

PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET

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CASE NUMBER: SPC-2013-0403A **PC DATE:** February 25, 2014

PROJECT NAME: Hotel Eleven

ADDRESS: 1123 E 11th St.

NEIGHBORHOOD PLAN: Central East Austin

APPLICANT: Hotel Eleven LLC (Mark Vornberg) 512-472-4980
2022 Travis Heights Blvd. Unit B
Austin, TX 78704

AGENT: Big Red Dog Engineering (Diana Wang, P.E.) – 512-669-5560
1021 E 7th St.
Austin, TX 78702

AREA: 6,926 sq. ft.

WATERSHED: Lady Bird Lake (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (Urban)

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit (CUP) for a hotel.

The development under construction is previously approved through site plan SP-03-0425C. At the time of approval, the site plan proposed Multifamily Residential use. With this CUP application, the applicant requests to change the proposed use to hotel.

EXISTING ZONING:

The property is zoned CS-1-NCCD-NP. The zoning ordinance 20130214-069 (C14-2012-0123) establishes the following conditions:

1. Outdoor entertainment use on the Property is prohibited as an accessory use to a hotel-motel use.
2. A hotel-motel use is a conditional use on the Property.
3. A hotel-motel use on the Property is prohibited from any waivers or variances relating to the number of required parking spaces.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan complies with all requirements of the Land Development Code.

CASE MANAGER: Donna Galati Telephone: 512-974-2733
Donna.Galati@austintexas.gov

C9²/₂**PROJECT INFORMATION:** 6,926 sq. ft.**EXIST. ZONING:** CS-1-NCCD-NP**ALLOWED F.A.R.:** 2:1**MAX. BLDG. COVERAGE:** 95%**MAX. IMPERVIOUS CVRG.:** 95%**REQUIRED PARKING:** 19**Proposed Access:** Alley**EXISTING F.A.R.:** 0.7451:1**EXISTING BLDG. CVRG:** 36%**EXISTING IMPERVIOUS CVRG:** 90%**PROVIDED PARKING:** 19**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The proposed hotel use is a conditional use in this CS-1-NCCD-NP zoning district. The property is currently developed with the 3-story building. The zoning ordinance was passed in February 2013 establishing conditions regarding the propose hotel use.

Environmental: This site is located in the Lady Bird Lake Watershed and subject to Urban Watershed regulations. All Environmental comments are cleared.

Transportation: The hotel provides 19 required parking spaces: 10 on-site, 2 on-street, and 7 in a designated community parking lot, as allowed by the NCCD. The community parking lot is located at 1009 E 11th, between Waller St. & San Antonio St.; this is approximately 500 feet (1 ½ blocks) away from the hotel.

Vehicular access to the proposed hotel will be from the alley.

SURROUNDING CONDITIONS:**Zoning/ Land Use**

North:	E 11 th St., then CS-1-NCCD-NP (Vacant)
East:	CS-1-NCCD-NP (Liquor sales)
South:	alley, then SF-3-H-NP (Single-Family)
West:	CS-1-NCCD-NP (Single Family*)

*Properties within the 11th St. NCCD with frontage on 11th Street do not trigger any compatibility regulations.

NEIGHBORHOOD ORGNIZATIONS:

African American Cultural Heritage District
 Anderson Hill Homeowners Association
 Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Monorail Project
 Austin Neighborhoods Council
 BikeAustin
 Blackshear Prospects Hills
 Del Valle Community Coalition
 East End IBIZ District
 East End Merchant's Association
 El Concilio Coalition off Mexican American Neigh.
 Guadalupe Association for an Improved Neighborhood
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Assn.
 Organization of Central East Austin Neighborhoods (OCEAN)
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- Preservation Austin
- Robertson Hill Neighborhood Association
- Robertson Hill Neighborhood Coalition
- SeTexas
- Sierra Club, Austin Regional Group
- Super Duper Neighborhood Objectors and Appalers Organization
- The Real Estate Council of Austin, Inc.
- United East Austin Coalition
- Urban Renewal Board of the City of Austin
- Waller Creek Conservancy

Existing Street Characteristics:

Name	ROW	Pavement	Classification
E 11 th St.	60'	45'	Minor Arterial

CONDITIONAL USE PERMIT

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

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

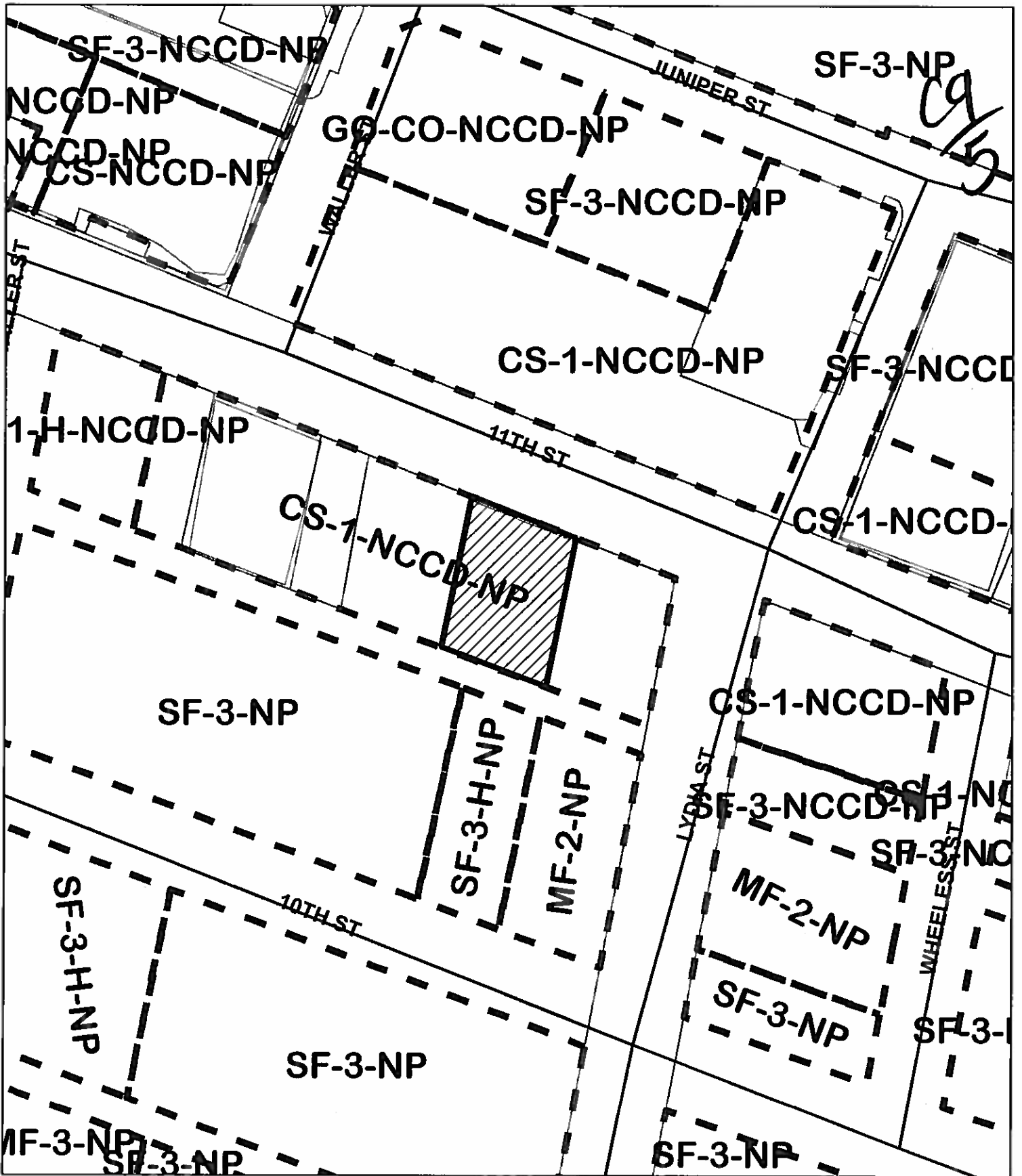
Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed hotel use is a conditional use in this CS-I-NCCD-NP zoning district. The 2013 zoning ordinance was expanded to conditionally allow and establish conditions for a hotel use.

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3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**
Staff Response: The site plan complies with all requirements of the Land Development Code. In addition, the site plan complies with setback and height requirements.
 4. **Provide adequate and convenient off-street parking and loading facilities; and**
Staff Response: The site plan complies with off-street parking and loading facility requirements. The required parking spaces are located onsite, on-street, and in a community parking lot.
 5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**
Staff Response: The site plan will comply with all requirements of the Land Development Code including Compatibility Standards as modified by the NCCD, and reasonably protects the health, safety, and welfare of persons and property.
- C. In addition, a conditional use site plan may not:**
6. **More adversely affect an adjoining site than would a permitted use;**
A hotel will have no more impact on adjoining properties than other permitted uses in CS-I-NCCD-NP zoning which could operate with similar or later hours than the proposed hotel.
 7. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.
 8. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.



SITE PLAN

CASE#: SPC-2013-0403A
 ADDRESS: 1123 E 11th St
 CASE NAME: Hotel Eleven
 MANAGER: Donna Galati



 SUBJECT TRACT
 ZONING BOUNDARY

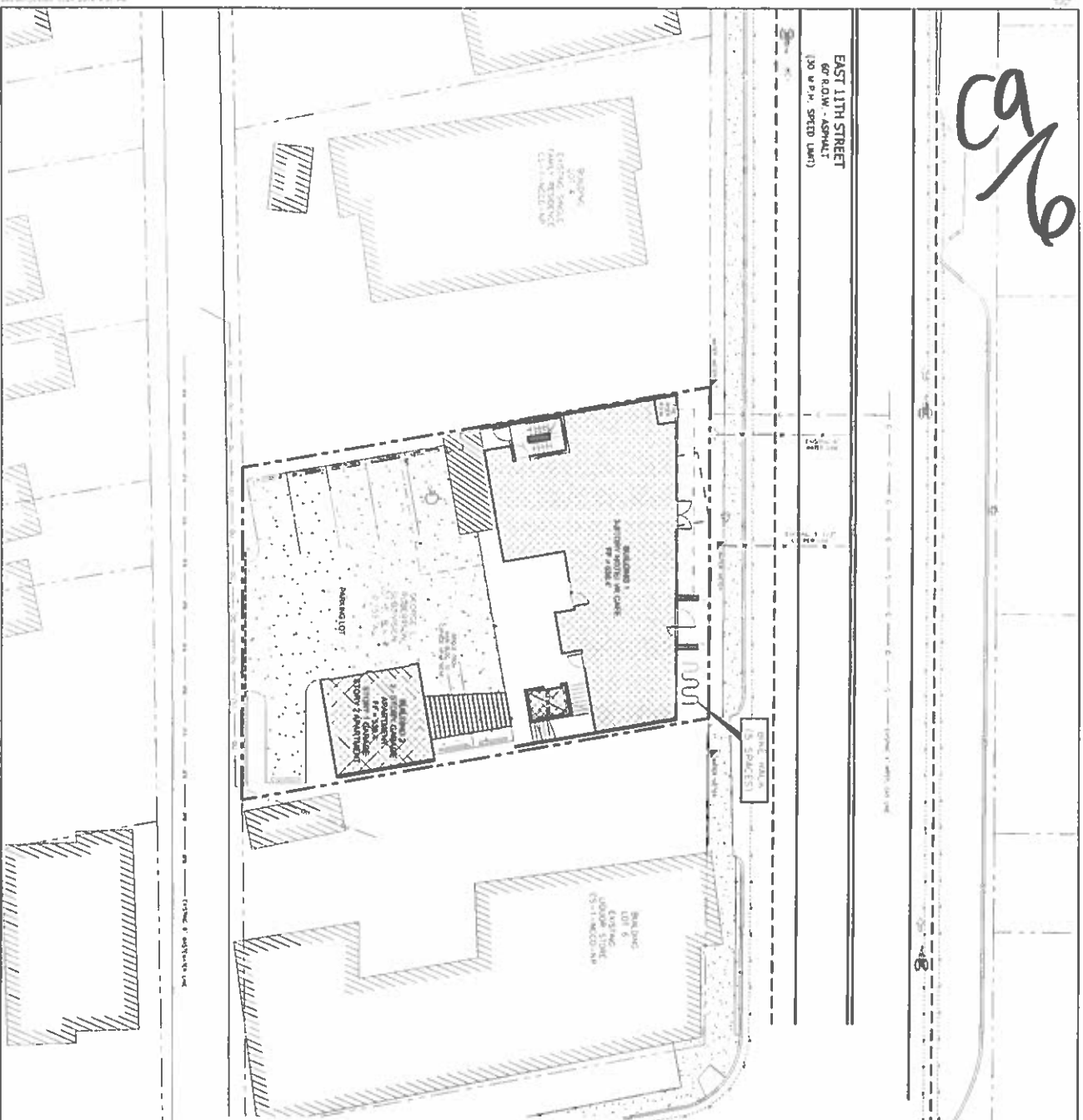


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

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- NOTE**
- THIS SITE PLAN IS NOT FOR CONSTRUCTION USE. PERMIT ONLY AND IS NOT INTENDED FOR CONSTRUCTION, REFERENCE SPACED OUT THE PLAN FOR THE SITE DEVELOPMENT PERMIT.
 - OUTDOOR ENTERTAINMENT IS PROHIBITED AS AN ACCESSORY USE ON THIS SITE.
 - ACCESSORY USES ARE PROHIBITED FOR SPACED OUT.
 - THIS SITE PLAN IS NOT FOR BUILDING PERMIT USE. ONLY A PROFESSIONAL ENGINEER WILL BE REQUIRED BEFORE PERMITTING THAT MAY BE NEEDED TO OBTAIN FINAL APPROVAL OF THE PROPOSED CHANGE OF USE.

LYDIA STREET
60 M.P.H. ASPHALT
(30 M.P.H. SPEED LIMIT)

USE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA	PERMITTED	REMARKS
OFFICE	140,000	100%	YES	Building 1
OFFICE	120,000	100%	YES	Building 2
OFFICE	100,000	100%	YES	Building 3
PARKING	10,000	100%	YES	Parking Lot 1
PARKING	10,000	100%	YES	Parking Lot 2

SITE PLAN APPROVAL

Prepared by: [Name]

Checked by: [Name]

Approved by: [Name]

Date: [Date]