

**CITY COUNCIL  
SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-2025-0018C      **COUNCIL MEETING DATE:** 9/25/2025

**PROJECT NAME:** ACCX - Convention Center C2

**ADDRESS:** 500 E Cesar Chavez

**DISTRICT:** 9      **NEIGHBORHOOD PLAN:** Downtown

**WATERSHED:** Waller Creek (Urban Watershed)

**AREA:** 14.15 acres limits of construction

**APPLICANT:** Riley Triggs, Project Manager  
City of Austin, Capital Delivery Services  
6800 Burleson Rd, Bldg 312, Ste 200  
Austin, TX 78744

**AGENT:** Matt Langley, PE  
GarzaEMC, LLC  
7708 Rialto Blvd, Ste 125  
Austin, TX 78735

**CASE MANAGER:** Meg Greenfield, (512) 978-4663, [meg.greenfield@austintexas.gov](mailto:meg.greenfield@austintexas.gov)

**EXISTING ZONING:** Central Business District (CBD)

**PROPOSED USE:** The applicant is proposing the construction of a new convention center.

**REQUEST:** This site is zoned CBD with a Convention Center use. To comply with LDC Section 25-2-581 this site plan must be approved by City Council.

**§ 25-2-581 - CENTRAL BUSINESS DISTRICT (CBD) DISTRICT REGULATIONS.**

(A) This section applies in a central business (CBD) district.

(B) Notwithstanding any other provision of this chapter, the requirements of Article 10 (*Compatibility Standards*) do not apply.

(C) This subsection applies to a convention center use.

(1) council approval is required for a site plan for a convention center use. Approval of a site plan:

(a) establishes the site development regulations; and

(b) waives regulations that are inconsistent with the site plan, if any.

(2) A public hearing is required for each site plan considered under this subsection.

(3) The director shall give notice of a public hearing required by this subsection in accordance with [Section 25-1-132](#)(C) (*Notice of Public Hearing*).

(D) Commercial off-street parking is a permitted use when it constitutes less than 50 percent of the parking spaces in a parking structure.

Source: Section 13-2-661; Ord. 990225-70; Ord. 031211-11; Ord. 20130411-061.

The above code section establishes that there are no set development regulations for a convention center use, and instead allows for development regulations to be set for a convention center use by review and approval of the Site Plan. The approval (a) establishes the development regulations and (b) waives any regulations (perceived as) inconsistent.

**WAIVER REQUEST:** None.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of this site plan.

**PLANNING COMMISSION ACTION:** Approved on July 8, 2025.

**LEGAL DESCRIPTION:** ALL OF BLOCKS 9, 14, 15, 33, 34 AND LOTS 1, 2, 3, 6, 7, AND 8, OF BLOCK 10, INCLUDING THE ALLEYS AND VACATED PORTIONS OF EAST 2ND STREET, EAST 3RD STREET, AND NECHES STREET, ALSO INCLUDING PART OF EAST CESAR CHAVEZ STREET, AND A PORTION OF TRINITY STREET IN THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

**ALLOWED IMPERVIOUS COVER:** 100%

**EXISTING IMPERVIOUS COVER:** 90%

**PROPOSED IMPERVIOUS COVER:** 90%

**SUMMARY COMMENTS ON SITE PLAN:**

This site plan has gone through a pre-submittal design consultation and three rounds of formal review. All reviews are approved, except the following are set to informal status. These informal comments do not reject the site plan. They indicate continuing coordination as the project progresses.

- TPW ROW – City of Austin utility coordination.
- AW Pipeline Engineering – utility infrastructure alignment coordination.

Link to full plan set: <https://austintexas.box.com/s/7m2kg3wxhby3bny8ps14b3sls0smq8ha>

**ZONING OVERLAYS:**

ADU Approximate Area Reduced Parking

Convention Center

Downtown Austin Plan Districts: Waller Creek

Downtown Density Bonus: FAR - 25 | No Max Height

Downtown Creeks: WALLER

Downtown Parks: BRUSH SQUARE

ETOD Overlay: Subdistrict 1

Green Building Mandatory: Central Business District/Downtown

Mixed Use

Residential Design Standards: LDC/25-2-Subchapter F

Transit Oriented Development: CONVENTION CENTER

Selected Sign Ordinances

Selected Sound Ordinances

**SURROUNDING CONDITIONS:**

**North:** Fire Station & Museum & Hotel (P & CBD)

**East:** Commercial & Hotel & Park (CBD)

**West:** Multifamily & Commercial (CBD)

**South:** Multifamily & Commercial & Waterloo Greenway (CBD)

**NEIGHBORHOOD ORGANIZATION:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

City of Austin Downtown

Commission, Downtown Austin Alliance

Downtown Austin

Neighborhood Assn. (DANA)

Friends of Austin Neighborhoods

Friends of the Emma Barrientos MACC

Greater East Austin

Neighborhood Association

Homeless Neighborhood Association

Lower Waller Creek, Neighborhood Empowerment Foundation

Overton Family Committee

Preservation Austin

Red Line Parkway Initiative

SEL Texas

Save Our Springs Alliance

Sierra Club

Austin Regional Group

Waller District Staff Liaison

Waterloo Greenway



January 17, 2025  
City of Austin Development Services  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: Engineer's Summary Letter  
ACCX – Site Plan  
500 E. 3rd St.  
Austin, Travis County, Texas, 78701

Dear Staff,

The accompanying report is submitted to your office describing the engineering principles applied to the ACCX Site Plan Application, this project will include the construction of a new 1,525,000 square feet convention center. New utility services will be provided to this building.

The tract is located within the full purpose limits of the City of Austin and is zoned CBD (Central Business District). The site consists of all of Blocks 9, 14, 15, 33, 34 and lots 1,2,3,6,7, and 8, of block 10, including the alleys and vacated portions of East 2nd Street, East 3rd Street, and Neches Street, also including a portion of East Cesar Chavez Street and a portion of Trinity Street int the Original City of Ausitn, Travis County, Texas. This site is located within the Waller Creek Watershed. This site is not located within the Edwards Aquifer Recharge Zone per the City of Austin or the Texas Commission of Environmental Quality. The tract is currently zoned CBD. This project is choosing to opt into the Great Streets Program.

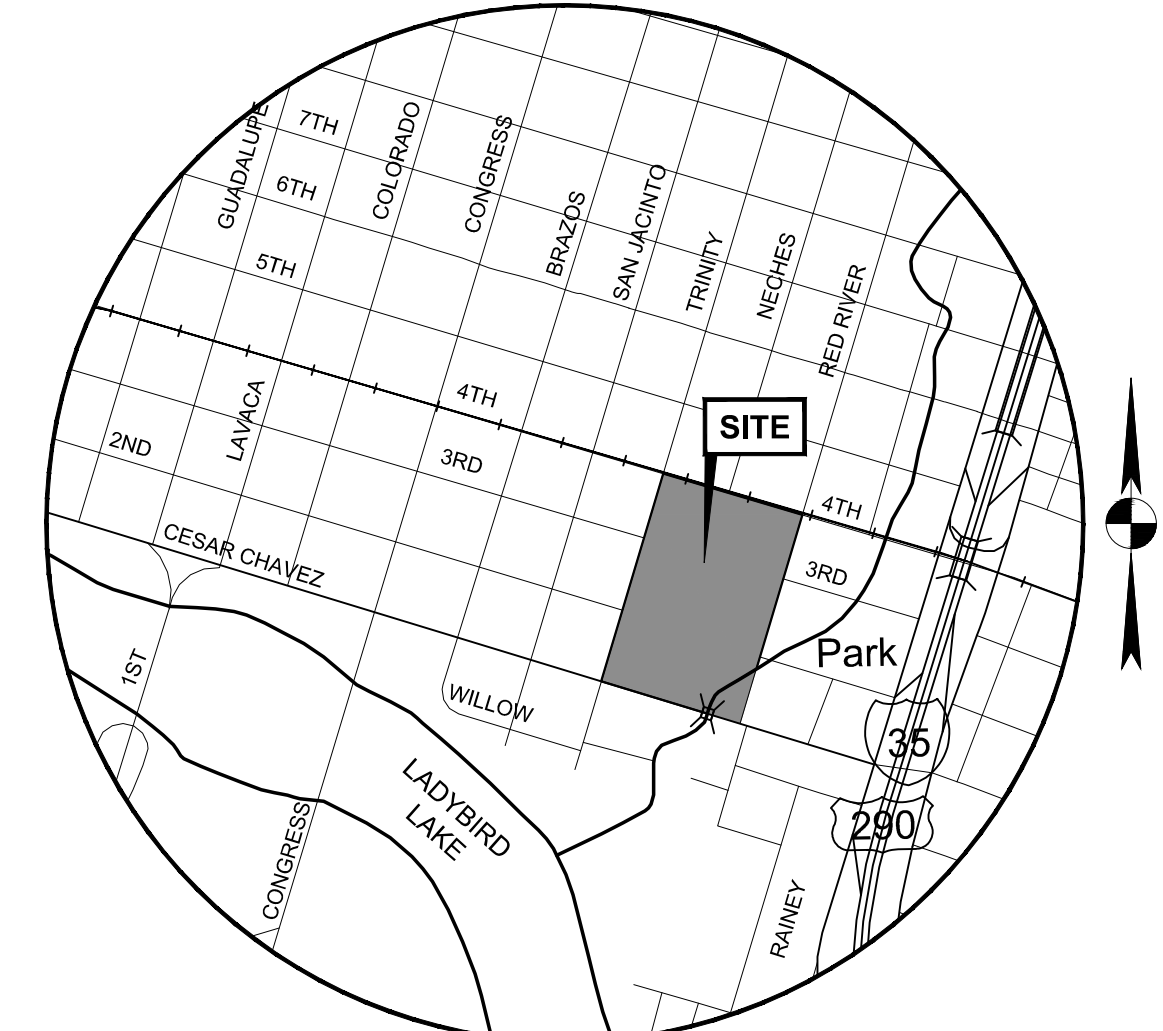
If you should have any questions or comments regarding this summary letter, please do not hesitate to contact our office.

Sincerely,

Jonathan E. McKee, P.E.  
Vice President  
GarzaEMC, LLC







VICINITY MAP  
COA GRID #J22  
(MAPSCO GRID #585W & 585X)

OWNER: CITY OF AUSTIN  
PO BOX 1088  
AUSTIN, TEXAS 78767-1088  
(512) 978-4000

OWNER REPRESENTATIVE: CAPITAL DELIVERY SERVICES  
6800 BURLESON RD, BLDG 312, SUITE 200  
AUSTIN, TEXAS 78744  
512-974-7220  
CONTACT: RILEY TRIGGS

ARCHITECT: LMN/PAGE JOINT VENTURE  
200 W 6TH ST, SUITE 1800  
AUSTIN, TEXAS 78701

ENGINEER: GarzaEMC, LLC.  
7708 RIALTO BLVD, SUITE 125  
AUSTIN, TEXAS 78735  
(512) 298-3284

LANDSCAPE ARCHITECT: COLEMAN & ASSOCIATES  
9890 SILVER MOUNTAIN DR.  
AUSTIN, TEXAS 78737  
(512) 476-2090

LANDSCAPE ARCHITECT: TEN EYCK LANDSCAPE ARCHITECTS, INC.  
1224 E. 12TH STREET, SUITE 323  
AUSTIN, TEXAS 78702  
(512) 813-9999

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE WALLER CREEK WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THIS PROJECT IS LOCATED OUTSIDE OF THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES ACCORDING TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF AUSTIN. THIS SITE WILL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS OF THE PROJECT APPLICATION DATE.

FLOODPLAIN INFORMATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON FIRM MAP NO. 48453C0465K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED 1/22/2020 & LOMR 21-06-2164P EFFECTIVE 9/22/2022.

LEGAL DESCRIPTION:

ALL OF BLOCKS 9, 14, 15, 33, 34 AND LOTS 1, 2, 3, 6, 7, AND 8, OF BLOCK 10, INCLUDING THE ALLEYS AND VACATED PORTIONS OF EAST 2ND STREET, EAST 3RD STREET, AND NECHES STREET, ALSO INCLUDING PART OF EAST CESAR CHAVEZ STREET, AND A PORTION OF TRINITY STREET IN THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

BENCHMARK #103, ELEVATION: 465.65'  
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET IN A CONCRETE SIDEWALK LOCATED APPROXIMATELY 57 FEET NORTHEAST FROM THE INTERSECTION OF 4TH STREET AND RED RIVER STREET. [SHOWN HEREON]

BENCHMARK #106, ELEVATION: 474.83'  
DESCRIPTION: MAG NAIL ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 30 FEET NORTHWEST FROM THE INTERSECTION OF 4TH STREET AND TRINITY STREET. [NOT SHOWN HEREON]

BENCHMARK #200, ELEVATION: 463.74'  
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 44 FEET SOUTHWEST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND TRINITY STREET. [NOT SHOWN HEREON]

BENCHMARK #208, ELEVATION: 456.83'  
DESCRIPTION: MAG NAIL WITH "DOUCET CONTROL" SHINER SET ON CONCRETE SIDEWALK LOCATED APPROXIMATELY 286 FEET NORTHWEST FROM THE INTERSECTION OF CESAR CHAVEZ STREET AND RED RIVER STREET. [SHOWN HEREON]



7708 Rialto Blvd., Suite 125  
Austin, Texas 78735  
Tel. (512) 298-3284 Fax (512) 298-2592  
TBPE # F-14629  
Garza EMC, LLC © Copyright 2025

# SITE DEVELOPMENT PERMIT PLANS

# FOR ACCX - SITE PACKAGE

FILE NO. : SPC-2025-0018C

ADDRESS : 500 E. 3RD STREET

SUBMITTAL DATE : 01/21/2025

SUBMITTED BY : JONATHAN E. MCKEE, P.E.  
GarzaEMC, LLC.  
7708 RIALTO BLVD, SUITE 125  
AUSTIN, TEXAS 78735  
(512) 298-3284



DATE

RELATED CASES:  
SP-2024-0356C  
UC TRACKING #:

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, JONATHAN E. MCKEE, P.E., CERTIFY THAT 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.

AUSTIN FIRE DEPARTMENT	
FIRE DESIGN CODES	2021 INTERNATIONAL FIRE CODE (IFC) WITH CITY OF AUSTIN LOCAL AMENDMENTS TO THE IFC
FIRE FLOW DEMAND @ 20 PSI (GPM)	8,000
OCCUPANCY CLASSIFICATION	ASSEMBLY
CONSTRUCTION CLASSIFICATION	1B
BUILDING FIRE AREA (S.F.)	1,525,000
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IF APPLICABLE)	NFPA 13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	2,000 (GPM)
AFD FIRE HYDRANT FLOW TEST DATE	11/29/2024
AFD FIRE HYDRANT FLOW TEST LOCATION	100 BLOCK, RED RIVER ST
CITY OF AUSTIN PIPELINE ORDINANCE APPLIES TO PROJECT	NO
HIGH-RISE	NO
INTERNATIONAL WILDLAND-URBAN INTERFACE CODE	N/A
ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF APPLICABLE)	

SEE NEXT SHEET FOR  
SHEET INDEX

DCM WAIVER NOTE

- ON    /    /    THIS PROJECT RECEIVED APPROVAL FROM THE WATERSHED PROTECTION DEPARTMENT OF A WAIVER TO SECTION 5.7.1 (F) OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. THIS WAIVER IS NECESSARY DUE TO LOCATION OF THE EXISTING CURB INLET ON RED RIVER STREET AND THE NEED TO CONFORM TO CITY OF AUSTIN TREE SPACING REQUIREMENTS. THE EXISTING INLET SITS NEAR TWO PROPOSED TREES AND HAS A HORIZONTAL DISTANCE OF 2.49' AND 2.76' FROM THE EXISTING CURB INLET TO THE PROPOSED TREE WELL. FOR THE REASONS STATED ABOVE WE ASK THAT YOU APPROVE THIS WAIVER FROM DCM SECTION 5.7.1 (F). THE PLAN IS PROVIDED ON SHEET 70.
- ON    /    /    THIS PROJECT RECEIVED APPROVAL FROM THE WATERSHED PROTECTION DEPARTMENT OF A WAIVER TO SECTION 5.7.1 (F) OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. THIS WAIVER IS NECESSARY DUE TO LOCATION OF THE EXISTING 30" RCP STORM DRAIN AND THE NEED TO CONFORM TO CITY OF AUSTIN TREE SPACING REQUIREMENTS. THE EXISTING 30" RCP SITS NEAR PROPOSED TREES AND HAS A HORIZONTAL DISTANCE OF ±0.91' FROM THE PROPOSED TREES ON TRINITY STREET. FOR THE REASONS STATED ABOVE WE ASK THAT YOU APPROVE THIS WAIVER FROM DCM SECTION 5.7.1 (F). THE PLAN IS PROVIDED ON SHEET 64.

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 APPROVAL/DATE	DATE IMAGED

APPROVED FOR ACCEPTANCE:

AUSTIN INDUSTRIAL WASTE DEPARTMENT DATE

AUSTIN WATER UTILITY DEPARTMENT DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

DEVELOPMENT SERVICES DEPARTMENT DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet **01** of **126**  
FILE NUMBER: **SPC-2025-0018C** APPLICATION DATE:             
APPROVED BY COMMISSION ON:            UNDER SECTION        OF  
CHAPTER        OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81.LDC)            CASE MANAGER             
PROJECT EXPIRATION DATE (ORD.#970905-A)        DWPZ        DDZ       

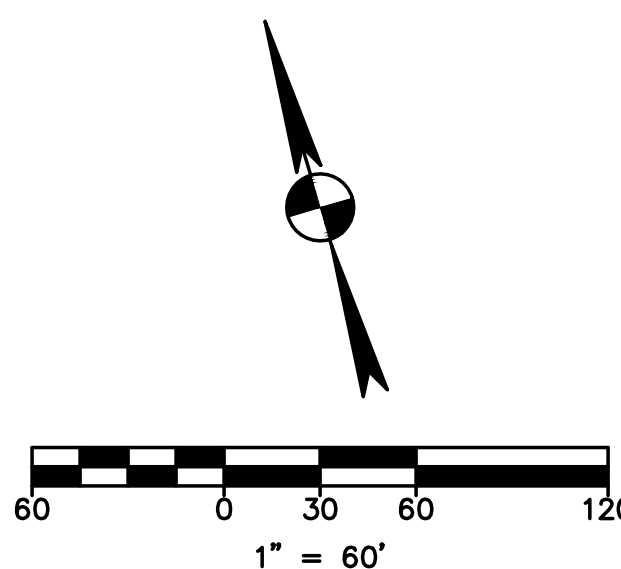
Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE:            ZONING:             
Rev. 1            Correction 1             
Rev. 2            Correction 2             
Rev. 3            Correction 3             
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY 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.

SHEET  
01  
OF 126



[illegible]





EXISTING		PROPOSED	LEGEND	DESCRIPTION
---	---	---	---	PROPERTY LINE / R.O.W. LINE
(XXX)	(XXX)	(XXX)	(XXX)	RECORD INFORMATION
○	○	○	○	LIGHT POLE
○	○	○	○	GROUND LIGHT
○	○	○	○	POWER POLE
○	○	○	○	DOWN GUY
WTHM	WTHM	WTHM	WTHM	WATER MANHOLE
○	○	○	○	WATER LINE MARKER
○	○	○	○	UNDERGROUND CABLE MARKER
○	○	○	○	UNDERGROUND GAS LINE MARKER
○	○	○	○	UNDERGROUND TELEPHONE MARKER
○	○	○	○	GAS RISER
○	○	○	○	TELEPHONE RISER
○	○	○	○	SPRINKLER CONTROL BOX
○	○	○	○	SWITCH GEAR & PAD
○	○	○	○	TRANSFORMER (SIZE VARIES)
○	○	○	○	FIRE HYDRANT
○	○	○	○	WATER VALVE
○	○	○	○	WATER METER
○	○	○	○	WATER METER VAULT (SIZE VARIES)
○	○	○	○	CABLE TV RISER
○	○	○	○	ELECTRIC BOX
○	○	○	○	ELECTRIC METER
○	○	○	○	GAS METER
○	○	○	○	GAS VALVE
○	○	○	○	TRAFFIC CONTROL BOX
○	○	○	○	TRAFFIC SIGNAL POST
○	○	○	○	ORATE INLET
○	○	○	○	CURB INLET (SIZE VARIES)
○	○	○	○	GREASE TRAP (SIZE VARIES)
○	○	○	○	ELECTRIC MANHOLE (SIZE VARIES)
○	○	○	○	WASTEWATER MANHOLE (SIZE VARIES)
○	○	○	○	STORMSEWER MANHOLE (SIZE VARIES)
○	○	○	○	TELEPHONE MANHOLE (SIZE VARIES)
○	○	○	○	WASTEWATER CLEANOUT
○	○	○	○	FENCE
○	○	○	○	WOOD FENCE
○	○	○	○	CHAIN LINK FENCE
○	○	○	○	DUMPSITE
○	○	○	○	CURB & GUTTER
○	○	○	○	EDGE OF PAVEMENT
○	○	○	○	FIRE LANE DESIGNATION
○	○	○	○	HANDICAP ACCESS ROUTE
○	○	○	○	CONCRETE SIDEWALK
○	○	○	○	WALL
○	○	○	○	EXTENTS OF UNDERGROUND BUILDING
○	○	○	○	SIGN
○	○	○	○	WHEELSTOP
○	○	○	○	BOLLARD
○	○	○	○	FINISH FLOOR ELEVATION
○	○	○	○	PARKING COUN (REGULAR SPACES)
○	○	○	○	PARKING COUN (HANDICAP SPACES)
○	○	○	○	PARKING COUN (PARALLEL SPACES)
○	○	○	○	HANDICAP SPACE
○	○	○	○	BIKE PARKING
○	○	○	○	BARRICADE
○	○	○	○	LIMITS OF CONSTRUCTION
○	○	○	○	100-YD FEMA FLOODPLAIN

## ACCESSIBILITY NOTES:

1. SLOPES ON ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 40 INCLUDING A MAXIMUM CROSS SLOPE OF 1:48 AND MAXIMUM RUNNING SLOPE OF 1:20.
2. ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 405.
3. WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 403.
4. PAVEMENT IN ACCESSIBLE ROUTE SHALL BE NON-BEVELED TO MINIMIZE WHEELCHAIR VIBRATION.
5. APPROVAL OF THE 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 2010 ADA COMPLIANCE STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

# GENERAL NOTES:

1. ALL DIMENSIONS TO THE CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. FOR BICYCLE RACKS, BENCHES AND TREE WELL DETAILS NOTED ON THIS SITE PLAN REFER TO THE LANDSCAPE SHEETS FOR THOSE SPECIFIC DETAILS.
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE/HARDSCAPE MATERIALS.
4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REMISION OR CORRECTION AND APPROVAL OF THE DEVELOPER AND SEWER DEPARTMENT.
5. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
6. SCREENING FOR SOILD WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
7. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
8. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT AND CONSTRUCTION DEPARTMENT.
9. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
10. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
11. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVAL.
12. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COST FOR RELOCATION, OR DAMAGE TO UTILITIES.
13. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
14. EXISTING BIKE LANE FROM TRINITY STREET AND CESAR CHAVEZ STREET TO TRINITY STREET AND 3RD STREET WILL BE BROUGHT BACK TO TRINITY STREET. THE EXISTING BIKE LANE TO BLOCKAGE OF CONSTRUCTION FENCING, REFERENCE SAN JACINTO BLVD/TRINITY ST. (E. CESAR CHAVEZ) SEALED AND DATED 8/2/2024.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

## OVERALL SITE PLAN

ACCX - SITE PACKAGE  
500 E. 3RD STREET

CITY OF AUSTIN

DRAWN BY:	PSDJJGIPB
DESIGNED BY:	MLIPB
QA / QC:	
PROJECT NO.:	102746-00087





## NOTICE OF FILING OF APPLICATION FOR ADMINISTRATIVE APPROVAL OF A SITE PLAN

Este aviso es para informarle que hemos recibido una aplicación de un plan de sitio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al 512-974-3455.

Mailing Date: 03/24/2025

Case Number: SPC-2025-0018C

The City of Austin has sent this letter to inform you that we have received an application for administrative approval of a site plan. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. An administrative site plan does not require a public hearing but is considered for approval by the Director of the Development Services Department. **A decision will not be made regarding this application before April 07, 2025, which is the fourteenth day following the issuance of this notice (Austin City Code, Section 25-1-133(D)).** Below you will find information regarding the application.

Project Name:	ACCX - Conv Center C2
Project Location:	500 East 3 <sup>rd</sup> Street
Project Description:	Applicant is proposing the construction of a new Convention Center with corresponding utilities on a 14.1475 acre site at 500 E 3rd Street.
Applicant:	Garza EMC, Matt Langley, 512-325-3945
Owner:	City of Austin, Riley Triggs, 512-974-7747

You can find more information on this site plan by inserting the case number at the following Web site:  
<https://abc.austintexas.gov/web/permit/public-search-other>

For questions about the proposed development please contact the applicant, Matt Langley at 512-325-3945. For technical questions about the permitting process, please contact the case manager, Meg Greenfield at 512-978-4663 or via e-mail at [meg.greenfield@austintexas.gov](mailto:meg.greenfield@austintexas.gov) and refer to the case number located on this notice. You may examine the site plan by appointment with the case assistant, Katie Luna at 512-978-4666 or via email, [katie.luna@austintexas.gov](mailto:katie.luna@austintexas.gov), Monday through Friday. The case manager's office is located at the Permitting and Development Center, 6310 Wilhelmina Delco Drive, Austin, Texas.

In addition, you may become an interested party to this application if you meet certain City Code requirements (please see the attached page of this notice). As an interested party you will receive notice of the Director's determination on this application. Because it is an administrative site plan, **there is no appeal of an approval of this application in the City Code.** However, you may have the right to appeal some decisions regarding the application. To become an interested party, you must meet certain requirements (please see the attached page of this notice), then contact the case manager in writing or by telephone before April 07, 2025, and provide your name, telephone number, mailing address, and a general description of your issues of concern. If contact is by telephone, **you must confirm** the request to be an interested party **in writing** to the case manager by April 14, 2025.

For additional information on the City of Austin's land development process, please visit our web site at:  
[www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).



## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:  
<https://www.municode.com/library/tx/austin>

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2025-0018C

Contact: Meg Greenfield, 512-978-4663, or  
Katie Luna, 512-978-4666

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Brett Newman 339-204-1874  
Name (please print) Telephone number

river0013@yahoo.com  
Email address

555 E 5th St Apt 709 Austin TX 78701  
Address(es) affected by this application (Street, City, ZIP Code)

555 E 5th St Apt 709 Austin TX 78701  
Mailing address (Street, City, ZIP Code)

Brett Newman 04/13/25  
Signature Date

Comments: The building my property is in is directly adjacent to the project site. Would like to be better informed about traffic, noise, and other impacts as an interested party

Email comment forms back to case manager or mail to:  
City of Austin  
Development Services Department  
Attn: Meg Greenfield  
P. O. Box 1088  
Austin, TX 78767-1088



## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:

<https://www.municode.com/library/tx/austin>

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2025-0018C

Contact: Meg Greenfield, 512-978-4663, or  
Katie Luna, 512-978-4666

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Name (please print) Tim Finley 512 478 0885  
Telephone number

Email address timfinley@atlenueview.com

Address(es) affected by this application (Street, City, ZIP Code)  
300 E. 4<sup>th</sup> Street Austin TX 78701

Mailing address (Street, City, ZIP Code)  
P.O. Box 2086 Austin, TX 78768

Signature [Signature] VB. 3-28-2025  
Date

Comments: Concerns regarding traffic, construction noise, maintenance of access for guests/customers, blowing dust, street cleaning, in other words all concerns relating to a project of such

Email comment forms back to case manager or mail to: Yasge Slope -

City of Austin  
Development Services Department  
Attn: Meg Greenfield  
P. O. Box 1088  
Austin, TX 78767-1088





## DESIGN COMMISSION RECOMMENDATION 20250428-002

Date: April 28, 2025

Subject: Austin Convention Center Redevelopment

Motioned By: Commissioner Wittstruck      Seconded By: Chair Salinas

### Recommendation

Motion to recommend that the Austin Convention Center Redevelopment project complies with and elevates the City's Sustainability Standards and substantially complies with the City's Design Standards; however, with respect to the unique size and civic importance of the project, the Design Commission recommends that the project team continue to strengthen the urban design for the project specifically to more ardently and comprehensively address the following Urban Design Guidelines:

- **PS.1** – Protect the Pedestrian Where the Building Meets the Street, including but not limited to providing more consistent and larger awnings protecting pedestrians around the full building rather than solely at building entrances.
- **PS.12** – Provide General Street-Level Windows, including but not limited to providing more street level fenestration in general and avoiding major grade separations between the building plinth and street.
- **PZ.1** – Treat the Four Squares with Special Consideration, including but not limited to more strongly articulating the plaza space's relationship to Brush Square, including for future phases; and situating outdoor seating and retail uses facing the square.
- **PZ.2** – Contribute to an Open Space Network, including but not limited to more strongly articulating and emphasizing the project's relationship to the Red Line Parkway, Palm Park and Waterloo Greenway.
- **PZ.3** – Emphasize Connections to Parks and Greenways, including but not limited to providing a direct connection to Waller Creek and the Waterloo Greenway and creating a direct, physical connection with the Greenway and creek.
- **B.2** – Provide Multi-Tenant, Pedestrian Oriented Development at the Street Level, including but not limited to providing third-party mixed commercial and retail uses on all building facades facing streets; and anchoring all corners of the building with tenants that will contribute to general street life.

**Vote: 7-0**

For: Chair Salinas, Vice Chair Meiners, Commissioner Carroll, Commissioner Gelles, Commissioner Ladner, Commissioner Murkes, Commissioner Wittstruck

Against:

Abstain:

Recuse: Commissioner McKinney



Absent: Commissioner Howard, Commissioner Khan, Commissioner Luckens

Attest:

A handwritten signature in black ink, appearing to be 'Jon Salinas', with a large loop at the start and a wavy line at the end.

Jon Salinas, AIA  
Chair – Design Commission  
District 2

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# City of Austin

## Site Plan Application – Master Comment Report

This Master Comment Report includes all staff comments received to date about your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

Case Number: SPC-2025-0018C

Revision #: 00

Case Manager: Meg Greenfield

Phone #:

Update: U3

Email: [meg.greenfield@austintexas.gov](mailto:meg.greenfield@austintexas.gov)

Project Name: ACCX - Convention Center C2

Location: 500 E 3RD ST

Submittal Date: August 27, 2025

Report Due Date: September 11, 2025

Final Report Date: September 8, 2025

Update Deadline (Expiration Date): March 18, 2026

### **Final Update Deadline [LDC § 25-5-113]:**

- **Failure to submit a final update by the deadline will result in the automatic denial of the application, unless:**
  - (1) The site plan application has been approved; or
  - (2) A request for an extension has been granted. [LDC § 25-1-82(F)]
- If the deadline falls on a weekend or [City of Austin holiday](#), the next City of Austin workday will be the deadline.
- The applicant or their agent is responsible for updating this site plan application and clearing all comments.

### **Update Submittals:**

- **All reviews are now indicated as informal update.** Please coordinate with reviewers to clear any remaining comments and pay any outstanding fees.
- When all comments are cleared, the Case Manager will circulate the final plan set for City of Austin required signatures. Please allow up to 5 business days for signatures to be completed.

### **Site Plan Approval:**

- The site plan will be approved when all requirements from each review discipline have been addressed.
- 25-2-581 - CENTRAL BUSINESS DISTRICT(CBD) DISTRICT REGULATIONS.
  - (1) council approval is required for a site plan for a convention center use. Approval of a site plan: (a) establishes the site development regulations; and (b) waives regulations that are inconsistent with the site plan, if any.
  - (2) A public hearing is required for each site plan considered under this subsection.
- Council approved the site plan on 7/24. Site plan is on the Council agenda on 9/25 for re-notification.



**REVIEWERS:**

R.O.W. : Richard Driscoll  
AW Pipeline Engineering : Jaron Hogenson

**R.O.W. Review** – Trip Driscoll  
trip.driscoll@austintexas.gov

ROW1: Utility Coordination case UCC-250410-01-03 is not complete. Utility Coordination case shall be complete and Completeness Letter issued by Utility Coordination staff to clear this comment.

**AW Pipeline Engineering** – Jaron Hogenson  
(512) 972-0235 - jaron.hogenson2@austintexas.gov

AWPE Redlines can be found here: <https://studio.bluebeam.com/share/y2cvs5fes5f5iy>

**END OF MASTER COMMENT REPORT**

**Comment Resolution Process:**

You can submit a Comment Resolution Request if:

1. You have identified two or more comments in your Master Comment Report that conflict with each other; and
2. You do not believe that the comments can be satisfied.

Comment Resolution Requests can only be submitted and resolved between review cycles. They cannot be submitted while the site plan is in review. Use the [Comment Resolution Request Web Form](#) to submit your request.

**Questions or Concerns? Contact Us:**

If you have any questions or concerns or if you require more information about this report, please do not hesitate to contact your Case Manager at the email address listed at the top of this report or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.