

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2024-0003

**BOA DATE:** January 8<sup>th</sup>, 2024

**ADDRESS:** 2408, 2410, 2414, 2418,  
2422 & 2428 E. 7<sup>th</sup> St.

**COUNCIL DISTRICT:** **3**

**OWNER:** DC-2422 LLC

**AGENT:** Richard Suttle

**ZONING:** CS-CO-NP (Govalle)

**LEGAL DESCRIPTION:** N 70.17 FT OF LOT 6 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE

**VARIANCE REQUEST:** a. increase the height limit from two (2) stories and 30 feet to three (3) stories and 35 feet.  
b. increase the height limit from three (3) stories and 40 feet to four (4) stories and 45 feet.  
c. increase the height limit from 40 feet plus one foot for each 10 feet of distance to 58 feet.

**SUMMARY:** erect an Office

**ISSUES:** COR ordinance overturned and directly adjacent to the Metro Rail line

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-CO-NP	General Commercial Services
<i>North</i>	GR-MU-CO-NP; SF-3-NP	Community Commercial-Mixed-use; Single-Family
<i>South</i>	CS-CO-MU-NP	General Commercial Services-Mixed-use
<i>East</i>	CS-CO-NP	General Commercial Services
<i>West</i>	CS-CO-MU-NP	General Commercial Services-Mixed-use

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Central Austin Concerned Architects  
 Del Valle Community Coalition Non-Profit  
 East Austin Conservancy  
 El Concilio Mexican-American Neighborhoods  
 Friends of Austin Neighborhoods  
 Govalle/Johnston Terrace Neighborhood Plan Contact Team  
 Greater East Austin Neighborhood Association  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Preservation Austin  
 Red Line Parkway Initiative  
 SELTexas



# Board of Adjustment General/Parking Variance Application

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

## WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

## For Office Use Only

Case #	<b>C15-2024-0003</b>	ROW #	<b>13251886</b>	Tax #	<b>0204100905,</b> <b>0204100906,</b> <b>0204100907,</b> <b>0204100908,</b> <b>0204100910</b>
--------	----------------------	-------	-----------------	-------	---

## Section 1: Applicant Statement

Street Address: 2408, 2410, 2414, 2418, 2422 and 2428 E. 7th Street

Subdivision Legal Description:

Lots 2-6, Block 9 of the Lincoln Place Subdivision of Outlots 23 and 23 1/2 Division A

Lot(s): 2-6 Block(s): 9

Outlot: 23 and 23 1/2 Division: A

Zoning District: CS-CO-NP (Govalle)

**Council District: 3**

I/We Richard Suttle on behalf of myself/ourselves as  
authorized agent for DC-2422 LLC affirm that on  
Month December, Day 8, Year 2023, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Office

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

~~25-2-1063(C)(1) to increase height limit from 2 stories and 30' to 3 stories and 35' in height, 25-2-1063(C)(2) to increase height limit from 3 stories and 40' to 4 stories and 45' in height & 25-2-1063(C)(3) to increase height limit from 40' plus one foot for each 10' of distance in excess of 100' from property zoned SF-5 or more restrictive to 58'. We are only asking for an additional 5' in height in this zone as well~~ CONTINUE TO ADDITIONAL SPACE:

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

~~The triggering single-family zoned properties are located north of the alley on Coronado Street. The triggering properties are essentially surrounded by CS and GR zoned commercial properties. The subject property is uniquely shaped as a shallow wedge, having a long narrow angled configuration with approximately 255.8 linear feet running west to east adjacent to East 7th Street, with an average depth of approximately 91.8 feet running north to south with the short leg 64 feet deep. This shallow wedge shape is the result of a very significant right-of-way dedication (approximately 40%) required by the city to shift East 7th Street from the original city grid of 150' deep to its current configuration.~~ CONTINUE TO ADDITIONAL SPACE:

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

~~With the recent court ruling, the COR Ordinance has been overturned and now a site plan extension, redesign of the entire structure, and the mass timber order will need to be canceled. The resulting penalties are necessary if this variance isn't granted. The requested variance would allow the site to achieve just an additional 5' in height and would allow for the project to continue to feature a superior grade mass timber structure. Unlike the other CS zoned properties along East 7th Street,~~ CONTINUE TO ADDITIONAL SPACE:

b) The hardship is not general to the area in which the property is located because:

~~No other CS zoned property in this area along East 7th Street have a site plan in review and weren't relying on the COR Ordinance. The unique configuration of the site provides very little room for development so the additional 5' and removal of the story limitation would allow for a better mixed-use project. Also, the mass timber project requires additional depth and would not have been designed without the COR Ordinance. Lastly, the subject property is directly adjacent to the Metro Rail line and~~ CONTINUE TO ADDITIONAL SPACE:

**Area Character**

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance request is for only an additional 5' with the removal of the story limitation which would have been allowed under the COR Ordinance. The character of the area will be maintained and the intent of the compatibility setback will be upheld. The variance will allow the project to deliver on the City's vision for development in an Imagine Austin Comprehensive Plan along a Core Transit Corridor (E. 7th Street). The variance will ensure that the project provides a high quality mass timber structure which is a sustainable, low-carbon alternative to concrete and steel.

**Parking** (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A



### Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

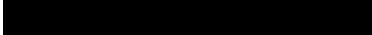
Applicant Signature:  Date: 12/06/2023

Applicant Name (typed or printed): Richard Suttle

Applicant Mailing Address: 100 Congress Ave., Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): 

Email (optional – will be public information): 

### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 12/06/2023

Owner Name (typed or printed): DC-2422 LLC

Owner Mailing Address: 2120 E. 7th Street, #200

City: Austin State: TX Zip: 78702

Phone (will be public information):

Email (optional – will be public information): 

### Section 5: Agent Information

Agent Name: Richard Suttle

Agent Mailing Address: 100 Congress Ave., Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): 

Email (optional – will be public information): 

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Portion of Code Continued: since current entitlements would allow up to 53' in this zone.

**Additional Space (continued)**

Reasonable Use Continued: The total site area of the property is 23,086.8 square feet, with 15,000 square feet being removed for right-of-way dedication. The building area is restricted in three zones by compatibility, the closest to a maximum of 2 stories and 30' in height, 3 stories and 40' in height in another zone, and 53' in height in the area nearest the intersection of 7th and Pedernales. A variance for an additional 5 feet/no story limitation across the whole site is being requested.

The City of Austin has designated East 7th Street as a Core Transit Corridor. A site plan was submitted on March 13, 2023 and is currently in review under SP-2023-0113C. The proposed project was designed and submitted for Site Plan review to utilize the COR Ordinance #20221201-056 which would have allowed an additional 5' in height as the subject property is an appropriate location for a mixed-use development.

However, with the recent Court ruling on November 14th, 2023 overturning the COR Ordinance, the ability to utilize this ordinance is no longer an option. The current zoning regulations applicable to the property weaken the reasonable use envisioned by the City for this Core Transit Corridor site.

Hardship a) Continued: which are significantly deeper lots, this property is uniquely shaped as a shallow wedge, having a narrow configuration along East 7th street from the significant right-of-way dedication. The subject property abuts the Metro Rail Line to the west.

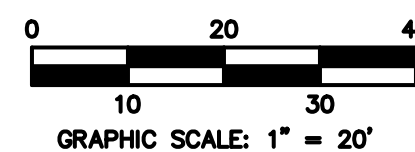
The mass timber designed into the project is a pre-manufactured product, highly coordinated plumbing holes which has a very long lead time of 9-12 months. This has already started and progressed considerably. The project has gone through shop drawings on structural, coordinated holes through beams, and secured its place in the production line, so unfortunately there is very little time to wait to see if the COR Ordinance or something similar ends up getting approved after the court rulings have been finalized. Redesign forces the project to abandon mass-timber, forfeit significant deposit and design money, and to build this structure from high-carbon concrete because of the shallower floor to floor options. Lastly, because of the significant weight difference this change in structural systems will require a redesign all the way to the foundation footings, this is a huge issue of both money and time and greatly affects our tenants move in dates with the schedule.

The constraints described above uniquely impact the site and weaken the reasonable use envisioned by the city by reducing the project's ability to help meet the City's goals of density on Transit Corridors and sustainable design, as well as greatly affecting multiple businesses in Austin.

This variance request, if approved, will maintain the character and scale appropriate for this neighborhood while providing growth of existing businesses.

Hardship b) Continued: less than a half mile from the Plaza Saltillo Station, so this clearly meets the City's goals of more density on mass transit and Core Transit Corridors.





## LEGEND

	BOUNDARY / RIGHT OF WAY
	EXISTING GRADE ELEVATIONS
	STORM DRAIN LINE
	WATER LINE
	WASTEWATER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED
	TREE PROTECTION FENCE: REFERENCE EROSION & SEDIMENTATION CONTROL PLAN(S)
	TREE TO REMAIN
	TREE TO BE REMOVED

TREE LIST	
3000*	10" SYCAMORE
3001*	10.5" SYCAMORE
3002*	10.5" SYCAMORE
3003*	12" SYCAMORE
3004*	7" SYCAMORE
3005*	10" SYCAMORE
3006*	25.5" (H) PECAN (DEAD) REMOVED 201-012907 TP
3007*	10x43x3x2 GLOSSY PRIVET
3008*	11x10x3x3 GLOSSY PRIVET
3009*	8x6x4x3x3 GLOSSY PRIVET
3010*	15" HACKBERRY
3011	7" SYCAMORE
3012*	18x12 HACKBERRY
3013*	14" MULBERRY
3014*	17" HACKBERRY
3015*	18" PECAN
3016*	16" HACKBERRY
3017*	21" (P) PECAN
3018*	15" HACKBERRY
3019*	19" HACKBERRY
3020*	7x7x4x4 GLOSSY PRIVET
3021*	7" GLOSSY PRIVET
3022*	11x4 GLOSSY PRIVET
3023*	13" GLOSSY PRIVET
3024*	8x7x3 GLOSSY PRIVET
*TREES TO BE REMOVED	
TREE SURVEY DATE: 01/21/2022	

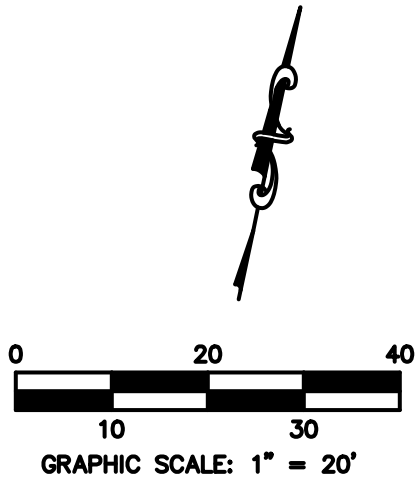
DEMOLITION/ENVIRONMENTAL NOTES:

1. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DEMOLITION ON SITE BEFORE DEMOLITION OCCURS, WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE AN 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING. STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE HALF CRZ.
4. IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS. IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.



GENERAL NOTES:

1. SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
2. ALL PARKING SURFACE SHALL BE 6" CONCRETE PAVEMENT ON 6" COMPACTED SUBGRADE PER GEOTECH.
3. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
4. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
5. THE MIRRORRED GLASS WITH A REFLECTANCE GRATER THAN 20 PERCENT IS PROHIBITED.
6. 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.
7. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [ANSI 403.3]
8. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
9. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
10. NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN COUNT ON-STREET SPACES AT THEIR OWN RISK; THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE THE DISPLACED ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET APPLIES FOR AND RECEIVES RESIDENTIAL PERMIT PARKING, THE PARKING FOR THE DEVELOPMENT WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS ILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.



LEGEND

- BOUNDARY / RIGHT OF WAY
- OU OVERHEAD UTILITY LINE
- PROPOSED PERVIOUS COVER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SIDEWALK EASEMENT
- DOC.
- OU PROPOSED OVERHEAD UTILITY
- PROPOSED BUILDING ABOVE
- PROPOSED AWNING ABOVE
- PROPOSED STRUCTURAL WALL IN ROW. REF. STRC DETAIL ON PLAN
- PROPOSED ELECTRIC MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED AE TRANSFORMER
- E TREE TO REMAIN
- S
- T
- Tree symbol with cross-hatch
- TREE TO BE REMOVED

SITE PLAN KEY	
BE	BUILDING ENTRANCE REFERENCE ARCHITECTURAL PLANS FOR DETAILS
DR	REPLACE EXISTING TYPE II DRIVEWAY PER COA DETAIL 433S-2.
CC	INSTALL 6" CONCRETE CATCH CURB & GUTTER PER COA DETAIL 430S-1
AR	ACCESSIBLE ROUTE
SW	CONCRETE SIDEWALK PER COA DETAIL 432S-1. TIE TO EXISTING SIDEWALK AS SHOWN. REF LANDSCAPE PLANS FOR TYPE AND FINISHES
BS	CLASS III BICYCLE PARKING PER COA DETAIL 710S-1
OH	40" CANOPY OVERHANG FOR SIDEWALK SHADING. TO BE REMOVABLE PER LICENSE AGREEMENT REQUIREMENT. REFERENCE AGREEMENT FOR REMOVAL DETAILS.
KB	AUSTIN FIRE DEPARTMENT KNOX BOX LOCATION.

AUSTIN FIRE DEPARTMENT NOTES:

1. SIGNS AND IDENTIFICATION MARKERS DESIGNATING FIRE ZONES/FIRE LANES SHALL BE PLACED AFTER DESIGNATION OF A FIRE ZONE OR FIRE LANE. UNDER THIS ARTICLE, THE FIRE CHIEF SHALL GIVE NOTICE OF THE DESIGNATION TO THE OWNER OF THE PROPERTY, DIRECTING THE OWNER TO CAUSE, AT THE EXPENSE OF THE OWNER, MARKINGS TO BE PAINTED ON ANY AREAS DESIGNATED AS A FIRE ZONE OR FIRE LANE. THE MARKINGS MUST BE RED WITH WHITE STENCILING READING "FIRE ZONE/ TOW AWAY ZONE" OR "FIRE LANE/ TOW AWAY ZONE" IN LETTERING AT LEAST THREE INCHES IN HEIGHT.
2. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE AND FIRE LANES. ALTERNATIVE MAKINGS OF FIRE ZONES AND FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED FIRE ZONES OR FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET AND ARE CLEARLY MARKED "TOW AWAY ZONES" AT LAST EVERY 35 FEET. THE SIGNS SHALL BE INSTALLED WITH THE TOP OF THE SIGN NO HIGHER THAN EIGHT FEET ABOVE GRADE AND NO LESS THAN FIVE FEET ABOVE THE GRADE. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.
3. THE AUSTIN FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF COMPLIANCE IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS OUTLINED IN THE CITY OF AUSTIN FIRE PROTECTION CRITERIA MANUAL.
4. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
5. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
6. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
7. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
8. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

COMPATIBILITY STANDARDS NOTES:

1. THIS SITE IS CONSIDERED A MEDIUM CORRIDOR PER ORDINANCE #20221201-56 AND IS SUBJECT TO THE COMPATIBILITY SETBACKS DESCRIBED IN SECTION 25-2-769.04 (F)
2. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
3. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
4. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
5. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES [SECTION 25-2-1067].
6. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

SUBCHAPTER E NOTES:

1. 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 2.5.2.E.

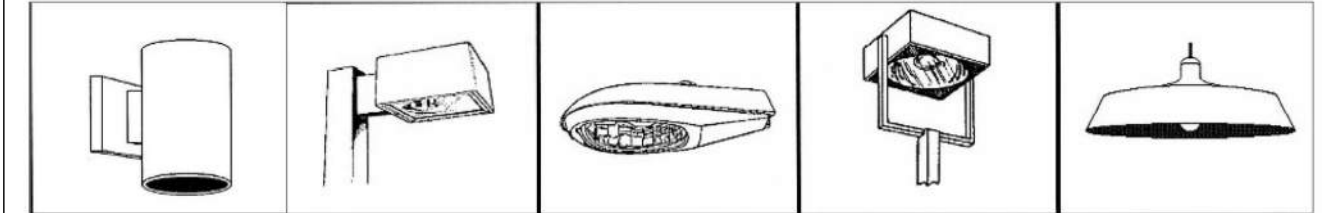


Figure 34:  
Examples of fully-shielded light fixtures.

PARKING SUMMAR TABLE			
LAND USE	QUANTITY (SQFT)	PARKING RATIO	REQUIRED SPACES
RESTAURANT (GENERAL)	3,870	75	51.6
GENERAL RETAIL	1,374	275	5.0
RESIDENTIAL (ACCESSORY USE)	1 (Efficiency) 498sf	1	1.0
PROFESSIONAL OFFICE	39,988	275	145.4
TOTAL PARKING REQUIRED			203.0
20% Urban Core Reduction			40.6
TOTAL PARKING REQUIRED AFTER REDUCTION			162
ON-SITE PARKING PROVIDED			105
ADA ACCESSIBLE PARKING			4
STANDARD PARKING			81
COMPACT PARKING			20
TOTAL BIKE PARKING REQUIRED			
5% OF TOTAL REQUIRED PARKING			10.2
BIKE PARKING PROVIDED			
SHORT TERM SPACES		6 (60%)	
LONG TERM SPACES		7 (70%)	
TOTAL SPACES			13

Site Data Table		
SITE AREA	23,086.8 SQFT	0.53 AC
EXISTING LAND USE	VACANT	
PROPOSED LAND USE	RESTAURANT (GENERAL)	
	PROFESSIONAL OFFICE	
	RETAIL (GENERAL)	
	ACCESSORY USE: 1 DWELLING UINT	
ZONING		
CS-CO-NP		
	ALLOWABLE	PROPOSED
MIN. SITE AREA	5750 SF	23,086.8 SF
GROSS FLOOR AREA	46,174 SF	45,730 SF
BUILDING HEIGHT	60'	60'
F.A.R.	2:1 (46,174SF)	1.98:1 (45,730SF)
BUILDING COVERAGE	95% (21,932SF)	94.9% (21,919SF)
IMPERVIOUS COVER	95% (21,932SF)	94.9% (21,919SF)
FOUNDATION TYPE	SUBSURFACE GARAGE PIER AND BEAM	

DESCRIPTION

DATE

NO.



MAX@MILIANENGINEERING.COM  
FIRM REG# F-22686  
956.251.5146



DC-2422

2422 E 7TH STREET  
AUSTIN, TRAVIS COUNTY, TEXAS 78702

SITE PLAN

SHEET

10 OF 39

SP-2023-0113C

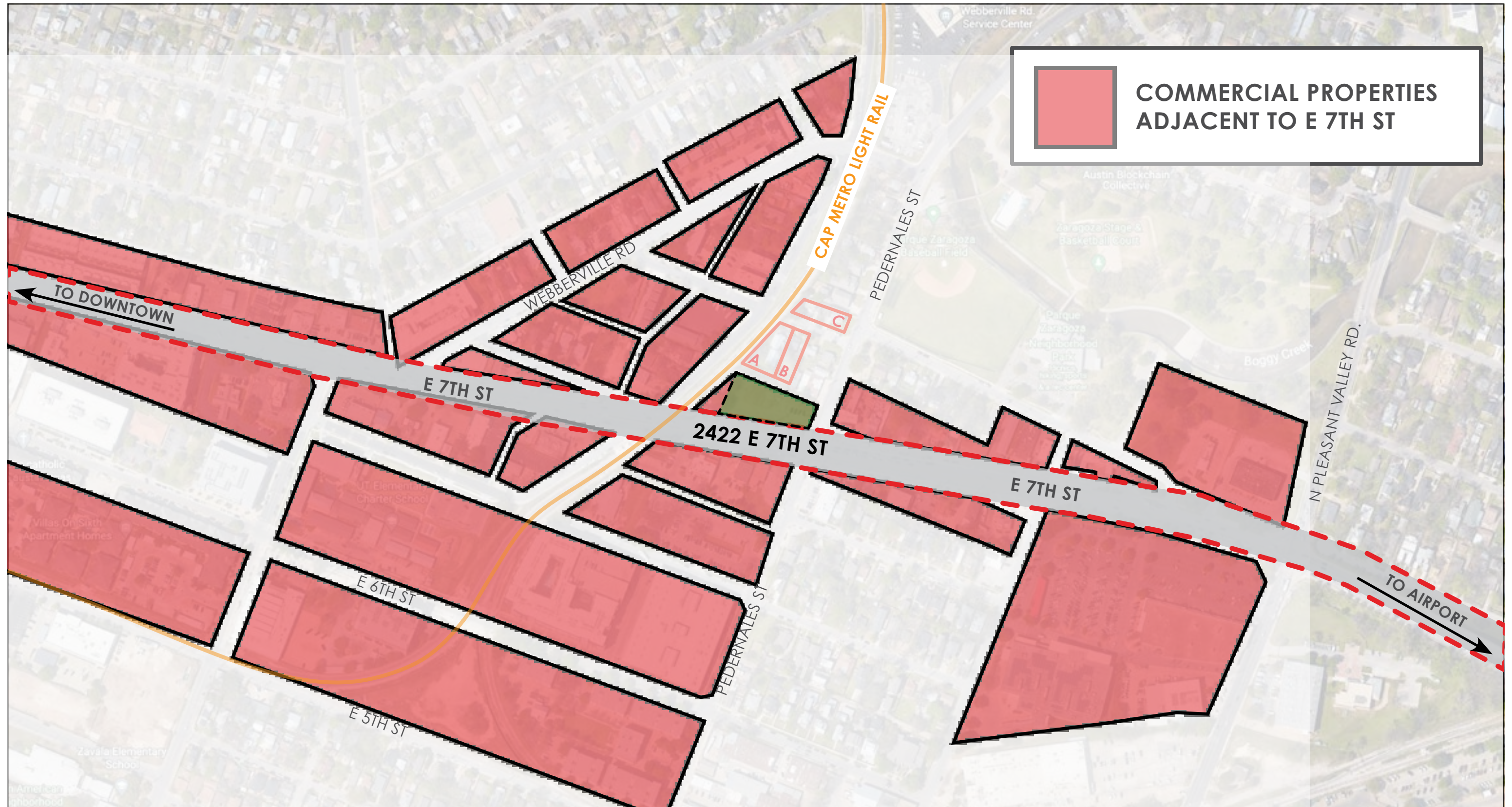




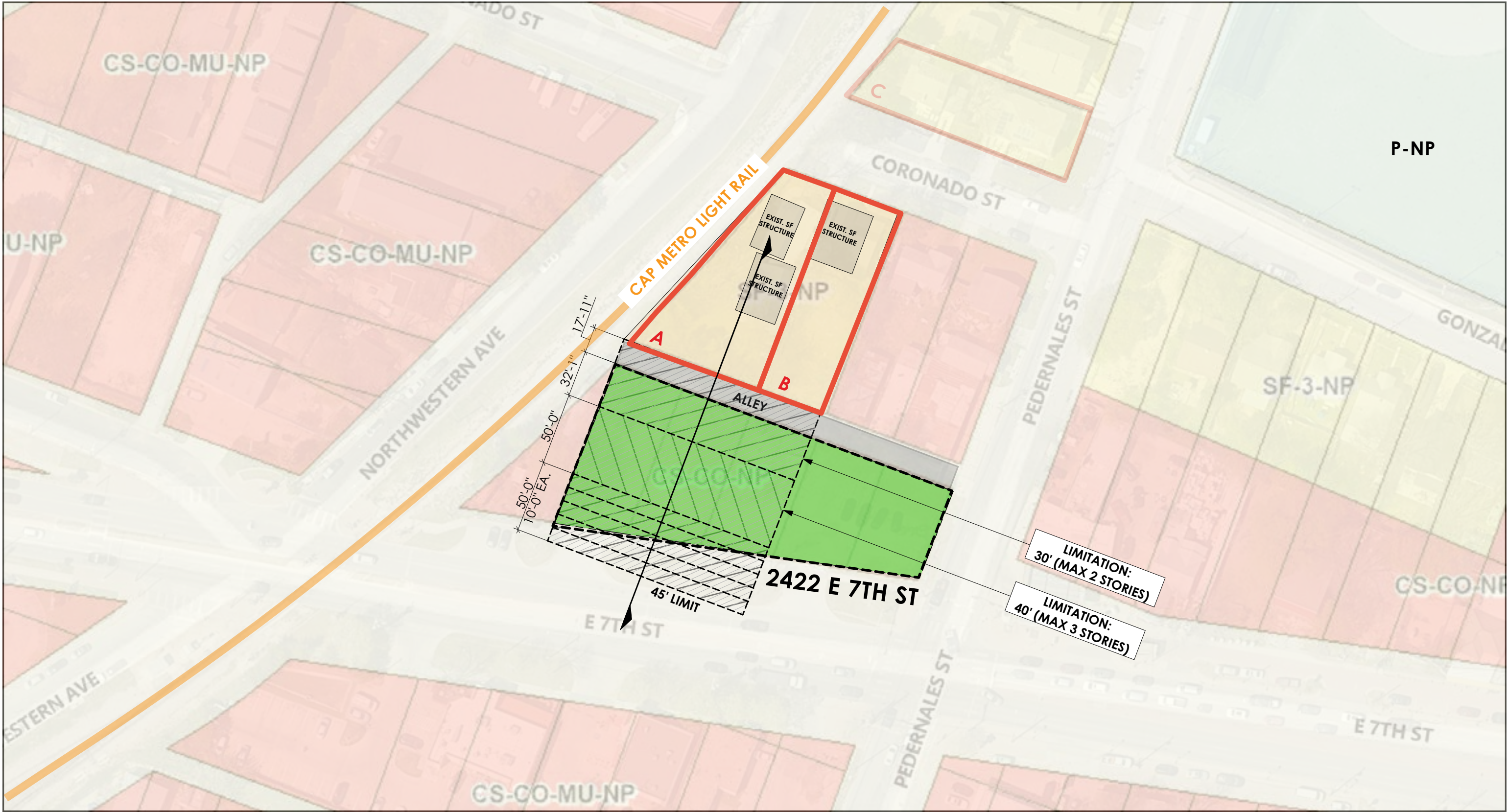




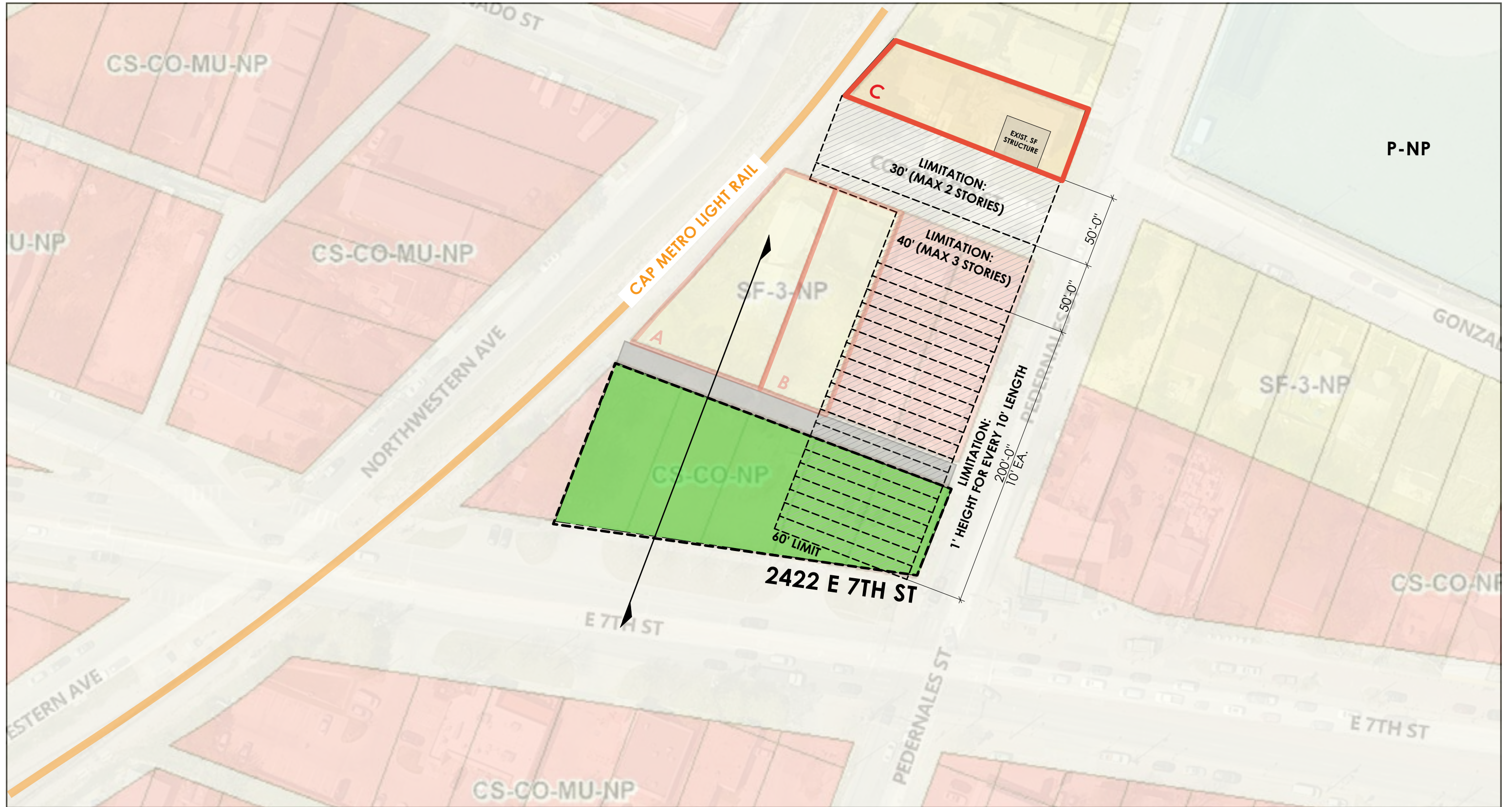










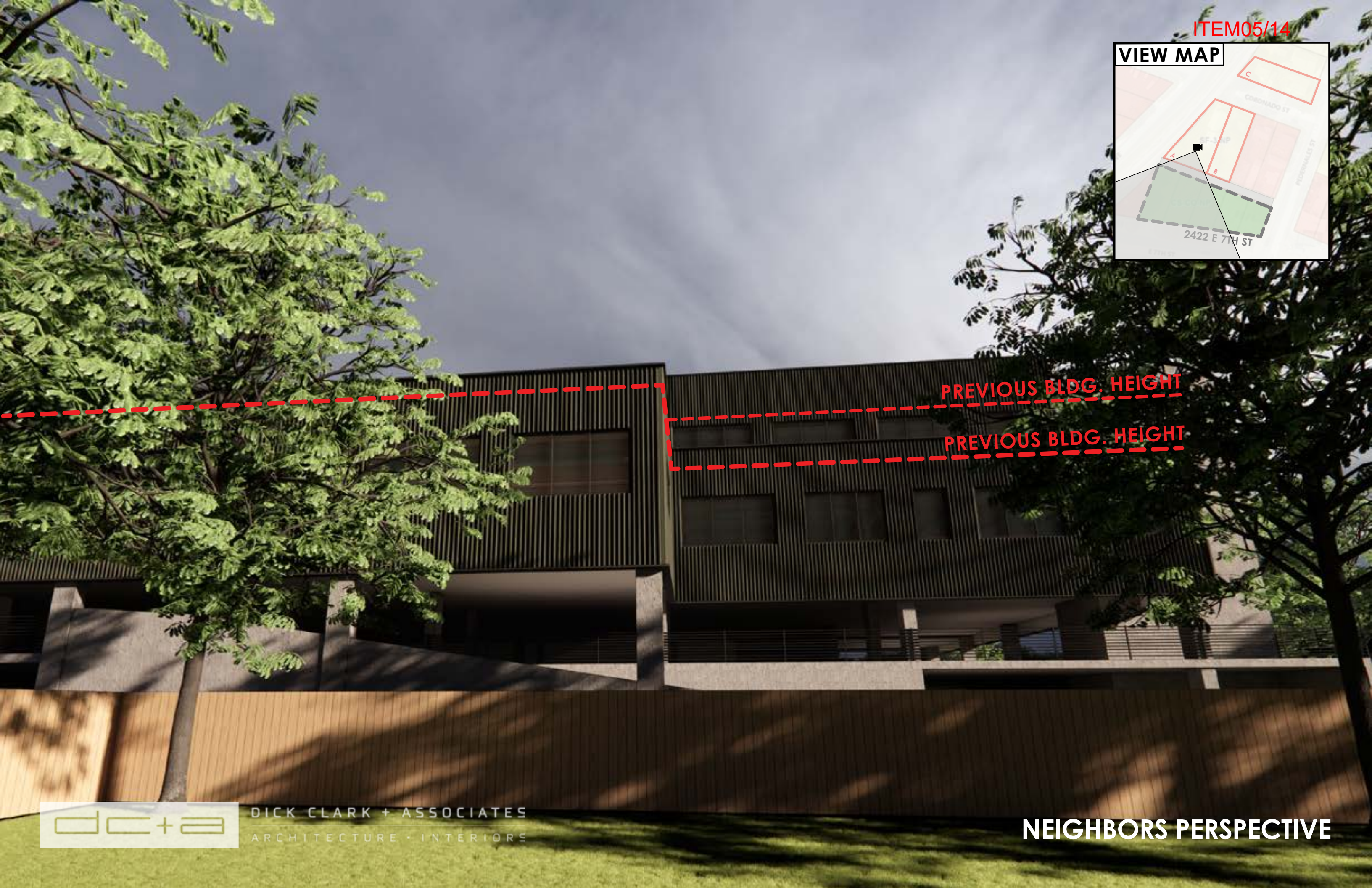
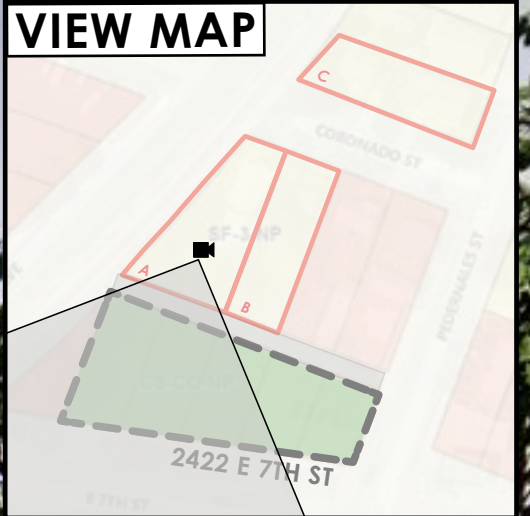


2422 E 7TH ST

BOA PRESENTATION: 1/8/24

## EXISTING COMPATIBILITY: SITE C



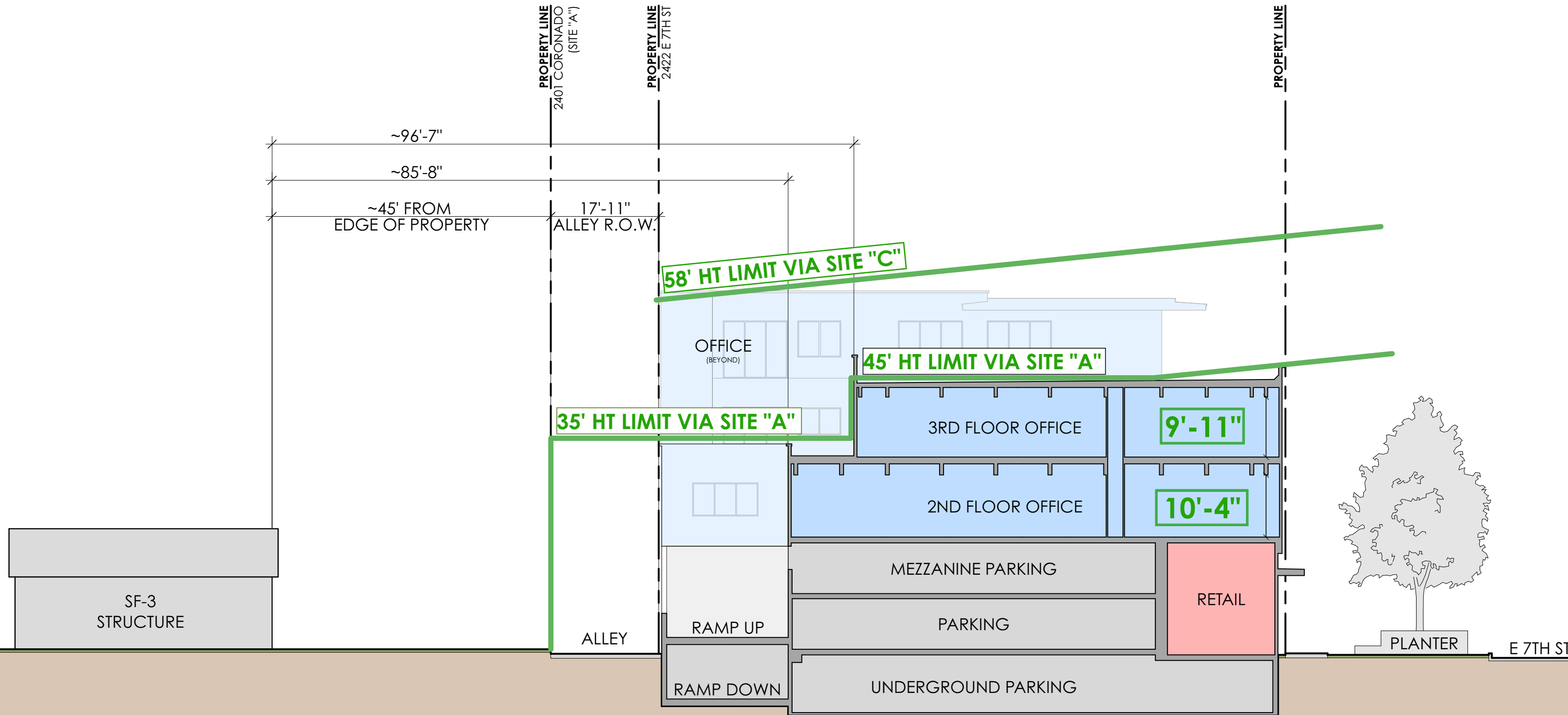


PREVIOUS BLDG. HEIGHT

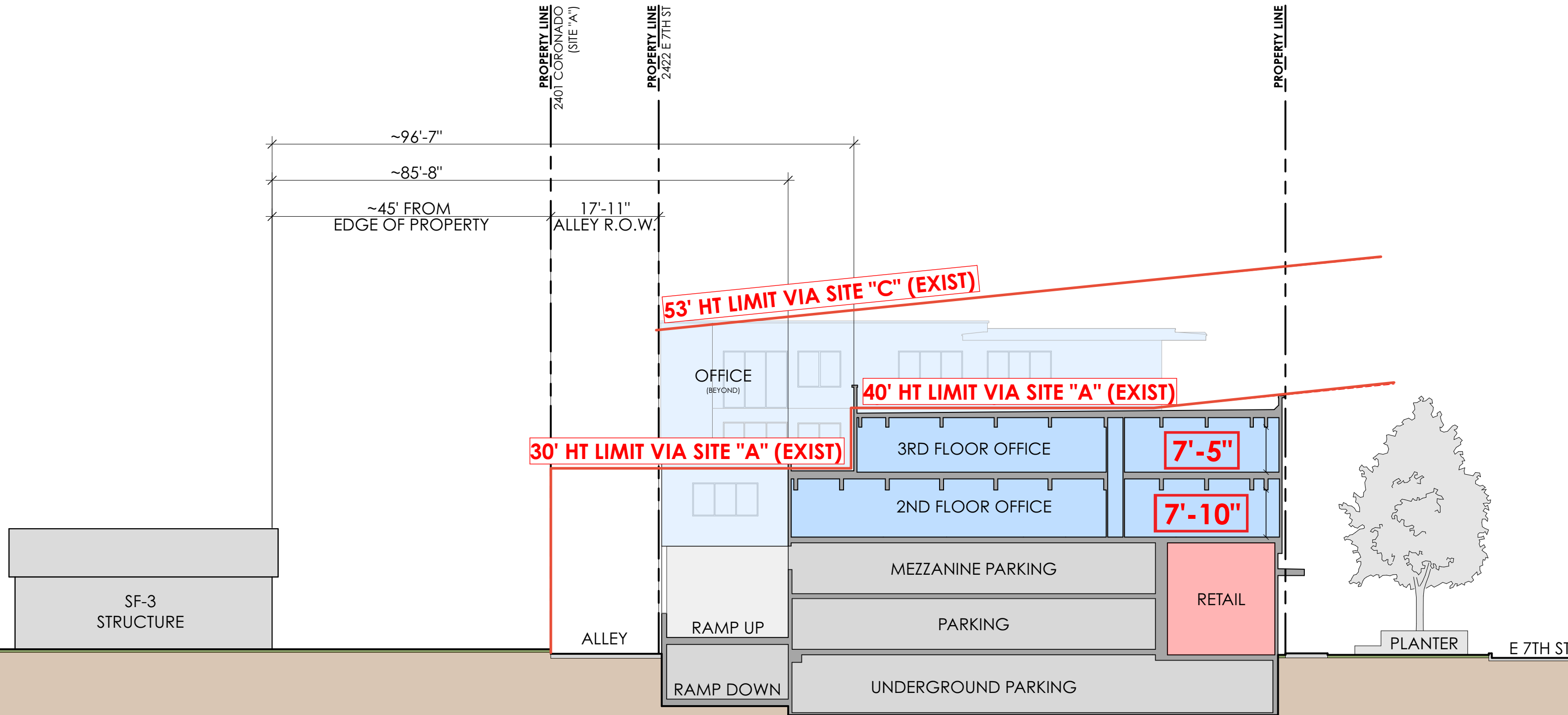
PREVIOUS BLDG. HEIGHT

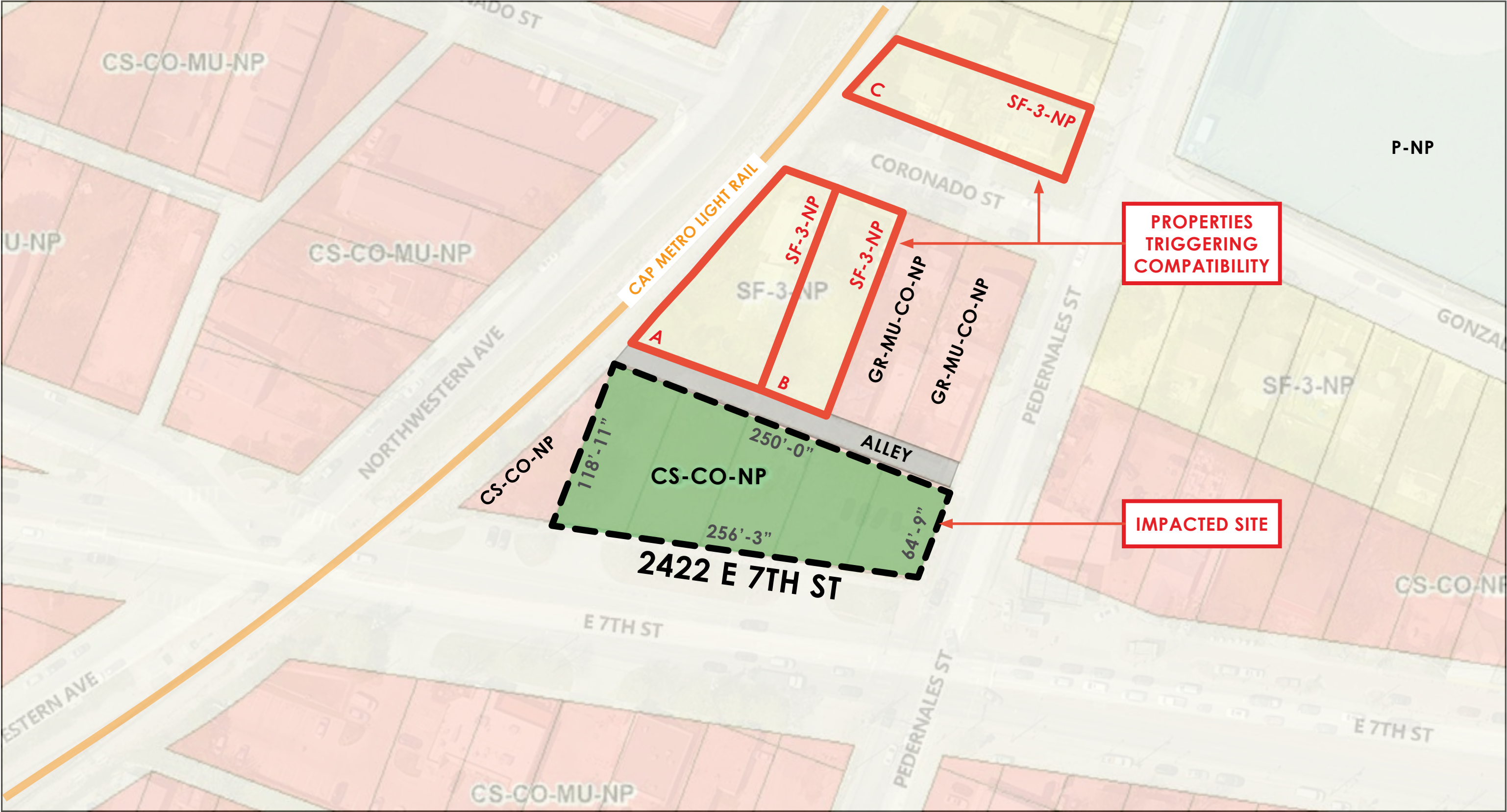














Support for Board of Adjustment Variance


Dear Mark Vornberg of DC-2422 LLC,

I am the homeowner of 2401 Coronado street, directly behind and across the alley from your project at 2408-2422 E. 7<sup>th</sup> street. We have been in continuing communication about your project.

I am in support of the Office Mixed-Use project proposed at 2408-2422 E. 7<sup>th</sup> street and your Board of Adjustment Variance.

I understand that due to the code changes and interpretations of the code you are going in front of the Govalle neighborhood group and the Board of Adjustment in January to pursue a variance of 5 additional feet under compatibility ordinance 25-2-1063. We support the 30 zone to be 35', the 40' zone to be 45' and the 53' zone to be 58', similar to the previous COR ordinance 25-2-769.04 that was recently negated by the court.

Please reach out to me with any questions.

Sincerely,  
  
John Mistrot  
Owner of 2401 Coronado

Support for Board of Adjustment Variance


Dear Mark Vornberg of DC-2422 LLC,

I am the homeowner of 2405 Coronado street, directly behind and across the alley from your project at 2408-2422 E. 7<sup>th</sup> street. We have been in continuing communication about your project.

I am in support of the Office Mixed-Use project proposed at 2408-2422 E. 7<sup>th</sup> street and your Board of Adjustment Variance.

I understand that due to the code changes and interpretations of the code you are going in front of the Govalle neighborhood group and the Board of Adjustment in January to pursue a variance of 5 additional feet under compatibility ordinance 25-2-1063. We support the 30 zone to be 35', the 40' zone to be 45' and the 53' zone to be 58', similar to the previous COR ordinance 25-2-769.04 that was recently negated by the court.

Please reach out to me with any questions.

Sincerely,  
  
William Hudson Baird  
Owner of 2405 Coronado