

## NOTE

THIS SITE PLAN EXEMPTION IS  
SUBMITTED FOR HISTORIC REVIEW  
PURPOSES ONLY. NO DEVELOPMENT  
IS PROPOSED WITH THIS APPLICATION.

PARTIAL DEMOLITION OF  
213, 211, 209, & PORTION  
OF 201 W 4TH ST.

TOTAL DEMOLITION OF 310-312,  
316-318 COLORADO ST., AND  
PORTION OF 201 W 4TH ST.

ADDRESS: 213 W.  
4TH STREET

ADDRESS: 312  
COLORADO STREET

ALLEY

4TH STREET

LAVACA STREET

COLORADO STREET

### Demolition Site Plan Exemption Exhibit

Austin, Texas  
May 25, 2022



0 30 60  
GRAPHIC SCALE IN FEET  
SCALE: 1" = 60

**Kimley»Horn**

5301 Southwest Parkway, Building 2, Suite 100  
Austin, TX 78735 - Ph: (512) 646-2237  
State of Texas Registration No. F-928



# Site Plan Exemption Request Form

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

***Download document before entering information.***

**NOTE:**

Upon completion of staff review, the applicant will be informed of results by email.

An Austin Build + Connect (AB+C) account is required to submit this form.

Register at Austin Build + Connect: <http://austintexas.gov/page/austin-build-connect-abc>.

Provide all information requested on the attached **Site Plan Exemption Request Form**. An incomplete request form will not be accepted. Specific or additional information regarding the correction may be attached as a memorandum or letter.

For instructions on digital submissions, please visit [Digital Development](#).

If you have any questions regarding the Site Plan Exemption request process, please contact the DAC staff at 311 or (512) 974-2000 outside Austin, Monday through Friday.

Email Address:

Austin Build + Connect (AB+C) ID#:

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Site Address: 213 W. 4th Street

Project Name: THC 4th and Colorado

Legal Description: LOT 10, BLOCK 28, ORIGINAL CITY of Austin

Zoning: CBD Watershed: Lady Bird Lake Flood Plain? ☐ Yes ☒ No

Existing Land Use(s): Cocktail Lounge

Proposed Land Use(s): N/A

Brief/General Description of the Development being sought:

SPE is submitted solely to request Historic review of the partial demolition of a portion of 201 W 4th and all of 209, 211, and 213 W 4th and a total demolition of 310-312 and 316-318 Colorado St. No Development is proposed with this application. A separate application has been submitted for the 312 Colorado St. address that is part of this development.

**Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to:**

- existing trees
- buildings
- parking areas
- roadways/streets
- accessible parking
- access route
- all areas of impervious cover (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits and type of construction
- location of construction
- on-site sewage (septic) system
- number of currently occupied residential units to be closed or demolished (if 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712)

I, C.J. Ponton, P.E., do hereby certify that I am the  
(Name)

☐ owner ☒ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the City of Austin Land Development Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on site and protected from the elements at all times.

C.J. Ponton  
(Signature of Requester)

Date: 05/23/2022 Phone: (737) 787-8750

Address: 5301 Southwest Parkway, Building 2, Suite 100, Austin, TX 78735





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Site Address: 312 Colorado Street

Project Name: THC 4th and Colorado

Legal Description: LOT 7, BLOCK 28, ORIGINAL CITY of Austin

Zoning: CBD Watershed: Lady Bird Lake Flood Plain? ☐ Yes ☒ No

Existing Land Use(s): Cocktail Lounge

Proposed Land Use(s): N/A

Brief/General Description of the Development being sought:

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C.J. Ponton Date: 05/23/2022 Phone: (737) 787-8750  
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