



City of Austin

Design Commission

DESIGN COMMISSION RECOMMENDATION 20200622-01C

Date: June 26, 2020

Subject: Design Commission recommendation for the Hanover Brazos Street project.

Motioned By: Josue Meiners

Seconded By: Evan Taniguchi

Recommendation:

The City of Austin Design Commission recommends that the Hanover Brazos Street project, located at 201 East 3rd Street, substantially complies with the Urban Design Guidelines.

Rationale:

Dear Director of Planning and Zoning Dept.,

This letter is to confirm the Design Commission's recommendation that the Hanover Brazos Street project, located at 201 East 3rd Street, as presented to us on June 22, 2020 substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. The applicant addressed many of the concerns identified by the Working Group's previous review. Our review found the following:

1. Project includes restaurant/retail space with overhead doors that open to the public ROW. In addition, there is an adjacent patio with built-in planters and overhead protection at the intersection of 3rd and Brazos. These all serve to activate the public ROW.
2. The proposed design utilizes brick at street level, which breaks down the scale of the large building and pays homage to the existing structure.
3. The existing public art will remain
4. The Brazos Street side includes windows in and overhead protection. Additionally, the garage entrance doors are pushed back from façade to provide pedestrians with a better experience crossing the driveway.
5. Vertical landscaping has been proposed on the façade at the utility room to soften the hard building edge.

Respectfully,
City of Austin Design Commission

Vote: 8 - 0 - 0

For: David Carroll, Bart Whatley, Evan Taniguchi, Melissa Henao-Robledo, Josue Meiners, Samuel Franco, Beau Frail, Ben Luckens

Against: None

Absent: Martha Gonzalez, Jessica Rollason, Aan Coleman

Attest: David Carroll, Chair of the Design Commission



David Carroll, Chair

Melissa Henao-Robledo,
Vice Chair

Aan Coleman

Beau Frail

Samuel Franco

Martha Gonzales

Ben Luckens

Josue Meiners

Jessica Rollason

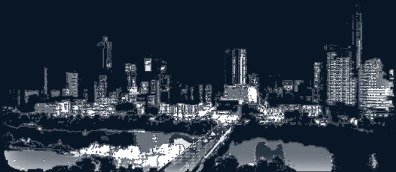
Evan Taniguchi

Bart Whatley

Jorge Rousselin,
Executive Liaison

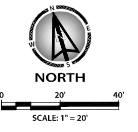
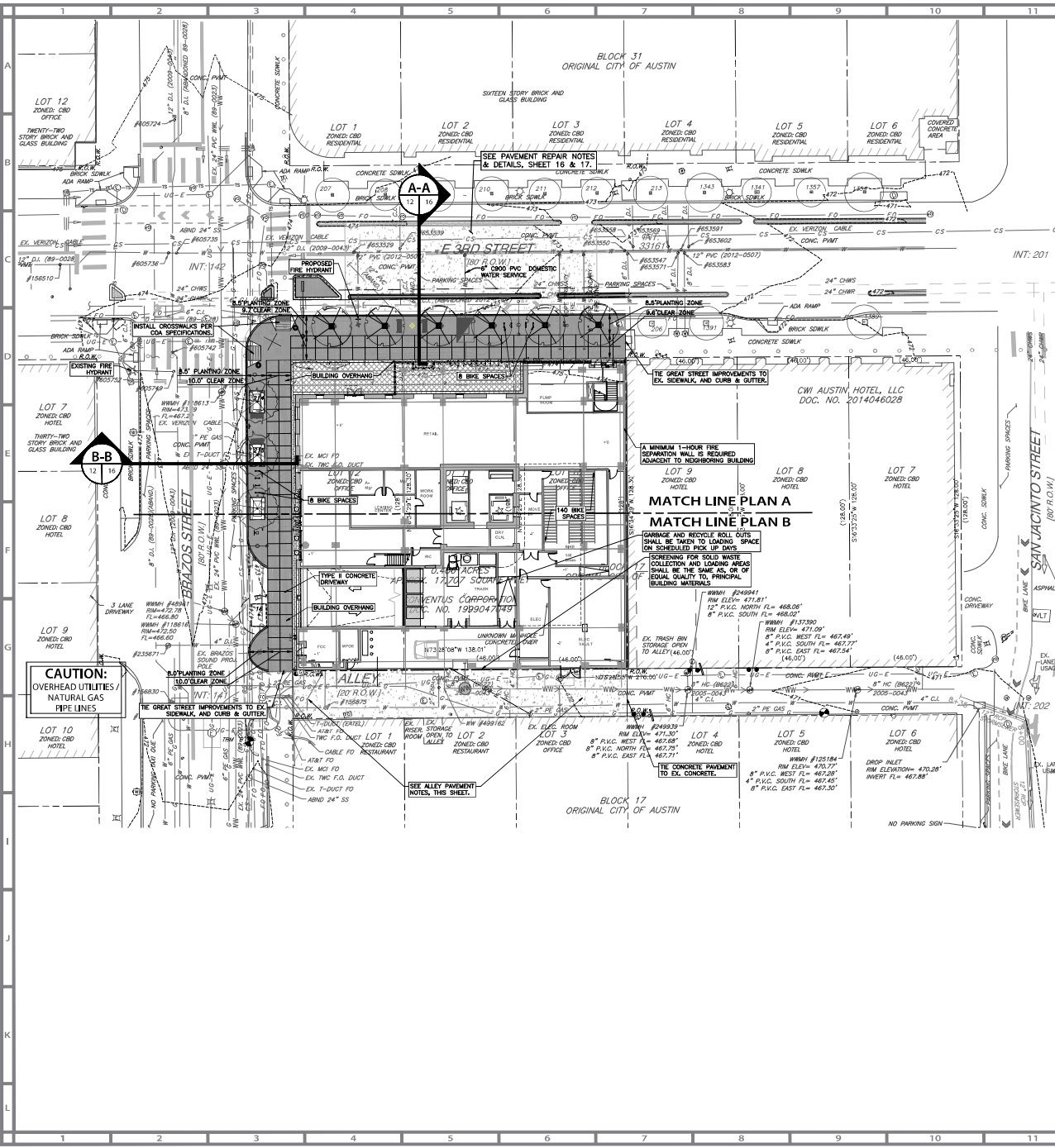
Aaron D. Jenkins
Staff Liaison

Patrick Colunga
Staff Liaison



BUILDING VIEWS
3RD + BRAZOS CORNER





SHEET LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- GREAT STREET TRAFFIC SIGNAL
- GREAT STREET LIGHT POLE
- GREAT STREET METAL BENCH
- GREAT STREET BIKE RACK
- GREAT STREET TRASH CAN
- GREAT STREET TREE WELL

NOTES:

1. COMPLIANCE OF GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
2. ALL EXISTING LIGHTING WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 62.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 25.2.2.E.
3. THE SITE IS COMPOSED OF THREE (3) LOTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT IN DOCUMENT NUMBER 201918187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. IF THE LOTS OR PORTIONS OF THE LOTS ARE SOLD, APPLICATIONS FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
5. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND IBC CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
6. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
7. ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER) OTHER THAN THE CITY OF AUSTIN.
9. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
10. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
11. FOR OVERLAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
12. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY A ROW EXCAVATION PERMIT IS REQUIRED.
13. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT (ANSI 302.1).
14. SCREENING FOR SOIL WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

ALLEY PAVEMENT NOTES:

1. ALLEY CONCRETE DESIGNS BASED ON DETAIL 10005-4 TYPE A NON-REINFORCED CLASS 360 CONCRETE PAVEMENT.
2. THE OBJECTIVE IS TO PLACE 20" WIDE CONCRETE ALLEY FROM ROW TO ROW WITH THE DRAINAGE DIRECTED TO THE CENTER. HOWEVER THERE ARE MANY OBSTACLES LOCATED IN ALLEYS THAT MAY INHIBIT THE ABILITY TO PAVE ROW TO ROW. IN SUCH CASES THE WIDTH OF THE ALLEY MAY BE REDUCED MINIMUM 12" TO ACCOMMODATE OBSTRUCTIONS. THE RESULTING DECREASE SHOULD BE REFLECTED FOR THE LENGTH OF THE ALLEY SO THE EDGES ARE PARALLEL. THE REMAINING AREA THAT IS OUTSIDE THE ALLEY SHOULD BE COVERED WITH AN IMPERMEABLE SURFACE (ASPHALT, CONCRETE, CLM OR OTHER APPROVED MATERIAL).
3. JOINTING - THE ALLEY SHOULD HAVE 3 EQUAL WIDTH LONGITUDINAL PANELS WITH TRANSVERSE CONTRACTION JOINTS CUT AT THE SAME LENGTH AS THE WIDTH OF THE LONGITUDINAL PANELS (MAKING SQUARE PANELS), AN EARLY ENTRY SAWED RECOMMENDED.
4. ALLEY REPAIR - DAMAGED PANELS SHALL BE REPLACED AS DESCRIBED IN DETAIL 10005-4 (WITHOUT REINFORCEMENT) USING #4 REBAR AS 2 BARS 12" LONG EMBEDDED INTO EXISTING PANELS AND SECURED WITH EPOXY, SPACED AT 12" ON CENTER ON ALL SIDES OF THE REPAIR INCLUDING EXISTING CONCRETE.

ON-STREET PARKING NOTE:

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 OR REPLACE 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 WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.

UTILITY NOTES:

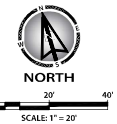
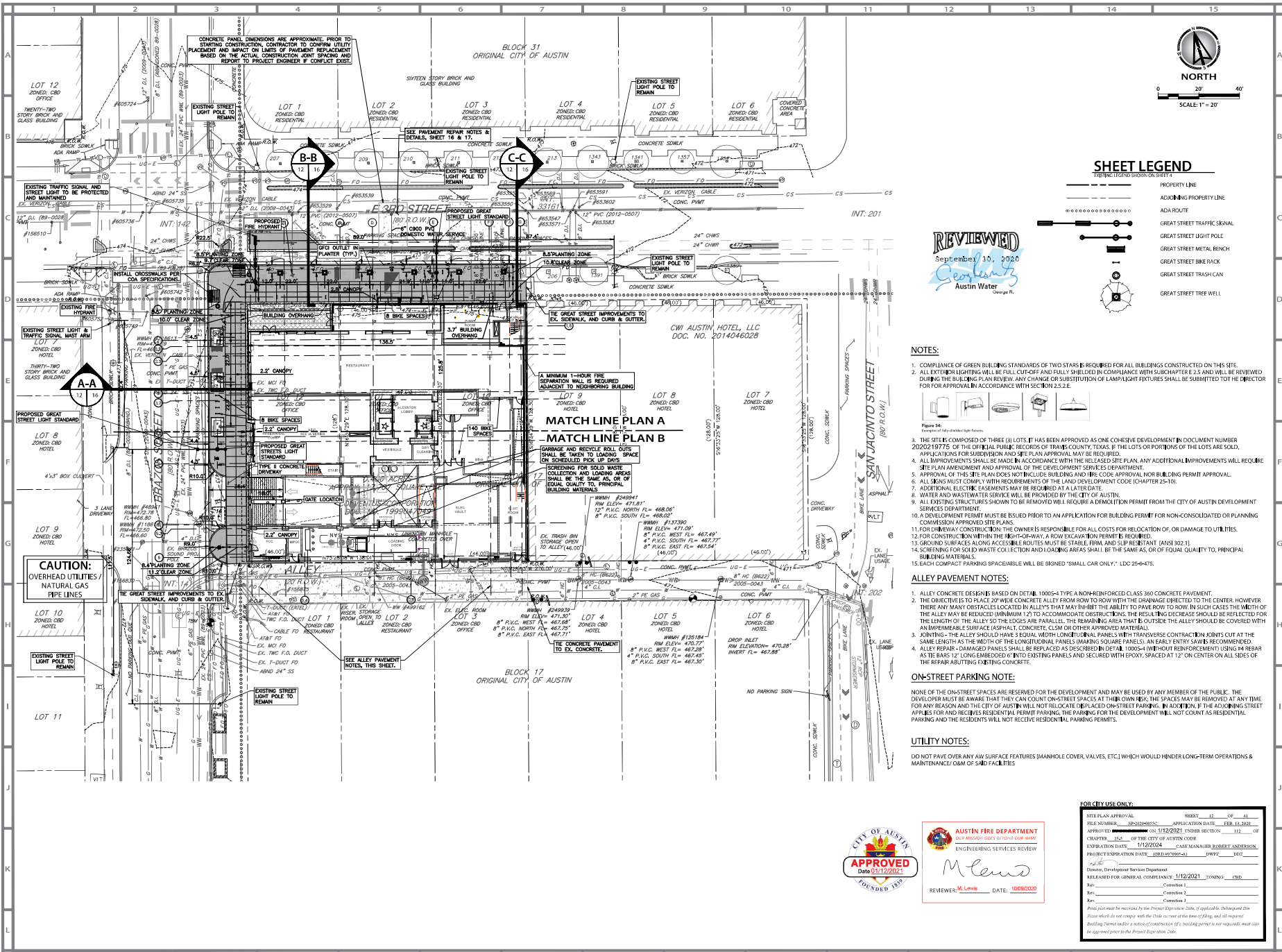
DO NOT PAVE OVER ANY AIR SURFACE FEATURES (MANHOLE COVER, VALVES, ETC) WHICH WOULD HINDER LONG-TERM OPERATIONS & MAINTENANCE/REPAIR OF SAME FACILITIES

FOR CITY USE ONLY:

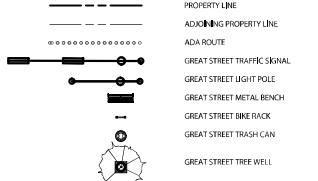
FILE PLAN APPROVAL	DATE	FILE NUMBER	APPROVAL DATE
APPROVED BY COMMISSION ON	SECTION 112	CHAPTER 252	OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (S-4-4)	DATE	PROJECT EXPIRATION DATE (S-4-4)	DATE
Dynamic Development Services Department RELEASED FOR GENERAL COMPLIANCE			
By:	Continued 1	By:	Continued 2
By:	Continued 3	By:	Continued 4

Printed and recorded by the Project Expiration Date, if applicable. Subsequent Date shall be the expiration date. This plan shall be in force and effect until the expiration date, unless otherwise noted. Building Department is a member of the Department of Public Works and Safety. Building Department is not responsible for any errors or omissions in this plan or for any consequences that may result from the use of this plan.

DATE	
REVISION DESCRIPTION	
CLIENT INFORMATION	<p>THE AUSTIN BRAZOS LLC 1780 S. POST OAK LN HOUSTON, TEXAS 77056 CONTACT: DAVID A. OTT, JR. PHONE: (713) 580-1136</p>
	<p>3711 S. Mopac Expwy Bldg J, Suite 550, Austin, TX 78746 TBE Firm No. F-38 & TBE'S Firm No. ID194419 FILE: SP-2020-0055-199-CADD-CADD-199-199-00-CAD-SITE-PLAN-DWG PLOTTED BY: LARSEN, JAMES PLOTTED ON: 03/19/2020 13:02:27 PM</p>
SITE DEVELOPMENT PLAN	March 19, 2020
3RD & BRAZOS	
CITY OF AUSTIN, TRAVIS COUNTY, TX	CHECKED BY: RUSSELL F. TOMER, PE
OVERALL SITE PLAN	JOB NUMBER: 193-199
	ISSUE DATE: 03/19/2020
	SHEET: 12 of 38
	SP-2020-0055C



SHEET LEGEND



NOTES:

- COMPLIANCE OF GREEN BUILDING STANDARDS OF TWO STARS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
 - ALL EXTERIOR LIGHTING WILL BE FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 62.5 AND WILL BE REMOVED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 25.2.E.
 - THE SITE IS COMPOSED OF THREE (3) LOTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT IN DOCUMENT NUMBER 20200219776 OF THE ORIGINAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. IF THE LOTS OR PORTIONS OF THE LOTS ARE SOLD, APPLICATIONS FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
 - 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 USERS 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 FILED 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 RELIEF OF, OR DAMAGE TO UTILITIES.
 - FOR CONSTRUCTION WITHIN THE DRIVEWAY, A ROW EXCAVATION PERMIT IS REQUIRED.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (ANSI 302.1).
 - SCREENING FOR SOIL WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - EACH COMPACT PARKING SPACE/ABLE WILL BE SIGNED "SMALL CAR ONLY." LOC 25-4-475.
- ALLEY PAVEMENT NOTES:**
- ALLEY CONCRETE DESIGNS BASED ON DETAIL 10095-4 TYPE A NON-REINFORCED CLASS 360 CONCRETE PAVEMENT.
 - THE OBJECTIVE IS TO PLACE 20" WIDE CONCRETE ALLEY FROM ROW TO ROW WITH THE DRAINAGE DIRECTED TO THE CENTER. HOWEVER THERE ARE MANY OBSTACLES LOCATED IN ALLEYS THAT MAY INHIBIT THE ABILITY TO PAVE ROW TO ROW. IN SUCH CASES THE WIDTH OF THE ALLEY MAY BE REDUCED (MINIMUM 12') TO ACCOMMODATE OBSTACLES. THE RESULTING DECREASE SHOULD BE REFLECTED FOR THE LENGTH OF THE ALLEY SO THE EDGES ARE PARALLEL. THE REMAINING AREA THAT IS OUTSIDE THE ALLEY SHOULD BE COVERED WITH AN IMPERMEABLE SURFACE (ASPHALT, CONCRETE, CLSM OR OTHER APPROVED MATERIAL).
 - JOINTS - THE ALLEY SHOULD HAVE EQUAL WIDTH LONGITUDINAL PANELS WITH TRANSVERSE CONSTRUCTION JOINTS CUT AT THE SAME LENGTH AS THE WIDTH OF THE LONGITUDINAL PANELS (MAKING SQUARE PANELS). AN EARLY ENTRY SAW IS RECOMMENDED.
 - ALLEY REPAIR - DAMAGED PANELS SHALL BE REPLACED AS DESCRIBED IN DETAIL 10095-4 (WITHOUT REINFORCEMENT) USING H-REBAR AS THE BARS 12" LONG EMBEDDED 6" INTO EXISTING PANELS AND SECURED WITH POXY. SPACED AT 12" ON CENTER ON ALL SIDES OF THE REPAIR SURFACE EXISTING CONCRETE.
- ON-STREET PARKING NOTE:**
- 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 OR REPLACE 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 WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.
- UTILITY NOTES:**
- DO NOT PAVE OVER ANY AW SURFACE FEATURES (MANHOLE COVER, VALVES, ETC) WHICH WOULD HINDER LONG-TERM OPERATIONS & MAINTENANCE/ O&M OF 5-MD FACILITIES

DATE 07/01/2020	REVISION 50% DEVELOPMENT
CLIENT INFORMATION THE AUSTIN BRAZOS LLC 1780 S. POST OAK LN HOUSTON, TEXAS 77056 CONTACT: DAVID A. OTT, JR. PHONE: (713) 580-1136	
<p>SITE DEVELOPMENT PLAN 3RD & BRAZOS ST. CITY OF AUSTIN, TRAVIS COUNTY, TX</p> <p>OVERALL SITE PLAN</p>	
<p>September 29, 2020</p> <p>CHECKED BY: RUSSELL F. TOMER, PE JOB NUMBER: 193-199 ISSUE DATE: 09/29/20</p> <p>SHEET: 12 OF 41 SP-2020-0055C</p>	

CITY OF AUSTIN
APPROVED
Date 11/12/2021

AUSTIN FIRE DEPARTMENT
FOR REVIEW ONLY
ENGINEERING SERVICES REVIEW
REVIEWER: M. Lewis DATE: 10/09/2020

FOR CITY USE ONLY:

SITE PLAN APPROVAL: FEB 11 2021

FILE NUMBER: SP-20200055C APPLICATION DATE: FEB 11 2021

APPROVED: ON 1/12/2021 UNDER SECTION 112 OF CHAPTER 112 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE: 1/12/2024 CASE MANAGER: ROBERT ANDERSON

PROJECT EXPIRATION DATE: (08/19/2024) DWG#: 001

Division: Development Services Department

RELEASED FOR GENERAL COMPLIANCE: 1/12/2021 ZONING: CBD

Rev: _____ Comment: 1

Rev: _____ Comment: 2

Rev: _____ Comment: 3

Printed: _____

Printed must be received by the Project Expiration Date, if applicable. In addition, this plan shall be reviewed and approved by the City Council on or before the date of the next City Council meeting. Building permits and/or other construction permits shall not be issued until approved prior to the Project Expiration Date.