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**PLANNING COMMISSION
SITE PLAN - WAIVER ONLY**

CASE NUMBER: SP-2014-0117C **PLANNING COMMISSION
HEARING DATE:** March 24, 2015

PROJECT NAME: San Marcos Hotel

ADDRESS: 924 E. 7th Street

APPLICANT: Bruner Interests LLC (Scott Bruner) (903) 277-0005
5 Oak Hill Place
Austin, TX 75503

AGENT: LOC Consultants Civil Division Inc. (Sergio Lozano P.E.)
1000 E. Cesar Chavez St., Suite 100 (512)587-7236
Austin, TX 78735

CASE MANAGER: Nikki Hoelter (512) 974-2863
Nikki.hoelter@austintexas.gov

COUNCIL DISTRICT: 3 – Sabino Renteria

NEIGHBORHOOD PLAN: East Cesar Chavez Neighborhood Plan
Plaza Saltillo TOD (Transit Oriented Development)

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a three story, 22,938 square foot hotel, which includes a 6,643 square foot restaurant (general), parking, sidewalk and street tree improvements, drainage facilities, water quality controls and utilities on .811 acres.

DESCRIPTION OF WAIVERS:

- 1) A permanently placed refuse receptacle including a dumpster, may not be located 20 feet or less from property from an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located. [LDC Section 25-2-1067(C)]
- 2) 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 in an SF-5 or more restrictive zoning or on which a use permitted in an SF-5 or more restrictive zoning district is located. [LDC Section 25-2-1067(G)]

SUMMARY STAFF RECOMMENDATION:

The applicant plans to construct a hotel within the Plaza Saltillo TOD. The TOD calls for dense and compact development. The developer is providing onsite underground detention, on site water quality controls, and required parking on this small site of .811 acres. Given the development is meeting the requirements of the TOD, which include a minimum height requirement of 2 stories, providing street trees and clear zone, which keep the street frontage pedestrian friendly, and utilizing alley access for parking. In addition a 6 foot privacy fence will be constructed along the adjoining property line on the west.

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Compatibility standards require a dumpster to be setback from property used or zoned as single family 20 feet. [LDC Section 25-2-1067(C)] The dumpster enclosure will be located 7.5 feet from the west property line. The enclosure will be 6 feet in height, which is an additional screening to the single family property.

All driveways and parking must be setback 25 feet from property used or zoned as SF-5 or more restrictive. [LDC Section 25-2-1067(G)] A portion of the rear driveway, parking and loading zone are within the compatibility setback to the north, encroaching into the setback 7 feet. This is a unique situation, as there's a 20 foot alley between the development and the triggering SF-3-H property. The SF-3 property is the historic French Legation; however the actual French Legation building is approximately 100 feet from the property line.

Due to the constraints and requirements of the site, staff recommends approval of both waivers.

The site plan will comply with all other compatibility standards.

COMPATIBILITY

The subject site is bordered by an existing single family residence to the west. A 6 foot privacy fence will be erected along the property line. The property to the north is zoned SF-3-H-NP, however a civic use, which is the historic French Legation. A 20 foot alley separates the development from the French Legation. Additional screening will not be provided, however the parking is planned for head in, facing the proposed building.

The site will comply with all other compatibility standard requirements in regards to height, setback and screening.

SUMMARY COMMENTS ON SITE PLAN:

The proposed site is currently vacant. The site will be developed in to a hotel development with a restaurant and coffee shop. The development is designed to enhance the building frontage along East 7th and San Marcos Street to encourage pedestrian activity as outlined in the Plaza Saltillo TOD regulating plan.

The site plan will comply with all code requirements prior to its approval and release.

PROJECT INFORMATION

TOTAL SITE AREA	38,030 sq. ft.	.811 acres	
EXISTING ZONING	TOD-NP		
WATERSHED	Waller Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	San Marcos Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2:1	0	.8118:1/ 22,938 sf
BUILDING COVERAGE	95%	0	18,258 sf/ 65.1%
IMPERVIOUS COVERAGE	95%		21,975 sf/ 78.4%
PARKING	30	0	32

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EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	TOD-NP	Vacant
<i>North</i>	SF-3-H-NP	French Legation museum/office
<i>South</i>	TOD- NP	Vending company/ office
<i>East</i>	TOD-NP	Office
<i>West</i>	TOD-NP	Single family residence

ABUTTING STREETS



Street	Right-of-Way Width	Pavement Width	Classification
E. 7 th St.	Varies	60 feet	Arterial
San Marcos St.	Varies	27 feet	Local

NEIGHBORHOOD ORGNIZATIONS:

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Association
- 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
- 1113 - Austin Park Foundation
- 1265 – Central East Austin Neighborhood
- 1344 – African American Cultural Heritage Business District
- 30 – Guadalupe Neighborhood Development Corporation
- 1199 – United East Coalition
- 477 – El Concilio Mexican American Neighborhood
- 1447 – Friends of Emma Barrientos MACC
- 1444 – East Austin Conservancy
- 1393 – Waller Creek Conservancy
- 1258 – Del Valle Community Coalition
- 452 – Guadalupe Association for an Improved Neighborhood
- 1399 – A.N.T. Artist and Neighbors Together
- 966 - Organization of Central East Austin Neighborhoods

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-  Subject Tract
-  Base Map

CASE#: SP-2014-0117C
 ADDRESS: 916 E 7TH ST. &
 704 SAN MARCOS ST.

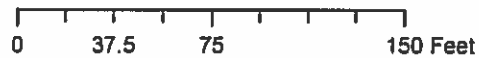
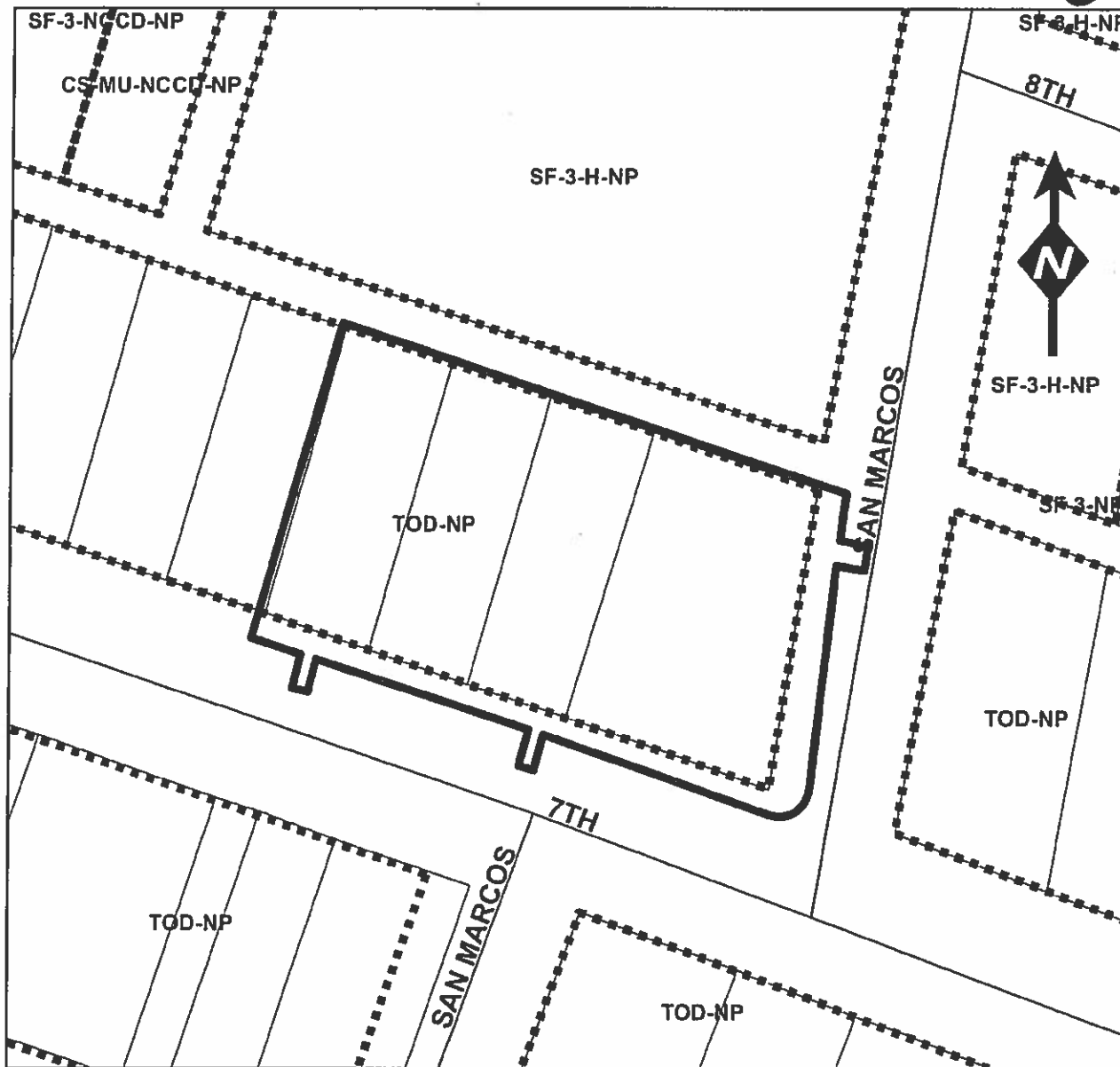


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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

SITE PLAN PERMIT

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Legend

-  Site Plan Case
-  EXTERNAL tcad_parcel
-  Zoning
-  Street Address Centerline

SAN MARCOS HOTEL
 CASE NO.: SP-2014-0117C
 ADDRESS: 924 E, 7TH ST.
 CASE MANAGER: NIKKI HOELTER



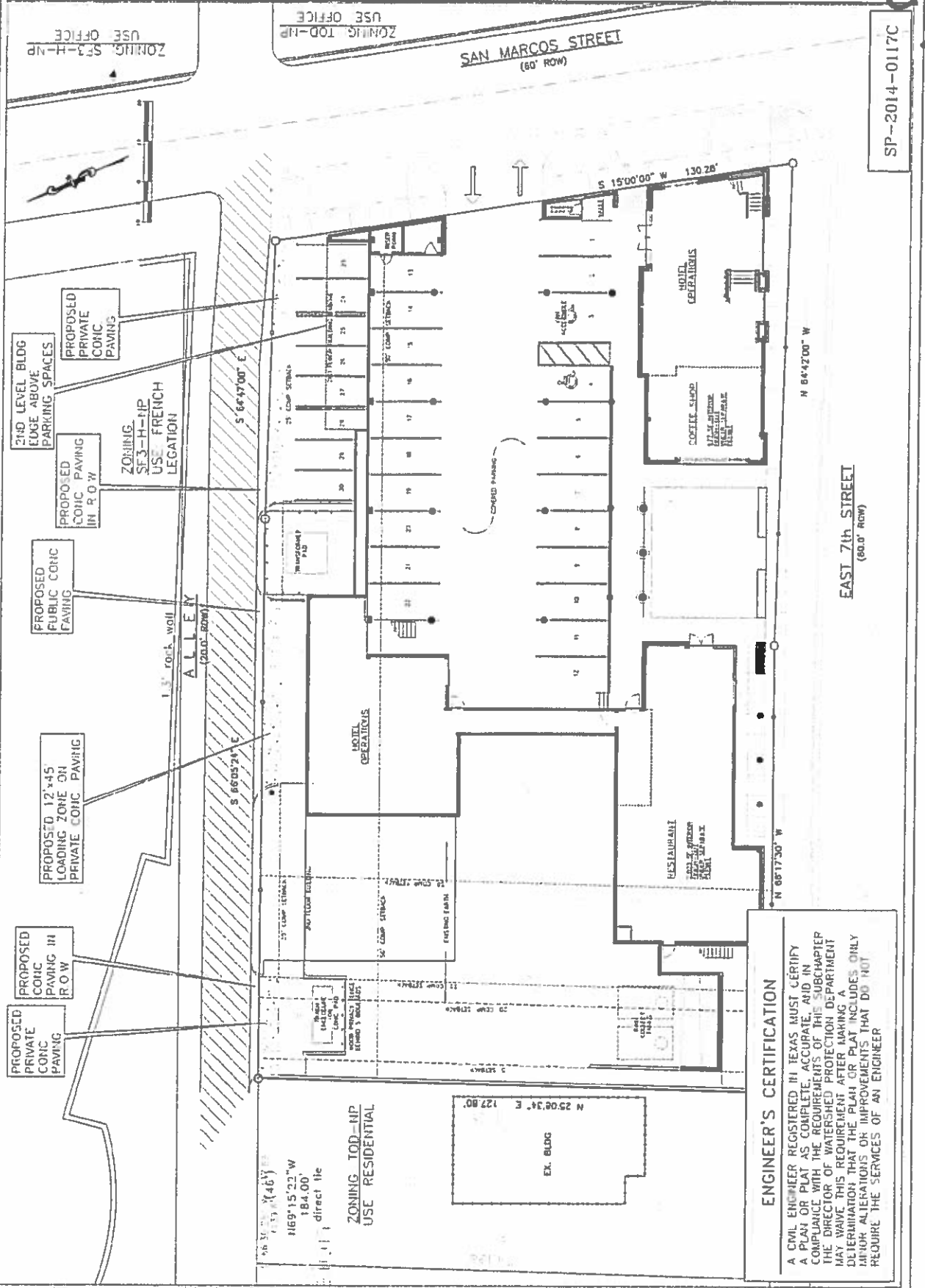
Handwritten: 22/22

NO.	DATE	REVISIONS/CORRECTIONS

SAN MARCOS HOTEL
 COMPATIBILITY SITE PLAN 1 OF 3
 916 E 7TH ST
 AUSTIN, TX 78702

LOC Consultants, LLP
 Civil, Structural & Environmental Engineers
 FIRM No. 4750
 1000 East Cesar Chavez, Suite 100
 Austin, Texas 78702-4208
 Ph. (512) 999-0008 Fax (512) 999-0907

SP-2014-0117C
 SHEET 1 OF 3



ENGINEER'S CERTIFICATION
 A CIVIL ENGINEER REGISTERED IN TEXAS MUST CERTIFY A PLAN OR PLAY AS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBCHAPTER. THE DIRECTOR OF WATERRESHED PROTECTION DEPARTMENT MAY WAIVE THIS REQUIREMENT AFTER MAKING A DETERMINATION THAT THE PLAN OR PLAY INCLUDES ONLY MINOR ALTERATIONS OR IMPROVEMENTS THAT DO NOT REQUIRE THE SERVICES OF AN ENGINEER.

ZONING TOD-NP
 USE RESIDENTIAL
 1169° 15' 22" W
 184.00'
 direct tie

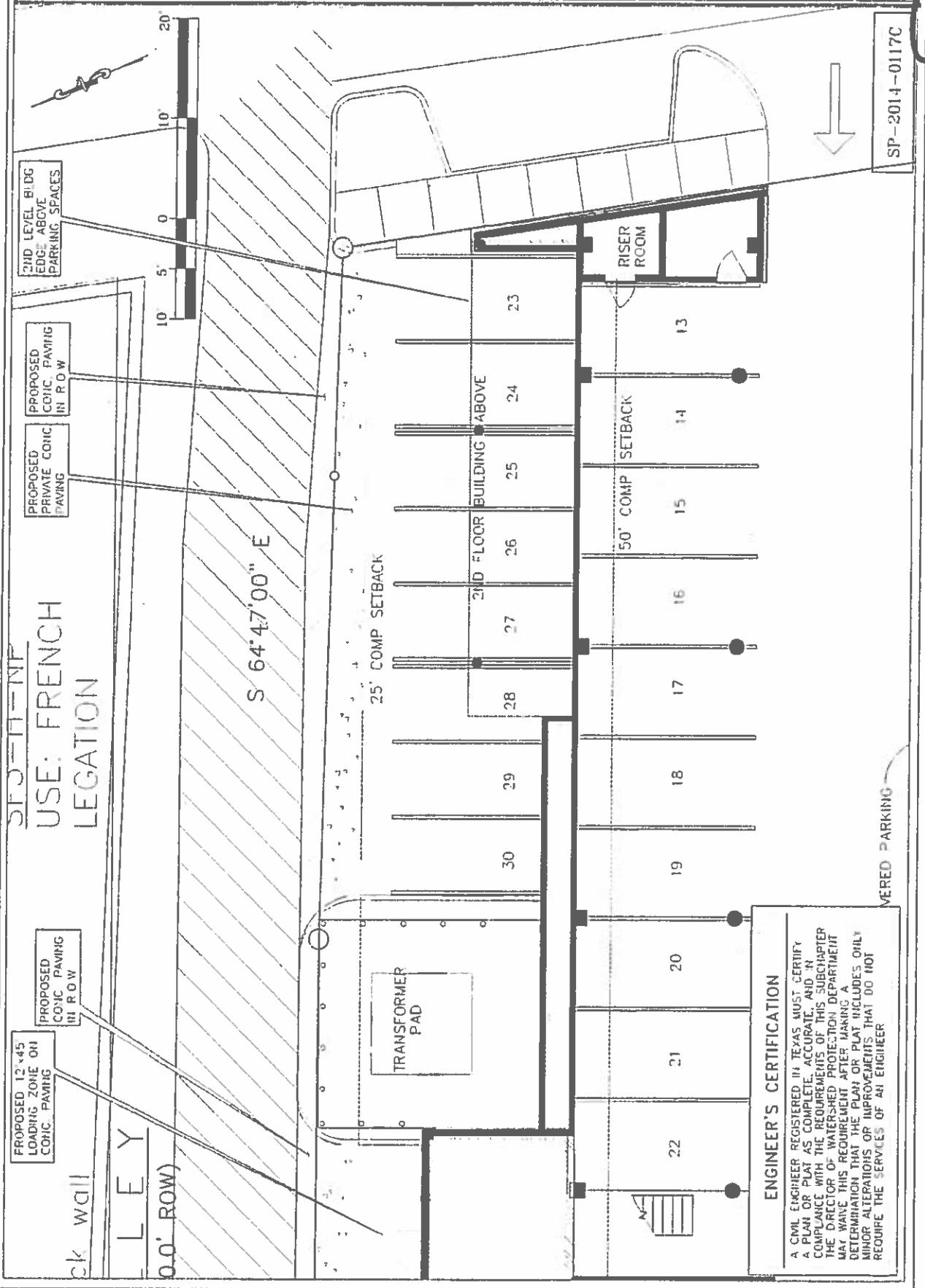
EX. BLDG
 N 25° 08' 34" E
 127.00'

NO.	DATE	REVISIONS/CORRECTIONS

SAN MARCOS HOTEL
 COMPATIBILITY SITE PLAN 2 OF 3
 810 E 7TH ST
 AUSTIN, TX 78702

LOC Consultants, LLP
 Civil, Structural, & Environmental Engineers
 FIRM No. 4158
 1000 East Cesar Chavez, Suite 100
 Austin, Texas 78702-4200
 Ph (512) 499-0908 Fax (512) 499-0007

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 OF 3



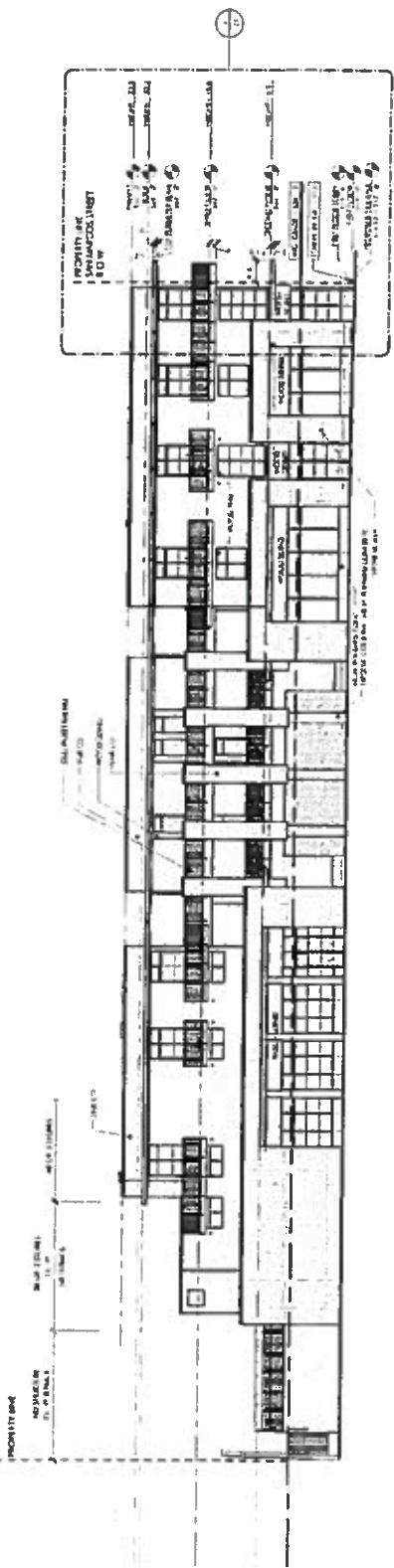
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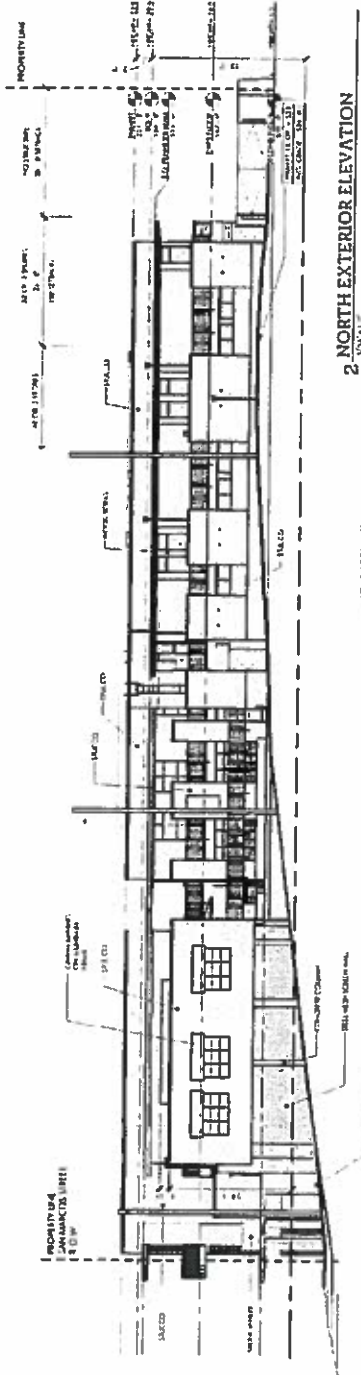
Architect
City/Landscape

100 East Tenth Street
Austin, TX 78703

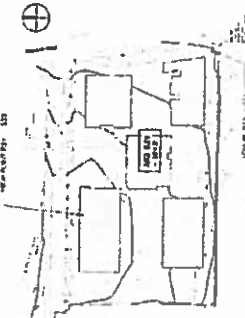
FOR INFORMATION ONLY
This drawing is for informational purposes only and does not constitute a contract. The contract documents govern the project.



1 SOUTH EXTERIOR ELEVATION
43' x 110'



2 NORTH EXTERIOR ELEVATION
59' x 110'



4 EXISTING HIGH AND LOW GRADE
1/4\"/>

Hotel Peregrine

100 East Tenth Street
Austin, TX 78703

DATE: 10/15/2014
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT NUMBER: 100
SCALE: AS SHOWN

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Handwritten signature or initials

THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT DOCUMENTS GOVERN THE PROJECT.

DATE: 10/15/2014
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT NUMBER: 100
SCALE: AS SHOWN

SITE PLAN APPROVAL

DATE: 10/15/2014
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT NUMBER: 100
SCALE: AS SHOWN

SITE PLAN NUMBER: 97-2011-0018C

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January 15, 2015

Greg Guernsey, AICP – Director
Planning and Development Review Department
City of Austin
505 Barton Springs Rd.
Austin, TX 78704

Re: Request for Compatibility Waiver
LDC Sec. 25-2-1067(C)
LDC Sec. 25-2-1067(G)
"San Marcos Hotel" site plan (SP-2014-0117C)
924 E. 7th St.

Mr. Guernsey:

In conformance with the provisions of the City of Austin Land Development Code Sec. 25-2-1081, we are respectfully requesting a waiver from LDC Sec. 25-2-1067 (C) and LDC Sec. 25-2-1067 (G) for the project called 'San Marcos Hotel', currently under review (Permit No. SP-2014-0117C).

The proposed hotel project is located at 924 E. 7th St. in east Austin close to downtown, within the Saltillo TOD district. As required by the district regulations, the project is a proposed mixed use development with the hotel on the upper floors and restaurants and related pedestrian uses occupying the street level along E. 7th St. and San Marcos St. The site includes significant topography and is located adjacent to an existing alley to the north. The project requires access to the alley for parking, loading, and the trash enclosure.

The site is bounded on both the west and north sides by properties that trigger compatibility standards as outlined in Article 10 of LDC Section 2. The property to the west is within the Saltillo TOD, but is occupied as a single family residence. The property to the north is outside the Saltillo TOD and is occupied by the French Legation, and is zoned SF-3-H-NP.

The specific compatibility waiver requests are as follows. We have included both civil and architectural exhibits to clarify the requests.

LDC Sec. 25-2-1067 (C) refers to the location of a trash enclosure within a 20' compatibility setback. As shown on the civil exhibit, the trash enclosure is located within the 20' setback from the western property line. Due to the requirement to keep the street frontages pedestrian friendly, the nature of the topography, building massing, drainage, and similar factors, the northwest corner of the site is the most appropriate place for the trash enclosure. The enclosure is 20' wide and 6' tall; 14' of the enclosure is located within the 20' setback area. Note that the proposed enclosure falls outside the compatibility setback from the north, only from the west setback.

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LD.C Sec. 25-2-1067 (G) refers to installing a parking area or driveway within a 25' compatibility setback. As shown on the civil exhibit, there is a unique condition along the north of the property adjacent to the alley. The (public) alley as currently constructed is entirely within the compatibility setback area. We are proposing to provide covered parking along the northeast corner of the tract; about 6' of the pavement connecting the parking with the alley falls slightly within the 25' compatibility setback. Further west along the alley we are proposing the loading zone; about 7' of this is within the 25' compatibility setback. West from there is the trash enclosure; the drive aisle to access the enclosure falls within the 25' compatibility setbacks from both the west and the north sides. Our justification for allowing these pavement improvements within the north 25' compatibility setback includes:

- The alley is already encroaching into the setback area and our improvements will not significantly add to the paved area.
- The entire north property area of our site could not access the alley without these small encroachments into the 25' compatibility setback
- The property to the north, though zoned SF-3-H-NP, is a large lot occupied by the French Legation historic building, and the building is located centrally and is over 100' from the property line. The existing building will not be impacted by the setback encroachment.

Note that we have also shown an architectural site plan showing the compatibility setbacks in section view, and can show that the proposed buildings are in compliance with all vertical compatibility setbacks.

Thank you for your consideration of this request; we hope you and your staff will support our request to the Planning Commission. Please contact me if you have any questions.

Since



Sergio Lozano, P.E. – Principal
LOC Consultants
Authorized Agents, San Marcos Hotel