

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Greater South River City Combined Neighborhood Plan

CASE#: NPA-2014-0022.02

DATE FILED: July 11, 2014 (Out-of-cycle)

PROJECT NAME: Terrace Hotel

PC DATE: October 28, 2014

ADDRESS: 110 Academy Drive

SITE AREA: Approx. 0.1654 acres

OWNER/APPLICANT: Matthew Lynaugh and Gloria J. Lee

AGENT: David Hartman

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Multifamily

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2014-0117

From: CS-NCCD-NP
NCCD)

To: CS-NCCD-NP (to change conditions of the

NEIGHBORHOOD PLAN ADOPTION DATE: September 29, 2005

PLANNING COMMISSION RECOMMENDATION: October 28, 2014 –
Recommended approval on consent agenda (J. Stevens; A. Hernandez – 2nd) Vote: 8-0-1 (B. Roark absent).

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The property (Tract 1B) is one of three tracts (Tract 1A, Tract 1B, and Tract 2) that are being assembled to build a boutique hotel. This property (Tract 1B) is the only one that requires a change in the future land use map. Given this, staff believes the applicant's request to change the land use on the future land use map from Multifamily to Mixed Use is compatible with the surrounding land uses.

GOAL ONE

Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.

Objective 1.1

New development should be compatibly scaled when adjacent to residential uses.

From the beginning of the planning process in SCCNPA, a strong consensus emerged. The large undeveloped tracts and larger, more readily redevelopable parcels, particularly along South Congress Avenue, should become more pedestrian-friendly, mixed-use places. However, the size of the parcels indicates they could be *large* and *dense* developments. Many of these sites abut single-family neighborhoods and as they develop or redevelop, adjacent neighborhoods should be afforded increased buffering.

Recommendation 1 Establish generous setbacks between commercial, multi-family or mixed-use development and adjacent, single-family neighborhoods.

GOAL TWO

South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

Recommendation 1 Denote commercial properties along South Congress Avenue with a mixed-use future land use notation to promote mixed-use development.

Recommendation 2 Denote residentially used properties along South Congress Avenue with a mixed-use future land use designation to allow for mixed-use development.

Objective 2.3

Commercial and mixed-use development along South Congress Avenue should not adversely affect adjacent neighborhoods.

Although there is broad support for recreating South Congress Avenue into a mixed-use and pedestrian-friendly destination for the city and the region, there are concerns about how this redevelopment will affect the adjacent residential areas (almost every neighborhood in the planning area abuts South Congress Avenue). The City of Austin Land Development Code addresses methods of mitigating the effects of commercial uses adjacent to and in close proximity to single-family properties; however, additional requirements may be appropriate.

LAND USE DESCRIPTIONS

EXISTING LAND USE

Multifamily – Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

PROPOSED LAND USE

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;

7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

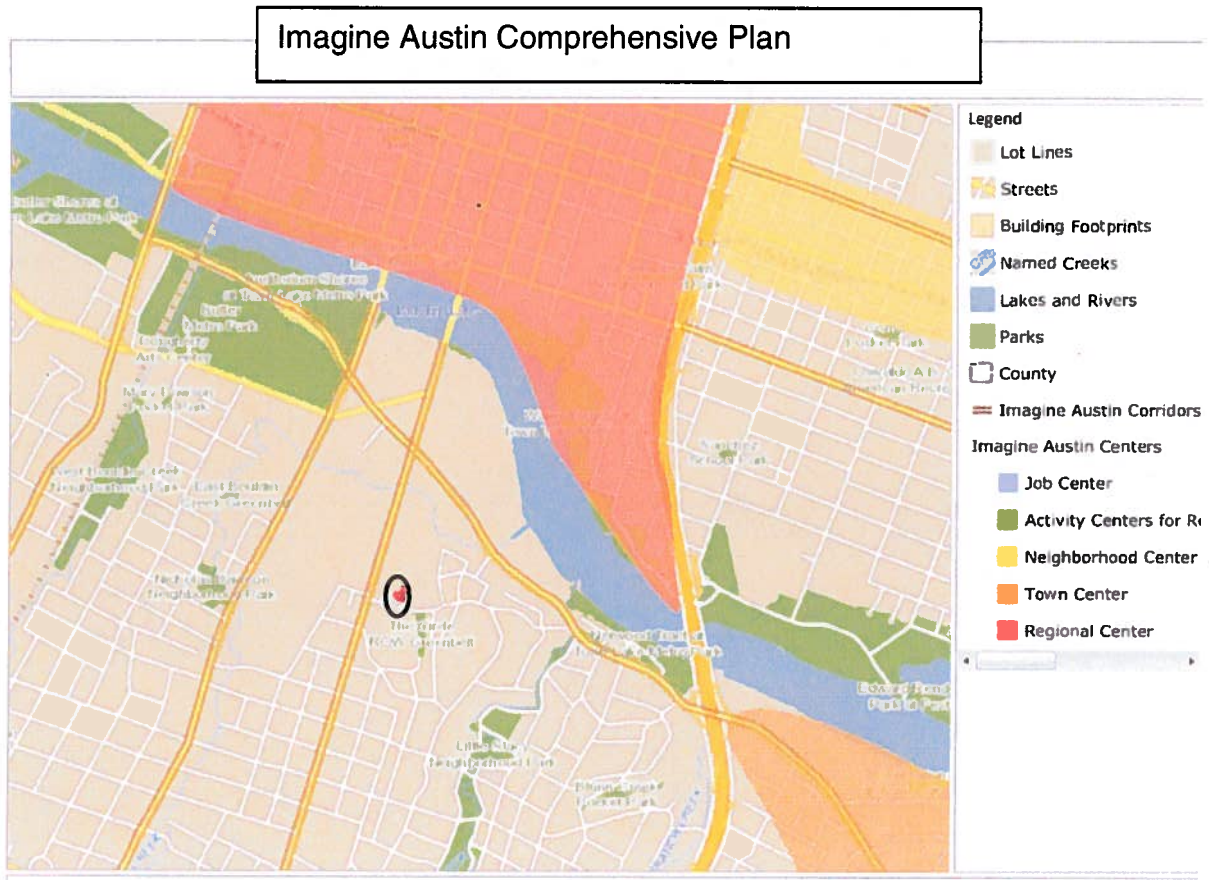
Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - *The proposed motel will offer some units for sale, which could provide a mix of housing. It is located near South Congress Avenue, which is an Activity Corridor with a mix of uses.*
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - *Property is located near an activity corridor (South Congress), which has an active mix of uses with transit options.*
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - *Property is located on an activity corridor and is less than one mile from a Regional Center and Neighborhood Center.*

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed motel will offer some units for sale, which could provide a mix of housing.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The request for Mixed Use land is compatible with the land uses to the north.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space ***and protect the function of the resource.***
 - ***Property is not located in the Drinking Water Protection Zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***The property is not designated as a historic property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Not directly applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***The proposed new hotel could create new jobs in the hospitality sector.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***The proposed new hotel will help meet the need for temporary housing during the many festivals that occur in Austin.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - ***Developer proposes to build the hotel to LEED standards.***



The property is located off an Activity Corridor (S. Congress Ave) a Regional Center and a Town Center as designated on the Imagine Austin's Growth Concept Map. Descriptions of these are provided below as taken from the Comprehensive Plan document.

Regional Centers

Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, rowhouses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center.

Regional centers will range in size between approximately 25,000-45,000 people and 5,000-25,000 jobs.

Town Centers

Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Town centers will range in size between approximately 10,000-30,000 people and 5,000-20,000 jobs.

Neighborhood Centers

The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Neighborhood centers range in size between approximately 5,000-10,000 people and 2,500-7,000 jobs.

Corridors

Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves,

sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on July 11, 2014, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35. The applicant proposes to change the land use on the future land use map from Multifamily to Mixed Use. For the zoning case, there are three tracts, Tract 1A, Tract 1B, and Tract 2. This property is Tract 1B, which is the only one that requires a plan amendment. The existing zoning is CS-NCCD-NP. The zoning request is change conditions of the NCCD to build a 102-room motel with associated uses.

For more information on the zoning case, please see the associated case report C14-2014-0117.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on September 11, 2014. Approximately 322 meeting notices were mailed to property and utility account holders within 500 feet of the property, in addition to neighborhood and environmental groups registered on the community registry who requested notification for the area. Seven people attended the meeting.

After staff gave an overview of the planning process and the applicant's request, the applicant made the following presentation.

Clark Lyda, the applicant, said he proposes to build a small hotel where the old Terrace Motel existed. Currently, there are only a few apartment buildings left where there once were 250 units on 20 acres of land. The boutique hotel they propose will be similar to Hotel San Jose and St. Cecelia, which is next door. The building will have three levels and will include an events center, restaurant, hotel rooms, pool and courtyards. The top two levels will be for sale condos, up to ten units for sale. He said they plan to acquire property on Music Lane to build a parking garage. The parking garage will be the first thing proposed to be build. The City Code requires 149 parking spaces, but they will provide 180 spaces. That way there will be parking available for people visiting South Congress, which could help with the neighborhood's parking issues. The only public entrance will be on Music Lane; there will be no outdoor amplified sound; a maximum of 150 outdoor events; and will be planned so no traffic will enter into neighborhood.

After Mr. Lyda's presentation, the following questions were asked:

Q. How long will it take to build the parking garage?

A. Probably about six months, we're looking at some time in 2016.

Q. Will you indicate the Mean Sea Level on the conceptual plan/site plan/diagram?

A. The City of Austin says the maximum height is 60 feet above average ground level, but this site is confusing, so we must also comply with what the City requires.

Q. If you get the zoning, how long will it take to be built?

A. Fourteen to sixteen months.

Q. How many of the units will be condos for sale?

A. We're looking at possibly 10 condos for sale.

The applicant had been meeting with planning contact team and neighborhood association members over several months before the plan amendment meeting, which could explain the low turn-out in people and few questions asked at the City-sponsored meeting.

The letter from the Greater South River City Planning Contact Team starts on page 13.

CITY COUNCIL DATE:

November 6, 2014 **ACTION:** Postponed to November 20, 2014 on the consent agenda at the neighborhood's request. [L. Morrison; M. Martinez – 2nd] Vote: 6-0-1 [B. Spelman absent]

November 20, 2014 **ACTION:** Approved First Reading. Vote: 7-0. [B. Spelman; Mayor Pro Tem Cole – 2nd].

December 11, 2014 **ACTION:** (Proposed for Second and Third Reading)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Out-of Cycle Letter from PCT

From: Terry
Sent: Thursday, July 10, 2014 7:33 PM
To: Meredith, Maureen; Guernsey, Greg
Cc: Jean Mather; Sarah Campbell
Subject: GSRC NPCT letter re Clark Lyda development

Greater South River City Neighborhood Planning Contact Team
c/o Jean Mather, Chair
1611 Alameda
Austin, Texas 78704

July 8, 2014

Mr. Greg Guernsey, Director
City of Austin Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

Dear Mr. Guernsey:

On June 18 the Greater South River City (GSRC) Neighborhood Planning Contact Team (NPCT) received a request from Mr. Clark Lyda to consider his request regarding an out-of-cycle application for an amendment to the GSRC Neighborhood Plan to change the use of the property at 110 Academy Drive from multi-family to mixed use.

On July 7 the GSRC NPCT met with Mr. Lyda, and afterward the team voted to approve the request for an out-of-cycle application. Although Mr. Lyda did present information about his proposed development, this decision by the NPCT is not an approval of the requested changes in land use and zoning, rather it is approval for the out-of-cycle application for those changes.

Please contact me or GSRC NPCT Vice-Chair Sarah Campbell at 512-462-2261 or sarahecampbell@ if you have questions.

Sincerely,
Jean Mather, Chair
GSRC NPCT

Applicant's Summary Letter

SUMMARY LETTER

The applicant seeks to change the Future Land Use Map for the Greater South River City Combined Neighborhood Plan Multi-Family to Mixed Use to enable development of a 102-unit courtyard hotel with accessory uses including restaurant, bar, event space, and swimming pools. The architecture and landscape of the project will pay homage to the mid-century forms and materials of the original Terrace Motor Hotel and embrace green and sustainable best practices while remaining respectful of the character and history of the Site and the neighborhood.

The hotel's "front door" (lobby entrance and valet parking drop) will face on Music Lane, which will be re-constructed to narrow the driving surface and provide sidewalks, landscape, retail storefronts, and a unique pedestrian-friendly environment. The hotel environment will be focused inward onto two lushly landscaped pedestrian courtyards. Rainwater will be captured and re-used on site for irrigation and pools. All Heritage Trees will be preserved and incorporated as focal points of the project design along with a large swimming pool and other water and landscape features.

All required parking for the hotel and accessory uses on the Site will be provided in a valet parking lot at the north end of Music Lane. Hotel traffic will access the hotel lobby and parking by turning onto Music Lane off Academy Drive (approximately 50' east of Congress Avenue). The project will include the construction of a parking garage with direct ingress/egress from Congress Avenue (hotel traffic will continue to access parking from the Music Lane entrance) and re-development of some of the existing South Congress frontage.

The proposed development will reduce the existing impervious coverage on the Site from approximately 95% to approximately 65% (roughly one-third reduction in impervious coverage), while maintaining the existing building coverage of approximately 50%.

Sight lines and massing from adjacent properties and streets will be consistent with existing conditions. Structures along the highest portion of the Site along Academy Drive will be two stories, while structures on the lowest portion next to Music Lane will be four and five stories from Music Lane (three stories from Academy Drive elevation). All buildings greater than two stories high are set back substantially from Academy Drive and are stair-stepped down the hillside such that the topography and Heritage Trees effectively screen the taller structures.

The property will also be developed and operated in accordance with the following:

1. No outdoor amplified sound.

{059.00117945.2}

2. Outdoor events will be subject to limited hours of operation, set-up, and break-down.
3. Any outdoor seating at the restaurant and bar will be located at the interior of the Site to provide acoustic isolation for surrounding properties and neighbors.
4. The only access to the hotel from Academy Drive will be a single pedestrian entry. All vehicular access for both hotel guests and services will be from Music Lane.
5. Green and sustainable building materials, practices, and operating protocols will be required for the hotel construction and operation.

David Lake of Lake|Flato Architects in San Antonio is project architect, and Bunkhouse Group, the operator of the adjacent Hotel St. Cecilia and the nearby Hotel San Jose will operate the hotel. Expected room rates will fall between those of the Hotel San Jose and the Hotel St. Cecilia, and the hotel restaurant and bar will be open to the public on a limited basis.



{059.00117945.2}

Letter from the Greater South River City Combined
Planning Contact Team

October 11, 2014

City Council Members and Planning Commissioners
City of Austin
301 West 2nd Street
Austin, TX 78701

Subject: Case NPA-2014-0022.02
Case C14-2014-0117

The Greater South River City (GSRC) Neighborhood Planning Contact Team (NPCT) supports the above-referenced Neighborhood Plan Amendment and rezoning, as outlined in the enclosed document entitled "Terms for the Terrace Hotel Development" contingent on the following conditions:

1. The applicant agrees to adhere to the development standards and restrictions outlined in this document; and
2. South River City Citizens (SRCC) retains an attorney to represent the neighborhood and cast this document into the appropriate legal documents required to make these standards and restrictions unambiguous and enforceable; and
3. The team of individuals from SRCC and from the GSRC NPCT that have been working on this project will work with the attorney to ensure that all of the intent of this document is properly captured in the resulting legal documents.

The enclosed document is the result of many meetings and negotiations between a dedicated group of SRCC members, direct neighbors, the NPCT, the applicant's development team, and the prospective hotel operator since as early as February 2014. The goal of these negotiations, and the resulting standards and restrictions that are detailed within the document, is to minimize (if not completely eliminate) the impact that this project has on the SRCC residents that live nearby while still allowing for a

successful and compelling redevelopment of the former historic Terrace Motor Hotel site.

Should you approve these requests, we look forward to continued cooperation from the applicant and City staff in codifying the terms in this agreement in advance of the City Council hearing.

Please contact me at 512-444-4153 or GSRC NPCT Vice-Chair Sarah Campbell at 512-462-2261 if you have questions.

Sincerely,
Jean Mather, Chair
GSRC NPCT

Attachment to the GSRC Combined Planning Contact Team Letter

Terms for the Terrace Hotel Development

Greater South River City (GSRC) Neighborhood Plan Contact Team (NPCT) and South River City Citizens (SRCC) Zoning Committee (ZC)

Tract 1: 1.04 acres (1101 Music Lane)
Tract 2: 0.17 acres (110 Academy Drive)
Property: 1.21 acres total (Tract 1 and Tract 2 combined)

Standards:

A. Height, number, impervious/building coverage

1. Maximum height in MSL elevation shall be limited to agreed locations on a per building footprint basis (Exhibit B).
2. Maximum number of units shall be 102, and approximately 15 of those may be condominium units (all non-condominium units shall be hotel units).
3. Maximum impervious coverage of Property shall not exceed 65% of gross site area.
4. Maximum building coverage of Property shall not exceed 50% of gross site area.

B. Restaurant, Events

1. Maximum indoor and outdoor seating capacity of the restaurant shall be 150 total seats.
2. Any outdoor seating at the restaurant and cocktail lounge will be located at the interior of the Property to provide acoustic isolation of these limited areas from surrounding properties and neighbors.
3. Maximum number of attendees at an outdoor event held at the Property will not exceed 150.
4. Indoor events will be located at a dedicated enclosed event space, and any outdoor events will be located at the lower courtyard.
5. Outdoor events shall be limited to the following hours of operation, set-up, and break-down, subject to any future additional restrictions imposed by City ordinance:
 - a. Hours for outdoor events shall begin no earlier than 10:00am and end no later than 10:00 pm Sunday through Thursday, and 12:00 midnight on Friday and Saturday.
 - b. Set up for outdoor events shall begin no earlier than 8:00 am daily, and breakdown for outdoor events shall end no later than 11:00 pm Sunday through Thursday, and 12:00 midnight on Friday and Saturday.

C. Property Access, Parking

1. The only access to the hotel from Academy Drive will be a pedestrian entry for registered hotel guests only. All vehicular access for both hotel guests and services will be from Music Lane, except for any crash gate required by City Code to provide access to Academy from the Property for secondary emergency access. All public access to the hotel will be from the valet drop on Music Lane.
2. A parking structure along Music Lane will be included in Phase 1 and will meet all parking requirements for Phase 1 (Tract 1 and Tract 2), and will be designed to accommodate additional floors as required to meet all parking requirements for Phase 2 new structures constructed on South Congress Avenue.
3. During construction of the parking garage, parking will be provided for the tenants of SOCO Center.
4. All vehicular access to Phase 2 will be from South Congress Avenue.
5. Developer and Hotel Operator will cooperate with neighborhood residents to establish RPP and/or parking meters and/or traffic calming devices along Academy Drive, Ravine, and Melissa.
6. Hotel Operator will offer complimentary garage parking (validation by the hotel) to restaurant and bar patrons in order to discourage them from parking in the neighborhood

rather than waiting for and paying for parking in the garage. Consider signage discouraging parking in the neighborhood and advertising valet parking.

7. Sidewalks will be installed along the north side of Academy Drive and the east side of Music Lane.

D. Other

1. Outdoor drumming and amplified sound will be prohibited.
2. No package liquor, beer, or wine sales EVER.
3. Total vehicle trips shall not exceed 2,000 vehicle trips/day for Phases 1 and 2.
4. Green and sustainable building materials, practices, and operating protocols will be required for the hotel construction and operation.
5. Heritage Trees will be preserved.
6. Trash receptacles will be placed along Academy Drive and Music Lane and emptied regularly, and janitorial service will pick up trash along Academy
7. Developer will pay, to a mutually agreed maximum amount, for SRCC's choice of legal representation to convert this document into one or more legally binding and enforceable documents
8. Developer will provide a letter of credit benefiting SRCC, in a mutually agreed format, duration, and amount, to fund SRCC's legal enforcement of the terms of this agreement

E. FLUM Amendment

1. Tract 2 revised from Multi-Family to Mixed Use

F. Zoning

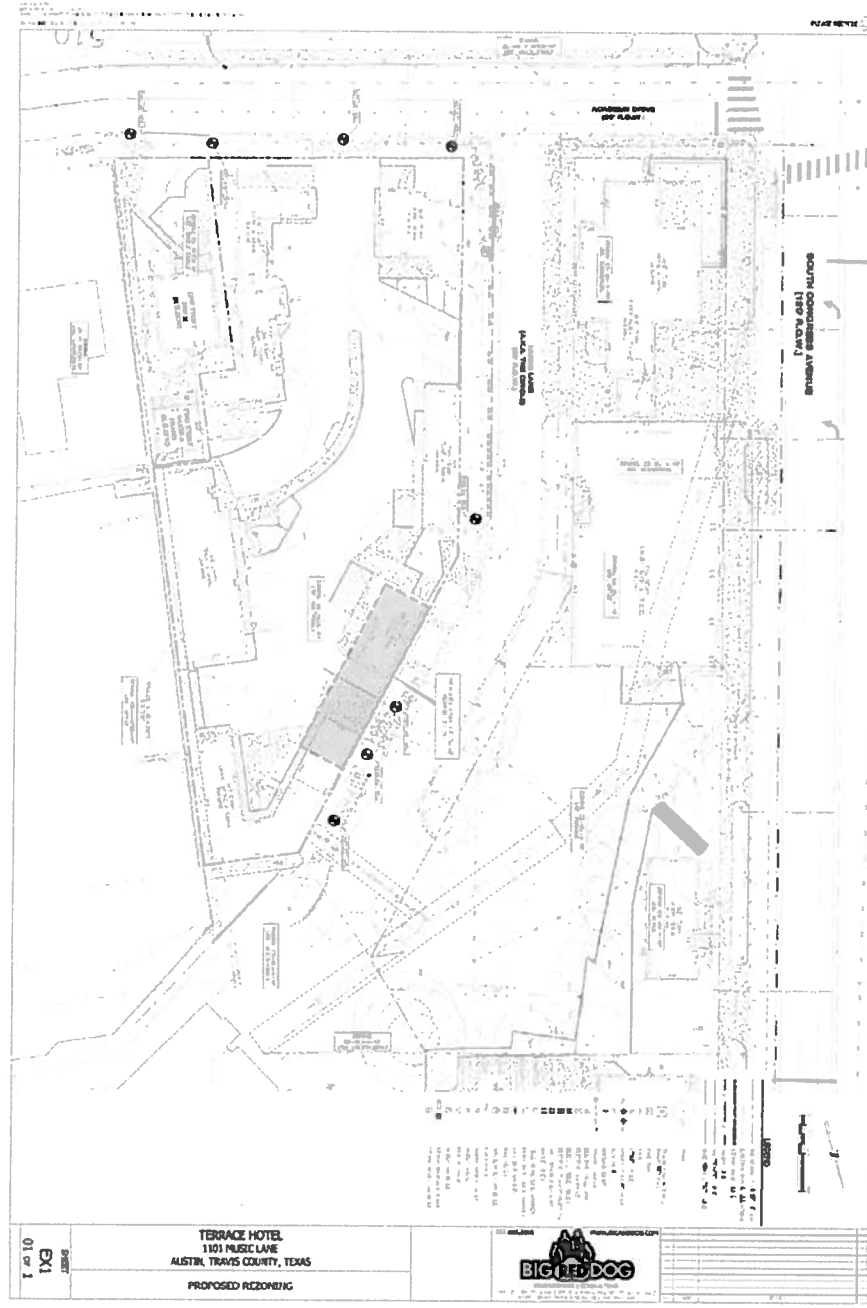
1. Tract 1 zoned CS-NCCD-NP (no change) except a 1500 square foot footprint along Music Lane will be re-zoned to CS-1-NCCD-NP for a cocktail lounge (**Exhibit A**)
2. Tract 2 zoned CS-NCCD-NP (no change)

G. NCCD Amendments for Tract 1 and Tract 2

1. Increase maximum impervious cover allowed under NCCD from 45% to 65% of gross site area (existing impervious cover is approximately 95%; CS base zoning allows 95% impervious cover)
2. Increase maximum building coverage allowed under NCCD from 35% to 50% of gross site area (CS base zoning allows 95% building coverage)
3. Increase maximum height allowed under NCCD from 30' to agreed upon levels, measured relative to mean sea level (MSL), on a per building footprint basis (**Exhibit B**)
4. Allow the following permitted uses:
 - a. Hotel
 - b. Hotel accessory uses:
 - i. restaurant (general)
 - ii. 1,500 square foot cocktail lounge
 - iii. parking
 - iv. events (indoor and outdoor entertainment)
 - c. Condominiums residential

EXHIBIT A

1500 sq. ft. CS-1 Zoning Footprint for Speakeasy Cocktail Lounge



{002.00117753.3}

A-1

EXHIBIT B

Maximum Height



Roof Plan

Avg 240 Heights above MSL



AUSTIN TERRACE

Austin, Texas | project no. 10028 | June 2014

LAKE | FLATO

{002.00117753.3}

B-1



SRCC Neighborhood Assoc.
P.O. 40632
Austin, TX 78704
www.srccatx.org

Mr. Lee Heckman
Planning Commission
City of Austin

Sounthaly Outhavong
president@srccatx.org

Gretchen Otto
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Nancy Byrd
treasurer@srccatx.org

October 7, 2014

**RE: Zoning change and NCCD Amendment for the properties at 1101 Music Lane and 110 Academy Drive
(Case #C14-2014-0117)**

Dear Mr. Heckman and Planning Commissioners:

On Monday, October 6th, 2014, South River City Citizens Neighborhood Association voted to approve the applicant's request for a zoning change and a NCCD Amendment for the properties at 1101 Music Lane and 110 Academy Drive as described in the enclosed document entitled "Terms for the Terrace Hotel Development" with the following conditions:

1. The applicant agrees to adhere to the development standards and restrictions outlined in this document.
2. SRCC retains an attorney to represent us and cast this document into the appropriate legal documents required to make these standards and restrictions unambiguous and enforceable.
3. The team of individuals from SRCC that have been working on this project will work with the attorney to ensure that all of the intent of this document is properly captured in the resulting legal documents.

This document is the result of many meetings and negotiations between a dedicated group of SRCC members, direct neighbors, the applicant's development team, and the prospective hotel operator since February of 2014. The goal of these negotiations, and the resulting standards and restrictions that are detailed within it, was to minimize (if not completely eliminate) the impact that this project has on the SRCC residents that live nearby while still allowing for a successful and compelling redevelopment of the former historic Terrace Motor Hotel site.

Should you approve these requests, we look forward to continued cooperation from the applicant and City staff in codifying the terms in this agreement in advance of the City Council hearing.

Cordially,

Sounthaly Outhavong
SRCC President

Attachment to SRCC Letter

Terms for the Terrace Hotel Development

Greater South River City (GSRC) Neighborhood Plan Contact Team (NPCT) and South River City Citizens (SRCC) Zoning Committee (ZC)

Tract 1: 1.04 acres (1101 Music Lane)
Tract 2: 0.17 acres (110 Academy Drive)
Property: 1.21 acres total (Tract 1 and Tract 2 combined)

Standards:

A. Height, number, impervious/building coverage

1. Maximum height in MSL elevation shall be limited to agreed locations on a per building footprint basis (Exhibit B).
2. Maximum number of units shall be 102, and approximately 15 of those may be condominium units (all non-condominium units shall be hotel units).
3. Maximum impervious coverage of Property shall not exceed 65% of gross site area.
4. Maximum building coverage of Property shall not exceed 50% of gross site area.

B. Restaurant, Events

1. Maximum indoor and outdoor seating capacity of the restaurant shall be 150 total seats.
2. Any outdoor seating at the restaurant and cocktail lounge will be located at the interior of the Property to provide acoustic isolation of these limited areas from surrounding properties and neighbors.
3. Maximum number of attendees at an outdoor event held at the Property will not exceed 150.
4. Indoor events will be located at a dedicated enclosed event space, and any outdoor events will be located at the lower courtyard.
5. Outdoor events shall be limited to the following hours of operation, set-up, and break-down, subject to any future additional restrictions imposed by City ordinance:
 - a. Hours for outdoor events shall begin no earlier than 10:00am and end no later than 10:00 pm Sunday through Thursday, and 12:00 midnight on Friday and Saturday.
 - b. Set up for outdoor events shall begin no earlier than 8:00 am daily, and breakdown for outdoor events shall end no later than 11:00 pm Sunday through Thursday, and 12:00 midnight on Friday and Saturday.

C. Property Access, Parking

1. The only access to the hotel from Academy Drive will be a pedestrian entry for registered hotel guests only. All vehicular access for both hotel guests and services will be from Music Lane, except for any crash gate required by City Code to provide access to Academy from the Property for secondary emergency access. All public access to the hotel will be from the valet drop on Music Lane.
2. A parking structure along Music Lane will be included in Phase 1 and will meet all parking requirements for Phase 1 (Tract 1 and Tract 2), and will be designed to accommodate additional floors as required to meet all parking requirements for Phase 2 new structures constructed on South Congress Avenue.
3. During construction of the parking garage, parking will be provided for the tenants of SOCO Center.
4. All vehicular access to Phase 2 will be from South Congress Avenue.
5. Developer and Hotel Operator will cooperate with neighborhood residents to establish RPP and/or parking meters and/or traffic calming devices along Academy Drive, Ravine, and Melissa.
6. Hotel Operator will offer complimentary garage parking (validation by the hotel) to restaurant and bar patrons in order to discourage them from parking in the neighborhood

Attachment to SRCC Letter

rather than waiting for and paying for parking in the garage. Consider signage discouraging parking in the neighborhood and advertising valet parking.

7. Sidewalks will be installed along the north side of Academy Drive and the east side of Music Lane.

D. Other

1. Outdoor drumming and amplified sound will be prohibited.
2. No package liquor, beer, or wine sales EVER.
3. Total vehicle trips shall not exceed 2,000 vehicle trips/day for Phases 1 and 2.
4. Green and sustainable building materials, practices, and operating protocols will be required for the hotel construction and operation.
5. Heritage Trees will be preserved.
6. Trash receptacles will be placed along Academy Drive and Music Lane and emptied regularly, and janitorial service will pick up trash along Academy
7. Developer will pay, to a mutually agreed maximum amount, for SRCC's choice of legal representation to convert this document into one or more legally binding and enforceable documents
8. Developer will provide a letter of credit benefiting SRCC, in a mutually agreed format, duration, and amount, to fund SRCC's legal enforcement of the terms of this agreement

E. FLUM Amendment

1. Tract 2 revised from Multi-Family to Mixed Use

F. Zoning

1. Tract 1 zoned CS-NCCD-NP (no change) except a 1500 square foot footprint along Music Lane will be re-zoned to CS-1-NCCD-NP for a cocktail lounge (**Exhibit A**)
2. Tract 2 zoned CS-NCCD-NP (no change)

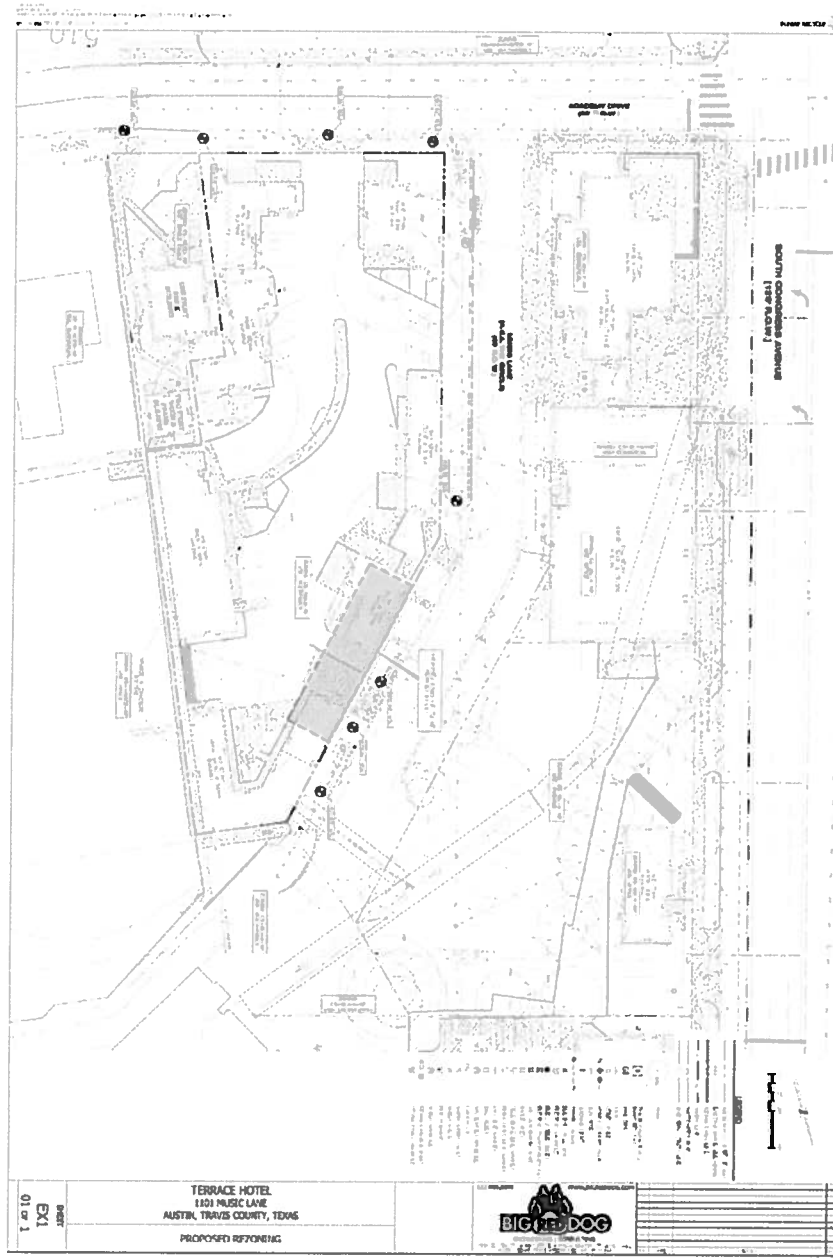
G. NCCD Amendments for Tract 1 and Tract 2

1. Increase maximum impervious cover allowed under NCCD from 45% to 65% of gross site area (existing impervious cover is approximately 95%; CS base zoning allows 95% impervious cover)
2. Increase maximum building coverage allowed under NCCD from 35% to 50% of gross site area (CS base zoning allows 95% building coverage)
3. Increase maximum height allowed under NCCD from 30' to agreed upon levels, measured relative to mean sea level (MSL), on a per building footprint basis (**Exhibit B**)
4. Allow the following permitted uses:
 - a. Hotel
 - b. Hotel accessory uses:
 - i. restaurant (general)
 - ii. 1,500 square foot cocktail lounge
 - iii. parking
 - iv. events (indoor and outdoor entertainment)
 - c. Condominiums residential

Attachment to SRCC Letter

EXHIBIT A

1500 sq. ft. CS-1 Zoning Footprint for Speakeasy Cocktail Lounge



(002.00117753.3)

A-1

Maximum Height



Root Plan

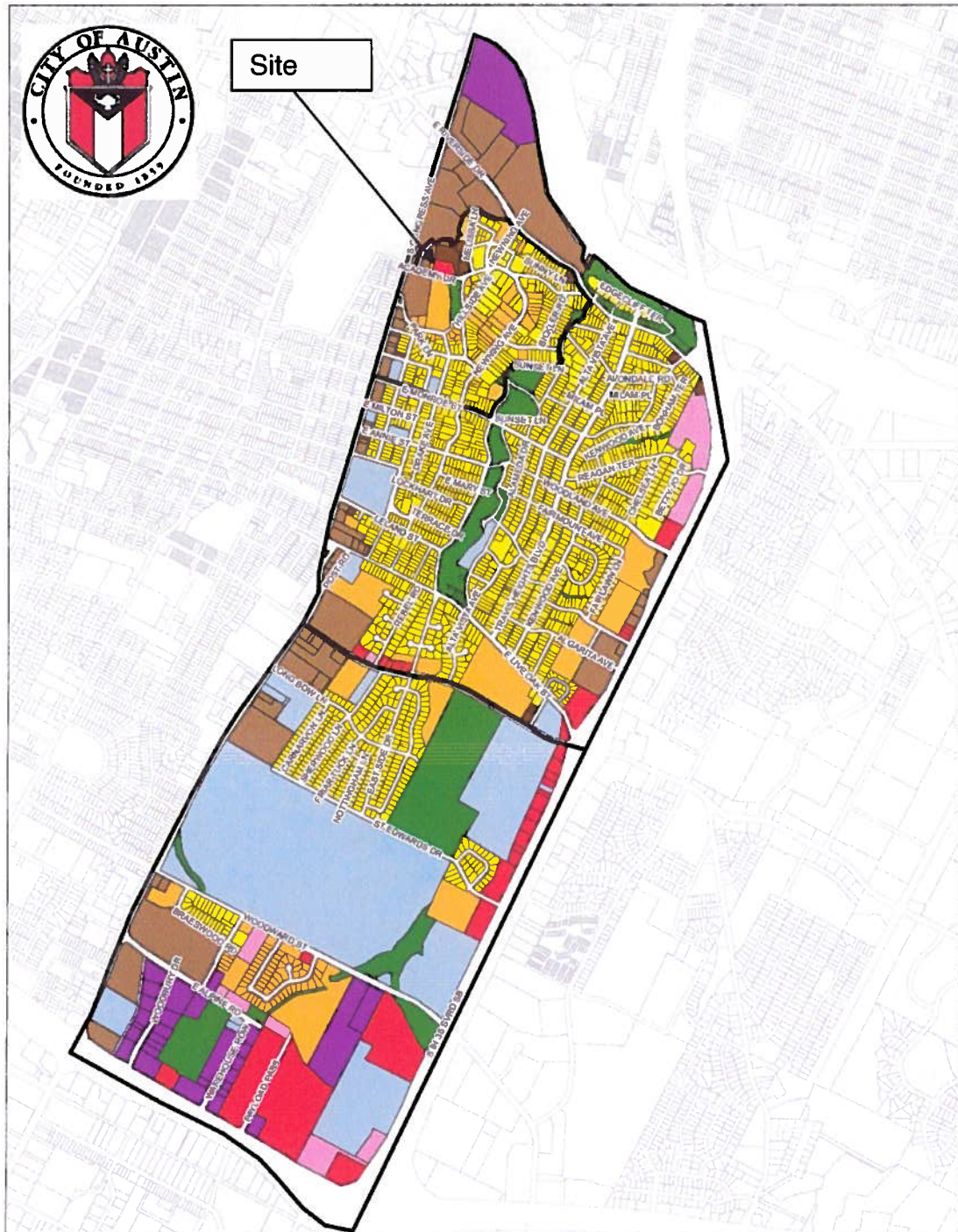
Average Heights above MSL

0 12' 24' 48' 60'

SCALE 1/32" = 1.0'

LAKE | FLATO

B-1



Greater South River City Neighborhood Planning Area Future Land Use Map

Date Adopted: 11/29/05
Last Modified: 09/01/2010

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

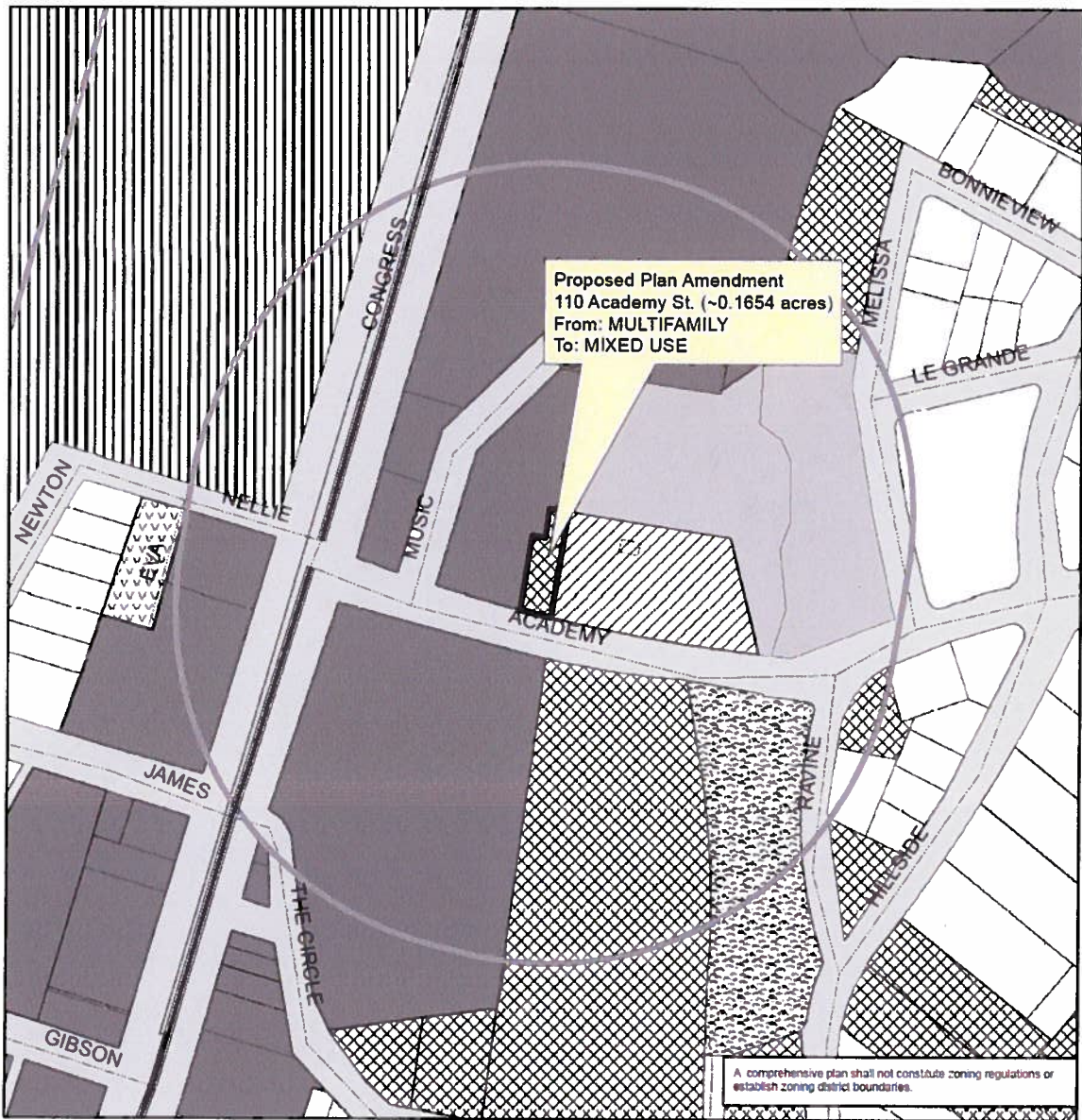
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

0 1,000 2,000 3,000 4,000
Feet

1 inch = 1,250 feet



	Civic		Multifamily
	Commercial		Office
	Industry		Recreation & Open Space
	Mixed Use		Single-Family
	Mixed Use/Office		Transportation
			SDE basepoly



**Greater South River City Combined Neighborhood Plan
NPA-2014-0022.02**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



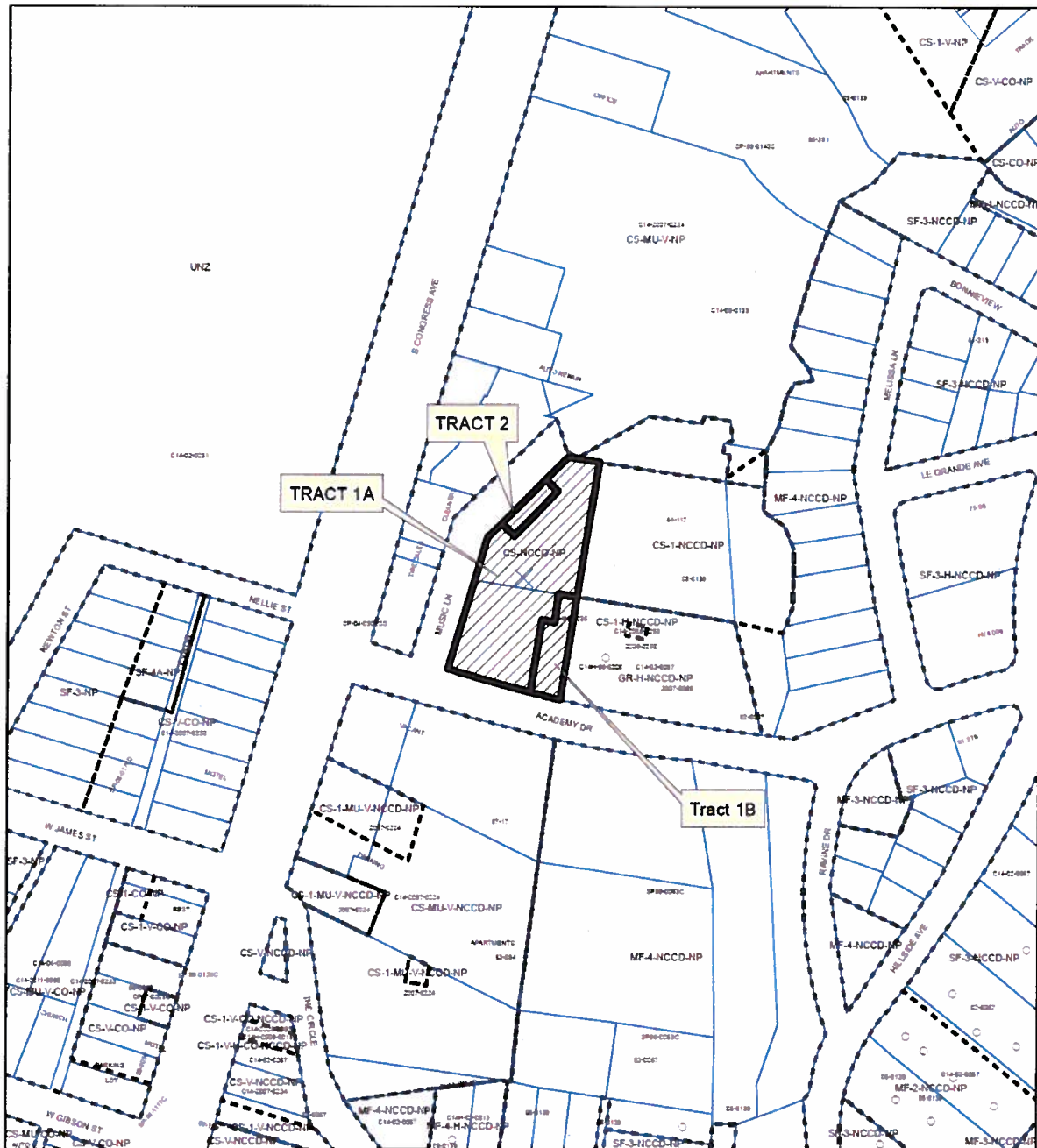
City of Austin
Planning and Development Review Department
Created on July 15, 2014_M Meredith

0 75 150 300 Feet






Legend

- Core Transit Corridors
- 500ft notification boundary
- NPA CASES
- Civic
- Commercial
- Higher-Density Single-Family
- Mixed Use
- Mixed Use/Office
- Mult-Family
- Recreation & Open Space
- Single-Family
- Transportation



1" = 200'

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2014-0117

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

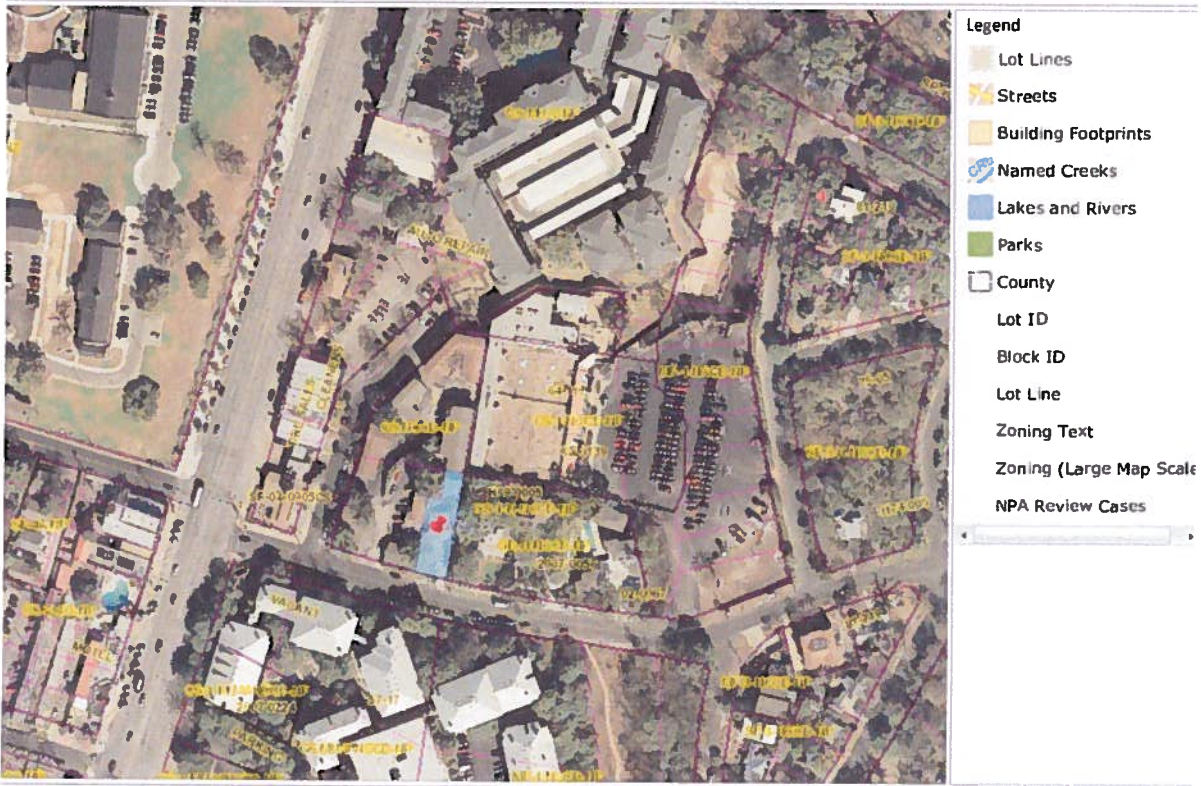


CITY OF AUSTIN DEVELOPMENT WEB MAP



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON THE GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

CITY OF AUSTIN DEVELOPMENT WEB MAP



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON THE GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Slides from Clark Lyda's presentation



AUSTIN TERRACE
PRECEDENTS

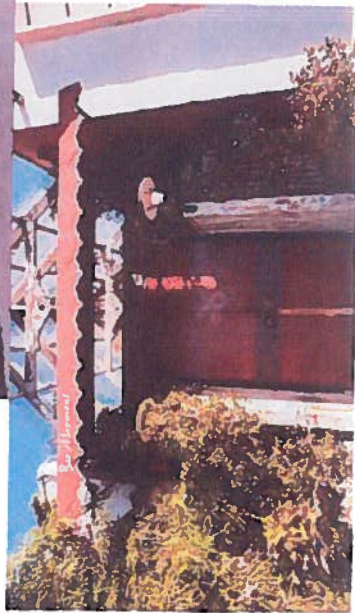
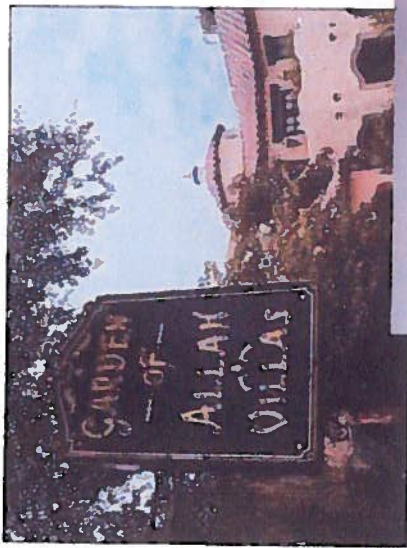


LARGE PLANT

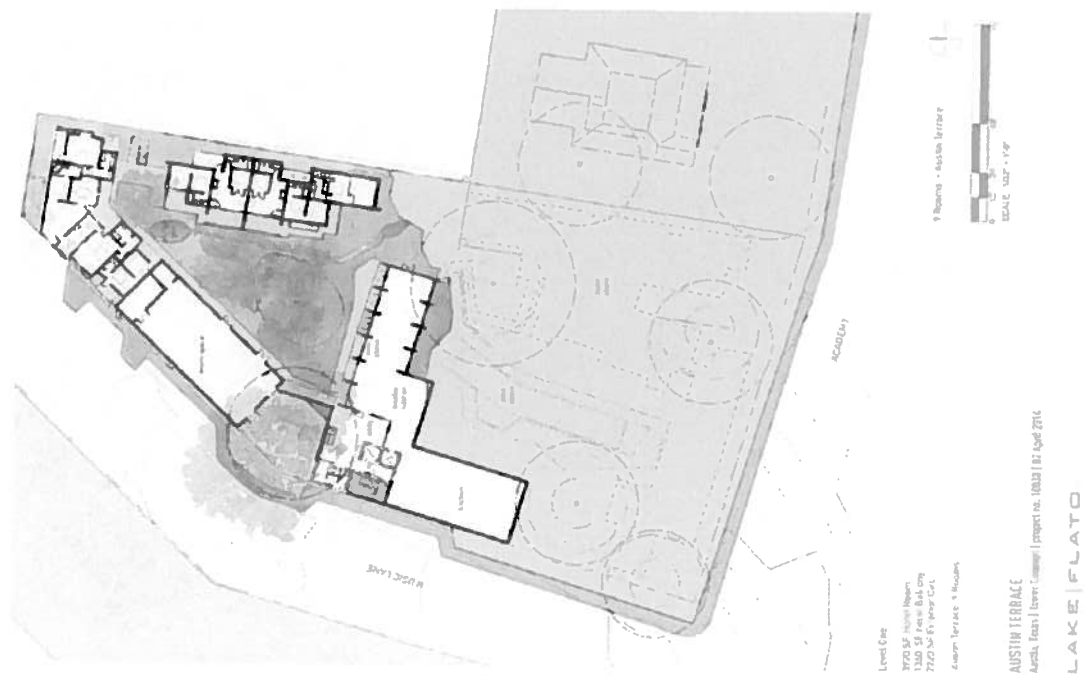
AUSTIN TERRACE
PRECEDENTS



LAKE PLAY













PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
512-974-2695
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0022.02

Contact: Maureen Meredith

Public Hearing: Oct 28, 2014, Planning Commission
Nov 6, 2014, City Council

☒ I am in favor
☐ I object

Greg Marchbanks

Your Name (please print)

112 Academy

Your address(es) affected by this application

Greg Marchbanks

Signature

10/20/2014

Date

Comments:
