

PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2014-0387C PC DATE: April 28, 2015

PROJECT NAME: East Side Hotel

ADDRESS OF APPLICATION: 1207 E Cesar Chavez Street

APPLICANT: Robert and Daniel Vasquez
1209 E Cesar Chavez Street
Austin TX 78702

AGENT: Big Red Dog Engineering (Kaitlin Redmon) (512) 669-5560
2021 E 5th Street, Ste 110
Austin, TX 78702

AREA: 0.841 acres

COUNCIL DISTRICT: 3
WATERSHED: Lady Bird Lake & Waller Creek (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 to allow hotel-motel use. The proposed Hotel building will be on the portion of the site that is zoned CS-MU-CO-NP.

EXISTING ZONING: The site is zoned CS-MU-CO-NP and SF-3-NP. The proposed hotel use is a conditional use in the East Cesar Chavez Neighborhood Plan (Ordinance No. 001214-20).

STAFF RECOMMENDATION:
This Conditional Use Permit is not recommended by staff due to the outstanding staff comments.

CASE MANAGER: Rosemary Avila Telephone: 974-2784
Rosemary.avila@austintexas.gov

PROJECT INFORMATION: 0.841 acres	
EXIST. ZONING: CS-MU-CO-NP & SF-3-NP	
ALLOWED F.A.R.: 2:1	PROPOSED F.A.R.: 1.26:1
MAX. BLDG. COVERAGE: 95% (CS-MU-CO-NP)	PROPOSED BLDG. CVRG: 52.4%
40% (SF-3-NP)	
MAX. IMPERVIOUS CVRG.: 95% (CS-MU-CO-NP)	PROPOSED IMPERVIOUS CVRG: 73.3%
45% (SF-3-NP)	
REQUIRED PARKING: 58	PROVIDED PARKING: 70
PROPOSED ACCESS: East Cesar Chavez	

C14
1

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed hotel use is a conditional use in the East Cesar Chavez Neighborhood Plan. The proposed hotel is three stories tall with 65 hotel rooms and an accessory restaurant space.

Environmental: All remaining Environmental rejection comments can be seen in the attached Master Comment Report. Environmental comments will need to be addressed and cleared prior to permit issuance.

Transportation: The site has access to East Cesar Chavez Street.

SURROUNDING CONDITIONS:

Zoning/Land Use

- North:** E. Cesar Chavez St, then CS-MU-CO-NP (commercial food trailer)
- East:** CS-MU-CO-NP (office) & SF-3-NP, single family
- South:** LO-CO (educational- El Buen Pastor Early Childhood Development Center) & Willow St, then SF-3-NP (single family)
- West:** CS-MU-CO-NP (commercial)

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhood Council
- Barrio Unido Neighborhood Assoc.
- Bike Austin
- Capital Metro
- Del Valle Community Coalition
- East Austin Conservancy
- East Cesar Chavez Neighborhood Planning Team
- East Town Lake Citizens Neighborhood Org.
- El Concilio Mexican-American Neighborhoods
- Friends of Emma Barrientos MACC
- Guadalupe Neighborhood Development Corporation
- Preservation Austin
- SEL Texas
- Sierra Club, Austin Regional Group
- Tejano Town
- The Real Estate Council of Austin, Inc.
- United East Austin Coalition
- Waller Creek Conservancy
- Waterfront Planning Advisory Board

2
Cly

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 must comply with all regulations and requirements of the Land Development Code prior to site plan release and approval. All remaining rejection comments can be seen on the attached master comment report.

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

Staff Response: The proposed hotel use is a conditional use in the East Cesar Chavez Neighborhood Plan.

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 will need to comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan will need to comply with off-street parking and loading facility requirements.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will need to comply with all requirements of the Land Development Code including Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

3
Cly/3

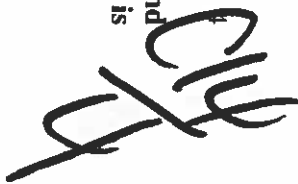
6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;
Staff Response: No

8. 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.

9. 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.





April 20, 2015

308.001

CHY/B

Mr. Greg Guernsey
Planning and Development Review Department
505 Barton Springs Road, Suite 400
Austin, Texas 78704

RE: Engineer's Summary Letter
East Side Hotel
1207 E Cesar Chavez Street
Austin, Travis County, Texas

Dear Mr. Guernsey,

Please accept this Engineer's summary letter and report along with the accompanying site plan application materials as our formal submittal for the above referenced project, located at 1207 E Cesar Chavez Road. The project is located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas.

The proposed project will consist of a 3-story hotel with 65 rooms, an accessory restaurant space, and 2-levels of structural parking located below grade. Other necessary site improvements for access, utility services, grading and drainage improvements, and environmental protections will also be included. All proposed improvements will be developed in accordance with the provisions contained in the City of Austin Land Development Code.

This site is composed of five existing lots with existing single family residential on each. The five lots comprise a total of 0.841 acres. The proposed hotel falls within the three lots adjacent to E Cesar Chavez Street which are zoned CS-MU-CO-NP. All are part of the Canterbury Square Subdivision and the E Cesar Chavez Street Neighborhood Conservation Combining District (Ordinance No. 001214-20) which lists "Hotel-motel" as a conditional use.

No portion of the site is located within the Edwards Aquifer Recharge or Contributing Zone. Additionally, no portion of the subject site is located within the 100-year floodplain according to the FEMA Flood Insurance Map # 48453C0465H (dated September 26, 2008).

The project is located in the Lady Bird Lake Watershed, which is classified as an urban watershed, and is located in the desired development zone. Since the properties total less than one acre, a Fee in Lieu of Water Quality will be paid for this development. Detention is not anticipated to be required on this site as the proposed impervious cover will be less than that existing today. In the event that detention is required, improvements to the existing stormwater infrastructure in addition to paying the RSMF fee associated with this development will be proposed in place of a structural detention facility on site.



BIG RED DOG Engineering and Consulting | 512.669.5560 | www.BIGREDDOG.com

CLH/19

The water service will be provided from an existing waterline 12" DI waterline that is located in East Cesar Chavez Street. The wastewater service will be provided from an existing 8" PVC wastewater line, also located in East Cesar Chavez Street.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

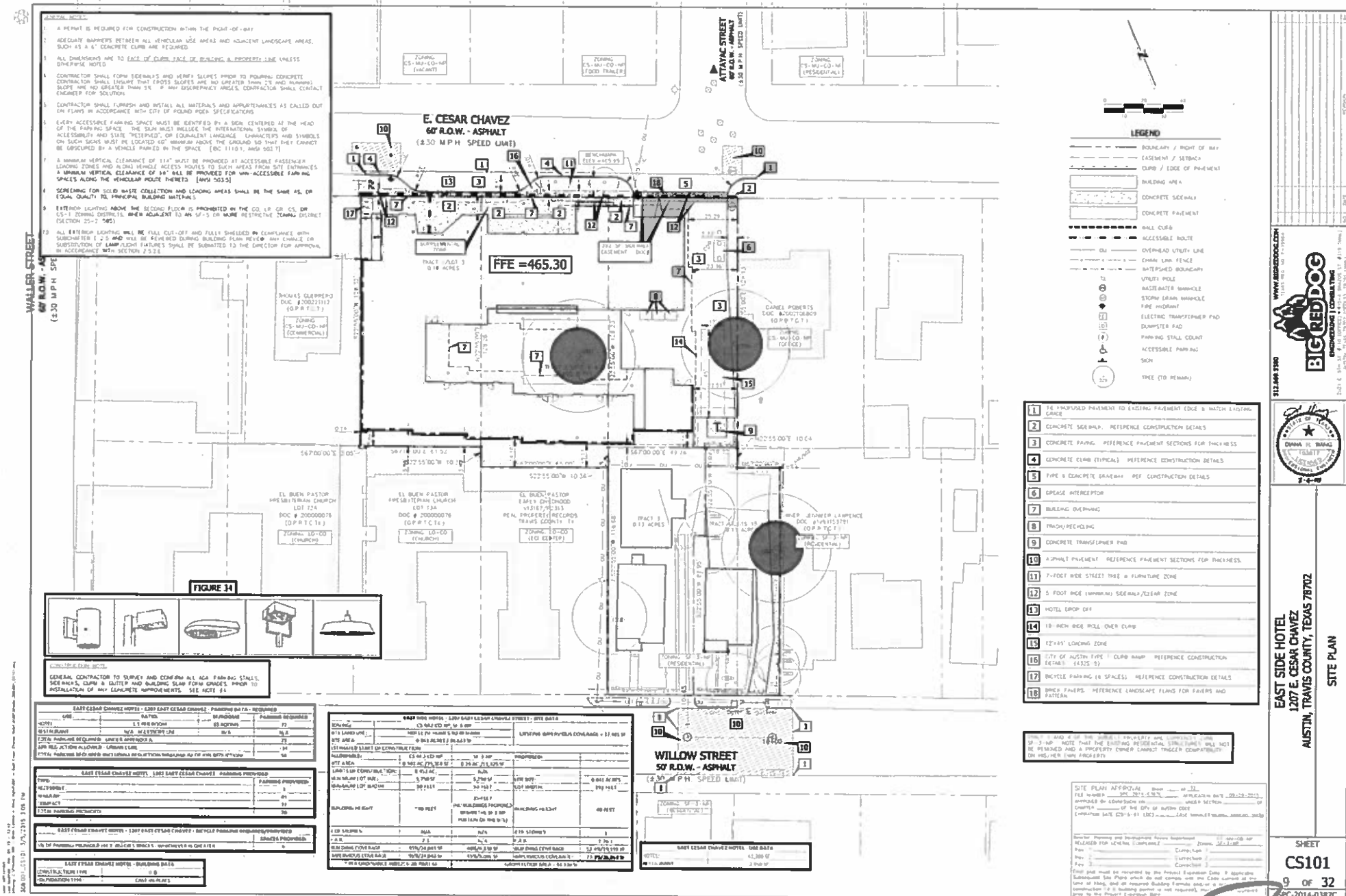
BIG RED DOG Engineering | Consulting

Texas Engineering Firm No. F-15964

Bradley J. Lingvai

Bradley J. Lingvai, P.E.
President - Austin





1. PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, & PROPERTY LINE UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL TURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.
5. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 40" HIGHER ABOVE THE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE. [BC 111.03, AND 501.7]
6. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO ENTRY AREAS FROM SIDE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 8'4" WILL BE PROVIDED FOR NON-ACCESSIBLE PARKING SPACES ALONG THE VEHICULAR ROUTE THEREIN. [MVS 503.5]
7. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
8. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO. LP OR CS, OR CS-1 ZONING DISTRICTS. WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 22-2.405).
9. ALL EXTERIOR LIGHTING SHALL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 1.2.5 AND SHALL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FEATURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 22.2.



GENERAL CONTRACTOR TO SUPPLY AND CONFORM ALL ADA PARKING STALLS, SIDEWALKS, CURB & GUTTER AND BUILDING SLAB FORM GRADERS PRIOR TO INSTALLATION OF ANY CONCRETE IMPROVEMENTS. SEE NOTE #1.

EAST CESAR CHAVEZ HOTEL - EAST EAST CESAR CHAVEZ - PARKING DATA - REQUIRED			
LINE	SECTION	REMARKS	PARKING REQUIRED
1	1.1	1.1	73
2	2.1	2.1	73
3	3.1	3.1	73
4	4.1	4.1	73
5	5.1	5.1	73
6	6.1	6.1	73
7	7.1	7.1	73
8	8.1	8.1	73
9	9.1	9.1	73
10	10.1	10.1	73
11	11.1	11.1	73
12	12.1	12.1	73
13	13.1	13.1	73
14	14.1	14.1	73
15	15.1	15.1	73
16	16.1	16.1	73
17	17.1	17.1	73
18	18.1	18.1	73
19	19.1	19.1	73
20	20.1	20.1	73
21	21.1	21.1	73
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23	23.1	23.1	73
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25	25.1	25.1	73
26	26.1	26.1	73
27	27.1	27.1	73
28	28.1	28.1	73
29	29.1	29.1	73
30	30.1	30.1	73
31	31.1	31.1	73
32	32.1	32.1	73
33	33.1	33.1	73
34	34.1	34.1	73
35	35.1	35.1	73
36	36.1	36.1	73
37	37.1	37.1	73
38	38.1	38.1	73
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41	41.1	41.1	73
42	42.1	42.1	73
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96	96.1	96.1	73
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EAST CESAR CHAVEZ HOTEL - EAST EAST CESAR CHAVEZ - PARKING DATA - REQUIRED			
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95	95.1	95.1	73
96	96.1	96.1	73
97	97.1	97.1	73
98	98.1	98.1	73
99	99.1	99.1	73
100	100.1	100.1	73

1. 18" THICK PAVEMENT TO EXISTING PAVEMENT EDGE & MATCH EXISTING CURB.
2. CONCRETE SIDEWALK - REFERENCE CONSTRUCTION DETAILS.
3. CONCRETE PAVING - REFERENCE PAVEMENT SECTIONS FOR THICKNESS.
4. CONCRETE CURB (TYPICAL) - REFERENCE CONSTRUCTION DETAILS.
5. TYPE B CONCRETE SIDEWALK - REF. CONSTRUCTION DETAILS.
6. SPACE INTERCEPTION.
7. BUILDING OVERHANG.
8. TRUCK/RECYCLING.
9. CONCRETE TRANSVERSE PAD.
10. 2" THICK PAVEMENT - REFERENCE PAVEMENT SECTIONS FOR THICKNESS.
11. 7'-0" WIDE STREET TREE & FURNITURE ZONE.
12. 5' FOOT WIDE (MINIMUM) SIDEWALK/BIKEWAY ZONE.
13. HOTEL DROP OFF.
14. 18" HIGH SIDE WALK OVER CURB.
15. 12" HIGH LIGHTING ZONE.
16. CITY OF AUSTIN TYPE 1 CURB RAMP - REFERENCE CONSTRUCTION DETAILS (4325.5).
17. BIKEWAY PAVING (8' SPACES) - REFERENCE CONSTRUCTION DETAILS.
18. BIKEWAY PAVERS - REFERENCE LANDSCAPE PLANS FOR PAVERS AND PATTERNS.

1. AND 2. OF THE ABOVE REQUIREMENTS ARE CONSIDERED TO BE INCLUDED IN THE CONSTRUCTION OF THE CURB AND GUTTER. THE EXISTING SIDEWALKS WILL NOT BE REMOVED AND A PROPERTY OWNER CANNOT TRIGGER CONSTRUCTION ON HIS/HER OWN PROPERTY.

SITE PLAN APPROVAL: SHEET CS101
FILE NUMBER: 2014-0387C
APPROVED BY: [Signature]
DATE: 10/13/2014
PROJECT: EAST CESAR CHAVEZ HOTEL
SHEET 9 OF 32
PC-2014-0387C

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SPC-2014-0387C
REVISION #: 00
CASE MANAGER: Rosemary Avila
PROJECT NAME: East Side Hotel
LOCATION: 1207 E CESAR CHAVEZ ST
UPDATE: U2
PHONE #: 512-974-2784

SUBMITTAL DATE: March 6, 2015
REPORT DUE DATE: March 20, 2015
FINAL REPORT DATE: April 2, 2015
13 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. The final update to clear all comments must be submitted by the update deadline, which is May 7, 2015. Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 5 copies of the plans and 6 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Construction: Leslie Daniel
Environmental: Altha Phillips
Site Plan: Rosemary Avila
Water Quality: Leslie Daniel
Heritage Tree Review: Keith Mars
Fire for Site Plan: Sonny Pelayo
AWU-Utility Development Service: Neil Kepple



Heritage Tree Review - Keith Mars - 512-974-2755

HT1 Indicate heritage trees with an "H" on the tree survey.
Update #1: Comment cleared.

HT2 Hatch the two heritage trees on the plan sheets.
Update #1: Comment cleared.

HT3 Reuse of existing, legal impervious cover is permissible in the critical root one of tree #158, but can be no deeper than the existing pavement.
Update #1: Comment cleared.

HT4 Please schedule an onsite meeting to discuss tree preservation since existing conditions and canopy impacts need to be taken into account. Please invite the landscape architect as well.
Update #1: Comment cleared.

HT5 The landscape sheet shows trees to be removed that are shown to be removed on the civil sheets.
Update #1: The demo sheet shows tree T204 to be removed on the tree list but the plan sheets show it to remain.
Update #3: ESC sheet shows T204 with a dashed line on the tree list indicating removal.

Traffic Control Review - Daniel Hunter - 512-974-5672

March 27, 2015:
Eva Moore reviewed on or about February 15, 2015. At that time she stated that there was the 6 Weeks prior to start on Construction, a TCP will be submitted. I did not find any plan set for me to review, and I'm basing this on Eva Moores' review. Thanks.

Drainage Construction Review - Leslie Daniel - 512-974-6316

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City engineers review the application for Code compliance.

A formal update is required; reviewers are not able to clear any comments based on phone calls, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes. Please provide a letter that addresses each of the review comments. The responsible engineer must sign all engineering representations. Reviewers may issue additional comments as further information becomes available.

DC1 - DC6 Comments cleared.

DC7

DCM 1.2.2.D states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events." The table presented in the Engineer's and Drainage Report provided indicates an increase in existing and proposed conditions for the 100-year storm event, but does not address the other storm events. Please provide a complete summary table in the plan set. In addition, it appears the applicant proposes to change the drainage pattern from sheet flow in two directions (north and south) to concentrated flow to the south. This requires a waiver to DCM 1.2.2.D. Please request that waiver by sending an email to RSMP@austintexas.gov. This comment will be cleared with approval of the waiver.

U1

U2

Comment remains pending approval of drainage waiver.
Comment remains pending approval of RSMP. The RSMP update mentioned in the response letter was not included with this update.

DC8

If a waiver is approved, please place the following note on the cover sheet:

"A waiver from stormwater detention requirements was granted for this subdivision on _____ (date) by the City of Austin Watershed Protection and Development Review Department, Watershed Engineering Division."

U1

U2

Comment remains.

Please modify the note to state: "Participation in the Regional Stormwater Management Program was granted for this site on _____ (date) by the City of Austin Watershed Protection and Development Review Department, Watershed Engineering Division."

DC9

DCM 5.2.0(H) states, "No storm drain system shall discharge into or through an inlet box. Instead, the inlet shall discharge to the trunk line through a lateral line. A single connection from a one-lot or two-lot commercial subdivision or an irrigation system may discharge to an existing inlet if it does not impede the function of the inlet, and if the receiving storm drain system has the capacity to convey the additional flows. The inlet shall then be considered a junction box." Please comply or request a waiver to this requirement.

U1

U2

Comment remains.

Please provide details for the inlets and update the pavement details.

DC10

DCM 1.2.2(B) states, "Street curbs, gutters, inlets and storm sewers shall be designed to intercept, contain and transport all runoff from the 25-year frequency storm." Please provide the information necessary to verify compliance, especially with regard to the inlet on Willow into which the site is proposed to drain, especially given the additional flows directed to the south of the property.

U1

U2

Comment remains.

Please include all required information in the Q/V/d tables for the storm drain. In addition, include details for the proposed storm inlets.

DC11

Please contact Mr. Daren Duncan, P.E. at 512-974-8774 to seek approval from Street & Bridge for the proposed roadway repair. This comment may be cleared upon receipt of a memorandum of approval from Mr. Duncan.

U1

U2

Comment remains.

Please ensure adequate details for the street repair are included. Comment remains.

DC12

For the proposed site plan please provide a Unified Development Agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed water quality/detention facility. The most recent version of the standard

legal documents is available online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Please submit complete document with exhibits to this reviewer. Once received, this reviewer will coordinate with Legal and survey staff for review and approval of the legal documents. Please contact Annette Bogusch at (512) 974-6483 with specific questions regarding these documents.

City
12

U2
Comment remains.

DC13 A drainage easement (15-feet wide, minimum) is required for the proposed pipe that flows through the southern portion of the site unless the lots are tied together with the UDA. Please provide drainage easement documents, with exhibits, for dedication of a proposed drainage easement by separate instrument. The most recent version of the standard legal documents is available online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Once received, this reviewer will coordinate with Legal and survey staff for review and approval of the legal documents. Please contact Annette Bogusch at 5122-974-6483 with specific questions regarding these documents.
U2
Comment remains; the maintenance of the "private portion" of the stormwater pipe may be included in the UDA instead of in a drainage easement.

Environmental Review - Atha Phillips - 512-974-6303

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Update 2 3/23/2015

Administrative Requirements

EV 1 Comment cleared.

Watershed Boundary

EV 2 Comment cleared.

Demolition Sheet (if applicable)

EV 3 Comment cleared.

ESC and Tree Protection Requirements [LDC 25-7-61.65, 25-8-181.182,183,184]

EV 4-EV 8 Comments cleared.

Landscape Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 9 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1]

Update 1 Fiscal is approved and this comment will be cleared once fiscal has been posted.

Update 2 Fiscal must be resubmitted since the LOC has changed along with erosion controls. Comment pending.

6/14/19

EV 10 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$615.00 and a 4% surcharge of \$24.60. FYI: Landscape inspections that require re-inspection will be charged a fee of \$101.92.

Update 1 Comment pending.

Update 2 Comment pending.

Landscape and Tree Mitigation

EV 11 Comment cleared.

EV 12 Tree mitigation must be provided (at minimum) at the following rates:

19 inches and greater, ECM Appendix F trees: 100%

8 to 18.9 inches, ECM Appendix F trees: 50%

19 inches and greater, all other trees: 50%

8 to 18.9 inches, all other trees: 25%

Sizes smaller than 8 diameter inches found in ECM Appendix F (for example: development in Parks under ECM Section 5.3.0 and Hill Country Roadways under ECM Section 2.7.0] - 50%.

Sizes smaller than 8 diameter inches and not found in ECM Appendix F (for example:

development in Parks under ECM Section 5.3.0 and Hill Country Roadways under ECM Section 2.7.0] - 25%.

Update 1 Please show tree # 217 as saved. Tree mitigation pending.

Update 2 Tree # 218 is a protected sized tree, please explore all options to save this tree. According to the tree assessment, this tree is in good condition. Also, please see comment EV 19. Tree mitigation must be made on site and other options are considered as a last option. There are places to plant trees on the lot that front Willow street. Comment pending.

EV 13 This comment pending comments EV 7 and 8

For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared:

1. Total Appendix F tree inches surveyed;

2. Total Appendix F tree inches removed;

3. Total Non-Appendix F and Invasive removed;

4. Total mitigation inches planted on site.

[ECM 3.5.4]

Update 1 Please show tree # 217 as saved. Tree mitigation pending.

Update 2 Tree # 218 is a protected sized tree, please explore all options to save this tree. According to the tree assessment, this tree is in good condition. Tree mitigation must be made on site and other options are considered as a last option. There are places to plant trees on the lot that front Willow street. Comment pending.

EV 14-EV 17 Comments cleared.

Update 2 New Comments

EV 18 It appears that the construction entrance, concrete wash out and staging area have moved out of the LOC. Please increase the LOC to include these. Provide silt fence and update the fiscal estimate.

EV 19 Please adjust the storm drain location to save trees # 198-200.

EV 20 Please show the entire site from the civil sheet on the Landscape Sheet, it appears the LOC has increased.

CH
14/14

Fire For Site Plan Review - Sonny Pelayo @ AFD - 512-974-0194

3/30/2015

F1. Submit a copy of the UDA when it is available.

Update 2- Informal Update

Site Plan Review - Rosemary Avila - 512-974-2784

UPDATE #2 review done by R. Avila on behalf of M. Simmons-Smith

ADMINISTRATIVE

SP 1. According to Ordinance No. 001214-20, 1207 East Cesar Chavez Street is part of Tract 70 of the East Cesar Chavez Neighborhood Plan Combining District, and, as per Part 7, Section 5, hotel-motel land uses are considered a conditional use within this tract. Therefore, Planning Commission review and approval is required. Once all comments have been cleared, please contact this reviewer to schedule this case on the Planning Commission agenda. Update #1 – This comment will remain for informational purposes. **Update #2- Please contact me once all comments are cleared.**

SP 2. Coordinate with the Intake Division to change the case number from SP-2014-0387C to SPC-2014-0387C. Additional fees and renotification may be required. Update #1 – Please ensure that all sheets in the plan set reflect the "SPC" prefix on the case numbers. **Update #2- Comment cleared.**

SP 3. Please provide a "Project Description" prominently on the cover sheet, noting the type of development, the number of stories and square footage of the building(s), the total site size, and the proposed impervious cover. Example: "This project consists of the construction of a 63-room ____-story hotel totaling ____ sq. ft. (GFA) on a ____-acre site with associated parking within the building and utility improvements. The total impervious cover is 80%". Please note that this project description will appear verbatim on the released site development permit for this case. Update #1 – Please include the impervious cover percentage in the project description. **Update #2- Comment cleared.**

SP 4. If the properties are not subdivided into a single lot, and are considered by Land Status Determination to be exempted from platting:

- a. Record a Unified Development agreement that clearly ties these lots together for the construction, use, and maintenance of the proposed stormwater

facility. Submit the document to this reviewer, who will coordinate with the Legal Department for review and approval; and

- b. Place the following note on the cover sheet and site plan sheet: "The site is composed of _____ lots/tracts, and has been approved as one cohesive development. If portions of the lots/tracts are sold, application for subdivision and site plan approval may be required".

City
1/9

Update #1 & 2 – These two comments will remain until the UDA is recorded and the document number placed on the cover sheet of the plans.

SP 5. A new tax certificate showing all taxes paid will be required after February 1, 2015 (if the site plan is not yet approved). **Update #1 & 2– This comment remains.**

SP 6. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). The architectural sheets do not comply with this requirement. **Update #1 – This comment is cleared.**

SP 7. Show the project title consistently on each sheet of the site plan. The project name for this case in AMANDA is "East Side Hotel", and each sheet in the plan set should display this title. **Update #1 – This comment is cleared.**

SP 8. Show the submittal date on the cover sheet as **September 29, 2014. Update #1 – This comment is cleared.**

SP 9. Indicate the case number (SPC-2014-0387C) in the lower right-hand margin of each sheet in the plan set. **Update #1 – Please change the prefix on the case number to "SPC". Update #2- Comment cleared.**

SP 10. Provide a site plan release block or a blank 3 1/2" x 5" approval space in the lower right-hand corner of each sheet in the plan set. This applies to the architectural sheets. **Update #1 – This comment is cleared.**

SP 11. According to the Delinquent Tax Payment Schedule, the delinquent taxes were to be paid in full by October 31, 2014. Provide documentation that taxes are current on the properties. **Update #1 & 2 – This comment remains.**

SP 12. Add the following note: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary." **Update #1 – This comment is cleared.**

SITE PLAN, BUILDING & ZONING

SP 13. In tabular format on the site plan sheet, show the following site information:

- total site area
- zoning
- gross floor area for each building (in sq. ft. and percentage)
- total gross floor area (in sq. ft. and percentage)
- building coverage (in sq. ft. and percentage)
- impervious cover (in sq. ft. and percentage)

- floor-to-area ratio (expressed as a ratio)
- building height (in stories and feet)
- foundation type

Update #1 – Provide the total gross floor area as required. **Update #2- Comment cleared.**

City
10

SP 14. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. are depicted on the site plans. Indicate volume/ page, document number, or dedication by plat. **Update #1 & 2– This comment will remain until all proposed easements are identified.**

SP 15. Show all building setback lines and tie all buildings to a property pin or monument in perpendicular directions. **Update #1 – This comment is cleared.**

SP 16. Show the dimensions of the proposed structure. **Update #1 – This comment is cleared.**

SP 17. Describe the proposed uses (hotel, restaurant, bar, etc.) and specify the square footage for each use within each existing and proposed structure on the site. **Update #1 – This comment remains. Update #2 – Comment cleared.**

SP 18. Place the following note on the site plan sheet: "Exterior lighting above the second floor is prohibited in the GO, LR, GR, CS, or CS-1 zoning districts, when adjacent to an SF-5 or more restrictive zoning district (Section 25-2-585)". **Update #1 – This comment is cleared.**

SP 19. Because there is more than one zoning district on the site, provide the impervious cover, building coverage, and floor-to-area ratio (F.A.R.) for each zoning district. **Update #1 – This comment is cleared.**

SP 20. Note all adjoining land uses on the site plan sheet. **Update #1 – This comment is cleared.**

COMMERCIAL DESIGN STANDARDS

SP 21. Place the following note on both the cover sheet and the building elevation sheet(s): "Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review." **Update #1 – This comment is cleared.**

SP 22. Show and call out the building entrances, which are to be located at intervals of no more than 75 feet along the elevation facing the principal street. If not, areas between entrances (or from building edge to entrance) shall use shaded sidewalks (Section 2.2.6.B.2). Additional review and comments regarding shading of the building and parking for Subchapter E, Article 3 will occur during the building plan review process. **Update #1 – This comment is cleared.**

SP 23. Include the following note on the site plan page: "All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E." **Update #1 – This comment is cleared.**

SP 24. Verify compliance with the screening requirements of Section 2.6 by a) providing screening for solid waste collection areas and rooftop mechanical equipment (not including solar panels); b) incorporating loading docks, truck parking, storage, trash collection/compaction, etc., into the building and landscape design; and c) adding the following note to the site plan sheet: "Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, the principal building materials". **Update #1 – This comment is cleared.**

CH
1/1X

SP 25. All development subject to Section 2.7 (*Private Common Open Space and Pedestrian Amenities*) of the Commercial Design Standards shall devote a minimum of 5 percent of the gross site area to one or more types of private common open space or pedestrian amenities as described in Section 2.7.3. Hatch the open space areas, call out the area and describe the type of open space or pedestrian amenity and include the area dedicated in the site calculations table. **Update #1 – This comment is rescinded, as the site area is less than two acres.**

MISCELLANEOUS

SP 26. If any vertical improvements are planned for the right-of-way, such as trees, furniture, or irrigation, a license agreement is required. Please contact Andy Halm with the Right-of-Way Management Division at 974-7185. **Update #1 & 2 – This comment will remain until the license agreement is approved.**

SP 27. FLASH DRIVE REQUIREMENT - All applications submitted for completeness check for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Division by the applicant after site plan approval. For more information, contact the Intake Staff. **Update #1 & 2– This comment will remain for informational purposes.**

SP 28. **Additional Comment for Update #1 –** Dimension the streetscape along Cesar Chavez to confirm compliance with Section 2.2.3 (*Urban Roadways: Sidewalks and Building Placement*). It appears that a sidewalk easement will be necessary along the building frontage in order to comply with the 7-foot planting zone and 5-foot clear zone requirement. We recommend an enlargement of this area in order to clearly depict the details and features of the streetscape. **Update #2- Please submit the proposed Sidewalk Easement to the Transportation Review. Pending document recordation.**

SP 29. **Additional Comment for Update #1 –** Call out and dimension the supplemental zone, and demonstrate compliance with Section 2.2.2.C. **Update #2- Comment pending. Thank you for labeling the supplemental zone. Please dimension the supplemental zone on the drawings.**

SP 30. **Additional Comment for Update #1 –** Although the SF-3 zoned properties along Willow Street are proposed to be used for construction access and construction staging, such activity is not permitted in that residential zoning district. **Update #1 – This reviewer acknowledges that the applicant is considering other options to be presented in a subsequent update. Update #2- Comment pending. This will require a temporary construction easement.**

FYI's ONLY:

CH/18

ROW1 Approval of Site/General Permit Plan does not allow for any work in the Right of Way to be conducted without Temporary Use of Right of Way Permit:
a. Excavations for Utility work will require and Excavation Permit.(EX)
b. All Temporary Traffic Control Devices in the Right of Way and any proposed staging of equipment will require a Temporary Use of Permit (RW)

ROW2 Approved set of plans must be submitted to ROW Management before Excavation Permits will be approved.
Please deliver to:
Markus Roby
One Texas Center
505 Barton Springs Rd Suite 800

ROW3 Once plans are received, please visit:
<https://www.austintexas.gov/ROWMAN> for Right of Way Excavation Permit submittal for any excavation in COA Right of Way.
ROW4 Coordination with the Office of Special Events, Public Works Department, and any other projects identified as a conflict at the time of Permitting. All conflicts noted at time of plan review, must be cleared before Right of Way Permits will be approved.

APPROVED 4-1-2015

PDR Transportation Review - Bryan Golden - 512-974-3124

ACCESSIBILITY

TR1. *Comment cleared.*

TR2. *Comment cleared.*

TR3. *Comment cleared.*

PARKING GARAGES

TR4. *Comment cleared.*
TR5. *Comment cleared.*

PARKING

TR6. *Comment cleared.*
TR7. *Comment cleared.*
TR8. *Comment cleared.*

LOADING

TR9. *Comment cleared.*
TR10. *Comment cleared per ATD.*
TR11. *Comment cleared.*

DRIVEWAYS

TR12. Undivided two-way driveway approaches must be between 30 and 45 feet wide, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2.
Comment cleared per ATD.

TR13. Dimension the driveway curb return radii on site plan. The curb return radii must be between 20 feet and 30 feet. TCM, Table 5-2.
Comment cleared per ATD.

TR14. *Comment cleared. Reduced curb return radii eliminates encroachment onto neighboring property.*

TR15. *Comment cleared.*

TR16. *Comment cleared.*

TR17. *Comment cleared per meeting with ATD.*

TR18. *Comment cleared.*

TR19. *Comment cleared. Noted applicant is no longer requesting car sharing.*

TR20. Additional comments may be provided when more complete information is obtained.

C14/d

AWU-Utility Development Service Review - Neil Kepple - 512-972-0077

City NP

WW1. The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Larry Williams with Pipeline Engineering at 972-0340. Response comments and corrections, along with the original redlines, must be returned to Larry at the Waller Creek office, 625 E 10th St., 3rd floor.

Electric Review - Jenna R Neal - 512-322-6110

NEW COMMENTS

EL 4. Seven and a half foot electric easement for existing facilities along backside of property line
Update 1: Applicant / owner will pay to relocate exiting overhead electric lines due to clearance issues therefore this easement is no longer needed. Comment cleared.

Water Quality Review - Leslie Daniel - 512-974-6316

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City engineers review the application for Code compliance.

WQ1 – WQ4 Comments cleared.

WQ5 Please provide an updated Appendix T. Upon approval, the form will be forwarded to the City's fiscal office to await payment. Please provide a copy of the fee receipt to clear this comment.

U1 Comment remains.

U2 The approved form has been forwarded to the City's fiscal office to await payment. Please provide a copy of the fee receipt to clear this comment.

WQ6 – WQ8 Comments cleared.

Planner 1 Review - Cindy Casillas - 512-974-3437

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released *after* the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above to set up an appointment to receive the site plan permit.

P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.

CH/AD

- **Sheet numbers**
- **File number: ##**
- **Application date: ##**
- (if the case is administrative) Under Section 112 of Chapter 25-5 of the City of Austin Code
- (if the case is approved by Commission) Under Section 142 of Chapter 25-5 of the City of Austin Code
- **Case Manager:**
- **Zoning:**

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

P3. **FYI – FLASH DRIVE REQUIREMENT**

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of Report

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood. During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2014-0387C
Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, Apr 28, 2015

Margarita Garcia
Your Name (please print)

1203 E. 2nd St

Your address(es) affected by this application

Margarita Garcia
Signature

Date

4/20/15

Daytime Telephone: 512.922.2142

Comments: The hotel would not fit in

the space shown, that block area

has no alley. The hotel would interfere

with the back of the Elbow Pastor E.C.D.C.

The property in that area

would suffer damage during

construction, ground shaking,

The hotel is too big for that

small space.

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

City of Austin
Development Services Department - 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

Avila, Rosemary

From: Susan Benz <benz@benzresourcegroup.com>
Sent: Tuesday, April 21, 2015 10:16 AM
To: Avila, Rosemary
Subject: East Side Hotel - 1207 E Cesar Chavez St



Rosemary,

I am writing in support of the Conditional Use for the proposed East Side Hotel. I feel this project is appropriate in scale for it's location and will bring a vibrant new business to the East side providing many jobs. Further, the owners have been extraordinarily patient with the neighborhood and have agreed to meet many many of their demands, some at great expense. I feel they will build a nice project and be quality operators and good neighbors.

Sincerely,

Susan Benz

Susan Benz
Benz Resource Group
1101 - B E 6th St
Austin, TX 78702

512-220-9542

benz@BenzResourceGroup.com

Amanda W. Swor

City of

From: Amy Thompson <mankin76@gmail.com>
Sent: Saturday, March 14, 2015 12:08 PM
Subject: Case Number: SP-2014-0387C

Project Name: East Side Hotel
Case Number: SP-2014-0387C

Dear Mr. Simmons-Smith,

I am writing to share my personal perspective on Brian Carrico's outreach to the East Cesar Chavez Neighborhood Planning Team (ECCNPT). I serve as the Historic Preservation Committee Chair for the ECCNPT. This account reflects my observations and interactions with Mr. Carrico in this capacity - but I do not write on the team's behalf.

I would like to establish that a key takeaway of this story is that this project is the largest non-residential development project that the team has encountered to date. Neither our plan, nor the City planning processes adequately anticipated this scale of development in our neighborhood. As such the neighborhood experienced limitations, frustrations, and even confusion in ascertaining what mechanisms were in place to facilitate review of the project within the context of our existing plan. Added to this potential for chaos is the uncertainty that the neighborhood was experiencing at the time - and continues to experience - with regard to whether and how our neighborhood plan, such as it is, will continue to exist when the City's 'new' planning code drops.

Mr. Carrico presented his plans to establish the 'East Side Hotel' at the July 16, 2014 ECCNPT public meeting. Various members, including myself, raised a number of initial concerns (from egress and ingress on ECC, pedestrian traffic, parking, scale of the plan, affordable housing, and the loss of nearly a block of historic era structures). These concerns cut across the work of several ECCNPT committees, including land use/ development, economic development, safety, transportation, and historic preservation.

Mr. Carrico was quick to respond to my request to have the properties involved assessed by a third party for historic significance. On July 29th, Mr. Carrico and his associates met with me and four volunteers from the preservationist community at the state and local level. We were given a tour of the properties by the owner at the time.

Following the meeting, Mr. Carrico met with me, individually, a number of times, to discuss the findings and recommendations of the preliminary (i.e. informal) assessment. Mr. Carrico offered a number of concessions to his site plan in recognition of the historic resources on the properties. As a preservationist, I can not claim that I was satisfied with the site plan - but that is the nature of compromise and inherent to the planning process. I imagine it wasn't ideal for him either. Mr. Carrico eventually made a number of changes that were not required by City code, but that would significantly mitigate the loss of historic resources (i.e. preservation of 3 of the 6 historic era structures on the properties).

As regards the larger range of issues that the neighborhood identified as concerns, ECCNPT recognized that the number and nature of concerns would evolve with the ongoing evolution of the site plan, a living document. To establish rules of engagement for what was anticipated to be an ongoing negotiation process, a work group of members from multiple committees was established. The work group drafted an initial platform to frame continued conversations with Mr. Carrico. The goal of the document was to provide Mr. Carrico with an understanding of the baseline concerns that must be met and respected for the neighborhood to entertain support of the project. This 'platform' was debated over several months and voted on during the November meeting. From then on Mr. Carrico, had every rightful expectation that

CLH/AB

ECCNPT would continue to engage with him and refrain from opposing the project as long as the terms of this platform were upheld.

Unfortunately, I did not attend the November meeting (I am not a voting member and had a personal conflict). Since that meeting, the planning team has gone through a number of leadership changes (as new representatives have been elected to the voting membership). As is inevitable, with a change in leadership, there can be changes in perspective. I understand that this has challenged communications between Mr. Carrico and the team. Parallel to this challenge is the fact that - as mentioned above - this project is of an unprecedented scale.

Neighbors have growing concerns about encroachment of non-neighborhood oriented businesses. We have witnessed our neighboring community of Rainey entirely displaced by entertainment and hospitality enterprises. The recent increase in entertainment based businesses in ECC and now the potential addition of a relatively large scale hotel has a growing number of ECC residents paying attention to this case. While the neighbors' concerns raise legitimate and urgent planning challenges, I do not perceive that this is a reflection on Mr. Carrico's attempts to collaborate with the community. This development proposal is the first of many that will determine the degree to which the City is committed to and capable of preserving its historically residential communities. Mr. Carrico has been in the unenviable position of being first.

In my experience, he has consistently been accessible and responsive to the concerns raised by the neighborhood, within the boundaries of his vision and business plan. I believe neighbors are interested to learn whether the City supports this type of business plan/ use as appropriate within the context of the current community - and whether and how the City will work with communities to make these determinations going forward.

Please feel free to contact me with any questions you may have or any clarifications you may need.

Best regards,
Amy Thompson
1402 E. 2nd St.

Amanda W. Swor

City
Ago

From: Brandon Testa <brandon@craftsmanbar.com>
Sent: Monday, March 2, 2015 10:36 PM
Subject: Cesar Chavez Hotel

City Staff:

My name is Brandon Testa, I am a property owner and resident of the East Cesar Chavez neighborhood and live at 206 Waller Street, one block from the proposed site of this project, Case Number: SP-2014-0387C. I am writing to express my full support for this project. Brian has proven himself to be a stand up guy by offering financial assistance to the current tenants, and I believe he is the type of business owner we NEED in this area. The proposed business will offer neighborhood residents jobs, as well as a beautiful environment to relax, and enjoy the gorgeous city views available from East Cesar Chavez.

This project is exactly what is described in the East Cesar Chavez neighborhood plan - and will be a welcome addition to the neighborhood.

Please support this project and allow this wonderful amenity to enhance our neighborhood.

Warmest Regards

Brandon Testa
206 Waller Street
Austin, Texas 78702
512 576 4545

Amanda W. Swor

ChyX

From: Laura McQuary <laura@minguell-mcquary.com>
Sent: Tuesday, March 3, 2015 10:14 AM
Subject: Re: Email/Letter of Support

Mr Michael Simmons-Smith,

I am architect, I live in east Austin and my kids go to El Buen Pastor daycare on Willow street, behind the proposed development of a new hotel by Mr. Carrico.

I have been to neighborhood meetings and had a chance to review the drawings for the proposed project. In general I have a welcoming attitude to this particular development. I happen to know the Architect, Burton Baldridge and I have high regards for his work.

I believe that development in east Austin and particularly in Cesar Chavez is eminent. So having a close oversight of new development is vital. I think Mr. Carrico's proposal fits with what I believe could be a balanced growth for the area.

If anything my concern with the project would be the large number of rooms and the construction schedule with regards to El Buen Pastors nap hours.

Please let me know if you have any question about my views of the proposed development.

All the Best,

Laura McQuary, architect
laura@minguell-mcquary.com

MINGUELL - McQUARY, LLC
702 San Antonio Street
AUSTIN, texas 78701

office 512.865.8782
cell 512.577.2201

Please like us at www.facebook.com/MinguellMcQuary

On Mar 2, 2015, at 8:56 PM, Brian Carrico <brian@7bluffcabins.com> wrote:

Hi Laura,

I wanted to check in and see if you had a chance to send an email or letter of support to our case

manager, Michael Simmons-Smith. We will be meeting with him tomorrow to determine a date for going before Planning Commission and would love your support. If you have any questions or want to talk about it more, just let me know!

Thanks,

Brian Carico
512-587-6234



City/VA

City of Austin Planning and Development Review Department
Attn: Michael Simmons-Smith
City of Austin Planning Commission Members
PO Box 1088
Austin, TX 78767

March 14, 2015

Re: East Side Hotel (Case No. SP-2014-0387C)

Dear Mr. Simmons-Smith and Commissioners:

As a resident in the East Austin community, I write to you today to express my support for the East Side Hotel, Case No. SP-2014-0387C. I support this project because it upholds the goals of the East Cesar Chavez Neighborhood Plan, and will be a benefit to the community. The project will create good local jobs, celebrate local artists and artisans, and attract guests that will patronize other neighboring local businesses. It is my understanding that the East Side Hotel team has worked extensively with the neighborhood to address concerns such as historic preservation, affordable housing, traffic, and construction staging. I believe this project will be a significant benefit to both businesses and residents of the neighborhood, and hope you will support it as well.

Sincerely,

Dante Angelini
1104 Willow
Austin, Texas 78702

Jennifer Chenoweth
1200 E 2nd Street
Austin, Texas 78702

C14/np

March 10, 2015

City of Austin Planning and Development Review Department
Attn: Michael Simmons-Smith
City of Austin Planning Commission Members
PO Box 1088
Austin, TX 78767

Re: East Side Hotel (Case No. SP-2014-0387C)

Dear Mr. Simmons-Smith and Planning Commissioners:

I have owned my house at east 2nd at Waller for over 15 years. When I first bought my house and began remodeling it, there was much neighborhood protest. There were even articles run in the Austin American-Statesman misquoting by 150% the amount I paid for my house to inflame the worries about change. And as we know, the only constant is change.

Today I write in support of the East Side Hotel, Case No. SP-2014-0387C. I support this project because it upholds the goals of any neighborhood, that the developer has had community meetings and input, has addressed concerns within the plan, and has made many adjustments so that the project fits within the development size envelope. It has parking, has amenities open to the neighborhood, and as much of the built environment and décor is sourced locally.

The plan is within the guidelines of the East Cesar Chavez Neighborhood Plan, a plan that occurred while I served on the ECCN planning team. I think it will be a benefit to the community. The project will create local jobs, celebrate local artists and artisans, and attract guests that will patronize other neighboring local businesses. It is my understanding that the East Side Hotel team has worked extensively with the neighborhood and direct neighbors to address concerns such as historic preservation, traffic, and construction staging. I believe this project will be a significant benefit to both businesses and residents of the neighborhood, and hope you will support it as well.

I fear that if careful development isn't allowed, brazen development will follow. This project is within scale and is appropriate for the site. I am so glad it is not a strip mall, more unattractive live/work space with not enough parking, nor a corporate entity.

Sincerely,

J-C

Jennifer Chenoweth

CLH/MS

City of Austin Planning and Development Review Department
Attn: Michael Simmons-Smith
City of Austin Planning Commission Members
PO Box 1088
Austin, TX 78767

February 20, 2015

Re: East Side Hotel (Case No. SP-2014-0387C)

Dear Mr. Simmons-Smith and Commissioners:

I'm writing to you today as a community member and business owner in the East Austin community to express my support for the East Side Hotel, Case No. SP-2014-0387C. I grew up in Austin – and, consider it a privilege to build a sustainable community through business –working in and with for profit and non profit organizations. I launched The Expedition School and have been honored to run a business in partnership with the City of Austin Parks and Recreation Department and the Lorraine Grandma Camacho Center in creating community programming on the east side.

I first met the project developers, Brian and Bree Carrico, in 2012 when they were still the owners and operators of Seven Bluff Cabins in Concan, TX. Brian and Bree were part of the organizing committee and sponsors for a charity bicycle ride called the Dragon's Back Century, for which I coordinated course safety, medical and first aid response. We worked together on that ride, and then I ran into them again at a meeting for the East Cesar Chavez Neighborhood Planning Team, where they were describing their current project. I know from both previous experience and their neighborhood meeting that they are committed to working with and in their community.

With this project, they have demonstrated a commitment to purchasing locally, hiring locally, and building a quality project. I think their new hotel will be an amenity for the community and also attract guests who will support other local businesses. Overall, from my previous experience working

with them, and from seeing the plans for this hotel, I think they will bring a great project to East Cesar

Chavez.

CH/2

Sincerely,

Kimery Duda
The Expedition School
Founder and Executive Director
www.expeditionschool.org
Kimery@expeditionschool.org
512.626.6282



Brian Carrico <btcarrico@gmail.com>

CVC

Fwd: FW: 1207 E. Cesar Chavez
1 message

Brian Carrico <brian@7bluffcabins.com>
To: btcarrico@alexamgmt.com

Tue, Apr 21, 2015 at 9:45 AM

From: Selena <Selena@bigredsun.com>
Date: Friday, February 20, 2015 at 9:17 AM
To: R Burton Baldridge <burlton@baldridge-architects.com>
Subject: 1207 E. Cesar Chavez

Dear Mr. Simmons-Smith,

I brought my first home on Willow St. in 1994 and grew my business and my family between Willow and Cesar Chavez for many years. I intend to preserve the integrity of my property at 1102 E. Cesar Chavez for years to come and can only hope for more projects such as the proposed at 1207 E. Cesar Chavez.

Therefore as a property owner and longtime former resident in the East Cesar Chavez neighborhood community, I want to express my support for the proposed East Side Hotel project, Case Number SP-2014-0387C, proposed by Brian and Bree Carrico.

Projects like these are what we need to bring interest and vigor into our community. Brian and Bree have worked extensively to honor the history of the neighborhood and address issues such as historic preservation, affordable housing and creating local jobs. I am enthused by the possibility of local artists and artisans joining together to beautify the space. I ask you to please support their request for a Conditional Use Permit.

Respectfully,

Selena Souders

selena signature_2013

CLH
2/24

City
1/25

City of Austin Planning and Development Review Department

Attn: Michael Simmons-Smith

City of Austin Planning Commission Members

PO Box 1088

Austin, TX 78767

February 22, 2015

Re: East Side Hotel (Case No. SP-2014-0387C)

Dear Mr. Simmons-Smith and Commissioners:

My wife and I are property owners in the East Cesar Chavez neighborhood who to support a healthy East Austin. We would like to pledge our support for the East Side Hotel, Case No. SP-2014-0387C. We believe the East Side Hotel will be a benefit to the residents and the economy of Austin and the East Cesar Chavez community by providing an anchor around which other East Austin businesses will flourish. Additionally, the East Side Hotel will be an establishment where locals and guests can enjoy art, architecture, and furniture created by local artisans. It is our understanding that the East Side Hotel team has worked extensively with the neighborhood to address concerns such as historic preservation, affordable housing, traffic, and construction staging. We believe this project will be a significant benefit to both businesses and residents of the neighborhood, and hope you will support it as well.

Sincerely,

Martha and Robert Irish



Greater Peace Christian Church

City/No

Bishop G. A. Washington
Senior Pastor

Planning & Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: Application for Alcoholic Beverage Waiver for Hotel and Restaurant at 1207, 1209 and 1211 East
Cesar Chavez.

To Whom It May Concern,

I am the Senior Pastor of the Greater Peace Christian Church. The Greater Peace Christian Church is a tenant within the structure located at 1203 East Cesar Chavez Street.

It has come to my attention that a hotel and restaurant may be located at 1207, 1209 and 1211 East Cesar Chavez Street. The operator of the hotel and restaurant would like to have the ability to offer alcoholic beverages to patrons, as part of a food and beverage permit operating in a manner that does not require a late-night permit.

The Greater Peace Christian Church is located within 300 feet of the proposed hotel and restaurant, triggering the need for a waiver from the City of Austin for any permit allowing for the sale of alcoholic beverages at the location.

I have met with the operator, and I am hereby providing my written consent, on behalf of Greater Peace Christian Church, for the waiver request. Please let me know if I may provide additional information or answer any questions.

Sincerely,

Bishop Guy Washington

Mailing Address: P.O. Box 150575 Austin, TX 78715

Church Address: 1203 E. Cesar Chavez St. Austin, TX 78702

Office: (512) 477-7072 • Fax: (512) 477-1365 • Email: greaterpeace@sbccglobal.net • Web: www.greaterpeace.org

City of Austin
City of Austin Planning and Development Review Department
Attn: Michael Simmons-Smith
City of Austin Planning Commission Members
PO Box 1088
Austin, TX 78767

February 26, 2015

Dear Commissioners and Mr. Simmons-Smith,

We are the property owners of 1201, 1203, and 1205 East Cesar Chavez St. We are writing today to express support for the proposed East Side Hotel project, Case No. SP-2014-0387C. Over the course of time that we have owned these properties, we have sought to provide a space for organizations that benefit the community, such as the Manos de Cristo clinic and the Greater Peace Christian Church. After discussing this project with Brian and Breco Carrico, we believe they too will seek to benefit this community by creating good jobs, operating responsibly, supporting local artists and artisans, and building sustainably. They've demonstrated their commitment through extensive meetings with many neighborhood groups, including both of our current tenants, Fast Folks Cycles and the Greater Peace Christian Church in order to obtain their support.

We've seen the design evolve, and think that the proposed hotel is an appropriate size and scale given the location and zoning. We would like to see E Cesar Chavez become more walkable, and think this project will contribute to that while also providing amenity space to the surrounding community. We are excited to see the change that Brian and Breco will bring to this site, and think their hotel will be a benefit to our tenants, and our property.

Sincerely,

HARTFORD PROPERTIES LLC



William D. Hamilton
Managing Member

CH/1/18

02/27/2015

Dear Mr. Simons-Smith

I am a native East Austinite born and raised and for years lived in the East Austin community. While I no longer live in the neighborhood, my mother Mrs. Emilia Trevino resides at 1207 Willow. My mother has lived in this neighborhood for over 50 years.

I am writing on behalf of my mother and I to express our support for the East Side Hotel project.

The owners of the project Brian and Bree Carrico have demonstrated a strong commitment to our community by participating in numerous community meetings for the past 8-9 months.

As native East Austin residents we know that growth and redevelopment is inevitable and we greatly appreciate the sincere efforts by the Carrico's to address concerns that have been raised. The Carricos have offered a laundry list of community benefits that we support. In addition the East Side Hotel project will provide local economic development opportunities ranging from employment to the utilization of local, small businesses in potential retail commercial spaces, and the use of local, small businesses in both the design and construction of the project; and local artists to respect the integrity of our Latino East Austin culture.

Most importantly, this project will bring a significant investment and redevelopment opportunity for the community and I firmly believe that the Carricos are committed to being good neighbors and stewards of the land.

Thank you for your consideration.

Sincerely,

Martha Limon and Emilia Trevino

CH/mg



February 9, 2015

To: City of Austin
% Michael Simmons-Smith via email to Michael.SimmonsSmith@austintexas.gov
Planning and Development Review Department
City of Austin

RE: Case No. SPC-2014-0387C
1207 E. Cesar Chavez, Austin, Texas 78702
East Side Hotel support

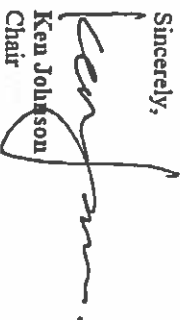
The applicant contacted the neighborhood in July 2014, they attended 5 community meetings. Our land use subcommittee met three times to discuss the project and the applicant held several informal meetings with adjacent neighbors. Applicant presented the case to the membership of the East Cesar Chavez Neighborhood Planning Team at a meeting held on December 10, 2014.

The property is zoned CS-MU-CO-NP and is located on the Cesar Chavez mixed use corridor. Hotel-motel use is not a prohibited use on this property and the conditional use designation helped the team secure additional community benefits from the applicant.

After consideration, the Team voted to support the applicant's request for a Conditional Use Permit for Hotel Use at 1207 E. Cesar Chavez, contingent on the fulfillment of the conditions on the attached document. If a Team member becomes aware of a violation of this agreement, the Applicant-provided bond shall be tapped to enforce the restrictive covenant and support will be rescinded.

Thank you for your attention and consideration to our Neighborhood Planning process.

Sincerely,


Ken Johnson
Chair

East Cesar Chavez Neighborhood Planning Team

Attachments: Position on the Development of 1207-1211 East Cesar Chavez St, and Adjacent Willow St. Residential Properties.

CC: Michael Simmons-Smith via e-mail
Brian Carrico via e-mail

Position on the Development of 1207-1211 East Cesar Chavez St, and Adjacent Willow St. Residential Properties.

Submitted by the Committees for Land Use and Historic Preservation and Considered and Adopted by the East Cesar Chavez Planning Team.

Overarching Priorities to Guide Project Collaboration. [adapted from Action Items and Priorities in the ECC Neighborhood Plan]:

1. Preserve valuable historic assets within the neighborhood and along the ECC commercial corridor
2. Preserve affordability for residents and businesses
3. Allow for a mix of use and increased density on the corridor
4. Respect historic community fabric
5. Maintain SF character of Willow and do not disturb quiet use and enjoyment by residents.
6. Maintain or improve pedestrian scale and accessibility of ECC St.

While the project proposal presents an immediate challenge to some of the Overarching Priorities identified for development along the commercial corridor, East Cesar Chavez NPT offers its support for a Conditional Use Permit for Hotel and Accessory Uses in the redevelopment of 1207-1211 ECC St.'s, as well as the following additional forums of support, in return for Developer's agreement to the Community's Conditions for Support, listed here.

Additional Details of Support:

1. Support Conditional Use Permit for 65-room hotel on the following lots: 1207, 1209, & 1211 ECC St.
2. Support Accessory Use of Restaurant and TABC permit for alcohol sales. Developer/owner will not apply for after hours liquor permits.
3. Support Compatibility Waivers from the Willow lots [1210 and 1212 Willow] to allow for same setbacks and heights as behind El Buen Pastor property
4. Support Demolition/Relocation permits for existing historic structures on Cesar Chavez
5. Provide additional support for minor variances on a case-by-case basis to achieve Community Conditions, including parking, additional density on Willow lots, etc.

Community Conditions for Support:

1. Preserve the main houses on the Willow lots; rear addition may be removed.
2. Preserve and restore 1209 ECC St. on site or onto the Willow lots (with community support for any necessary variances to secure COA permission); or contribute \$25,000.00 toward relocation to a site within District 3 only once other options are exhausted, documented, and presented to the ECCNPT.3. Relocate or, if not viable, repurpose materials from structures at 1207 and 1211 ECC.
4. No vehicular or open pedestrian access through Willow to/from ECC properties And no reverse back-out of services vehicles onto Cesar Chavez. No parking variances on ECC and off-street parking provided for Willow properties.
5. Contribute \$9000 for relocation expenses of existing tenants by paying into a fund administered by Guadalupe Neighborhood Development Corporation or other mutually acceptable community organization. If the funds are not accepted by the tenants for any reason, they will revert to GND.
6. Contribute \$16,000 to Neighborhood Affordability Fund through Guadalupe Neighborhood Development Corporation (\$25,000 total, which is \$___/gross square feet of dislocated residence space)
7. Commit to recruitment of and hiring preference for local (i.e. 76702) residents, and commitment to pay a living wage to all employees.
8. Include aesthetic elements consistent with Mexican American culture, including public art, murals, tile work and commitment to hire local artists and artisans for this work.
9. Outreach to local businesses through neighborhood and prioritize local businesses for commercial tenants.
10. Coordinate design of wall separating all lots bordering El Buen Pastor property with El Buen Pastor staff to maximize security. Also work to minimize large windows at eye level facing El Buen Pastor and properly light the grounds with down-facing security lights.
11. Commitment to minimum noise from hotel at all times, including during children's nap times and learning times from 7am-530pm. Comply with all City sound ordinances. Do not apply as an outdoor music venue.
12. No portion of the Property will convert to a CS-1 Cocktail Lounge use.

13. During construction, use best efforts to keep noise to a minimum, especially during the hours of 12-2. Developer will provide a direct line to on site construction superintendent.

14. Comply with Heritage Tree Ordinance.

15. Cooperate with Assigned ECCNPT Contacts (to be appointed by ECC leadership) from initial planning process through to development completion to insure satisfaction of Community Conditions and secure any required variances.

16. Pay for all legal fees associated with the negotiation and recording of a Restrictive Covenant to run with the land in perpetuity, regardless of Owner. This includes but is not limited to legal fees for drafting, recording, and enforcement.

-end-

A handwritten signature in black ink, appearing to be 'C. H. / H. / H.', is located in the upper right corner of the page.

1. A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT GROSS SLOPES ARE NOT GREATER THAN 2% AND RUNNING SLOPE ARE NOT GREATER THAN 5% IF ANY DISCREPANCY EXISTS, CONSTRUCTION SHALL CORRECT BARRIER FOR SOLUTION.
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS IN ACCORDANCE WITH CITY OF ROUND ROCK SPECIFICATIONS.
6. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. [IRC 11101.01 AND 502.7]
7. A MINIMUM VERTICAL CLEARANCE OF 11'-0" MUST BE PROVIDED AT ACCESSIBLE DESIGNER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM THE ESTIMATES A MINIMUM VERTICAL CLEARANCE OF 9'-0" WILL BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES ALONG THE VERTICAL ROUTE THERETO. [MS 502.5]
8. SPREADING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR BETTER QUALITY TO PRINCIPAL DRIVEWAYS.
9. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO. LR, OR CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-2-55b).
10. ALL EXTERIOR LIGHTING WILL BE FLAT, DUT-OF-AND FLAT, SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.3.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES WILL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.

FFE = 465.30

ATTAYAC STREET
60' R.O.W. - ASPHALT
(±30 M.P.H. SPEED LIMIT)

20110105 SF-3 NP
RESIDENTIAL

TRACTS AND 4 OF THE SUBJECT PROPERTY ARE CURRENTLY ZONE SF-3-MR. NOTE THAT THE EXISTING RESIDENTIAL STRUCTURES WILL NOT BE REMOVED AND A PROPERTY OWNER CANNOT TRIGGER COMPATIBILITY ON HIS/HER OWN PROPERTY

Director, Planning and Development Review Department
MCCS/ED FOR CRITICAL COMPLIANCE JONG SEUNG
C3-4U-CO-01

Rev 1	_____	Correction 1	_____
Rev 2	_____	Correction 2	_____
Rev 3	_____	Correction 3	_____

approval of the **Project** is not required, must also be approved prior to the **Project** Expiration Date

SITE PLAN

WWW.BIGREDDOG.COM

2021 E. 5TH ST., #110 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)

140	DATE	REVISION
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SHEET
CS101
9 OF 32
PC 2014-0387C

SPC-2014-0387C