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**PLANNING COMMISSION SITE PLAN  
WAIVER ONLY  
REVIEW SHEET**

**CASE NUMBER:** SP-2011-0157CT

**PLANNING COMMISSION**

**HEARING DATE:** October 25, 2011

**PROJECT NAME:** East Austin Hotel

**ADDRESS:** 1108 E. 6<sup>th</sup> Street

**APPLICANT:** East Austin Hotel LLC ( Jayson Seidman)  
148 Cibolo Ridge Trail  
Boerne, TX 78015

**AGENT:** Espey Consultants Inc. (Dale Gray P.E.)  
4801 Southwest Parkway, Suite 150  
Austin, TX 78735

**CASE MANAGER:** Nikki Hoelter Phone: 974-2863  
[Nikki.hoelter@austintexas.gov](mailto:Nikki.hoelter@austintexas.gov)

**NEIGHBORHOOD PLAN:** Plaza Saltillo Transit Oriented Development (TOD)

**PROPOSED DEVELOPMENT:**

The applicant is proposing the development of a hotel that will include 3 main buildings, which will include 2 restaurants, hotel lobby, courtyard with swimming pool, and hair salon, with surface parking and sidewalk improvements. Off site parking is also being proposed to meet the parking requirement.

**DESCRIPTION OF WAIVER:**

1) Request approval of a waiver to allow a drive aisle within the compatibility setback of 25 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is located.  
[LDC Section 25-2-1067(G)(2)]

The applicant is requesting an 8 foot setback for the drive aisle.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver request to reduce the compatibility setback for a drive way to protect a heritage tree. Sufficient landscaping and fencing will be provided to screen the residence from the driveway. The property to the south of the residence is used as a cocktail lounge which is considered a more intense use than the proposed hotel use.

Surrounding properties are compatible with the hotel use and single family homes are nearly non existent in the area, however there are a few condominium buildings in the vicinity.

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## PROJECT INFORMATION

<b>SITE AREA</b>	32,860 sq. ft.	.89 acres
<b>EXISTING ZONING</b>	TOD-NP	
<b>WATERSHED</b>	Waller Creek (Urban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	None	
<b>PROPOSED ACCESS</b>	E. 6 <sup>th</sup> St. and a 20 foot alley to the north of the site	
	<b>Allowed/Required</b>	<b>Existing Proposed</b>
<b>FLOOR-AREA RATIO</b>	2:1	.82:1
<b>BUILDING COVERAGE</b>	95%	12,290 sf
<b>IMPERVIOUS COVERAGE</b>	95%	28,489 sf./ 86.7%
<b>PARKING</b>	24	0 28*

\*22 spaces will be provided through an off-site parking agreement, 4 spaces will be on site and 11 spaces will be on street adjacent to the site.

## SUMMARY COMMENTS ON SITE PLAN:

The proposed site is currently an undeveloped tract of land with vacant buildings. The applicant plans to demolition all existing impervious cover and buildings.

The applicant is proposing off site parking with an adjacent office building to the north of the site. With the current configuration only 4 parking spaces could be placed on site. The TOD permits some on street parking, which will also be provided and the remaining required parking will be provided off site.

## COMPATIBILITY

The single family home to the west will be screened by a six foot privacy fence and landscaping along the western property line. The owner of the single family property has submitted a letter in support of the waiver.

This lot is 242 feet wide and according to Compatibility Standards Design Regulations [LDC 25-2-1067(G)(2)]; the minimum required setback for parking, driveways and buildings is 25 feet. The drive aisle is designed in way to minimize encroachment into an existing heritage tree. The proposed setback of the driveway will be approximately 8 feet from the property line.

Only the rear portion of the adjacent property is used as a residence. The front portion is a cocktail lounge, additionally each are separate tracts of land. Compatibility standards are only triggered by the rear portion of the abutting tract.

The site complies with all other compatibility standard requirements, such as building height and setback.

## EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	TOD-NP	Proposed hotel
<i>North</i>	TOD-NP	Office
<i>South</i>	TOD-NP	Retail
<i>East</i>	TOD-NP	Vacant
<i>West</i>	TOD-NP	Cocktail lounge and residence

## ABUTTING STREETS

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
E. 6 <sup>th</sup> Street	varies	45'	Collector

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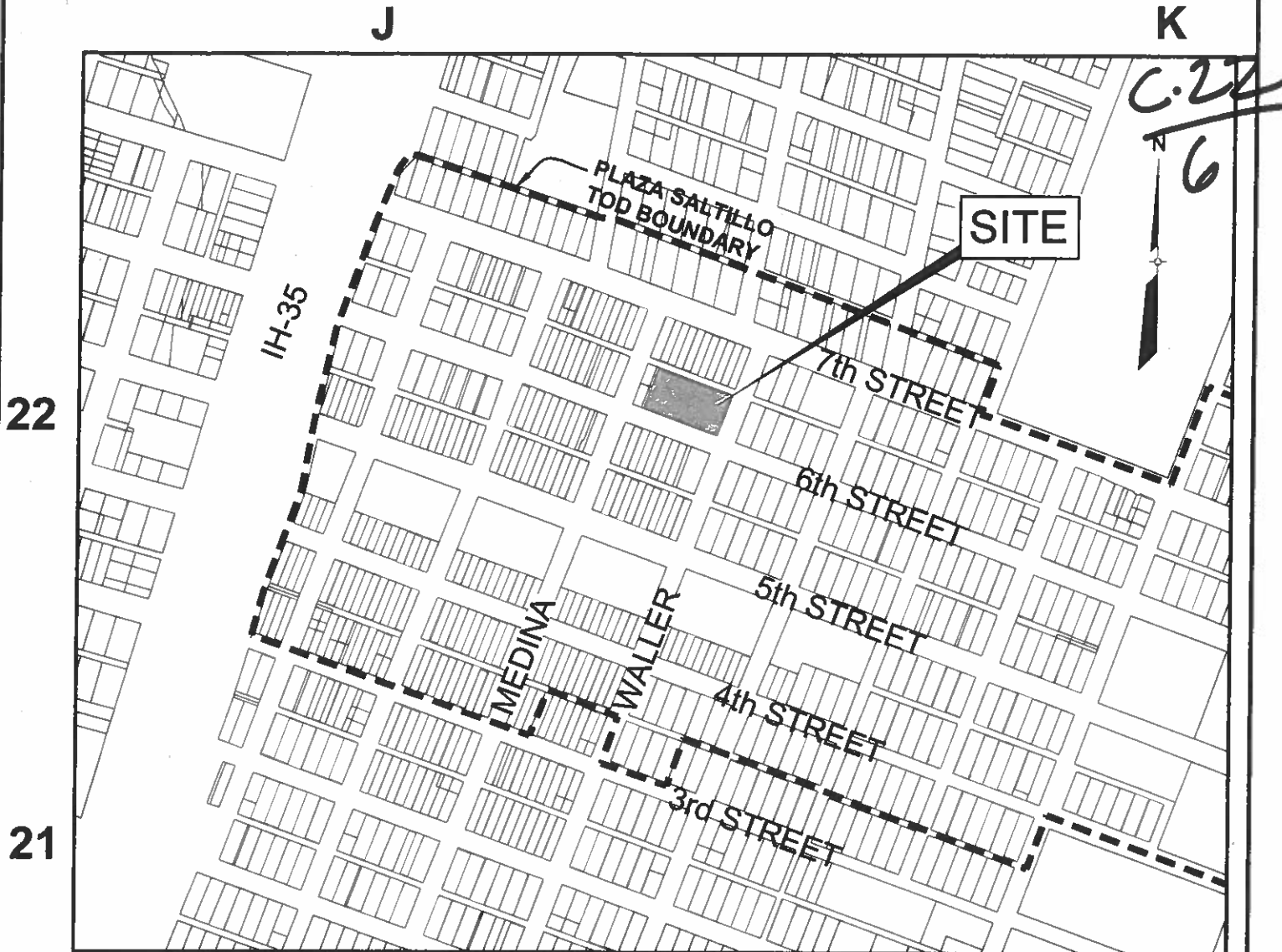
**NEIGHBORHOOD ORGNIZATIONS:**

511—Austin Neighborhoods Council  
742—Austin Independent School District  
786—Home Builders Association of Greater Austin  
1037—Homeless Neighborhood Assn.  
1075—League of Bicycling Voters  
1200—Super Duper Neighborhood Objectors and Appealers Organization  
1224—Austin Monorail Project  
1236 - The Real Estate Council of Austin, Inc  
114 - North Growth Corridor Alliance  
1113 - Austin Park Foundation  
1017 – East River Citizens  
1223 – East Cesar Chavez Neighborhood Association  
1189 – Tejano Town  
1258 – Del Valle Community Coalition  
1220 – Greater East Austin Neighborhood Association  
30 – Guadalupe Neighborhood Development  
975- East Cesar Chavez Neighborhood  
477 - El Concilio  
972 - PODER





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



SITE LOCATION - N.T.S.

## EAST AUSTIN HOTEL AUSTIN, TX 78702

MAPSCO: 585X

CITY GRID: J-22



Espey Consultants, Inc.

Environmental & Engineering Services  
TBPE #F-293

**EXHIBIT**  
**LOCATION MAP**  
EAST AUSTIN HOTEL  
AUSTIN, TX 78702

OCTOBER 2011

PROJECT NUMBER 8027



**Espey Consultants, Inc.**  
Environmental & Engineering Services

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October 3, 2011

Ms. Nikki Hoelter  
City of Austin, Planning and Development Review Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78704

Re: East Austin Hotel  
Site Plan Application No: SP-2011-0157C  
**Request for Planning Commission Waiver, City of Austin**  
**Land Development Code – Section 25-2-1067 (G)**  
EC Project No. 08027.00

Dear Ms. Hoelter:

On behalf of our clients, Espey Consultants, Inc. requests a waiver from the requirements set forth in Section 25-2-1067 (G) of the City of Austin Land Development Code as they apply to the East Austin Hotel Site Plan (SP-2011-0157C). Specifically, this request is to allow a small portion of a drive aisle to encroach upon the 25-foot compatibility setback to avoid disturbing a Heritage Tree. Described below is a project description and justification for the waiver request. Please forward this waiver request to the City of Austin Planning Commission at your earliest convenience.

### PROJECT DESCRIPTION

The project consists of developing a small hotel, approximately 28,000 sf, on 0.75 acres on the northwest corner of the intersection of East 6<sup>th</sup> Street and Waller Street in east Austin. The site is located within the Plaza Saltillo Transit-oriented Development District (TOD). See the attached Location Map.

The development will consist of three primary buildings, located on the south, east, and north sides of the property. A courtyard and swimming pool are located within the center of the property, surrounded by the proposed buildings. A proposed loading/unloading zone, limited parking area, and drive aisle are located on the west side of the property. See the attached Site Plan.

The property is surrounded by public rights-of-way on the north, east and south boundaries and by adjoining properties on the west boundary. The adjoining properties are both in the Plaza Saltillo TOD and zoned TOD-NP; however their uses differ. The property bordering the southwest corner has a commercial use while the property bordering the northwest corner has a residential use. A 25-foot compatibility setback is created because of the adjoining residential use in accordance with the Land Development Code Section 25-2-1067 Design Regulations:

- (G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:
- (1) in an SF-5 or more restrictive zoning district; or
  - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

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As shown on the Site Plan, the proposed drive aisle encroaches on a portion of the compatibility setback to avoid Tree No. 1005, which is classified as a Heritage Tree (dual trunk, 28-inch diameter pecan tree).

### WAIVER JUSTIFICATION

The proposed design minimizes encroachment within the compatibility setback. Proposed landscaping and a 6-foot tall privacy fence along the property boundary will help mitigate any potential impacts. In addition, enclosed is a letter of support from the owner of the adjoining property with the residential use.

To bring the project into full compliance with the LCD, either the drive aisle would need to be eliminated or the Heritage Tree would need to be removed. If the drive aisle is eliminated, then vehicles would be required to back into East 6<sup>th</sup> Street after dropping off passengers or parking in the on-site handicap spots. A variance would be required to remove the Heritage Tree.

Thank you in advance for your time in consideration of this request. If you have any questions or need additional information, please contact me at (512) 326-5659 or by email at [dgray@espeyconsultants.com](mailto:dgray@espeyconsultants.com).

Sincerely,

Espey Consultants, Inc.  
TBPE Firm Reg. No. F-293



Dale W. Gray, P.E.  
Vice President



10-3-11

Attachments

Cc: Jayson Seidman – East Austin Hotel, LLC  
Nikelle Meade – Brown McCarroll  
Jason Devaney – Espey Consultants, Inc.

P:\Active\8027.00 Hotel at 6th & Waller\submittal\Compatibilty Waiver\111093.NHoelter LDC Waiver Request.doc





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*Milton Gooden  
11400 Circle Bend Dr  
Austin, Texas 78758  
512-837-1532*

*May 16, 2011*

Mr. Jayson Seidman  
c/o East Austin Hotel, LP  
148 Cibolo Ridge Trail  
Boerne, Texas 78015

RE: Waller Street Property

Dear Jayson:

I am pleased to see that you are making progress on the development and have submitted your site plan, for City approval. Your development is very positive for the neighborhood and in particular the residence that I own on Medina Street. I understand that a small portion of the drive isle encroaches into a 25 foot setback that was established because my site is currently being used as a residence but I want to point out that my site has been zoned for a commercial use allowing for a much less restrictive setback. Having said that, I would be in full support of no setback, as I feel that is more compatible with the overall future of my site, your development and the neighborhood. So, I am writing to say that, as the only neighbor affected by the setback requirement, that it is not an issue for me and neither are the building materials you propose to use.

If I can do anything else to support your development just let me know, as I see no reason why a waiver for the setback would need to go before the Planning Commission, if my site is the only one impacted.

Best Regards and Stay in touch

*Milton Gooden*

Milton Gooden

## TaxNetUSA: Travis County Property Information

Property ID Number 194838 Ref ID2 Number: 02060513140000

Owner's Name **GOODEN MILTON**Mailing Address  
11400 CIRCLE BEND DR  
AUSTIN, TX 78758-4120Location **603 MEDINA 78702**Legal **N 87.5FT OF LOT 1 & N87.5 OF W7 OF LOT 2 BLK 3 OLT 2 DIV A TAYLORS SUBD**

## Property Details

Deed Date

Deed Volume

Deed Page

Exemptions

Frozen Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

05292001

F

T

2490

0.0589

3

1:2

PC# 79267

\$13642

E0120

## Value Information

2011 Certified

Land Value

45,000.00

Improvement Value

42,048.00

AG Value

0.00

AG Productivity Value

0.00

Timber Value

0.00

Timber Productivity Value

0.00

Assessed Value

87,048.00

10% Cap Value

0.00

Total Value

87,048.00

Data up to date as of 2011-09-06

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP (TIFF)☐ PLAT MAP (PDF)

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		87,048.00	87,048.00	87,048.00	87,048.00
01	AUSTIN ISD	1.227000	87,048.00	87,048.00	87,048.00	87,048.00
02	CITY OF AUSTIN	0.457100	87,048.00	87,048.00	87,048.00	87,048.00
03	TRAVIS COUNTY	0.465800	87,048.00	87,048.00	87,048.00	87,048.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	87,048.00	87,048.00	87,048.00	87,048.00
68	AUSTIN COMM COLL DIST	0.095100	87,048.00	87,048.00	87,048.00	87,048.00

## Improvement Information

Improvement ID  
158590

State Category

Description

1 FAM DWELUNG

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
158590	183626	1ST	1st Floor	WW3-	1928	1,144
158590	748148	011	PORCH OPEN 1ST F	*3-	1928	112
158590	748147	011	PORCH OPEN 1ST F	*3-	1928	112
158590	748148	251	BATHROOM	"	1928	1
						Total Living Area 1,144

## Land Information

Land ID	Type Code	SPT Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
192853	LAND	A1	F	0.059	0	0	2,565

[show history](#)