

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2021-0129C

PC DATE: 07/26/22

PROJECT NAME: Rainey Tower

COUNCIL DISTRICT: 9

ADDRESS OF APPLICATION: 80 Rainey St

APPLICANT: Ashland Rainey LLC & EW Renovating Rainey LLC
165 W 73rd St,
New York City, New York 10023

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

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

EXISTING ZONING: CBD

NEIGHBORHOOD PLAN: NA/Downtown

PROPOSED DEVELOPMENT: The applicant is requesting a conditional use permit for a cocktail lounge use on four different stories on a site located in the historic Rainey Street District. The current site is comprised of multiple lots and includes an existing cocktail lounge building located to the south of the proposed high rise totaling 1,287 square feet. The proposed new building is a 49 story multi use high rise that includes Administrative and Business Offices, Restaurant (limited), Multi-Family, and Cocktail Lounge uses. The development will also include associated drives, onsite parking, and utility improvements.

The new high rise is proposing a total of 22,985 square feet of new cocktail lounge use in addition to the exiting 1,287 located in the existing building (Reina Bar). The cocktail lounge use will be distributed on four floors:

- basement – 7,698 square feet
- first floor – 7,430 square feet
- second floor – 2,989 square feet
- twelfth floor – 4,868 square feet

SUMMARY STAFF RECOMMENDATIONS:

CUP: Staff recommends approval of the conditional use permit. Cocktail lounge is a use allowed in a CBD zoning district, the Waterfront Overlay Rainey sub district triggers the conditional use for the cocktail lounge. Several cocktail lounge uses are already located within this sub district. The site plan will comply with all requirements of the Land Development Code prior to its release.

PROJECT INFORMATION

Area of proposed CUP	Total New Cocktail Lounge: 22,985 square feet <ul style="list-style-type: none"> • basement – 7,698 square feet • first floor – 7,430 square feet • second floor – 2,989 square feet • twelfth floor – 4,868 square feet
Area of existing cocktail lounge	1,287 square feet on the first floor
Existing Zoning	CBD
Watershed	Waller Creek / Lady Bird Lake
Watershed Ordinance	Current Code
Traffic Impact Analysis	None, however, cocktail use was evaluated under the TIA for the broader project.
Capitol View Corridor	Not applicable
Proposed Access	Pedestrian and bicycle access via Rainey St; vehicular access from alley.
Proposed Impervious Cover	96.8%
Height	546.31
Parking required: None, CBD zoning	Parking proposed: 350 vehicle spaces are permitted and 200 bicycle parking spaces are required per the TIA for the overall project (cocktail specific use is not separated out).

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<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

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff evaluation on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.”

A conditional use site plan must:

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district. The CBD zoning district allows cocktail lounge use. The Waterfront Overlay Rainey sub district triggers the conditional use for the cocktail lounge. Several cocktail lounge uses are already located within this sub district

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: Yes, there are no SF-5 or more restrictive zoning districts or permitted land uses abutting the site.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: The broader project is subject to a 40% trip reduction target to be achieved through Transportation Demand Management measures as indicated by the TIA. One of those measures includes a reduction in the availability of off-street parking and priced parking to limit and discourage alley traffic as much as possible. Off-site improvements and other TDM measures will encourage multi-modal access to the site.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of the listed adverse effects.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The proposed site plan does not appear to more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Limiting vehicular access to the alley, along with reducing the availability and increasing the cost of off-street parking, preserves the long-term ability and short term needs of prioritizing pedestrian and bicycle safety along Rainey Street. The development will also construct an (off-site) cycle track on Davis Street between Red River and Rainey, along with a contribution of \$90,620 to Hike and Bike Trail improvements west of the Mexican American Culture Center.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The site will comply with all applicable sign regulations in the Land Development Code.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

To make a determination required for approval under [Section 25-5-145](#) (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- 1) A special yard, open space, buffer, fence, wall, or screen;
- 2) Landscaping or erosion;
- 3) A street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- 4) Signs;
- 5) Characteristics of operation, including hours;
- 6) A development schedule; or

- 7) Other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting the following a Conditional Use Permit for a Conditional Cocktail Lounge Use. There are no parking requirements for this site because the zoning district CBD does not require any parking.

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 & 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 ± 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.

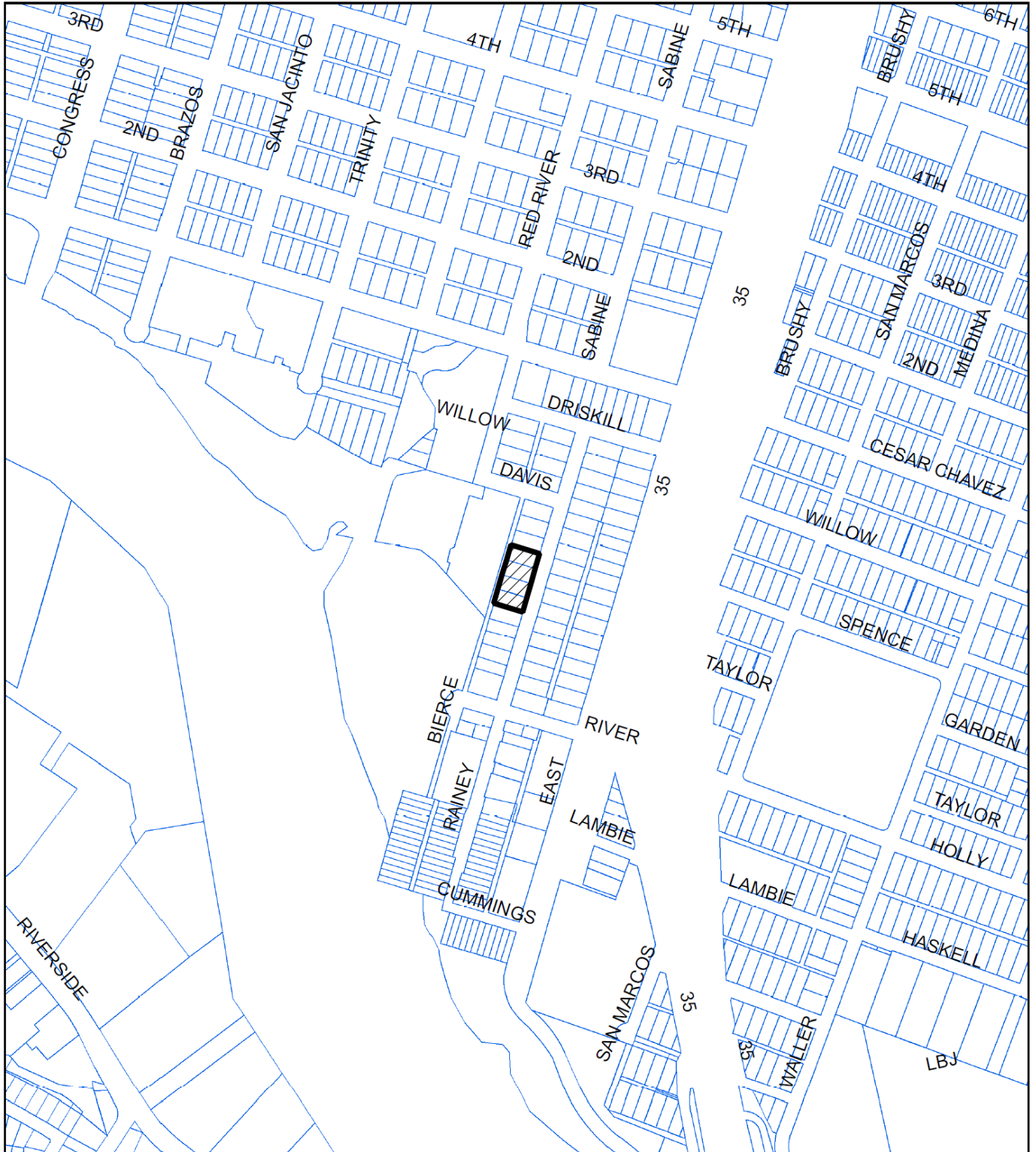
This project intends to construct a 48-story, multifamily housing building with ground level cocktail lounge/restaurant, totaling $\pm 574,755$ GSF with associated drives, onsite parking, and utilities. The existing improvements will be demolished with this SDP application excepting the existing, wood-siding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



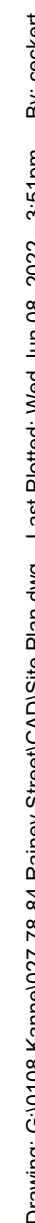
Base Map

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.



Drawing: S:\0108 Kamei\027 78-84 Rainey Street\CAD\Site Plan Notes & Details.dwg Last Printed: Tue Jul 19, 2022 - 1:57pm By: cadent

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	
NUMBER OF STORIES:	1	1	48	FFE
LEVEL B1 (COCKTAIL LOUNGE)	-	-	7698 sf	449.41
LEVEL B1 (MULTIFAMILY)	-	-	7925 sf	449.41
LEVEL 1 (ADMINISTRATIVE & BUSINESS OFFICE)	875 SF (465.6' FFE)	-	-	461.41'
LEVEL 1 (COCKTAIL LOUNGE)	-	1,287 SF (458.1' FFE)	7430 sf	461.41'
LEVEL 1 (MULTIFAMILY)	-	-	8232 sf	461.41'
LEVEL 1 (PARKING-MULTIFAMILY)	-	-	959 sf	461.41'
LEVEL 2 (COCKTAIL LOUNGE)	-	-	2989 sf	478.16'
LEVEL 2 (MULTIFAMILY)	-	-	11225 sf	478.16'
LEVEL 2 (PARKING-MULTIFAMILY)	-	-	2013 sf	478.16'
LEVEL 3 (PARKING-MULTIFAMILY)	-	-	22460 sf	492.16'
LEVEL 4 (PARKING-MULTIFAMILY)	-	-	22460 sf	502.16'
LEVEL 5 (PARKING-MULTIFAMILY)	-	-	22460 sf	511.16'
LEVEL 6 (PARKING-MULTIFAMILY)	-	-	22460 sf	520.16'
LEVEL 7 (PARKING-MULTIFAMILY)	-	-	22460 sf	529.16'
LEVEL 8 (PARKING-MULTIFAMILY)	-	-	22460 sf	538.16'
LEVEL 9 (PARKING-MULTIFAMILY)	-	-	22460 sf	547.16'
LEVEL 10 (PARKING-MULTIFAMILY)	-	-	22460 sf	556.16'
LEVEL 11 (PARKING-MULTIFAMILY)	-	-	20760 sf	565.16'
LEVEL 12 (MULTIFAMILY)	-	-	5877 sf	584.41'
LEVEL 12 (COCKTAIL LOUNGE)	-	-	4868 sf	584.41'
LEVEL 13 (MULTIFAMILY)	-	-	12829 sf	598.41'
LEVEL 14 (MULTIFAMILY)	-	-	13488 sf	612.16'
LEVEL 15 (MULTIFAMILY)	-	-	16226 sf	624.83'
LEVEL 16 (MULTIFAMILY)	-	-	16226 sf	635.08'
LEVEL 17 (MULTIFAMILY)	-	-	16226 sf	645.33'
LEVEL 18 (MULTIFAMILY)	-	-	16226 sf	655.58'
LEVEL 19 (MULTIFAMILY)	-	-	16226 sf	665.83'
LEVEL 20 (MULTIFAMILY)	-	-	16226 sf	676.08'
LEVEL 21 (MULTIFAMILY)	-	-	16226 sf	686.33'
LEVEL 22 (MULTIFAMILY)	-	-	16226 sf	696.58'
LEVEL 23 (MULTIFAMILY)	-	-	16226 sf	706.83'
LEVEL 24 (MULTIFAMILY)	-	-	16226 sf	717.08'
LEVEL 25 (MULTIFAMILY)	-	-	16226 sf	727.33'
LEVEL 26 (MULTIFAMILY)	-	-	16226 sf	737.58'
LEVEL 27 (MULTIFAMILY)	-	-	16226 sf	747.83'
LEVEL 28 (MULTIFAMILY)	-	-	16226 sf	758.08'
LEVEL 29 (MULTIFAMILY)	-	-	16226 sf	768.33'
LEVEL 30 (MULTIFAMILY)	-	-	16226 sf	778.58'
LEVEL 31 (MULTIFAMILY)	-	-	16226 sf	788.83'
LEVEL 32 (MULTIFAMILY)	-	-	16226 sf	799.08'
LEVEL 33 (MULTIFAMILY)	-	-	16226 sf	809.33'
LEVEL 34 (MULTIFAMILY)	-	-	16226 sf	819.58'
LEVEL 35 (MULTIFAMILY)	-	-	16226 sf	829.83'
LEVEL 36 (MULTIFAMILY)	-	-	16226 sf	840.08'
LEVEL 37 (MULTIFAMILY)	-	-	16226 sf	850.33'
LEVEL 38 (MULTIFAMILY)	-	-	16226 sf	860.58'
LEVEL 39 (MULTIFAMILY)	-	-	16226 sf	870.83'
LEVEL 40 (MULTIFAMILY)	-	-	16226 sf	881.08'
LEVEL 41 (MULTIFAMILY)	-	-	16226 sf	891.33'
LEVEL 42 (MULTIFAMILY)	-	-	16226 sf	903.58'
LEVEL 43 (MULTIFAMILY)	-	-	16226 sf	915.25'
LEVEL 44 (MULTIFAMILY)	-	-	16226 sf	926.91'
LEVEL 45 (MULTIFAMILY)	-	-	16226 sf	938.58'
LEVEL 46 (MULTIFAMILY)	-	-	16226 sf	950.24'
LEVEL 47 (MULTIFAMILY)	-	-	16226 sf	961.91'
LEVEL 48 (MULTIFAMILY)	-	-	11765 sf	979.83'
LEVEL 49 (MECHANICAL- NOT INCLUDED IN FAR)	-	-	2366 sf	975.66'
LEVEL 50 (MECHANICAL- NOT INCLUDED IN FAR)	-	-	1471 sf	990.25'
LEVEL 51 (MECHANICAL- NOT INCLUDED IN FAR)	-	-	889 sf	987.66'
ROOF	-	-	0 sf	1002.25'
FAR FLOOR AREA*:	875 SF	1,287 SF	543,859 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):		19:1		
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*
RESIDENTIAL USE			
EFFICIENCY	135	1	135
1 BEDROOM	241	1.5	362
2 BEDROOM	165	2.0	330
3 BEDROOM	14	2.5	35
4 BEDROOM	2	3.0	6
SUBTOTAL	557 UNITS		868
COMMERCIAL USE			
COCKTAIL LOUNGE	24,272	1:100 SF	243
ADMINISTRATIVE & BUSINESS OFFICE	875	1:275 SF	3
TOTAL*			1113
ADA SPACES PROVIDED (1 VAN)			9
COMPACT SPACES PROVIDED ONSITE			0
STANDARD SPACES PROVIDED ONSITE			341
TOTAL PARKING SPACES PROVIDED**			350
BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM)			56
BICYCLE PARKING PROVIDED (200 ONSITE, 8 ON STREET)			208
*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%	326 sf	1.1%	0 sf	0.0%	72 sf	0.2%
TOTAL	24,358 sf	84.5%	14,973 sf	52.0%	27,880 sf	96.8%
	<i>Existing</i>		<i>Existing</i>		<i>Proposed</i>	
PERVIOUS COVER	4,456.50 sf	15.5%	13,841.00 sf	48.0%	2,279.0 sf	7.9%

DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS			
GATEKEEPER REQUIREMENT	COMPLIANCE		
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
TOTAL BONUS AREA NEEDED:	334,467 SF		
BONUS TYPE	FEE PER SF	BONUS AREA GENERATED	FEE INCURRED
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	230,512 SF	1,152,560 SF
FEE-IN-LIEU FOR FAR ABOVE 15:1	\$5	TBD	TBD
TOTAL:		TBD	TBD
TOTAL FEE IN LIEU TO BE PAID =			\$ 1,052,270.00
*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 **61**
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

			REVISION
			DATE
		NO.	



SITE PLAN DATA
TABLES

RAINEY TOWER
80 RAINEY STREET



ENGINEERING & SURVEYING

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

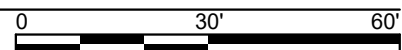
SHEET

9 OF 61

SPC-2021-0129C



SCALE: 1" = 30'

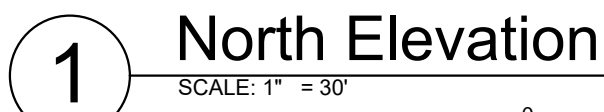


• Freight Elev Roof
 #565'-7"
 • Upper Elev Mach Room (51)
 #542'-7"
 • Lower Elev Mach Room (50)
 #542'-7"
 • Roof (49)
 #532'-2"
 • Floor 48
 #515'-0"
 • Floor 47
 #505'-0"
 • Floor 46
 #495'-10"
 • Floor 45
 #487'-2"
 • Floor 44
 #469'-0"
 • Floor 43
 #453'-10"
 • Floor 42
 #442'-2"
 • Floor 41
 #429'-11"
 • Floor 40
 #419'-8"
 • Floor 39
 #399'-2"
 • Floor 38
 #388'-11"
 • Floor 37
 #378'-8"
 • Floor 36 (35-44)
 #365'-5"
 • Floor 34
 #339'-0"
 • Floor 33 (33-35)
 #338'-0"
 • Floor 32
 #337'-8"
 • Floor 31
 #337'-5"
 • Floor 30
 #317'-2"
 • Floor 29
 #306'-11"
 • Floor 28
 #298'-0"
 • Floor 27
 #288'-5"
 • Floor 26
 #276'-2"
 • Floor 25 (25-33)
 #265'-11"
 • Floor 24
 #255'-8"
 • Floor 23
 #235'-0"
 • Floor 22
 #225'-2"
 • Floor 21 (21-25)
 #224'-11"
 • Floor 20
 #214'-8"
 • Floor 19
 #204'-5"
 • Floor 18
 #193'-11"
 • Floor 17
 #183'-11"
 • Floor 16
 #173'-8"
 • Floor 15 (15-21)
 #163'-5"
 • Floor 14
 #159'-8"
 • Floor 13
 #137'-0"
 • Floor 12
 #123'-0"
 • Floor 11
 #103'-0"
 • Floor 10
 #94'-9"
 • Floor 9
 #85'-9"
 • Floor 8
 #76'-9"
 • Floor 7
 #67'-9"
 • Floor 6
 #58'-9"
 • Floor 5
 #49'-9"
 • Floor 4 (4th-8th)
 #40'-9"
 • Floor 3
 #30'-9"
 • Floor 2
 #16'-9"
 • Floor 1
 #0'
 • Basement
 #15'-0"

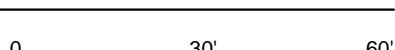
Parking garage screened through use of landscaping masonry, corrugated metal panels & parking crash wall.

Cocktail Use @ L1

Cocktail Use @ Basement



SCALE: 1" = 30'



*Flight Elev Roof
 1524'-7"
 *Upper Elev Mach Room (51)
 1524'-7"
 *Lower Elev Mach Room (50)
 1542'-7"
 1532'-2"
 *Floor 49
 1518'-5"
 *Floor 47
 1508'-7"
 *Floor 46
 1488'-10"
 *Floor 45
 1477'-3"
 *Floor 44
 1460'-5"
 *Floor 43
 1453'-10"
 *Floor 42
 1442'-2"
 *Floor 41
 1429'-11"
 *Floor 40
 1419'-3"
 *Floor 39
 1399'-2"
 *Floor 37
 1388'-11"
 *Floor 36
 1378'-8"
 *Floor 35 (35-44)
 1368'-5"
 *Floor 34
 1358'-2"
 *Floor 33 (33-38)
 1348'-2"
 *Floor 32
 1337'-5"
 *Floor 31
 1327'-5"
 *Floor 30
 1317'-2"
 *Floor 29
 1306'-11"
 *Floor 28
 1296'-9"
 *Floor 27
 1286'-5"
 *Floor 26
 1276'-2"
 *Floor 25 (25-33)
 1266'-11"
 *Floor 24
 1255'-8"
 *Floor 23
 1245'-7"
 *Floor 22
 1235'-2"
 *Floor 21 (21-25)
 1224'-11"
 *Floor 20
 1214'-8"
 *Floor 19
 1204'-5"
 *Floor 18
 1193'-11"
 *Floor 16
 1173'-8"
 *Floor 15 (15-21)
 1163'-5"
 *Floor 14
 1150'-9"
 *Floor 13
 1137'-0"
 *Floor 12
 1123'-0"
 *Floor 11
 1103'-9"
 *Floor 10
 1084'-9"
 *Floor 9
 1065'-9"
 *Floor 8
 1047'-9"
 *Floor 7
 1027'-9"
 *Floor 6
 1008'-9"
 *Floor 5
 989'-9"
 *Floor 4 (4th-8th)
 970'-9"
 *Floor 3
 950'-9"
 *Floor 2
 930'-9"
 *Floor 1
 910'-9"
 *Basement
 890'-9"

SITE PLAN
 FILE NUMBER
 APPROVED
 CHAPTER
 EXPIRATION
 PROJECT

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 54 OF 61

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.

PAPPAGEORGE
HAYMES

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Haymes Partners.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale. Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

Rainey Tower

80 Rainey St

Austin, TX 78701

LV Collective

owner

[illegible]

orientation

project number 212793

scale As Noted

date 7/19/2017

sheet title	Elevations
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
7	1000
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99	1000
100	1000

sheet number SPC-2021-0129C



Parking garage screened through use of landscaping masonry, corrugated metal panels & parking crash wall.

Parking garage screened through use of landscaping masonry, corrugated metal panels & parking crash wall.

All entries along west elevation are service entries covered by floor above.

Cocktail Use @ L12

Cocktail Use @ L2

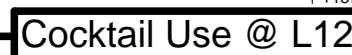
Cocktail Use @ L1

Cocktail Use @ Basement

South Elevation

SCALE: 1" = 30'

A horizontal number line with tick marks at 0, 30', and 60'.



 Floor 10
 +94° 9"

 Floor 9
 +85° 9"

 Floor 8
 +76° 9"

 Floor 4 (4th-8th)
 +40'-9"

 Floor 3
 +30'-9"

Cocktail Use @ L12

100

West Elevation

SCALE: 1" = 30'

A horizontal number line with tick marks at 0, 30', and 60'.

SITE PLAN RELEASE
 SITE PLAN APPROVAL SHEET 55 OF 61
 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 (25-5.1, LDC) _____ CASE MANAGER RENEE JOHNS
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ DDZ

DEVELOPMENT SERVICES DEPARTMENT
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Rainey Tower

80 Rainey St

Austin, TX 78701

LV Collective

owner

[illegible]

orientation

project number 212793

scale As Noted

date 7/19/21

sheet title	Elevations
1	100
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100	100

sheet number SPC-2021-0129C

55 of 61

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.

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.

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 512-974-3437

Public Hearing: Planning Commission, July 12, 2022

Your Name (please print)

Tan Auisen

☒ I am in favor
☐ I object

Your address(es) affected by this application

702257 St. #1504

Signature

Date

Daytime Telephone:

512/425-8840

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