

Urban Renewal Plan Modification Review Sheet

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Project Name: The Paioma

Address: 1123 East 11th Street (across the street from the block with the Victory Grill)

Requestor- Dick Clark Architecture – 1123 Partners (Mark Vornberg)

Applicant Contact: Mark Vornberg, DICK CLARK ARCHITECTURE, 207 WEST 4th St, AUSTIN TX 78701, 512.472.4980

Owner: Dick Clark Architecture – 1123 Partners (Mark Vornberg)

Project Description:

- 3-story hotel, approximately 14 rooms
- Small café counter for coffee, beer & wine, and light snacks (not a full restaurant) (699 sq ft)
- 1 garage apartment to be used as an onsite management residence (500 sq ft)
- Working with City to enter into a Parking Lease Agreement for spaces in City owned community parking lot located at 1205 E 11th Street in order to meet parking requirements

Area Study: East 11th and 12th Streets Urban Renewal Plan (1999)

Modification Request:

Allow Hotel-Motel Land Use as permitted use.

Issue:

The proposed changes require modification of, and compliance with both the Neighborhood Commercial Combining District (NCCD) and the East 11th and 12th Street Urban Renewal Plan (URP). Hotel-Motel is currently a prohibited use under the URP and not allowed under the NCCD. The modifications to the NCCD and URP are being processed concurrently by Planning & Development Review (PDR) and Neighborhood Housing and Community Development (NHCD) staff.

Summary Staff Recommendation: NHCD and PDRD staff recommendation is to grant the following changes:

1. Allow Hotel-Motel land use as a Conditional land use specifically for this site
2. Outdoor entertainment would be prohibited as an accessory use to Hotel-Motel Land use

These recommendations are based on input from area neighborhood groups and stakeholders.

Department Comments:

The project site is located on the South side of East 11th Street, between Waller Street and Lydia Street. (Across the street from the historic Victory Grill). The property is located in the East 11th and 12th Street Urban Renewal Plan(URP), identified as Figure 4-10, Project Number/Name: 11-6/11th St. Live-Work Studios. The URP was adopted by the City in 1999 (Ordinance - 990114-10)

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and filed for record in Travis County in Document # 1999157295, as amended. A map of the Urban Renewal Plan area with project site identified and the Project Number/Name tear sheet are attached for review (Exhibits A & B) Hotel-Motel is currently a prohibited use under the URP.

The Requester/Owner has met with Robertson Hill Neighborhood Association (RHNA), Guadalupe Area for an Improved Neighborhood (GAIN) and Organization for Central East Austin Neighborhoods (OCEAN) RHNA and OCEAN have expressed no objections, but GAIN expressed concerns related to alcohol sales, outdoor music, parking and other items. The applicant is working with GAIN to address these concerns. As mentioned earlier this documentation is included in your backup.

Project Site History

Modification No. 6 to the East 11th and 12th Streets Urban Renewal Plan was approved by the City in April 2012 (Ordinance 20120426-125). This modification increased the FAR from .7:1 to 1.1 for the property at 1123 East 11th Street.

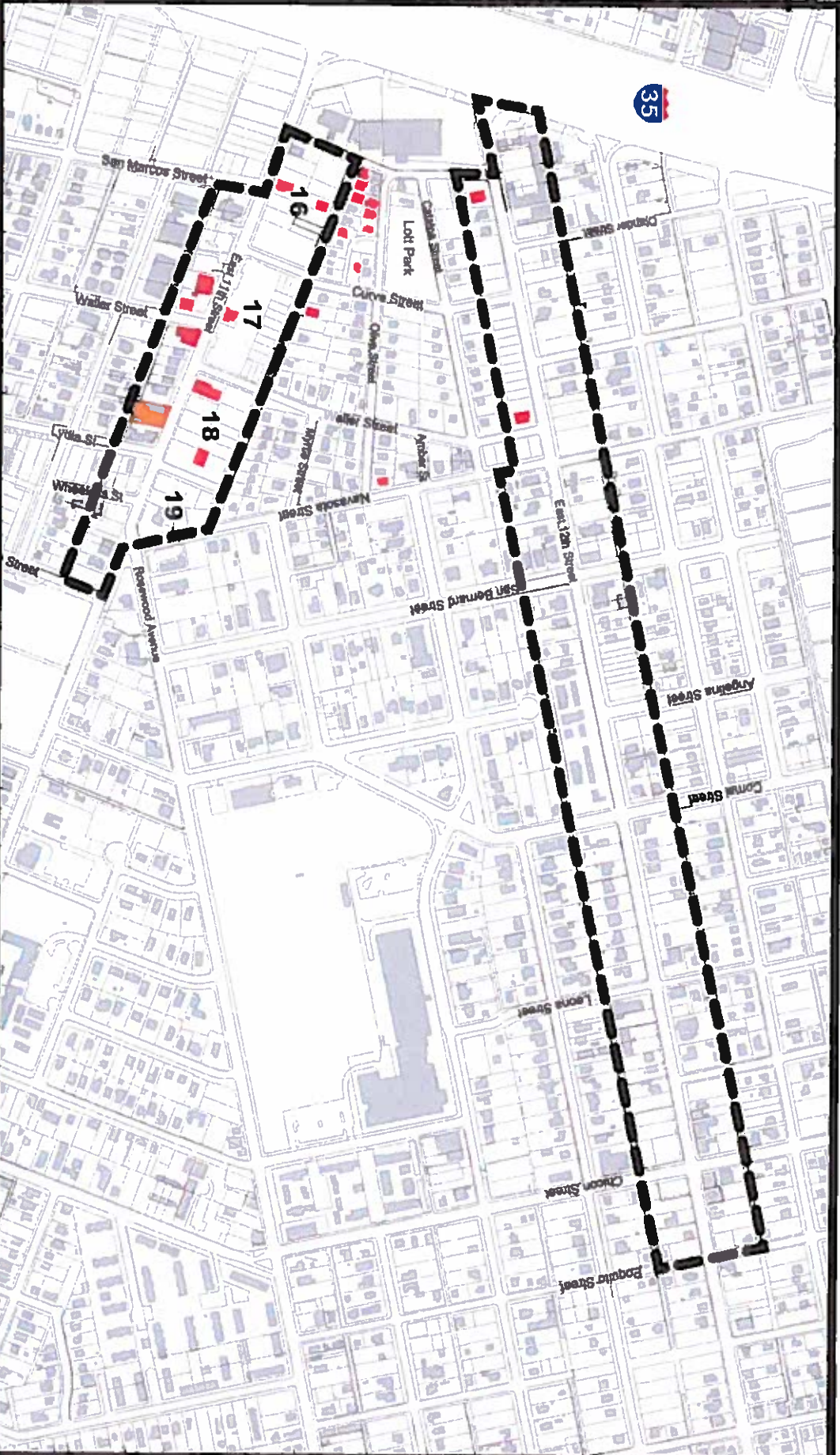


EXHIBIT A

- 1123 E 11th Street
- Structure
- Historical Structure
- Redevelopment Area

East 11th & 12th Street Urban Renewal Plan Seventh Modification (1123 E 11th Street)



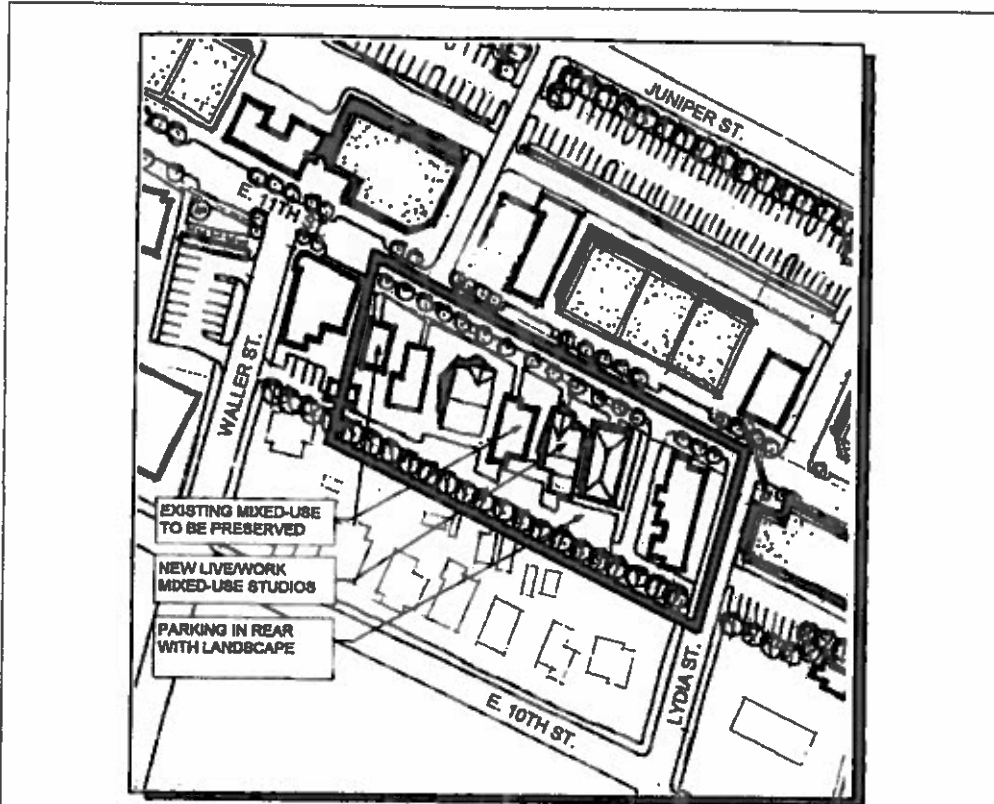
Prepared by the City of Austin's
Neighborhood Housing and
Community Development Office

Map Created: 11/15/12

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NEW VISIONS OF EAST AUSTIN:
East 11th & 12th Streets Urban Renewal Plan (URP)

Figure 4-10: 11th Street Live-Work Studios



PROJECT NUMBER/NAME:	11-6/11th ST. LIVE-WORK STUDIOS
Project Location:	South Side of 11th St. Between Waller St. & Lydia St.
Reuse Objective:	Provide Opportunities for Artists' Studios and Residences
Project Controls:	
Site Area:	0.8 acres
Permitted Use:	Live-work Studios
Allowable Height/Permitted FAR:	35 foot maximum; 0.70 Total Maximum FAR - 0.44 FAR Commercial, 11.25 Units/Acre Residential, excluding 1123 E. 11th Street, which will have 1.0 FAR - 0.44 FAR Commercial, 11.25 Units/Acre Residential (amended 2012)
New Commercial Space:	6,000 to 10,000 square feet maximum
Commercial Space to be Preserved:	0
Potential New Housing Units:	4-6
Existing Housing to be Preserved:	3
Community Parking Spaces:	0 (parking accommodated in community lots elsewhere on 11th)
Residential Parking Spaces:	8 - 12
Potential Demolition:	2 houses