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**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2014-0387C      **PC DATE:** May 26, 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 5<sup>th</sup> 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:**

Staff recommends approval of the conditional use permit for the proposed hotel. This site plan will comply with all Land Development Code requirements.

**CASE MANAGER:** Rosemary Avila      Telephone: 974-2784  
[Rosemary.avila@austintexas.gov](mailto: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)  
40% (SF-3-NP)

**PROPOSED BLDG. CVRG:** 52.4%

**MAX. IMPERVIOUS CVRG.:** 95% (CS-MU-CO-NP)  
45% (SF-3-NP)

**PROPOSED IMPERVIOUS CVRG:** 73.3%

**REQUIRED PARKING:** 58

**PROVIDED PARKING:** 70

**PROPOSED ACCESS:** East Cesar Chavez

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**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 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**

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

**NEIGHBORHOOD ORGNIZATIONS:**

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

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**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 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 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 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 comply with all requirements of the Land Development Code including Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

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.



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308.001

April 20, 2015

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 RSMP 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

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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.

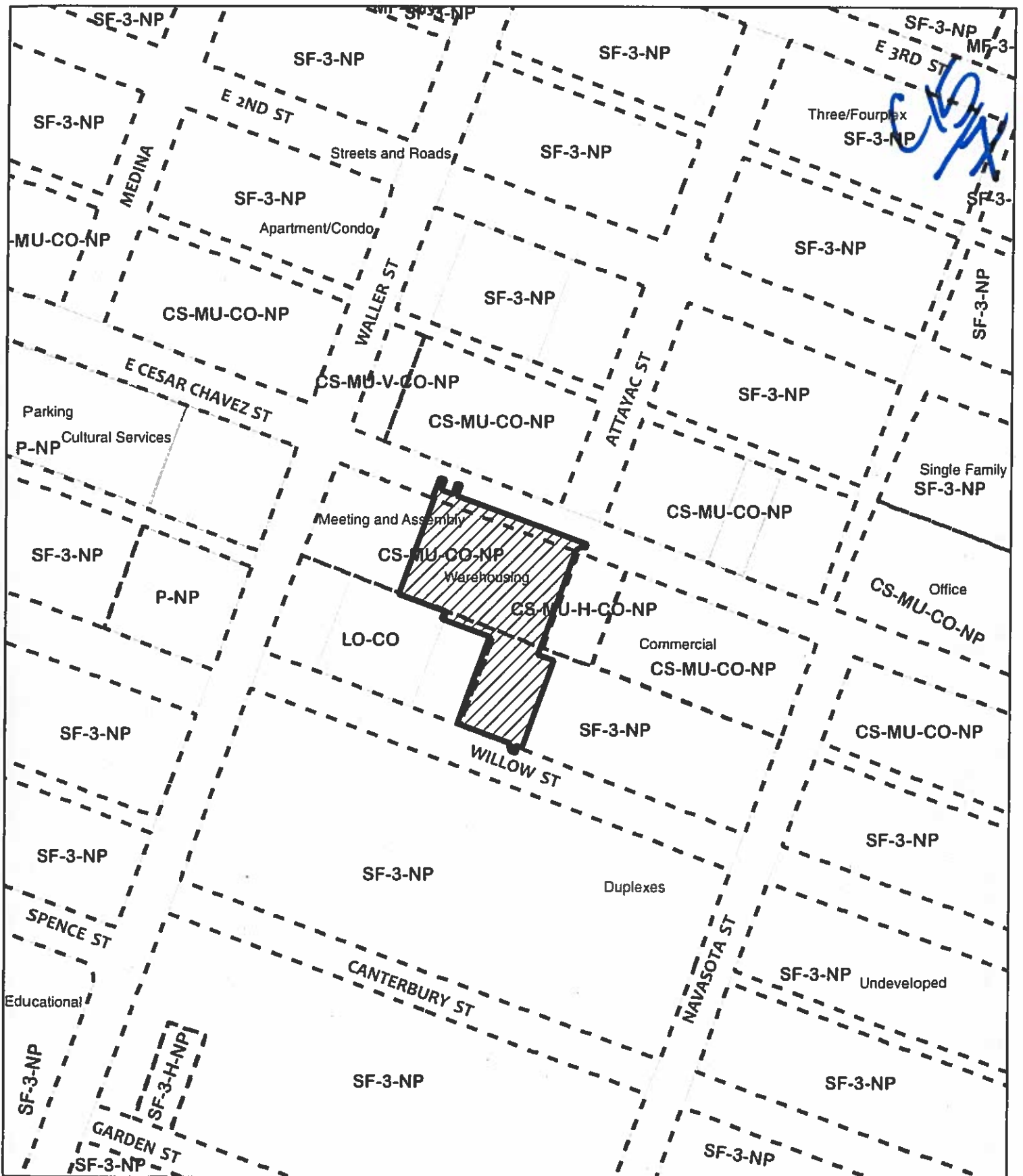
To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,  
**BIG RED DOG Engineering | Consulting**  
Texas Engineering Firm No. F-15964

*Bradley J. Lingvai*

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





# SITE PLAN CUP

CASE#: SPC-2014-0387C

ADDRESS: 1207 E Cesar Chavez St

CASE NAME: East Side Hotel

MANAGER: Rosemary Avila



SUBJECT TRACT



ZONING BOUNDARY



0

75

150

300 Feet

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.









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  
UPDATE: U3  
PHONE #: 512-974-2784

PROJECT NAME: East Side Hotel  
LOCATION: 1207 E CESAR CHAVEZ ST

SUBMITTAL DATE: April 30, 2015  
REPORT DUE DATE: May 14, 2015  
FINAL REPORT DATE: May 15, 2015

**1 DAY HAS 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 November 4, 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:**

**An informal update submittal is required. You must submit the distribution to each reviewer listed below.**

**Please submit 4 copies of the plans and 5 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 : Atha Phillips  
Site Plan : Rosemary Avila  
DSD Transportation : Bryan Golden  
AWU-Utility Development Service : Neil Kepple  
Water Quality : Leslie Daniel

CLB/10

**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.

DC1 - DC6 Comments cleared.

DC7-U3 Comment remains pending approval of drainage waiver. Please be aware that if the RSMP or waiver is not approved, a formal update will be required.

DC8-U3 Comment cleared. (RSMP note on cover sheet)

DC9-U3 Comment cleared.

DC10-U2 Please include all required information in the Q/V/d tables for the storm drain. In addition, include details for the proposed storm inlets.

U3 Comment remains.

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.

U3 Please provide memo to clear this comment.

DC12-U3 Comment remains pending completion and recordation of UDA for this site.

DC13-U3 Comment cleared.

**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.*

EV 1 - EV8 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.

**Update 3 Fiscal is approved and this comment will be cleared once fiscal has been posted.**

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- 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- 3 Comment pending.**

EV 11-EV 20 Comments cleared.

- EV 21 Please provide a tree care plan showing how the amount of \$12,300 will be spent and post a fiscal for this amount.

<b>Fire For Site Plan Review - Sonny Pelayo @ AFD - 512-974-0194</b>
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- F1. Move the fire department connection to the front of the building to face the public street. This change will need to be present on the final mylar plan set that you bring in for fire department approval signoff.
- F2. Submit a signed copy of the UDA prior to scheduling an appointment with me to schedule mylar sign off.
- F3. Based on the fire hydrant flow test report, it appears that adequate fire flow is available to meet the 1,500 gpm fire flow demand for this project. However, impacts to the Austin Water Utility (AWU) piping system due to providing the required fire flow for a development project are evaluated by and resolved through the staff of AWU. The maximum allowable flow velocity permitted in the public fire mains is 10 feet/second. Contact me to schedule my signoff on the final mylar plan set once you have obtained approval signatures from the AWU.

5/14/2015

**Update 3- Approved**

<b>Site Plan Review - Rosemary Avila - 512-974-2784</b>
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- 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- 3- Comment Pending**

SP 2. – SP3 Comments 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:

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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".

**Update 1-3 – Comment pending recordation of UDA.**

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 1-3– Comment pending, may be cleared informally.**

SP 6. – SP10. Comments 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 1-3– Comment pending, may be cleared informally.**

SP 12. – SP13. Comments cleared.

SP 13. 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 1-3- Comment pending recordation of easements.**

SP 14. – SP24. Comments cleared.

SP 25. 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 1-3- Comment pending approval of License Agreement.**

SP 26. **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 1-3- Comment to remain until all comments are cleared.**

SP 27. 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. **Update 3- Comment Pending.**

CLB/3

SP 28. Comment cleared.

SP 29. 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.

**Update 3- Comment Pending.**

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

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 10<sup>th</sup> St., 3rd floor.

**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, WQ6 – WQ8 Comments cleared.

WQ5-U3 Please provide receipt for payment of fee-in-lieu of water quality.

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

HT5 Comment cleared.

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

TR1. Sidewalk easement is currently being reviewed by Legal.

TR2. Additional comments may be provided when more complete information is obtained.

## Planner 1 Review - Elsa Garza - 512-974-2308

*Handwritten signature/initials in blue ink.*

### 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**.
- **Sheet numbers**
  - File number: **SPC-2014-0387C**
  - Application date: **September 29, 2014**
  - Under Section **142** of Chapter **25-5** of the City of Austin Code
  - Case Manager: **Rosemary Avila**
  - Zoning: **Please add 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**

# GENERAL NOTES

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 CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY DISCREPANCY ARISES CONTRACTOR SHALL CONTACT ENGINEER 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. [IBC 1110.1, ANSI 502.7]
7. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9'8" WILL BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
8. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
9. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LP, CP, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
10. 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.

WALLER STREET

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

ZONING  
CS-MU-CO-NP  
(VACANT)

ZONING  
CS-MU-CO-NP  
(FOOD TRAILER)

E. CESAR CHAVEZ  
60' R.O.W. - ASPHALT  
(±30 M.P.H. SPEED LIMIT)

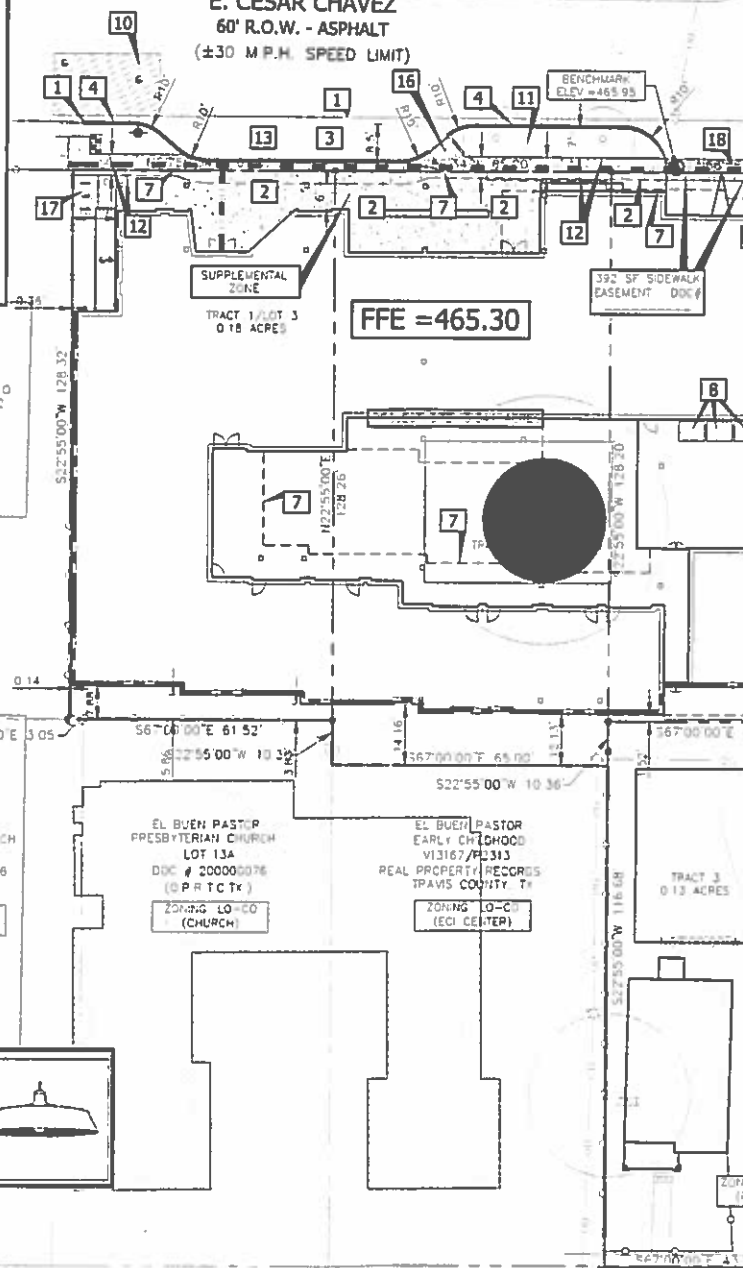
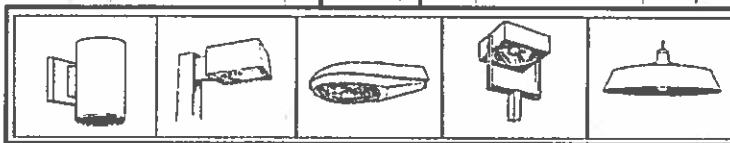


FIGURE 34



## CONSTRUCTION NOTE

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

EAST CESAR CHAVEZ HOTEL - 1207 EAST CESAR CHAVEZ - PARKING DATA - REQUIRED			
USE:	RATIO:	SF/ROOMS	PARKING REQUIRED
HOTEL	1.1 PER ROOM	65 ROOMS	77
RESTAURANT	N/A - ACCESSORY USE	N/A	N/A
TOTAL PARKING REQUIRED - UNDER APPENDIX A			
20% REDUCTION ALLOWED - URBAN CORE			
TOTAL PARKING REQUIRED (INCLUDING REDUCTIONS) (MAXIMUM OF 40% REDUCTION)			
58			

EAST CESAR CHAVEZ HOTEL - 1207 EAST CESAR CHAVEZ - PARKING PROVIDED	
TYPE:	PARKING PROVIDED:
ACCESSIBLE	3
REGULAR	45
COMPACT	22
TOTAL PARKING PROVIDED:	
70	

EAST CESAR CHAVEZ HOTEL - 1207 EAST CESAR CHAVEZ - BICYCLE PARKING REQUIRED/PROVIDED	
5% OF PARKING PROVIDED (44 X .05) OR 5 SPACES - WHICHEVER IS GREATER	SPACES PROVIDED:
6	

EAST CESAR CHAVEZ HOTEL - BUILDING DATA	
CONSTRUCTION TYPE:	II-B
FOUNDATION TYPE:	CAST-IN-PLACE

EAST SIDE HOTEL - 1207 EAST CESAR CHAVEZ STREET - SITE DATA			
ZONING:	CS-MU-CO-NP-SF-3-NP	SF-3-NP	PROPOSED:
SITE LAND USE:	HOTEL (SF HOMES TO REMAIN)		
SITE AREA:	0.841 ACRES / 36,611 SF		
EXISTING IMPERVIOUS COVERAGE = 17,481 SF			
ESTIMATED START OF CONSTRUCTION:			
ALLOWABLE:	CS-MU-CO-NP	SF-3-NP	
SITE AREA:	0.581 AC / 25,318 SF	0.26 AC / 11,325 SF	
LIMITS OF CONSTRUCTION:	0.451 AC	N/A	
MINIMUM LOT SIZE:	3,750 SF	5,750 SF	
MINIMUM LOT WIDTH:	30 FEET	50 FEET	
BUILDING HEIGHT:	40 FEET	15-FEET (NO BUILDINGS PROPOSED WITHIN THE SF-3 NP PORTION OF THE SITE)	
# OF STORIES:	N/A	N/A	
F.A.R.:	2.1	N/A	
BUILDING COVERAGE:	95%/24,043 SF	40%/4,520 SF	
IMPERVIOUS COVERAGE:	95%/24,043 SF	45%/5,096 SF	
* PER ORDINANCE #001214 20, PART 61			
GROSS FLOOR AREA = 44,130 SF			

1  
10  
WIL  
50' F  
(±30  
1

ZONING

HOTEL  
RESTAURANT



# **OPPOSITION LETTERS**

CB  
/ 16

## PUBLIC HEARING INFORMATION

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- 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
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Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Apr 28, 2015

Kris POTRAFKA

Your Name (please print)

1302 Canterbury St.

Your address(es) affected by this application

4/26/15

Date

Signature

Daytime Telephone: 415-420-9266

Comments: Please do not approve. The neighborhood

does not have the space or infrastructure

to support a large hotel. Traffic is

already horrible and there is no parking.

This directly intrudes on the surrounding

homes and does not add any real value.

By 2016 the city will have more than

enough hotel rooms. Lastly, the character of

the neighborhood is what makes a city unique.

Please do not continue to build a very bland city

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

City of Austin

Development Services Department - 4<sup>th</sup> floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

with this  
generic development.

C15  
17

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Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Apr 28, 2015

TRACEY PANEX

Your Name (please print)

1615 Willow

Your address(es) affected by this application

Tracey Panex

Signature

947-1570

Daytime Telephone:

Date

5-2-15

Comments:

From what I understand, the hotel isn't going to provide enough parking to accommodate guests + employees. This means employees will park in the neighborhood, where most houses don't have driveways. We NEED to park on the street. When I will have to go the residential parking sticker route, just like 2nd St. had to do w/ LA BBO. So please provide enough parking so as not to negatively affect neighbors.

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City of Austin

Development Services Department - 4<sup>th</sup> floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308  
Public Hearing: Planning Commission, Apr 28, 2015

KEVIN GARZA

Your Name (please print)

1203 E 2ND ST B AUSTIN TX 78702

Your address(es) affected by this application

4.23.15

Date

Signature

Daytime Telephone: 512 657 2170

Comments:

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

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

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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)

200 E. 2nd St

☐ I am in favor  
☒ I object

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 Elbuen Pastor ECDC. The properties in that area would suffer damage during construction. Ground shifting. 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 - 4<sup>th</sup> floor  
Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810

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## PUBLIC HEARING INFORMATION

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Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Apr 28, 2015

Kristen Chin

Your Name (please print)

1203 E 2nd St, B Austin TX 78702

Your address(es) affected by this application

[Signature] 4/24/15

Signature

Date

Daytime Telephone: 310 795 1442

Comments:

I object because the  
proposed hotel would feed into  
Cesar Chavez a two lane  
road that is already congested  
on one block.

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

City of Austin

Development Services Department - 4<sup>th</sup> floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

C/5  
2/

Edie Cassell  
1611 Willow Street  
Austin, TX 78702  
ediecassell@gmail.com

C/b/22

May 14, 2015

**Re: Opposition to East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)**

To The City of Austin Planning Commission:

I am a seven-year resident and homeowner in the East César Chavez (ECC) Neighborhood and a former ECC Neighborhood Planning Team Sector Representative (2011-2013).

I am writing to voice my **opposition to the East Side Hotel-restaurant-bar-café project** (case number SPC-2014-03873), being proposed for development at 1207 E. César Chavez Street.

The scope and scale of the project, as proposed by Carrico RE LLC, is **incompatible with the site location**. This project will be detrimental to the safety and accessibility of the ECC transportation corridor and will negatively impact the character of the East César Chavez neighborhood.

I urge you to deny the applicant's request of a Conditional Use Permit.

I fully support development in our neighborhood that is aligned with the ECC Neighborhood Plan adopted in 1999 and is compatible with the zoning and character of the neighborhood.

**The proposed East Side Hotel-restaurant-bar-café at 1207 E. César Chavez St. is not aligned with the ECC Neighborhood Plan in the following areas:**

**ZONING:** The site is **NOT** zoned for a hotel-restaurant-bar-café. The East Side Hotel-restaurant-bar-café project spans three "Mixed-Use" lots (1207, 1209, 1211 César Chavez St.) and includes two "Single-Family" lots (1210, 1212 Willow St.) with no alley to separate commercial from residential. This development creates direct access from César Chavez to Willow Street, linking "Mixed-Use" lots to "Single-Family" lots. This will permit hotel-restaurant-bar-café pedestrian and vehicle traffic and parking to directly affect a residential street- El Buen Pastor Early Childhood Development Center is immediately adjacent at 1208 Willow St.

**COMPATABILITY:** The East Side Hotel-restaurant-bar-café project is **NOT** compatible with the scope and character of the surrounding area. At 40 feet, the development will tower over the commercial building to the west and the residences to the east. It's design reaches to the very curb of the sidewalk with no setback. A good example of how a conditional-use permitted hotel can meet the guidelines of the ECC Neighborhood Plan is the seven-room, craftsman-bungalow facade Heywood Hotel, recently (2010) constructed at 1609 César Chavez St.

**NEIGHBORHOOD CULTURAL IDENTITY:** The developers did **NOT** incorporate into the design of the site aesthetic elements consistent with Mexican American culture, including public art, murals, tile work and commitment to hire local artists and artisans, but added that intent later through negotiation with the ECC Planning Team; this addendum is unenforceable.

**TRAFFIC SAFETY:** The increased vehicle and pedestrian traffic of a 65-room hotel and 80+ seat restaurant/bar/café make our neighborhood much less safe, contrary to the neighborhood plan's goal to increase traffic safety. Our streets cannot adequately absorb the expected vehicle traffic and parking required to accommodate hotel guests, restaurant patrons, hotel staff, drop-off and pick-up,



deliveries, and trash collection. This hotel/restaurant/bar/café will produce a much greater traffic impact on both César Chavez and Willow Streets than other allowable "Multi-Use" uses (apartments, offices, other retail).

01/23

**MAKE USE OF 4<sup>th</sup>/5<sup>th</sup> STREET AREA:** The East Side Hotel-restaurant-bar-café site is NOT located in the 4<sup>th</sup> and 5<sup>th</sup> Street corridor. The developers have indicated that they prefer the neighborhood setting at César Chavez/Willow Streets to the area indicated by the ECC Neighborhood Plan as having the infrastructure to accommodate this type of development. I would not oppose this development if it were to be relocated to that area.

**PRESERVE/INCREASE NUMBER OF HOMEOWNERS:** The East Side Hotel-restaurant-bar-café project does NOT preserve/increase the number of homeowners as prescribed by the Neighborhood Plan. The zoned uses for these lots, which permit construction of condominiums and auxiliary residential units, would be preferable to preserve and increase the number of homeowners.

**SERVE ESSENTIAL NEIGHBORHOOD NEEDS:** The East Side Hotel-restaurant-bar-café project is NOT the type of business included in the Neighborhood Plan as an essential neighborhood need.

**PRESERVE/ENHANCE NEIGHBORHOOD TREES:** The East Side Hotel-restaurant-bar-café project does NOT preserve and enhance neighborhood trees, but instead will remove all the trees from the property except for the three trees that cannot legally be removed because of the Heritage Tree Ordinance.

In spite of overwhelming opposition voiced by over 100 ECC residents at an information-meeting held on October 28, 2014, I was dismayed that the ECC Neighborhood Planning Team voted 6-5 at their December 2014 meeting to support this project, with a list of negotiated conditions that are unenforceable. Among the 13 current voting members of the ECC Neighborhood Planning Team, there are 9 opposed to this project and 4 who support it.

Please contact me with questions regarding my concerns and opposition to the project. Again, I urge you to deny this Conditional Use Permit request.

Thank You,

Edie Cassell

December 28, 2014

C15/24

Mail-In Comment to the City of Austin Regarding Project Name: East Side Hotel

I am opposed to the East Side Hotel Project for the following reasons:

1. The project does not provide adequate parking for the number of hotel, restaurant guests and employees. This will result in the need for them to park their vehicles in the residential neighborhood, thereby increasing traffic, noise and trash. Some of these residences only have street parking, which means the residents will often be forced to park inconveniently far from their homes. In addition, I know from my personal experience by living across from Bufalina Restaurant, The Peacock Salon and next to the Waterstreet Lofts/Shops and Orbit Salon, that some patrons of these establishments will park in front of, and block clearly marked private drives. When my drive is blocked (frequently), I have had to park a block away or more from my home, which is a burden, especially when carrying bags of groceries and other loads. If I choose to have a vehicle towed, I have to endure the stress and inconvenience of waiting for the police and tow truck, and wonder if my property will be vandalized in retaliation (my property has been vandalized).
2. The project does not have adequate ingress and egress to the property for guests and deliveries. This will create even greater traffic backups on Cesar Chavez, which already struggles with a high amount of existing traffic.
3. How can a project of this size be built without turning Cesar Chavez into a one lane road? Certainly, the city will not authorize diverting traffic through the neighborhood for months, perhaps even more than a year, during construction?
4. The construction will bring vermin into the residential area. I lived through the construction of the Waterstreet Lofts. I had no issues with rats until the pallets of materials were off-loaded onto the construction site. My home became infested with vermin. I actually killed eight rats in one night. It was terrifying and unsanitary. I ended up paying \$3000.00 to a pest control company for a total exclusion. The foreman of the Waterstreet Lofts project confirmed that they introduced rats into the neighborhood. Most of the homes in this neighborhood are older pier and beam, which places these family residences at high risk for vermin infestation and possible subsequent disease.
5. The project will create tremendous waste. It is unclear where the dumpsters will be located. In the neighborhood? On Cesar Chavez? Either way, it stinks.
6. Our taxes go up, our quality of life goes down.

Molly Omelchuck, 99 Comal St., Austin, Texas 78702, 512-740-4728,

**Avila, Rosemary**

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C.15/26

**From:** Anguiano, Dora  
**Sent:** Friday, May 15, 2015 10:07 AM  
**To:** Avila, Rosemary  
**Subject:** FW: East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873).

**From:** Carol Stall & Phil Thomas [<mailto:cspt2@sbcglobal.net>]  
**Sent:** Thursday, May 14, 2015 12:53 AM  
**To:** Anguiano, Dora  
**Cc:** [cspt2@sbcglobal.net](mailto:cspt2@sbcglobal.net)  
**Subject:** East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873).

This message is from Carol Stall & Phil Thomas. [ [cspt2@sbcglobal.net](mailto:cspt2@sbcglobal.net) ]

As residents and stakeholders we do not support a hotel/restaurant/bar establishment at this location. Not only will a hotel create problematic ingress into a residential neighborhood, but the traffic generated by the bar/restaurant will cause slowdowns (and potential accidents) along Cesar Chavez St. Moreover, the developers wish to raze or remove two very old structures that contribute to and help define the history of this neighborhood. It is the height of insensitivity to plan a bar within 100 feet of a church and daycare school. Our neighborhood plans were created to prevent this sort of development. Help us preserve our neighborhood and keep its culture intact. Please keep this kind of development NORTH OF FOURTH! Thank you.

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Friday, May 15, 2015 10:06 AM  
**To:** Avila, Rosemary  
**Subject:** FW: petition against hotel in austin

C/b  
26

**From:** linda bagwell [<mailto:bagstrub@yahoo.com>]  
**Sent:** Thursday, May 14, 2015 2:51 PM  
**To:** Anguiano, Dora  
**Subject:** petition against hotel in austin

This message is from Linda Bagwell. [ [bagstrub@yahoo.com](mailto:bagstrub@yahoo.com) ]

i do not think this is a good fit on the east side.it will cause more congestion and i do not think the city should approve what developers want just because they have the money to do so! do the right thing city council members!

**Avila, Rosemary**

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C15/21

**From:** Anguiano, Dora  
**Sent:** Friday, May 15, 2015 10:06 AM  
**To:** Avila, Rosemary  
**Subject:** FW: East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

**From:** Ana Blanco [<mailto:chov150@aol.com>]  
**Sent:** Thursday, May 14, 2015 2:41 PM  
**To:** Anguiano, Dora  
**Subject:** East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

This message is from Ana Blanco. [ [chov150@aol.com](mailto:chov150@aol.com) ]

As residents and stakeholders we do not support a hotel/restaurant/bar establishment at this location. Not only will a hotel create problematic ingress into a residential neighborhood, but the traffic generated by the bar/restaurant will cause slowdowns (and potential accidents) along Cesar Chavez St. Moreover, the developers wish to raze or remove two very old structures that contribute to and help define the history of this neighborhood. And finally, it is the height of insensitivity to plan a bar within 100 feet of a church and daycare school. Help us preserve our neighborhood and keep its culture intact. Please keep this kind of development NORTH OF FOURTH! Kind regards, Craig Hoverman

**Avila, Rosemary**

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C15/28

**From:** 2dine4@gmail.com on behalf of Stephen Shallcross <stephen@2dine4.com>  
**Sent:** Friday, May 15, 2015 11:28 PM  
**To:** Avila, Rosemary  
**Subject:** Include in FORMAL PACKET Homeowners within 500' of East Side Hotel Bar Restaurant Cafe - opposed # SPC-2014-0387C.

Dear Rosemary Avila,

I am a resident at 1001 Willow Street. I am a small business owner with multiple businesses located on the East Side. I am very much against the Proposed East Side Hotel Bar Restaurant Café. As a resident in the Willow-Spence National Historic district I have a vested interest in preserving the neighborhood for single family residents. I appreciate that commercial development on the Cesar Chavez is going to take place and I'm not against all commercial development but I believe that each project should be judged on its impact to the residents. It is certain that putting a development of this size with limited parking will negatively impact our quality of life in the surrounding blocks.

Anything that gets built should be required to have ample parking for the use. As it is, we have Cenote Coffee shop only parking a small fraction of their patrons and now a new Event Space has cropped up on the corner of San Marcos and Cesar Chavez. Please consider the impact these businesses already have on single family residents and do not allow another development that will create even more traffic, noise, commercial access and neighbor parking issues.

Therefore, let the record show that my wife, Lauren Shallcross & I are opposing this Proposed East Side Hotel Bar Restaurant Café project.

Very truly yours,

Stephen Shallcross

Sawyer & Co, SWOOP Events, 2 DINE 4 Fine Catering & Supperfriends.com

512.467.6600 office

512.658.8719 mobile

Please [click here](#) if you'd like to be added to the invite list for our weekly supper club called the SUPPER FRIENDS!

Avila, Rosemary

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C15/29

**From:** Anguiano, Dora  
**Sent:** Friday, May 15, 2015 10:07 AM  
**To:** Avila, Rosemary  
**Subject:** FW: East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

**From:** Jamie Franklin [<mailto:jfrank6732@aol.com>]  
**Sent:** Thursday, May 14, 2015 8:35 AM  
**To:** Anguiano, Dora  
**Subject:** East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

This message is from Jamie Franklin. [ [jfrank6732@aol.com](mailto:jfrank6732@aol.com) ]

I live on beautiful Willow Street in between the Library and Sanchez Elementary. This is a gorgeous historical family neighborhood. Please don't extend the hotels and bars to this neighborhood. This wouldn't happen on Exposition Street. Or Travis Heights. Keep the "entertainment" district those areas already approved: Rainey Street, 7th Street, 11th Street, The Plaza Saltillo are where proper parking, security and lighting can be built. Please, please, please VOTE NO on this case number.



**Avila, Rosemary**

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CLB/30

**From:** Lorelei Brown <lorelei@grandecom.net>  
**Sent:** Monday, May 18, 2015 12:01 AM  
**To:** Avila, Rosemary; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC  
**Cc:** Edie Cassell  
**Subject:** East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)

My name is Lorelei Brown.

I am adding my name to the long list of neighbors opposed to this hotel proposed development on East Cesar Chavez. I have owned the property, 1300 E Cesar Chavez, since 1999. My building, on the corner of Attayac, across the street from this proposed hotel, is also across the street directly from Mr. Robert's historic home.

My building houses ten people in seven separate apartment units. They don't all have cars, but many do. The only parking is along Attayac Street which is getting more crowded all the time. Already the traffic turning to and from Cesar Chavez into or from Attayac has become very dangerous, since much of the traffic is of commercial service truck nature, evidently using Attayac as some sort of short cut. If cars are parked on both sides of Attayac, which is increasingly the case due to the increased restaurant and food truck business, the turn radius to and from Cesar Chavez is barely adequate.

I participated for the two plus years with the East Cesar Chavez Neighborhood group to write this one of the first neighborhood plans. I was enthusiastic about writing this plan, especially as a M.S.C.R.P graduate of UT School of Planning, until i realized that the City was using this process to justify changing the zoning in the whole area south of Seventh. I am pleased that other neighbors now are using this neighborhood plan that we wrote to so ably justify their opposition to this hotel. I do believe that a development of this nature would be more appropriate in the 4-5th Street corridor. and that it doesn't seem right to allow it so near the public library only a block away.

Thank you for your attention.

Yours truly,  
Lorelei Brown  
512-507-1947

**Avila, Rosemary**

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C12/31

**From:** tombelwede <tombelwede@yahoo.com>  
**Sent:** Sunday, May 17, 2015 8:41 PM  
**To:** Avila, Rosemary; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC  
**Subject:** Opposed to East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)

Dear Planning Commission Members,

I am writing you to state my opposition to the proposed East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873) to be located at 1207 East Cesar Chavez St.

I have been a resident of East Austin since 1998 and a homeowner since 2005. I love this area and am proud to call it home. I am not against change and I have enjoyed watching this area blossom over the years.

I oppose this particular project because the proposed site is not suitable for this type of business. I believe it will increase traffic and parking problems, overburden the existing infrastructure, and negatively impact the quality of life for this neighborhood.

I respectfully ask the Commission to reject this project.

Sincerely,

Thomas R. Pointer  
2212 Garden St  
Austin TX 78702  
512-589-6458  
[tombelwede@yahoo.com](mailto:tombelwede@yahoo.com)

Avila, Rosemary

CLB  
32

**From:** Kathleen McWhorter <kmmcwhorter@hotmail.com>  
**Sent:** Monday, May 18, 2015 7:51 AM  
**To:** Avila, Rosemary; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC  
**Subject:** Letter in Opposition to Conditional Use for East Cesar Chavez Hotel

Kathleen McWhorter  
1711 Willow Street  
Austin, Texas 78702  
[kmmcwhorter@hotmail.com](mailto:kmmcwhorter@hotmail.com)

May 14, 2015

Re: Opposition to East Side hotel-restaurant-bar-café project (Case# SPC-2014-03873)

To the City of Austin Planning Commission:

I am writing to oppose the hotel project that is being proposed for 1207 East Cesar Chavez Street. I have lived in the East Cesar Chavez neighborhood for 25 years. I know our neighborhood is changing in many ways, but it is still a **residential neighborhood**. A large hotel is not compatible. People are living right behind where it will be. Although East Cesar Chavez Street is a commercial corridor, our neighborhood plan clearly states that the commerce on that street should be of a scale that is compatible with the character of the neighborhood. In addition, that site includes property on Willow Street, which would also experience the impact of the large-scale commercial activity.

East Cesar Chavez is already becoming congested with traffic, and this hotel would add to these traffic problems. Increased traffic and hotel activity would also spill over onto Willow Street, greatly impacting the lives of the families who live there and the adjacent child care center. The large hotel building would dominate the area, towering over the smaller structures on those streets and replacing all the trees that were on the lots except for the 3 protected ones. In this time of harsh summer temperatures, those trees would be greatly missed.

Because of the negative impact this hotel will have on our neighborhood, I urge you to deny the Conditional Use Permit that is being requested.

Thank you,  
Kathleen McWhorter, LMSW

Kathleen McWhorter, LCSW  
1711 Willow Street, Austin, Texas 78702  
(512)478-9478

**From:** Sara Pedrosa [mailto:sara.pedrosa@gmail.com]  
**Sent:** Monday, May 18, 2015 2:05 PM  
**To:** Avila, Rosemary  
**Subject:** Re: opposition letter

C15/33

Sara Pedrosa  
1608 Willow St.  
Austin, TX 78702  
[sara.pedrosa@gmail.com](mailto:sara.pedrosa@gmail.com)

April, 28, 2015

To Whom it May Concern,

I am 10 year resident of the East César Chavez Neighborhood and I am writing to voice my opposition to the hotel, restaurant and gallery project (case number SPC-2014-03873), being proposed for development on East César Chavez (ECC). I firmly believe that the scope and scale of the project, as proposed by Carrico RE LLC, is incompatible with the site location and urge you to deny the applicant's request of a conditional use permit. I believe that this project will be detrimental to the safety and accessibility of the ECC transportation corridor and will negatively impact the character of the East César Chavez neighborhood.

As a 20 year veteran of the hospitality industry, who has worked in both foodservice and hotel establishments, I feel that I can speak to the impact that a business of this nature will have on the neighborhood. I am chiefly concerned with the strain that waste removal, food, liquor and linen delivery vehicles will place on the transportation infrastructure of the East César Chavez and Waller Street intersection. Frankly, the current transportation infrastructure is insufficient to support these activities and the neighborhood cannot adequately absorb the overflow parking demands that will be required to accommodate hotel guests, restaurant patrons, and hotel staff.

It is my understanding that per the East César Chavez neighborhood plan, the ECC corridor is not designated for development of this type, thus triggering the need for a conditional use permit. I was dismayed that the East César Chavez Neighborhood Planning Team voted to support this project. In my opinion, there are many ECC neighborhood residents and stakeholders who would prefer a development for this site (like a condominium) which would be in keeping with our ECC neighborhood plan.

I am also concerned about the logistics of building a project of this scale on this site. As I understand it, originally the two lots on Willow Street were being proposed as construction staging and access areas. I am vehemently opposed to the use of residential, single family, Willow Street lots for construction purposes.

Let me state clearly and firmly; I am not opposed to the development of this project in the East César Chavez neighborhood. Rather, I am opposed to the development of this project *on this site*. In fact, I would be happy to see this project developed in an area of the ECC neighborhood that has been designated and zoned for this type of venture.

Likewise, I would like to underscore that my opposition to this project is not relevant to the size of the building. I understand that this site can be developed for other purposes (e.g. a condominium) without requiring a variance or conditional use permit. My opposition is to the nature of the business being proposed.

Finally, I encourage you to visit and examine the area being proposed for development. Please contact me with questions regarding my concerns and opposition to the project. Again, I urge you to deny the Conditional Use Permit request.

Thank You,  
Sara Pedrosa

**Avila, Rosemary**

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**From:** Peter Brown <petergriffinbrown@gmail.com>  
**Sent:** Monday, May 18, 2015 2:53 PM  
**To:** Avila, Rosemary; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC  
**Subject:** Opposition to East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)

To The City of Austin Planning Commission:

C15  
34

I am a nine-year resident and renter of the East César Chavez (ECC) Neighborhood.

I am writing to voice my **opposition to the East Side Hotel-restaurant-bar-café project** (case number SPC-2014-03873), being proposed for development at 1207 E. César Chavez Street.

The scope and scale of the project, as proposed by Carrico RE LLC, is **incompatible with the site location**. This project will be detrimental to the safety and accessibility of the ECC transportation corridor and will negatively impact the character of the East César Chavez neighborhood.

I urge you to deny the applicant's request of a Conditional Use Permit.

I fully support development in our neighborhood that is aligned with the ECC Neighborhood Plan adopted in 1999 and is compatible with the zoning and character of the neighborhood. **The proposed East Side Hotel-restaurant-bar-café at 1207 E. César Chavez St. is not aligned with the ECC Neighborhood Plan in the following areas:**

**ZONING:** The site is **NOT** zoned for a hotel-restaurant-bar-café. The East Side Hotel-restaurant-bar-café project spans three "Mixed-Use" lots (1207, 1209, 1211 César Chavez St.) and includes two "Single-Family" lots (1210, 1212 Willow St.) with no alley to separate commercial from residential. This development creates direct access from César Chavez to Willow Street, linking "Mixed-Use" lots to "Single-Family" lots. This will permit hotel-restaurant-bar-café pedestrian and vehicle traffic and parking to directly affect a residential street- El Buen Pastor Early Childhood Development Center is immediately adjacent at 1208 Willow St.

**COMPATABILITY:** The East Side Hotel-restaurant-bar-café project is **NOT** compatible with the scope and character of the surrounding area. At 40 feet, the development will tower over the commercial building to the west and the residences to the east. It's design reaches to the very curb of the sidewalk with no setback. A good example of how a conditional-use permitted hotel can meet the guidelines of the ECC Neighborhood Plan is the seven-room, craftsman-bungalow facade Heywood Hotel, recently (2010) constructed at 1609 César Chavez St.

CLB/ab

**NEIGHBORHOOD CULTURAL IDENTITY:** The developers did NOT incorporate into the design of the site aesthetic elements consistent with Mexican American culture, including public art, murals, tile work and commitment to hire local artists and artisans, but added that intent later through negotiation with the ECC Planning Team; this addendum is unenforceable.

**TRAFFIC SAFETY:** The increased vehicle and pedestrian traffic of a 65-room hotel and 80+ seat restaurant/bar/café make our neighborhood much less safe, contrary to the neighborhood plan's goal to increase traffic safety. Our streets cannot adequately absorb the expected vehicle traffic and parking required to accommodate hotel guests, restaurant patrons, hotel staff, drop-off and pick-up, deliveries, and trash collection. This hotel/restaurant/bar/café will produce a much greater traffic impact on already-congested César Chavez, Willow, Waller, and Navasota Streets than other allowable "Multi-Use" uses (apartments, offices, other retail).

**MAKE USE OF 4<sup>th</sup>/5<sup>th</sup> STREET AREA:** The East Side Hotel-restaurant-bar-café site is NOT located in the 4<sup>th</sup> and 5<sup>th</sup> Street corridor. The developers have indicated that they prefer the neighborhood setting at César Chavez/Willow Streets to the area indicated by the ECC Neighborhood Plan as having the infrastructure to accommodate this type of development. I would not oppose this development if it were to be relocated to that area.

**PRESERVE/INCREASE NUMBER OF HOMEOWNERS:** The East Side Hotel-restaurant-bar-café project does NOT preserve/increase the number of homeowners as prescribed by the Neighborhood Plan. The zoned uses for these lots, which permit construction of condominiums and auxiliary residential units, would be preferable to preserve and increase the number of homeowners.

**SERVE ESSENTIAL NEIGHBORHOOD NEEDS:** The East Side Hotel-restaurant-bar-café project is NOT the type of business included in the Neighborhood Plan as an essential neighborhood need.

**PRESERVE/ENHANCE NEIGHBORHOOD TREES:** The East Side Hotel-restaurant-bar-café project does NOT preserve and enhance neighborhood trees, but instead will remove all the trees from the property except for the three trees that cannot legally be removed because of the Heritage Tree Ordinance.

In spite of overwhelming opposition voiced by over 100 ECC residents at an information-meeting held on October 28, 2014, I was dismayed that the ECC Neighborhood Planning Team voted 6-5 at their December 2014 meeting to support this project, with a list of negotiated conditions that are unenforceable. Among the 13 current voting members of the ECC Neighborhood Planning Team, there are 9 opposed to this project and 4 who support it.

I again urge you to deny this Conditional Use Permit request.

Thank You,

Peter Brown

C15  
36



Gwen O'Barr  
1604 Canterbury Street  
Austin, Texas 78702  
gwenobarr@gmail.com  
512-924-4461



May 17, 2015

RE: Opposition to East Side Hotel, Restaurant and Bar project (Case #SPC-2014-0387C)

TO: The City of Austin Planning Commission

The East Cesar Chavez Neighborhood Plan allows for neighborhood compatible businesses. The East Side Hotel, restaurant and bar does not meet that criteria. The zoning for this address only allows for a hotel with a conditional use permit and I believe that the Planning and Zoning Commission should deny the permit with the Neighborhood Plan in mind. The East Cesar Chavez Neighborhood Plan was developed and adopted by the city. However, due to the location of our neighborhood there is great pressure to invalidate this adopted plan and change the entire Cesar Chavez corridor. Cesar Chavez, unlike East 6th and East 7th is only a 2 lane local road, with no center turn lane. This hotel, restaurant and bar will only have ingress and egress from Cesar Chavez for all customers, suppliers and employees, as there is no alley or side entrance. The plan has room for about 3 vehicles for loading and unloading of customers in a parallel parking area. Cesar Chavez already has traffic problems, without the lanes being blocked, as will happen with this hotel, restaurant and bar. Traffic will be increased on the residential streets in the area as vehicles try to avoid Cesar Chavez congestion. This phenomenon is already taking place due to the present congestion on Cesar Chavez.

The Neighborhood Plan goals specifically state that structures, renovations and businesses are to be compatible with the neighborhood; it needs to create and preserve physical features and activities that reinforce the neighborhood's cultural identity and history; it should improve vehicle, bicycle and pedestrian traffic safety; and attract or develop businesses that serve essential neighborhood needs. This hotel, restaurant and bar meets none of these goals. We presently have a boutique hotel on Cesar Chavez. It has 7 rooms. It is an old home that has been refurbished and added on to. It does not have a restaurant and bar. This request for a conditional use permit has 60+ rooms, that will require removing the existing buildings and removing trees. In other words, it violates these Neighborhood Plan goals. I am not against growth or change. I am against neighborhood disruptive businesses.

I'm a stakeholder of the East Cesar Chavez community. I support the vision for our neighborhood that is detailed in the East Cesar Chavez Neighborhood Plan adopted in 1999. I support development that is aligned with that plan and compatible with the zoning and character of the neighborhood. I look at Austin as a community, not a commodity.

Gwen O'Barr



**Avila, Rosemary**

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05/29

**From:** Bill O'Barr <lostpines@gmail.com>  
**Sent:** Monday, May 18, 2015 12:47 PM  
**To:** Avila, Rosemary; Anguiano, Dora; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC; Renteria, Sabino; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Adler, Steve; Houston, Ora; Garza, Delia; Casar, Gregorio; Kitchen, Ann  
**Subject:** Opposed to East Side Hotel, Restaurant and Bar project (Case # SPC-2014-0387C)

I'm resending this email as the first one had an error with the last digit of the case number.

Date: May 18, 2015

Re: New East Side Hotel on Cesar Chavez (Case # SPC-2014-0387C)

I want quality commercial developments in my neighborhood. Businesses that bring good jobs and services that we can use. But they need to be appropriate for where they will be located. They need to be on a site that suits both the business and the neighborhood. I believe the current site for this hotel was chosen because it was lower priced compared to other more suitable locations in the area. Not being on a corner lot, with no alley access and only being accessible from a two lane road without even a center turn lane will be a major roadblock to the traffic on Cesar Chavez. West bound traffic from the airport will most likely end up circling through the neighborhood on Willow, Canterbury or 2nd streets so that they can enter the hotel from the West, causing a huge increase in traffic on the affected side streets. There is a daycare center, El Buen Pastor, behind the proposed hotel on Willow that will certainly suffer from the increased traffic. These are the types of problems that good planning and oversight should prevent. I am not an expert on traffic issues, but I can see with the traffic already heavy on Cesar Chavez, this will make it much worse.

Because this project requires a conditional use permit, we should have the ability to make sure it fits in well with the surrounding neighborhood before the permit is granted. **In this specific case, the developers should find a location more appropriate for the amount of traffic they will generate.**

Thanks for your consideration in this matter,

Bill O'Barr  
1604 Canterbury St  
Austin, TX 78702  
[lostpines@gmail.com](mailto:lostpines@gmail.com)  
[512-217-7123](tel:512-217-7123)

**Avila, Rosemary**

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CL 5/40

**From:** kathy ballard <kabb79@gmail.com>  
**Sent:** Monday, May 18, 2015 1:01 PM  
**To:** Avila, Rosemary; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC  
**Subject:** Opposition to East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)

To The City of Austin Planning Commission:

I am a four-year resident and renter of the East César Chavez (ECC) Neighborhood.

I am writing to voice my **opposition to the East Side Hotel-restaurant-bar-café project** (case number SPC-2014-03873), being proposed for development at 1207 E. César Chavez Street.

The scope and scale of the project, as proposed by Carrico RE LLC, is **incompatible with the site location**. This project will be detrimental to the safety and accessibility of the ECC transportation corridor and will negatively impact the character of the East César Chavez neighborhood.

I urge you to deny the applicant's request of a Conditional Use Permit.

I fully support development in our neighborhood that is aligned with the ECC Neighborhood Plan adopted in 1999 and is compatible with the zoning and character of the neighborhood. **The proposed East Side Hotel-restaurant-bar-café at 1207 E. César Chavez St. is not aligned with the ECC Neighborhood Plan in the following areas:**

**ZONING:** The site is **NOT zoned for a hotel-restaurant-bar-café**. The East Side Hotel-restaurant-bar-café project spans three "Mixed-Use" lots (1207, 1209, 1211 César Chavez St.) and includes two "Single-Family" lots (1210, 1212 Willow St.) with no alley to separate commercial from residential. This development creates direct access from César Chavez to Willow Street, linking "Mixed-Use" lots to "Single-Family" lots. This will permit hotel-restaurant-bar-café pedestrian and vehicle traffic and parking to directly affect a residential street- El Buen Pastor Early Childhood Development Center is immediately adjacent at 1208 Willow St.

**COMPATABILITY:** The East Side Hotel-restaurant-bar-café project is **NOT compatible with the scope and character of the surrounding area**. At 40 feet, the development will tower over the commercial building to the west and the residences to the east. It's design reaches to the very curb of the sidewalk with no setback. A good example of how a conditional-use permitted hotel can meet the guidelines of the ECC Neighborhood Plan is the seven-room, craftsman-bungalow facade Heywood Hotel, recently (2010) constructed at 1609 César Chavez St.

CB/41

**NEIGHBORHOOD CULTURAL IDENTITY:** The developers did NOT incorporate into the design of the site aesthetic elements consistent with Mexican American culture, including public art, murals, tile work and commitment to hire local artists and artisans, but added that intent later through negotiation with the ECC Planning Team; this addendum is unenforceable.

**TRAFFIC SAFETY:** The increased vehicle and pedestrian traffic of a 65-room hotel and 80+ seat restaurant/bar/café make our neighborhood much less safe, contrary to the neighborhood plan's goal to increase traffic safety. Our streets cannot adequately absorb the expected vehicle traffic and parking required to accommodate hotel guests, restaurant patrons, hotel staff, drop-off and pick-up, deliveries, and trash collection. This hotel/restaurant/bar/café will produce a much greater traffic impact on already-congested César Chavez, Willow, Waller, and Navasota Streets than other allowable "Multi-Use" uses (apartments, offices, other retail).

**MAKE USE OF 4<sup>th</sup>/5<sup>th</sup> STREET AREA:** The East Side Hotel-restaurant-bar-café site is NOT located in the 4<sup>th</sup> and 5<sup>th</sup> Street corridor. The developers have indicated that they prefer the neighborhood setting at César Chavez/Willow Streets to the area indicated by the ECC Neighborhood Plan as having the infrastructure to accommodate this type of development. I would not oppose this development if it were to be relocated to that area.

**PRESERVE/INCREASE NUMBER OF HOMEOWNERS:** The East Side Hotel-restaurant-bar-café project does NOT preserve/increase the number of homeowners as prescribed by the Neighborhood Plan. The zoned uses for these lots, which permit construction of condominiums and auxiliary residential units, would be preferable to preserve and increase the number of homeowners.

**SERVE ESSENTIAL NEIGHBORHOOD NEEDS:** The East Side Hotel-restaurant-bar-café project is NOT the type of business included in the Neighborhood Plan as an essential neighborhood need.

**PRESERVE/ENHANCE NEIGHBORHOOD TREES:** The East Side Hotel-restaurant-bar-café project does NOT preserve and enhance neighborhood trees, but instead will remove all the trees from the property except for the three trees that cannot legally be removed because of the Heritage Tree Ordinance.

In spite of overwhelming opposition voiced by over 100 ECC residents at an information-meeting held on October 28, 2014, I was dismayed that the ECC Neighborhood Planning Team voted 6-5 at their December 2014 meeting to support this project, with a list of negotiated conditions that are unenforceable. Among the 13 current voting members of the ECC Neighborhood Planning Team, there are 9 opposed to this project and 4 who support it.

I again urge you to deny this Conditional Use Permit request.

C16  
42

Thank You,

Katy Ballard

**Avila, Rosemary**

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C15  
43

**From:** Anguiano, Dora  
**Sent:** Monday, May 18, 2015 9:50 AM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Shieh, James - BC; Stephen Oliver; Stevens, Jean - BC; Zaragoza, Nuria - BC  
**Cc:** Avila, Rosemary  
**Subject:** FW: East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

**From:** Kelly Blancas [<mailto:kellyb915@hotmail.com>]  
**Sent:** Sunday, May 17, 2015 11:56 PM  
**To:** Anguiano, Dora  
**Cc:** [kellyb915@hotmail.com](mailto:kellyb915@hotmail.com)  
**Subject:** East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

This message is from Kelly Blancas. [ [kellyb915@hotmail.com](mailto:kellyb915@hotmail.com) ]

As a resident who currently, & for the passed decade, has lived in front of the proposed location I absolutely do not support a hotel/restaurant/bar establishment here. Not only will it create even more horrible tourist traffic, but it is just another sad joke of an example of the detestable infiltration of another soulless entity not from this neighborhood, not from this city, not from this state, with no familiarity of our cultures, nothing but a vested interest in making money, eating up as much land as the city of Austin can vacuously shove at them while the shoving's hot, pushing more families out of a safe & familiar place leaving everyone else with a constant influx of inebriated strangers taking up parking for our loved ones & woohooing more often than than just the weeks of SXSW we have already come to endure. But that ends soon enough. A bar next to a school? Right next to a freaking church/school/daycare?! Seriously? Why is this even being considered? Why has it even gotten this far? What are you guys letting happen to this city? Why are you letting people come in & buy up EVERYTHING? We're the capital of Texas & we have no grip on how this city is growing nor what it's becoming nor any idea of how to seize a grip on the speed at which it's happening. It's turning into a blah cement whore spread for a gutting by the blingy teeth shiester with the most gloss to gut. Another boring whitewashed playground for the rich. It feels like a bad Simpsons episode. Who is even from this city anymore? No one really gives a turd anyway do they? Why am I even writing this letter? Moreover, the developers wish to raze or remove two very old structures that contribute to and help define the history of this neighborhood. Raping more land. Yeah. They don't give a crap about crap. Someone does. Does someone? Anyone? It is the height of insensitivity to plan a bar within 100 feet of a church and daycare school. Gross. What a bunch of meatwad jerks. I bet they wear too much cologne. Help us preserve our neighborhood and keep its culture intact. Please keep this kind of development NORTH OF FOURTH! Thank you Kelly Blancas



**Avila, Rosemary**

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C15  
44

**From:** Anguiano, Dora  
**Sent:** Monday, May 18, 2015 9:50 AM  
**To:** Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Shieh, James - BC; Stephen Oliver; Stevens, Jean - BC; Zaragoza, Nuria - BC  
**Cc:** Avila, Rosemary  
**Subject:** FW: Opposed to East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

**From:** Kristen Hotopp [<mailto:kristen.hotopp@gmail.com>]  
**Sent:** Saturday, May 16, 2015 10:49 PM  
**To:** Anguiano, Dora  
**Cc:** [kristen.hotopp@gmail.com](mailto:kristen.hotopp@gmail.com)  
**Subject:** Opposed to East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

This message is from Kristen Hotopp. [ [kristen.hotopp@gmail.com](mailto:kristen.hotopp@gmail.com) ]

Dear Ms. Anguiano: I live roughly 3.5 blocks away from the proposed hotel development project, and have invested many years in the neighborhood. I urge you to vote against this hotel, restaurant, and bar; a development of this size and scope is not a good fit for this particular site. The site is too small to allow for such a large and complex commercial structure, the continual operations for will surround both a church and a childcare center-and sit adjacent to single family resident homes. The area is not zoned for this project, and said zoning is intentionally designed to protect the surrounding neighborhood residents from development projects such as this. Moreover, Cesar Chavez is an already congested two lane street, particularly at the Waller and Cesar Chavez intersection. A hotel/restaurant/bar development of this size could paralyze traffic patterns in the surrounding and adjacent areas. The hotel/restaurant does not offer adequate parking for 60+bedroom guests and an 80 seat restaurant, and I do not want my neighborhood polluted by hotel/restaurant patrons circling nearby residential blocks looking for (free) parking. There are children at the childcare center. There are children en route to Sanchez Elementary School right around the corner. The Terrazas Family Library is on the next block over. I have a small child, so this is personal for me too in that context. While it's true that many guests and patrons will arrive in taxis, etc. there are also hotel employees, restaurant employees, food and linen delivery/pickup, and plenty of other hotel/restaurant/bar-generated traffic to make up for it. The two parking spaces for cab drop of in front of the building are again inadequate for the number of patrons and guests that visit, even if by cab. Hotel/restaurant/bar patrons who arrive in taxis, etc. will still back up traffic during peak traffic hours when traffic at this intersection is already at a standstill. We simply cannot absorb any more backups on this simple two-lane road that is a thoroughfare west for many, heavily traveled by city buses, and provides a direct line from the airport. This development proposal is highly incompatible with the SFR zoned neighborhood that would be undoubtedly greatly affected were you to approve this project. While I support development on Cesar Chavez, I'd like to see business that are a better fit for the neighborhood in that they will serve neighborhood residents. The primary purpose of the hotel/restaurant/bar is to serve a tourist and high-clientele population. This is not the type of business that will serve neighborhood residents. The developer's insistence of bulldozing over the overwhelming opposition of neighborhood residents to push this development down our throats is arrogance at its height. How can this possibly be compatible or become part of the neighborhood fabric? It feels almost an affront to the very neighborhood itself. There are those who seek to turn East Cesar Chavez into an entertainment district and destination akin to Rainey Street, South Congress, or East



6th, and who are naturally in support of such a monstrosity. But I, for one, believe we already have plenty of bars and trendy hot spots that many ECC residents can't afford to patronize. We need more coffee shops, restaurants for working and middle income people, family-friendly businesses that ECC families can patronize. A bank branch in the community, even. A development of this size and scope would prove extremely disruptive and so unaccessible to the surrounding community that it does not make sense to place it at the proposed location. It does not reflect the community character, and it is incompatible with SFR zoned properties so close, as well as the church and the child care center. Residents in the immediate area who would be most affected are unanimously in opposition- I spent almost two weeks polling neighborhood residents about this project, and 95% of them are against it. This is not the kind of business that was envisioned by community leaders when they drafted ECC's master community plan. Please stand in solidarity with ECC neighborhood residents and **OPPOSE THIS PROJECT**. It would be irresponsible and negligent to vote in favor of this development in light of all of the attenuating problems and the undue hardship it would place on the surrounding community. Please keep this kind of development **NORTH OF FOURTH** and out of the ECC neighborhood! Sincerely, Kristen  
Hotopp 1213 Garden St. Austin, TX 78702

C/b  
H/b

**Avila, Rosemary**

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CLB  
46

**From:** Tina Pumilia with Hindsite 20/20 <TinaPumilia@hindsiteaustin.com>  
**Sent:** Friday, May 15, 2015 3:48 PM  
**To:** Avila, Rosemary  
**Cc:** Janine Bergin; alberto martinez; Pamela Colloff; almalyra@yahoo.com; Edie Cassell; Andy Brown; Gwen O'Barr; Sara Pedrosa  
**Subject:** Include in FORMAL PACKET please - Homeowners within 500' of East Side Hotel Bar Restaurant Café - opposed # SPC-2014-0387C.  
**Attachments:** Hotel Proposal 1207 E Ceasar Chavez Street.docx

Dear Rosemary Avila,

I am taking this opportunity to provide you with residents of the East Cesar Chavez neighborhood opinion about the Proposed East Side Hotel Bar Restaurant Café.

Please be advised the methods we as a neighborhood have to communicate our concerns can be limited by aging residents and lack of technology, therefore I also am providing you with the information that 2 of my immediate neighbors have no access to email to give the notice that they too, are opposed to this Proposed Hotel Bar Restaurant Café project and **I have a signed document, from each of them to that effect that will be included in our Packet provided to you** within the allotted time.

Therefore, let the record show three homeowners **within the 500' area** (5 if you count the adults 3 if you count the address) are opposing this Proposed East Side Hotel Bar Restaurant Café project.

Tina Pumilia  
84 Navasota Street  
Austin Texas 78702

John Lucio  
89 Navasota Street  
Austin Texas 78702

Robert Natal  
86 Navasota Street  
Austin Texas 78702

I have attended ECC meetings and other community meetings with regard to this project since I learned of it in October of 2014. I and 100+ of my neighbors signed in to discuss this project at El Buen Pastor to hear the developers tell us of their ideas. At that meeting only 2 attendees spoke in favor of the Proposed Hotel Bar Restaurant Café project – no one with the ECC team that helped present that information session can seem to find the sign in sheet – and that same ECC team then held an unpublished (with the proper and previously always used protocols) meeting to vote on this issue in December of 2014 when the ECC team is usually suspended through the holidays.

This break of protocol and support of a development the neighborhood was against from the get go, has been very distressful for the neighbors who felt betrayed by due process and the freedom to be informed about ECC activities and votes that affected them directly. When my neighbors call my District 3 rep to discuss it, they are

told that my District 3 Rep Pio Rentario is against the project but can't stop it (he *can* vote to oppose)— and that the ECC team voted in support of the variances, implying broader support. We are writing to inform our City Council that we are opposed, and always have been and that the letter of support they are holding is not representative of a fairly drawn vote from a fairly represented population of the neighborhood immediately impacted by the Proposed East Side Hotel Bar Restaurant Café.

We feel thwarted in our attempts to get the information we have gathered to the City in a comprehensive fashion as each office or officer we have conversed with gives us a new directive on how to make our information 'formal and included in the packet' presented to the City Council.

CP  
4/1

I have written a number of letters and appeals, and will not spend the time to create yet another protest – I understand the project site plan has been newly updated, so although some of the concerns listed in the attached letter are less pertinent with the new plan – the bigger points are the same, the sentiments are the same, opposed.

Our objections to the East Side Hotel Bar Restaurant Cafe are including but not limited to, these basic tenants:

The zoning does not permit this use, we believe the scale of this project is inappropriate at this location.

The project in no way shape or form adheres to the neighborhood plan and it's goals of preserving the cultural heritage, bringing in new homeowners, preserving potentially historic homes, neighborhood integrity, or bringing in jobs that will benefit the immediate community. None of the promises and ideas the developers or the erroneously provided support letter from the ECC team offer any ENFORCEABLE action to address these concerns.

The project impacts a corridor that was designated a neighborhood corridor and not high density like E 4th, E 5th or E 6th.

The project does not provide any essential services to the immediate neighbors to validate its conditional use, if we (within 500') are the most impacted why are our voices less loud then the deep pocketed developers?

We are all volunteering our time and resources to inform the Council of our distress and opinion and do not have the same funds available to lobby and impact your decisions in the same fashion as the developers. As in any developing city, residents occupy land that is at some point a real commodity and we are asking for your continued support in upholding your initial decision (1999) to protect this neighborhood with its current zoning.

A non-disclosed agenda at this time for the Willow Street lots is unacceptable, we share a great fear of what is to come and a whole new round of disclosure and discovery. If by some cruel twist of fate the Council is inclined to grant the variance we will continue to appeal in opposition. However, these Willow Street lots are designated Single Family Residences and should never be allowed to be booked through any business or hotel desk. There can be no access to the East Side Hotel Bar Restaurant Cafe from these lots – by not creating enforceable usury/dramatic/traumatic guidelines on the developer that contain clearly outlined penalties with regard to development to these lots would be short sighted and again, totally against zoning – they cannot be given any opportunity in the future to use them for any hotel/restaurant entertainment business associated with the hotel. No events, no special permits, nothing. These sorts of oversight are what our neighborhood has to continue to be vigilant about and we shouldn't have this responsibility, we are a small neighborhood with residents that wish only for this Council to uphold its own zoning regulations. We learned this the hard way with Cenote when the City Council neglected to include the conditions the ECC team regulated with the Cenote Café in order to grant its

letter of support. Most every entrepreneur is opportunistic, and the neighborhood now has a business model in place that is not what they agreed to, as it was not included in it's entirety.

Supposing any group of residents or volunteer neighborhood committees is as attentive and diligent as a group of well paid lobbyists is an unfortunate state of our current development climate, and we are doing our best to remain informed and relevant in these forums.

I trust this transmission will be included in the formal packet as intended, please do not hesitate to ask any questions or direct our opposition into the proper arena for consideration. We want to be heard as a neighborhood, and not treated as a commodity.

Thank you for your time.

Tina Pumilia  
84 Navasota Street ATX 78702



C16  
4/9

Thank you for the opportunity to comment on this conditional use site, I've spent a lot of time putting this together and it's not perfect, but it sure does give you some idea of why I, and many of my neighbors think this particular project, in this particular location, is a terrible idea.

First off, I think the proposal of a hotel at 1207 E Ceasar Chavez Street should be extended beyond the usual 500 feet for comments on the effect on the neighborhood. The impact will be felt all the way down to Holly Street and certainly beyond the 500 ft range to the east and west. In my opinion, to not notify other local residents of this potential, conditional use site plan at 1207 East Cesar Chavez Street seems unfair, at best. Many of them are long time residents – many are living on lots that are, on average, smaller than most in the city – many without a driveway. The proposed hotel will be larger than any structure East of 35 at this time – taller, more modern, full of shiny glass and creating tons of pedestrian and car traffic.

Let me begin by pointing out the discrepancies between the neighborhood plan goals in the May 13, 1999 documents of the local area plan and the proposed hotel. This is what the goals are, and below I added my comments.

1. Provide zoning for a mix of business and residential land uses in commercial areas.
2. Ensure that new structures, renovations and businesses are compatible with the neighborhood.
3. Create and preserve physical features and activities to reinforce our neighborhoods cultural true identity and history.
4. Improve vehicle, bicycle and pedestrian traffic safety on neighborhood streets.
5. Make better use of fourth – fifth street rail corridor.
6. Improve and promote mass transit service in the neighborhood.
7. Establish a housing education out reach program to preserve and rehabilitate existing housing.
8. Preserve and increase the number of homeowners in the neighborhood.
9. Preserve and enhance neighborhood trees, green spaces, trails, or ends it, existing parks and recreational facilities.
10. Reduce trash in our neighborhood
11. Educate neighbors about environmental issues.
12. Attract or develop businesses that serve essential neighborhood needs.
13. Reduce crime, arson and violence in our neighborhood by increasing programs.
14. Coordinate and promote health and human service programs in the neighborhood.
15. Provide quality, equitable attainable educational opportunities for youth and adults in the neighborhood
16. Provide opportunities for cultural arts, recreation and leisure

activities.

CP/50

That was the community plan outlined, once the city decided to change the residential street of Cesar Chavez to commercial. Austin is a growing city. I am very aware as a 10 year local resident just how much it has grown along the E Cesar Chavez corridor. Each of the concerns that I will voice as comments below are the items I am most concerned about. As the hotel's request is conditional and 1., above; suggests a mix of business and residential – in this commercial area that abuts a residential street with no alley to separate it from the residents, I feel it is an infringement of that number one goal. In fact, this particular property is poorly suited to the requested development mostly for this reason. I will not forget to mention the unfortunate precedence it sets, by having the commercial business venture own two residential homes on Willow - and the due diligence that will have be maintained by neighbors to verify that the use of those homes is PURELY residential at all times, as well as the gardens (they said they plan to raze each of the homes not facing Willow), what if the hotel started using the garden for occasional events, weddings and such – the truth is they could attempt to enlarge the grounds of the hotel in the rear, it all depends, doesn't it, on who gets the final say?

The other large concern I hold is all focused on THE CAR - the congestion, traffic, ingress, egress it will create and lack of parking is why this 'too large structure for the neighborhood' will create, not only massive delays during construction, but during its functioning hours. The plan we were invited to informally view included one two-lane ramp for an insufficient number of parking spaces to be accessed. The developers admitted the normal ratio of parking to rooms was lowered based on the fact that they were winning credits on other design features. This is no place to cheat on parking – a hotel AND a restaurant? Nowhere is there a place for a truck to park – a hotel and restaurant have a tremendous amount of deliveries – basic food supplies, specialty deliveries, daily linens – the list goes on and on – IF the 3 spaces the architects rendering left at the curb to facilitate check in (for the car driving hotel guests) are not to be blocked by trucks, where do the trucks park during deliveries? Do they put on their flashers and block one of the two lanes on Cesar Chavez two and half blocks from I35 ? Do they pull into the garage drive and try and reverse out back onto Cesar Chavez after completing their load in/out? Congestion, traffic, pedestrian safety and parking are already of a concern to most of the residents here so close to the construction sites going on across the highway. All the workers for these skyscrapers and hotels are already parking along our residential streets. They do not, as these, and other developers have suggested, use mass transit to get to work. We do not have mass transit and the hours our systems do run are not congruent with the working hours of construction workers and hotel and restaurant staff. The city does not seem to concern itself with the impact of having so many tradesmen in the area – when you add the existing coffee shops and offices that already have more workers than parking spaces, and then add in the patrons, it really creates anxiety for those residents that do not have driveways – and for those residents that DO have a drive? Often they're blocked, even though well marked and



they have the cars towed.

C16/51

I will now counter point by point on the neighborhood plan goals and how this project falls way short of that kind of cohesion and goes beyond in its incompatibility with this 'too close to i35 locale.' There are a number of other sites currently on the market in East Austin very close to I35 (Leals Tire Shop for one) that will not create the kind of congestion and danger a building of this scale presents.

1. The current zoning does not allow for a Hotel, it is conditional – if the city chooses to ignore the voices of the occupants and residents of its boundaries, so be it, but the neighborhood should have the respect of the city to approve this project or not, and not be voted over by the city. We live on these streets – we are not making decisions in a room with numbers and appeals only in the documents before us. We are residents, we are here everyday, through every festival, through every event, through all the construction. Our lifestyle will surely be affected by a growing city, in the best of ways, but to have all the burdens of the worst of it, so a group of entrepreneurs makes money seems beyond what should be our concerns for our conditional approval. Is a local restaurant a great idea? Sure, but Buffalina and Cenote have already created a tremendous strain on all the streets around, as they do not have sufficient parking for their patron load. It seems most people drive, not walk, as the overflow of cars on the surrounding streets show.

2. Compatibility: no where in the structure did I see anything compatible with the buildings that fall to the east and west of it. It towers over them – it is glass and steel, dark and built to the very curb of the sidewalk, no setback at all. If we are to 'ensure that new structures, renovations and businesses are compatible with the neighborhood' – a hotel would be along the scale of the existing Heywood Hotel, which blends in completely with it's neighbors on Cesar Chavez and has not, in any way I've heard, affected residents over parking at all like the current restaurants.

3. If the goal of the developers is to truly 'create and preserve physical features and activities to reinforce our neighborhoods cultural true identity and history' in our neighborhood, I just don't see it in the drawings. The developers claimed they would buy local furniture (that's a one time purchase by the way) and yet, I've heard from local furniture designers that the actual furniture being considered will be designed and fabricated by a former Austinite who now lives in a southern state...not very local, in my estimation.

4. If the goal then and now is to 'improve vehicle, bicycle and pedestrian traffic safety on neighborhood streets' – I see no way how this project provides for this. As I stated earlier, I hear they are planning on fewer parking spaces than usually required, I don't see a bike rack anywhere in the renderings and there are woefully



C15  
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small sidewalks (if they exist at all) around the already heavy foot traffic of people walking from their parking spaces to the business they're frequenting IN THE STREET. As well, many pedestrians are crossing Cesar Chavez as jay walkers and the non yielding Texas drivers, if the pedestrian is crossing at a curb, in no way creates safety. I myself many times find I have to run or fear being run over when trying to cross Cesar Chavez at a curb where I should have the right of way.

5. The City has owned and has known always that at some point the corridor at 4/5<sup>th</sup> streets would be developed. A project of this proposed scope and size is much better suited in that area – the infrastructure will be there to accommodate the car and foot traffic that will be generated.

6. As the goal for this point has been voted down (mostly by the non-voting population of Austin) yet again, the idea that this development could 'improve and promote mass transit service in the neighborhood' is laughable. At least in the 4/5<sup>th</sup> street corridor, one could have access to the Saltillo Street station and the bus lines.

7. I see no way at all the proposed development helps to 'establish a housing education out reach program to preserve and rehabilitate existing housing'. I know the homes currently located there are slated to be moved, and what is proposed in no way looks like what is to be razed or moved.

8. There are many ways the city is trying to 'preserve and increase the number of homeowners in the neighborhood' the granny flats and rear residential second units that are being built on large enough residential lots, are creating the kind of urban density Austin is headed for. A hotel in no way addresses this goal.

9. The developers have suggested they are working around a large tree on the lot in their design, possibly in an attempt to 'preserve and enhance neighborhood trees, green spaces, trails, existing parks and recreational facilities.' I find this to be a stretch given I don't know how much stress an old tree can stand if a parking lot is being excavated under and around it.

10. Here again, I don't know how the hotel or restaurant help 'reduce trash in our neighborhood' One of the grave concerns with there being no alley access is trash storage and removal. Where, for this scale of project, do the dumpsters live? With no alley access, doesn't that mean close to Cesar Chavez, or how else do they get emptied? A hotel and restaurant create tremendous waste, much of it food waste – our current trash pickup is once a week in this area, as it is over all of Austin, that's a long time to have it in a parking garage with limited access and vermin likely.

11. If the goal is to 'educate neighbors about environmental issues' I'd like to open up the discussion to the exhaust from that underground parking garage. The rear of the proposed development is the school yard of El Buen Pastor – is it exhaust the residents would like their kids to inhale, or even themselves? Just how does this exhaust leave the neighborhood, and what about the grease trap clean outs, and

Cibola

hoods for the stoves and ranges in both the hotel kitchen and restaurant?

12. How many restaurants and coffee shops is too many? For what population, and as I've stated, is it the local residents or people driving over, using the local coffee shops and food trailers? IF the goal is to 'attract or develop businesses that serve essential neighborhood needs' is a hotel and restaurant now to be considered essential? With an enormous hotel being built 2 blocks away and the more intimate Heywood already here, is a 65 room boutique hotel essential for the residents to embrace?

13. With more people and cars on the street, it's unlikely to 'reduce crime, arson and violence in our neighborhood' - the call out in the neighborhood plan was by increasing programs, I don't see or feel this as a resident, although some stuff does happen at the library, and I'm pretty sure the developers are not very interested in donating space to community meetings to this end. It's impossible to enforce even if they said they would or could.

14. Coordinate and promote health and human service programs in the neighborhood. Again, not within the realm of this project.

15. If the goal is to have businesses 'provide quality, equitable attainable educational opportunities for youth and adults in the neighborhood' other than the possible furniture making, I've not heard, and again, could not enforce any promises along these lines the developers might make.

16. I do believe the plaza area they are proposing might 'provide opportunities for cultural arts, recreation and leisure activities' and yet the question remains, is that the local residents enjoying that? A hotel is by nature an 'out of town' type of clientele, so spending time and money on local crafts is a lofty goal that is, yet again, something one can talk about during planning stages, and ultimately, not provide.

All of these points are some of my concerns. Many of my neighbors speak Spanish and never is enough done locally and bilingually to ensure the entire neighborhood is notified of big projects. I noticed, during the Festival Beach/Fiesta Garden meetings about planning its future, a banner hanging over the entire width of Riverside Drive, that's south of the river by the way. Now, if that banner had been hung, across the river, on the busy main thoroughfare - Cesar Chavez - it may have made some sense - as, this is the adjoining neighborhood and this is the neighborhood most affected by what happens when the Holly street power plant adoption is brought to fruition. As it was, during those meetings the residents repeatedly asked for basic considerations on the improvements in the park and were met with much resistance from the planners. I fear we face the same hurdles here. Big growth is big business - we are downtown and change will happen, but how we allow it to change the fabric of our streets is another story. I implore you to read carefully all that I have put here and add these additional points completely as

CK  
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additional reasons why the scope of this project is inappropriate for the site chosen.

Even with the parking being negotiated to fewer than normal requirements, one could get maybe 25 cars per level, so you are going 3 levels sub terrain. That is approximately what 25' give or take.... So if you are needing to excavate, then you will need a crane, a crane will then need clearance rights to go over how many residential units? What kind of riders will need to exist on insurance, for cranes over homes and schools and public roads, is the public aware of this coverage? How well is the public protected during this possible build out? An engineer has asked me, what type of parking garage is going to be? If it is going to be a poured in place concrete garage, is it possible the developers will need to get licensing agreements with the adjoining residential units or school, because of the tie back systems? How does notification for these things work?

How will the construction timeline clash with the timeline of the Fairmont Hotel and the traffic it's already creating, and why even build a hotel so close to such a large hotel? Again – this doesn't make it seem essential at all when The Fairmont is located at Cesar Chavez and Red River all the way to i35, a full city + block, and the 37-story Fairmont Austin will have more than 1,060 rooms, and a four-level underground parking garage. The development will total roughly 1.4 million square feet, and – at 595 feet tall – will be the second-tallest building in Austin's skyline after the 680-foot Austonian residential tower. I'm a resident and try and stay up on development but isn't there another Hotel down the street from this project on Rainey street too?

How long is construction going to take on the project? 2 years? 1 year? As the impact will be felt in the entire neighborhood due to the location on our busiest street, this is a huge question lingering for us all.

What height is the overall building going to be? On the site plan I viewed it looked to be three stories, 3 very tall stories – and the only thing as big nearby is a Victorian house, so how is it going to look? I would suggest it would look as out of place as some of the newer condos on East 6<sup>th</sup> street that are built next to residential owners that have not yet sold out either, out of place, non conforming. I like modern buildings, I'm not opposed to modern, I'm opposed to the idea that it sits in the middle of a very old neighborhood that doesn't look anything like that and that has a conditional use zoning and neighborhood plan that should help protect and preserve the local feel and look, as that is its stated goal.

I hope my points have been well made. As you can hear, as in the neighborhood plan, my general goal is to support and implement the actions of these strong neighborhood objectives and help provide a variety of housing and employment opportunities. As it stands with the proposal I heard and saw, our local families are to be encouraged to grow and prosper, in a place where it's rich culture and history can be celebrated – I do not feel this particular project in this location is in any way a good marriage of those values and ideals for our residents.

**Avila, Rosemary**

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OK/AS

**From:** joann estrada <joann75009@gmail.com>  
**Sent:** Monday, May 18, 2015 12:03 AM  
**To:** Avila, Rosemary; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC  
**Subject:** Opposition to East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)

JoAnn Estrada

1503 Canterbury Street

Austin, TX 78702

joann.estrada@gmail.com

May 17, 2015

**Re: Opposition to East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)**

To The City of Austin Planning Commission:

I am a nine-year resident and homeowner in the East César Chavez (ECC) Neighborhood. My family has lived in East Austin since the early 1930s.

I am writing to voice my **OPPOSITION** to the **East Side Hotel-restaurant-bar-café project** (case number SPC-2014-03873), being proposed for development at 1207 E. César Chavez Street.

The scope and scale of the project, as proposed by Carrico RE LLC, is **INCOMPATIBLE** with the **site location**. This project will be detrimental to the safety and accessibility of the ECC transportation corridor and will negatively impact the character of the East César Chavez neighborhood.

I urge you to **DENY** the applicant's request of a Conditional Use Permit.

I fully support development in our neighborhood that is aligned with the ECC Neighborhood Plan adopted in 1999 and is compatible with the zoning and character of the neighborhood. **The**

**proposed East Side Hotel-restaurant-bar-café at 1207 E. César Chavez St. is not aligned with the ECC Neighborhood Plan in the following areas:**

C15  
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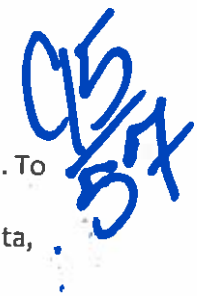
The site is **NOT** zoned for a hotel-restaurant-bar-café. The East Side Hotel-restaurant-bar-café project spans three "Mixed-Use" lots (1207, 1209, 1211 César Chavez St.) and includes two "Single-Family" lots (1210, 1212 Willow St.) with no alley to separate commercial from residential. This development creates direct access from César Chavez to Willow Street, linking "Mixed-Use" lots to "Single-Family" lots. This will permit hotel-restaurant-bar-café pedestrian and vehicle traffic and parking to directly affect a residential street- El Buen Pastor Early Childhood Development Center is immediately adjacent at 1208 Willow St.

THE BALCONIES ARE A **BAD IDEA**. THE ROOMS OPENING TO THE OUTSIDE IS A **BAD IDEA**. Voices carry, especially when from high above. Also hotel guests will be able to look down on residences and maybe even El Buen Pastor school. If the hotel rooms were only accessible from inside the hotel and if there were no balconies and if there were only 14 rooms, **MAYBE** this would be more acceptable.

The East Side Hotel-restaurant-bar-café project is **INCOMPATIBLE** with the scope and character of the surrounding area. At 40 feet, the development will tower over the commercial building to the west and the residences to the east. It's design reaches to the very curb of the sidewalk with no setback. A good example of how a conditional-use permitted hotel can meet the guidelines of the ECC Neighborhood Plan is the seven-room, craftsman-bungalow facade Heywood Hotel, recently (2010) constructed at 1609 César Chavez St.

The increased vehicle and pedestrian traffic of a 65-room hotel and 80+ seat restaurant/bar/café make our neighborhood much less safe, contrary to the neighborhood plan's goal to increase traffic safety. Our streets cannot adequately absorb the expected vehicle traffic and parking required to accommodate hotel guests, restaurant patrons, hotel staff, drop-off and pick-up, deliveries, and trash collection. This hotel/restaurant/bar/café will produce a much greater traffic impact on already-congested César Chavez, Willow, Waller, and Navasota Streets than other allowable "Multi-Use" uses (apartments, offices, other retail).

- E. César Chavez St. is **ONLY ONE LANE EACH WAY**. There is no middle lane. There are no parking lanes. This is **NOT** South Congress, with 4 lanes, a middle lane and parking on both sides.
- There is already a lot of traffic and shuttles going to and from the airport along E. César Chavez. The 1,000 room Fairmont Hotel next the Convention Center will increase traffic when it opens in July 2017.
- People will be circling the neighborhood to find free parking in front of residences.
- Many homes in the immediate area **DO NOT HAVE DRIVEWAYS**. These residents, many of whom are elderly, must park on the street. That will be difficult with the patrons of the East Side Hotel taking up those spaces that they rely on, at any time, but especially when coming home from the grocery store, or at night.

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- The drop-off/pick-up area is too close the traffic light at Cesar Chavez and Waller. This will cause extreme traffic congestion.
  - People exiting the underground parking will NOT be able to turn left onto E. Cesar Chavez. To go west, they will have to turn right onto E. Cesar Chavez then turn right on Navasota. Navasota is a very narrow street. Big Red Sun already parks its big white trucks on Navasota, making that turn difficult to navigate. Combine that with people looking for parking to patron the hotel, or leaving the hotel and trying to make their way back west.

**The East Side Hotel-restaurant-bar-café project does NOT preserve/increase the number of homeowners** as prescribed by the Neighborhood Plan. The zoned uses for these lots, which permit construction of condominiums and auxiliary residential units, would be preferable to preserve and increase the number of homeowners.

**The East Side Hotel-restaurant-bar-café project is NOT the type of business included in the Neighborhood Plan as an essential neighborhood need.**

**The developers did NOT incorporate into the design of the site aesthetic elements consistent with Mexican American culture**, including public art, murals, tile work and commitment to hire local artists and artisans, but added that intent later through negotiation with the ECC Planning Team; this addendum is unenforceable.

**The East Side Hotel-restaurant-bar-café project does NOT preserve and enhance neighborhood trees**, but instead will remove all the trees from the property except for the three trees that cannot legally be removed because of the Heritage Tree Ordinance.

In spite of overwhelming opposition voiced by over 100 ECC residents at an information-meeting held on October 28, 2014, I was dismayed that the ECC Neighborhood Planning Team voted 6-5 at their December 2014 meeting to support this project, with a list of negotiated conditions that are unenforceable. Among the 13 current voting members of the ECC Neighborhood Planning Team, there are 9 opposed to this project and 4 who support it.

Please contact me with questions regarding my concerns and opposition to the project.

Again, I urge you to deny this Conditional Use Permit request.

Thank You,

JoAnn Estrada



**Avila, Rosemary**

---

C16/50

**From:** Hawk Thompson <h.d.thompson@gmail.com>  
**Sent:** Sunday, May 17, 2015 9:10 PM  
**To:** Avila, Rosemary; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC  
**Subject:** Opposition to East Side hotel-restaurant-bar-café project (Case # SPC-2014-03873)

To the City of Austin Planning Commission-

I am a 10-year resident and homeowner in the East César Chavez (ECC) Neighborhood and a former ECC Neighborhood Planning Team Sector Representative (2011-2013).

I am writing to voice my **opposition to the East Side Hotel-restaurant-bar-café project** (case number SPC-2014-03873), being proposed for development at 1207 E. César Chavez Street.

The scope and scale of the project, as proposed by Carrico RE LLC, is **incompatible with the site location**. This project will be detrimental to the safety and accessibility of the ECC transportation corridor and will negatively impact the character of the East César Chavez neighborhood. I urge you to deny the applicant's request of a Conditional Use Permit.

I fully support development in our neighborhood that is aligned with the ECC Neighborhood Plan adopted in 1999 and is compatible with the zoning and character of the neighborhood. **The proposed East Side Hotel-restaurant-bar-café at 1207 E. César Chavez St. is not aligned with the ECC Neighborhood Plan in the following areas:**

**ZONING:** The site is **NOT zoned for a hotel-restaurant-bar-café**. The East Side Hotel-restaurant-bar-café project spans three "Mixed-Use" lots (1207, 1209, 1211 César Chavez St.) and includes two "Single-Family" lots (1210, 1212 Willow St.) with no alley to separate commercial from residential. This development creates direct access from César Chavez to Willow Street, linking "Mixed-Use" lots to "Single-Family" lots. This will permit hotel-restaurant-bar-café pedestrian and vehicle traffic and parking to directly affect a residential street- El Buen Pastor Early Childhood Development Center is immediately adjacent at 1208 Willow St.

**COMPATABILITY:** The East Side Hotel-restaurant-bar-café project is **NOT compatible with the scope and character of the surrounding area**. At 40 feet, the development will tower over the



commercial building to the west and the residences to the east. It's design reaches to the very curb of the sidewalk with no setback. A good example of how a conditional-use permitted hotel can meet the guidelines of the ECC Neighborhood Plan is the seven-room, craftsman-bungalow facade Heywood Hotel, recently (2010) constructed at 1609 César Chavez St.

C15/39

**NEIGHBORHOOD CULTURAL IDENTITY:** The developers did NOT incorporate into the design of the site aesthetic elements consistent with Mexican American culture, including public art, murals, tile work and commitment to hire local artists and artisans, but added that intent later through negotiation with the ECC Planning Team; this addendum is unenforceable.

**TRAFFIC SAFETY:** The increased vehicle and pedestrian traffic of a 65-room hotel and 80+ seat restaurant/bar/café make our neighborhood much less safe, contrary to the neighborhood plan's goal to increase traffic safety. Our streets cannot adequately absorb the expected vehicle traffic and parking required to accommodate hotel guests, restaurant patrons, hotel staff, drop-off and pick-up, deliveries, and trash collection. This hotel/restaurant/bar/café will produce a much greater traffic impact on already-congested César Chavez, Willow, Waller, and Navasota Streets than other allowable "Multi-Use" uses (apartments, offices, other retail).

**MAKE USE OF 4<sup>th</sup>/5<sup>th</sup> STREET AREA:** The East Side Hotel-restaurant-bar-café site is NOT located in the 4<sup>th</sup> and 5<sup>th</sup> Street corridor. The developers have indicated that they prefer the neighborhood setting at César Chavez/Willow Streets to the area indicated by the ECC Neighborhood Plan as having the infrastructure to accommodate this type of development. I would not oppose this development if it were to be relocated to that area.

**PRESERVE/INCREASE NUMBER OF HOMEOWNERS:** The East Side Hotel-restaurant-bar-café project does NOT preserve/increase the number of homeowners as prescribed by the Neighborhood Plan. The zoned uses for these lots, which permit construction of condominiums and auxiliary residential units, would be preferable to preserve and increase the number of homeowners.

**SERVE ESSENTIAL NEIGHBORHOOD NEEDS:** The East Side Hotel-restaurant-bar-café project is NOT the type of business included in the Neighborhood Plan as an essential neighborhood need.

**PRESERVE/ENHANCE NEIGHBORHOOD TREES:** The East Side Hotel-restaurant-bar-café project does NOT preserve and enhance neighborhood trees, but instead will remove all the trees from the property except for the three trees that cannot legally be removed because of the Heritage Tree Ordinance.

In spite of overwhelming opposition voiced by over 100 ECC residents at an information-meeting held on October 28, 2014, I was dismayed that the ECC Neighborhood Planning Team voted 6-5 at their December 2014 meeting to support this project, with a list of negotiated conditions that are unenforceable. Among the 13 current voting members of the ECC Neighborhood Planning Team, there are 9 opposed to this project and 4 who support it.

Please contact me with questions regarding my concerns and opposition to the project.

C15/10

Again, I urge you to deny this Conditional Use Permit request.

Thank you,

**hawk thompson** | interactive content strategy + direction  
[@hawkt](mailto:@hawkt) | <http://hawkt.com/> | <http://hawkthompson.com/>

**Avila, Rosemary**

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C16/61

**From:** Janine Bergin <janbergintx@gmail.com>  
**Sent:** Tuesday, May 19, 2015 3:45 PM  
**To:** Avila, Rosemary  
**Cc:** Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Hatfield, Richard - BC; Nortey, James - BC; Roark, Brian - BC; Zaragoza, Nuria - BC  
**Subject:** Opposed to Hotel Case Number SPC-2014-0387C

We have lived in this neighborhood for over 30 years and participated in the writing of the adopted ECCNP . Many changes have happened in the neighborhood in the last 10 years and most of them have been good. Businesses have taken old, existing buildings and rehabbed them into restaurants, Art Spaces, coffee shops, garden shops, boutique hotels and hair salons. These businesses provide services whilst preserving historic structures. The proposed hotel does none of this. You cannot preserve history by removing it. We who live close to Cesar Chavez are dreading the impact on traffic that the new 1,000 room Fairmont hotel on Cesar Chavez will have on our neighborhood and I don't believe we can look at the current traffic situation on Cesar Chavez and not take that impact into account. That anyone could put the children of a daycare center, El Buen Pastor, through roughly 2 years of construction noise and the stress associated with that, is quite incomprehensible. While I am aware of the vote taken in December by the ECCNPT in which 6 team members voted in support of the hotel development, in talking with my neighbors there is almost no support for the hotel and so I am wondering who those votes are supposed to represent? Please do not vote for this project. It is not at all what we had in mind when we wrote our neighborhood plan.

Thank you  
Janine Bergin and Bill Breaux  
1405 Willow Street  
Austin Texas 78702  
Sent from my iPad,

## Avila, Rosemary

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CLB  
6/2

**From:** Pamela Colloff <pcolloff@texasmonthly.com>  
**Sent:** Friday, May 15, 2015 6:00 PM  
**To:** Avila, Rosemary  
**Cc:** Anguiano, Dora; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC; Renteria, Sabino; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Adler, Steve; Houston, Ora; Garza, Delia; Casar, Gregorio; Kitchen, Ann  
**Subject:** opposition to East Side Hotel

To The City of Austin Planning Commission:

I'm emailing you to express my strong opposition to the East Side Hotel, a project that is proposed for 1207 E. Cesar Chavez. My husband, two children, and I live around the corner at 1305 E. 2nd Street, where we have lived and owned a home for 11 years.

Many of my neighbors and I believe that the scope and scale of this project is incompatible with the selected building site. As it is currently designed, I believe the hotel will be detrimental to the safety, accessibility, character, and quality of life in the East Cesar Chavez neighborhood. For the reasons I have enumerated below, I urge you to deny the applicant's request of a Conditional Use Permit.

I have heard multiple presentations by the hotel's developer, studied the site plan, and attended a standing-room-only neighborhood meeting that nearly 100 of my neighbors attended because of their concerns over this project. Many of us are prepared to protest this project in person, on social media, and before the court of public opinion in Austin. Given the recent media attention to the piñata shop demolition just down the street, and to the increasing gentrification and income inequality in East Austin, I expect that this project could garner some substantial media coverage as well. I hope that the city will be on what we believe is the right side of this debate.

I do not oppose growth or increased density in our neighborhood, and would likely support this hotel were it to be built on a high-density corridor such as East 5th-East 7th. However, the developer has stated that he does not want to build the hotel in a more commercial area because his future hotel guests want the "neighborhood feel" of the current site. I love our area's "neighborhood feel" too, which is precisely why I think a 65-room hotel with an 80-seat restaurant and inadequate parking is incompatible with our neighborhood.

As currently designed, the back of the hotel would face a quiet, residential street (Willow Street), and would be located steps away from El Buen Pastor Early Childhood Development Center (1208 Willow). At forty feet, it will soar high above the commercial building to its west and the residences to its east. Facing Cesar Chavez, its design will extend up to the very farthest edge of the sidewalk with no setback.

If one factors in hotel guests, restaurant and bar guests, visitors, hotel staff, restaurant and bar staff, daily deliveries, and so forth, there will be hundreds of people entering and exiting this space every day. This hotel does not sit on a corner lot, and the design does not allow for alley access, so ALL traffic would come in and out of the hotel via a one-way driveway that would lead to an underground parking lot with just 40 spaces. Worse, this one-way driveway would spill out onto Cesar Chavez street—a two-lane road that is already straining to handle the tremendous amount of traffic that is generated by people heading east toward downtown or west toward the airport.

With the 1,060-room Fairmont Hotel being built just a few blocks west on the other side of I-35, why is the East Side Hotel necessary? In what way does this hotel preserve or increase the number of homeowners in our neighborhood, as

is prescribed by our neighborhood plan? And perhaps most troubling to contemplate, what sort of precedent would this set for Cesar Chavez Street as a whole? Many of us feel that this site would be better served by a condo, which would bring more stability and permanency to the area, and would be a more appropriate neighbor to El Buen Pastor's day care center and nearby Sanchez Elementary School.

Despite the overwhelming opposition that has been voiced throughout the neighborhood, the East Cesar Chavez Neighborhood Planning Team voted 6-5 at its December 2014 meeting to support this project, with a list of negotiated conditions that are unenforceable. Among the 13 current voting members of the ECC Neighborhood Planning Team, there are 9 opposed to this project and 4 who support it.

CF  
6/3

My neighbors and I do not have the deep pockets that the investors behind this hotel do. But we are organized, vocal, and determined. We hope you will listen to our voices and take our deeply-felt convictions into consideration by denying the applicant's request.

Sincerely,

Pamela Colloff  
1305 E. 2nd Street

**PAMELA COLLOFF | EXECUTIVE EDITOR | TEXAS MONTHLY** 816 Congress | Suite 1700 | Austin, TX 78701 | Direct: 512.320.6983 | Main: 512.320.6900 | Twitter: @pamelacoloff | Bio: <http://www.texasmonthly.com/contributor/pamela-colloff>

**Avila, Rosemary**

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C15  
64

**From:** Pamela Colloff <pcolloff@texasmonthly.com>  
**Sent:** Friday, May 15, 2015 6:00 PM  
**To:** Avila, Rosemary  
**Cc:** Anguiano, Dora; Chimenti, Danette - BC; Zaragoza, Nuria - BC; Shieh, James - BC; Roark, Brian - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Nortey, James - BC; Stevens, Jean - BC; Hatfield, Richard - BC; Renteria, Sabino; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Adler, Steve; Houston, Ora; Garza, Delia; Casar, Gregorio; Kitchen, Ann  
**Subject:** opposition to East Side Hotel

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My neighbors and I do not have the deep pockets that the investors behind this hotel do. But we are organized, vocal, and determined. We hope you will listen to our voices and take our deeply-felt convictions into consideration by denying the applicant's request.

Sincerely,

Pamela Colloff  
1305 E. 2nd Street

C15  
65

**PAMELA COLLOFF | EXECUTIVE EDITOR | TEXAS MONTHLY** 816 Congress | Suite 1700 | Austin, TX 78701 | Direct: [512.320.6983](tel:512.320.6983) | Main: [512.320.6900](tel:512.320.6900) | Twitter: @pamelacolloff | Bio: <http://www.texasmonthly.com/contributor/pamela-colloff>



**Avila, Rosemary**

C1566

**From:** Richard Roberts <letstrythis@gmail.com>  
**Sent:** Wednesday, May 20, 2015 3:09 PM  
**To:** Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Nortey, James - BC; Roark, Brian - BC; Shieh, James - BC; Zaragoza, Nuria - BC; Avila, Rosemary  
**Cc:** Renteria, Sabino; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Adler, Steve; Houston, Ora; Garza, Delia; Casar, Gregorio; Kitchen, Ann; Simmons-Smith, Michael; Garza, Elsa; Guernsey, Greg  
**Subject:** Regards City Case Number: SPC-20140387C  
**Attachments:** HotelPetitions.pdf

This hotel project is such a street game changer it is not a 'not in my backyard' sentiment [such as Scoot Inn parking] - it is about keeping all of E. Chavez from I-35 to Pleasant Valley from becoming another SoCo district and not just about how the adjacent blocks to hotel will be affected.

Yes, it is a 'not in my backyard' sentiment when referring to the East Cesar Chavez and Holly areas as a collective. Our issues are within the natural boundaries from I-35 to Pleasant Valley and from the lake to the alley between 6th and 7th. We do not want this hotel in our backyard.

There are some developments which come right into the ECC and Holly area and are not conflict causing because they are not asking to have the rules stretched for their investor group.

The most obvious recent example of a neighborhood development project in compliance not asking for variances nor conditional uses is the development slated for the Habitat for Humanity block. These type projects look at the neighborhood plan, look at the allowed zoning and play by the rules. It is groups like this hotel that want to bust the neighborhood vision to the benefit solely for their investor group which cause the conflict. There is not resistance to those projects in compliance with neighborhood vision and existing regulations.

Resistance against this hotel project is not blanket resistance to development nor change - the neighborhood plan allows for both. Resistance to the hotel is that they want the rules bent to their favor for their personal financial gain for a use that is not compatible with the neighborhood plan. We see no reason to abandon quality of life for a convention center hotel. If approved, the impact it will have on setting a precedence for all the big lots in the ECC/Holly area including those up and down Chavez from I-35 to Pleasant Valley will turn this street and area into another SoCo with all accompanying back street traffic and we only have two lanes with no street parking.

With this hotel project in particular there is no way for patrons to come and go without circling the block into residential streets either one way or the other. The latest, i believe, is 64 rooms, 64 underground parking, 90 seat bar and restaurant, 67 employees. These people will be all over the neighborhood short cutting and parking and looking for parking and some will have been at the bar.

Long term residents in the ECC/Holly area have rights. Because we have a city approved neighborhood plan, at least in the ECC area, the city has recognized the rights of the residents by approving our neighborhood plan. We are asking that those rights for compatibility and quality of life be respected. In light of such across the board neighborhood opposition to this project in this location of the proposed magnitude on a narrow busy metropolitan street we are requesting that the conditional use permit for this project at this location be denied.

Please find attached a petition ECC team member Eduardo Medina and I gathered from neighbors with their comments regarding the proposed hotel.

Regards, sincerely,  
Richard Roberts  
ECC Sector 7 Representative

C15/64

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Señoras y Señores,

Nuestros motivos de cumplimientos de vecindario ya comentado por lo del hotel nos openemos a la construcion del hotel. El diseño de la calle no da. Es proyecto por el centro. No por una colonia. Tenemos escuelas, iglesias, biblioteca cerca de este proyecto y no pueden continuar la calidad de la vida con este hotel. Agradesco su attencion que contemplen ambiente del vecindario. Por lo tanto nos oponemos a seguir este proyecto.

Atentamente,  
Eduardo Medina  
ECC Representante por Negocios

**PETITION IN OPPOSITION FOR CITY OF AUSTIN CASE NUMBER:**  
**SPC-2014-0387C - The application for a conditional use permit for hotel-motel**  
**Project Name: East Side Hotel Project Address: 1207 E. Cesar Chavez**  
**Hearing Date: April 28, 2015 to be heard by the Planning Commission at City Hall**  
**Council Chambers, 301 West 2<sup>nd</sup> Street beginning at 6:00 p.m.**

*CB  
18*

I oppose the conditional use permit referenced above. By my signature below, I agree that I have signed this petition voluntarily and my address information is correct and verifiable.

Neighbor Name	Address	Telephone #	Date
1) EDUARDO MEDINA REPRESENTANTE DE EQUIPO			5-3-2015
My Objection to the Hotel Project Is: 1305 E.C (HAVEVEZ 512) 4808722			
2) LA INCONFORMIDAD DE LA COMUNIDAD ES DEMASIADO GRANDE EL PROYECTO PARA EL ESPACIO LA GUARDERIA DEL BUEN PASTOR SE ENCUENTRA AL PIE LA PRIMARIA ZANCHEZ LA BIBLIOTECA TERRAZAS TODAS ENCONTRA DE LO YA CONS- PUERTO DE ESPERANZA; QUE HONRA QUE HONRA QUE NOS PASA QUE NOS PASA			
3) Richard Roberts	1301 E. Cesar Chavez	512.351.9436	5/3/15
My Objection to the Hotel Project Is: Sector 2 ECC Team Representative			
4) too close to churches, schools, library for alcohol sales. Underground parking puts cars on sidewalk - all clear, look at plans - cars will be cutting through the neighborhood, bus #17 passes 21x/day ea. way Fre/ELLS route, bus #21/22 east 1/way at Heller beginning to			
5) Diane Ontiveros, Traffic, Google to make the street a South Congress and it really redinal area for Hotel - and Alcohol service			
My Objection to the Hotel Project Is: 1403 E Cesar Chavez 3200550 near to school for somech-trale			
6) Cathy Melhorter	1711 Willow St 78702	512-478-9478	
My Objection to the Hotel Project Is: This is a residential neighborhood, a large hotel is not compatible. Businesses in this area should fit the smaller scale of a residential area			
7) NETLED PETER SR	1801 Willow St 78702	512-446-7921	
My Objection to the Hotel Project Is: There is too much traffic in the neighborhood. To much traffic in the yard and small streets to meet the houses.			
8) Edward V Lopez	1301 EAST 2nd 78702	512 6629410	
My Objection to the Hotel Project Is: it won't work 2 much TRAFFIC as it is p.s. 2 many Drunk all ready			
9) CHALES ONTIVEROS	1403 E CESAR CHAVEZ	512-320-0955	
My Objection to the Hotel Project Is: LET PEOPLE LIVE IN EAST AUSTIN			
10) SCHOOLS, DRUNK DRIVERS GRAND KIDS COMMUNITY HOME FOR OUR SCHOOL. THERE TO MUCH KIDS IN EAST AUSTIN THAT COME THROUGH HERE			
My Objection to the Hotel Project Is: EAST AUSTIN THAT COME THROUGH HERE			
11) MARIANO TRUJILLO JR.	TO MUCH TRAFFIC & CONGESTION WILL BE TO MUCH. ADDITION OF PEOPLE AT HOTEL WHO WE DO NOT KNOW. LARGE HOTEL ALREADY AT 1ST & RED RIVER. KEEP HOTELS WEST OF 11th St.		
My Objection to the Hotel Project Is: 1301 E. Cesar Chavez St. 512 478 3601			

*CPG*

Neighbor Name	Address	Telephone #	Date
#) Esperanza Trujillo	1302 E. Ceres Chavez	78702	
My Objection to the Hotel Project Is: Don't want to pay more taxes.			
#) Maria m castro	1209 1/2 Willow	78702	
My Objection to the Hotel Project Is: 512 792 1808. traffic too much on the side street Alcohol, school, church, children, family Day care center Library we don't want to go down town, not enough			
#) Mani Ash			
My Objection to the Hotel Project Is: 512 825-0454 307 Linden			
#) To much traffic is too small	for more cars in are neighborhood.		
My Objection to the Hotel Project Is:			
#) maria treuning	1209 Willow St (512) 662-0779		
My Objection to the Hotel Project Is: too much traffic no access at			
#) Emilio Torres	1209 Willow St (512) 662-0779		
My Objection to the Hotel Project Is: have many children families in the street			
#) 1311 Willow St.			
My Objection to the Hotel Project Is: Bertha Del Rio 512 476-6916			
#) 1211 E. 2nd Street	(325) 262-2101		
My Objection to the Hotel Project Is: too much Traffic / congested crime / strangers			
#) Rosemary Lopez	1211 E. 2nd St.		
My Objection to the Hotel Project Is: too many children around for strangers to be around. as school too close and too much traffic + congestion			
#) Anita Game	1211 E. 2nd St. Anita Game		
My Objection to the Hotel Project Is: I don't want my neighborhood with too much traffic and people. This is a nice neighborhood for families			
#) Khary Helen Allen	1212 East 2nd Street	512-476-025	
My Objection to the Hotel Project Is: Traffic is already bad + noise. Do not want alcohol			
#) Kelly Garcia	1205 Willow St. 78702		
My Objection to the Hotel Project Is: I do not want this to turn into a Congress. I do not want more tourist traffic walking around this area (512) 825-1557			
#) Rich Russell	1201 Comstock	(303) 726 9405	
My Objection to the Hotel Project Is: Too much development too quickly!			
#) C. Del Rio	1602 East Cestr Chavez	512 470-0897	
My Objection to the Hotel Project Is: TRAFFIC ISSUES, PARKING ISSUES, YET ANOTHER BAR AND RESTAURANT DEVELOPMENT EXTENDING ENTERTAINMENT DISTRICT INTO OUR NEIGHBORHOODS			

PETITION IN OPPOSITION FOR CITY OF AUSTIN CASE NUMBER: SPC-2014-0387C

Petition Page Con't:

Pg. \_\_\_\_ of \_\_\_\_

C15/10

Neighbor Name	Address	Telephone #	Date
#1) Samuel Hernandez	4501 W. 9th	(512) 308-7670	05.05.15
My Objection to the Hotel Project Is: <u>Not South Congress (East Austin is our Home!)</u>			
#2) Daniel Hernandez	93 Chalmers	512-902-9517	
My Objection to the Hotel Project Is: <u>This can not happen, Kids matter to us they have the right to grow. We also have to much Drunk Drivers please hope</u>			
#3) Rish to Grow			
My Objection to the Hotel Project Is: <u>Quanta Sandy</u>			
#4) This is my mom	Samuel is my brother		
My Objection to the Hotel Project Is: <u>through Traffic and Park Kin problems,</u>			
#5) Daniel Martinez	1305 E. Cesar Chavez		
My Objection to the Hotel Project Is: <u>Too much Traffic for a little street Cesar Chavez cant have more traffic</u>			
#6) 20' valley at Hill	512-771 5421		
My Objection to the Hotel Project Is: <u>Tru. i school children.</u>			
#7) Manuel Castillo	#512 822 2827	1601 Willow Street	
My Objection to the Hotel Project Is: <u>Do not think it good - to have Balduen</u>			
#8) (512) 422 9618	Trace Balanchian Arriga		5/18/15
My Objection to the Hotel Project Is: <u>Too close to child care El Buen Pastor</u>			
#9)			
My Objection to the Hotel Project Is:			
#10)			
My Objection to the Hotel Project Is:			
#11)			
My Objection to the Hotel Project Is:			
#12)			
My Objection to the Hotel Project Is:			
#13)			
My Objection to the Hotel Project Is:			
#14)			
My Objection to the Hotel Project Is:			



20

C15/11

**PETITION IN OPPOSITION FOR CITY OF AUSTIN CASE NUMBER:**  
**SPC-2014-0387C - The application for a conditional use permit for hotel-motel use.**  
**Project Name:** East Side Hotel      **Project Address:** 1207 E. Cesar Chavez  
**Hearing Date:** April 28, 2015 to be heard by the Planning Commission at City Hall  
Council Chambers, 301 West 2<sup>nd</sup> Street beginning at 6:00 p.m.

I oppose the conditional use permit referenced above. By my signature below, I agree that I have signed this petition voluntarily and my address information is correct and verifiable.

Neighbor Name	Address	Telephone #	Date
1) Joe A. Lopez	1206 E 2 <sup>nd</sup> St	512 472 5934	4/25/2015
My Objection to the Hotel Project Is: TRAFFIC			
2) Jo Ann Estrada	1503 Canterbury St.	512 927 7330	4/26/2015
My Objection to the Hotel Project Is: Cesar Chavez isn't wide enough for all the traffic.			
3) Margarita Garcia	1202 E. 2nd St	512.922.2142	4/26/15
My Objection to the Hotel Project Is: Space is not big enough. Not a good fit.			
4) Mary Jane Olivas	1206 E. 2 <sup>nd</sup> St.	512-470-9080	4/26/2015
My Objection to the Hotel Project Is: The integrity of East Austin is being severely compromised			
5) Renee Lopez	1206 E 2nd St Austin, TX	78702	4/26-15
My Objection to the Hotel Project Is: It will displace many residents			
6) J.C. Lopez	1206 E. 2 <sup>nd</sup> St. Austin, Tx.		4-26-2015
My Objection to the Hotel Project Is: Traffic			
7) Larrie Antot	1503 Canterbury St, TX	78702	4/26/2015
My Objection to the Hotel Project Is: traffic			
8)			
My Objection to the Hotel Project Is:			
9)			
My Objection to the Hotel Project Is:			
10)			
My Objection to the Hotel Project Is:			
11)			
My Objection to the Hotel Project Is:			

May 20, 2015

Re: Proposed East Side Hotel, Restaurant, Bar - Number: SPC-20140387C

To The City of Austin Planning Commission:

On behalf of 350-plus neighbors in the East Cesar Chavez neighborhood, we are writing to express our strong opposition to the East Side Hotel, a project that is proposed for 1207 East Cesar Chavez. We have collected the names, addresses, and signatures of these neighbors and will provide this Commission with copies of the petitions, as well as maps showing their location.

Our opposition is to the scope and scale of this project, which is incompatible with the selected building site. As this project is currently designed and located, the hotel will be detrimental to the safety, accessibility, character, quality of life, and availability of housing in the East Cesar Chavez neighborhood. For the reasons enumerated below, we urge you to deny the applicant's request for a Conditional Use Permit. We recognize that development is part of a city's growth, but we sincerely believe that the East Cesar Chavez community would be better served by residential, retail, or office development, as is currently allowed at this site.

We have heard multiple presentations by the hotel's developer, studied the site plan, and attended a standing-room-only neighborhood meeting that nearly 100 neighbors attended, to voice concerns about this project. Despite this overwhelming opposition, the East Cesar Chavez Neighborhood Planning Team voted 6-5 to support this project. The vote occurred at an "emergency" December 2014 meeting, called with short and inadequate notice, in an apparent effort to benefit from low attendance. The December 2014 vote does not reflect the community's position on this project. In fact, among the 13 current voting members of the ECC Neighborhood Planning Team, there are 9 opposed to this project and 4 who support it (two members who initially supported the hotel have since left the ECCN Planning Team).

Recent media attention to the piñata shop demolition down the street, and to the increasing gentrification and income inequality in Austin, have highlighted that the pressures on East Austin residents are especially acute. Throughout the neighborhood's history the city has approved undesirable projects in East Austin. Approving the Conditional Use Permit for this project, which so many residents oppose, would only serve as one more instance of their voices going unheard and their concerns disregarded.

Again, this is not an opposition to growth or increased density in our neighborhood, we would likely support a 65-room hotel with an 80-plus seat restaurant and bar were it to be built in a less residential corridor, as designated in our Neighborhood Plan. Below we have outlined in more detail some of the specific concerns from the community.

#### **PROTECT HOMES FROM INCOMPATIBLE BUSINESS:**

##### ECC Neighborhood Plan, Goal #2

*"Ensure that new structures and renovations are compatible with the existing neighborhood and protect homes from incompatible business or industry."*

We are concerned that setback compatibility issues with the 1210 and 1212 Willow St. lots will pose problems for future use of these properties as residential lots, something the developer has agreed to maintain. As currently designed, the back of the hotel will face a quiet, residential street (Willow Street), and will be located steps away from El Buen Pastor Early Childhood Development Center (1208 Willow).

#### **NEIGHBORHOOD CHARACTER:**

##### ECC Neighborhood Plan, Goal #3

*"Create and preserve physical features and activities to reinforce our neighborhood's cultural identity and history."*

This proposed hotel, bar, and restaurant does not reflect the character of the neighborhood in scale, architectural style, or historical context. At forty feet, it will soar high above the commercial building to its west and the residences to its east. Facing Cesar Chavez, its design will extend up to the very farthest edge of the sidewalk with no setback. Again, we recognize that alternative development may pose similar obstacles, but those projects would not require a Conditional Use Permit and are far more likely to achieve ECC neighborhood plan goals.

CVB<sup>1</sup>  
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## **PARKING OVERLOAD & TRAFFIC SAFETY:**

### ECC Neighborhood Plan, Goal #4

*"Improve vehicle, bicycle and pedestrian traffic safety on neighborhood streets."*

This development does not provide enough parking spaces for the parking impact it will generate. Though they are providing enough parking for the principle use (the hotel, 58 spaces) they are not providing enough spaces for the restaurant (39 spaces required) because they are designating it as an accessory use. The ECC neighborhood is already feeling pressure to our parking infrastructure. This development will exacerbate that problem and negatively impact the quality of life and the safety of our residents.

With respect to traffic, East Cesar Chavez is 36' wide with room for 2 lanes of traffic and no center turn lane and is considered a minor arterial road which can handle 10,000 cars per day. However, the CAMPO traffic study conducted 5 years ago indicated East Cesar Chavez has 18,000 plus cars daily, 162 bus trips (50 turning west off Waller) daily, with bikers using the Waller Street designated bike route and substantial pedestrian traffic. This proposed hotel, restaurant and bar would, by far, be the largest single contributor to an already congested East Cesar Chavez with overflow traffic and parking negatively affecting residential streets and a childhood development center currently located directly behind the proposed development. The city has determined that this project will generate 531 trips per day, yet there is no comparative traffic study required to show how a more neighborhood-compatible business would affect the safety of residents or the community on Cesar Chavez and nearby residential streets.

There will be hundreds of people entering and exiting this space every day if one factors in hotel guests, restaurant and bar patrons, staff (of both the hotel and restaurant), and daily deliveries. This hotel does not sit on a corner lot and it does not have an alley. All traffic would come in and out of the hotel via an entrance and exit directly onto Cesar Chavez street.

## **RESIDENTIAL vs. COMMERCIAL :**

### ECC Neighborhood Plan, Goal #8

*"Preserve and increase the number of homeowners in the neighborhood."*

The ECC neighborhood embraces services and projects that serve the community and embrace the Neighborhood Plan objectives of more residents and students in its schools, day care centers, and contributors to a vibrant community. A condominium or small office building would provide much needed residential and office space for current or future residents and not require the Conditional Use of this proposed hotel, bar, and restaurant.

In what way does this hotel preserve or increase the number of homeowners in our neighborhood, as is prescribed by our neighborhood plan? And perhaps most troubling, what sort of precedent would this set for Cesar Chavez Street as a whole? Many of us feel that this site would be better served by a condo, which would bring more stability and permanency to the area, and would be a more appropriate neighbor to El Buen Pastor's day care center and nearby Sanchez Elementary School.

## **SERVE ESSENTIAL NEIGHBORHOOD NEEDS:**

### ECC Neighborhood Plan, Goal #12

*"Attract or develop businesses that serve essential neighborhood needs."*

We embrace services and projects that serve our community and follow the Neighborhood Plan objectives of creating more residents, students, and contributors to our vibrant neighborhood. This proposal does not achieve that goal. The community request of a smaller hotel with no public bar & restaurant was declined by the developer, in favor of further economic gain. Our support for a condo or office building would not require a Conditional Use Permit and would be much less invasive and more in line with our neighborhood objectives.

## **CONCLUSION:**

We are not opposed to the development of this project in the East César Chavez neighborhood. Rather, we oppose the development of this project on this site. In fact, we would be happy to see this project developed in an area of the ECC neighborhood that has been designated and zoned for this type of venture.

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C12/14

We understand that this site can be developed for other purposes (e.g. a condominium) without requiring a Variance or Conditional Use Permit. Our opposition is to the size, scope, and nature of the business being proposed at this site.

We are organized, vocal, and determined neighbors who have supported and will support other small business and developments in this neighborhood, but we simply cannot support a project so at odds with our Neighborhood Plan. We hope you will listen to our voices and take our deeply-felt convictions into consideration by denying the applicant's request.

## PUBLIC HEARING INFORMATION

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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.

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- 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
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Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 26, 2015

Sara Zamarripa  
Your Name (please print)

1105 Willow St

Your address(es) affected by this application

Sara Zamarripa  
Signature

Daytime Telephone: 415-948-4661

Date

5/20/2015

Comments: 1. Too big for space 2. Traffic & parking issues concern for neighborhood and safety 3. Willow houses are meant for residential only (if they decide to VRBO/Airbnb) what penalties are assessed if they do not have permanent renters.  
4. Not in line with neighborhood plan

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

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

*CLV*

# **SUPPORT LETTERS**

CLB  
1/6

**Amanda W. Swor**

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

CLB  
/M

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

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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.



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Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Apr 28, 2015

TULIA REYES ORTIZ

Your Name (please print)

1211 E SESAR CHAVEZ ST

Your address(es) affected by this application

Judie Reyes Ortiz

Signature

Date

4-20-2015

Daytime Telephone: 512 903 7445

Comments: at day or night-

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

City of Austin

Development Services Department - 4<sup>th</sup> floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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## PUBLIC HEARING INFORMATION

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Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308  
Public Hearing: Planning Commission, Apr 28, 2015

Daniel P. Vasquez  
Your Name (please print)

☒ I am in favor  
☐ I object

235 Turkey Run Cedar Creek, TX 78612

Your address(es) affected by this application

Daniel P. Vasquez 4-20-15  
Signature Date

Daytime Telephone: 512-762-3700S

Comments: I am in Favor of this Project

the City is Growing to Fast and we

Need to keep up with Progress

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

City of Austin

Development Services Department - 4<sup>th</sup> floor

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810



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

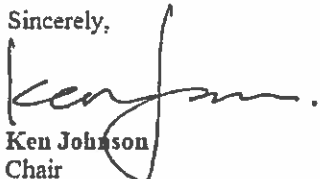
The applicant contacted the neighborhood in July 2014, they attended 5 community meetings. Our land use subcommittee met three times to discuss the project and the applicant held several informal meetings with adjacent neighbors. Applicant presented the case to the membership of the East Cesar Chavez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

February 12, 2015

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**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 forms 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 GNDC.
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. 78702) 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.

-next page-

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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-



**Guadalupe Neighborhood Development Corporation**

**813 East 8<sup>th</sup> Street - Austin, Texas 78702**

(512) 479-6275 (512) 478-9949 fax

[gndc@sbcglobal.net](mailto:gndc@sbcglobal.net)

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84

April 20, 2015

Planning Commission  
City of Austin

Re: Support for the Conditional Use Permit for Hotel at 1207-1211 East Cesar Chavez Street

Dear Members of the Planning Commission:

I write to express support on behalf of the Guadalupe Neighborhood Development Corporation (GNDC), for the conditional use permit (CUP) requested for hotel use at 1207 East Cesar Chavez Street. It is unfortunate that this proposed development, like so many others in East Austin, will displace long-time residents. Our nonprofit affordable housing corporation now has a waitlist with over 700 applications from residents and former residents of East Austin who can no longer afford to live in their own neighborhood. In short, the ideal development at 1207 East Cesar Chavez would be an affordable housing project serving housing with ties to East Austin. But that is not to be.

GNDC offers its support for this CUP perhaps most importantly, because the East Cesar Chavez Neighborhood Plan contact team took action, after serious deliberations, in support of the CUP. ECCNP crafted several conditions that Mr. Carrico has agreed to meet. For GNDC, it is very significant that Mr. Carrico has agreed to provide funds to assist the current tenants on the proposed hotel site with relocating to other housing, *regardless* of whether the CUP is granted. In addition, if the permit is granted, Mr. Carrico is offering funds to GNDC to assist with the development of affordable housing in the neighborhoods around his hotel project. Whereas other projects, without the need a CUP or a zoning change, would likely have displaced the current residents without any form of assistance at all, this project will at least provide some help to the people it is displacing and will provide some assistance towards the creation of affordable housing in the neighborhood. As such, GNDC offers its support.

Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Friday, May 15, 2015 10:07 AM  
**To:** Avila, Rosemary  
**Subject:** FW: East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

**From:** Jeremy Chichester [<mailto:cycling74@gmail.com>]  
**Sent:** Thursday, May 14, 2015 8:23 AM  
**To:** Anguiano, Dora  
**Subject:** East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

This message is from Jeremy Chichester. [ [cycling74@gmail.com](mailto:cycling74@gmail.com) ]

I'm writing in support of this hotel project on Cesar Chavez. I believe the developer has and will continue to work with the neighborhood to create a hotel that would fit well on this particular corridor. I do not know the developer, I'm writing as a neighbor. Sincerely, Jeremy Chichester

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Friday, May 15, 2015 10:06 AM  
**To:** Avila, Rosemary  
**Subject:** FW: East Austin hotel on Cesar Chavez

C15  
86

**From:** Clint Dein [<mailto:clintddein@gmail.com>]  
**Sent:** Thursday, May 14, 2015 3:50 PM  
**To:** Anguiano, Dora  
**Cc:** [clintddein@gmail.com](mailto:clintddein@gmail.com)  
**Subject:** East Austin hotel on Cesar Chavez

This message is from Clint Dein. [ [clintddein@gmail.com](mailto:clintddein@gmail.com) ]

My name is Clint Dein and I have lived in the East Cesar Chavez neighborhood since 2008. I would like to say that I am in favor of permitting the proposed East Austin hotel to proceed as planned. I think it would be a good addition to the neighborhood such as Hotel San Jose is to the South Congress neighborhood. I have sat in on one of the planning meetings and I know that one of the most contentious topics was in regards to parking. It appears to me that the ratio of rooms to parking spaces is similar if not more favorable than Hotel San Jose and I don't feel that it will be nearly the issue it's made out to be. With the city's B-Cycle program, walkable entertainment/attractions and other transportation possibilities, I don't see parking as a major hurdle. Also, I look forward to having another restaurant that will be within walking distance for most of the neighborhood. Thanks for your time. Clint Dein



**Avila, Rosemary**

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**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

CLB  
4/21

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](mailto:benz@BenzResourceGroup.com)

CV  
88

**Amanda W. Swor**

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**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

CLB  
8/9

**Amanda W. Swor**

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**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 Baldrige 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, a r c h i t e c t  
[laura@minguell-mcquary.com](mailto:laura@minguell-mcquary.com)

MINGUELL - McQUARY, LLC  
702 San Antonio Street  
AUSTIN, t e x a s 78701

office 512.865.8782  
cell 512.577.2201

Please like us at [www.facebook.com/MinguellMcQuary](http://www.facebook.com/MinguellMcQuary)

On Mar 2, 2015, at 8:56 PM, Brian Carrico <[brian@7bluffcabins.com](mailto: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 Carrico  
512-587-6234

CB  
90

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

C15  
91

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 2<sup>nd</sup> Street  
Austin, Texas 78702

C15  
92

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 2<sup>nd</sup> 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,



Jennifer Chenoweth

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

C15  
93

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.

Sincerely,

Kimery Duda

The Expedition School

Founder and Executive Director

[www.expeditionschool.org](http://www.expeditionschool.org)

[Kimery@expeditionsschool.org](mailto:Kimery@expeditionsschool.org)

512.626.6282

CB  
9/4



C15/95  
Brian Carrico <btccarrico@gmail.com>

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**Fwd: FW: 1207 E. Cesar Chavez**

1 message

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

Tue, Apr 21, 2015 at 9:45 AM

**From:** Selena <Selena@bigredsunsun.com>  
**Date:** Friday, February 20, 2015 at 9:17 AM  
**To:** R Burton Baldridge <baldridge@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

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

C/S  
9/6

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

C15  
94



## Greater Peace Christian Church

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

Phone: (512) 477-7072 • Fax: (512) 477-1365 • Email: [greaterpeace@sbcglobal.net](mailto:greaterpeace@sbcglobal.net) • Web: [www.greaterpeace.org](http://www.greaterpeace.org)

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

CLB  
98

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 Bree 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 Cyclery 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 Bree 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

C15/99

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