

**PLANNING COMMISSION SITE PLAN  
VARIANCE REQUEST AND DOWNTOWN DENSITY BONUS REVIEW SHEET**

**CASE NUMBER:** SPC-2021-0129C

**PC DATE:** 02/22/22

**PROJECT NAME:** Rainey Tower

**COUNCIL DISTRICT:** 9

**ADDRESS OF APPLICATION:** 80 Rainey St

**Variance request:** The applicant is requesting the removal of a Heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643.

**Downtown Density Bonus:** The applicant is requesting a recommendation to the City Council on a request for additional floor to area ratio (FAR) from 15:1 to 20:1 for a proposed multi-family high rise project that has participated in the Downtown Density Bonus Program and is processing a request for bonus area up to 15:1 FAR to be granted administratively.

**APPLICANT:** Ashland Rainey LLC & EW Renovating Rainey LLC  
165 W 73<sup>rd</sup> St,  
New York City, New York 10023

**AGENT:** Wuest Group  
5207 Airport Blvd (512) 394-1900  
Austin, Texas, 78751

Drenner Group (Amanda Swor)  
200 Lee Barton Dr. Sute 100  
Austin, TX 78704

**CASE MANAGER:** Renee Johns Phone: (512) 974-2711  
[Renee.Johns@austintexas.gov](mailto:Renee.Johns@austintexas.gov)

**EXISTING ZONING:** CBD

**NEIGHBORHOOD PLAN:** NA/Downtown

**PROPOSED DEVELOPMENT:** The applicant is proposing a 49 story multi use building in the Rainey District. The uses will include Administrative and Business Offices, Restaurant (limited), Multi-Family, and a Cocktail Lounge (conditional use that will go before PC at a later date). The development will also include associated drives, onsite parking, and utility improvements.

**COMMISSION REQUESTS:**

**DESCRIPTION OF VARIANCE**

The variance request is to allow removal of a Heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643. The applicant requested a predevelopment site consultation with the City Arborist. There are currently two protected trees and three Heritage trees on site. One Protected tree and one Heritage tree are proposed to be removed. A 32.5 inch Heritage pecan is requested for removal and per Land Development Code would require a Land Use Commission variance.

## **DOWNTOWN DENSITY BONUS**

In accordance with LDC Section 25-2-586(B)(6), the applicant requests the Planning Commission's recommendation to the City Council on a request for additional floor to area ratio (FAR) from 15:1 to 20:1 for a proposed multi-family high rise project that has participated in the Downtown Density Bonus Program and is processing a request for bonus area up to 15:1 FAR to be granted administratively.

The applicant requests a recommendation from the Planning Commission to the City Council on the use of the other community benefits in accordance with LDC Section 25-2-586(E)(1)-(11) and Section 25-2-586(E)(12(f)).

## **SUMMARY STAFF RECOMMENDATIONS:**

**VARIANCE:** Staff also recommends removal of the tree due to the applicant demonstrating that the tree prevents reasonable use of the site. Based upon tree location, zoning, site characteristics, and the proposed use, the City Arborist believes the applicant has provided sufficient evidence that LDC 25-8-624(A)(2) has been met. Further there do not appear to be any waivers, variances, or modifications of code that would allow development concurrent with the preservation of the tree.

The Environmental Criteria Manual standard is 300% mitigation. Mitigation for this site shall be addressed by further enhancing the streetscape planting conditions. The applicant has proposed a menu of options that support greater tree health and longevity such as structural soil cells, permeable paving, and continuous planting beds.

**DOWNTOWN DENSITY BONUS:** Staff supports the recommendation of the additional FAR based on the development meeting the Gatekeeper Requirements, providing community benefits, and receiving a recommendation from the Downtown Design Commission.

The applicant has provided sufficient documentation to meet the Gatekeeper Requirements contained in Section 25-2-586(C)(1):

- The applicant has committed to providing streetscape improvements consistent with the Great Streets Standards.
- The applicant has committed to achieve a Three-Star rating under the Austin Energy Green Building Program, which exceeds the minimum requirement of Two-Stars
- The applicant has provided documentation indicating substantial compliance with the Urban Design Guidelines.

The applicant seeks a total "Bonus Area" (defined by Section 25-2-586(A)(1) as "the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site's primary entitlements") of 8:1 FAR and administrative allowance of 15:1 FAR

- 12.0 FAR: Fee-in-lieu payment of \$1,204,575 for affordable housing.
  - \$720,350 (8:1 to 15:1 FAR)
  - \$331,923 (15:1 TO 22:1 FAR)

Thus, the applicant has met the requirement of Section 25-2-586(B)(3)(d)(1) of offering community benefits "above" those offered to achieve the 15.0 FAR allowed in Figure 2.

Section 25-2-586(B)(6) does not provide any specific criteria upon which to base a staff recommendation with respect to a request to exceed by 5.0 FAR the maximum FAR of 15.0 identified in 25-2-586(B)(3) and Figure 2. In the absence of specific criteria, staff's recommendation was arrived at as follows.

## Section 25-2-586(E)(1)

- 6,628 square feet (On site provision above 15:1) On-site affordable housing is being provided.
- A Fee-In-Lieu in the amount of \$331,923 will be provided to the affordable housing fund. This amount is specific to achieve the FAR above the 15:1 administrative limit. An amount of \$720,350 will also be provided to the afforded housing fund to go beyond the 8:1 Rainey district allowance

**OTHER COMMISSION RECOMMENDATIONS:****ENVIRONMENTAL COMMISSION RECOMMENDATION:**

Per 25-2-625 (E)(4) “The Land Use Commission may not consider a site plan until it receives a recommendation from the Parks and Recreation Board.” Recommendation from the Environmental Commission for heritage tree removal on site received on 1/19/2022 and included in backup.

**DESIGN COMMISSION RECOMMENDATION:**

Recommendation from the Design Commission that proposed development meets the gatekeeper requirements outlined in LDC 25-2-586C received on December 20, 2021 and included in backup.

**PROJECT INFORMATION**

<b>Existing Zoning</b>	CBD
<b>Watershed</b>	Waller Creek / Lady Bird Lake
<b>Watershed Ordinance</b>	Current Code
<b>Traffic Impact Analysis</b>	Waived in-lieu of an alley assessment and contribution towards previously identified off-site mitigations.
<b>Capitol View Corridor</b>	Not applicable
<b>Proposed Access</b>	Alley
<b>Proposed Impervious Cover</b>	96.8%
<b>Height</b>	546.31
<b>Parking required: None, CBD zoning</b>	<b>Parking proposed: 426</b>

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CBD	Cocktail Lounge, Multifamily, Restaurant (limited), Administrative and Business Office
<i>North</i>	CBD	Cocktail lounge
<i>South</i>	CBD	Restaurant
<i>East</i>	Rainey St then CBD	Restaurant, Professional Office, Cocktail Lounge
<i>West</i>	Alley then CBD	Condos

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting the following:

1. Approval of the Tree Removal Variance Request.
2. Recommendation to Council to exceed the 15:1 FAR as defined in 25-2-586(B)(3)

The site plan complies with all other requirements of the Land Development Code.

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Lost and Found Pets  
Austin Neighborhoods Council  
City of Austin Downtown Commission  
Downtown Austin Neighborhood Assn.  
(DANA)  
East Austin Conservancy  
El Concilio Mexican- American  
Neighborhoods  
Friends of Austin Neighborhoods  
Friends of the Emma Barrientos (MACC)  
Greater East Austin Neighborhood  
Association

Homeless Neighborhood Association  
Lower Waller Creek  
Neighborhood Empowerment Foundation  
Preservation Austin  
SEL Texas  
Shore Condominium Association Inc.  
Sierra Club, Austin Regional Group  
Tejano Town  
Waller District Staff Liaison  
Waterloo Greenway  
Willow Spence Historic District  
Neighborhood Ass.



ENGINEERING &amp; SURVEYING

April 15, 2021

Development Services Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Re: *Engineer's Summary Letter*  
**Rainey Tower**  
**78 - 84 Rainey Street**  
Austin, Travis County, Texas

To Whom It May Concern,

On behalf of the owners, *Ashland Rainey LLC* and *EW Renovating Rainey LLC*, please accept this application packet and attached plan set as our request for Site Development Permit for the property located at **78 - 84 Rainey Street**.

The subject property consists of  $\pm 0.66$  acres, is zoned Central Business District (CBD), and is located within the City of Austin Full Purpose Jurisdiction and Desired Development Zone as well as within the Rainey Street Waterfront Overlay Subdistrict. In addition, it is located in the Waller Creek and Lady Bird Lake watersheds, which are classified as Urban watersheds. It is not located over the Edwards Aquifer Recharge Zone nor the Contributing Zone. No portion of these tracts lie within the 100-Year Floodplain but there are portions within Zone 'X', as identified by the FEMA FIRM map 48453C0465K, dated January 22, 2020.

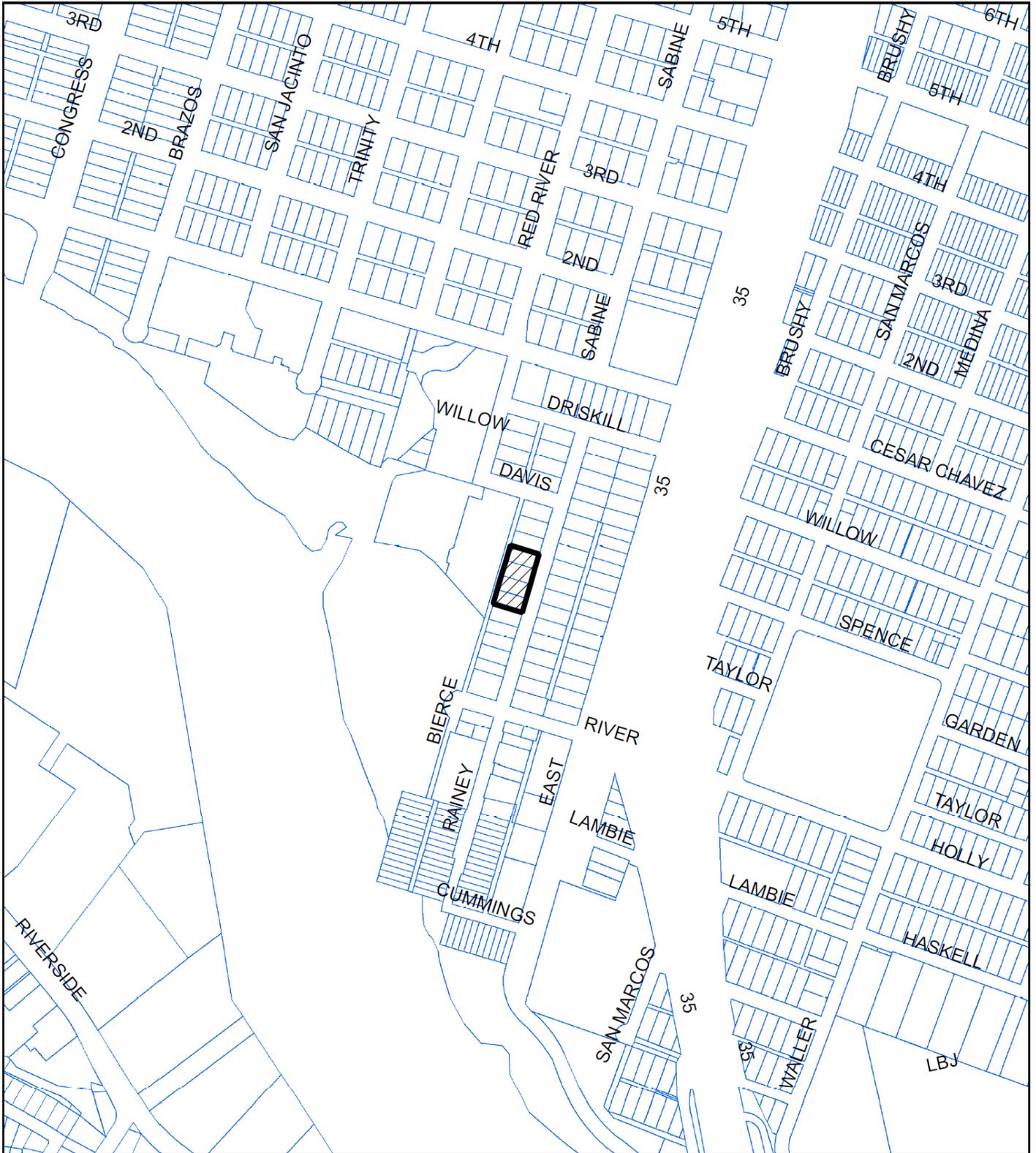
This project intends to construct a 48-story, multifamily housing building with ground level cocktail lounge/restaurant, totaling  $\pm 574,755$  GSF with associated drives, onsite parking, and utilities. The existing improvements will be demolished with this SDP application excepting the existing, wood-siding buildings which will be incorporated into the design.

We appreciate your time and attention to this project. Please feel free to contact me at (512) 394-1900 if you have any questions or concerns.

Sincerely,

Caroline Eckert, P.E.  
Firm # F-15324





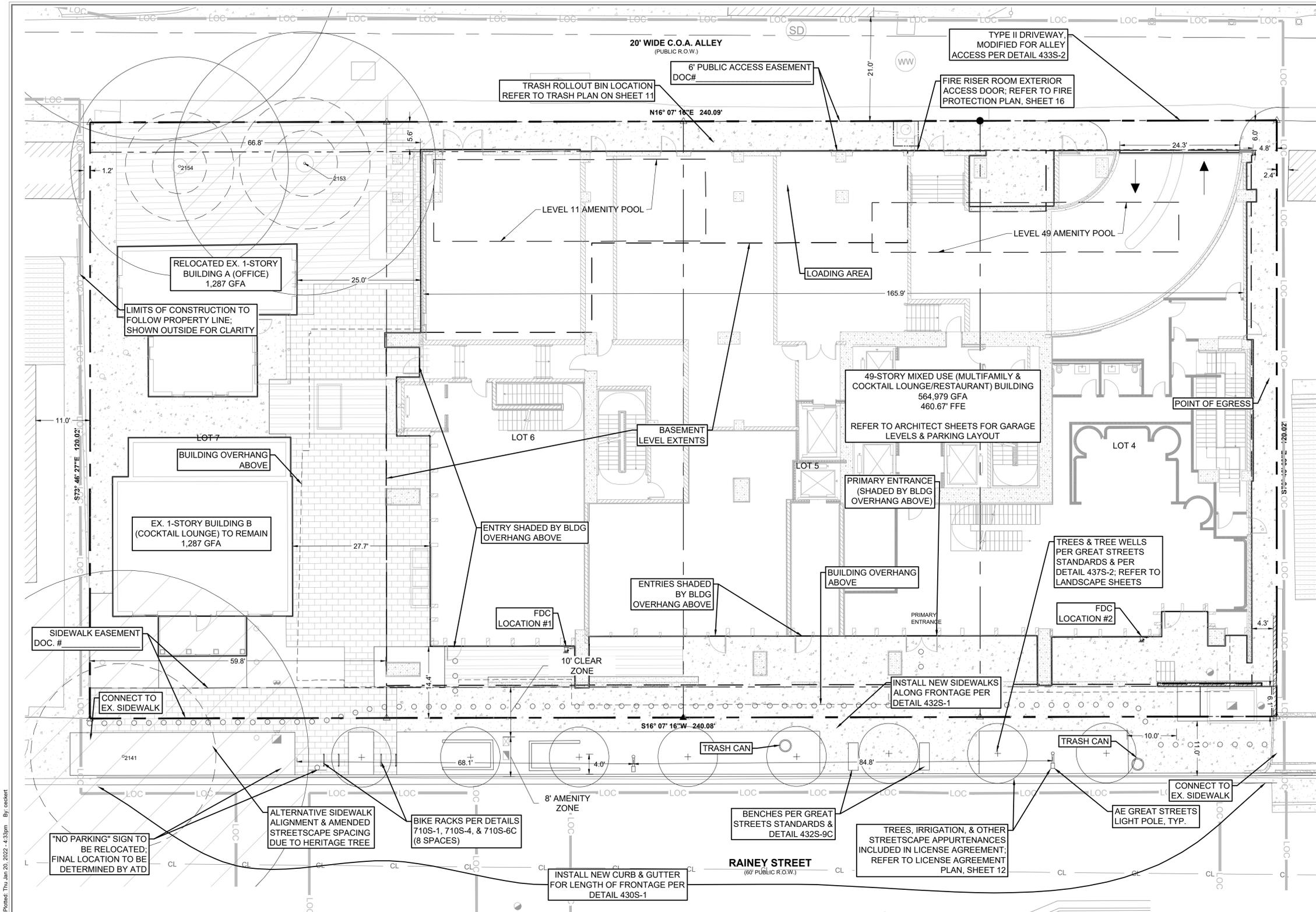
-  Subject Tract
-  Base Map

CASE NO: SPC-2021-0129C  
 ADDRESS: 80 RAINEY STREET



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.

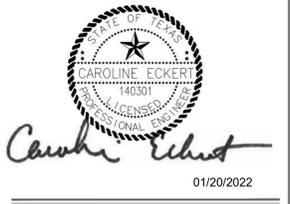
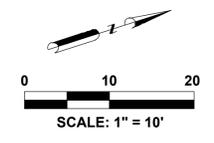
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



LEGEND	
	CURB AND GUTTER
	PROPOSED BUILDING FOOTPRINT
	PROPOSED GARAGE LEVELS OVERHEAD
	PROPOSED RESIDENTIAL LEVELS OVERHEAD
	EXISTING BUILDING
	CONCRETE
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	ACCESSIBLE ROUTE
	TRASH CAN
	TREE WELL
	BENCHES
	GREAT STREETS LIGHT POLE
	BIKE RACKS
	EXISTING TREE TO REMAIN
	HERITAGE TREE TO REMAIN

**RAINEY TOWER**  
 UPDATE 0  
 WG PROJECT NO. 0108-0127

REVISION	DATE	NO.



**SITE PLAN**  
**RAINEY TOWER**  
**80 RAINEY STREET**



**ENGINEERING & SURVEYING**

FIRM # F-15324  
 5207 AIRPORT BOULEVARD  
 AUSTIN, TEXAS 78751  
 (512) 394-1900  
 SHEET  
**8** OF **56**  
 SPC-2021-0129C

- SITE PLAN RELEASE NOTES:**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
  - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
  - ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
  - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
  - FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
  - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
  - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
  - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
  - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
  - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPLE BUILDING MATERIALS.

- ADDITIONAL NOTES:**
- 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.
  - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2-405.6]
  - 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 2.5.2E.
  - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
  - A RESTRICTIVE COVENANT FOR THIS SITE TO ENSURE COMPLIANCE WITH THE DOWNTOWN DENSITY BONUS PROGRAM WAS RECORDED IN DOCUMENT #

- COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
  - THE SITE IS COMPOSED OF 4 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT IN DOCUMENT # OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. IF THE LOTS OR PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
  - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY." [LDC §25-6-475]
  - REFER TO FIRE PROTECTION PLAN FOR OFFSITE HYDRANT LOCATIONS.
- REFER TO SITE PLAN DATA TABLES, SHEET 9, FOR SITE DATA TABLES INCLUDING IMPERVIOUS COVER, PARKING, AND BUILDING SUMMARY

**SITE PLAN RELEASE**  
 SITE PLAN APPROVAL SHEET **8** OF **56**  
 FILE NUMBER **SPC-2021-0129C** APPLICATION DATE **APRIL 20, 2021**  
 APPROVED BY COMMISSION ON UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER **RENEE JOHNS**  
 PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ **DDZ**

DEVELOPMENT SERVICES DEPARTMENT  
 RELEASE FOR GENERAL COMPLIANCE: ZONING **CBD**

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.

Drawing: C:\0108\Kmeier\027-79-84-Rainey Tower\CAD\Site Plan.dwg Last Printed: Thu, Jan 20, 2022 - 4:33pm By: ceebert

BUILDING SUMMARY TABLE				
	EXISTING BUILDING A (LOT 4)	EXISTING BUILDING B (LOT 7)	PROPOSED BUILDING 1	
EXISTING USE:	ADMINISTRATIVE & BUSINESS OFFICE	COCKTAIL LOUNGE		
PROPOSED USE:	ADMINISTRATIVE & BUSINESS OFFICE	COCKTAIL LOUNGE	MULTIFAMILY, COCKTAIL LOUNGE, RESTAURANT (LIMITED)	
NUMBER OF STORIES:	1	1	48	FFE
LEVEL B1 (COCKTAIL LOUNGE)	-	-	11369 sf	441.41'
LEVEL 1 (EX. BLDG A: ADMIN. & BUSINESS OFFICE; EX. BLDG B: COCKTAIL LOUNGE; PR. BLDG 1: RESTAURANT(LIMITED)/MULTIFAMILY)	875 SF (465.6' FFE)	1,287 SF (458.1' FFE)	11355 sf	461.41'
LEVEL 2 (MULTIFAMILY)	-	-	11021 sf	493.41'
LEVEL 3 (PARKING-MULTIFAMILY)	-	-	22690 sf	502.66'
LEVEL 4 (PARKING-MULTIFAMILY)	-	-	22690 sf	511.49'
LEVEL 5 (PARKING-MULTIFAMILY)	-	-	22690 sf	520.33'
LEVEL 6 (PARKING-MULTIFAMILY)	-	-	22690 sf	529.16'
LEVEL 7 (PARKING-MULTIFAMILY)	-	-	22690 sf	537.99'
LEVEL 8 (PARKING-MULTIFAMILY)	-	-	22690 sf	546.83'
LEVEL 9 (PARKING-MULTIFAMILY)	-	-	22690 sf	555.66'
LEVEL 10 (PARKING-MULTIFAMILY)	-	-	22690 sf	572.66'
LEVEL 11 (MULTIFAMILY)	-	-	10237 sf	588.66'
LEVEL 12 (MULTIFAMILY)	-	-	9856 sf	604.66'
LEVEL 13 (MULTIFAMILY)	-	-	12261 sf	615.16'
LEVEL 14 (MULTIFAMILY)	-	-	14309 sf	625.66'
LEVEL 15 (MULTIFAMILY)	-	-	14309 sf	636.16'
LEVEL 16 (MULTIFAMILY)	-	-	14309 sf	646.66'
LEVEL 17 (MULTIFAMILY)	-	-	14309 sf	657.16'
LEVEL 18 (MULTIFAMILY)	-	-	14309 sf	667.66'
LEVEL 19 (MULTIFAMILY)	-	-	14309 sf	678.16'
LEVEL 20 (MULTIFAMILY)	-	-	14309 sf	688.66'
LEVEL 21 (MULTIFAMILY)	-	-	14309 sf	699.16'
LEVEL 22 (MULTIFAMILY)	-	-	14309 sf	709.66'
LEVEL 23 (MULTIFAMILY)	-	-	14309 sf	720.16'
LEVEL 24 (MULTIFAMILY)	-	-	14309 sf	730.66'
LEVEL 25 (MULTIFAMILY)	-	-	14309 sf	741.16'
LEVEL 26 (MULTIFAMILY)	-	-	14309 sf	751.66'
LEVEL 27 (MULTIFAMILY)	-	-	14309 sf	762.16'
LEVEL 28 (MULTIFAMILY)	-	-	14309 sf	772.66'
LEVEL 29 (MULTIFAMILY)	-	-	14309 sf	783.16'
LEVEL 30 (MULTIFAMILY)	-	-	14309 sf	793.66'
LEVEL 31 (MULTIFAMILY)	-	-	14309 sf	804.16'
LEVEL 32 (MULTIFAMILY)	-	-	14309 sf	814.66'
LEVEL 33 (MULTIFAMILY)	-	-	14309 sf	825.16'
LEVEL 34 (MULTIFAMILY)	-	-	14309 sf	835.66'
LEVEL 35 (MULTIFAMILY)	-	-	14309 sf	846.16'
LEVEL 36 (MULTIFAMILY)	-	-	14309 sf	856.66'
LEVEL 37 (MULTIFAMILY)	-	-	14309 sf	867.16'
LEVEL 38 (MULTIFAMILY)	-	-	14309 sf	877.66'
LEVEL 39 (MULTIFAMILY)	-	-	14309 sf	888.16'
LEVEL 40 (MULTIFAMILY)	-	-	14309 sf	898.66'
LEVEL 41 (MULTIFAMILY)	-	-	14309 sf	909.16'
LEVEL 42 (MULTIFAMILY)	-	-	14309 sf	919.66'
LEVEL 43 (MULTIFAMILY)	-	-	14309 sf	930.16'
LEVEL 44 (MULTIFAMILY)	-	-	14309 sf	940.66'
LEVEL 45 (MULTIFAMILY)	-	-	14309 sf	951.16'
LEVEL 46 (MULTIFAMILY)	-	-	14309 sf	961.66'
LEVEL 47 (MULTIFAMILY)	-	-	14309 sf	972.16'
LEVEL 48 (MULTIFAMILY)	-	-	14309 sf	982.66'
LEVEL 49 (MULTIFAMILY)	-	-	9434 sf	988.16'
GROSS FLOOR AREA*:	875 SF	1,287 SF	564,979 sf	
BUILDING HEIGHT (NO MAX):				546.31'
BUILDING COVERAGE:	875 SF	1,289 SF		23,064 SF
BUILDING MATERIAL:	WOOD	WOOD	CONCRETE FRAME, CONTINUOUS INSULATION, FINISHED SURFACE	
BUILDING FOUNDATION:	PIER AND BEAM	PIER AND BEAM	SLAB ON GRADE	
BUILDING TYPE:	V-B (ASSUMED)	V-B (ASSUMED)	I-A	
**FAR (15:1 MAX):			20:1	
TOTAL BUILDING COVERAGE (100% MAX):			25,228 SF (88%)	
NET SITE AREA: 0.6614 AC (28,814 SF)				
ZONING: CBD				
*EXCLUDES PARKING AND OTHER SPACES NOT ATTRIBUTED TO FAR AREA				
**PARTICIPATION IN THE DOWNTOWN DENSITY BONUS PROGRAM INCREASES THE MAX FAR TO 15:1 FROM THE BASE ZONING RESTRICTION OF 8:1.				
**THIS PROJECT RECEIVED CITY COUNCIL APPROVAL IN ORDER TO INCREASE THE MAX FAR TO 20:1.				

PARKING SUMMARY TABLE			
UNIT TYPE	# OF UNITS/SF	REQ'D SPACES/UNIT	SPACES REQUIRED*
<b>RESIDENTIAL USE</b>			
EFFICIENCY	81	1	81
1 BEDROOM	292	1.5	438
2 BEDROOM	153	2.0	306
3 BEDROOM	34	2.5	85
4 BEDROOM	4	3.0	12
<b>SUBTOTAL</b>	<b>564 UNITS</b>		<b>922</b>
<b>COMMERCIAL USE</b>			
COCKTAIL LOUNGE	1,287	1:100 SF	13
ADMINISTRATIVE & BUSINESS OFFICE	875	1:275 SF	3
RESTAURANT (LIMITED)	11,398	1:75 SF	152
<b>TOTAL*</b>			<b>1090</b>
ADA SPACES PROVIDED (1 VAN)			9
COMPACT SPACES PROVIDED ONSITE			126
STANDARD SPACES PROVIDED ONSITE			291
<b>TOTAL PARKING SPACES PROVIDED**</b>			<b>426</b>
BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM)			55
BICYCLE PARKING PROVIDED (92 ONSITE, 8 ON STREET)			100
*PER LDC 25-6-591(B): PARKING IS NOT REQUIRED WITHIN THE CBD DISTRICT			
**PER LDC 25-6-591(C)(1): PARKING PROVIDED IS LESS THAN 110% OF SPACES CALCULATED UNDER APPENDIX A			

SITE IMPERVIOUS COVER TABLE						
NET SITE AREA (=GROSS SITE AREA): 28,814 SF (0.66 Ac.)						
PROPOSED IMPERVIOUS COVER = 97% (MAX IC= 100%)						
LIMITS OF CONSTRUCTION AREA = 0.95 AC						
Impervious Cover	EXISTING Impervious Cover (2021 Survey)	EXISTING Impervious Cover (1984 Aerial)	PROPOSED Impervious Cover			
BUILDING & COVERED WALKS	2,164 sf 7.5%	8,545 sf 29.7%	25,228 sf 87.6%			
CONCRETE	2,932 sf 10.2%	6,428 sf 22.3%	2,580 sf 9.0%			
ASPHALT	0 sf 0.0%	0 sf 0.0%	0 sf 0.0%			
COMPACTED BASE	18,540 sf 64.3%	0 sf 0.0%	0 sf 0.0%			
BRICK	396 sf 1.4%	0 sf 0.0%	0 sf 0.0%			
WOOD DECK @ 50%	289 sf 1.0%	0 sf 0.0%	72 sf 0.2%			
<b>TOTAL</b>	<b>24,321 sf 84.4%</b>	<b>14,973 sf 52.0%</b>	<b>27,880 sf 96.8%</b>			
	<i>Existing</i>	<i>Existing</i>	<i>Proposed</i>			
PERVIOUS COVER	4,493.50 sf 15.6%	13,841.00 sf 48.0%	2,279.0 sf 7.9%			

DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS			
<b>GATEKEEPER REQUIREMENT</b>	<b>COMPLIANCE</b>		
GREAT STREETS STANDARDS:	YES - THIS PROJECT IS INSTALLING STREETScape APPURTENANCES PER GREAT STREETS DESIGN STANDARDS.		
MINIMUM TWO STAR RATING UNDER AUSTIN ENERGY GREEN BUILDING PROGRAM:	YES - THE PROJECT HAS OBTAINED A LETTER OF INTENT FROM AEGB FOR A MINIMUM TWO STAR RATING.		
TOTAL SITE AREA:	28,814 SF		
MAX. GSF PER ZONING (8:1 FAR):	230,512 SF	PROPOSED GSF (20:1 FAR*):	564,979 SF
<b>TOTAL BONUS AREA NEEDED:</b>	<b>334,467 SF</b>		
<b>BONUS TYPE</b>	<b>FEE PER SF</b>	<b>BONUS AREA GENERATED</b>	<b>FEE INCURRED</b>
ONSITE AFFORDABLE HOUSING	N/A	TBD	N/A
AUSTIN ENERGY GREEN BUILDING COMMUNITY BENEFIT	N/A	TBD	N/A
FEE-IN-LIEU FOR 8:1 TO 15:1 FAR	\$5	TBD	TBD
FEE-IN-LIEU FOR FAR ABOVE 15:1	\$5	TBD	TBD
<b>TOTAL:</b>		TBD	TBD
TOTAL FEE IN LIEU TO BE PAID =			TBD

\*PARTICIPATION IN THE DOWNTOWN DENSITY BONUS PROGRAM INCREASES THE MAX FAR TO 15:1 FROM THE BASE ZONING RESTRICTION OF 8:1. THIS PROJECT RECEIVED CITY COUNCIL APPROVAL IN ORDER TO INCREASE THE MAX FAR TO 20:1.

SITE PLAN RELEASE  
 SITE PLAN APPROVAL SHEET **9** OF **56**  
 FILE NUMBER **SPC-2021-0129C** APPLICATION DATE **APRIL 20, 2021**  
 APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION **112** OF  
 CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER **RENEE JOHNS**  
 PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_



DEVELOPMENT SERVICES DEPARTMENT  
 RELEASE FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING **CBD**  
 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.

**RAINEY TOWER**  
 UPDATE 0  
 WG PROJECT NO. 0108-0127

NO.	DATE	REVISION



**SITE PLAN DATA TABLES**

**RAINEY TOWER**  
**80 RAINEY STREET**



**ENGINEERING & SURVEYING**

FIRM # F-15324  
 5207 AIRPORT BOULEVARD  
 AUSTIN, TEXAS 78751  
 (512) 394-1900

SHEET  
**9** OF **56**  
 SPC-2021-0129C





August 31, 2021

Ms. Rosie Truelove  
Planning and Zoning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

Via Electronic Delivery

Re: 80 Rainey – Downtown Density Bonus Program (“DDBP”) Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for a hotel and residential tower located at 78-84 Rainey Street related to site development permit application case SPC-2021-0129C.

Dear Ms. Truelove:

On behalf of the property owners, 80 Rainey Street Owner, LLC (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the DDBP for the property located at 78-84 Rainey Street in the City of Austin, Travis County, Texas (the “Property”).

The Owner is seeking to develop the Property with a 49-story residential multifamily tower with pedestrian oriented uses in the basement, ground floor, second floor and 11<sup>th</sup> floor amenity level consisting of 482,317 square feet of residential habitable space and 15,280 square feet of bar, restaurant, café and amenity space at the levels at, below and above the street level and amenity level. The total gross square footage of the project is projected to be approximately 564,979 square feet. The site development permit application associated with this project is SPC-2021-0129C.

The Property is located within the Rainey Street subdistrict of the Waterfront Overlay which limits the maximum height to 40 feet. Per the site development regulations of the Rainey Street subdistrict, this height limitation may be exceeded to a base floor-to-area ratio (“FAR”) of 8:1, if 5% of on-site affordable housing is reserved for households earning no more than 80% of the Austin area Median Family Income (MFI). Upon complying with the Waterfront Overlay regulations in order to achieve the 8:1 FAR, participation in the Downtown Density Bonus Program will allow the Property to develop up to 15:1 FAR with unlimited height. The gross site area for the Property is 28,814 square feet resulting in a base entitlement of 230,512 square feet.

Section 25-2-586(B)(6) of the Land Development Code allows a development to exceed the maximum FAR established in the Downtown Density Bonus Program by providing additional community benefits and with review and approval by the City Council. This project will seek a maximum FAR of 20:1.

The Property is situated in the Rainey Street District of the Downtown Austin Plan, is zoned Central Business District (“CBD”).

To achieve the bonus FAR, the project will meet the Gatekeeper Requirements as provided in Section 25-2-586 of the City of Austin Land Development Code (*Downtown Density Bonus Program*). Streetscape and sidewalk improvements proposed along Rainey Street are consistent with Great Streets Standards. In addition, the owner intends to improve the grade and sidewalk at the adjacent property located at 86 Rainey Street with Great Streets enhancements.

The Owner intends to exceed the minimum two-star rating under the Austin Energy Green Building (“AEGB”) program and will seek a three-star rating under the AEGB program. The redevelopment will also achieve substantial compliance with the City of Austin Urban Design Guidelines. To assist in the evaluation of this project, a detailed matrix is included with this submission which demonstrates how the project supports individual goals and objectives of the guidelines.

The location of the project supports the utilization of multimodal transportation options for residents, the community, and employees. There are several Capital Metro bus stops and an Austin B-cycle station located within ¼-mile of the Property; a map of the bus stops and B-Cycle station is included with this submission.

We respectfully request that the project be reviewed by the City of Austin Design Commission on its merits within the context of the Urban Design Guidelines in order to provide City Staff with feedback and advice in order to qualify for the Downtown Density Bonus Program.

Please do not hesitate to contact me should you or your team have any further questions.

Sincerely,



Amanda Swor

cc: Jorge Rousselin, Planning and Zoning Department (*via electronic delivery*)  
Renee Johns, Development Services Department (*via electronic delivery*)



## ENVIRONMENTAL COMMISSION MOTION 20210119-004a

**Date:** January 19, 2022

**Subject:** Rainey Tower SPC-2021-0129C Heritage Tree Variance

**Motion by:** Jennifer Bristol

**Seconded by:** Perry Bedford

### **RATIONALE:**

**WHEREAS**, the Environmental Commission recognizes the applicant is seeking removal of a Heritage tree with a stem greater than 30 inches as allowed under LDC § 25-8-643 and § 25-8- 624(A)(2).

**WHEREAS**, the Environmental Commission recognizes the tree requested to be removed is a 32.5 inch Heritage pecan.

**WHEREAS**, the Environmental Commission recognizes the City Arborist rates the pecan as Fair condition; poor structure; and has a history of large previous failures and damage to the present building.

**WHEREAS**, the Environmental Commission recognizes that the Environmental Criteria Manual standard is 300% mitigation, and mitigation for the site shall be addressed by further enhancing the streetscape planting conditions required under the UNO Great Streets program. The applicant has proposed a menu of options that support greater tree health and longevity such as structural soil cells, permeable paving, and expanded continuous planting beds.

**WHEREAS**, the Environmental Commission recognizes the applicant is proposing a five years tree care plan to provide ongoing maintenance for all new trees, and one-time improvements to additional streetscape trees and tree grates as needed and identified.

**WHEREAS**, the Environmental Commission recognizes that the request meets the City Arborist's approval criteria set forth in LDC 25-8-624(A)(2), and thus the variance is recommended by staff.

**THEREFORE**, the Environmental Commission recommends the requested variance request with the following:

### **Environmental Commission Conditions:**

1. Implement a thorough 5-year tree care and maintenance plan at the cost of approximately \$13,600 to increase tree viability over time for the eight (8) planted trees (monitor, water, fertilize, prune, etc.).
2. Implement a 5-year tree care plan for the three (3) preserved Protected and Heritage trees at the cost of approximately \$12,900 to increase tree viability through construction and post-construction (monitor, water, fertilize, etc.).
3. Tree #2145 and maintaining for 5 years, which is approximately between \$150,000 – \$170,000. This cost is in addition to the tree removal mitigation costs in code which are approximately \$21,000

(depending upon tree health valuation by staff), which we propose be used in on-site streetscape improvements. Therefore, we are proposing to provide an approximate total of \$171,000 - \$191,000 of improvements in lieu of preserving Tree #2145 for comprehensive and enhanced viability improvements to the pedestrian streetscape and paseo.

4. Ensure perpetual care of the remaining trees on the property.

**VOTE: 7-0**

For: Perry Bedford, Haris Qureshi, Rachel Scott, Pam Thompson, Linda Guerrero, Jennifer Bristol, and Audrey Barrett Bixler

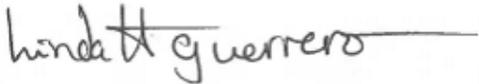
Against: None

Abstain: None

Recuse: None

Absent: Kevin Ramberg and Richard Brimer

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair



# City of Austin

## Design Commission

### DESIGN COMMISSION RECOMMENDATION 20211213 – 1A

Date: December 20, 2021

**Subject:** Design Commission recommendation for the project located at 80 Rainey Street.

**Motioned By:** Samuel Franco

**Seconded By:** Josue Meiners

**Recommendation:**

The City of Austin Design Commission recommends that the project located at 80 Rainey Street, as presented to us on December 13, 2021, substantially complies with the City of Austin Urban Design Guidelines.

**Rationale:**

Dear Director of Housing and Planning Department,

This letter is to confirm the Design Commission's recommendation that the project located at 80 Rainey Street, substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. Our review found the following positive attributes:

1. Proposed project will provide Great Streets improvements to neighboring property at 86 Rainey Street.
2. Project proposed to preserve onsite two existing structures located at 78 & 84 Rainey Street. These will be incorporated into the project.
3. Retail/ Restaurant space provide along Rainey Street on lower two levels. Additionally, food and beverage space is provided in basement level.
4. Curb cuts are limited to one and it is located off of rear alley.
5. Proposed paseo between new structure and existing structures provide both outdoor plaza space and serve as a connection to the MACC.
6. Paseo/ Plaza to include artwork by local artists.
7. 11<sup>th</sup> floor restaurant/ bar is open to the public with dedicated elevator lobby at street level.

Respectfully,  
City of Austin Design Commission

**Vote:** 6 - 0 - 0

For: Aan Coleman, Samuel Franco, Evan Taniguchi, Melissa Henao-Robledo, Jen Weaver, Josue Meiners

Against: None

Absent: Ben Luckens, Jessica Rollason, Bart Whatley

Recuse: David Carroll

Attest: David Carroll, Chair of the Design Commission



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2019-0400D  
Contact: Renee Johns, (512) 974-2711 or  
Cindy Edmond, (512) 974-3437  
Public Hearing: Planning Commission, Feb 08, 2022

Your Name (please print) Lori Renteria <sup>600</sup>

Friends of the MacCopp River St. CoD  
Your address(es) affected by this application

Lori Renteria, Sec. 1-30-22  
Signature Date

Daytime Telephone: 512-478-6770

Comments: I'm so happy a new path will connect the MAC parking lot to the bike & hike trail going right past the soon-to-be-relocated Ramos-Perez Tejano Music Legends Statue & Tejano Walking Trails Wayfinding-Welcome Signs

I am in favor  
 I object

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

City of Austin  
Development Services Department  
Renee Johns  
P. O. Box 1088  
Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

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

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

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

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**Case Number: SPC-2021-0129C**  
**Contact: Aaron D. Jenkins, 512-974-1243**  
**Public Hearing: February 8, 2022, Planning Commission**

Lori Renteria  
Your Name (please print)  
600 River St / Friends of the MACC  
Your address(es) affected by this application

I am in favor  
 I object

Lori Renteria  
Signature  
2.8.22  
Date

Daytime Telephone: 478 6770

Comments: I'm thankful that this project is including on-site affordable units + units big enough to serve families + roomates who want to split costs. but have their own bedrooms. Let's hope more downtown developers do the same. Fee in lieu isn't working for low-income downtown service workforce.

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

City of Austin, Housing and Planning Department  
**Aaron D. Jenkins**  
P. O. Box 1088, Austin, TX 78767 Or email to:  
**aaron.jenkins@austintexas.gov**

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: SPC-2021-0129C**  
**Contact: Renee Johns, 512-974-2711 or**  
**Cindy Edmond at 512-974-3437**  
**Public Hearing: Planning Commission, Feb 08, 2022**

I am in favor  
 I object

Lori Renteria  
*Your Name (please print)*  
Friends of the M.A.C.C.  
600 River St. (o1)

Lori Renteria, sec. 2-1-22  
*Your address(es) affected by this application* *Date*

512-478-6770  
*Daytime Telephone: Signature*

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin  
Development Services Department  
**Renee Johns**  
P. O. Box 1088  
Austin, TX 78767-8810

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- and:
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**Case Number: SPC-2021-0129C**  
**Contact: Renee Johns, 512-974-2711 or**  
**Cindy Edmond at 512-974-3437**  
**Public Hearing: Planning Commission, Jan 25, 2022**

*Handwritten:* CRAIG DAVIS

Your Name (please print)

*Handwritten:* 603 DAVIS ST

I am in favor  
 I object

Your address(es) affected by this application

*Handwritten signature:* [Signature]

*Handwritten:* 2/2/2022

Signature

Date

Daytime Telephone: *Handwritten:* 512 484 3664

Comments: *Handwritten:* What kind of tree? What is happening to the tree?

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

City of Austin  
 Development Services Department  
 Renee Johns  
 P. O. Box 1088  
 Austin, TX 78767-8810

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**Contact: Renee Johns, 512-974-2711 or**

**Cindy Edmond at 512-974-3437**

**Public Hearing: Planning Commission, Feb 08, 2022**

**CRAIG DAVIS**

Your Name (please print)

**603 DAVIS ST**

Your address(es) affected by this application

**Craig Davis**

Signature

I am in favor  
 I object

**1/31/2022**

Date

Daytime Telephone:

**(512) 494-3664**

Comments:

**Unfortunately, current uses of the alley by 70 Rainey Condos and their businesses at 70 Rainey, along with the Van Landt Hotel deliveries and loading of equipment and other alley uses would create problems for ingress/egress of the proposed development's garage access. Also, where will the development have their garbage bins? Hopefully not in the alley like 70 Rainey.**

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

City of Austin

Development Services Department

**Renee Johns**

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Renee Johns, 512-974-2711 or  
Cindy Edmond at 512-974-3437  
Public Hearing: Planning Commission, Jan 25, 2022

TED ALLESON  
Your Name (please print)

I am in favor  
 I object

70 Madison St. #1504  
Your address(es) affected by this application

*[Signature]*  
Date 1/19/22

Daytime Telephone: (512) 925-8990

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin  
Development Services Department  
Renee Johns  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: SPC-2021-0129C

Contact: Renee Johns, 512-974-2711 or  
Cindy Edmond at 512-974-3437

Public Hearing: Planning Commission, Jan 25, 2022

CAVINO FERNADEZ  
Your Name (please print)

I am in favor  
 I object

2216 Hasleell  
Your address(es) affected by this application

1-14-22  
Date

Signature

512-477-7512  
Daytime Telephone:

Comments:

object too removal of title

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

City of Austin  
Development Services Department  
Renee Johns  
P. O. Box 1088  
Austin, TX 78767-8810

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

and:

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

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

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2021-0129C  
 Contact: Renee Johns, 512-974-2711 or  
 Cindy Edmond at 512-974-3437  
 Public Hearing: Planning Commission, Feb 08, 2022

*Tara Alvarez*  
 Your Name (please print)  I am in favor  
 I object

*70 Rainier St. Austin TX 78704*  
 Your address(es) affected by this application  
*Tara Alvarez*  
 Signature  
*1/31/22*  
 Date

Daytime Telephone: *(512) 925-8540*

Comments: \_\_\_\_\_

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

City of Austin  
 Development Services Department  
 Renee Johns  
 P. O. Box 1088  
 Austin, TX 78767-8810