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**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:

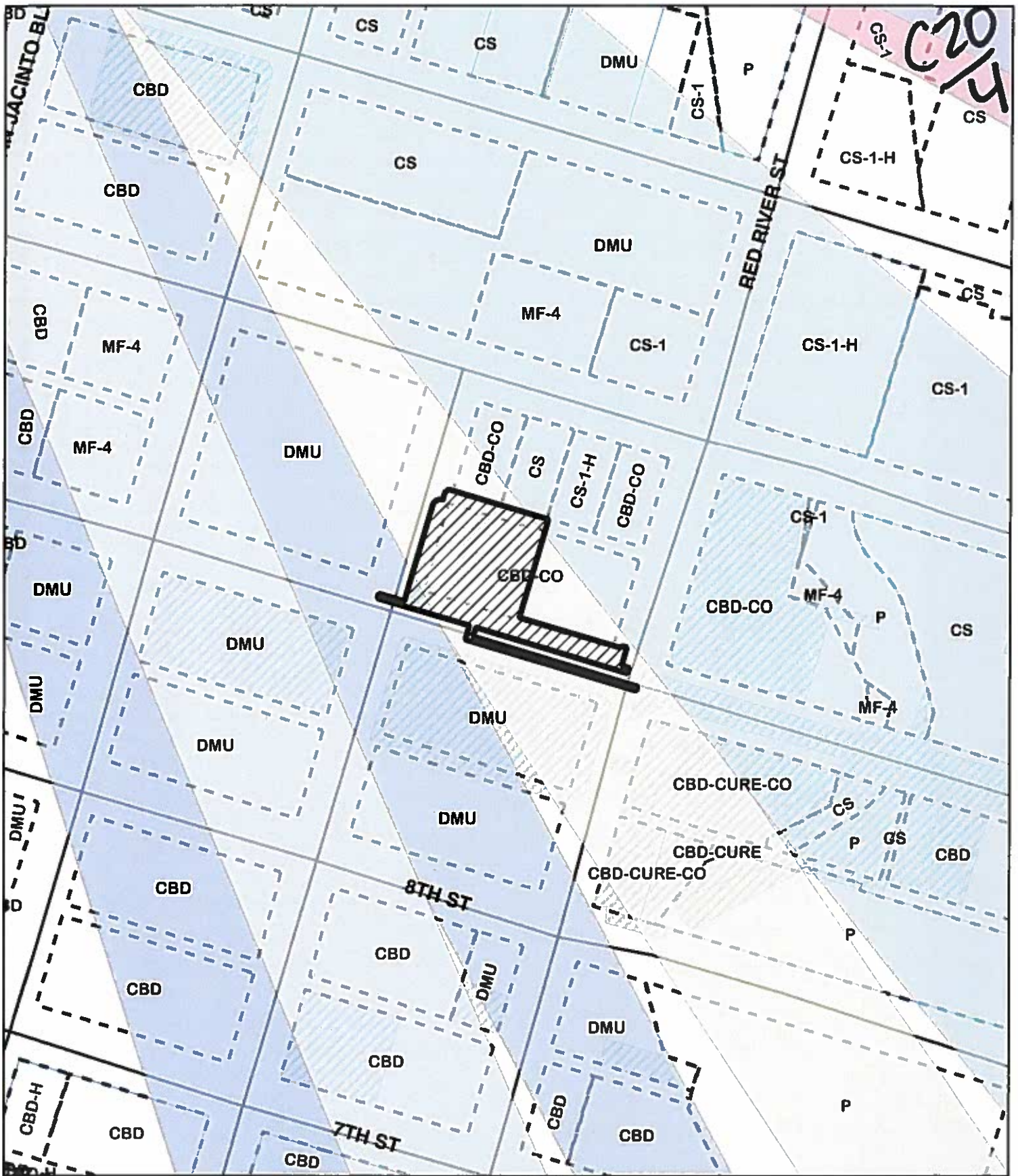
The applicant requests a waiver from LDC 25-6-591(B)(5) in order for the enclosed parking garage to be located adjacent to 9th Street.

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<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
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
- SELTEXAS
- Sierra Club, Austin Regional Group
- Super Duper Neighborhood Objectors and Appealers Organization
- The Real Estate Council of Austin, Inc.
- Waller Creek Conservancy



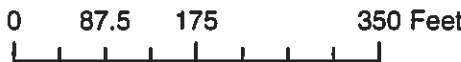
SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY



CASE#: SP-2014-0308C
 ADDRESS: 901 Neches Street
 CASE NAME: 901 Neches Street, Hyatt House
 MANAGER: Donna Galati

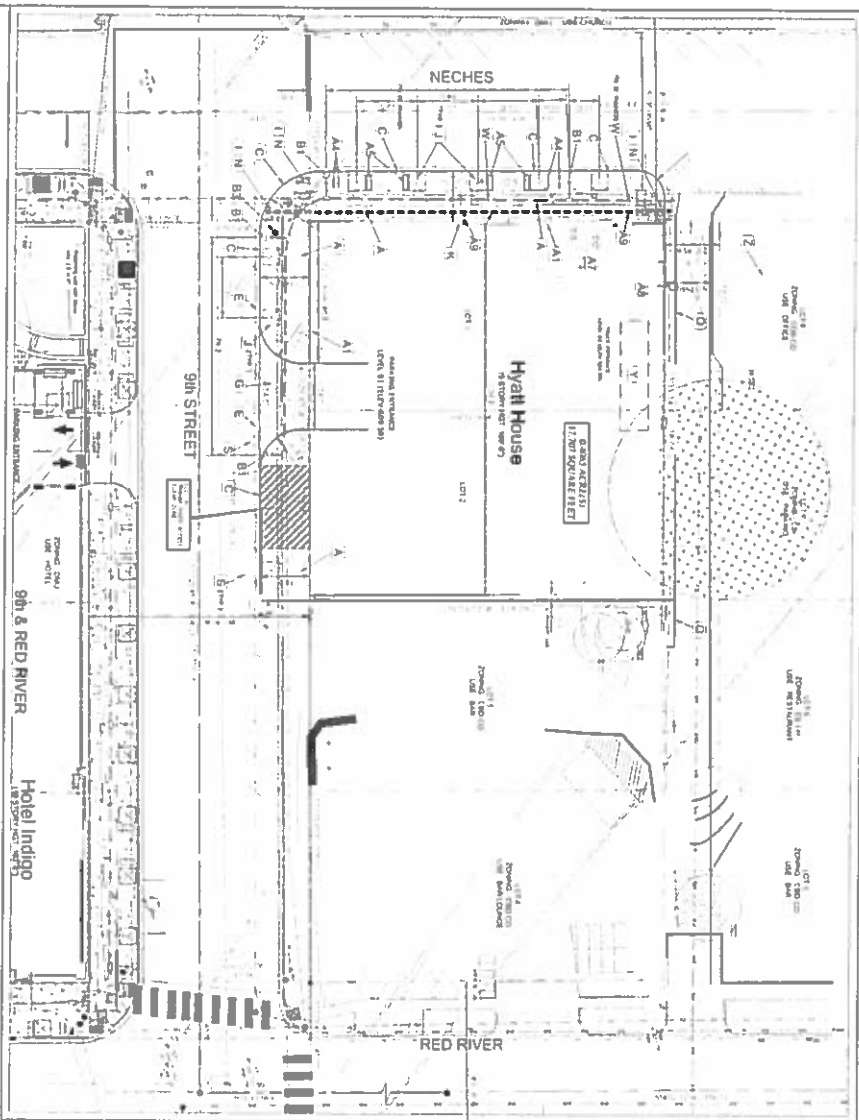


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

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- A. 14' WIDE CONCRET DRIVEWAY - SEE DETAIL SHEET 1
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