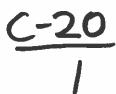
PLANNING COMMISSION SITE PLAN WAIVER REQUEST REVIEW SHEET



CASE: SP-2014-0308C

PLANNING COMMISSION DATE: April 14, 2015

PROJECT NAME:

901 Neches Street, Hyatt House

ADDRESS OF SITE: 901 Neches Street

APPLICANT:

Journeyman Austin Holdings, Inc. (David Nelson) (512) 347-2913

AGENT:

Noble Surveying & Engineering Works, LLC (Reece Whitley) (512) 535-1820

AREA: 0.41 acres

WATERSHED: Waller Creek (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (Urban)

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: Pleasant Valley Road at Lakeshore Drive (site plan demonstrates compliance)

PROPOSED DEVELOPMENT:

The applicant proposes to construct a 10-story, 132,422 sq. ft. hotel building, including parking garage and utilities. There is pedestrian hotel access from Neches Street and parking garage access from 9th Street.

EXISTING ZONING:

The proposed hotel use is located on property zoned CBD-CO. The Conditional Overlay (CO) establishes a 2,000 trip per day limit.

DESCRIPTION OF WAIVER: The applicant is requesting a waiver from LDC 25-6-591(B)(5) which requires a pedestrian-oriented use between a parking garage and the adjacent sidewalk in order to construct a hotel.

LDC Section 25-6-591(B)(5)

Except as provided in Subsections (C) and (D) of this section, a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in Section 25-2-691 (Waterfront Overlay (WO) District Uses) that fronts on the street at the ground level.

25-6-591(D): The Land Use Commission may waive the requirement of Subsection (B)(5) of this section during the site plan review process after determining that:

- (1) present and anticipated development in the area is not amenable to access by pedestrians;
- (2) the requirement does not allow a reasonable use of the property; or
- (3) other circumstances attributable to the property make compliance impractical.

25-6-591(E): If a waiver is granted under Subsection (D), an area for which the requirement is waived must be screened.

Waiver request is as follows:

The applicant requests a waiver from LDC 25-6-591(B)(5) in order for the enclosed parking garage to be located adjacent to 9th Street.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC 25-6-591(B)(5) because the slope of the street is not amenable to a pedestrian oriented use. The applicant has agreed to screen the parking garage along the 9th Street sidewalk with art panels. Additionally, the ground level use on Neches Street is the hotel restaurant, which wraps the corner to the 9th Street side of the building. The applicant added Juliet balconies and a folding door system along 9th Street to increase the visibility of pedestrian and streetfront activity.

DESIGN COMMISSION RECOMMENDATION:

On March 23, 2015, Design Commission recommended the waiver with the following conditions:

- 1. The artwork to be of greater extent and be more articulated;
- 2. The artwork engage the works across the street; and
- 3. The artwork begin to address the larger context; and

Recommendation:

1. Engage the Waller Creek Conservancy and Art in Public Places to conceptualize the role of artwork on 9th Street.

CASE MANAGER: Donna Galati PHONE: 512-974-2733

Donna.Galati@austintexas.gov

PROJECT INFORMATION: 0.41 acres

EXIST. ZONING: CBD-CO

MAX. BLDG. COVERAGE: 100% **PROP. BUILDING CVR**: 12,432 sq. ft. (70.4%)

MAX. IMPERV. CVRG.: 100% PROP. IMP. CVRG.: 17,664 sq. ft. (99%)

ALLOWED F.A.R.: 8:1

HEIGHT: 120

REOUIRED PARKING: 0

PROPOSED F.A.R.: 7.49:1

PROP. HEIGHT: 100' (10 story)

PROVIDED PARKING: 139 spaces

PROPOSED ACCESS: Pedestrian access to hotel use from Neches Street. Vehicular access from 9th

Street.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant requests a waiver from the required pedestrian use separating the ground-floor parking from 9th Street. The waiver is recommended by the Design Commission with conditions and recommendation. The site plan will comply with all other land use regulations prior to site plan approval.

Environmental:

The site is located within the Waller Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Pedestrian access to hotel use is from Neches Street. Vehicular access is from 9th Street. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of this waiver.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: alley, then CBD-CO & CS (Professional Office and German American Heritage Society)

South: 9th Street, then DMU (Hotel, under construction)

East: CBD-CO (Cocktail Lounge)

West: Neches Street, then DMU (Church)

C23

STREET:	<u>R.O.W.</u>	SURFACING	CLASSIFICATION
9 th Street	80'	50'	Minor Arterial
Neches Street	80'	60'	Collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District

Austin Neighborhoods Council

Bike Austin

Central Austin Community Development

City of Austin Downtown Commission

Downtown Austin Alliance

Downtown Austin Neighborhood Assn. (DANA)

El Concilio Coalition of Mexican American Neigh. Assn.

Friends of Emma Barrientos MACC

Homeless Neighborhood Assn.

Lower Waller Creek

Preservation Austin

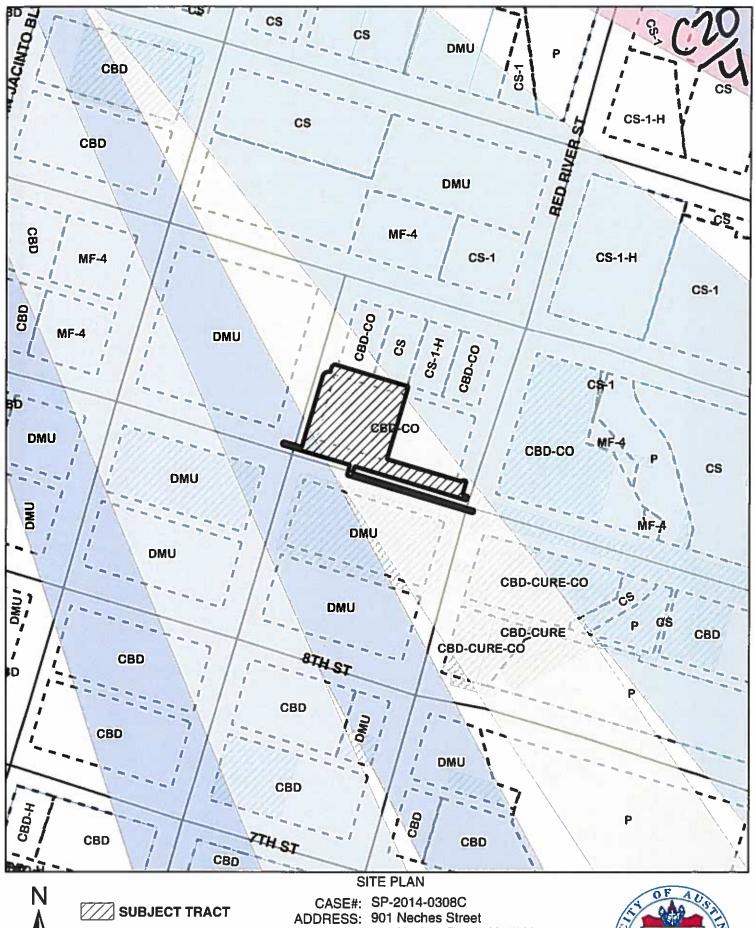
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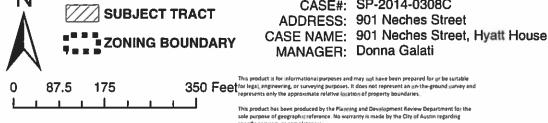
Sierra Club, Austin Regional Group

Super Duper Neighborhood Objectors and Appealers Organization

The Real Estate Council of Austin, Inc.

Waller Creek Conservancy







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