

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

CASE: SP-2021-0043C

PLANNING COMMISSION DATE: February 8, 2022

COUNCIL DISTRICT: 3

PROJECT NAME: 2012 E. Cesar Chavez

ADDRESS OF SITE: 2012 E. Cesar Chavez St.

APPLICANT: Emergence 2020SOCO, LLC

AGENT: Civiltude LLC (Alejandra Flores)

AREA: 19,407 square feet

WATERSHED: Town Lake (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing a hotel with associated improvements and is requesting a waiver from 25-2-1067 to allow for a swimming pool.

EXISTING ZONING:

The site is zoned CS-CO-MU-NP. The use and site plan comply with the zoning ordinance.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1067(F): An intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

The applicant requests a waiver from a 50-foot to an approximately 26.67-foot compatibility setback for a pool to serve the proposed 14-room hotel.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1067 to reduce the Compatibility setback requirement from 50 feet to approximately 26.67 feet from adjacent SF-3-NP zoned properties used as single family. The pool will be located behind a privacy fence.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 19,407 square feet

EXIST. ZONING: CS-CO-MU-NP

MAX. BLDG. COVERAGE : 95%

MAX. IMPERV. CVRG.: 95%

ALLOWED F.A.R.: 2:1

HEIGHT: 40' per compatibility

REQUIRED PARKING: 12 spaces

PROPOSED ACCESS: Driveway access to alley

PROP. BUILDING CVR: 24% (6,984 sf)

PROP. IMP. CVRG.: 56.5% (10,964 sf)

PROPOSED F.A.R.: .75:1

PROP. HEIGHT: 35;27'10"

PROVIDED PARKING: 15 spaces

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant requests a waiver from a 50-foot to an approximately 26.67-foot compatibility setback for a pool to serve the proposed 14-room hotel. The site is adjacent to single-family houses to the north, commercial to the east and west, and commercial and single-family across E. Cesar Chavez to the south. The 26.67' spacing includes the 16.5'-wide alley between the proposed hotel and the single-family dwellings. The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

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

Transportation:

Access to the proposed hotel will be from the alley to the north. 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. Staff recommends approval of the waiver.

PLANNING COMMISSION ACTION: NA

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Alley, then SF-3-NP (single-family)

South: E Cesar Chavez St, then CS-CO-MU-NP (commercial and single-family)

East: CS-CO-MU-NP (commercial and single-family)

West: CS-CO-MU-NP (commercial and single-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
E Cesar Chavez St	60'	35'	Minor Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Neighborhoods Council

Capitol Metro

East Austin Conservancy

East Cesar Chavez Neighborhood Contact Team

El Concilio Mexican-American Neighborhoods

Guadalupe Neighborhood Development Corporation

Homeless Neighborhood Assn.

Neighbors United for Progress

SELTexas

Tejano Town

Austin Lost and Found Pets

Barrio Unido Neighborhood Assn.

Del Valle Community Coalition

East Cesar Chavez IBIZ District

East Town Lake Citizens Neighborhood Association

Friends of Austin Neighborhoods

Greater East Austin Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

Sierra Club, Austin Regional Group

GENERAL PLAN NOTES

1. "RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS."
2. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE (URBAN) WATERSHED AND DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
3. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM PANEL NO. 48453C0465K, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.
4. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCEED OF 15%.
5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON SITE.
6. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE.
7. THE SITE IS COMPOSED OF THREE TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. THE UNIFIED DEVELOPMENT AGREEMENT WAS RECORDED AS DOC. _____ IN THE TCOPR.
8. A LICENSE AGREEMENT FOR IMPROVEMENTS IN E CESAR CHAVEZ RIGHT-OF-WAY WAS RECORDED AS DOCUMENT _____ IN THE TCOPR.
9. NO LOADING WILL OCCUR IN THE ALLEY.

TRAFFIC CONTROL NOTES

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOTTWNG MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

ENVIROMENTAL NOTES

IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]

BENCH MARK:

TBM 27-54-1: COTTON SPINDLE SET IN ELECTRIC METER POLE AT SOUTHWEST CORNER OF THE INTERSECTION OF E. CESAR CHAVEZ STREET AND LYNN STREET.
ELEV.=462.74; NAVD-88

DESIGN TEAM

ENGINEER

CIVILITUDE LLC
5110 LANCASTER COURT
AUSTIN, TX 78723
(512) 761-6161

ARCHITECT

DELINEATE STUDIO
916 SPRINGDALE ROAD, #4-104
AUSTIN, TX 78702
512-522-3511

LANDSCAPE ARCHITECT:

BIG RED SUN
1311 E CESAR CHAVEZ
AUSTIN, TX 78702
512-480-0688

OWNER

EMERGENCE 2020SOCO, LLC
1708 WILLOW ST
AUSTIN, TX 78702

LEGAL DESCRIPTION

LOTS 3, 4, 5, BLOCK 2, FAIR GROUNDS
ADDITION, VOL. 2, PG. 181, P.R.T.C.

ZONING

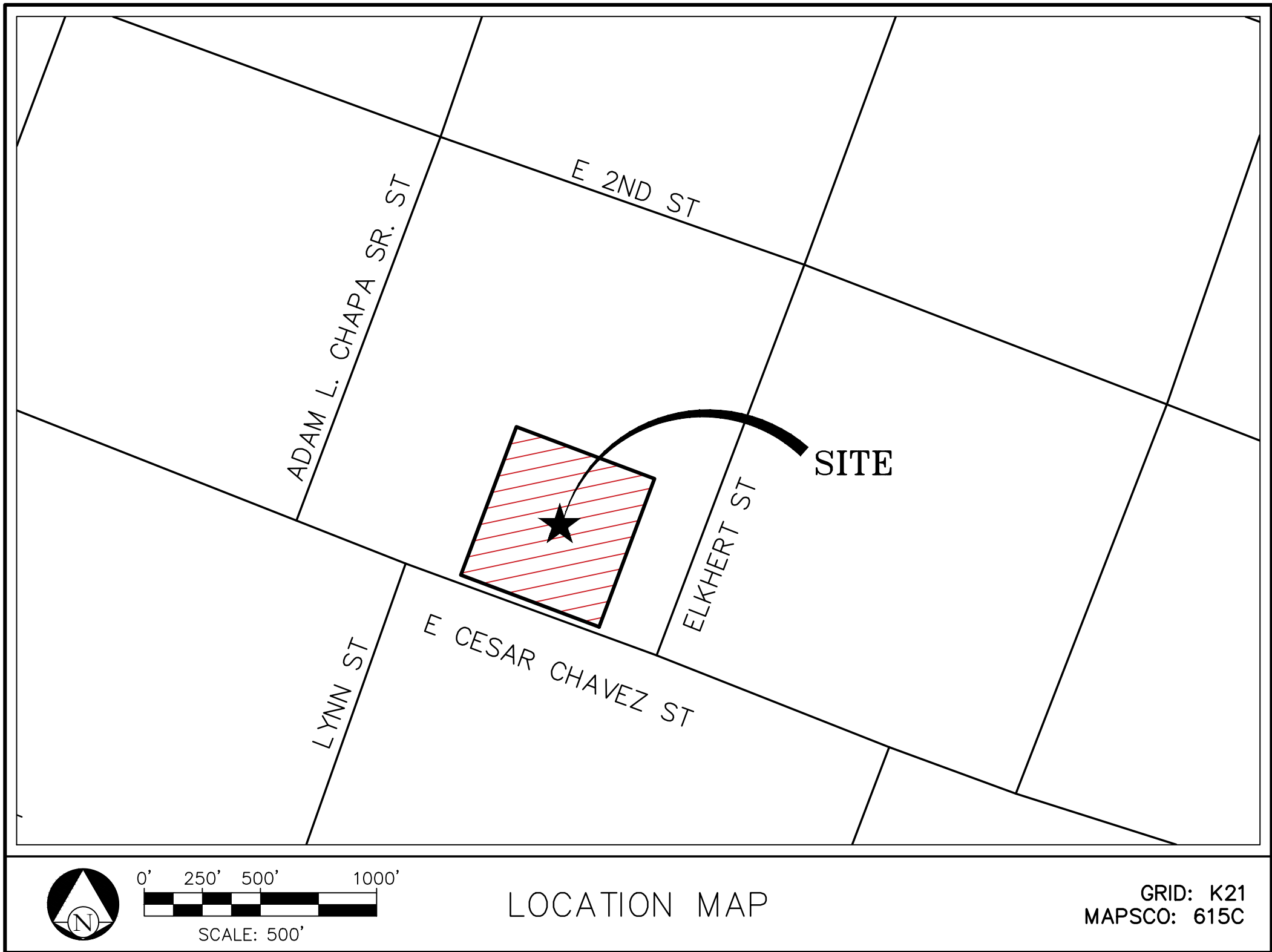
CS-CO-MU-NP, COMMERCIAL SERVICES CODITIONAL
OVERLAY MIXED USE HOLLY NEIGHBORHOOD PLAN

PLANNING NOTES

1. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 14 HOTEL ROOMS.
2. 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.
3. COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.

CONSOLIDATED SITE PLAN FOR
2012 E CESAR CHAVEZ
2012 E CESAR CHAVEZ ST, AUSTIN, TX 78702

SUBMITTAL DATE: FEBRUARY 3, 2021



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RECOMMENDED FOR APPROVAL

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

AUSTIN WATER DATE

INDUSTRIAL WASTE DATE

SP-2021-0043C

DEVELOPMENT PERMIT NUMBER DATE

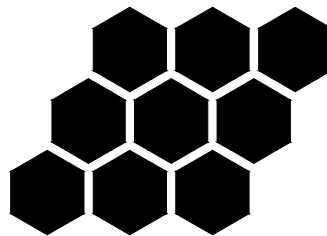
AUSTIN FIRE DEPARTMENT	
DESIGN STANDARDS	2015 INTERNATIONAL FIRE CODE WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI	2,500 GPM
INTENDED USE	HOTEL
CONSTRUCTION CLASSIFICATION	TYPE II-B
BUILDING FIRE AREA	13,433 SF
AUTOMATIC FIRE SPRINKLER SYSTEM	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI	1,500 GPM
FIRE HYDRANT FLOW TEST	02/24/2019
FIRE HYDRANT FLOW TEST LOCATION	2000 E CESAR CHAVEZ
HIGH-RISE YES OR NO	NO
ALTERNATIVE METHOD OF COMPLIANCE	N/A

CITY OF AUSTIN REVISIONS/CORRECTIONS							
NUMBER	DESCRIPTION	REVISE (R), DELETE (D) ADD (A). SHEET No'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMPERV. COVER (SF)	TOTAL SITE IMPERV. COVER (SF/%)	COA APPROVAL DATE	DATE IMAGED



SUBMITTED BY

Michael V. Reyes 1/13/2022
DATE



CIVILITUDE
ENGINEERS & PLANNERS

FIRM REG# F-12469 5110 LANCASTER COURT, AUSTIN, TX 78723
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SITE PLAN APPROVAL SHEET 01 OF 21

FILE NUMBER: SP-2021-0043C APPLICATION DATE: 02-03-2021

APPROVED BY COMMISSION ON UNDER SECTION 112 ON

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER CBH

PROJECT EXPIRATION DATE (ORD.#970905-A) DWFZ DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING: CS-CO-MU-NP

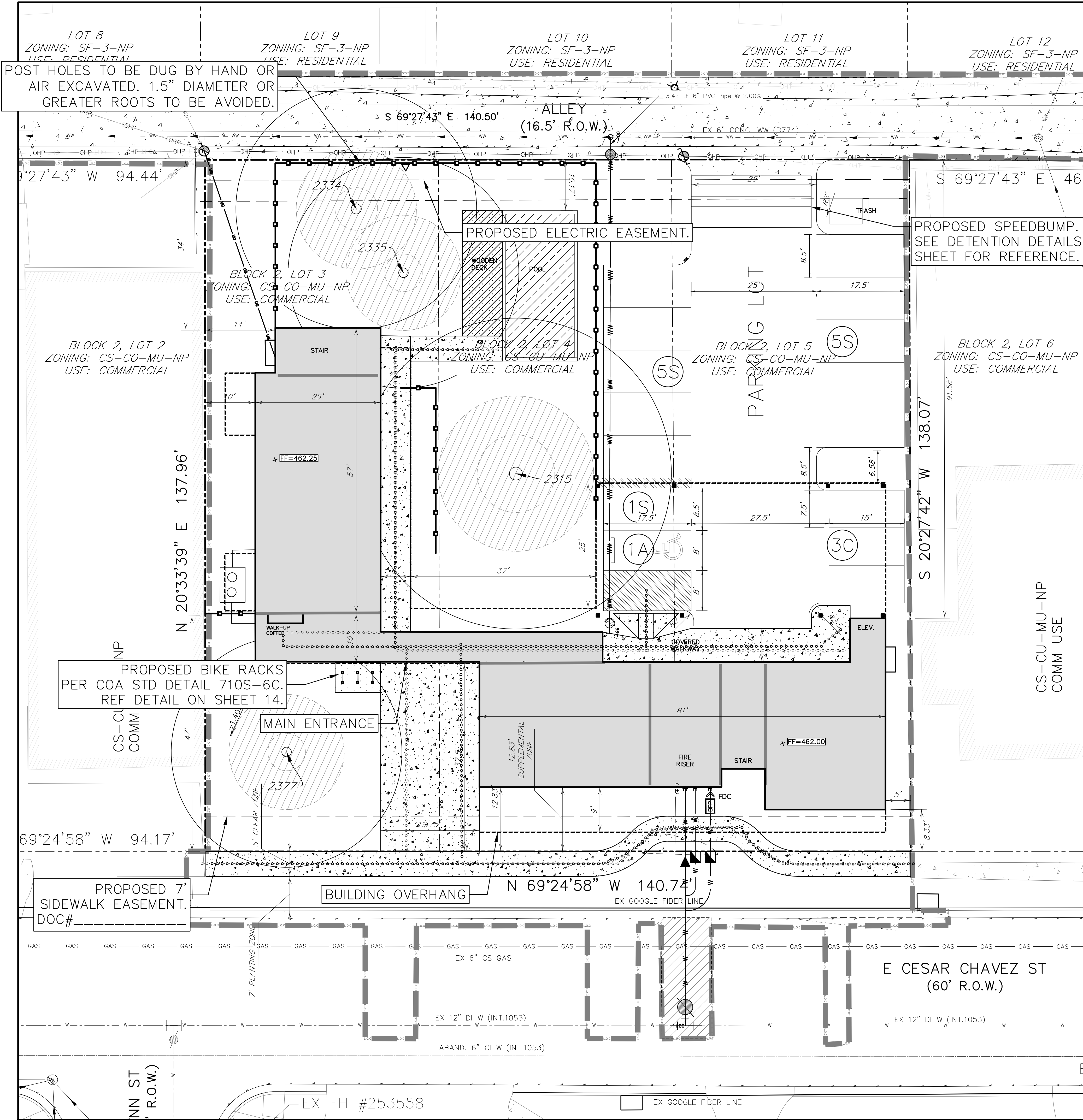
Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 01 OF 21



COMPATIBILITY STANDARD NOTES:

- 1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 25.2.E.
- 2. ALL DUMPSTER AND ANY PERMANENTLY PLACED RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).
- 3. DUMPSTER ENCLOSURE SHALL BE SAME MATERIAL AS THE PRINCIPAL STRUCTURE.
- 4. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (SECTIONS 25-2-1067).
- 5. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE (SECTION 25-2-1067).

ACCESSIBILITY NOTES:

- 1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- 2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- 3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- 4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.

NOTES:

- 1. EACH COMPACT SPACE WILL BE SIGNED "SMALL CAR ONLY."
- 2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 25.2.E.

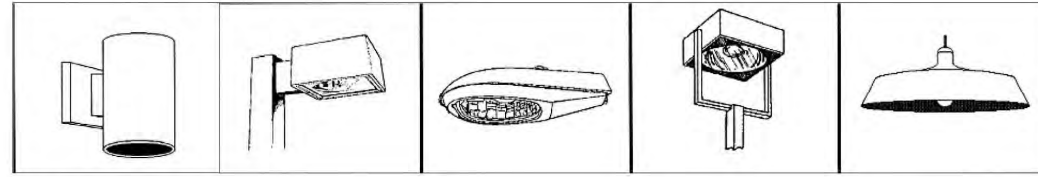


Figure 34:
Examples of fully-shielded light fixtures.

- 3. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LR, OR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).

SITE PLAN RELEASE NOTES:

- 1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- 3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- 4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- 5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN [OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN].
- 6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- 7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- 8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- 9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SCREENING NOTE
SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

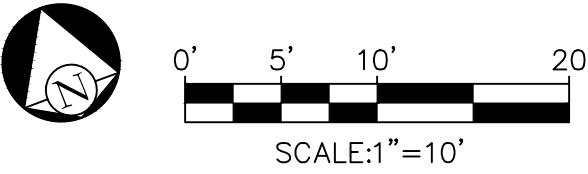
PROJECT USE DESCRIPTION:
THIS SITE PLAN IS FOR A 14-room HYBRID HOTEL/LOFTER STAY PROJECT, WHERE RESIDENTS MAY STAY LONG TERMS. THE LOUNGE, POOL AND PATIO ARE SEEN AS AN AMENITY FOR RESIDENTS/GUESTS OF THE PROPERTY PRIMARILY. PARKING IS TO BE RESERVED FOR RESIDENTS ONLY AND NOT FOR GENERAL PUBLIC.

Building Table		
Zoning: CS-CO-MU-NP, General Commercial Services-Mixed Use		
Gross Site Area	19,407	SF
Gross Building Area	14,354	SF
Number Of Stories	3	
Finished Floor Elevation	462.0	
Foundation Type	Slab on Grade	
	Allowed	Provided
Maximum Height	LIMITED BY COMPATIBILITY	35'
Floor Area Ratio	2:1	.75:1
Building Coverage (SF)	18,437	6,964
Building Coverage (%)	95	24
Impervious Cover (SF)	18,436.65	10,963.84
Impervious Cover (%)	95	56.5

PARKING SUMMARY TABLE			
Land Use	Area (SF)	Parking Ratio	Required Spaces
Hotel (14 Units)	18,427	1.1 per room	15.4
20% Reduction for Urban Core			-3.08
Net Required Spaces			12
Standard Parking Provided			14
Accessible Parking Provided			1
Compact Parking Provided			3
Total Parking Provided			15
Bicycle Spaces Provided (5 or 5% total)			6

IMPERVIOUS COVER CALCULATIONS		
	SF	AC
SITE AREA	19,407.18	0.445527
EXISTING		
BUILDING	4,676.00	24.09%
CONCRETE	2,061.00	10.62%
WOOD (@50%)	60.00	0.31%
TOTAL	6,797.00	35.02%
PROPOSED		
BUILDING	6,964.08	35.88%
PARKING	3,200.95	16.49%
SIDEWALK	698.81	3.60%
WOOD (@50%)	100.00	0.52%
TOTAL	10,963.84	56.49%

LEGEND	
	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB / EDGE OF PAVEMENT
	FIRE LANE STRIPING
	FENCE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	BUILDING PAD AREA
	PAVEMENT / ASPHALT
	CONCRETE SIDEWALK
	STORM DRAIN LINE
	WATER LINE
	WASTEWATER LINE
	OVERHEAD ELECTRIC
	GAS LINE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	WASTEWATER CLEANOUT
	BACKFLOW PREVENTER
	TRANSFORMER
	AIR CONDITIONER UNIT
	UTILITY POLE
	GUY WIER
	ADA PATH



NO.	DATE	REVISIONS	SHEET
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.			
2012 E CESAR CHAVEZ			
2012 E CESAR CHAVEZ ST, AUSTIN, TX 78702			
SITE PLAN			

5110 LANCASTER COURT, AUSTIN, TX 78723 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=10'

JOB NO: A385-001

DGN BY: AF

DWN BY: MAA

RVW BY: MVR

SITE PLAN APPROVAL SHEET 08 OF 21

FILE NUMBER: SP-2021-0043C APPLICATION DATE: 02-03-2021

APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER CBH

PROJECT EXPIRATION DATE (ORD#970905-A) DWPZ DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING: CS-CO-MU-NP

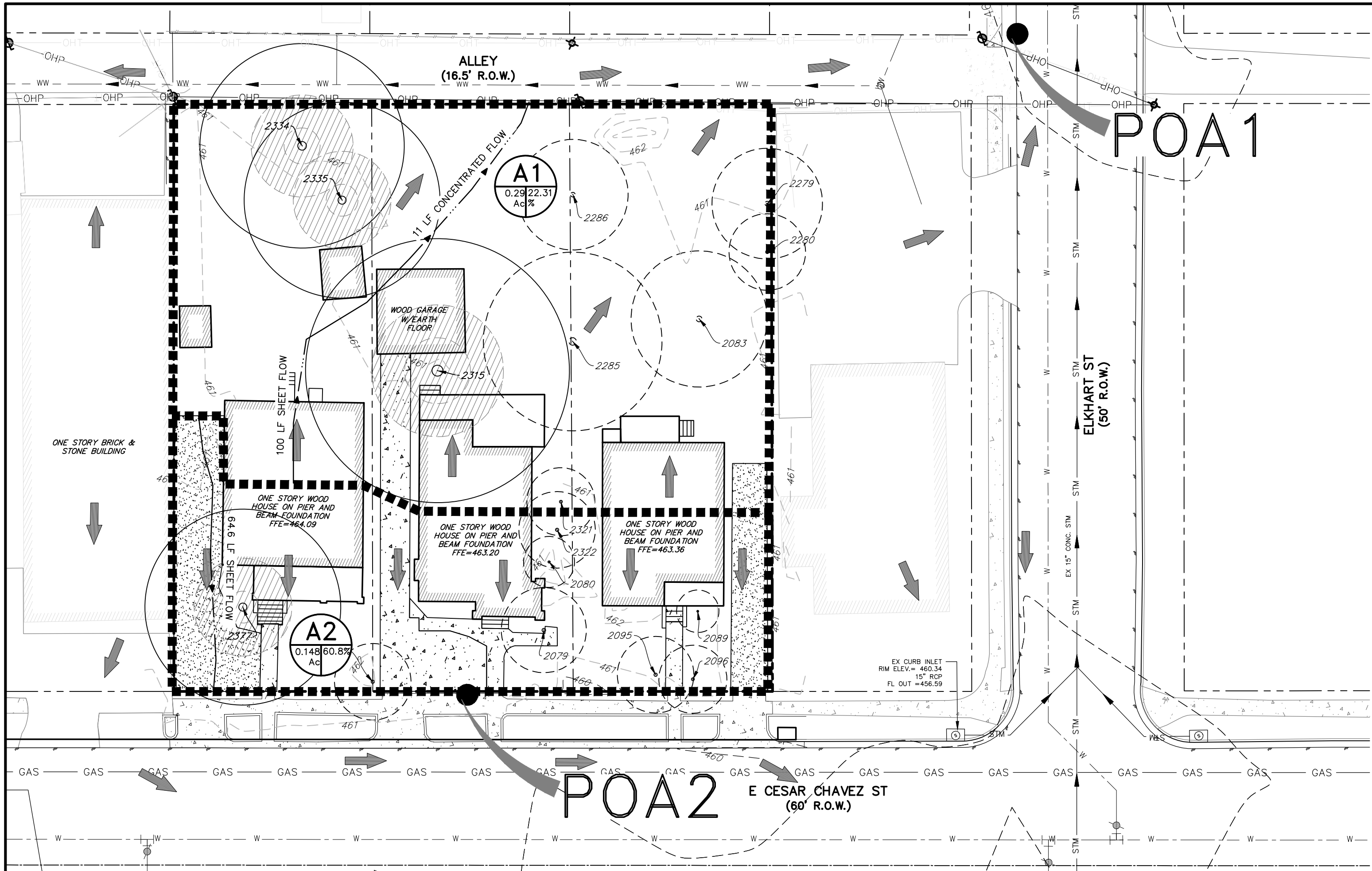
Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 08 OF 21

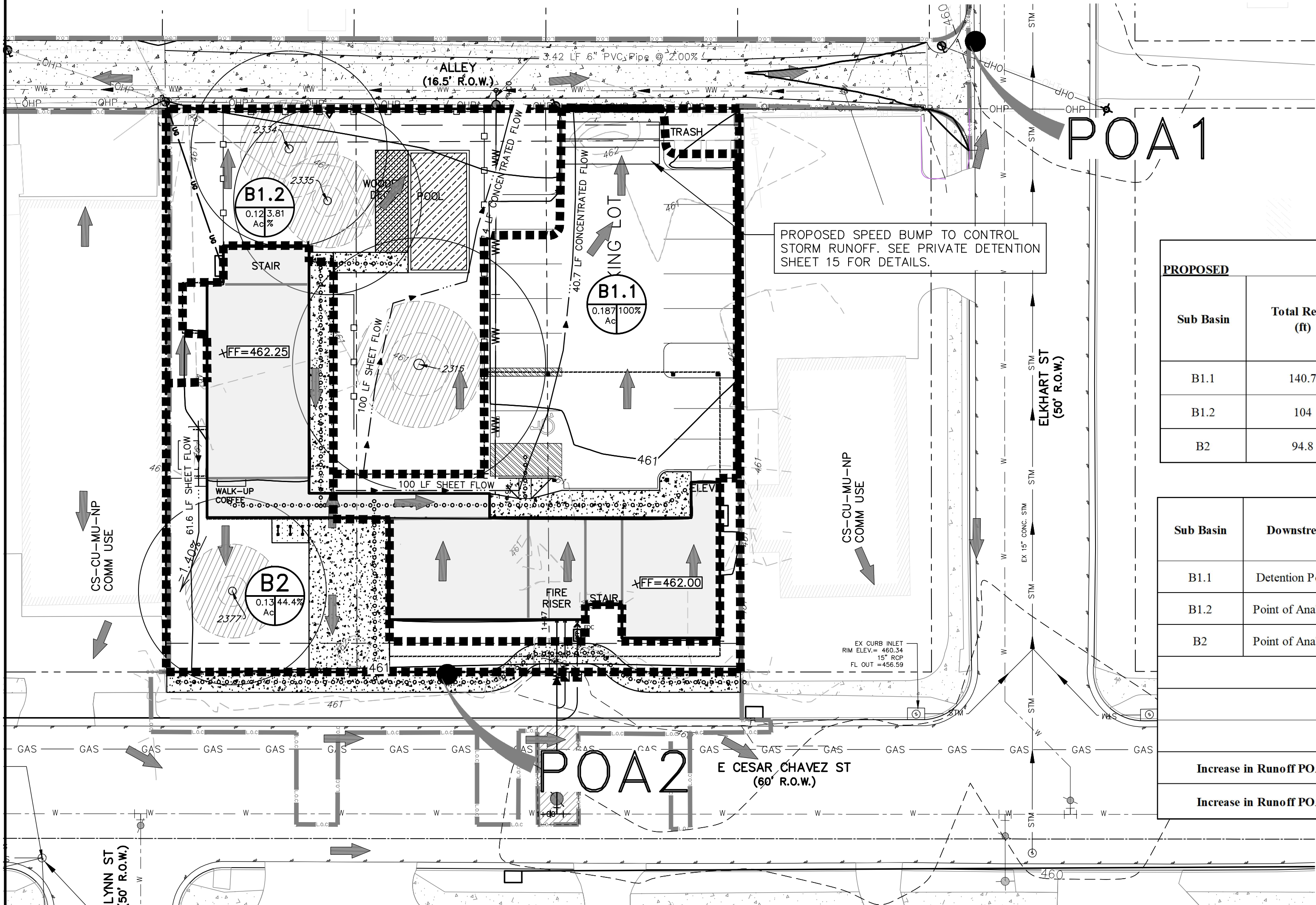
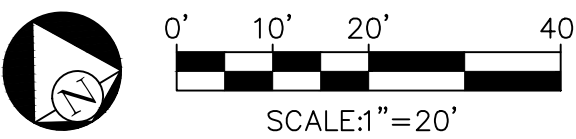
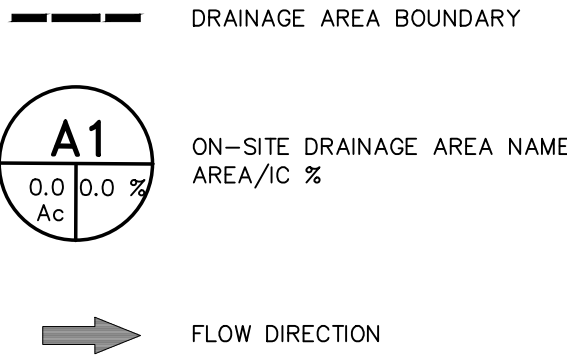


EXISTING DRAINAGE

EXISTING											
Sub Basin	Total Reach (ft)	Curve Number (Soil Type D)	Total Tc (min)	Sheet Flow Tc = 0.42*((nL)^0.8)/(P2^0.5)*(s^0.4)				Shallow Concentrated Flow Paved Tt = L/(60*20.3282*(s^0.5)) Unpaved Tt = L/(60*16.1345*(s^0.5))			
		CN=98(1C%)+79(1-1C%)		Reach (L) (ft)	Manning's (n)	Slope (s) (ft/ft)	Tc (min)	Reach (L) (ft)	Surface	Slope (s) (ft/ft)	Tc (min)
A1	111	79.00	5 (minimum)	100	0.018	0.010	2.3	11	Unpaved	0.001	0.4
A2	64.6	90.55	5 (minimum)	64.6	0.018	0.010	1.6	0	Unpaved	0.000	0.0

Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HEC-HMS Outputs			
				Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
A1	Point Of Analysis 1	0.297	22.3%	1.08	2.21	2.84	3.88
A2	Point Of Analysis 2	0.148	60.8%	0.70	1.24	1.54	2.03
Point Of Analysis 1				1.08	2.21	2.84	3.88
Point Of Analysis 2				0.70	1.24	1.54	2.03

IMPERVIOUS COVER CALCULATIONS	
	SF AC
SITE AREA	19,407.18 0.445527
EXISTING	
BUILDING	4,676.00 24.09%
CONCRETE	2,061.00 10.62%
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BUILDING	6,964.08 35.88%
PARKING	3,200.95 16.49%
SIDEWALK	698.81 3.60%
WOOD (@50%)	100.00 0.52%
TOTAL	10,963.84 56.49%



PROPOSED DRAINAGE

Sub Basin	Total Reach (ft)	Curve Number (Soil Type D)	Total Tc (min)	Sheet Flow $T_c = 0.007 * ((nL)^{0.8}) / (P2^{0.5}) * (s^{0.4})$				Shallow Concentrated Flow Paved $T_t = L / (60 * 20.3282 * (s^{0.5}))$ Unpaved $T_t = L / (60 * 16.1345 * (s^{0.5}))$			
				Reach (L) (ft)	Manning's (n)	Slope (s) (ft/ft)	Tc (min)	Reach (L) (ft)	Surface	Slope (s) (ft/ft)	Tc (min)
		$CN=98(1C\%)+79(1-1C\%)$									
B1.1	140.7	98.00	5 (minimum)	100	0.015	0.005	2.6	40	Paved	0.0050	0.5
B1.2	104	79.72	5 (minimum)	100	0.015	0.040	1.1	4	Paved	0.0400	0.0
B2	94.8	87.43	5 (minimum)	100	0.015	0.005	2.6	0	paved	0.0050	0.0

Sub Basin	Downstream	Area (ac)	Impervious Cover (%)	HEC-HMS Outputs			
				Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
B1.1	Detention Pond 1	0.187	100.0%	0.94	1.60	1.97	2.58
B1.2	Point of Analysis 1	0.124	3.8%	0.41	0.88	1.14	1.58
B2	Point of Analysis 2	0.133	44.4%	0.62	1.12	1.39	1.85
Detention Pond 1				0.48	0.76	0.94	1.19
Point Of Analysis 1				0.83	1.50	1.90	2.55
Point Of Analysis 2				0.62	1.12	1.39	1.85
Increase in Runoff POA 1 (CFS) (Negative values mean controlled flows)				-0.25	-0.71	-0.94	-1.33
Increase in Runoff POA 2 (CFS) (Negative values mean controlled flows)				-0.08	-0.12	-0.15	-0.18

NO.	DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

2012 E CESAR CHAVEZ
2012 E CESAR CHAVEZ ST, AUSTIN, TX 78702

EXISTING & PROPOSED DRAINAGE MAPS

CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER COURT, PHONE 512 761 6161 AUSTIN, TX 78723 FAX 512 761 6167 FIRM REG # F12469 INFO@CIVILITUDE.COM

SCALE: 1"=20'

JOB NO: A385-001

DGN BY: AF

DWN BY: MAA

RVW BY: MVR

STATE OF TEXAS
MICHAEL V. REYES
111664
PROFESSIONAL ENGINEER

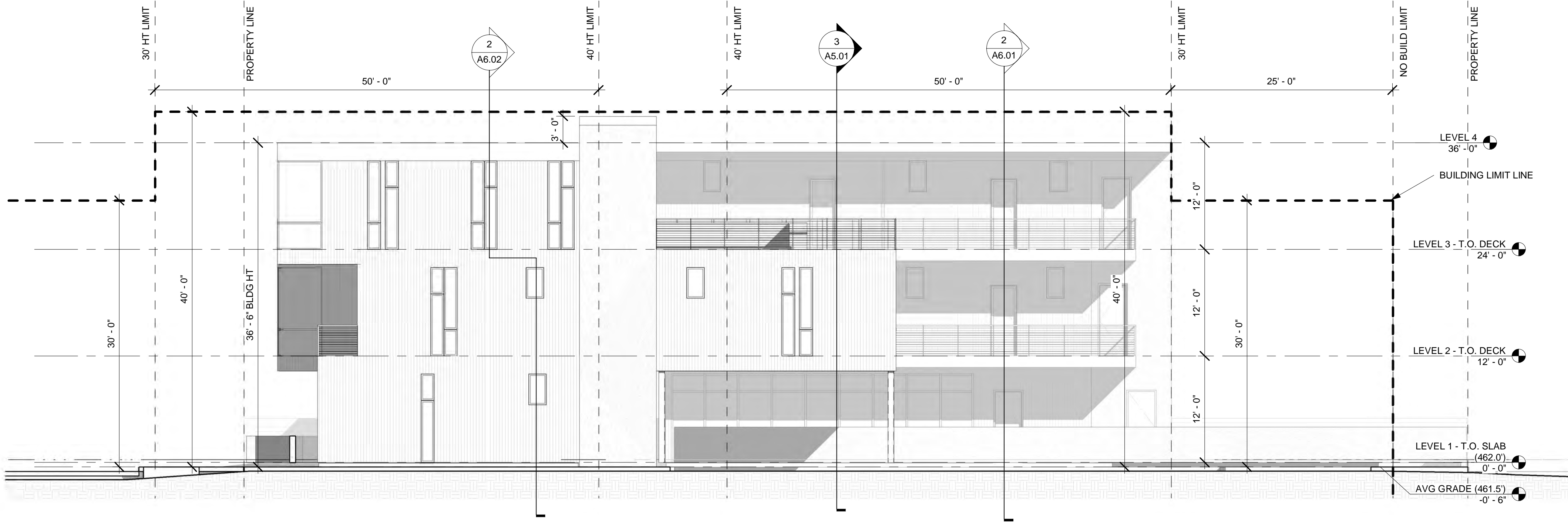
SITE PLAN APPROVAL SHEET 09 OF 21
FILE NUMBER: SP-2021-0043C APPLICATION DATE: 02-03-2021
APPROVED BY COMMISSION ON UNDER SECTION 112 ON CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-B1, LDC): CASE MANAGER CBH
PROJECT EXPIRATION DATE (ORD.#970905-A) DWFZ DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: CS-CU-MU-NP

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction of a Building permit is not required, must also be approved prior to the Project Expiration Date.

SHEET NO. 09
OF 21



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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TB/DS

THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
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916 SPRINGDALE RD
BUILDING 4 / SUITE 104
AUSTIN, TX 78702
512.522.3511
WWW.THOUTHBARN.COM
WWW.DELINEATESTUDIO.COM

PROJECT
CESAR CHAVEZ
HOTEL
2012 E CESAR
CHAVEZ,
AUSTIN, 78702

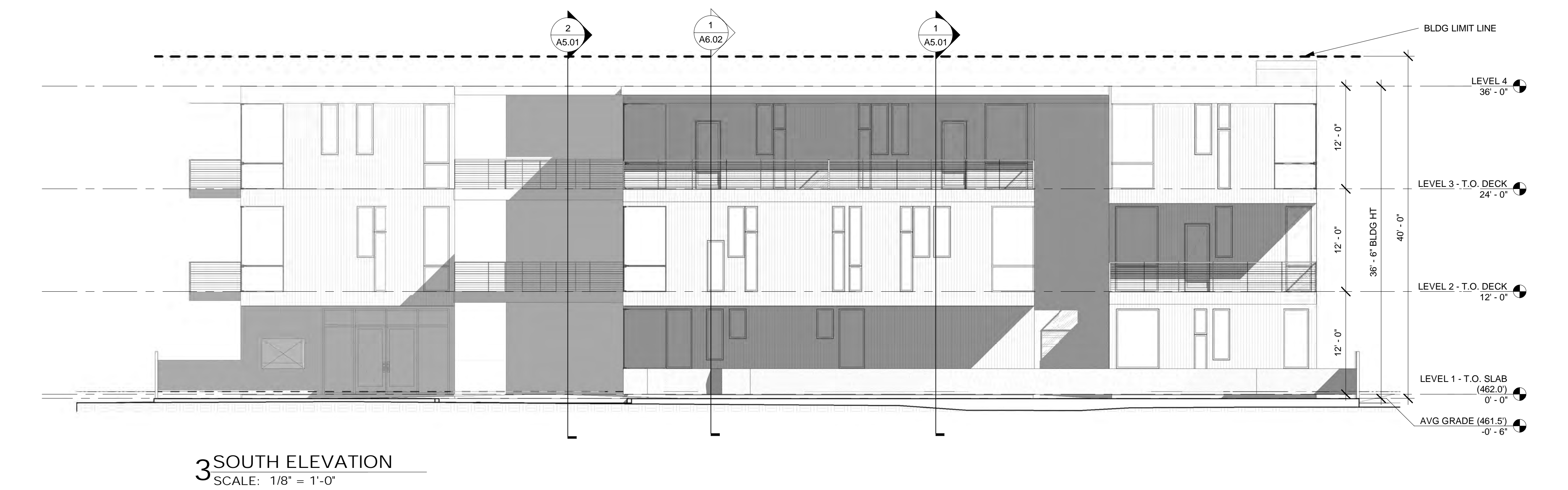
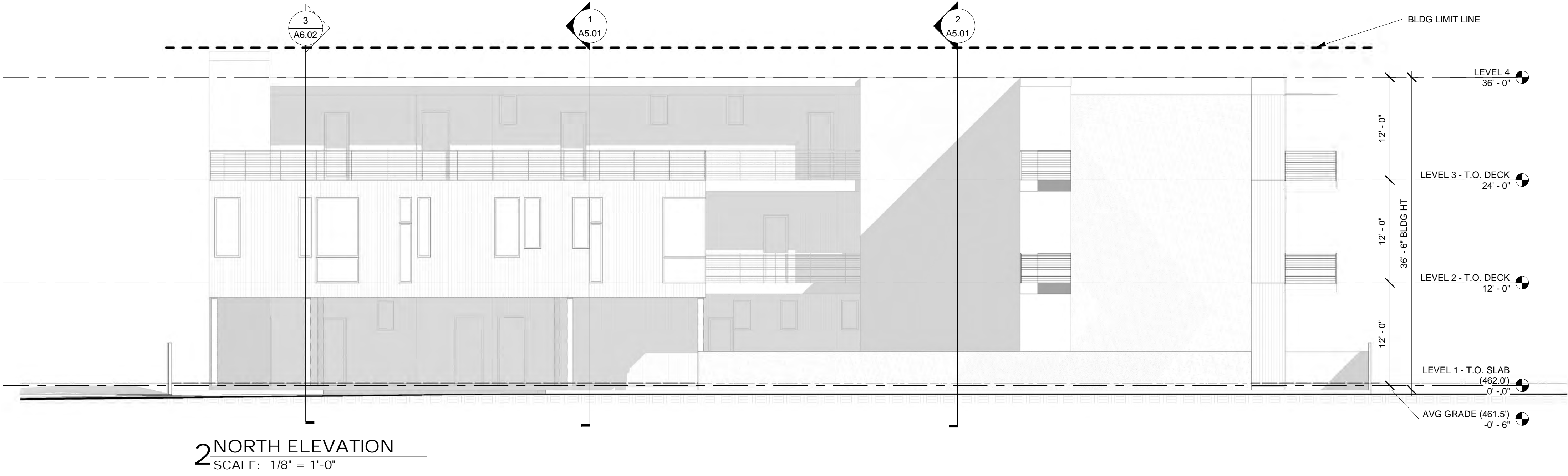
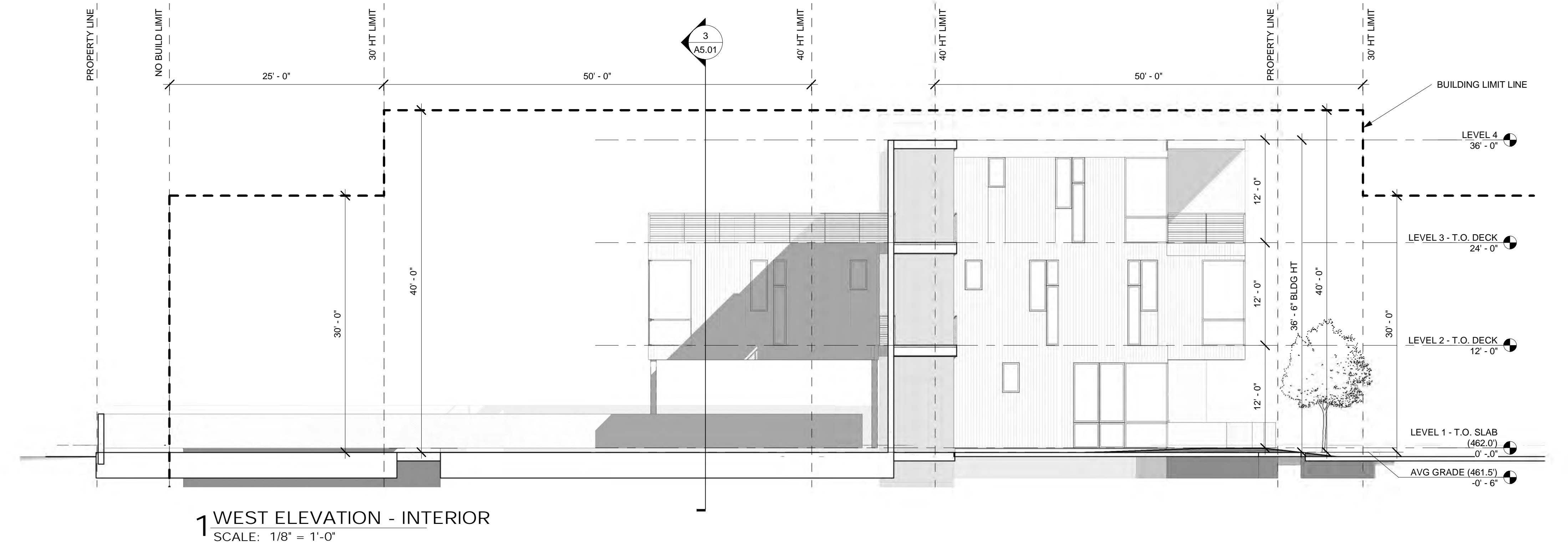
STAGE
DESIGN
DEVELOPMENT

REVISIONS		
NUMBER	DATE	DESCRIPTION

DRAWING
EXTERIOR
ELEVATIONS

DATE
11/17/2021
PAGE NUMBER

A4.01



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PROJECT
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HOTEL
2012 E CESAR
CHAVEZ,
AUSTIN, 78702**

STAGE
**DESIGN
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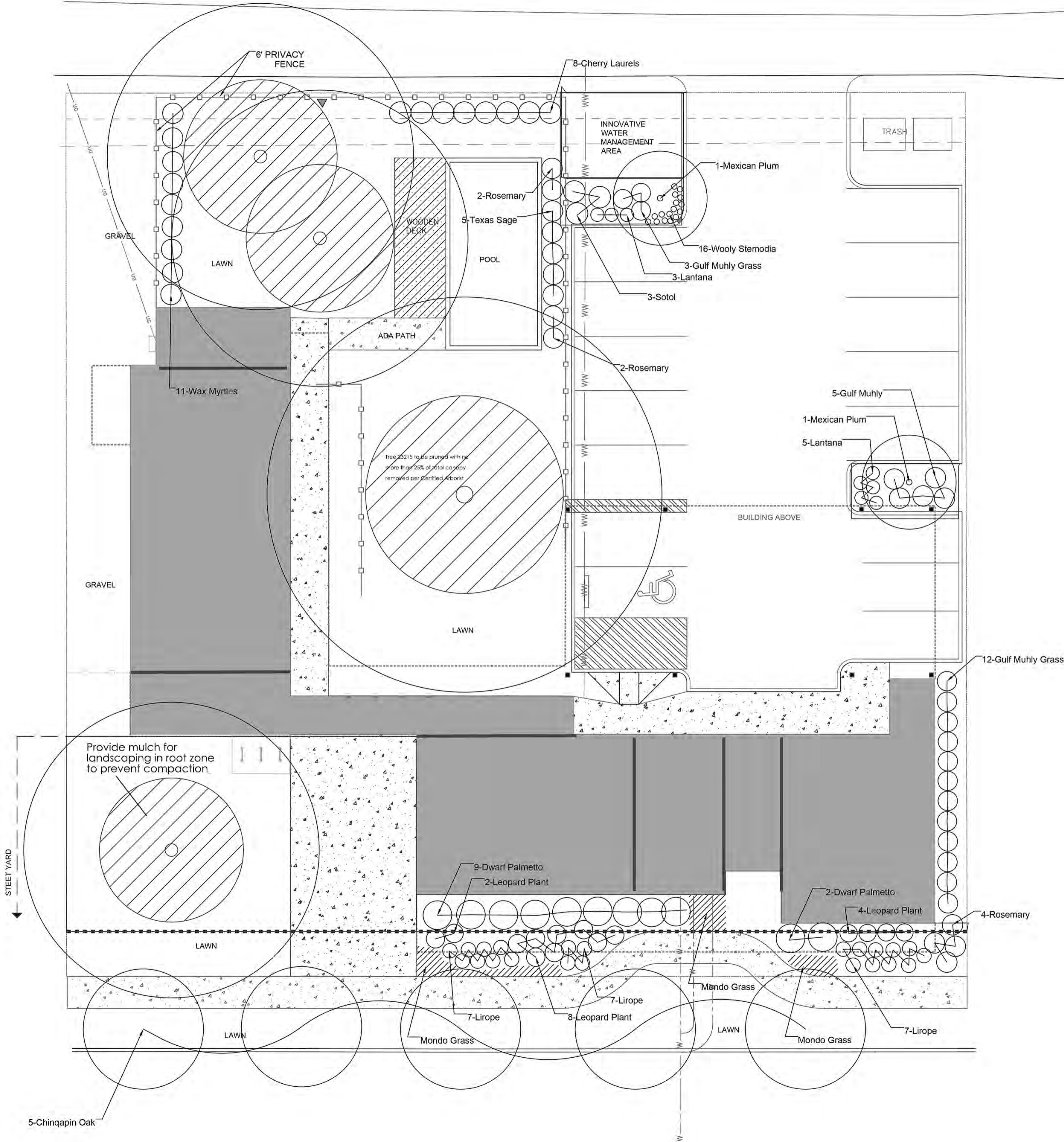
REVISIONS		
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DRAWING
**EXTERIOR
ELEVATIONS**

DATE
11/17/2021

PAGE NUMBER

A4.02



PLANT LIST

Quantity	Common Name	Size	Remarks
TREES PARKING LOT			
2	Mexican Plum	2" CAL	
TREES STREET YARD			
5	Chingapin Oak	3" CAL	
TREES BUFFER			
8	Cherry Laurel s	1.5" CAL 5' HT	
SHRUBS			
6	Texas Sage	5 GAL	
11	Wax Myrtles	5 GAL	
8	Upright Rosemary	3 GAL	
3	Sotol	7 GAL	
8	Lantana 'Cream Spreader'	1 GAL	
16	Wooly Stemodia	1 GAL	
20	Gulf Muhly Grass	3 GAL	
11	Dwarf Palmettos	7 GAL	
21	Leopard Plant	3 GAL	
21	Liriope	1 GAL	
42	Mondo Grass	1 GAL	

TURF

Bermuda Sod on 6" topsoil



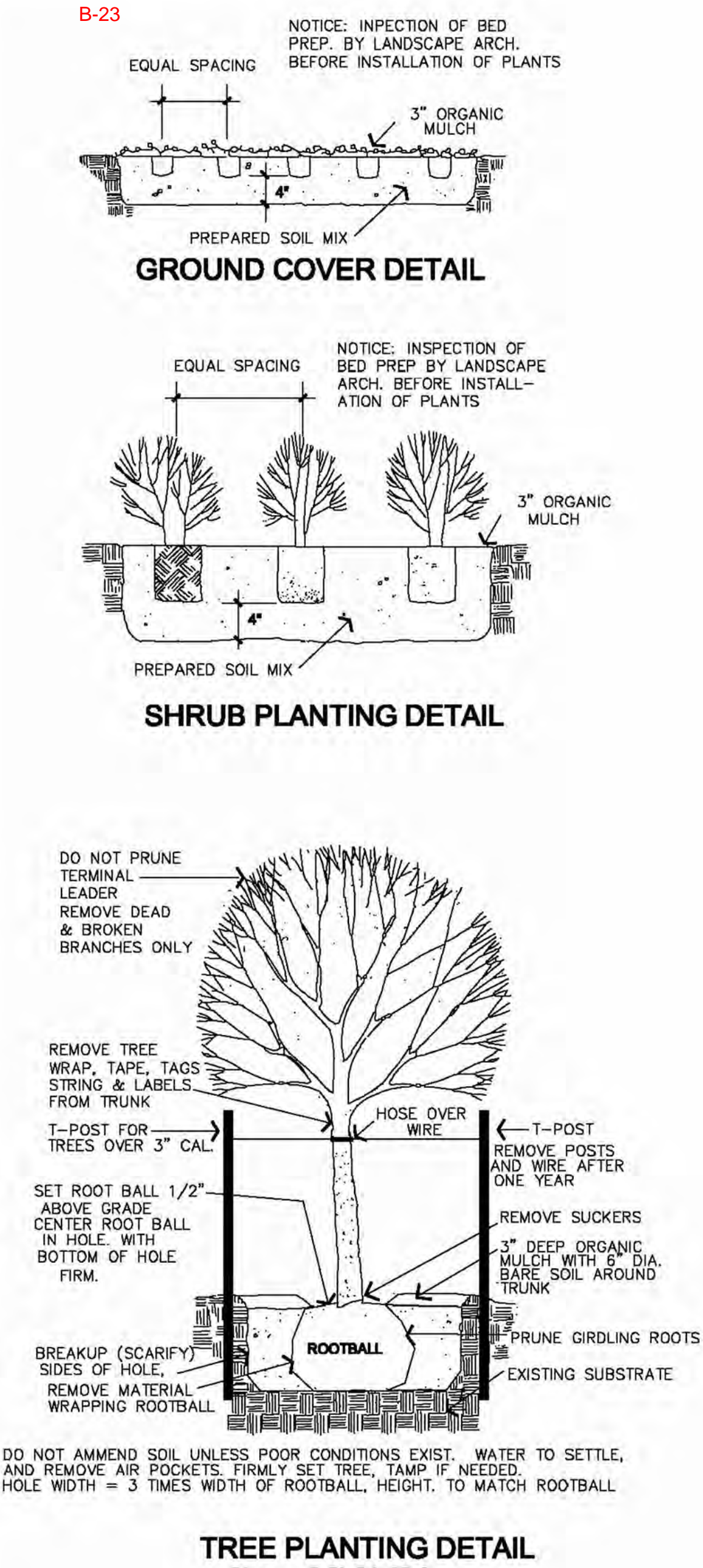
SCALE: 1"=10'



SITE PLAN APPROVAL Sheet ____ of ____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION ____ OF
CHAPTER ____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-S-81.LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



LANDSCAPE CALCULATIONS			
STREET YARD			
	Required	Provided	
Total Site Area	N/A	9,404 sf	
Total Street-yard Area	N/A	2,069 sf	
Street-yard/Landscape 20%	414 sf	1405 sf	
TREES (street yard)			
	Required	Provided	
	1	7	
Existing Trees Credit			
2" diameter to 6" diameter	0 ea. x 1 =	5 ea.	
6" diameter or greater	1 ea. x 2 =	2	
Replacement Trees			
Required caliper inches replaced	31		
ISLANDS, MEDIANS, OR PENINSULAS			
	Required	Provided	
Street-yard area	N/A	N/A	
Non street-yard area	113sf	534sf	
INNOVATIVE WATER MANAGEMENT			
Required Landscaped Area (Section 2.4.9.1)	253 sf		
50 Percent of Required Landscape Area	163 sf		
	Required	Provided	
Landscaping Receiving Stormwater Runoff	163 sf	538 sf	
Undisturbed Natural Areas	0 sf	253sfpl	
Undisturbed Existing Trees	0 sf	0sf	
Total	163 sf	648sf	

TREE MITIGATION CALCULATIONS										
Existing Tree Survey			Trees to be Removed							
TAG #	SPECIES	CALIPER-INCHES	HERITAGE TREES	19"+ ECM APDX.F	8-18.9" ECM APDX. F	19"+ OTHER TREES	8-18.9" OTHER TREES	Tree in Fair Condition	Trees in Poor Condition	INVASIVES
2078	Chinaberry	9								9
2079	Ligustrum	10								10
2080	Ligustrum	6								6
2083	Ash	16			16					
2089	Orange	5						5		
2095	Cedar	9			9					
2096	Cedar	8			8					
2279	Chinaberry	13								13
2280	Chinaberry	9								9
2285	Hackberry	21		21						
2286	Ash	13			13					
2315	Pecan	31								
2321	Ligustrum	8								8
2322	Ligustrum	9								9
2334	Pecan	24								
2335	Pecan	23								
2377	Pecan	23								
Total Caliper Inch			0	21	46	0	0	5		64
Total Caliper Inch Removed						157				
ECM 3.5.4 Percentage			300%	100%	50%	50%	25%	20%		0%
Total Replacement Inches				21	23			1		
						45				

APPENDIX O: - LANDSCAPE/IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:

1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:

- THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
- THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
- CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
- SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
- A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
- ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
- AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NO MORE THAN A ONE-HALF INCH (1/2") RAINFALL; AND
- NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.

2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED;

A. UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.

3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING:

A. A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN.

4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

GENERAL LANDSCAPE NOTES

- EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY TREE PROTECTIVE FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED, OPERATED OR MAINTAINED WITH THE FENCED AREA. FENCES SHALL BE AT THE DRIPLINE AND COMPLETELY SURROUND THE TREE.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM. SECTION 2.4.7 "PROTECTION OF LANDSCAPE AREAS"
- IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET C.O.A. GUIDELINES.
- IRRIGATION LINES SHOULD BE TRENCHED SO THAT THERE IS NO DISTURBANCE TO THE CRITICAL ROOT ZONE OF THE EXISTING TREES.
- ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER IN ACCORDANCE WITH LDC SECTION 25-2-984
- ALL MECHANICAL EQUIPMENT, STORAGE AREAS, DETENTION AND REFUSE COLLECTION AREAS SHALL BE SCREENED BY PLANT MATERIAL OR A 6" PRIVACY FENCE
- SHRUB AND TREE BEDS SHALL BE COVERED WITH AN ORGANIC BARCK MULCH TO A DEPTH OF (3") INCHES.
- A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED AND MEETING THE REQUIREMENTS OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS 601S, SHALL BE REQUIRED FOR TURN AND LANDSCAPE AREAS.
- ALL PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF EIGHT (8') FEET OF SOIL AREA.
- ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET CITY OF AUSTIN STANDARDS.
- THIS PLAN IS FOR SUBMITTAL TO THE CITY OF AUSTIN TO COMPLY WITH CHAP. 25-2 ART. 9 DIV. 1 OF THE LAND DEV. CODE AND IS NOT INTENDED TO BE A CONTRACTOR'S BID DOCUMENT OF LANDSCAPE WORKING DRAWINGS.
- IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPIVAR@AUSTINTEXAS.GOV OR CALL 512-974-2199

Landscape Calculations

ECM 3.5.4 Replacement Trees

Required Caliper Inches to Replace		31
Number of Replacement Trees	5 trees @ 3" =	15
	11 trees @ 1.5"	12
	2 trees @ 2"	4

CITY OF AUSTIN STANDARD NOTES
FOR ALL TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.

3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.

4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.

5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:

A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;

B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Aborist;

C. Wounds to exposed roots, trunk or limbs by mechanical equipment;

D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:

A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;

SITE PLAN APPROVAL Sheet ____ of ____

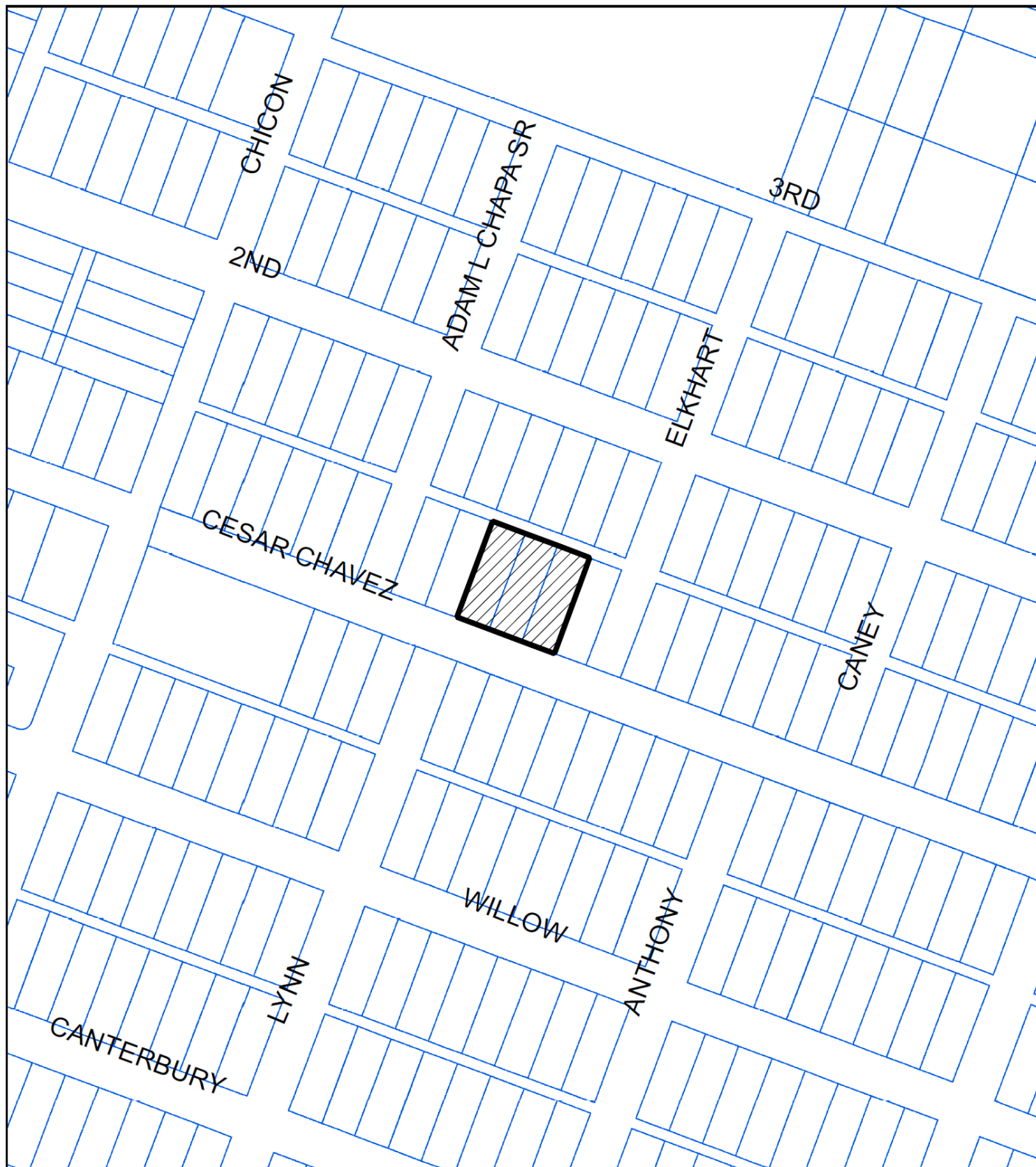
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Subject Tract



Base Map

CASE#:SP-2021-0043C
LOCATION:2012 E CESAR CHAVEZ ST W/2 BLDGS



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