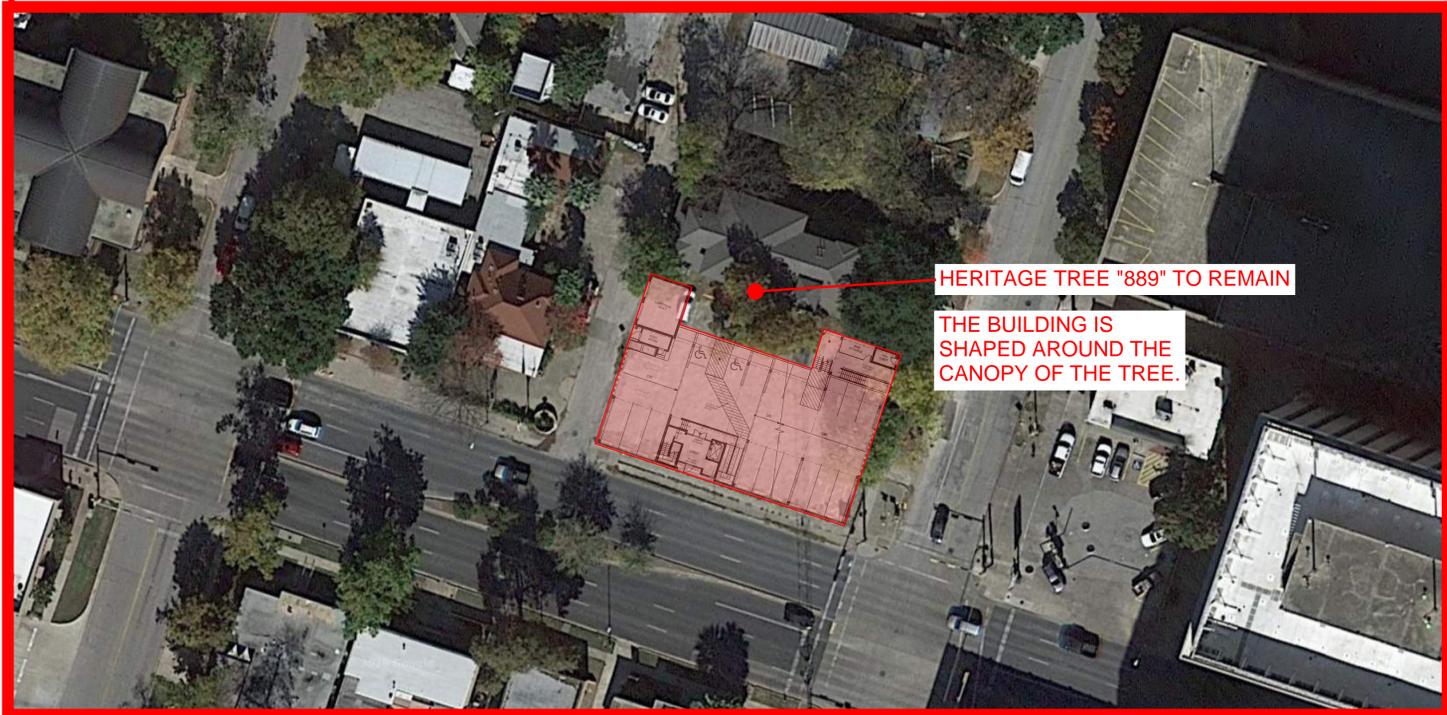
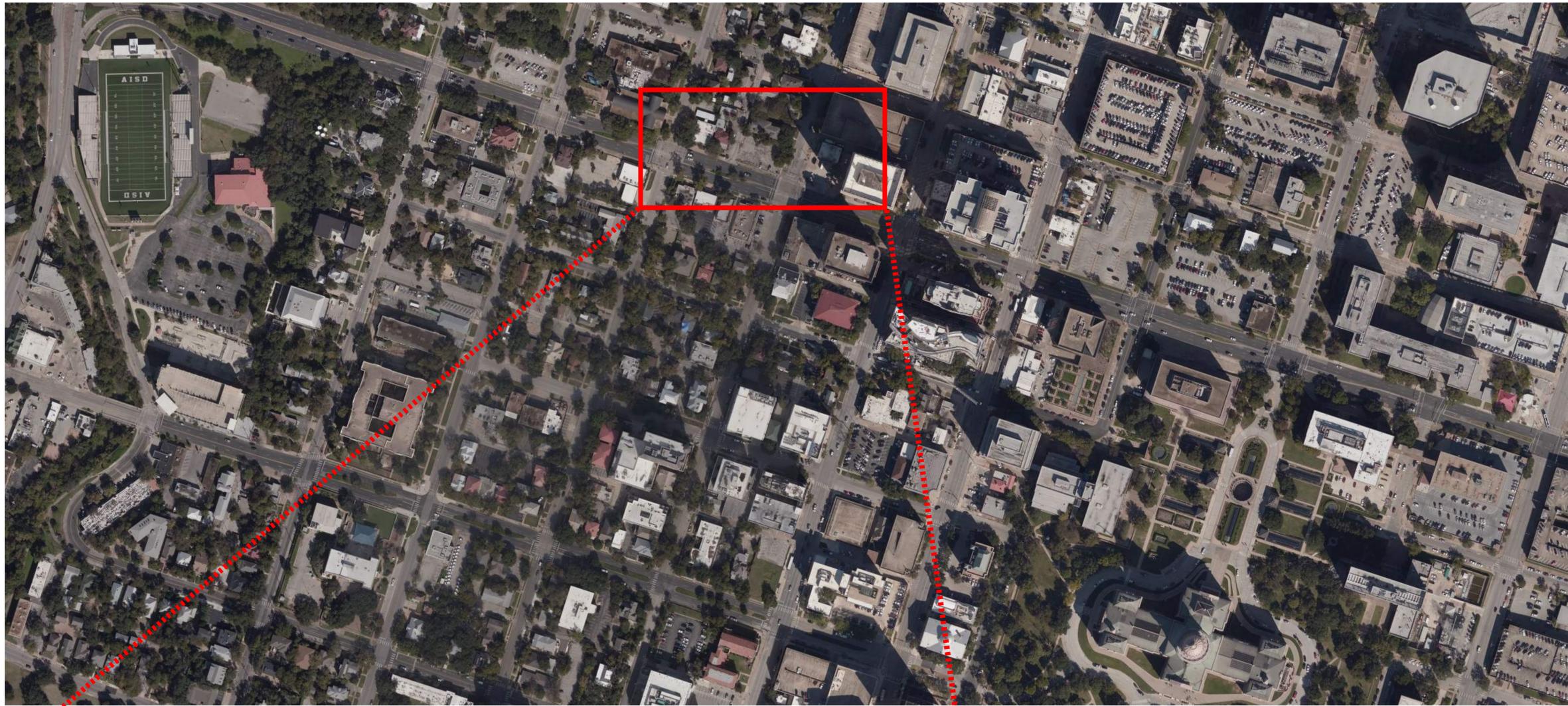
(8) general retail sales (convenience or general);

(9) park and recreation services;

(10) residential uses;

(11) restaurant (limited or general) without drive-in service; and

(12) other uses as determined by the Land Use Commission.



HERITAGE TREE "889" TO REMAIN

THE BUILDING IS SHAPED AROUND THE CANOPY OF THE TREE.

OFFICE BUILDING AT 502 W 15TH STREET

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502 W. 15TH STREET OFFICE BUILDING

502 W. 15TH STREET  
AUSTIN, TX 78701

ISSUE DATE: 25 SEPTEMBER 2020

PERMIT SUBMITTAL

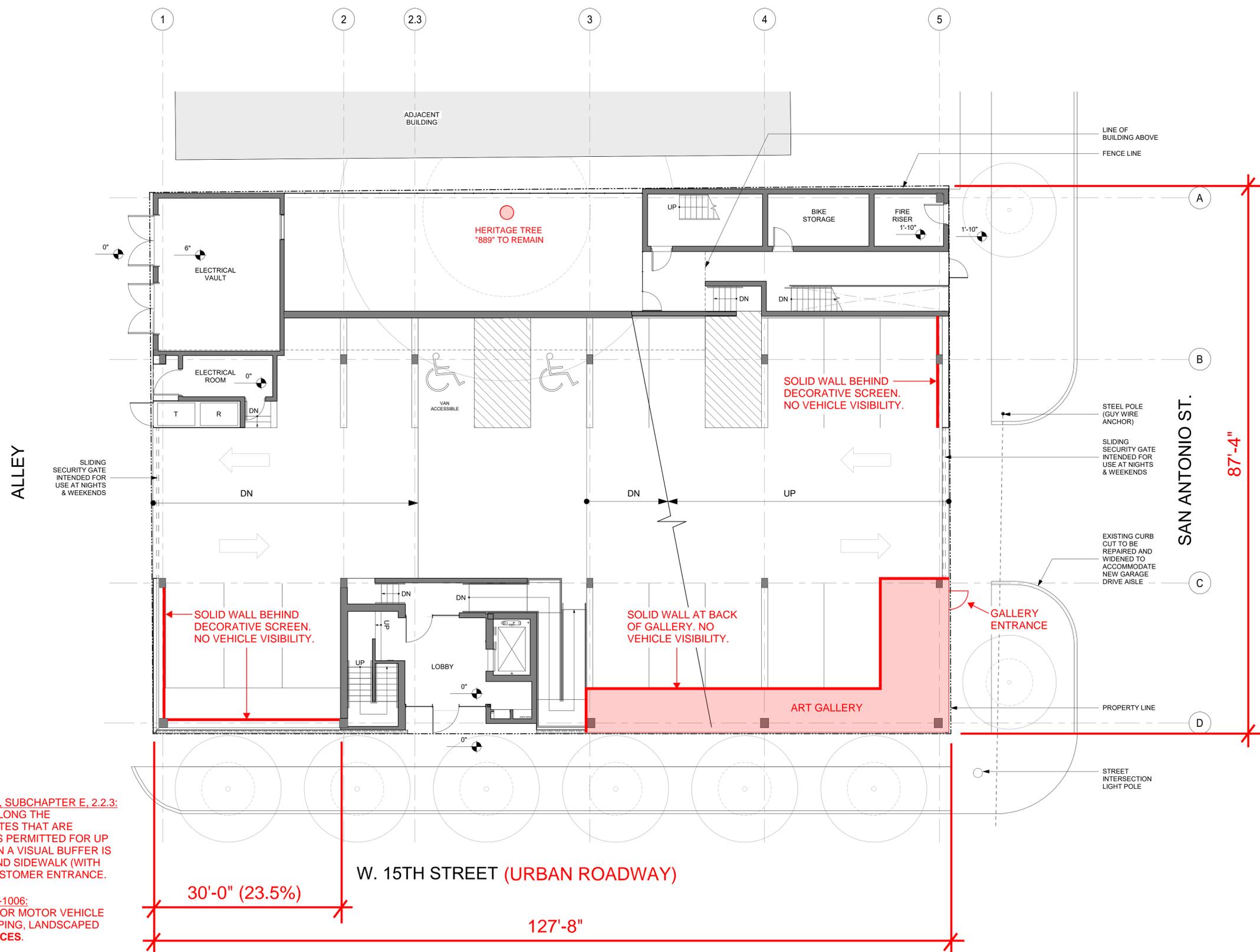
ARCHITECT:  
ARTHUR W. ANDERSSON TX REGISTRATION # 13257  
FREDERICK C. WISE TX REGISTRATION # 16609

SITE PLAN

A0.01

LAND USE DEVELOPMENT CODE, 25-2, SUBCHAPTER E, 2.2.3:  
- SURFACE PARKING IS PERMITTED ALONG THE STREET-FACING FACADE LINE FOR SITES THAT ARE SHALLOWER THAN 400'-0". PARKING IS PERMITTED FOR UP TO 40% OF THE NET FRONTAGE WHEN A VISUAL BUFFER IS PROVIDED BETWEEN THE VEHICLE AND SIDEWALK (WITH TREES) THAT LEADS TO THE MAIN CUSTOMER ENTRANCE.

LAND USE DEVELOPMENT CODE, 25-2-1006:  
- APPROPRIATE VISUAL SCREENING FOR MOTOR VEHICLE AREAS ARE DESCRIBED AS LANDSCAPING, LANDSCAPED BERMS, WALLS, OR DECORATIVE FENCES.

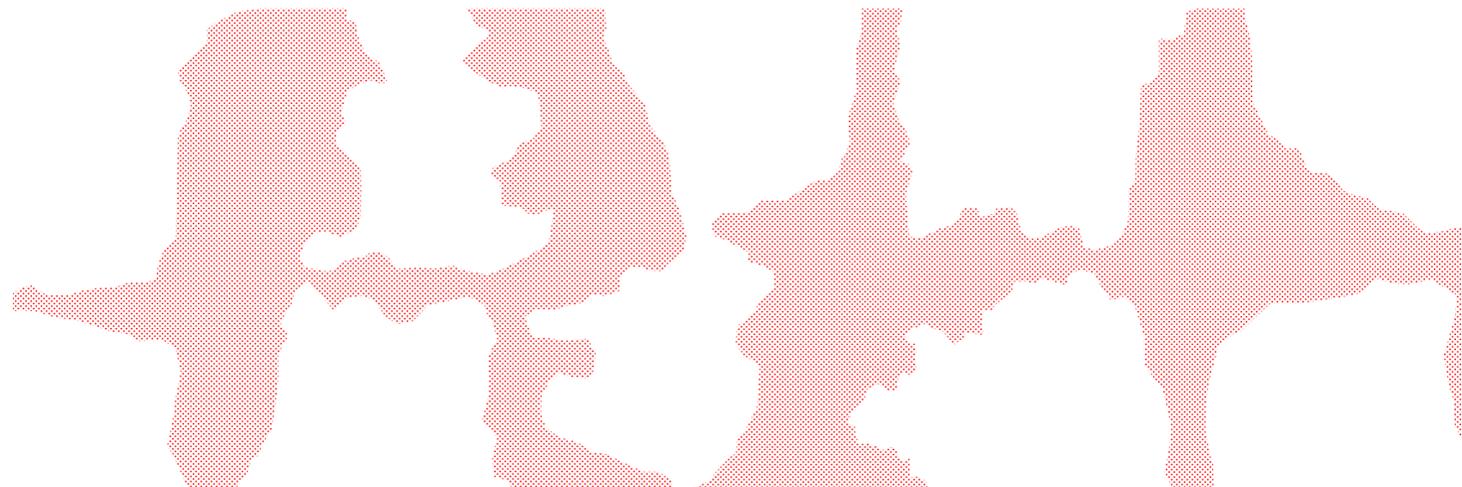
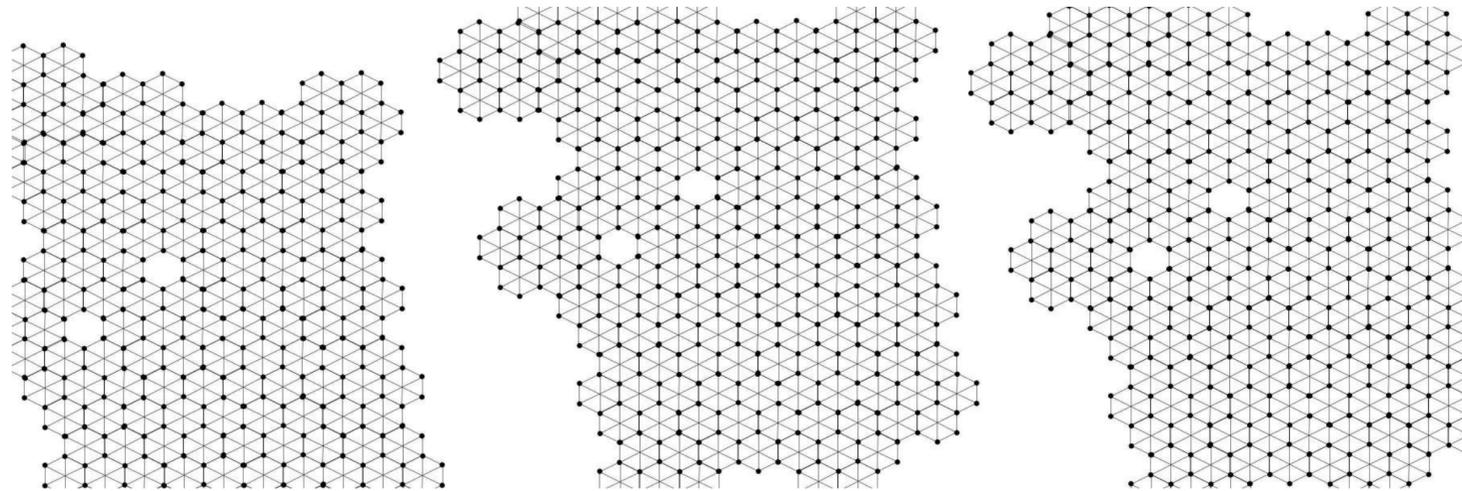




AUSTIN, MOONLIGHT TOWER

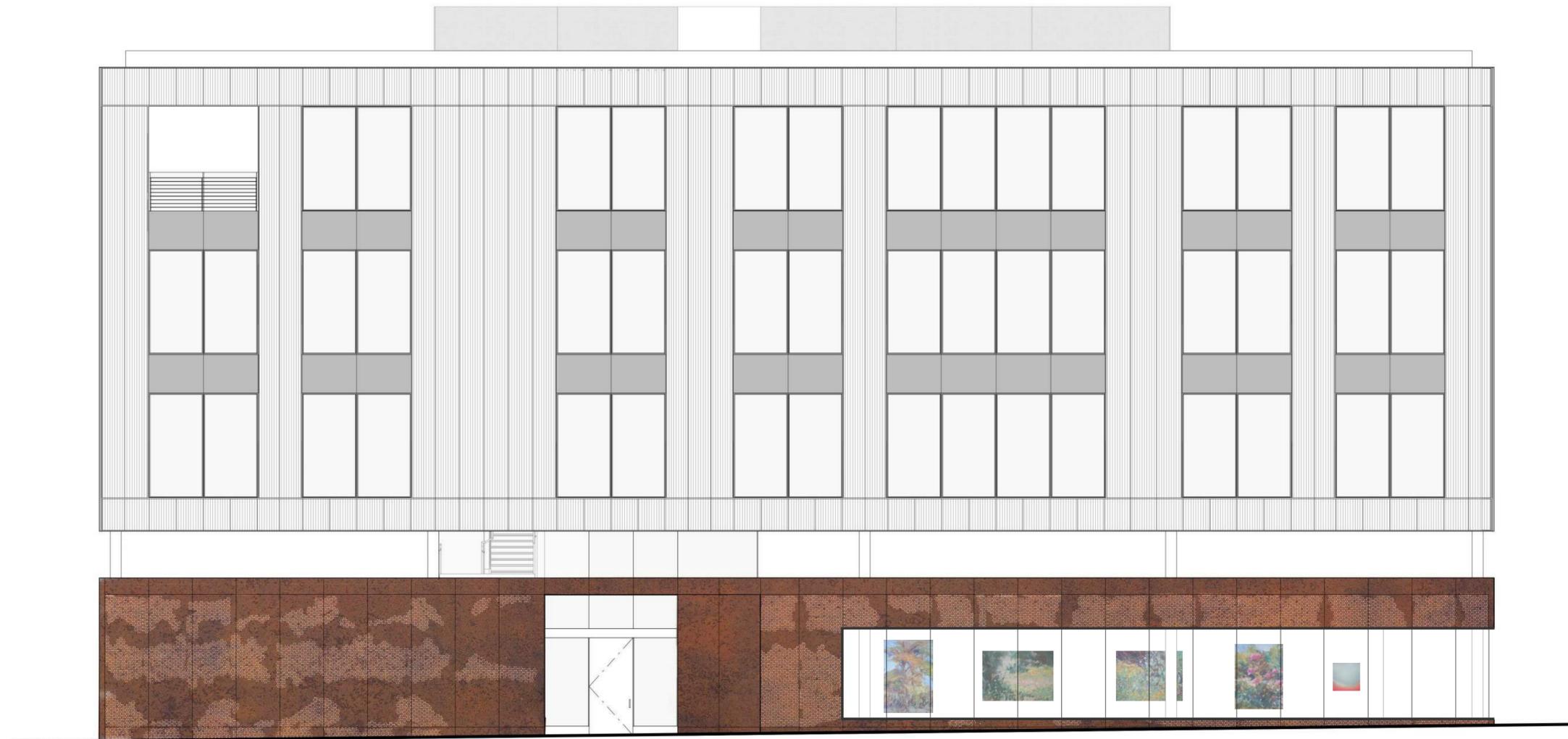


AUSTIN, SHOAL CREEK TRAIL

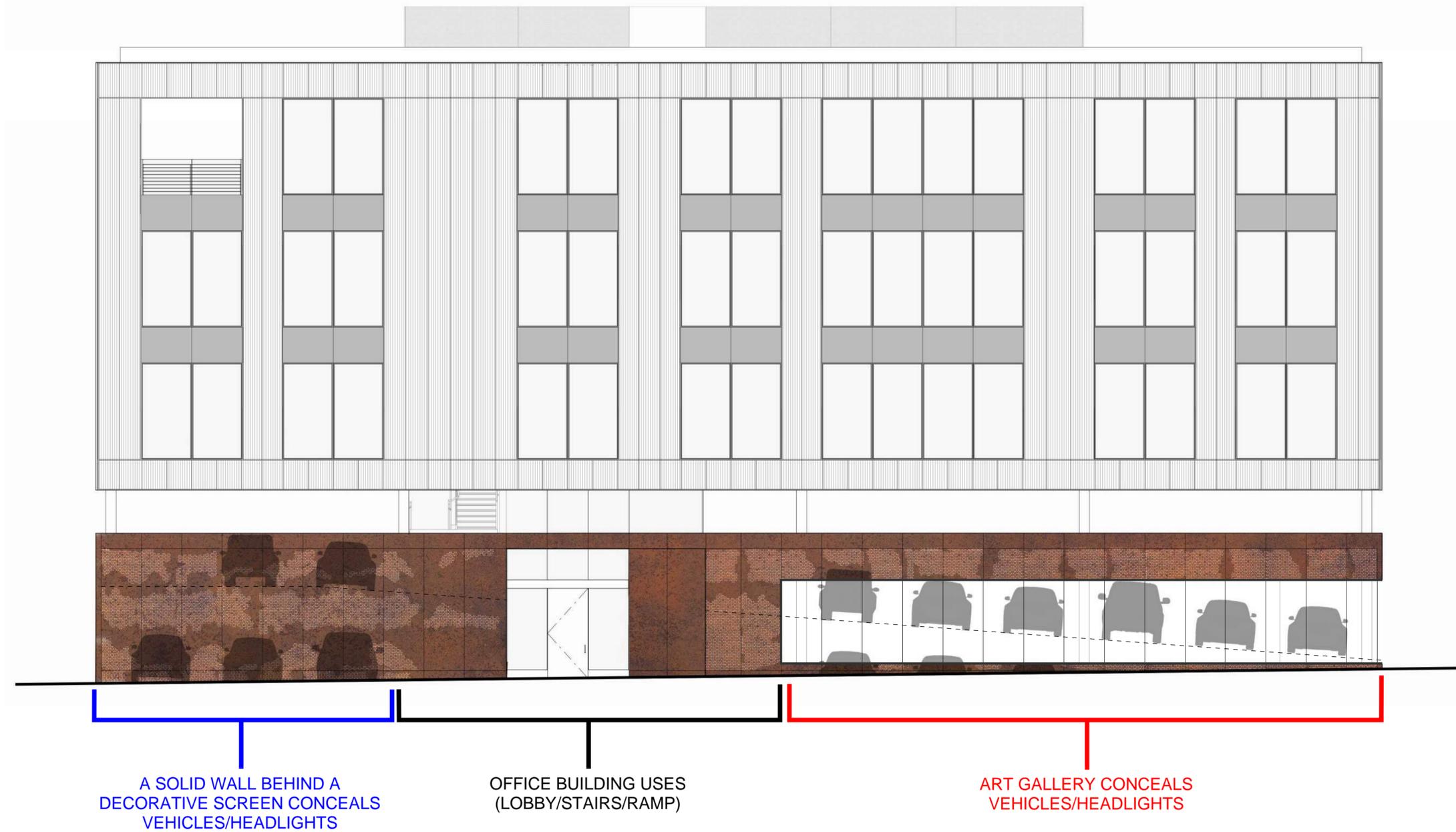


OFFICE BUILDING AT 502 W 15TH STREET

# W. 15th Street Facade

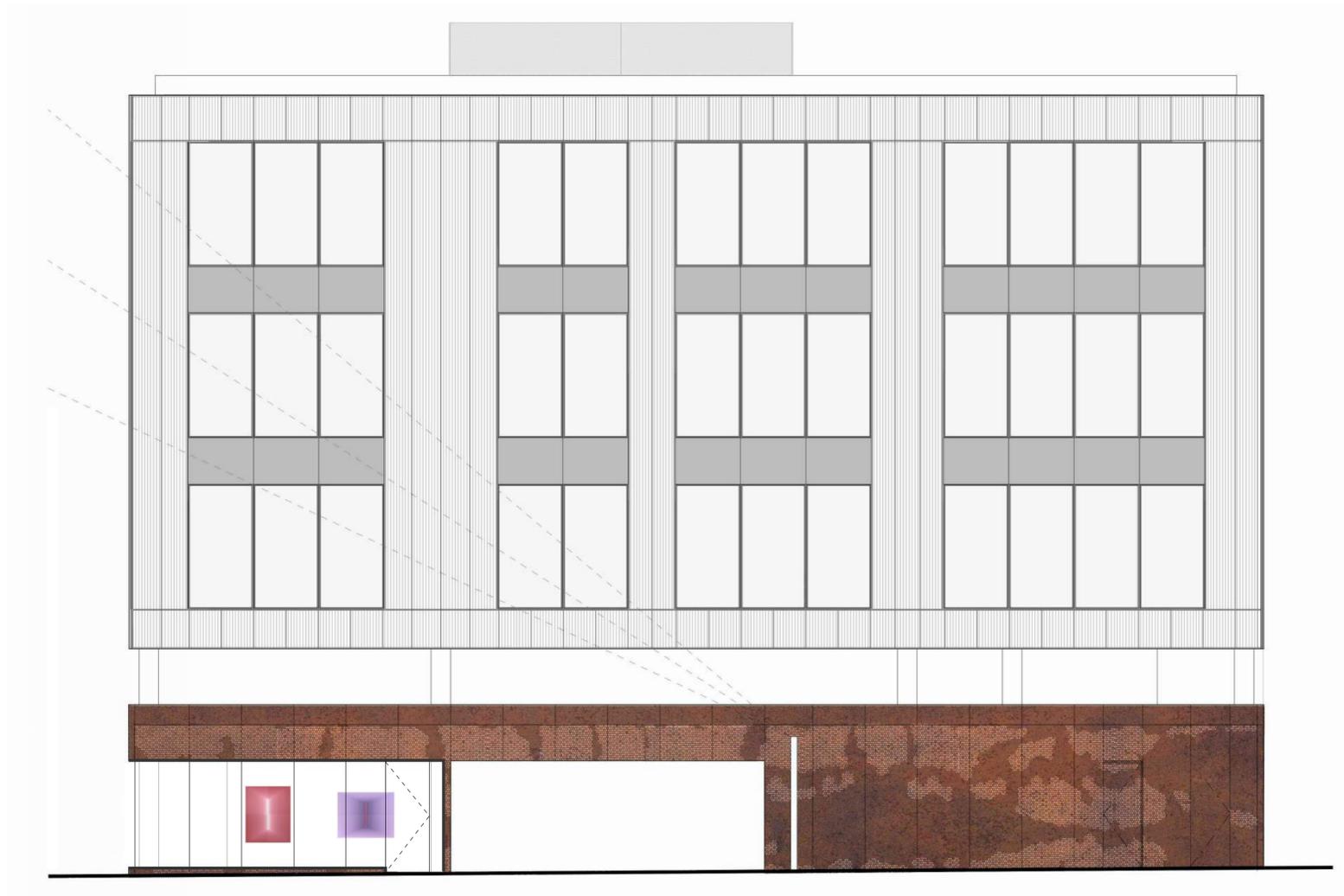


### W. 15th Street Facade

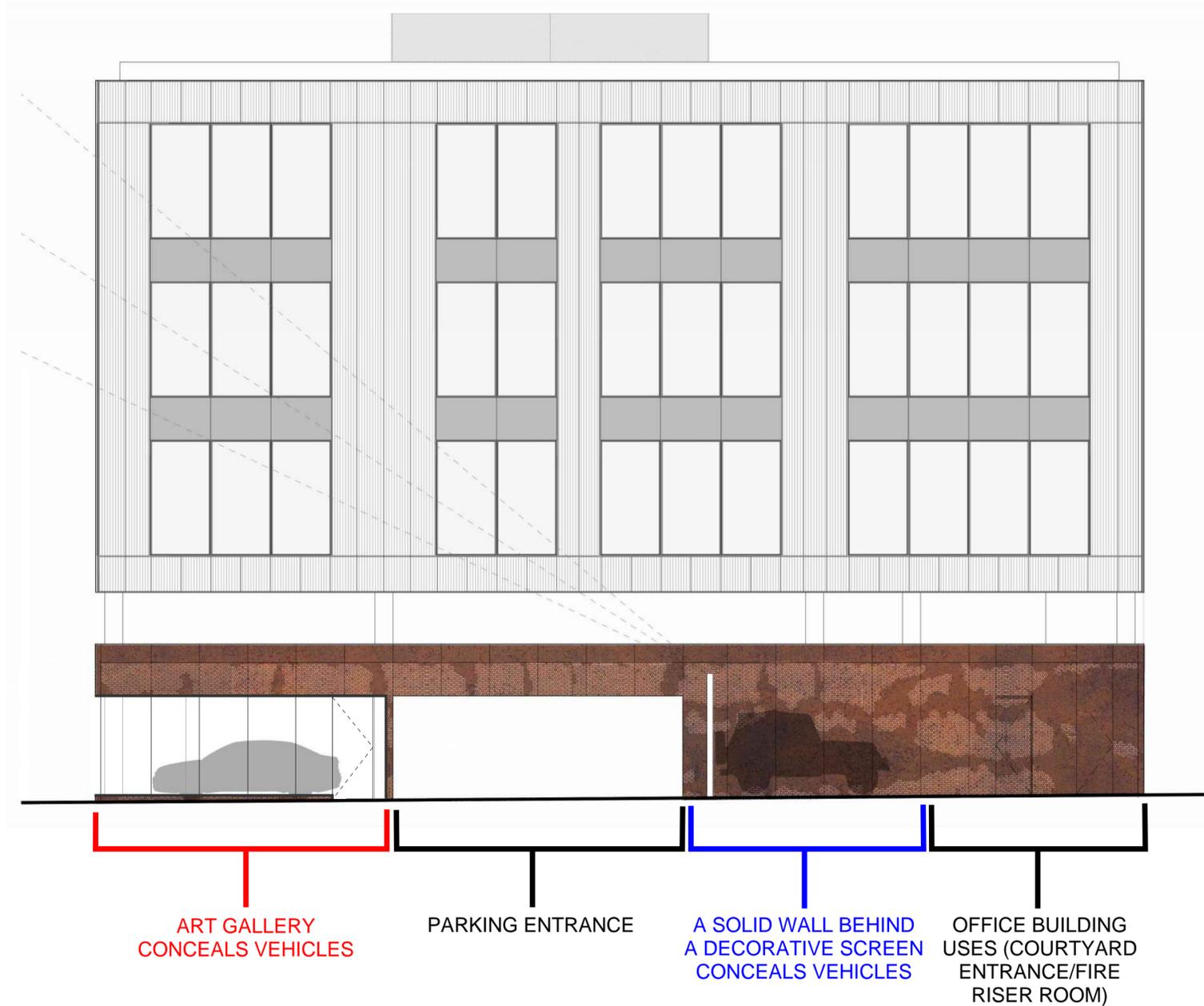


VEHICLES ARE COMPLETELY CONCEALED FROM VIEW WHEN WALKING ON THE SIDEWALK ALONG W 15TH STREET.

### San Antonio Street Facade



### San Antonio Street Facade



EXCEPT FOR THE GARAGE ENTRANCE, VEHICLES ARE COMPLETELY CONCEALED FROM VIEW WHEN WALKING ON THE SIDEWALK ALONG SAN ANTONIO STREET.







**From:** [Chris Riley](#)  
**To:** [Shieh, James - BC](#); [Schneider, Robert - BC](#); [Seeger, Patricia - BC](#); [Hempel, Claire - BC](#); [Shaw, Todd - BC](#); [Anderson, Greg - BC](#); [Llanes, Carmen - BC](#); [Howard, Patrick - BC](#); [Thompson, Jeffrey - BC](#); [Azhar, Awais - BC](#); [Flores, Yvette - BC](#); [Teich, Ann - BC](#)  
**Cc:** ["Eileen M Portner"](#); ["Kimberly Levinson"](#); [Rouda, Randall](#)  
**Subject:** 502 W.15th - Case # SP-2020-0202C  
**Date:** Wednesday, December 16, 2020 12:01:40 AM

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\*\*\* External Email - Exercise Caution \*\*\*

Dear Commissioners:

Your agenda for December 22 should include an item regarding a project at 502 W.15<sup>th</sup> St., labelled as case # SP-2020-0202C. The notice states that the applicant is seeking a partial waiver of the requirement to screen structured parking on the ground floor with a pedestrian oriented use.

The board of the Downtown Austin Neighborhood Association has voted unanimously to oppose this waiver. Walkability is a high priority for DANA, and we see the code requirement at issue here as a much-needed tool for mitigating the negative effects of an above-grade parking garage on the pedestrian environment.

The code allows the Commission to waive this requirement only after determining that:

- (1) present and anticipated development in the area is not amenable to access by pedestrians;
- (2) the requirement does not allow a reasonable use of the property; or
- (3) other circumstances attributable to the property make compliance impractical.

§ [25-6-591\(D\)](#). None of those circumstances is present here. This site is highly amenable to access by pedestrians, as demonstrated every day by the Starbucks and 7-11 at other corners of this intersection. Nothing about this site makes compliance with the code requirement unreasonable or impractical.

We would be glad to work with the applicant to find a pedestrian-friendly solution. In the meantime, we urge you to deny this waiver.

Best regards,

Chris Riley, DANA Board Member  
Eileen McPhillips Portner, DANA President  
Kimberly Levinson, DANA Vice President

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502 W. 15TH STREET OFFICE BUILDING

502 W. 15TH STREET  
AUSTIN, TX 78701

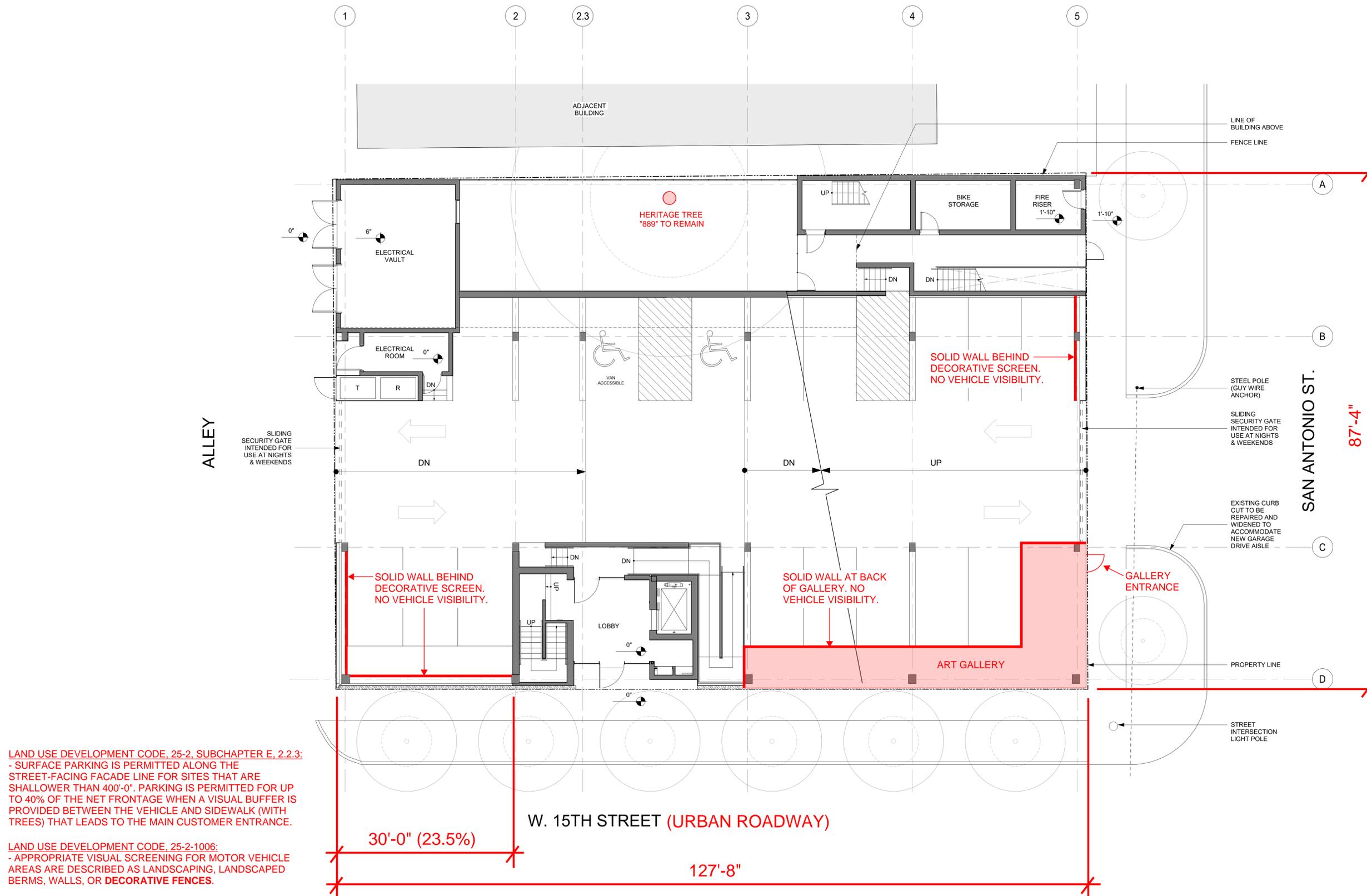
ISSUE DATE: 25 SEPTEMBER 2020

PERMIT SUBMITTAL

ARCHITECT:  
ARTHUR W. ANDERSSON TX REGISTRATION # 13257  
FREDERICK C. WISE TX REGISTRATION # 16609

SITE PLAN

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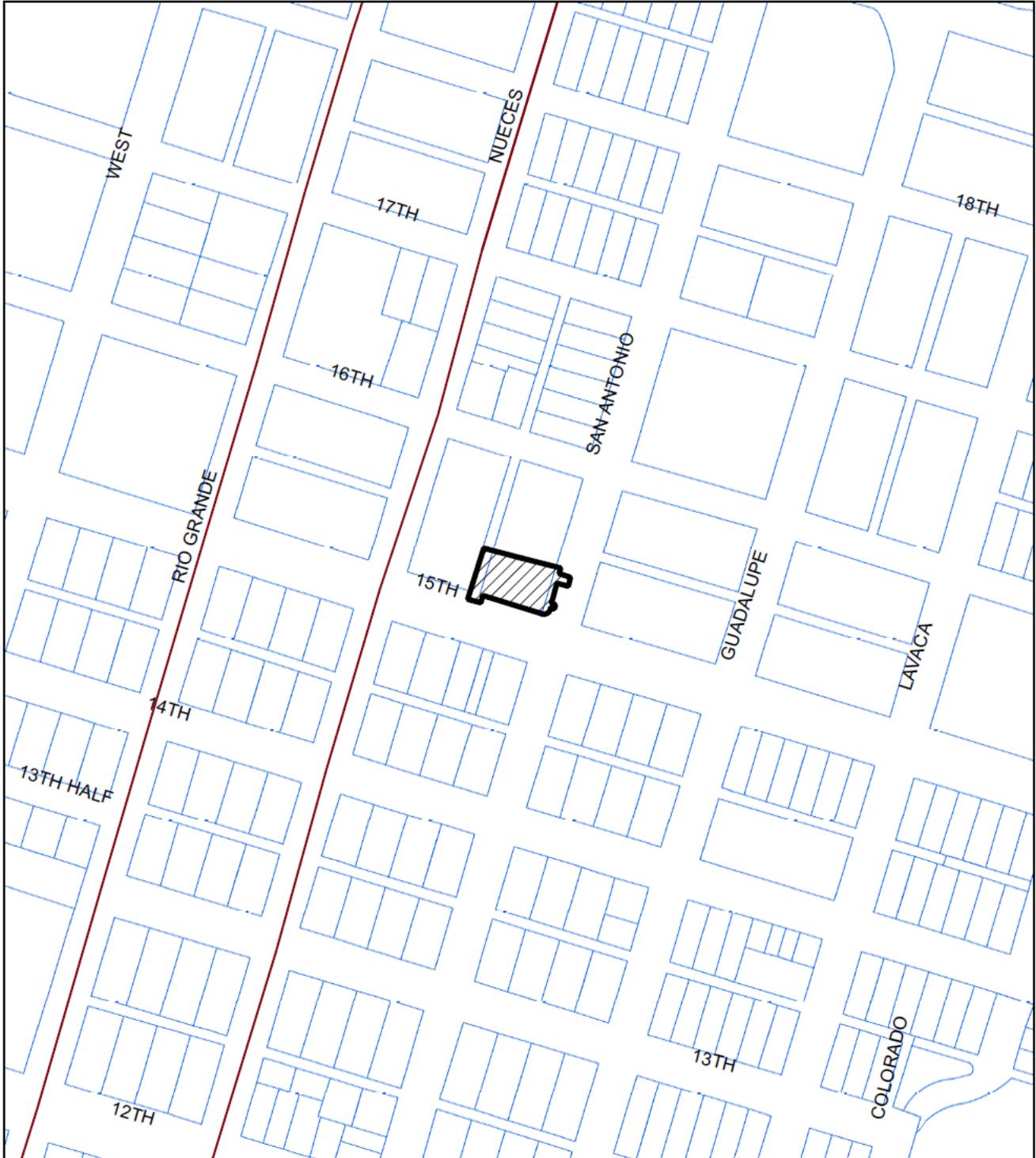
LAND USE DEVELOPMENT CODE, 25-2, SUBCHAPTER E, 2.2.3:  
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1

SITE PLAN  
Scale: 1/8" = 1'-0"



-  Subject Tract
-  Base Map

CASE#: SP-2020-0202C  
LOCATION: 502 W. 15th St.



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.