

**CITY COUNCIL
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2025-0018C **COUNCIL MEETING DATE:** July 24, 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

EXISTING ZONING: Central Business District (CBD)

PROPOSED USE: The applicant is proposing the construction of a new convention center. The Planning Commission approved this site plan on July 8, 2025. The demolition, excavation, and shoring of the existing convention center was approved by Planning Commission on March 25, 2025, and City Council on March 27, 2025 under case number SPC-2024-0356C.

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: See attached waiver requests.

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 completed its fourth round of review on July 11, 2025. The comment report is attached. The site development permit will not be issued until all reviews are approved. All reviews are currently approved or informal.

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
SELTexas
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



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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. HORIZONTAL SEPARATION BETWEEN STM-A (5' MANHOLE) AND THE EXISTING 24" WASTE WATERLINE HAS BEEN APPROVED DUE TO THE REQUIRED LOCATION OF THE PROPOSED STORM SEWER. THE PLAN AND PROFILE ARE PROVIDED ON SHEET 71 AND A DETAIL IS PROVIDED ON SHEET 99.
- 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. HORIZONTAL SEPARATION BETWEEN STM-C (CURB INLET) AND THE PROPOSED TREE HAS BEEN APPROVED DUE TO THE REQUIRED LOCATION OF THE PROPOSED INLET BEING RELOCATED. THE PLAN AND PROFILE ARE PROVIDED ON SHEET 74.
- 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. HORIZONTAL SEPARATION BETWEEN STM-A (5' MANHOLE) AND THE EXISTING 24" WASTE WATERLINE AT 12+74.47 STM-A HAS BEEN APPROVED DUE TO THE REQUIRED LOCATION OF THE PROPOSED STORM SEWER. THE PLAN AND PROFILE ARE PROVIDED ON SHEET 72 AND A DETAIL IS PROVIDED ON SHEET 99.
- 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. HORIZONTAL SEPARATION BETWEEN A CURB INLET TO BE RELOCATED AND THE PROPOSED TREE HAS BEEN APPROVED DUE TO THE REQUIRED LOCATION OF THE PROPOSED INLET BEING RELOCATED. THE INLETS ARE CURRENTLY EXISTING. THE PLAN IS PROVIDED ON SHEET 65.
- 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. HORIZONTAL SEPARATION BETWEEN THE EXISTING 24" RCP STORM DRAIN AND THE PROPOSED 6" DI WATERLINE (± 2.59 LF) HAS BEEN APPROVED DUE TO THE REQUIRED LOCATION OF THE PROPOSED INLET BEING RELOCATED. THE INLETS ARE CURRENTLY EXISTING. THE PLAN IS PROVIDED ON SHEET 93.

REVISION	NO.	DATE



7708 Rialto Blvd., Suite #25
Austin, Texas 78725
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TBPE # F-14629
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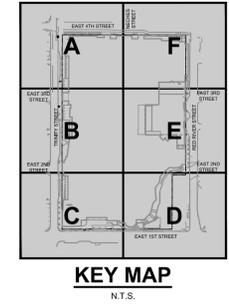
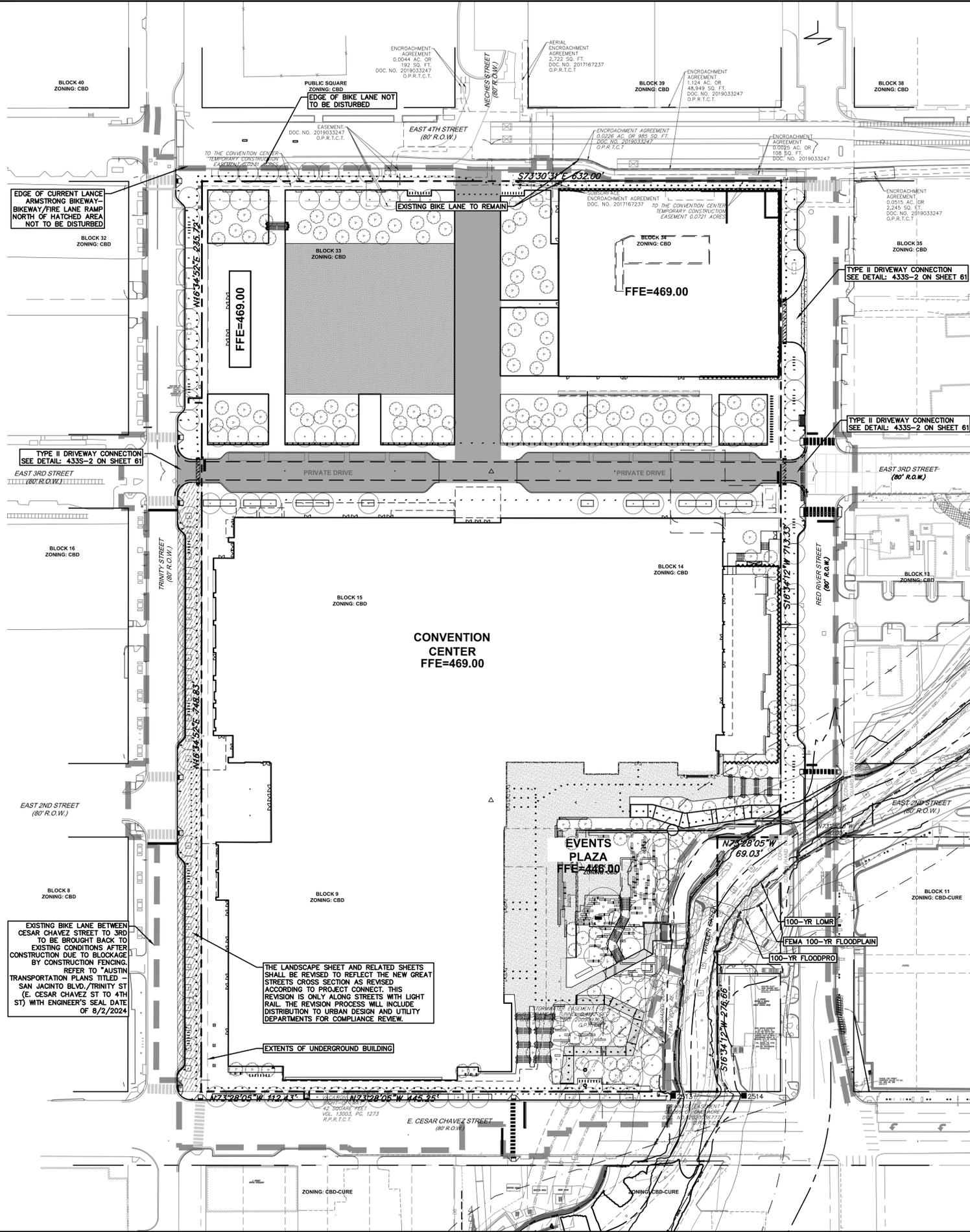
SHEET INDEX

ACCX - SITE PACKAGE
500 E. 3RD STREET
CITY OF AUSTIN

DRAWN BY: PSJLJGPB
DESIGNED BY: MLPB
QA / QC:
PROJECT NO.: 102746-00081

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OF 128

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SITE DATA TABLE	
ITEM	QTY.
EXISTING ZONING	CBD
PROPOSED ZONING	CBD
LAND USE DESIGNATION	CONVENTION CENTER
SITE ACREAGE	14.15 AC
EXISTING IMPERVIOUS COVERAGE PER SPC-2024-0356C:	554,737 SF
PROPOSED IMPERVIOUS COVERAGE:	554,500SF
BUILDING SQUARE FOOTAGE	541,035 SF
NUMBER OF STORIES	3
BUILDING HEIGHT	90'
SPACES PROVIDED: LOADING	0

EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
○		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		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
○		GRATE 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
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		DUMPSTER
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		FIRE LANE DESIGNATION
○		HANDICAP ACCESS ROUTE
○		CONCRETE SIDEWALKS
○		WALL
○		EXTENTS OF UNDERGROUND BUILDING
○		SIGN
○		WHEELSTOP
○		BOLLARD
○		FINISH FLOOR ELEVATION
○		PARKING COUNT (REGULAR SPACES)
○		PARKING COUNT (HANDICAP SPACES)
○		PARKING COUNT (PARALLEL SPACES)
○		HANDICAP SPACE
○		BIKE PARKING
○		BARRIAGE
○		LIMITS OF CONSTRUCTION
○		100-YR FEMA FLOODPLAIN

ACCESSIBILITY NOTES:

- SLOPES ON ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 402 INCLUDING A MAXIMUM CROSS SLOPE OF 1:48 AND MAXIMUM RUNNING SLOPE OF 1:20.
- RAMP ON ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 405.
- WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 403.
- PAVERS IN ACCESSIBLE ROUTE SHALL BE NON-BEVELED TO MINIMIZE WHEELCHAIR VIBRATIONS.
- 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.

GENERAL NOTES:

- ALL DIMENSIONS TO THE CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- FOR BICYCLE RACKS, BENCHES AND TREE WELL DETAILS NOTED ON THIS SITE PLAN REFER TO THE LANDSCAPE SHEETS FOR THOSE SPECIFIC DETAILS.
- REFER TO LANDSCAPE PLANS FOR STREETS/HARDSCAPE MATERIALS.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS SHALL 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 OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
- A DEVELOPMENT PERMIT MUST BE ISSUED 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 COST FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- EXISTING BIKE LANE FROM TRINITY STREET AND CESAR CHAVEZ STREET TO TRINITY STREET AND 3RD STREET WILL BE BROUGHT BACK TO PREVIOUS/EXISTING CONDITIONS DUE TO BLOCKAGE OF CONSTRUCTION FENCING. REFERENCE SAN JACINTO BLV./TRINITY ST. (E. CESAR CHAVEZ) SEALED AND DATED 8/2/2024.

REVISION

NO.	DATE	DESCRIPTION

7708 Rialto Blvd., Suite #25
Austin, Texas 78725
Tel: (512) 288-3284 Fax: (512) 288-2592
TBPE # F-14629
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OVERALL SITE PLAN

ACCX - SITE PACKAGE
500 E. 3RD STREET

CITY OF AUSTIN

PROJECT NO.: 102746-00081

DRAWN BY: PSLJUG/JPB
DESIGNED BY: MLPB
QA / OC:

SHEET
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OF 128

PROJECT NO.: 102746-00081

Know what's below.
Call before you dig.

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.

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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 3rd 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 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, 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.

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

biver0013@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@atlenewview.com

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

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

Signature [Handwritten Signature] 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 large scope -

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



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 read 'Jon Salinas', with a large initial 'J' and a stylized 'S'.

Jon Salinas, AIA
Chair – Design Commission
District 2



June 27, 2025

City of Austin
Development Services Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

RE: Driveway Storage Space Waiver Request – TCM 9.3.4.2.E/4.2.2
ACCX – Site Plan (SPC-2025-0018C)
500 E. Cesar Chavez Street
Austin, Travis County, Texas, 78701

On behalf of our client, we are requesting a waiver be granted from Section 9.3.4.2.E and 4.2.2 of the TCM.

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 into the Original City of Austin, 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 requesting a waiver from Section 9.3.4.2.E and 4.2.2 of the City of Austin Transportation Criteria Manual, which requires entry driveways equipped with controlled access gates to provide a minimum of 40 ft. of storage space measured from the gate to the property line. The location of the entry gate is approximately 150 LF south from the intersection of 4th street and Red River Street.

This waiver is necessary due to the purpose and location of the gate. The entrance will be to an underground loading dock. The only way to properly secure the loading dock is to have a remote operated gate at the entrance. Once inside the security gate, cars and trucks will have approximately 85 LF of storage. See "Exhibition Loading Dock Plan" (sheet 101) within the ACCX – Site Plan.

Additionally, this driveway width is greater than the standard due to the reasons mentioned. The non-standard driveway will result in a longer, unprotected pedestrian path across the driveway. Therefore, a waiver is also required for this crossing distance. This crossing has been highlighted across the driveway by providing colored or stamped concrete enhancements in the sidewalk that mimic continental crosswalk markings. These can be found on the Landscape Drawing sheet 120.



For the reasons stated above we ask that you approve this waiver from TCM section 9.3.4.2.E and TCM section 4.2.2

If you have any questions, comments, or concerns regarding the submittal package, please do not hesitate to contact our office.

Sincerely,

Jonathan E. Mckee, P.E.
Vice President





May 30, 2025

City of Austin
Development Services Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

RE: Separation Waiver Request – UCM 2.9.1 (B)
ACCX – Site Plan (SPC-2025-0018C)
4201 South Congress Avenue
Austin, Travis County, Texas, 78745

On behalf of our client, we are requesting a waiver be granted from Section 2.9.1 (B) of the UCM.

This project is requesting a waiver from Section 2.9.1 (B) of the City of Austin Utility Criteria Manual, which requires a minimum horizontal separation of 5 feet between existing or proposed AW infrastructure and all other non-AW infrastructure to maintain trench integrity.

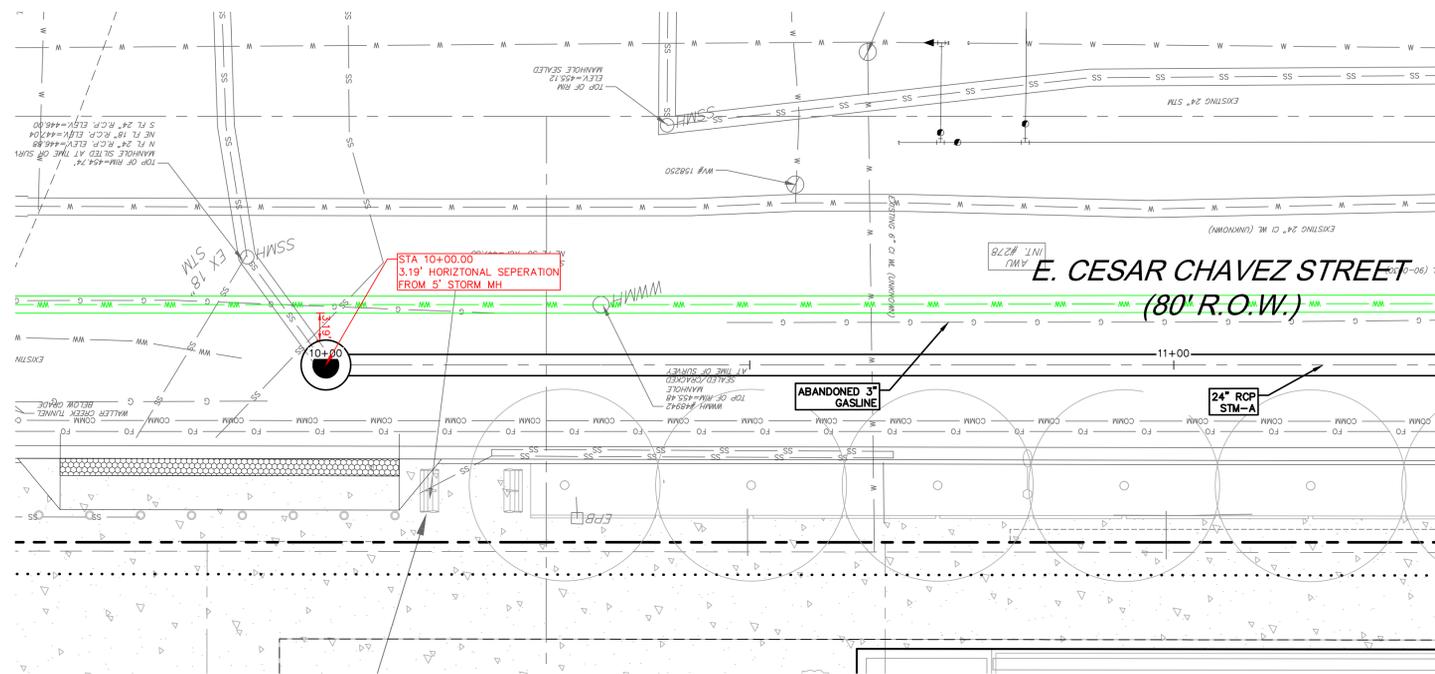
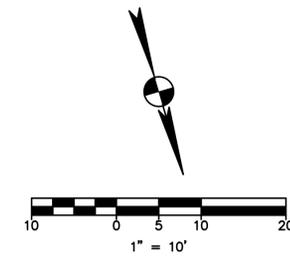
This waiver is necessary due to having to place a 24" RCP storm drain within a narrow street corridor (E. Cesar Chavez Street) with multiple existing underground utilities within a tight confined area. The area of interest can be found on sheet 67, STORM A PLAN & PROFILES STA 10+00 - 11+75, and can be seen as 3.17 LF separation from the existing 24" wastewater line to the 5' storm manhole at 10+00.00 STM-A. For the reasons stated above we ask that you approve this waiver from UCM Section 2.9.1 (B).

If you have any questions, comments, or concerns regarding the submittal package, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Langley', is written over a light blue horizontal line.

Matt Langley
Senior Consultant



EXISTING	PROPOSED	DESCRIPTION
(xxx)		PROPERTY LINE / R.O.W. LINE
(xxx)		RECORD INFORMATION
(x)		LIGHT POLE
(x)		GROUND LIGHT
(x)		POWER POLE
(x)		DOWN GUY
(x)		WATER MANHOLE
(x)		WATER LINE MARKER
(x)		UNDERGROUND CABLE MARKER
(x)		UNDERGROUND GAS LINE MARKER
(x)		UNDERGROUND TELEPHONE MARKER
(x)		GAS RISER
(x)		TELEPHONE RISER
(x)		SPRINKLER CONTROL BOX
(x)		SWITCH GEAR & PAD
(x)		TRANSFORMER (SIZE VARIES)
(x)		FIRE HYDRANT
(x)		WATER VALVE
(x)		WATER METER
(x)		WATER METER VAULT (SIZE VARIES)
(x)		CABLE TV RISER
(x)		ELECTRIC BOX
(x)		ELECTRIC METER
(x)		GAS METER
(x)		GAS VALVE
(x)		TRAFFIC CONTROL BOX
(x)		TRAFFIC SIGNAL POST
(x)		GRATE INLET
(x)		CURB INLET (SIZE VARIES)
(x)		GREASE TRAP (SIZE VARIES)
(x)		ELECTRIC MANHOLE (SIZE VARIES)
(x)		WASTEWATER MANHOLE (SIZE VARIES)
(x)		STORMSEWER MANHOLE (SIZE VARIES)
(x)		TELEPHONE MANHOLE (SIZE VARIES)
(x)		WASTEWATER CLEANOUT
(x)		WIRE FENCE
(x)		WOOD FENCE
(x)		CHAIN LINK FENCE
(x)		CURB & GUTTER
(x)		EDGE OF PAVEMENT
(x)		CONCRETE SIDEWALKS
(x)		WALL
(x)		LIMITS OF CONSTRUCTION
(x)		CONTOUR
(x)		STORMSEWER LINE
(x)		WATER LINE
(x)		FIRE LINE
(x)		WASTEWATER LINE
(x)		GAS LINE
(x)		UNDERGROUND ELECTRIC LINE
(x)		OVERHEAD ELECTRIC LINE
(x)		UNDERGROUND TELEPHONE LINE
(x)		UNDERGROUND CABLE AND INTERNET
(x)		UNDERGROUND TELECOMMUNICATIONS
(x)		100-YR FEMA FLOODPLAIN
(x)		FINISH FLOOR ELEVATION
(x)		FFE
(x)		TREE TO BE SAVED
(x)		HERITAGE / MATURE TREE

NO.	DATE	REVISION

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBP# F-14629
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**STM-A
WAIVER EXHIBIT**

**ACCX - SITE PACKAGE
500 E. 3RD STREET
CITY OF AUSTIN**

DRAWN BY: PSJUG/PB
DESIGNED BY: MLPB
QA / OC:
PROJECT NO.: 102746-00081

**SHEET
EXH
OF**

WATERSHED DEPT. WAIVER REQUEST	
LINE	STM-A
STATION(S)	10+00.00 - 11+60.91
WAIVER ON	HORIZONTAL SEPARATION DISTANCE
CRITERIA SECTION	UCM 2.9.1 (B)
JUSTIFICATION	THIS WAIVER IS NECESSARY DUE TO HAVING TO PLACE A 24" RCP STORM DRAIN WITHIN A NARROW STREET CORRIDOR (E. CESAR CHAVEZ STREET) WITH MULTIPLE EXISTING UNDERGROUND UTILITIES WITHIN A TIGHT CONFINED AREA. THE AREA OF INTEREST CAN BE FOUND ON SHEET 67. STORM A PLAN & PROFILES STA 10+00 - 11+75, AND CAN BE SEEN AS 3.17 LF SEPARATION FROM THE EXISTING 24" WASTEWATER LINE TO THE 5' STORM MANHOLE AT 10+00.00 STM-A. FOR THE REASONS STATED ABOVE WE ASK THAT YOU APPROVE THIS WAIVER FROM UCM SECTION 2.9.1 (B).
GRANTED BY WATERSHED DEPARTMENT	



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.



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: U2

Email: meg.greenfield@austintexas.gov

Project Name: ACCX - Convention Center C2
Location: 500 E 3RD ST

Submittal Date: June 27, 2025
Report Due Date: July 14, 2025
Final Report Date: July 11, 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.

REVIEWERS:

Planner 1 : Katie Luna
TPW-TDS : Juan Camou
Drainage Engineering : Juany Benitez
Water Quality : Juany Benitez
Drainage Engineering : Juany Benitez
Fire For Site Plan : Patrick Jones
Flood Plain : Sona Singh
Industrial Waste : Ashleigh Miller

Site Plan : Meg Greenfield
Site Plan Plumbing : Juan Beltran
R.O.W. : Richard Driscoll
AW Utility Development Services : Bradley Barron
Water Quality : Juany Benitez
AW Pipeline Engineering : Jaron Hogenson
AW Reclaim and Reuse : Prachi Patel

Water Quality Review – Juany Benitez
juany.benitez@austintexas.gov

WQ Review re-opened 7/10 - MO

FYI – Current Status: For Information Only

- 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.

FYI – Current Status: For Information Only

- Computations to support all drainage designs shall be submitted to the City for review. The computations should be in such a form as to allow for a timely and consistent review and also be made a part of the permanent City record for future reference. DCM 1.2.5

WQ 0 – Current Status: Informal

- U2: The only modification to the drainage plan was the addition of a discharge pipe at the Pond B outfall to reduce the discharge velocities to less than 6 fps.
- U1: The summary of the changes made are as follows: Small changes to the north pond have been made based on comments received and the furthering of the building design. The discharge location has been relocated from Red River to 4th Street as reviewed in our coordination meeting. The south pond has been combined into a single pond and rotated 180 degrees. The outfall for this pond was also relocated further south along Waller Creek due to coordination with the Waterloo Greenway team.
- U0: Provide a description of any changes made to the drainage design since the last update. If necessary, provide an updated engineering report to reflect those changes.

WQ 1 – Current Status: Informal

- U0: U1: U2: If a comment does not apply to this application or has already been addressed, please provide a description of why the comment does not apply. Responses should provide a detailed narrative describing how a comment has been addressed and specify on which sheet(s) any changes were made.

WQ 2 – WQ 6 – Current Status: Cleared

WQ 7 – Current Status: Informal

- **U2: Update Note 11(b) as follows: “... must be incorporated and submitted as part of an approved Site Plan Correction or Revision.” See screenshot below for reference.**
 - B. IMPLEMENTATION OF ANY CHANGES TO THE FINAL POND OUTFALL DESIGN ~~THAT MAY DIFFER FROM WHAT IS INCLUDED WITHIN THIS PLAN SET.~~
- U2: There is a concern over the discharge from the outfall which might cause channel erosion due to the outfall drop height and the streambed material. DCM 1.2.4.E(7) and DCM 5.8.0.
 - a. The ongoing coordination with the Waterloo Greenway team includes the details for the outfall connection. As a result, the design and specs for the outfall must be finalized prior to the issuance of a TCO, as indicated in Note 11 on the cover sheet.
- U1: Due to the ongoing coordination with the Waterloo Greenway (WQ) team and the geotechnical engineer, this comment will remain open until we receive evidence of approval from the WQ team.
- U0: In addition to WQ 6, said overflow plan and profile for WQ Pond B Plans encroaches on the erosion hazard zone (EHZ). Refer to DE2 comment for the EHZ analysis requirements.

WQ 8 – Current Status: Cleared

WQ 9 – Current Status: Cleared

- **U2: The pump information for Pond A has been provided.**
- U2: It seems that the pump information shown on the Water Quality B Pump Sheet pertains to Pond B. Please provide the information requested in U0 for Pond A
- U1: Comment remains
- U0: Provide plans, details and notes for the proposed pump(s) and wet well(s). ECM 1.6.7.5(A)(3).

WQ 10 – WQ 18 – Current Status: Cleared

WQ 19 – Current Status: Informal

- U2: The SPM Plan and RC has been received and sent to Legal for review. The site plan will not be approved until the SPM RC document number is provided on the cover sheet of the plans.
- U1: Comment remains
- U0: Provide a Subsurface Pond Maintenance Plan and a SPM Restrictive Covenant (template can be found here: <https://www.austintexas.gov/department/forms-applications#easement>). The site plan will not be approved until the SPM RC document number is provided on the cover sheet of the plans.

WQ 20 – WQ 24 – Current Status: Cleared

FYI – Current Status: For Information Only

- Additional comments may be generated from new material submitted during your next update.

Drainage Engineering Review – Juany Benitez
juany.benitez@austintexas.gov

DE Review re-opened 7/10 - MO

FYI – Current Status: For Information Only

- 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.

FYI – Current Status: For Information Only

- Computations to support all drainage designs shall be submitted to the City for review. The computations should be in such a form as to allow for a timely and consistent review and also be made a part of the permanent City record for future reference. DCM 1.2.5

DE 1 – Current Status: Cleared

DE 2 – Current Status: Informal

- **U2: During the meeting held on July 26, it was agreed that further information is necessary to further assess the claims made in the letter that supplements the geotechnical report.**
 - a. **A Note must be included on the cover sheet emphasizing the need of coordinating with WPD PDD to address the EHZ analysis and, if required, to implement protective works as part of an approved Site Plan Correction or Revision prior to issuance of a Temporary Certificate of Occupancy.**
- U2: The supplemental letter to the geotechnical report regarding the preliminary EHZ analysis has been sent to WPD for review. Feedback will be forwarded once the review is completed.
- U1: Due to the ongoing coordination with the Waterloo Greenway (WQ) team and the geotechnical engineer, this comment will remain open until we receive evidence of approval from the WQ team.
- U0: The erosion hazard zone (EHZ) Level 2 analysis requirement was deferred prior to this application. Given that there are proposed improvements encroaching on the calculated EHZ established by the Waterloo Greenway - Creek Delta project currently under construction, a Level 2 analysis is required for this application.
 - a. Please provide evidence of collaboration with the Waterloo Greenway – Creek Delta team to confirm that all stakeholders are aligned with the provided erosion control measures.

DE 3 – DE 9 – Current Status: Cleared

DE 10 – Current Status: Informal

- U2: The response to this comment indicates that the storm sewer inlet plan and profile will be included in the new storm drain project on the west side of Trinity, in collaboration with the WPD

Project Connect team. Therefore, the design and specs for this infrastructure must be finalized before the issuance of a TCO, as indicated in Note 12 on the cover sheet.

- a. See DE16 and DE17 for further information related to this partnership.
- U1: Below is the U1 feedback
- U0: Could you please clarify if there is a plan in place to manage the stormwater on the streets?
 - a. The proposed plans include the relocation of a storm inlet located on the east side at Trinity St, identified as STM-C. However, there are two curb inlets in the vicinity of this intersection. Please clarify if the existing curb inlet just north of the street intersection will remain
U1: Please provide plan and profile for the relocated inlet located north of the intersection between Trinity River and East 3rd Street
 - b. More detail is needed to understand what infrastructure will remain and how the street capacity will be impacted.
 - c. Refer to comment DE17 for information regarding the removal of the existing 30" RCP.

DE 11 – DE 15 – Current Status: Cleared

DE 16 – Current Status: Informal

- **U2: Pending comment resolution.**
- U2: A waiver to DCM 5.7.1(I &J) has been sent to WPD for their review. Feedback will be forwarded once the review is completed.
- U1: The response to this comment indicates that the street trees have been shifted to clear the conflict. See DE17 for feedback regarding coordination with the WPD-PC Team.
- U0: Proposed street trees conflict with the existing 30" storm drain an inlet on the east side of Trinity between 3rd and 4th.

DE 17 – Current Status: Informal

- **U2: Pending comment resolution.**
- U2: The information provided on the *Storm Sewer Demo and Inlet Re-Connection* sheet is currently a work in progress and does not include the necessary design elements required for an evaluation with this update. WPD-PC is aware of the updated information and will coordinate with the design team to incorporate the new infrastructure as part of a SP Correction or SP Revision.
 - a. Please remove this sheet from the plan set and include the notes Diana Wang sent in an email on June 18 that are outlined in Item 3.
- U1: Due to the ongoing coordination with the WPD Project Connect (WPD-PC) team and the CC team, this comment will remain open until we receive evidence of approval from the WPD-PC team.
- U0: Coordinate with WPD on a partnering opportunity that would allow for removal of the existing 30" storm drain on the east side of Trinity between 3rd and 4th St., eliminating conflicts with proposed improvements. WPD and the Convention Center project management team have discussed stormwater rerouting in the area, which is part of a larger solution that includes ATP Austin Light Rail (Project Connect). Please reach out to Diana Wang (diana.wang@austintexas.gov) for more information.

DE 18 – Current Status: Cleared

DE 19 – Current Status: Informal

- **U2: Pending comment resolution.**

- U2: The waivers have been sent to WPD for their review. Feedback will be forwarded once the review is completed.
- U1: There are multiple instances where the minimum horizontal clearance is not been met. A request for waiver explaining why it is not feasible to meet the design criterion would be required. DCM 5.7.1.E & F
- U0: Demonstrate adequate horizontal and vertical clearances between the public storm drains and other utilities. DCM 5.7.0
 - a. Call out any areas where minimum clearances are not being met.
 - b. For each occurrence where the minimum clearances are not satisfied, a waiver from DCM 5.7.0 will be required. Refer to DE21 for information regarding waiver requests

DE 20 – Current Status: Informal

- U2: The StormCAD model has been sent to WPD for review. Feedback will be forwarded once the review is completed.
 - a. Since the storm sewer model is associated with the new storm drain project on the west side of Trinity, in collaboration with the WPD Project Connect team, the approval of the model must be obtained before the issuance of a TCO, as indicated in Note 12 on the cover sheet.
 - b. See DE16 and DE17 for further information related to this partnership.
- U1: Due to the ongoing coordination relating to the Hydraulic Models, this comment will remain open until we receive evidence of approval from the WPD.
- U0: Submit Storm Sewer or Hydraulic models for all connections to existing COA infrastructure for review by the Watershed Protection Department.

DE 21 – Current Status: informal

- **U2: Pending comment resolution.**
- U2: The waivers have been sent to WPD for their review. Feedback will be forwarded once the review is completed.
- U1: The response to this comment indicates that several waiver requests to DCM standards were included in this update. However, no waivers were received.
- U0: To request a DCM waiver, please provide a letter (typically 1-2 pages of text plus exhibits) either addressed to your DSD Drainage Reviewer or Watershed Protection Department with the following:
 - the Address of the site, project name, and permit number
 - the section of DCM for the waiver(s),
 - EXHIBITS that show the location of the waiver request, corresponding plan, profile, and detail sheets (for any non-standard infrastructure), as appropriate. Please circle in red or highlight the waiver portion of the plans; for waivers related to storm drains and SD easements include plan and profiles.

The letter should:

- explain why the DCM cannot be met
- why the proposed solution is the only feasible option in this scenario
- provide justification for the waiver request, which may require calculations to prove no other property or ROW will be adversely affected by the waiver

DCM waivers require substantial review since they are requests for non-compliance, therefore they can add significant review time. To reduce review time please review the justification with your DSD Drainage Reviewer if you have one or Project Sponsor before submitting it to WPD.

DE 22 – Current Status: Informal

- **U2: Pending comment resolution.**
- U2: Comment remains
- U1: The waiver notes added to the Sheet Index pertain to waivers to the UCM. Please update the code reference in the documents and ensure they are signed and sealed by a Texas Registered Professional Engineer. After making the required updates, please resubmit the documents.
- U0: For approved DCM waivers, a wavier note should be added to the Cover Sheet and Storm Drain sheet, (modify as appropriate):
DCM Waiver Note
On X/X/XX (date) this project received approval from the Watershed Protection Department of a waiver to Section X.X.X of the COA Drainage Criteria Manual. XXX has been approved due to XXX. The plan and profile are provided on Sheet XX and a detail is provided on Sheet XX

DE 23 – Current Status: Cleared

FYI – Current Status: For Information Only

- FYI: Additional comments may be generated from new material submitted during your next update.

AW Utility Development Services – Bradley Barron (512) 972-0078 - bradley.barron@austintexas.gov

AW1. – Current Status: Pending

U2: Service Extension Requests 6057 (W), 6058 (WW), and 6059 (RW) are currently in review and must be approved prior to development plan approval. For status, contact Brett Ueno at (512)972-0187 or Brett.Ueno2@austintexas.gov.

Reference: Per §25-9

AW2. – Current Status: Cleared

AW3. – Current Status: Pending

U2: Design for SER required water, reclaimed water, and wastewater shall be included in plan submittal or under concurrent review as a separate site plan. As designed plans do not comply with approved SERs 6057 (W), 6058 (WW), and 6059 (RW).

Reference: Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code

AW4. – Current Status: Pending

U2: Once the SERs are approved per AW1 and the design included within plan set per AW3, a profile view shall be provided for all water mains, reclaimed water mains and wastewater mains per UCM 2.5.1(E)(3) which requires that the plan view and associated profile view shall appear on the same sheet with the plan view at the top half of the sheet.

Reference: Per Utility Criteria Manual Section 2.5.1(E)(3), 2.5.2 and 2.5.3

AW5. – Current Status: Pending

U2: The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Jaron Hogenson with Pipeline Engineering at (512)972-0235 or Jaron.Hogenson2@austintexas.gov.

Reference: Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code

Electric Review – Tiezheng Zhao
(512) 972-8482 - tiezheng.zhao@austinenergy.com

Approved.

All comments cleared. Please continue working with AE Network Design Lead Mr. Rudy Vela for project completion.

Be advised, however that the electric facilities shown on this site plan are considered conceptual. The layout shown should not be used for bidding and the final electric design as done by Austin Energy may vary from that shown. Changes to the site plan may be required.

Keep in mind the designer may require and/or request additional information to be able to complete the design and the proposed facility locations may be subject to change based on design.

FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

TPW-TDS Review – Juan Camou
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The following items, TPW 6, TPW 24, TPW 54, TPW 56, TPW 57, TPW 58, TPW 81 and TPW 82 have been cleared for now, pending construction coordination and correction to the site plan. They will be addressed during the construction phase through site plan correction.

TDS will continue working with the consultant to finalize the TIA memo following site plan approval. A SIF assessment must be completed before a building permit can be issued. The assessment will inform the appeal review process, and resolution is required prior to permit approval.

TPW 1: Comment Status: Cleared

- ATSD U0: Tree plantings next to Lance Armstrong Bikeway in ROW were required as part of downtown station construction. Show in site plan sheets that these are to remain.
- ATSD U1: Comment Cleared.

TPW 2: Comment Status: Cleared

- ATSD U0: In site plan sheets, not enough information is shown to ensure that terracotta concrete bikeway will remain unchanged. Show additional information including dimensions to show that the trail will remain at the same width and maintain the existing edge treatments differentiating it from the pedestrian paths.
- ATSD U1: Not yet addressed. Response to comments says that information has been added to indicate bikeway along 4th will remain unchanged through project. But that is not shown in demo, site plan, paving, or grading sheets.
- ATSD U2: Comment Cleared.

TPW 3: Comment Status: Cleared

- ATSD U0: At the SE corner of 4th/Trinity, it appears that the intent is to remove existing ped ramp and widen to around 12-14'. This is our preference as well due to high ped volumes, but plans should be clear about where this ramping begins and dimension the ramp. Note that there is already a 24' bikeway/fire lane ramp with bollards next to this new ramp that needs to be called out as remaining. Will this new wide ped ramp be an extension of the bike/fire ramp or separate?
- ATSD U1: Comment Cleared.

TPW 4: Comment Status: Cleared

- ATSD U0: There is an existing two-way bikeway on the west side of Trinity between Cesar Chavez and 4th Street. This must be shown as being reinstalled after construction of the Convention Center with the same dimensions, markings, and protection devices. The comment response letter states that there is only a two-way bikeway on Trinity between 3rd and 4th. This is inaccurate and the bikeway extends down to Cesar Chavez. The plans need to show the bikeway down to Cesar Chavez being reinstalled to existing conditions after site construction.
- ATSD U1: Not yet addressed.
 - a. The Paving and Restoration sheet was updated to include the note "bike lane to be replaced back to existing conditions" between 3rd and 4th. But nothing has been included to indicate that the two-way bikeway (that has already been removed by the project) will be brought back to its previous condition. This must be shown as being reinstalled after construction of the Convention Center with the same dimensions, markings, and protection devices. The proper place for that would be to note that it will be restored in the Restoration sheet and to show the dimensions and details of the restoration in the Striping or Site Plan sheets. Note: it is understood that the ultimate ATP cross section of Trinity would vary from what was there. But this site plan needs to stand alone regardless of whether the rail project happens; to do that the site plan needs to show replacing the bikeway from Cesar to 3rd that was removed by the project.
 - b. Two-way bike lane on Red River between Cesar Chavez and 4th is being called out in the Transportation Improvement Plan sheet as discussed in meetings to meet ASMP/TCM. Site plan needs to show additional information about the design of this bike lane and overall construction on Red River including a proposed cross section. Understood that the tie-in point on the south will be reliant on the Waterline intersection improvements which are under design and can be shared. Note: The dimension of the bikeway on Red River impact the behind curb dimensions on ACC frontage as well as whether the proposed bultouts can be approved. For this reason, design and dimensions of the proposed bikeway should be discussed soon and shown on the plan sheets.
- ATSD U2: Comment Cleared.

TPW 5: Comment Status: Cleared

- ATSD U0: From the Trinity streetscape plan shown on the site plan sheets, it's not clear that this plan aligns with the ATP light rail plan as discussed in meetings, particularly where new tree plantings and bulbouts are shown. We'd recommend either showing the ATP design as "work by others" to be clear ACCX frontage does not conflict or add a callout that "a site plan correction will occur prior to construction to align with light rail plans".
- Please show compliance with Urban Desing, TPW and ATP requirements.
- ATSD U1: Comment Cleared. Addressed by note in Site Plan sheet and cover sheet. Note that in previous meeting, it was agreed that parking insets would be shown as removed in the site plan sheets in the event that the rail project does not move forward.

TPW 6: Comment Status: Pending-Coordination

- ATSD U0: For the pedestrian crossing on Red River at the Waller Creek bridge, as discussed in meetings, it's unclear how this crossing will meet ADA on the east side of the bridge and how pedestrians will be ramped up to the sidewalk. This could be achieved as part of the bikeway proposed on the east side of the street, but more information is needed. Note that anything proposed on this bridge will need to go through review of the Street and Bridge Division to ensure any new loading can be supported structurally.
- ATSD U1: Not yet addressed but understood this is being studied and in progress. Comment should be left open as we continue to coordinate ADA compliance and Street and Bridge approval of bridge modifications.
- ATSD U2: Not yet addressed but understood this is being studied and in progress. Based on our meeting with applicant and Street and Bridge this week, bulbout that is shown at the PHB location will not work with the bridge loading. We will continue working on a design with the applicant.

TPW 7: Comment Status: Cleared

- AM U0: There is no information provided related to the signal at the intersection of 4th & Red River. Existing signal equipment is located within the demolition area. Site plan does not address temporary signals during construction, nor replacement of signal equipment after construction.
- AM U1: Comment Cleared. Repair and/or replacement of signal infrastructure damaged during construction shall be the responsibility of the contractor.

TPW 8: Comment Status: Cleared

- LDE U0: The plans show several ramps with domes to remain on the west side of Trinity and the east side within their construction zone show no receiving ramps. Ramps with domes will need to be added on the west side with their construction zone.
- LDE U1: Pending.
- LDE U2: Comment Cleared.
 - a. Noticed the truncated domes on the east side of Trinity or wider than the dome section on the west along with some of the domes on the east side will not hit the domes on the west. The ramps on the west will need to be address so all pedestrians have the same ability to get off the street quickly (blind people will not hit the domes).
 - b. Place a note/dimension showing the proposed ADA width on the plan sheet for each block section.
 1. Address the private drive ramps. There are ramps on the east side of private drive and not on the west side. Need to ensure PROWAG R305.2.8 Driveways is followed "Where driveways are controlled with yield or stop control devices or traffic signals, detectable warning surfaces shall be provided on the pedestrian

circulation path where the pedestrian circulation path meets the driveway." The plan sheet does not show a control device.

2. The driveway approaches on Red River will need waivers because the ADA sidewalk crossing will not meet the location within standard detail 433S-2. Provide detailed driveway plan sheet. Show the width of the ADA pathway within the driveway approaches matches the width of the ADA pathway on both sides of the approaches.

TPW 9: Comment Status: Cleared

- LDE U0: Please identify structures in the ROW. A license agreement may be required for structures in the right of way.
- LDE U1: Comment Cleared

TPW 10: Comment Status: Cleared

- OCE U0: Plans show the removal of the existing bike lane along 4th St. Please provide details for the newly proposed bike lane on 4th St.
- OCE U1: Comment Cleared.

TPW 11: Comment Status: Cleared

- OCE U0: The paving & restoration plan only shows the location of the heavy-duty Pavement. Where are you proposing the different types of pavements?
- OCE U1: Comment Cleared.

TPW 12: Comment Status: Cleared

- OCE U0: The paving & restoration plan shows the proposed driveways to be heavy-duty Pavement. Please comply and note that all the proposed driveways must comply with detail 433S-2 Type II driveway.
- OCE U1: Comment Cleared.

TPW 13: Comment Status: Cleared

- OCE U0: Please add the cross-sectional detail for the pavement section as recommended on the pavement design report dated 11/ 27/2024.
- OCE U1: Comment Cleared.

TPW 14: Comment Status: Cleared

- OCE U0: Please clarify the pavement type for the heavy-duty pavement and provide traffic calculations for the pavement recommendations on the Geotechnical report dated 11/27/24.
- OCE U1: Comment Cleared.

TPW 15: Comment Status: Cleared

- OCE U0: Please add detail 1100S-2 for the restoration of flexible pavement.
- OCE U1: Comment Cleared.

TPW 16: Comment Status: Cleared

- OCE U0: • Please add detail 1100S-7 for the street repair requirements.
- OCE U1: Comment Cleared.

TPW 17: Comment Status: Cleared

- OCE U0: Please note that anything proposed on the Waller Creek bridge will need to be reviewed by the OCE's Bridge & maintenance team
- OCE U1: Please provide information per comment TPW 06. Show how the project on Red River will be tying the sidewalk into the bridge which goes over Waller Creek.
- OCE U2: Comment Cleared.

TPW 18: Comment Status: Cleared-Coordination will continue regarding final location on or adjacent to site.

- PC U0: Please note there are areas along this proposed project that are in the location of Austin Transit Partnership's (ATP) proposed Austin Light Rail project. As the Austin Light Rail project advances in design and construction, future coordination will be required.
- PC U1: Comment remains; comment updated as follows for clarity: On Page 4, add a Construction Note for the ACCX contractor to coordinate construction activities with Austin Light Rail Phase 1 project. Please see additional items to be coordinated and provide information on next update.
 - a. Page 46: The future building entrances for Block 9 along Trinity Street are adjacent to future Light Rail Station platform. Have the plans show the future light rail station (in its ultimate condition, with the future platform extension) so that any ingress/egress from the station and the building is clearly communicated in the design.
 - b. Page 46: Provide space in the Block 9 building for housing train control and communication (TC&C) equipment needed for operation of the Light Rail Station. Per prior coordination and information provided to ACCX designer the required space is 10'(W)x30'(L)x10'(H). Provision for conduit entrances for a ductbank with 24-4" conduits shall be provided from the station platform to the TC&C room to be located within the building.
- PC U2: Coordination will continue regarding final location on or adjacent to site.

TPW 19: Comment Status: Cleared

- PC U0: When crossing the proposed Austin Light Rail guideway on Trinity Street, refer to the Utility Rules of Practice (UROP) for the Light Rail Transit Program.
- PC U1: Comment remains; comment updated as follows for clarity: On Page 5, under "Utility Notes" add a note for the contractor to comply with the latest version of ATP and City of Austin's Utility Rules of Practice (UROP) and maintain the required Utility Free Zone along Trinity Street for Austin Light Rail Phase 1 project.
- PC U2: Comment Cleared.

TPW 20: Comment Status: Cleared-Coordination with ALR project will continue before and during construction.

- PC U0: Requesting CAD files to be shared.
- PC U2: Comment cleared but coordination with ALR project will continue before and during construction.

TPW 21: Comment Status: Cleared-Coordination with ALR project will still continue before and during construction.

- PC U0: Page 41 - Design should be coordinated to account for future LRT tracks turning through.
- PC U1: Comment remains; comment updated as follows for clarity: This comment applies to Sheet Page 45 in current set. 3rd Street/Trinity intersection geometry should match future Austin Light Rail Design plans.
- PC U2: Coordination with ALR project will still continue before and during construction.

TPW 22: Comment Status: Cleared-Coordination with ALR project will still continue before and during construction.

- PC U0: Page 41 – Coordinate design with future LRT alignment to minimize removal and replacement of new amenities being designed.
- PC U1: Comment remains; comment updated as follows for clarity: This comment applies to Page 45 and 46 of current set. Match roadway edge of curb to ALR Phase 1 design along Trinity street. Show future LRT guideway and future station.
- PC U2: Coordination with ALR project will still continue before and during construction.

TPW 23: Comment Status: Cleared

- PC U0: Page 41 – The Austin Light Rail Project proposed guideway will be in conflict with the proposed street trees, benches and bike racks.
- PC U1: Comment Cleared.

TPW 24: Comment Status: Pending- Legal Document/Coordination

- PC U0: 5. Page 42 – making sure that there is coordination for the agreed 4' overlap of station platform and convention center property.
- PC U1: Comment remains; comment updated as follows for clarity: This comment applies to Page 46 of current set. Require declaration of use/easement for transit station purposes for extents of 4-foot width shared use zone for Austin Light Rail civil / station platform elements as coordinated previously. Show easement area on plans.
- PC U2: Continued coordination with ATP to be required; comment updated as follows for clarity: Austin Light Rail will require 4-foot declaration of use/easement to be shown on Convention Center plans (via Correction process after continued coordination) for extents of shared use zone (from Cesar Chavez ROW to approximately 395' north of ROW line), as previously coordinated.

TPW 25: Comment Status: Cleared

- PC U0: Page 42 – Needs to be re-designed taking into account future LRT tracks and station. Coordinate grading.
- PC U1: Comment Cleared.

TPW 26: Comment Status: Cleared

- PC U0: Page 42 – Austin Light Rail Project proposed guideway, station platform, and canopies will be in conflict with proposed street trees, benches and bike racks.
- PC U1: Cleared.

TPW 27: Comment Status: Cleared

- PC U0: Page 42 – Austin Light Rail Project proposed station platform will conflict with proposed crosswalk on the south side of 2nd Street.
- PC U1: Comment Cleared.

TPW 28: Comment Status: Cleared-Coordination with ALR project will still continue before and during construction.

- PC U0: Page 46 – The proposed Austin Light Rail Project will conflict with proposed traffic signals. Further coordination needed with TPW and ATP.
- PC U1: Comment remains; comment updated as follows for clarity: This comment applies to Page 52 of current set. Per discussion with ACCX designer and Austin TPW department it was agreed that the 2nd Street/Trinity and 3rd Street/Trinity would be designed as 4-way stop controlled intersections. This is not reflected in the current design. It was agreed that Austin Light Rail project will install signals at these intersections.
- PC U2: Coordination with ALR project will still continue before and during construction.

TPW 29: Comment Status: Cleared

- PC U0: Page 46 – The proposed Austin Light Rail Project will conflict with proposed traffic signals. Further coordination needed with TPW and ATP.
- PC U1: Cleared. Duplicate comment.

TPW 30: Comment Status: Cleared

- PC U0: Page 57 – Coordinate grading to ensure flow can be picked up and connect to trunk. Consider desire to gravity flow and depth of URZ. If tree wells to remain also coordinate flow from tree wells to an outlet location.
- PC U1: Comment cleared with additional FYI for applicant: Inlet and pipe built with Convention Center project will be removed and reconstructed when ALR is constructed.

TPW 31: Comment Status: Cleared

- PC U0: Page 58 – Further coordination with the ALR Project is required for the proposed grading along Trinity Street for the future ALR station platform. Requesting CAD files and additional grading (.dtm) information as available.
- PC U1: Comment cleared with additional FYI for applicant: Inlet and pipe built with Convention Center project will be removed and reconstructed when ALR is constructed.

TPW 32: Comment Status: Cleared

- PC U0: Page 69 – Coordinate connection for service with relocation of Chilled Water main. Consider constructability and phasing of both projects. Eg. below URZ without elevations changes that would be detrimental to function. For "opening day" of either/both projects consider if isolation valve(s) would allow for easier/less disruptive construction on subsequent project.
- PC U1: Comment Cleared.

TPW 33: Comment Status: Cleared

- PC U0: Page 76 – Telecom conduit need to be coordinated with LRT guideway and in accordance with UROP. Preference is to shift telecom services off of Trinity Street or north of 3rd Street.
- PC U1: Comment cleared with additional FYI for applicant: Convention Center should be aware the service lines will likely require vertical adjustments as part of the ALR project.

TPW 34: Comment Status: Cleared

- PC U0: Page 76 – Telecom conduit need to be coordinated with LRT guideway and in accordance with UROP. Preference is to shift telecom services off of Trinity Street or north of 3rd Street.
- PC U1: Comment Cleared. Duplicate comment.

TPW 35: Comment Status: Cleared

- PC U0: Page 93 – The Austin Light Rail Project proposed guideway will be in conflict with the proposed street trees.
- PC U1: Comment Cleared.

TPW 36: Comment Status: Cleared

- PC U0: Page 94 – The Austin Light Rail Project proposed guideway and station platform will be in conflict with the proposed street trees.
- PC U1: Comment Cleared.

TPW 37: Comment Status: Cleared

- PC U0: Page 50 – Consider reviewing this access with LRT in ultimate condition.
- PC U1: Comment Cleared.

TPW 38: Comment Status: Cleared

- PC U0: Page 52 – Bear in mind these will cross LRT tracks in ultimate condition.
- PC U1: Comment Cleared.

TPW 39: Comment Status: Cleared

- PC U0: Page 52 – Will need to cross platform in ultimate condition.
- PC U1: Comment Cleared.

TPW 40: Comment Status: Cleared

- PC U0: Page 57 – Refer to email sent Jan 30, noting coordination efforts for an ultimate tie-in for grading and drainage. Excerpt: "With respect to the drainage, similar to the chilled water coordination, we should review an ultimate tie-in with HNTB. The connection to the trunk as shown would require a traversing below the URZ/UFZ and it may not be feasible by gravity. We should also understand how the tree wells will be drained.
- PC U1: Comment Cleared.

TPW 41: Comment Status: Cleared.

- PC U0: It looks as though the tree wells are being drained back to private property (away from curblin), but not sure where it would go from there. Could you please request HNTB look at the inlet and determine how this inlet could be picked up in the design of the LRT? "
- PC U1: Comment Cleared.

TPW 42: Comment Status: Cleared

- PC U0: Page 67 - See note on plan sheet re: ultimate flow. Review with consideration that storm should be below URZ.
- PC U1: Comment Cleared.

TPW 43: Comment Status: Cleared

- PC U0: Page 71 - Request information from what provider is connecting here. The backbone line in the ROW will require relocation and thus so will the service connection.
- PCU1: Comment Cleared.

TPW 44: Comment Status: Cleared

- PC U0: Page 71 - Request information from what provider is connecting here. The backbone line in the ROW will require relocation and thus so will the service connection.
- PC U1: Comment Cleared. Duplicate comment.

TPW 45: Comment Status: Cleared

- PC U0: Page 71 - Review if it would best to push this further east to avoid construction conflict with MUP/bike lane.
- PC U1: Comment Cleared.

TPW 46: Comment Status: Cleared

- PC U0: Page 71 - Refer to Jan 30th email about coordinating tie-in point for chilled water.
- PC U1: Comment Cleared.

TPW 47: Comment Status: Cleared

- TED U0: The streetscape changes on the CapMetro Plaza remove shade trees that provide shade for both the bike facilities and the pedestrian path. Please keep existing configuration that includes shade trees and landscaping between the bike lane and sidewalk.
- TED U1: Cleared.

TPW 48: Comment Status: Cleared

- TED U0: ~~The streetscape changes on the CapMetro Plaza remove shade trees that provide shade for both the bike facilities and the pedestrian path. Please keep existing configuration that includes shade trees and landscaping between the bike lane and sidewalk.~~2. The proposed curb ramp at 4th and Trinity needs more details to be reviewed. Unclear why the existing curb ramp design cannot be retained.

- TED U1: Partially cleared. Additional information required on what is accomplished with a wider curb ramp on only the east side of the intersection and not widening the ramp on the west side or the bike barrier curb. Curb ramps are needed to meet ADA requirements, but a majority of the pedestrians would be able to cross outside of the ramp area so maintaining the existing configuration should be sufficient if the barrier curb and receiving ramp on the west side are not. It's also unclear how the proposed curb ramp will tie into the bike curb ramp to the north. Additionally, the curb ramp needs to be wholly within the crosswalk striping.
- TED U2: Cleared.

TPW 49: Comment Status: Cleared-Coordination During Construction Required

- TED U0: The curblin along Trinity Street appears to be recessed similar to existing conditions which accommodates a bus zone. With the redevelopment it was understood that the bus zone would be accommodated on the private drive of the 3rd Street extension. Please clarify how this curblin is planned to be used as the space would be better utilized as additional sidewalk area to accommodate the high pedestrian volumes generated by the Convention Center.
- TED U1: Comment remains. While 3rd Street may be shut down occasionally, Trinity Street will have two travel lanes but traffic volumes on Trinity Street do not support the need for two travel lanes. In situations when 3rd Street is unavailable, loading could occur in the travel lane adjacent to the Convention Center. Recommend removal of the inset to improve the pedestrian facilities.
- TED U2: Cleared with the understanding that the Convention Center design team will continue to coordinate with TED on this curblin.

TPW 50: Comment Status: Cleared

- TED U0: More detail is needed for the curb ramps and curblin on the east side of Trinity/3rd Street and Trinity/2nd Street. As shown it appears as if curbing is missing and it is unclear how/if pedestrians will ramp up to sidewalk level. Additionally, detectable warning surfaces are proposed to cross 3rd Street at Trinity but they are not located along the accessible path.
- TED U1: Additional information required on what is accomplished with a wider curb ramp on only the east side of the intersection and not widening the ramp on the west side or the bike barrier curb. Curb ramps are needed to meet ADA requirements, but a majority of the pedestrians would be able to cross outside of the ramp area so maintaining the existing configuration should be sufficient if the barrier curb and receiving ramp on the west side are not. It's also unclear how the proposed curb ramp will tie into the bike curb ramp to the north. Additionally, the curb ramp needs to be wholly within the crosswalk striping.
- TED U2: Cleared.

TPW 51: Comment Status: Cleared

- TED U0: Please redesign the curb ramps at the NE corner of Trinity and Cesar Chavez such that directional curb ramps are provided. The curb ramp to cross Cesar Chavez needs to align with the receiving ramp on the south side the street.
- TED U1: Cleared.

TPW 52: Comment Status: Cleared

- TED U0: Please coordinate with CapMetro to ensure the bus stop facilities are retained.
- TED U1: Cleared.

TPW 53: Comment Status: Cleared

- TED U0: Sidewalk facilities along Cesar Chavez that pinch down to 7 ft are substandard and not sufficient to accommodate high pedestrian volumes generated by the Convention Center. Additional comment: planting area for proposed trees along Cesar Chavez needs to be replaced with walkable grates to provide additional space for the high pedestrian volumes generated by the Convention Center.
- TED U1: Cleared.

TPW 54: Comment Status: Pending- AMD Coordination

- TED U0: Need more details for the curb ramps at the proposed pedestrian signal on Cesar Chavez. Curb ramps on the south side of Cesar Chavez need to be shown.
- TED U1: Additional information required on this PHB location and would like to know what the anticipated pedestrian loads will be to necessitate a 40 ft long curb ramp. The curb ramp does not need to be the entire width of the crossing. Also, cannot locate a sheet in this plan set that shows curb ramps on the south side of Cesar Chavez for this PHB. Please indicate which sheet shows these curbs ramps.
- TED U2: Please show the standard 10 ft wide continental crosswalk markings. Also, the stop bars are not in the correct location in relation to the PHB signal heads. Please reach out to AMD for details for PHB markings and signage requirements.

TPW 55: Comment Status: Cleared

- TED U0: Is the proposed "pedestrian traffic signal" on Cesar Chavez intended to be different than a pedestrian hybrid beacon? Additional comment: please change "pedestrian traffic signal" label to pedestrian hybrid beacon.
- TED U1: Cleared.

TPW 56: Comment Status: Pending- AMD Coordination

- TED U0: More discussion is needed on the design of the pedestrian hybrid beacon proposed on Red River north of 2nd Street.
- TED U1: Please reach out to schedule meeting with Central Area Engineer to further discuss design.
- TED U2: Please show the standard 10 ft wide continental crosswalk markings. Also, the stop bars are not in the correct location in relation to the PHB signal heads. Please reach out to AMD for details for PHB markings and signage requirements.

TPW 57: Comment Status: Pending

- TED U0: Need more details on curb ramps at the 3rd and Red River intersection. Need receiving curb ramps on the east side of Red River. Need clarification on why different crosswalk markings are proposed between the north and south crossings. Additional comment: The crosswalk markings in question are the east to west crosswalks that cross Red River Street and why the markings on the south side of the intersection are proposed to be wider than the ones on the north side of the intersection.
- TED U1: Additional information required on what is accomplished with a wider curb ramp on only the east side of the intersection and not widening the ramp on the west side or the bike barrier curb. Curb ramps are needed to meet ADA requirements, but a majority of the pedestrians would be able to cross outside of the ramp area so maintaining the existing configuration should be sufficient if the barrier curb and receiving ramp on the west side are not. It's also unclear how the

proposed curb ramp will tie into the bike curb ramp to the north. Additionally, the curb ramp needs to be wholly within the crosswalk striping.

- TED U2: Please change the 10 ft wide curb ramps on the south side of the intersection to standard curb ramps. Please change the 7.65 ft wide curb ramp on the north side of the intersection to standard curb ramps.

TPW 58: Comment Status: Pending- DW Wavier Approval Required

- TED U0: Need better understanding of how the driveway on Red River St south of 4th is intended to function as radius and driveway widths exceed TCM standards. Will trucks enter the driveway from the south? Additional comment: response from applicant lacks detail. Please specifically address question of whether trucks will enter driveway from the south. Also provide details on trash service plan with regards to if/how trash truck will pick up trash on site. Or is plan to roll dumpsters to the ROW which is not preferred.
- TED U1: Thanks for the clarification on how this driveway will be used, and the need to exceed TCM standards. The non-standard driveway will result in a long, unprotected pedestrian path across the driveway so in order to approve this waiver, please highlight the pedestrian area across the driveway by providing colored or stamped concrete enhancements in the sidewalk that mimic continental crosswalk markings. Please see TPW 8.U1.b for additional information.
- TED U2: Landscaping Sheet 120 does not show details for the continental crosswalk markings. Please show those details so that waiver can be approved.

TPW 59: Comment Status: Cleared

- TED U0: Please clarify the need for inset parking on Red River St south of 4th Street.
- TED U1: Please update the signage proposed for these spaces on the signage and striping sheet to reflect the intended usage.
- TED U2: Comment Cleared

TPW 60: Comment Status: Cleared

- TED U0: Ensure curb ramp to cross Red River Street at 4th Street is retained.
- TED U1: Cleared.

TPW 61: Comment Status: Cleared

- TED U0: Ensure designs for the CapMetro Plaza provide flexibility to extend the southern set of tracks.
- TED U1: Cleared.

TPW 62: Comment Status: Cleared

- TED U0: For the bike lane improvements on Red River, change the scope of work so that it starts farther north of the Cesar Chavez intersection as work immediately north of the intersection will be done by others.
- TED U1: Cleared.

TPW 63: Comment Status: Cleared

- TED U0: The plans need to show the cycle track on the west side of Trinity Street as this bike facility will need to be restored once the Convention Center construction is complete. Additional

comment: The cycle track on the west side of Trinity is an existing condition that is not shown on plans and needs to be restored once construction is complete.

- TED U1: Cleared.

TPW 64: Comment Status: Cleared

- TDS U0: Identify the location of bicycle parking on the site plan, note the number of short-term and long-term spaces to be provided, show the direct unobstructed path connecting bicycle parking to the development entrance, and show a detail of the bicycle rack(s) (City of Austin standard detail #710S-1 or S-2, and 710S-6C, approved 2012). For uses as described in Section 25-2-5 (Industrial uses Described), Section 25-2-6 (Civic Uses Described), and Section 25-2-7 (Agricultural Uses Described), a minimum of one bicycle parking space or 10 percent of the proposed motor vehicle parking spaces, whichever is greater. Bike parking shall be determined based on the total number of employees and visitors.
Reference: LDC 25-6-477, Appendix A. TCM, 9.8.1.
- TDS U1: Cleared. The site is subject to Great Street bike parking.

TPW 65: Comment Status: Cleared

- TDS U0: Bicycle parking spaces must be located as convenient to the entrances as the motor vehicle parking and may not interfere with pedestrian traffic. Short-term bicycle parking must be located within 50 feet of the principal building entrance(s) which shall not be obscured from public view. Long-term bicycle parking facilities must be no farther than the closest motor vehicle parking space, excluding accessible parking spaces.
Reference: TCM, 9.8.3. LDC 25-6-477.
- TDS U1: Cleared.

TPW 66: Comment Status: Cleared

- TDS U0: Short and long-term bicycle parking ratios must be provided in accordance with the TCM. Reference TCM Table 9-6 for the ratio of short-term and long-term bicycle parking spaces by land use. Civic use requires 70 % to 100 % short-term bicycle parking and 0 % to 30 % long-term bicycle parking. Identify the short and long-term bicycle parking spaces on the site plan.
Reference: TCM, 9.8.0.
- TDS U1: Cleared.

TPW 67: Comment Status: Cleared

- TDs U0: All parking and loading facilities must be maintained to assure desirability and usefulness of the facility. The facilities shall at all times be available for the off-street parking or loading use for which they are required or intended. See TPW 68.
Reference: LDC 25-6-472, 25-6-531.
- TDS U1: Pending approval of waiver per TPW 58. Waiver shall also include the reduction of the required 40 ft. of storage space measured from the gate to the property line for entry driveways equipped with controlled access gates. A different storage length may be required by the City Transportation Engineer or the applicable Director if a study warrants. Additional storage space may be required if indicated by a Transportation Impact Analysis in Section 10, as required by the City Transportation Engineer or applicable Director.
Reference: TCM, 9.3.4.2.E
- TDS U2: This comment is considered resolved, as the waiver is currently under review by the Area Engineer for TPW 58.

TPW 68: Comment Status: Cleared

- TDS U0: Where semi-tractor/trailer combinations are expected, the maneuvering and circulation areas must be designed to accommodate trucks with a WB-62 design except for the Downtown Austin Area as defined in Figure A-2, where a WB-40 truck design may be used. SU-40 truck design may be used for design via an administrative variance if loading is restricted to this type of vehicle or smaller. *Provide turning exhibits for appropriate trucks.*
Reference: TCM 9.4.1.E.
- TDS U1: Cleared.

TPW 69: Comment Status: Cleared

- TDS U0: Loading area dimensions - shall be based on the design vehicle, which is the vehicle with the predominant use. Loading Stall Length = Loading vehicle length plus 5 ft. clearance. Loading Stall Width = 2 ft. clear on either side of vehicle, minimum 12 ft.
Reference: TCM 9.4.1.B
- TDS U1: Cleared.

TPW 70: Comment Status: Cleared

- TDS U0: Freight loading and trash collection facilities should be designed and located to minimize intermixing of truck traffic with other vehicular and pedestrian traffic. Such facilities must be located off the main access and parking aisles and away from all pedestrian corridors, except for commercial alleys. See TPW 68 for additional information.
Reference: TCM, 9.4.1
- TDS U1: Cleared.

TPW 71: Comment Status: Cleared

- TDS U0: Maneuvering areas for loading facilities must be adequate for access and usability and must not conflict with parking spaces or with the maneuvering areas for parking spaces. *Provide adequate maneuvering area for the loading spaces. Please see TPW 68 for additional information.*
Reference: TCM, 9.4.1.D
- TDS U1: Cleared.

TPW 72: Comment Status: Cleared

- TDS U0: Public right-of-way shall not be used for maneuvering. All maneuvering must be contained on-site.
Reference: TCM, 9.4.1.D
- TDS U1: Cleared.

TPW 73: Comment Status: Cleared

- TDS U0: Passenger loading zones shall comply with all Texas Accessibility Standards (TAS). Please assure that the private drive can accommodate accessible passenger loading zones.
Reference: Texas Accessibility Standards (TAS).
- TDS U1: Comment Cleared.

TPW 74: Comment Status: Cleared

- TDS U0: Queue areas and drive-through facilities must be clearly identified with the appropriate signing and marking. Please provide details on the operation of a private drive. A queuing analysis may be necessary to evaluate its functionality during events
Reference: TCM, 9.3.4.1.E
- TDS U1: Response noted. Please email me to schedule meeting between TDS and TED to go over queuing requirements during events.
- TDS U2: Comment Cleared. The private street design has been discussed and agreed upon by TPW executive level staff.

TPW 75: Comment Status: Cleared

- TDS U0: Queue spaces or queuing areas may not interfere with parking spaces, parking aisles, loading areas, internal circulation, or driveway access.
Reference: TCM, 9.3.4.1.B
- TDS U1: Response noted. Please email me to schedule meeting between TDS and TED to go over queuing requirements during events.
- TDS U2: Comment Cleared. The private street design has been discussed and agreed upon by TPW executive level staff.

TPW 76: Comment Status: Cleared

- TDS U0: Each queue space must consist of a rectangular area not less than 10 feet wide and 25 feet long with a minimum vertical clearance specified in the Building Criteria Manual. Queue spaces are not interchangeable with parking spaces.
Reference: TCM, 9.3.4.1.C
- TDS U1: Response noted. Please email me to schedule meeting between TDS and TED to go over queuing requirements during events.
- TDS U2: The private street design has been discussed and agreed upon by TPW executive level staff.

TPW 77: Comment Status: Cleared

- TDS U0: A 12-foot by-pass lane may be required adjacent to queue lines to allow vehicles an opportunity to circumvent the drive-through activity and exit the site. *Provide a by-pass lane.*
Reference: TCM, 9.3.4.1.D
- TDS U1: Response noted. Please email me to schedule meeting between TDS and TED to go over queuing requirements during events.
- TDS U2: Comment Cleared. The private street design has been discussed and agreed upon by TPW executive level staff.

TPW 78: Comment Status: Cleared

- TDS U0: Publicly accessible sidewalks shall be provided along both sides of all ICRs. Refer to §2.2.5.E) for the sidewalk sections required along ICRs. On portions of the street with building frontage meeting the requirements of §2.2.5.F, the sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb. The zone shall be planted with street trees at an average spacing not greater than 30 feet on center, or up to 60 feet on center with approval of the Director if parallel or head-in parking is provided pursuant to §2.2.5.G and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Contact the

Environmental Reviewer for a list of approved shade street trees. On portions of the street that do not contain building frontage, a five-foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb. Dimension and label the Planting Zone and the Clear zone at private drive on the Site Plan.

Reference: LDC 25-2 Subchapter E (§2.2.5.E)

- TDS U1: Pending. Information not provided. Please note that the ICR requirements mentioned on previous review cycle are applicable to internal private driveway align with 3rd Street.
- TDS U2: Comment Cleared.

New Comments based on updated information

TPW 79: Comment Status: Cleared

- TED U1: Please also include the following note for the hashed portion adjacent to the future light rail area: "In the event the TPW Director determines that the construction of the Light Rail Transit, or any similar public transit system within Trinity Street right-of-way, is impracticable or infeasible prior to the issuance of any certificates of occupancy or temporary certificates of occupancy for this project, the developer, at its sole cost and expense, is required to submit a site plan correction or revision to incorporate and construct the standard 18-foot Great Streets cross-section along the Trinity Street frontage, within the public right-of-way."
- TED U2: Comment Cleared.

TPW 80: Comment Status: Cleared

- TED U1: The inlet north of 3rd Street on Red River cannot be left in the existing location as it poses a tripping hazard. Please relocate inlet to new curblines.
- TED U2: Cleared.

TPW 81: Comment Status: Pending-Irrigation Note

- TED U1: Are the bioswale plantings along Cesar Chavez needed to meet any site drainage requirements?
- TED U2: Please add following note to irrigation sheets to ensure TCM section 11.1.1.1.G is met: "Irrigation and other private utility lines shall be placed a minimum of 4 ft. from face of curb to be clear of any signs or sign foundations."

TPW 82: Comment Status: Pending- TIA Approval/Coordination and TCP Coordination

- TED U1: Please update signage and striping plan
 - a. Sign type 1 does not need to include the "Parallel Parking Only" panel. Also, the sign as proposed is confusing and should be changed to match this configuration:



- b. It does not appear as if sign type 9 is being used so please remove it.

- c. If the intersection of 3rd and Trinity is going to be a signalized intersection, then sign type 5 does not need to be installed at the intersection.
 - d. If the intersection of 2nd and Trinity is going to be a signalized intersection, then sign types 5 and 6 do not need to be installed at the intersection.
 - e. At 2nd and Trinity, change sign type 1 to sign type 2.
 - f. At Cesar Chavez and Trinity, change sign type 1 to sign type 2.
 - g. Signage for PHBs will need to be included in future submissions.
 - h. At Red River and 2nd change sign type 2 to sign type 1.
 - i. At 3rd and Red River, change sign type 3 to sign type 2 and change call-out 10 to call-out 13.
 - j. If the intersection of 3rd and Red River is going to be a signalized intersection, then sign type 5 does not need to be installed at the intersection.
 - k. At 3rd and Red River, change sign type 2 to sign type 1.
 - l. Please define call-outs 12 and 13 and show a stop line at all locations where call-out 13 is used. Reference details for parking markings here:
https://www.austintexas.gov/sites/default/files/files/TPW/PIO/PavementMarkings_PDF.pdf
- TED U2: Items have not been addressed. Additionally, it is still unclear if traffic signals are planned along the Trinity Street or Red River Street intersections. TIA appears to indicate that signals will be installed at these locations. Traffic control type will require different signage and striping at these intersections. Please clarify traffic control planned at all intersections so we can provide appropriate comments to clear this item. Traffic controls devices must be approved by Central Area Transportation Engineer.

Fire For Site Plan Review – Patrick Jones
(512) 974-1844 - patrick.jones@austintexas.gov

7/7/2025

Update 2 (U2) STATUS: INFORMAL UPDATE

PLANS AS PROVIDED IN THIS UPDATE CYCLE MEET ALL AFD REQUIREMENTS, HOWEVER PLEASE BE ADVISED THAT FUTURE CHANGES TO PLANS MAY PRODUCE ADDITIONAL COMMENTS.

F1: MULTIPLE DEFICIENCIES: (UPDATE 1: OK)

Please refer to link for site plan markups: You have been invited by Patrick – AFD to join a Bluebeam Studio Session: SP-2025-0018C-U0-AFD Session ID: 509-924-676 Session URL:
<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/509-924-676>

F2: 2021 IFC 503.1.1 Fire Apparatus Access Roads – Where Required - Buildings and Facilities. (UPDATE 2 COMMENT – FYI ONLY) Upon discussion with engineering and operations staff, comment is cleared. No AMOC is required as 503.1.1 allows approval under prerequisite conditions.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all

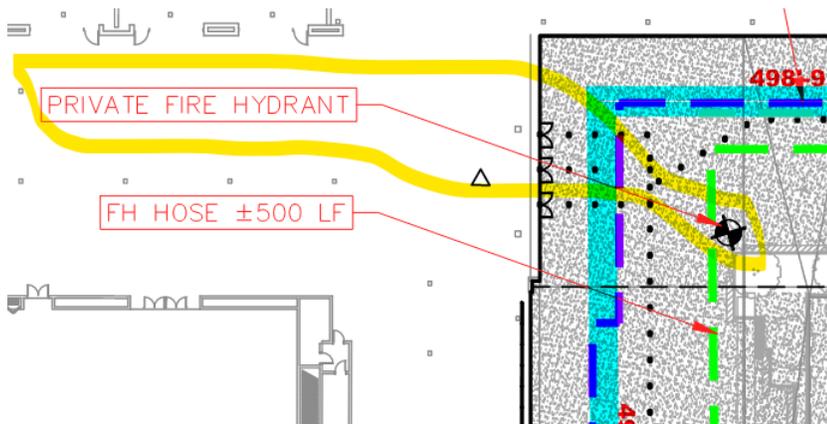
portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions: 1.) The fire chief is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur: 1.1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 1.2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided by the owner and has been approved by the fire chief. 1.3) There are not more than two Group R-3 or Group U occupancies.

- Application for AMOC has been received and has been reviewed internally. Signed and approved application will be attached to site plan documents.
- Reviewer anticipates approval, therefore this is not a rejection comment.

F3: PROPOSED PRIVATE HYDRANT (UPDATE 1 NEW COMMENT – FYI ONLY)

Refer to SHEET 56 / 108 (PLANS DATED 5/30/2025). See screenshot below:



- Hydrant shown is NOT A REQUIRED HYDRANT based upon the revised layout of PROPOSED and EXISTING HYDRANTS in this plan (DATED 5/30/2025);
- Hydrant shown is not required to satisfy comment F2 above. Furthermore, hydrant shown is not likely to be needed or employed by AFD operations, given the distance from access road.
- This is an advisory comment only and is not a rejection comment.

F4.) FIRE APPARATUS ACCESS ROADS – ELEVATED SURFACES (UPDATE 1 NEW COMMENT – FYI COMMENT)

~~This site contains a fire apparatus access road constructed over an underground building. Sealed structural drawings for the design of this structure shall be provided. These can be provided in the structural package for the building review. This is for your reference only.~~

~~2021 IFC 503.2.6 Bridge and Elevated Surfaces~~

~~Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17 or the latest addition of AASHTO Load and Resistance Factor Design accepted by the Texas Department of Transportation. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire chief. A designated fire lane shall be maintained for the purpose of vehicle access and shall prohibit obstructions as per Section 503.3. The entire bridge deck or elevated surface shall be designed and maintained to support fire apparatus operations as required and approved by the fire chief.~~

~~2021 503.2.6.1 Operational and Outrigger Loads~~

~~Where an elevated surface or structure or portions of a structure are subject to operational loads with deployment of outriggers utilizing a crane, lift or ladder, the structure shall be designed and maintained to support the following independent static loading conditions as required and approved by the fire chief: 1) a load of 43,200 pounds on one outrigger and 2) a load of 28,600 pounds on each of two adjacent outriggers with 18 feet of separation on centers (the total load is 57,200 pounds). The contact area of each outrigger is 24 inches x 24 inches. In addition to verifying that special inspections per the Building Code, the design engineer of record shall make periodic construction observations and upon substantial completion of the work, the design engineer shall provide the fire chief an engineer's letter of concurrence that the work and materials were installed in substantial conformance with the fire chief's record document.~~

Flood Plain Review – Sona Singh
(512) 658-5695 - sona.singh@austintexas.gov

FP 1 – Current Status: Open

- U0: Please delineate and clearly label the following items on applicable plan sheets as outlined in LDC 25-7-33, LDC 30-4-33, 25-12 Article 3 (25-yr):
 - Location of the existing site conditions Fully Developed 100-year Floodplain.
 - Location of the proposed site conditions Fully Developed 100-year Floodplain.
 - Location of the existing site conditions Fully Developed 25-year Floodplain.
 - Location of the proposed site conditions Fully Developed 25-year Floodplain.
 - Location of the FEMA 100-year Floodplain.
 - Location of previously dedicated drainage easement.
 - Location of additional proposed drainage easement.

Applicant may obtain electronic copies of the City's regulatory models by visiting www.ATXFloodPro.com. (Please note that this watershed, the FEMA floodplain is not equal to the Fully-Developed Floodplain.)

NOTE: 25-year is not REQUIRED to be delineated on all plan types, however, due to No Adverse Impact and floodway management requirements, it must be shown what improvements (including any land moving activity) are located within the 25-year floodplain/floodway.

NOTE: The 100-year floodplains are not REQUIRED to be delineated on final plats, but it must be proven to the floodplain reviewer that the easements shown contain the relevant 100-year floodplains per LDC

25-7-152/LDC 30-4-152 or the site is otherwise in compliance with all portions of LDC 25-7-33/LDC 30-4-33

U1: Please make sure the floodplain delineations are labeled appropriately on all relevant pages.

U2: The floodplain is labeled as 100 yr-LOMR and 100 yr-Floodpro. Please label the delineations as either Fema 100 year or COA Fully Developed 100 year as shown in the comment above. The labels should be shown on all relevant pages. Thank you.

FP 2 – Current Status: Closed

- U0: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. Comment to remain open until easement has been recorded.

U1. Please update the cover note – change close out to Certificate of Occupancy. CO in the email was referring to Certificate of Occupancy.

U2: Comment cleared.

FP 3 – Current Status: Closed

- U0: Please provide information of the outfall in the floodplain. What is the flow through the outfall?

U1. Comment cleared.

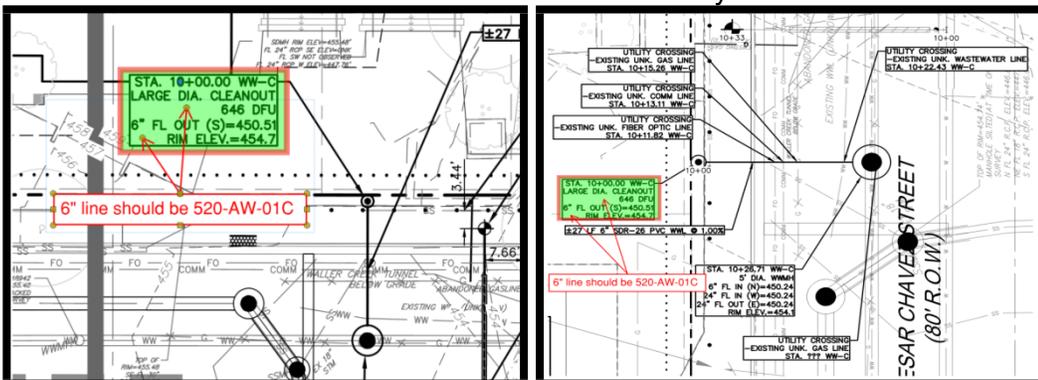
FP 4 – Current Status: Open

- U1: Please verify if there is a retaining wall located in the floodplain and provide TW and BW elevations.
- **U2. I was not able to locate the retaining wall or the elevations on the site plan, grading plan or drainage area maps. Please provide what sheet they can be found on. Please email me at sona.singh@austintexas.gov with the information, so I can review it quickly. Thank you.**

Industrial Waste Review – Ashleigh Miller
(512) 972-1204 - ashleigh.miller@austintexas.gov

IW1 – Current Status: Pending

- **U2: Not Addressed - Sheet 82, Utility Plan D & Sheet 96, Wastewater A, B & C Plan and Profiles: WW-C is a 6" line. Please update the sample port call out to reflect the standard detail 520-AW-01C and include the detail in the utility detail sheets.**



- **U1: Sheet 76, Utility Plan D & Sheet 88, Wastewater A, B & C Plan & Profiles:** WW-C is a 6" line. Please update the sample port call out to reflect the standard detail 520-AW-01C and include the detail in the utility detail sheets.

If WW lateral = $\varnothing \leq 6$ ":

- For compliance with §15-10-226 of the Austin City Code and UCM 2.9.4.G.5, install a City of Austin approved single riser **2-way cleanout** per Standard Detail 520-AW-01C to act as a sampling and inspection port.
- Reference the detail in the call-out and include the detail in the utility detail sheets.
- Per UCM 2.9.4.G.7, the cleanout must be located at or near the property line within the public right-of-way (ROW) or utility easement line.
- The cleanout **shall not** be located in a vehicle traffic area, parking area, load bearing pavement, sidewalk, or driveway.
- Standard Detail 520-AW-01C applies within public ROW or utility easement line.

IW2 – Current Status: Informal Update

- **U2:** Contingent on IW1 being addressed, the following two bullet points will apply. The status of this project is changed to "Informal Update" in AMANDA. This change in status does not imply final approval. Please contact your case manager for instructions on how to obtain final approval signatures and stamps
- **U2:** The site plan as shown meets Industrial Waste requirements. Henceforth, any changes made with respect to: water service and meters, backflow preventers, auxiliary water (e.g. reclaim, rain water, well water, etc.), wastewater lines / service connections, or the location of wastewater sampling / inspection ports (2-way cleanouts, large diameter cleanouts, and wastewater manholes) must be resubmitted to Industrial Waste for review.

IW3 – Current Status: Comment Cleared

- **U2:** Comment Cleared
- **U1:** Please provide the approximate DFUs at each sample port. This information is necessary for calculating the percentage to be assigned to each sample port during the permitting process.

IW4 – Current Status: Comment Cleared

- **U2:** Comment Cleared
- **U1:** During the meeting on 05/14/2025, it was discussed that diagrams of the proposed grease interceptors would be added. However, after reviewing the plans, the diagrams appear unclear and may cause confusion during the building plan review. Given this, please remove the diagrams and instead include a note on the utility plan sheets stating:

"All proposed grease interceptors are located within the building footprint. Refer to MEP plans for associated wastewater piping.", or similar language. Please ensure the diagrams are removed from all affected sheets.

- **U0: Utility Plan, Sheets 69-75: Show proposed pretreatment device(s)** - Per §15-10-71 of the Austin City Code, wastewater from all food service enterprises and food production enterprises with the potential to contain grease or food solids requires pretreatment by a grease interceptor. Show the grease interceptor location and all associated private plumbing. Do not propose a specific model or size of grease interceptor for installation under the site development permit. A callout stating, "Grease Interceptor per MEP plans. Reference Industrial Waste Approval Letter for size".
 - **NOTE:** Utility plans must show the grease interceptor locations, inlet and outlet lines, and how they stub up to the building.

Site Plan Review – Meg Greenfield
meg.greenfield@austintexas.gov

SP1 is there a UDA from the old convention center? Was there a title search done? If so, please provide. Otherwise I can research via the deed.

U1: comment pending.

U2: Thanks—I'm not seeing a UDA in this legal description. Can you please provide a land status determination? This allows the site to be considered one lot and reviewed as such. Just want to make sure all bases are covered.

SP2 please update case number on all plan sheets to SPC-2025-0018C. Update demo site plan number under related cases to SPC-2024-0356C. Add demo site plan UC number: UCC-240418-12-03. On sheet 15 please also update demo site plan number to SPC-2024-0356C. This was an intake error that they didn't realize it was a commission site plan so it was changed later.

U1: comment cleared.

SP3 When all comments are cleared, collect signatures/authorizations from reviewers external to the City of Austin, if required. Then coordinate with the Case Manager to circulate the final plan set for City of Austin required signatures. Please allow up to 5 business days for signatures to be completed. NOTE: Any changes to the plan set following the final submittal will require the Case Manager to restart the process of collecting signatures.

U1-2: comment pending.

SP4 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.

Once almost all design-related comments are cleared we will schedule for planning commission and council.

U1-2: comment pending—item to be on 7/24 council agenda.

SP3 please update submittal date to 1/21/25

U1: comment cleared.

SP4 is the NE corner of the site a loading facility? There is no onsite parking correct?

U1: comment cleared.

SP5 what is the area and percentage of open space? Add to site data table. 5% required by subchapter E.

U1: comment not addressed.

U2: comment cleared.

SP6 add notes to site plan sheet:

- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- All signs 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 [or identify the service provider if other than the City of Austin].
- All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Dept.
- A development permit must be issued 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 relocation of, or damage to utilities.
- For construction within the right-of-way, a ROW excavation permit is required.

U1: comment cleared.

SP7 Per Council Resolution # 20100819-035, all City infrastructure projects commissioned by the City of Austin are directed to visit the Austin Design Commission. Please contact Sophia Benner @ Sophia.benner@austintexas.gov to discuss placing this project on the next available agenda.

U1: I believe this project has already gone to design commission? Please provide documentation.

U2: cleared.

Site Plan Plumbing – Juan Beltran
(512) 972-2095 - juan.beltran2@austintexas.gov

PB1 – Current Status: Pending

- U2: The unmetered fire line is required to be supplied through a detector type backflow preventer.

PB2 – Current Status: Pending

- U2: The 12” RPZ fire line backflow preventer shall not be installed in underground vault.

PB3 – Current Status: Pending

- U2: The Water Line A has changed from a 6” to a 3” domestic water service off a 6” compound water meter. Please explain.

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

ROW1: Utility Coordination case UCC-250410-01-01 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/3ec9hei4fnuefz>

AW Reclaim and Reuse Review – Prachi Patel
(512) 972-0142 - prachi.patel@austintexas.gov

AWRR1 – Current Status: Pending

- U2: Kindly include the approved meter demand sheet in AW General notes sheet.

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.