PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2026-0258A **PC DATE:** October 27, 2026
PROJECT NAME: Higher Spirits Rooftop Lounge

ADDRESS: 400 Comal Street
COUNCIL DISTRICT: 3
NEIGBORHOOD PLAN: East Cesar Chavez
WATERSHED: Town Lake (Urban)

OWNER: 400 Comal Venture Group, LP
901 E 7th Street
Austin, TX 78702

AGENT: UTE Consultants, Inc (Joan Ternus Angil, PE (512) 394-1900
P.O. Box 41957
Austin, TX 78704

CASE MANAGER: Randall Rouda (512) 978-3338
Randall.rouda@austintexas.gov

PROPOSED DEVELOPMENT:
The applicant is requesting a conditional use permit for the expansion of an existing cocktail lounge use within an existing building. The proposed cocktail lounge area would be a 3,585 square foot open air customer service area on the rooftop of 400 Comal Street. The existing cocktail lounge is located on the first floor of the building with 675 square feet of indoor area and a 370 square foot outdoor patio adjacent to the sidewalk. No construction is proposed with this site plan, and no permanent rooftop fixtures are proposed. The owner has secured building permits to resurface the rooftop with decking and a synthetic lawn area. The owner has also applied for an Amplified Sound Permit (SO-2026-0095). That request is currently pending.

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

PROJECT INFORMATION:
SITE AREA: 7,257 sq.ft.
COCKTAIL LOUNGE AREA: 3,585 SQ.FT.
EXIST. ZONING: TOD-NP (Plaza Saltillo Transit Oriented Development – Neighborhood Plan Area)
ALLOWED F.A.R.: Unlimited (with Development Bonus) **EXISTING F.A.R.:** 2.48:1
MAX. BLDG. COVERAGE: 95% **EXISTING BLDG. CVRG:** 65.9%
MAX. IMPERVIOUS CVRG: 95% **EXISTING IMPERVIOUS CVRG**: 85%
REQUIRED PARKING: N/A **PROVIDED PARKING:** 0 (12 bicycle)
PROPOSED ACCESS: No vehicle access. Pedestrian access from Comal Street and E 4th Street.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The lot is zoned TOD-NP (Plaza Saltillo TOD – Mixed Use in a Neighborhood Plan Area). Cocktail lounge is a conditional use in the Mixed Use designation. The existing building has a footprint of 4,783 square feet with a Gross Floor Area of 17,981 square feet. The existing cocktail lounge is 675 square feet with a 370 square foot patio. The proposal would add a 3,585 sq.ft. outdoor rooftop customer service/seating area.

In addition to the first floor Cocktail Lounge, there is an 1,822 square foot first floor personal improvement services use area. The second floor of the building consists of multi-family residential use and floors 3-5 are in hotel use. The overall building height is 57' 9 1/4". Maximum building height is 60 feet with a Plaza Saltillo TOD development bonus that was approved with the site plan for the building (SP-2019-0543C.SH). Parapets and rooftop mechanical equipment enclosures surround the entire proposed rooftop lounge area.

Neighborhood comments have been received (see attached). Those comments express concerns with noise and related disruption to the surrounding properties. Those comments recommend limitations to the permitted noise intensity and hours of operations. Those concerns have also been shared with the review staff for the proposed Amplified Sound Permit currently in process.

There are no schools, churches, or hospitals within 300 feet of the subject site. Staff recommends approval of the conditional use permit request.

Environmental: The site is located in the Town Lake Watershed and subject to the Urban Watershed regulations. There were no Environmental review comments. No construction is proposed with this Land Use application.

Transportation: No parking is required and none is provided for this site. Pedistrian access if from the adjacent Comal and E 4th Streets.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	TOD-NP / Plaza Saltillo Station
South:	TOD-NP Mixed Use
West:	TOD-NP Event Venue
East:	TOD-NP Mixed Use and Multi-family Residential

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Barrio Unido Neighborhood Association
Capital Metro
Del Valle Community Coalition
East Austin Conservancy
East Cesar Chavez Neighborhood Association
East Cesar Chavez Neighborhood Plan Contact Team
El Concilio Mexican-American Neighborhoods
Friends of Austin Neighborhoods
Guadalupe Neighborhood Development Corporation
Holly Neighborhood Association
Homeless Neighborhood Association
Overton Family Committee

Preservation Austin
Red Line Parkway Initiative

Tejano Town

CONDITIONAL USE PERMIT

D. *25-5-145.* A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) 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 & 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.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. 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 Planning 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:

B.

1. **Comply with the requirements of this title;**
   Staff Response: This site plan complies with all regulations and requirements of the Land Development Code and Plaza Saltillo Regulating Plan

2. **Comply with the objectives and purposes of the zoning district;**
   Staff Response: The proposed cocktail lounge use is a conditional use within the Mixed Use Designation of the Plaza Saltillo Regulating Plan.

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**
   Staff Response: The site plan complies with all requirements of the Land Development Code and Plaza Saltillo Regulating Plan.

4. **Provide adequate and convenient off-street parking and loading facilities; and**
   Staff Response: There is no minimum parking requirement for this project. Street Parking is available on nearby streets. The site provides convenient access by transit, pedestrian and bicycle.

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar**

adverse effects.
Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

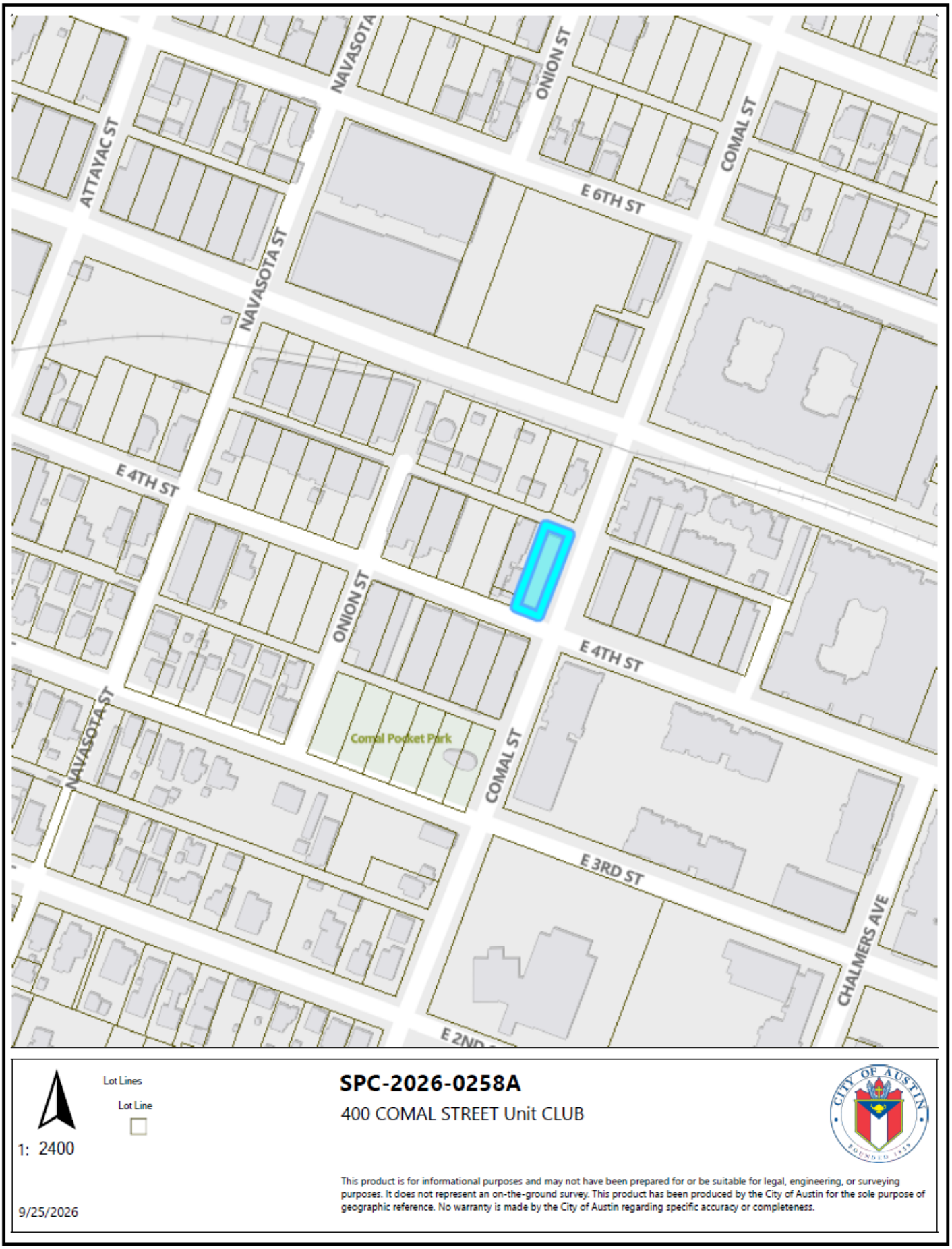
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. **More adversely affect an adjoining site than would a permitted use;**
Staff Response: A cocktail lounge would not more adversely affect an adjoining use than would a permitted use.

8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.



Lot Lines

Lot Line

1: 2400

9/25/2026

SPC-2026-0258A

400 COMAL STREET Unit CLUB

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
2. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

PROTECTED STREET NOTE:

THE ENGINEER OF RECORD ACKNOWLEDGES AND CONFIRMS THE PROTECTED STREET STATUS AS DETERMINED BY THE STREET AND BRIDGE DIVISION AS OF THE DATE OF THE ENGINEER'S SIGNATURE. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S/ ENGINEER OF RECORD'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS THE PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL OF THE STREET AND BRIDGE DIVISION IS REQUIRED.

TEMPORARY TRAFFIC CONTROL NOTE:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.
THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

1. PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
2. NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
3. PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

AUSTIN ENERGY NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEE OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAIN CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATION, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVER HEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGES TO THE OWNER.
5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE TOWNLAKE WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND IS SUBJECT TO THE CITY OF AUSTIN WATERSHED PROTECTION REGULATIONS. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE NOR THE CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP AS SHOWN ON COMMUNITY PANEL NO. 4853C0465J DATED JANUARY 6, 2016 FOR TRAVIS COUNTY TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

LOT 6, BLOCK 2, R.H. PECK SUBDIVISION OF OUTLOT 4, DIVISION "O", A SUBDIVISION IN TRAVIS COUNTY AS RECORDED IN VOLUME S, PAGE 551 D.R.T.C.T.

CITY JURISDICTION:

THIS SITE IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION THE CITY OF AUSTIN. THE SITE IS ZONED **TOD-NP MIXED-USE**, IS A PART OF THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AND THE PLAZA SALTILLO TRANSIT ORIENTED DISTRICT, AND IS LOCATED ON E 4TH STREET AND COMAL STREET. COMAL STREET IS THE PRINCIPAL STREET AND IS CLASSIFIED AS A PEDESTRIAN PRIORITY ROADWAY AND ACTIVE EDGE.

TOTAL SITE AREA = 0.167 AC (7, 257 SF)

SITE PLAN RELEASE NOTES:

1. 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.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
11. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
12. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
13. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
14. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPLE BUILDING MATERIALS.
15. 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.

CONDITIONAL USE PERMIT

HIGHER SPIRITS ROOFTOP LOUNGE

400 COMAL STREET CLUB
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



VICINITY MAP

NOT TO SCALE

SITE ADDRESS:	400 COMAL STREET CLUB
SUBMITTAL DATE:	SEPTEMBER 11, 2026
PERMIT NUMBER:	SPC-2026-0258A
RELATED CASES:	SPC-2025-0136A; 2024-0888060 DA; SP-2019-0543C.SH; NPA-2008-0002.01; C14-00-2102; C14-2008-0029; UCC-191212-04-01; ROW 12365838
SUBMITTED BY:	JOAN TERNUS ANGIL, P.E. UTE CONSULTANTS, INC. 5207 AIRPORT BOULEVARD AUSTIN, TX 78751

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY COCKTAIL LOUNGE USE ON THE ROOFTOP PATIO.

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN SIGNATURE	CITY OF AUSTIN APPROVAL DATE

OWNER:
400 COMAL VENTURE GROUP, LP
901 E 7TH STREET
AUSTIN, TEXAS 78702

CIVIL ENGINEER:
UTE CONSULTANTS, INC.
JOAN TERNUS ANGIL, P.E.
5207 AIRPORT BOULEVARD
AUSTIN, TEXAS 78751
(512) 394-1900

ARCHITECT:
BALDRIDGE ARCHITECTS
5120 BURNET ROAD
BUILDING 1, SUITE 100
AUSTIN, TEXAS 78756
(512) 382-0312

SHEET INDEX

1 COVER SHEET
2 CONDITIONAL USE SITE PLAN
3 ARCHITECTURAL BUILDING ELEVATIONS - EAST
4 ARCHITECTURAL BUILDING ELEVATIONS - WEST
5 ARCHITECTURAL BUILDING ELEVATIONS - NORTH & SOUTH

SPC-2026-0258A IS AN APPLICATION FOR A CONDITIONAL USE PERMIT ONLY. NO CONSTRUCTION IS APPROVED WITH THIS SITE PLAN.

TOD-NP MIXED USE ZONING REQUIREMENTS:

SETBACKS:

FRONT YARD -	N/A	MAXIMUM HEIGHT -	60' (WITH AFFORDABILITY BONUS)
STREET SIDE YARD -	N/A	MAXIMUM BUILDING COVERAGE -	95%
INTERIOR SIDE YARD -	N/A	MAXIMUM IMPERVIOUS COVER -	95%
REAR YARD -	N/A	MAXIMUM FLOOR TO AREA RATIO -	N/A (WITH AFFORDABILITY BONUS)

THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL, SIGN OFF, AND PERMIT ISSUANCE.

APPROVED BY:

DIRECTOR OF DEVELOPMENT SERVICES DATE

SPC-2026-0258A
PERMIT NUMBER

SITE PLAN RELEASE BLOCK

SITE PLAN APPROVAL SHEET **1** OF **3**
FILE NUMBER **SPC-2026-0258A** APPLICATION DATE **SEPTEMBER 11, 2026**
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 **RANDALL ROUDA**
PROJECT EXPIRATION DATE (ORD.#970905-A)_____DWPZ_____DDZ_____

DEVELOPMENT SERVICES DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE: _____ZONING **TOD-NP**
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 filling, 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.

HIGHER SPIRITS ROOFTOP LOUNGE
UTE PROJECT NO. 0026-055

NO.	DATE	REVISION

STATE OF TEXAS
JOAN TERNUS ANGIL
92477
LICENSED PROFESSIONAL ENGINEER

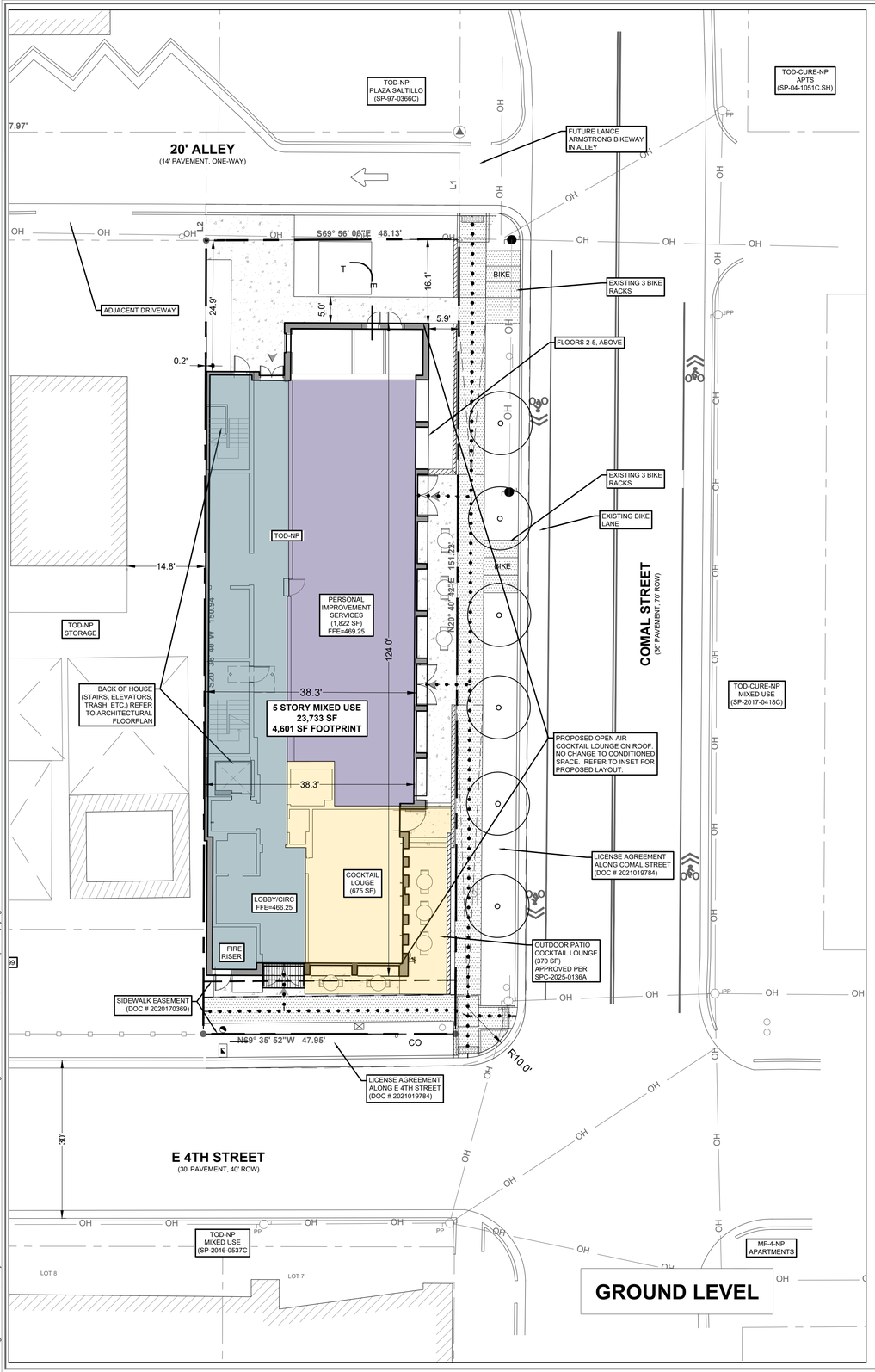
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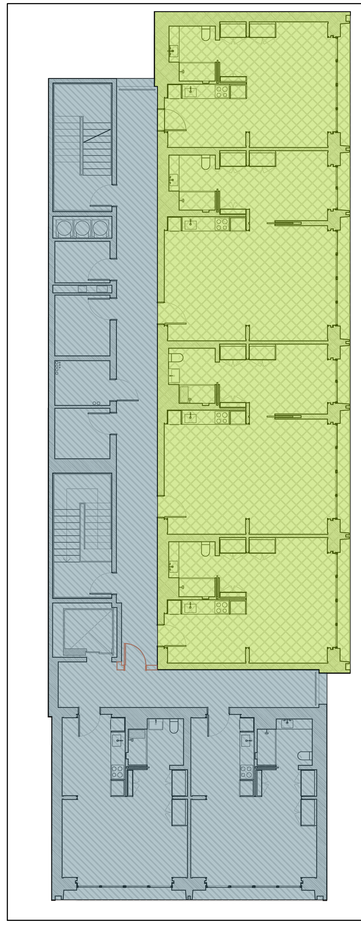
COVER

HIGHER SPIRITS ROOFTOP LOUNGE
400 COMAL STREET CLUB

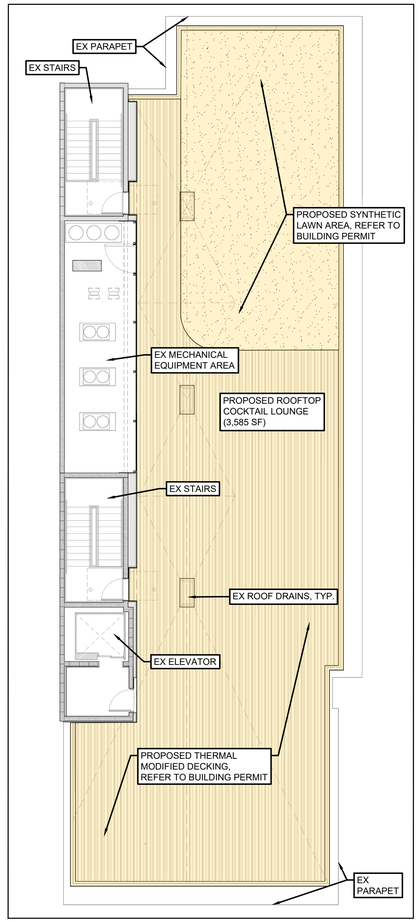
u·t·e consultants, inc.
CIVIL & TRANSPORTATION ENGINEERS
5207 Airport Boulevard
Austin, Texas 78751
TBPE Registered Firm No. F-5653

Drawing: G:\0026 UTE\055 - Elysian 400 Comal\CAD\CUP 2\COVER.dwg Last Plotted: Mon Oct 05, 2026 - 11:58am By: jangil





LEVEL 2 - MF DESIGNATION
(LEVELS 3-5 - ALL HOTEL)



ROOFTOP - COCKTAIL LOUNGE
& MECHANICAL EQUIPMENT

BUILDING SUMMARY TABLE

NUMBER OF STORIES:	5			
	GSF	USE	UNCONDITIONED	FFE
ROOFTOP**	0 sf	MECH. EQUIP/COCKTAIL LOUNGE	4783 sf	522.58
LEVEL 5	3579 sf	HOTEL	1204 sf	513.1
LEVEL 4	3579 sf	HOTEL	1204 sf	503.7
LEVEL 3	3579 sf	HOTEL	1204 sf	494.2
LEVEL 2	3579 sf	HOTEL/ MULTIFAMILY**	1204 sf	484.8
LEVEL 1	3665 sf	HOTEL/ PERSONAL IMPROVEMENT SERVICES/COCKTAIL LOUNGE	936 sf	466.3-471.5
TOTAL BUILDING SQUARE FOOTAGE:	17981 sf		10535 sf	
BUILDING TYPE:			III-B	
ZONING:			TOD-NP (WITH DEVELOPMENT BONUSES)	
NET SITE AREA:			0.167 AC (7,257 SF)	
TOTAL GROSS FLOOR AREA (CONDITIONED):			17,981 sf	
TOTAL SQUARE FOOTAGE:			28,516 sf	
FAR (NO MAX W/ BONUSES):			2.48:1	
TOTAL BUILDING COVERAGE (95% MAX):			4,783 SF (65.9%)	
BUILDING HEIGHT (60')*			57' 9 1/4"	
BUILDING MATERIAL:			TIMBER (MPP)	

* HEIGHT WAS INCREASED FROM 35' TO 60' WITH A PLAZA SALTILLO TOD DEVELOPMENT BONUS

** ROOFTOP IS UNCONDITIONED AND NOT INCLUDED IN BUILDING SQUARE FOOTAGE

NOTE: FOUR UNITS ON LEVEL TWO ARE DEDICATED TO SMART HOUSING PER SP-2019-0543C.SH

LAND USE DESIGNATIONS

- HOTEL
- MULTIFAMILY
- PERSONAL IMPROVEMENT SERVICES
- COCKTAIL LOUNGE

SITE IMPERVIOUS COVER TABLE

NET SITE AREA (=GROSS SITE AREA): 7,257 S.F. (0.166 AC)		
	IMPERVIOUS COVER	
BUILDING & COVERED WALKS	5,091 sf	70.2%
CONCRETE	1,076 sf	14.8%
ASPHALT	0 sf	0.0%
TOTAL	**6,167 sf**	**85.0%**

LEGEND

- CURB AND GUTTER
- BUILDING FOOTPRINT (LEVEL 1)
- BUILDING LEVELS 2-5
- CONCRETE
- STREETSCAPE SIDEWALK
- PROPERTY LINE
- ACCESSIBLE ROUTE
- SITE WALL
- T — TRANSFORMER PAD
- TREE

NO CONSTRUCTION PROPOSED
AS PART OF THIS CUP

0 10 20

SCALE: 1" = 10'

HIGHER SPIRITS ROOFTOP LOUNGE

UTE PROJECT NO. 0026-055

NO.	DATE	REVISION

STATE OF TEXAS
JOAN TERNUS ANGIL
92477
REGISTERED
PROFESSIONAL ENGINEER

08/25/2025

CONDITIONAL USE SITE PLAN

HIGHER SPIRITS ROOFTOP LOUNGE

400 COMAL STREET CLUB

u·t·e consultants, inc.

CIVIL & TRANSPORTATION ENGINEERS

5207 Airport Boulevard
Austin, Texas 78751
TBPE Registered Firm No. F-5653

Drawing: G:\0026 UTE\055 - Elysian 400 Comal\CAD\CUP 2\Conditional Use SITE PLAN.dwg Last Plotted: Mon Oct 06, 2025 - 2:43pm By: jangil

KEYED NOTES (XX)

1. **EXISTING BUILDING FACADE:** TO REMAIN UON - PROTECT DURING CONSTRUCTION AND REPAIR AS REQ'D NOTE
2. **PATIO ENCLOSURE:** NEW WEATHERED STEEL TUBE AND PERFORATED PANEL FENCE, REF A-800 FOR DETAILS; METAL 02 & 07.
3. **STOREFRONT MODIFICATION:** NEW STOREFRONT UNIT TO REPLACE EXISTING. REF DOOR SCHEDULE FOR ADDITIONAL INFO.
4. **NEW SIGNAGE:** NEW BACKLIT SIGNAGE, REF A-900 FOR DETAILS.
5. **EXISTING CMU WALL:** EXISTING CMU WALL TO REMAIN, REPAIR AS REQUIRED AND REPAINT TO MATCH ADJACENT NEW CMU WALLS; MASONRY 01
6. **STAIR / ELEVATOR EXTENSION:** HATCHED AREA INDICATES EXTENT OF NEW CMU WALL TO RAISE STAIR / ELEVATOR SHAFT HEIGHT TO NEW ROOF DECK, MATCH COURSING AND FINISH OF ADJACENT EXISTING CMU WALLS; MASONRY 01
7. **NEW MECHANICAL ENCLOSURE:** 1X6 THERMALLY MODIFIED WOOD CLADDING ON PAINTED STEEL FRAME; METAL 01, WOOD 08.
8. **MECHANICAL ENCLOSURE GATE:** NEW MECHANICAL ENCLOSURE GATE. REF A801 FOR DETAILS; METAL 01, WOOD 09
9. **NEW ROOFTOP GURDRAIL:** NEW TUBE STEEL GUARDRAIL FRAME WITH MESH NET INFILL, REF DETAILS ON A-350 AND REF STRUCTURAL DRAWINGS FOR CONNECTION/WELDING DETAILS; METAL 02, METAL 05
10. **NEW EXTERIOR PLASTER FINISH:** NEW EXTERIOR 3-PART CEMENT PLASTER WALL FINISH; PASTER 02B
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12. **NEW HOLLOW METAL DOORS:** PAINTED HM DOOR AND FRAME AS SCHEDULED. REF A700. PAINT 04B
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C. ALL DIMENSIONS ARE STRUNG FROM FACE OF FRAMING OR STRUCTURAL WALL, U.O.N.

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E. REFERENCE A111 - A116 FINISH FLOOR PLAN FOR ALL INTERIOR ELEVATION CALLOUTS AND SCHEDULES IDENTIFYING FINISHES AND WALL BASE TYPES

F. BUILDING ELEVATION: ALL BUILDING ELEVATIONS ARE RELATIVE TO THE FINISHED FLOOR OF THE EXISTING MAIN FLOOR LEVEL SET AT 466'-3", U.O.N. CONTRACTOR SHALL IDENTIFY A BENCH MARK ON SITE FOR REFERENCE DURING BUILDING SLAB LAYOUT

G. BLOCKING: BLOCKING TO BE PROVIDED FOR ALL PLUMBING FIXTURES, MILLWORK, HANDRAILS, BATHROOM HARDWARE, SHELVING, AND EQUIPMENT AS REQUIRED BY MANUFACTURER AND/OR INSTALLER. FINAL CONFIRMATION OF BLOCKING LOCATIONS TO BE CONFIRMED BY CONTRACTOR AND ANY RELATED TRADE CONTRACTORS PRIOR TO CLOSING UP WALLS TO ENSURE DURABLE INSTALLATION OF ALL FIXTURES AND FINISHES AS DESCRIBED IN THE DRAWINGS.

H. FRAMING REQUIREMENTS: REFERENCE S SERIES FOR SIZING, CONNECTION DETAILS, AND COMPOSITION FOR ALL STRUCTURAL FRAMING MEMBERS. REF. A730 PARTITION SCHEDULE FOR THE COMPOSITION OF ALL INTERIOR PARTITIONS.

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01 | EAST ELEVATION

SCALE: 3/16" = 1'-0"

BUILDING APPROVAL
This stamp serves as a means of building approval and does not include other disciplines.

Baldridge
5120 Burnet Road
Building 1 Suite 100
Austin, Texas 78756

512 382 0312
baldridge-architects.com

revision:

250509_ISSUE FOR PERMIT

HIGHER SPIRITS
400 COMAL STREET
AUSTIN, TX 78702

REGISTERED ARCHITECT
RUSTON BALDRIDGE
19079
STATE OF TEXAS

05.09.2025

BUILDING ELEVATIONS
EAST

date plotted: 09 MAY 2025
scale: 3/16" = 1'-0"

3 OF 5

SPC-2026-0258A

KEYED NOTES (XX)

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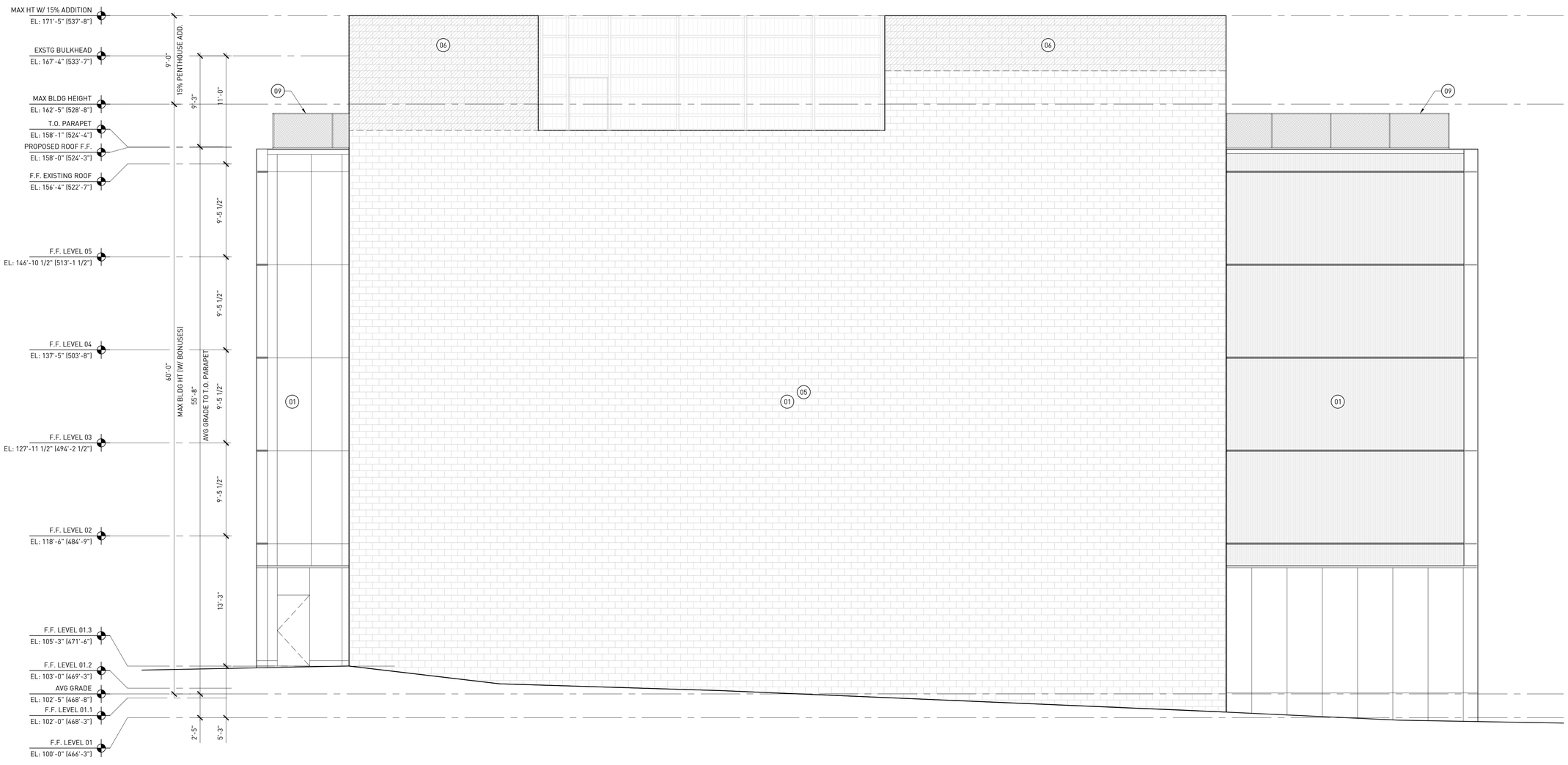
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01 | WEST ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING APPROVAL
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Baldridge
5120 Burnet Road
Building 1 Suite 100
Austin, Texas 78756
512 382 0312
baldridge-architects.com

revision:
250509_ISSUE FOR PERMIT

HIGHER SPIRITS
400 COMAL STREET
AUSTIN, TX 78702

REGISTERED ARCHITECT
ROBERT BUTTON BALDRIDGE
19079
STATE OF TEXAS

05.09.2025

BUILDING ELEVATIONS
WEST

date plotted: 09 MAY 2025
scale: 3/16" = 1'-0"

SPC-2026-0258A

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02 | SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

01 | NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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Baldridge
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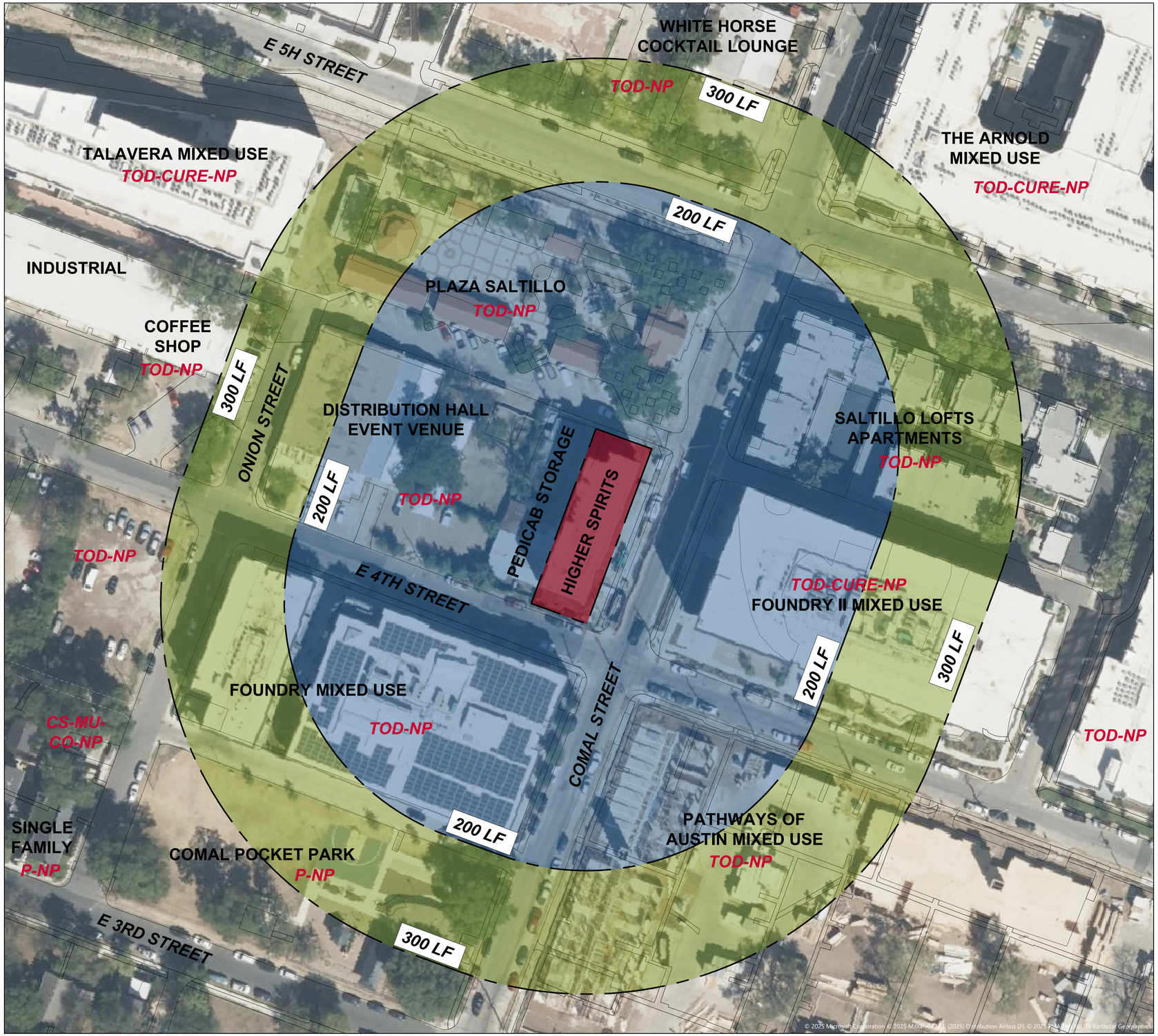
HIGHER SPIRITS
400 COMAL STREET
AUSTIN, TX 78702

REGISTERED ARCHITECT
ALARION BALDRIDGE
19079
STATE OF TEXAS
05.09.2025

BUILDING ELEVATIONS
NORTH & SOUTH

date plotted: 09 MAY 2025
scale: 3/16" = 1'-0"

5 OF 5
SPC-2026-0258A



0 40 80

SCALE: 1" = 40'

HIGHER SPIRITS

UTE PROJECT NO. 0026-055

LAND USES WITHIN HIGHER SPIRITS SETBACKS

HIGHER SPIRITS
400 COMAL STREET CLUB

u·t·e consultants, inc.

CIVIL & TRANSPORTATION ENGINEERS

5207 Airport Boulevard
Austin, Texas 78751
TBPE Registered Firm No. F-5653

SPC-2026-0258A

Drawing: G:\0026 UTE\055 - Elysian 400 Comal\CAD\EXHIBITS\Higher Spirits\Higher Spirits Setback for CUP.dwg Last Plotted: Sat Oct 03, 2026 - 10:58am By: jangil

Rouda, Randall

From: Mark Rogers [redacted]
Sent: Sunday, October 11, 2026 1:55 PM
To: Rouda, Randall
Subject: Fwd: Request to treated as interested party SPC-2026-0258A
Attachments: SPC-2026-0258A Conditional Use 400 Comal.jpeg

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from mcrogers813@gmail.com. Learn why this is important

External Email - Exercise Caution

---------- Forwarded message ---------
From: **Mark Roger**[redacted]
Date: Sun, Oct 11, 2026 at 1:50 PM
Subject: Request to treated as interested party SPC-2026-0258A
To: <Randall.Rouda@austontexas.gov>, <Shakayla.Stevenson@austintexas.gov>
Cc: [redacted]

Dear Mr. Rouda & Ms. Stevenson,
I have attached a request to be considered an interested party in the Conditional Use application for a rooftop cocktail lounge at 400 Comal Street. Whereas cocktail lounges by nature often create problems in or near residential areas, rooftop lounges present special opportunities for disruption, especially when combined with outdoor amplified music. In recent years, our neighborhood north of East 6th Street, has experienced perpetual disruption during daytime and nighttime, sometimes in early morning hours (after midnight) as a result of amplified sound coming from rooftop lounges; specifically Inn Cahoots and The Flower Shop. Unfortunately the City's enforcement is slow to provide results and repeat violations do not come with serious enough consequences to stop the problems from recurring.
Assuming the rooftop cocktail lounge use is granted, our hope is that conditions placed within the zoning on the use will limit the hours and volume of outdoor sound at 400 Comal.
Sincerely,
Mark Rogers, Secretary
Guadalupe Association for and Improved Neighborhood - GAIN

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".