

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

CASE NUMBER: SPC-2008-0058C(R1) **PLANNING COMMISSION DATE:** 3/28/2023

COUNCIL DISTRICT: 9

PROJECT NAME: Mexican American Cultural Center

PROPOSED USE: Cultural Center (existing)

ADDRESS OF APPLICATION: 600 River Street

AREA: 5.85 acres

APPLICANT: Shari Pape
MWM Design Group
305 E Huntland, Ste 200
Austin, TX 78704

AGENT: Heidi Tse, AIA Assoc, CNUa, LEED AP BD&C, Project Manager
City of Austin
Office of the City Architect
Public Works Department

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

PROPOSED DEVELOPMENT: The City of Austin proposes the renovation and expansion of the existing building, with related improvements. The site is zoned P and is over one acre, and thus requires Commission approval.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION: NA

WATERSHEDS: Lady Bird Lake & Waller Creek – Urban watersheds

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** P**MAX. BLDG. COVERAGE:** ***MAX. IMPERV. CVRG.:** 85%**MAX HEIGHT:** ***REQUIRED PARKING:** NA**EXIST. USE:** Cultural Center

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

LIMITS OF CONSTRUCTION: 5.85 acres**PROPOSED BLDG. CVRG:** 39,354 sf**PROPOSED IMP. CVRG:** 4.3 acres/72.2%**PROPOSED HEIGHT:** 60'/two stories**PROVIDED PARKING:** 0**PROPOSED USE:** Cultural center**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The applicant is proposing to construct portions of the building which were part of the original site plan but which were not built when initially permitted. The additions include a lake level below the existing first floor, as well as expansions to the north and south wings. Landscaping, pedestrian access, water quality and drainage, and safety aspects will be updated and enhanced as well. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the requested revision.

Environmental: The site is in the Lady Bird Lake and Waller Creek watersheds, which are Urban Watershed Zones. There are no known Critical Environmental Features located within the limits of construction.

Transportation: Access is available from River Street.

SURROUNDING CONDITIONS: Zoning/ Land use**North:** CBD (Multifamily, office, retail, cocktail lounges, restaurants)**East:** CBD (Mixed use hotel/multifamily tower, cocktail lounges, restaurants)**South:** P (Lady Bird Lake and Town Lake park)**West:** CBD Town Lake park)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
River S	65'	40'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

City of Austin Downtown Commission

Downtown Austin Alliance

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

Rainey Neighborhood Association

SELTexas

Sierra Club, Austin Regional Group

Tejano Town

The Shore Condominium Association, Inc

Waterloo Greenway

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position 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 districts and overlays.
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: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at 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 these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not 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: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



June 30th, 2021

City of Austin Permitting and Development Center
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Subject: Engineer's Summary Letter
Mexican American Cultural Center Phase 2
Site Permit Revision
600 River Street, Austin TX
MWM Project Number R595-01

Dear Staff,

Enclosed with this application are the site permit plans for the proposed renovation construction at 600 River Street. The project site is a 5.85-acre tract (Site), and the proposed improvements include, the renovation and expansion of the existing building, including a lake-level below the existing first floor, grading, wastewater, fire access and appurtenances, storm drainage, water quality structures, sidewalk and trail access, and landscaping. The site was previously developed under SPC-2008-0058C, and this application is a Revision to that Site Permit. The Site is zoned P. The City of Austin will act as Owner and Developer of the project.

The Site is located within the Lady Bird Lake watershed, which is classified as a water supply urban watershed, and the Walnut Creek watershed, which is classified as an urban watershed. The proposed site and building improvements are all located within the Lady Bird Lake watershed. The site is not located within the Edwards Aquifer Recharge, Contributing, or Transition Zones. A portion of the site is located within the 100-year floodplain per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48453C0465K, dated 01/22/2020, for Travis County, Texas, but the proposed building expansion is not located within the 100-year floodplain, nor within 2 feet of the 100-year floodplain water surface elevation.

Stormwater runoff from the Site discharges to the southeast which ultimately discharges into Lady Bird Lake. Stormwater detention controls are not required within the Lady Bird Lake watershed.

Water quality is currently managed on the site by a sedimentation and filtration pond and a payment-in-lieu. The proposed project includes a biofiltration pond and two raingardens in addition to the existing pond. The proposed project also repurposes the existing payment-in-lieu credit.

Please do not hesitate to contact me with any questions/comments you may have.

Sincerely,
Brian Wells, PE
MWM DesignGroup



305 E. Huntland Dr.
Ste. 200
Austin, TX 78752
p: 512.453.0767
f: 512.453.1734

~~R1~~

WETLAND NOTES:
ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

STATE OF TEXAS
★
DAN EDWARDS
85443
LICENSED
PROFESSIONAL ENGINEER

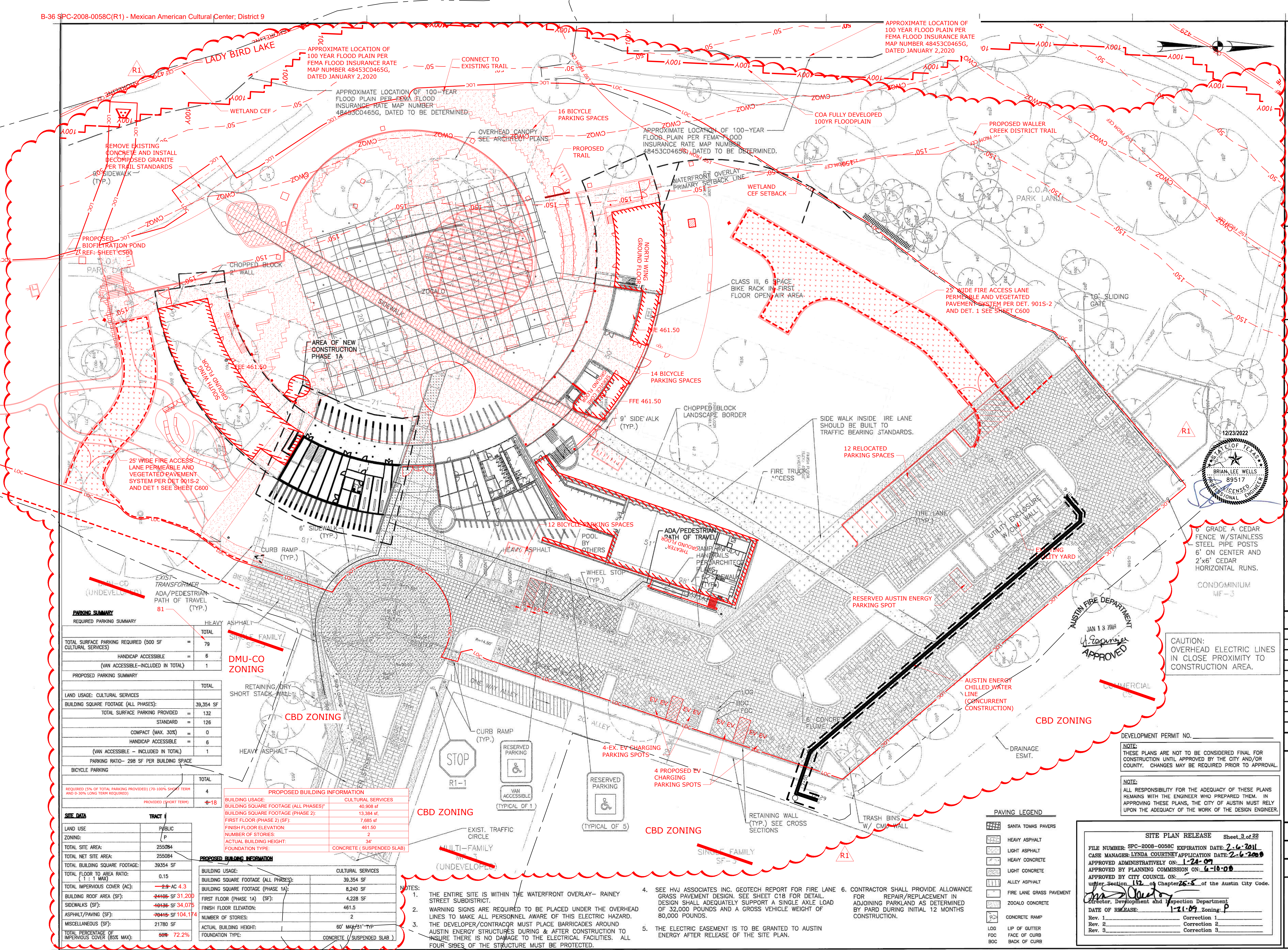
SPC-2008-0058C

~~R1~~

R1



DATE _____



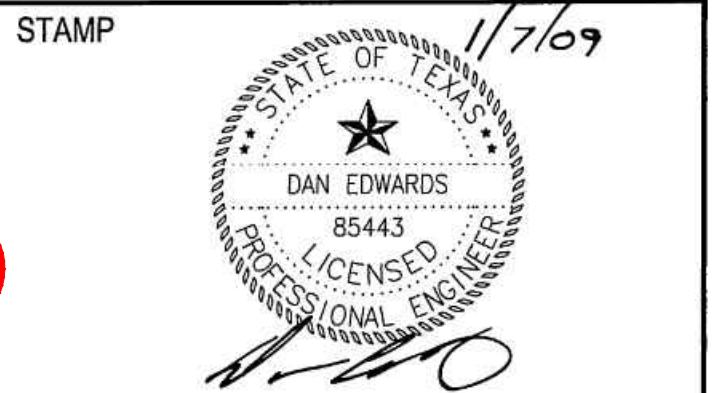
CasaBella +
Del Campo & Maru
Joint Venture

CasaBella Architects
Architects
702 WEST 34TH STREET
AUSTIN, TEXAS 78705
(512) 458-5700
FAX (512) 458-5755
EMAIL: joeamen@casa-bella-architects.com

Del Campo & Maru
Architects/Planners/Engineers
45 LANSING STREET
SAN FRANCISCO, CALIFORNIA 94105
(415) 777-4025
FAX (415) 896-1691
EMAIL: dcmsf@dcmsf.com

DESIGN CONSULTANT
Teodoro Gonzalez de Leon
Architect
AMSTERDAM 63
MEXICO D.F. 06100
011-525-553-3754
FAX 011-525-211-3706
EMAIL: teog@data.net.mx

CONSULTANT
TurnerCollie & Braden Inc.
Engineers • Planners • Project Managers



PROJECT TITLE
MEXICAN AMERICAN
CULTURAL CENTER
600 RIVER STREET
AUSTIN, TEXAS

Revisions		
No	Description	Date

SITE PLAN
LAYOUT

Scale : 1"=30'
Project Number :
Sheet Number :
C3
3 OF 51

PARKING SUMMARY	
REQUIRED PARKING SUMMARY	
TOTAL SURFACE PARKING REQUIRED (500 SF CULTURAL SERVICES)	79
HANDICAP ACCESSIBLE (VAN ACCESSIBLE-INCLUDED IN TOTAL)	1
PROPOSED PARKING SUMMARY	
LAND USAGE: CULTURAL SERVICES	TOTAL
BUILDING SQUARE FOOTAGE (ALL PHASES):	39,354 SF
TOTAL SURFACE PARKING PROVIDED	132
STANDARD	126
COMPACT (MAX. 30%)	0
HANDICAP ACCESSIBLE	6
(VAN ACCESSIBLE - INCLUDED IN TOTAL)	1
PARKING RATIO - 298 SF PER BUILDING SPACE	
BICYCLE PARKING	
REQUIRED (5% OF TOTAL PARKING PROVIDED) (70-100% SHORT TERM AND 0-30% LONG TERM REQUIRED)	4
PROVIDED (SHORT TERM)	18

SITE DATA	
LAND USE	PUBLIC
ZONING	P
TOTAL SITE AREA:	255084
TOTAL NET SITE AREA:	255084
TOTAL BUILDING SQUARE FOOTAGE:	39354 SF
TOTAL FLOOR TO AREA RATIO: (1:1 MAX)	0.15
TOTAL IMPERVIOUS COVER (AC):	2.3 AC 4.3
BUILDING ROOF AREA (SF):	24405 SF 31.200
SIDEWALKS (SF):	40436 SF 34.075
ASPHALT/PAVING (SF):	70415 SF 104.174
MISCELLANEOUS (SF):	21780 SF
TOTAL PERCENTAGE OF IMPERVIOUS COVER (85% MAX):	50% 72.2%

PROPOSED BUILDING INFORMATION	
BUILDING USAGE:	CULTURAL SERVICES
BUILDING SQUARE FOOTAGE (ALL PHASES):	40,908 sf
BUILDING SQUARE FOOTAGE (PHASE 2):	13,384 sf
FIRST FLOOR (PHASE 2) (SF):	7,685 sf
FINISH FLOOR ELEVATION:	461.50
NUMBER OF STORIES:	2
ACTUAL BUILDING HEIGHT:	34'
FOUNDATION TYPE:	CONCRETE (SUSPENDED SLAB)

PROPOSED BUILDING INFORMATION	
BUILDING USAGE:	CULTURAL SERVICES
BUILDING SQUARE FOOTAGE (ALL PHASES):	39,354 SF
BUILDING SQUARE FOOTAGE (PHASE 1A):	8,240 SF
FIRST FLOOR (PHASE 1A) (SF):	4,228 SF
FINISH FLOOR ELEVATION:	461.5
NUMBER OF STORIES:	2
ACTUAL BUILDING HEIGHT:	60' MAX/31' TYP
FOUNDATION TYPE:	CONCRETE (SUSPENDED SLAB)

- NOTES:
- THE ENTIRE SITE IS WITHIN THE WATERFRONT OVERLAY- RAINEY STREET SUBDISTRICT.
 - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD LINES TO MAKE ALL PERSONNEL AWARE OF THIS ELECTRIC HAZARD.
 - THE DEVELOPER/CONTRACTOR MUST PLACE BARRICADES AROUND AUSTIN ENERGY STRUCTURES DURING & AFTER CONSTRUCTION TO INSURE THERE IS NO DAMAGE TO THE ELECTRICAL FACILITIES. ALL FOUR SIDES OF THE STRUCTURE MUST BE PROTECTED.
 - SEE HVJ ASSOCIATES INC. GEOTECH REPORT FOR FIRE LANE GRASS PAVEMENT DESIGN. SEE SHEET C18 FOR DETAIL DESIGN SHALL ADEQUATELY SUPPORT A SINGLE AXLE LOAD OF 32,000 POUNDS AND A GROSS VEHICLE WEIGHT OF 80,000 POUNDS.
 - THE ELECTRIC EASEMENT IS TO BE GRANTED TO AUSTIN ENERGY AFTER RELEASE OF THE SITE PLAN.
 - CONTRACTOR SHALL PROVIDE ALLOWANCE FOR REPAIR/REPLACEMENT IN ADJOINING PARKLAND AS DETERMINED BY PARD DURING INITIAL 12 MONTHS CONSTRUCTION.

PAVING LEGEND	
[Symbol]	SANTA TOMAS PAVERS
[Symbol]	HEAVY ASPHALT
[Symbol]	LIGHT ASPHALT
[Symbol]	HEAVY CONCRETE
[Symbol]	LIGHT CONCRETE
[Symbol]	ALLEY ASPHALT
[Symbol]	FIRE LANE GRASS PAVEMENT
[Symbol]	ZOCALO CONCRETE
[Symbol]	CONCRETE RAMP
[Symbol]	LOG
[Symbol]	LIP OF CUTTER
[Symbol]	FACE OF CURB
[Symbol]	BACK OF CURB

SITE PLAN RELEASE Sheet 3 of 22
FILE NUMBER: SPC-2008-0058C EXPIRATION DATE: 2-6-2011
CASE MANAGER: LYNDIA COURTNEY APPLICATION DATE: 2-6-2009
APPROVED ADMINISTRATIVELY ON: 1-24-09
APPROVED BY PLANNING COMMISSION ON: 6-10-09
APPROVED BY CITY COUNCIL ON: upper Section 112 of Chapter 265 of the Austin City Code.
Director, Development and Inspection Department
DATE OF RELEASE: 1-21-09 Zoning: P
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3



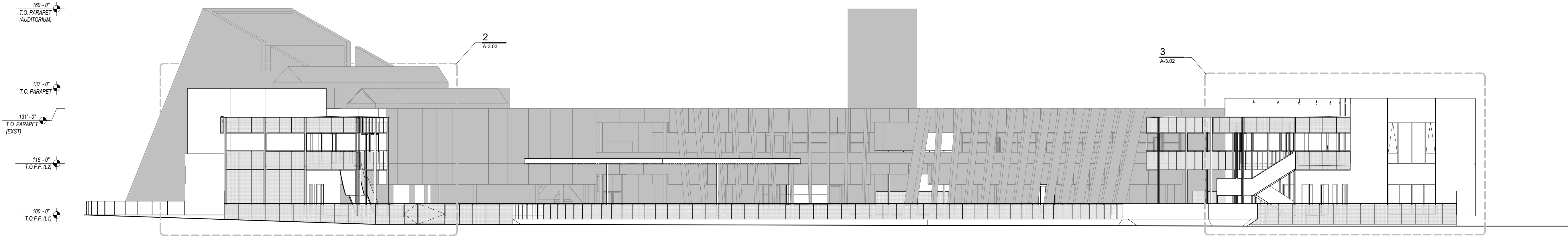
Tatiana Bilbao ESTUDIO

Copyright © 2022, Miro Rivera-Tatiana Bilbao LLC

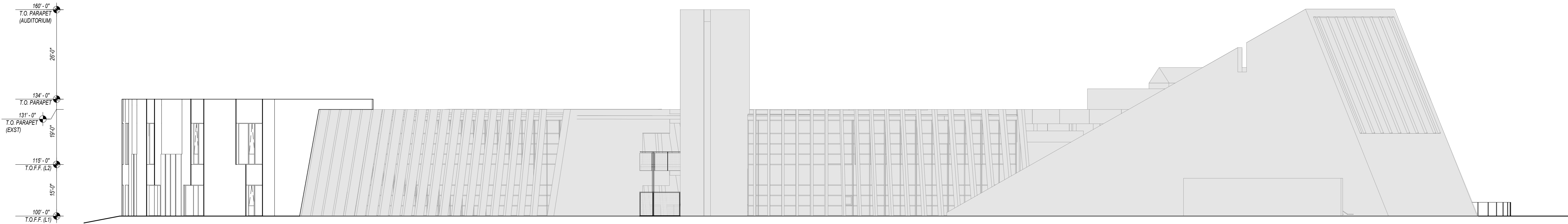
Miró Rivera Architects 505 Powell Street Austin, Texas 78703 Phone: 512.477.7016	Tatiana Bilbao ESTUDIO Pasado de la Reforma 362-4 CDMX, Mexico 06600 +52 (55) 8589 8822
---	--

CONSULTANTS	
Civil MWM Design Group 305 E Hundland Dr Austin, TX 78752 512.453.0767	Structural Martinez Engineering 501 Congress Ave, Ste 113 Austin, TX 78701 737.238.2741
MEP Aptus Engineering 1919 S 1st St, Bldg B Austin, TX 78704 512.872.8669	Lighting Studio Lumina 9411 Chapel Down St Austin, TX 78728 512.382.1656
Landscape Architect Ten Eyck Landscape Arch. 1224 E 12th St, Ste 323 Austin, TX 78702 512.813.8999	Irrigation Sweeney & Associates, Inc. 3000 Joe DiMaggio Blvd Round Rock, TX 78665 512.306.8350
Theatrical Design Idibri 15508 Wright Brothers Dr Addison, TX 75001 972.239.1505	AV & Acoustical Dickensheets Design Assoc. 10919 Conchos Trail #100 Austin, TX 78726 512.331.8977
Fire & Life Safety Jensen Hughes 901 S Mopac, Ste 300 Austin, TX 78746 512.730.3990	IT & Security Combs Consulting Group 901 S Mopac, Ste 300 Austin, TX 78746 512.200.7310
Food Service Counihan & Associates 500 E Whitestone Blvd Cedar Park, TX 78630 512.388.4065	Wayfinding td2s 14205 N Mopac, #400F Austin, TX 78728 512.476.7733

- LEGEND / NOTES
- NOT IN CONTRACT
- 100'-0" = 461.5' MSL
 - See A6.00 for additional information regarding window type and dimensions.
 - See material schedule for additional information on finishes.
 - Elevations of curved walls are show as distorted (not flattened) see plans to clarify obscured elements.



2 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"



MWM No. 595-02
305 East Hundland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734
TBAE FIRM REGISTRATION NO.: 1452
TBPE FIRM REGISTRATION NO.: F-1416
TBPLS FIRM REGISTRATION NO.: 10065600

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SITE PLAN APPROVAL SHEET OF
FILE NUMBER: APPLICATION DATE: UNDER SECTION OF
APPROVED BY COMMISSION ON CHAPTER OF THE CITY OF AUSTIN CODE
EXPIRATION DATE(25-5-81, LDC) CASE MANAGER
PROJECT EXPIRATION DATE (ORD. #970905-A) DWPZ_X_DDZ

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: Rev. 1
Rev. 2 Correction 1
Rev. 3 Correction 2
Rev. 4 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.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



FOR PERMIT ONLY
NOT FOR CONSTRUCTION

ESB-MACC PHASE 2
IMPROVEMENTS

BUILDING ELEVATIONS

SHEET: A-3.00
SCALE: As indicated
DATE: 08/30/2022
JOB #: 2093
DRAWN BY: RT

SPC-2008-0058C



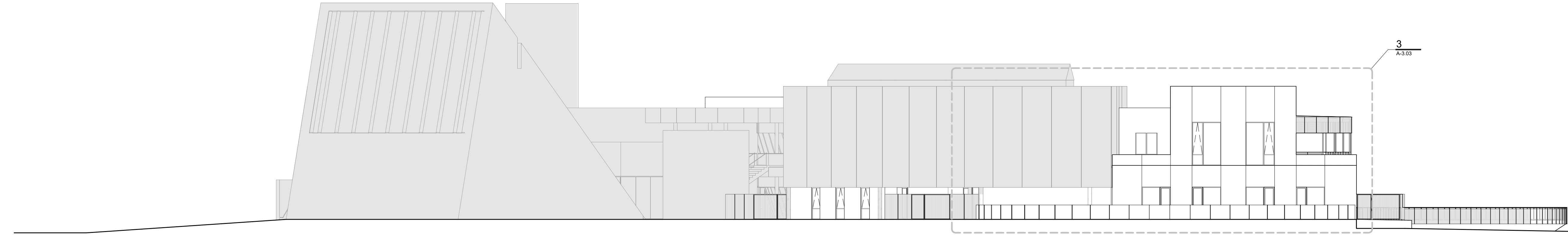
Tatiana Bilbao ESTUDIO

Copyright © 2022, Miro Rivera-Tatiana Bilbao LLC

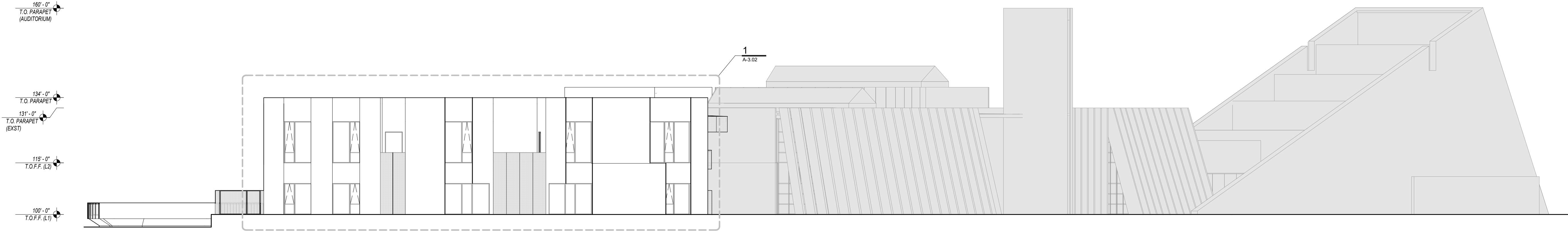
Miró Rivera Architects 505 Powell Street Austin, Texas 78703 Phone: 512.477.7016	Tatiana Bilbao ESTUDIO Pasado de la Reforma 362-4 CDMX, Mexico 06600 +52 (55) 8589 8822
---	--

CONSULTANTS	
Civil MWM Design Group 305 E Hundland Dr Austin, TX 78752 512.453.0767	Structural Martinez Engineering 501 Congress Ave, Ste 113 Austin, TX 78701 737.238.2741
MEP Aptus Engineering 1919 S 1st St, Bldg B Austin, TX 78704 512.872.8669	Lighting Studio Lumina 9411 Chapel Down St Austin, TX 78728 512.382.1656
Landscape Architect Ten Eyck Landscape Arch. 1224 E 12th St, Ste 323 Austin, TX 78702 512.813.8999	Irrigation Sweeney & Associates, Inc. 3000 Joe DiMaggio Blvd Round Rock, TX 78665 512.206.8350
Theatrical Design Idibri 15508 Wright Brothers Dr Addison, TX 75001 972.239.1505	AV & Acoustical Dickensheets Design Assoc. 10919 Conchos Trail #100 Austin, TX 78726 512.331.8977
Fire & Life Safety Jensen Hughes 901 S Mopac, Ste 300 Austin, TX 78746 512.752.3960	IT & Security Combs Consulting Group 901 S Mopac, Ste 300 Austin, TX 78746 512.200.7310
Food Service Counihan & Associates 500 E Whitestone Blvd Cedar Park, TX 78630 512.388.4065	Wayfinding Id2s 14205 N Mopac, #400F Austin, TX 78728 512.476.7733

- LEGEND / NOTES
- NOT IN CONTRACT
- 100'-0" = 461.5' MSL.
 - See A6.00 for additional information regarding window type and dimensions.
 - See material schedule for additional information on finishes.
 - Elevations of curved walls are show as distorted. (not flattened) see plans to clarify obscured elements.



2 NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



MWM No. 595-02

305 East Hundland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734
TBPE FIRM REGISTRATION NO.: 1452
TBPLS FIRM REGISTRATION NO.: 10065600

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

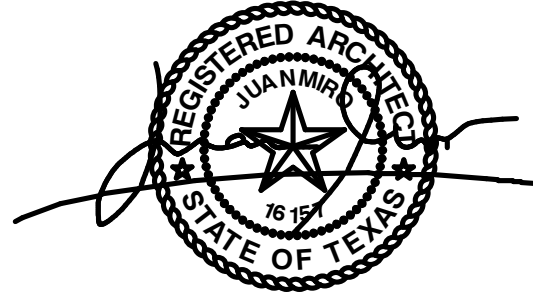
SITE PLAN APPROVAL SHEET OF
FILE NUMBER: APPLICATION DATE: UNDER SECTION OF
APPROVED BY COMMISSION ON CHAPTER OF THE CITY OF AUSTIN CODE
EXPIRATION DATE(25-5-81, LDC) CASE MANAGER
PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ_X_DDZ

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: Rev. 1

Rev. 2 Correction 1
Rev. 3 Correction 2
Rev. 4 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.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



09/26/2022

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

ESB-MACC PHASE 2
IMPROVEMENTS

600 RIVER STREET
AUSTIN, TEXAS 78701

BUILDING ELEVATIONS -
LAKE LEVEL

SHEET: A-3.01

SCALE: As indicated

DATE: 09/30/2022

JOB #: 2093

DRAWN BY: RT

SPC-2008-0058C

Additional backup may be found at the following link:

[Meetings of the Planning Commission - Page 1 | AustinTexas.gov](#)