

# OPPOSITION LETTERS

C18/1X

## PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing;

- 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

*Kris Potrafka*

Signature

Date

Daytime Telephone: 415-420-9266

4/26/15

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 with this generic development.

City of Austin

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

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

C/S  
18

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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

☐ I am in favor  
☒ I object

Your address(es) affected by this application

5-2-15

Signature

947-1510

Date

Daytime Telephone:

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 will have to go the residential parking sticker route, just like 2nd St. had to do w/ LA B30. So please provide enough parking so as not to negatively affect neighbors.

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

CS  
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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)

1003 E 2ND ST AUSTIN TX 78702

Your address(es) affected by this application

*[Signature]*

Signature

Date

4.23.15

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

C18  
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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)

602 E. 2nd St

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Margarita Garcia

Signature

Date

Daytime Telephone: 512-922-2142

4/20/15

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.

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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

*CA*  
*2/2*

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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*  
Date

Signature

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

*C18*  
*22*

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

C18/23

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).

**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

<sup>2</sup>  
C18  
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December 28, 2014

C18/25

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

C18  
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**From:** Carol Stall & Phil Thomas [<mailto:cspt2@sbeglobal.net>]  
**Sent:** Thursday, May 14, 2015 12:53 AM  
**To:** Anguiano, Dora  
**Cc:** [cspt2@sbeglobal.net](mailto:cspt2@sbeglobal.net)  
**Subject:** East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873).

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

C18/27

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

C18/28

**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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**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.

C18/19

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 it's 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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**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)

C18/30

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 areas where proper parking, security and lighting can be built. Please, please, please VOTE NO on this case number.

**Avila, Rosemary**

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C18  
1/31

**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

08/32

**From:** tombelwede <tombelwede@yahoo.com>  
**ent:** 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

CR/33

From: Kathleen McWhorter <kmmcwshorter@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  
[kmmcwshorter@hotmail.com](mailto:kmmcwshorter@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

C18/34

Sara Pedrosa  
1608 Willow St.  
Austin, TX 78702  
[sara.pedrosa1@gmail.com](mailto:sara.pedrosa1@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,  
ra 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:

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 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.

CA 36

**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.

**RESERVE/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,

C18/34

Peter Brown

Gwen O'Barr  
1604 Canterbury Street  
Austin, Texas 78702  
enobarr@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

C18/39



Avila, Rosemary

C18/40

**From:** Bill O'Barr <lostpines@gmail.com>  
**Content:** 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**

C18/41

**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. Its 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.

C18142

**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.

**RESERVE/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,

Katy Ballard

C18/43

**Avila, Rosemary**

C18/44

**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: 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**

C18/45

**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 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 off 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

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Avila, Rosemary

C18147

**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 Cafe - 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.

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.

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Thank you for your time.

Tina Pumilia  
84 Navasota Street ATX 78702



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.

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First off, I think the proposal of a hotel at 1207 E Cesar 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 outreach 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.

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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 to 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.

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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

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.

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4/3

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 outreach 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

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

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

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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**

C18  
5/10

**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:**

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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.



- 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.

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**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**

C18  
151

**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.

C18/60

**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.

C18/61

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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C18  
62

**From:** Janine Bergin <janbergintx@gmail.com>  
**ent:** 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  
.405 Willow Street  
Austin Texas 78702  
Sent from my iPad,

**Avila, Rosemary**

C18/63

**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.

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

C18/64

**PAMELA COLLOFF | EXECUTIVE EDITOR | TEXAS MONTHLY** 816 Congress | Suite 1700 | Austin, TX 78701 | Direct:  
512 320 6983 | Main: 512 320 6000 | Twitter: @pamelacoloff | Bio: <http://www.texasmonthly.com/contributors/pamela-colloff>

Avila, Rosemary

C18/15

**From:** Pamela Colloff <pcolloff@texasmonthly.com>  
**ant:** 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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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.

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: @pamelacolloff | Bio: <http://www.texasmonthly.com/contributors/pamela-colloff>

**Avila, Rosemary**

C18/16

**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

C18/68

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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.

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 CHAVEZ 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 TODOS SE ENCONTRA DE LO YA CONS-			
My Objection to the Hotel Project Is: TRUJILLO LA IGLESIA EL BUEN PASTOR LA OTRA IGLESIA PUERTO PUERTO DE ESPERANZA, QUE HAY 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 to get to all class. Look at plans - cars will			
My Objection to the Hotel Project Is: by cutting through the neighborhood, bus #17 passes 3x/day ea. way. Fre/EIS route bus #21/22 ea 5x/day at the intersection. Beginning to			
5) Diane Ontiveros, Traffic, Google to make the street a South Congress and it really redinal area for Hotel.			
My Objection to the Hotel Project Is: 1403 E Cesar Chavez 3200550 near to school for somechtrale			
6) Cathy McWhorter	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) NERCEO PEREZ JR	1801 Willow St 78702	512-444-7921	
My Objection to the Hotel Project Is: There is too much traffic in the neighborhood. To much traffic in the year and small streets to host the			
8) Edward V Lopez	1301 EAST 2nd 78702	512 662 4910	
My Objection to the Hotel Project Is: it won't work 2 much TRAFFIC as it is P.S. 2 MANY DRUNK all road			
9) CHARLES 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 COMMING home for our school. THERE TO MUCH KIDS IN			
My Objection to the Hotel Project Is: East Austin that come thru HERE			
11) MARANO TRUJILLO JR.	TO MUCH TRAFFIC & CONGESTION WILL BE TO MUCH. ADDITION OF		
My Objection to the Hotel Project Is: PEOPLE AT HOTEL WHO WE DO NOT KNOW, LARGE HOTEL ALREADY AT 1ST & RIVER. KEEP HOTELS WEST OF 1435.			

Neighbor Name	Address	Telephone #	Date
#) Esperanza Trujillo	1302 E. Cesar Chavez	78702	
My Objection to the Hotel Project Is: Don't want to pay more taxes.			
#) Maria Incastro	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 know town, not enough.			
#) Maria Alm			
My Objection to the Hotel Project Is: 512 825-0454 307 kinder			
#) To much traffic is too small	For more cars in are neighborhood.		
My Objection to the Hotel Project Is: cars in are neighborhood.			
#) maria treuning	1207 Willow St (512) 662-0779		
My Objection to the Hotel Project Is: to much traffic no access at			
#) Emilio Torres	1207 Willow St (512) 662-0779		
My Objection to the Hotel Project Is: have minor issues in the street (to many childrens family 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/congestic CRIME/strangers			
#) Rosemary Lopez	1211 E. 2nd St.		
My Objection to the Hotel Project Is: too many children around for strangers to be around. a 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			
#) Mary 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 Brown	1205 Willow St. 78702	(512) 825-4557	
My Objection to the Hotel Project Is: I do not want this to turn into S. Congress. I do not want more tourist traffic waiting around this area			
#) Rich Smith	1303 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 NEIGHBORHOOD			

C18

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

Neighbor Name	Address	Telephone #	Date
#) Samuel Hernandez	9304 W. 1st	(512) 308-7670	05.05.15
My Objection to the Hotel Project Is: <u>Not South Congress (East Austin is our Home!)</u>			
#) 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 too much Drunk Drivers please hope</u>			
My Objection to the Hotel Project Is: <u>Guaranteed</u>			
#) This is my mom	Samuel is my brother		
My Objection to the Hotel Project Is: <u>through Traffic and parking problems,</u>			
#) Daniel Martinez	1305 E. Cesar Chavez		
My Objection to the Hotel Project Is: <u>Too much traffic for a little street Cesar Chavez can't have more traffic</u>			
#) 2000 Valley St	512-711-5421		
My Objection to the Hotel Project Is: <u>Truancy school children.</u>			
#) Manuel Castillo	#512 822 2827	1601 Willow Street	
My Objection to the Hotel Project Is: <u>Do not think it good to have Balducci</u>			
#) (512) 422-9618	Trace Balanchian Arrigo	5/18/15	
My Objection to the Hotel Project Is: <u>Too close to child day care</u>			
#)	El Buen Pastor		
My Objection to the Hotel Project Is:			
#)			
My Objection to the Hotel Project Is:			
#)			
My Objection to the Hotel Project Is:			
#)			
My Objection to the Hotel Project Is:			
#)			
My Objection to the Hotel Project Is:			



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) Xavier 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.

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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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C18/15

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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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 L Zamarripa

Your Name (please print)

1105 Willow St

Your address(es) affected by this application

Sara L Zamarripa

Signature

Daytime Telephone: 415-948-4667

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



# EL BUEN PASTOR PRESBYTERIAN CHURCH

1200 Willow St. Austin, Tx. 78702

Ph. (512) 478-2221

elbuenpres@yahoo.com

Absalón Lyra-CLP

*Con Cristo estoy juntamente crucificado, y ya no vivo yo, mas vive Cristo en mí; y lo que ahora vivo en la carne, lo vivo en la fe del Hijo de Dios, el cual me amó y se entregó a sí mismo por mí. Gálatas 2:20*

*I have been crucified with Christ; it is no longer I who live, but Christ lives in me; and the life which I now live in the flesh I live by faith in the Son of God, who loved me and gave Himself for me. Galatians 2:20*

Dear Planning Commissioners,

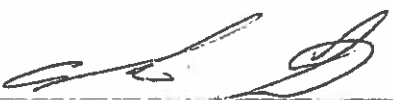
May the peace of God and the work of the Holy Spirit guide our discussions and decisions related to the proposed hotel in our community. May His grace abound. The Session of El Buen Pastor Presbyterian Church met this past week and after a review of the impact of the proposed hotel project, we wish to state that we are in favor of protecting the children (the church as well as the early childhood center next door) and their future and hereby request a negative vote of the issuance of a building permit for the proposed hotel to be built on 1201 East Cesar Chavez Street and the adjacent properties on Willow Street.

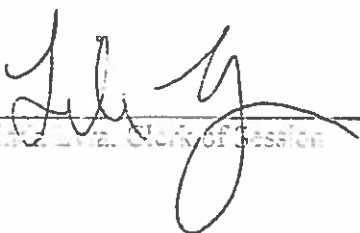
Having been in the community for more than 100 years, El Buen Pastor Presbyterian Church has experienced positive and negative changes within our community. Among the challenges that have yet to be adequately resolved is the danger to the children who will be in very close proximity where liquor will be served, the lack of proper parking solutions for the neighborhood, and the potential victimization of the children of inebriated patrons. In addition, there are also overwhelming expenses that would be incurred by the church and the early childhood development center for security measures (i.e. security cameras, staffing, etc.) needed to ensure the safety of all employees and children.

God has given us the ability to look out for those who cannot speak for themselves. A negative vote of the issuance of a building permit for the purpose of building a hotel on 1201 East Cesar Chavez Street and the adjacent properties on Willow Street would certainly be a testimony to this ability.

May God continue to bless all of us and guide our future.

Respectfully,

  
5-18-15  
Absalón Lyra, CRE (pastor)

  
5-18-15  
Clerk of Session





Growing Up Is Everything at



C18/A

**Director**  
Lyra, Alma A.

**Advisor**  
Ruiz, Linda

**Accountant**  
Bergmann, Linda

**Board of Trustees**

**Chairperson**  
Romero, Norma

**Vice Chairperson**  
Valdez, Alejandrina

**Secretary**  
Lyra, Linda

**Voting Members**  
Candelas, Laura  
Gonzalez, Raul A.  
Lyra, Linda  
Romero, Alexandra  
Valdez, Daniel

**Ex Officio Members**  
Allaway, Mary  
Clary, John  
Rodriguez, Minerva

City of Austin Planning Commission  
Neighborhood Plan Subcommittee  
City Hall- Room 1029  
301. W. 2<sup>nd</sup> Street  
Austin TX 78701

Dear Planning Commissioners,

The Board of Trustees from the El Buen Pastor Early Childhood Development Center strongly urge you to vote against issuing the conditional use permit for the 1207 East Cesar Chavez and the adjacent properties on Willow Street. El Buen Pastor Early Childhood Development Center has been a part of the East Cesar Chavez community for over 35 years. We strive to provide a safe and nurturing environment for our children to learn and grow. The Board of Trustees is concerned about the safety of our children with the development of a hotel next door.

The height of the building would allow visibility by individual rooms into our playground and classrooms. It would also increase foot traffic that would not normally be present in a residential area. The influx of rotating guests would leave our child development center open to the possibility of sexual predators within feet of our children. The proposed restaurant and liquor license would also increase the likelihood of intoxicated patrons in close proximity disturbing our classrooms and the neighborhood. The burden of increasing our security measures would be insurmountable for our nonprofit. We operate on a modest budget to allow us to serve more low income children. Diverting funds to increase security measures would exclude us from adding additional children in desperate need to quality childcare and education.

Parents entrust us with the safety of their children. As a nonprofit, we serve a vulnerable population and must advocate on behalf of our families. The Board of Trustees strongly urges the Planning Commission to deny a conditional use permit for the purpose of building a hotel on 1207 East Cesar Chavez and the adjacent properties on Willow Street.

Thank you for your time and please contact the Board of Trustees with any questions or concerns.

Sincerely,

Norma Romero  
Chairperson, Board of Trustees  
El Buen Pastor Early Childhood Development Center

*El Buen Pastor Early Childhood Development Center*

1208 Willow St. Austin, TX 78702

Ph: (512) 476-4505 Fx: (512) 469-0386

Email: [elbuenpastorecdc@hotmail.com](mailto:elbuenpastorecdc@hotmail.com) Website: [www.elbuenpastorecdc.org](http://www.elbuenpastorecdc.org)



May 18, 2015

Dear Planning Commission, Council Members,

RE: (case number SPC-2014-03873) East Town Lake Citizens Neighborhood Association (ETLCNA) does not support a hotel/restaurant/bar on E. Cesar Chavez Street.

Since the proposed hotel was announced in 2014, the ETLCNA performed outreach including block walking and gathering neighborhood input on this project from those who do not use a computer. The consensus was solidly against at hotel at this location.

The ETLCNA also circulated a petition and gathered over 100 signatures in opposition. Our leaders have met with the developer's community liaison, Paul Saldana several times, expressing our concerns and asking that the project be moved to a more suitable location.

Residents have many concerns, among them how traffic will impact the neighborhood on Cesar Chavez going East & West as well as North & South on Waller St. We have spoken with Zilker residents who are dealing with the new Lamar Union development. They have discovered that despite developer assurances, patrons circle park in the neighborhood rather than in the garage provided.

The East Cesar Chavez neighborhood is still a primarily a neighborhood with families and children. Sanchez Elementary school lies close by along Waller St. and El Buen Pastor and its Child Care Center are located just behind this proposed hotel. The proposed hotel/restaurant/bar sets a dangerous precedent by encouraging entertainment district like businesses to cluster nearby. Moreover, this proposed hotel ignores the neighborhood plan and a community's struggle to preserve their culture and history.

Finally, a hotel will not enhance the neighborhood quality of life or benefit the neighborhood in any way; instead it will serve as a destination business that will benefit only its investors and owners.

We depend on the current boards and commissions and our City representatives to protect our homes as well as neighborhoods from economic development that does not enhance the quality of life in surrounding residential neighborhoods.

Thank you for your consideration.

East Town Lake Citizens Neighborhood Association; Bertha Delgado, Elisa Montoya, Carol Stall, Phil Thomas, Rick Luna, Desereh Alvarez

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May 21, 2015

To: City of Austin

% Rosemary Avila via email to [rosemary.avila@cityofaustin.org](mailto:rosemary.avila@cityofaustin.org)  
Planning and Development Review Department  
City of Austin

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

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. The property is zoned CS-MU-CO-NP and is located on the Cesar Chavez mixed use corridor.

Applicant presented the case to the membership of the East Cesar Chavez Neighborhood Planning Team at a special meeting held on December 10, 2014. Unfortunately, that special meeting was called without proper notice as required by the bylaws of the East Cesar Chavez Neighborhood Planning Team and consideration of the endorsement at a special meeting was in violation of the Team's endorsement policy.

After consideration of this issue, an outpouring of opposition to the project (350+ signatories on petitions collected in the blocks surrounding the proposed hotel-restaurant-bar project) and additional analysis of the Site Plan and impact on the neighborhood, the issue was placed on the May 20 meeting during which a proper vote following all procedures was taken. The Team voted to oppose the applicant's request for a Conditional Use Permit for Hotel Use at 1207 E. Cesar Chavez.

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

Sincerely,

Alberto Martinez  
Chair  
East Cesar Chavez Neighborhood Planning Team

CC: Brian Carrico via e-mail

## 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, May 26, 2015

Dolores M. Flores  
Your Name (please print)

☐ I am in favor  
☒ I object

110 Willburt St, Austin, Tex 78702  
Your address(es) affected by this application

Dolores M. Flores

5-21-15

Signature

Date

Daytime Telephone: 512 476-7029

Comments: Hotel will bring more traffic to neighborhood. Also will bring more crime. Hotel will be not to far from elementary school which can bring people in that can be a danger or threat to kids that attend school. If hotel serves alcohol it will create problems to church that is close by and daycare. Taxes will rise high. Seniors like it cannot afford to pay high taxes.

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, May 26, 2015

Robert Mader & Christie Zengrilli  
Your Name (please print)

☐ I am in favor  
☒ I object

1403 Anteburg St.

Your address(es) affected by this application

Chile Zengrilli 5/26/15

Signature

Date

Daytime Telephone: 512-632-7730 / 788-2990

Comments: Excessive traffic already on Cesar Chavez → this will lead to more ~~people~~ cars cutting through the neighborhood probably at excessive speeds.

\*If this hotel is approved, please consider:  
1) Limiting # of rooms restaurant sits (less than 10)  
2) Require a large full pull in driveway, not just a small inlet (like in front of City of Austin across the street)

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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, May 26, 2015

LIDIA PEREZ

Your Name (please print)

1404 CANTERBURY STREET

Your address(es) affected by this application

*Lidia Perez*

Signature

5-22-15

Date

Daytime Telephone: (512) 554-3400

Comments: I AM OPPOSED TO THIS HOTEL RESTAURANT, AND BAR AT THIS LOCATION. I LIVE WITHIN 500 FEET AND I AM VERY WORRIED ABOUT THE OVERFLOW OF PARKING, ESPECIALLY FOR THE LARGE RESTAURANT.

WE ALSO VALUE THE EL BUEN PASTOR EARLY CHILDHOOD DEVELOPMENT CENTER AND WANT TO PRESERVE AN ACCEPTABLE ENVIRONMENT TO

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

THE CHILDREN.

*EA*



## 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, May 26, 2015

Cynthia Perez

Your Name (please print)

1404 Canterbury St.

Your address(es) affected by this application

CPA

5-22-15

Signature

Date

Daytime Telephone: (512) 785-9564

Comments: I feel this hotel, restaurant, and bar would adversely affect the daycare center next door. It would also create a traffic problem on Cesar Chavez and a parking problem for many surrounding residential blocks, including mine, the 1400 block of Canterbury.

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, May 26, 2015

Lionel Gegenheimer  
Your Name (please print)

☐ I am in favor  
☒ I object

1409 + 1411 Willow St 78702

Your address(es) affected by this application

Yolanda D. Garcia 5/21/15  
Signature Date

Daytime Telephone: (512) 633-5384

Comments: FCCNA is opposed

Proposed hotel is out of scale in size & scope  
to the neighborhood plan

Site has limited ingress/egress

Will have a negative impact on traffic  
along East Cesar Chavez

Parking space plans seem inadequate to serve

# of rooms, employees & restaurant

which will be a burden to the neighbors

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

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

*Handwritten initials: C/8 and a signature*

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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

ROBERT KOZLOVSKY

Your Name (please print)

1407 WILLOW ST. 78702

Your address(es) affected by this application

RAW-BUS

Signature

Date

5/21/15

Daytime Telephone: 512. 415. 3875

Comments: ECC Neighborhood Association

is opposed to this hotel.

300+ neighbors have signed

petition opposing hotel.

Willow street will be used

for hotel guest, employee,

and restaurant parking.

Site has limited

ingress/egress.

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

*[Handwritten signature]*



## FORMACION DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia publica, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia publica, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia publica, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación publica.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia publica determinara si una persona esta legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada, se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica el interés de una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y hablan por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web:

<http://www.austintexas.gov/development>.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia publica. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia publica, el número de caso, y el nombre de la persona designada en la noticia oficial.

Numero de caso: SPC-2014-0387C

Persona designada: Rosemary Avila, 512-974-2784, o

Elsa Garza, 512-974-2308

Audiencia Pública: Planning Commission, May 26, 2015

Jose S. Bernal

Su Nombre (en letra de molde)

1107 Willow st.

Su domicilio(s) afectado(s) por esta solicitud

Jose S. Bernal

Firma

5/20/15

Fecha

Comentarios: Crea que para mi familia

será un gran problema tener más

tráfico del que ya estamos enfrentando,

gente de otros lugares que no sabemos

que problemas traen para el

Vecindario.

Si usted usa esta forma para proveer comentarios, puede retornarlos a:  
City of Austin / Development Services Department, 4<sup>th</sup> Fl

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

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Persona designada: Rosemary Avila, 512-974-2784, o

Elsa Garza, 512-974-2308

Audiencia Pública: Planning Commission, May 26, 2015

Maria S. Bernal

Su Nombre (en letra de molde)

1107 Willow st.

Su domicilio(s) afectado(s) por esta solicitud

Maria S. Bernal

Firma

Fecha

5/20/15

Comentarios: Estoy de acuerdo con mi esposo y toda la gente que se ha unido para estar en contra de este hotel y los cambios que se quieren hacer en nuestro vecindario, no necesitamos más problemas de los que hay al estar creciendo Austin

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City of Austin / Development Services Department, 4<sup>th</sup> Fl

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, May 26, 2015

Andy Brown & Sara Strother

Your Name (please print)

1403 E. 2nd Austin 78702

Your address(es) affected by this application

*Sara Strother*

5-19-15

Signature

Date

Daytime Telephone: 512 217 0168

Comments:

*please see attached*

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

*CA*

CASE NUMBER: SPC-2014-0387C

I live at 1403 E. 2<sup>nd</sup> St. I am OPPOSED the proposed hotel on 1207 E. Caesar Chavez. Below are some of my concerns.

I am concerned about the traffic congestion this project will cause during the building phase and finished use.

- The plan we viewed included one two-lane ramp for all ingress and egress traffic including deliveries and trash pickup. There is no alley access. All traffic from the hotel will be on the already congested 2 lane Cesar Chavez.
- In my opinion the hotel is proposing insufficient parking spaces (45) to accommodate the number of hotel rooms (65) and guest of the proposed restaurant (80 person seating) and staff. The residential areas around Cesar Chavez are already congested with parking from patrons from smaller scale eateries (Buffilina, Cenote and the food trailer area near 1st and I35).
- Where will the construction workers building the hotel park? There are already construction workers parking on E. 2nd street to walk to the ongoing projects West of I35 on Rainey Street I am concerned about the traffic congestion this project will cause during the building phase and finished use.
- Should traffic become more congested on Cesar Chavez due to the proposed project, this will increase traffic on the surrounding residential streets. I live on the 1400 block of E. 2nd and there are not sufficient stop signs or speed bumps to deter speeding cars and excess traffic cutting through a residential road currently without increased traffic.
- The developers admit that there are better spaces for the hotel in regard to traffic congestion. They acknowledge they do not wish to explore these options due to cost. Obviously the land on the proposed site is less expensive than that of the alternate sites due to inadequate traffic resources.

We purchased our home a decade ago with the idea that we were living in a residential area.

- A hotel does not promote community involvement. The developers have made threats that should our community not support their project that condos will be built instead. I would rather a multiuse facility be part of our community. Whether condos hold owners or renters, these people will be more involved in the community in E. Austin than any hotel patron.
- Serving alcohol will undeniably result in late night disturbances and litter in our neighborhood. This is already evidenced by many of the bars on E. Cesar Chavez. Why do we need another establishment to serve alcohol? I am unclear how the hotel would be permitted to serve alcohol as the location is so close to a child care facility.

Please contact me with any other questions. I feel that this project will negatively impact our East Side Community.

Thank you for your time.

Sincerely,  
Sara Strother  
512-217-0168

C18  
9.0



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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

Lori Renteria

Your Name (please print)

1511 Haskell St. (78702)

Your address(es) affected by this application

Lori Renteria 5-18-15

Signature

Date

Daytime Telephone: 512-478-6770

Comments: This hotel use is not

compatible with the ECC

Plan nor adjacent uses

including a church, daycare

center & single family lots.

Hotels were considered as an

entertainment use & deemed

an allowed use in the ECC

Arts & Entertainment MU District

between North St & South of 7th

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

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

This is too big & generated too many traffic safety concerns a Bed and Breakfast - maybe - 65 room hotel - NO!!

accepted in 2000.

St. in the

CC Plan

CC Plan

CC Plan

CC Plan

## 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, May 26, 2015

PIM SKULKAEN aka PIM MAYO

Your Name (please print)

1400 WILLOW STREET 78702

Your address(es) affected by this application

*[Signature]*

Signature

Daytime Telephone: 512-619-6071

Date

25 May 15

Comments: I OPPOSE THE EAST SIDE HOTEL. THE

DEVELOPMENT OF THIS HOTEL WOULD BEING A LOT

OF TRAFFIC TO THE NEIGHBORHOOD THAT THE STREETS

WOULD BEING A LOT OF TRAFFIC TO THE NEIGHBORHOOD THAT THE STREETS

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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


NOT URGENT  
BY A WORKSHEET

*[Handwritten signature]*

Avila, Rosemary

C18  
93

**From:** Richard Roberts <letstrythis@gmail.com>  
**Sent:** Tuesday, May 26, 2015 10:57 AM  
**To:** Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Nortey, James - BC; Roark, Brian - BC; Shieh, James - BC; Zaragoza, Nuria - BC; Avila, Rosemary; 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  
**Cc:** azgarcia@austinsisd.org; jayme@jaymemathias.com; trustees@austinsisd.org; Schmitzer, Frank; Branch, Brenda; eddie.rodriquez@house.state.tx.us; kirk.watson@senate.state.tx.us; maria.canchola@traviscountytx.gov; lloyd.doggett@mail.house.gov; Barragan, James (CMG-Austin); Antonio Cantu Chronicle; Pamela Colloff; lcpw5941@gmail.com; lapena@igc.org  
**Subject:** PLEASE SEE ATTACHED VERY SHORT VIDEO SHOWING WHY WE OPPOSE THE 1207 E. Cesar Chavez East Side Hotel, City Case No. SPC-2014-0387C  
**Attachments:** EECHolly.pdf; lapeñasanchezfrida.pdf; SanchezChoir1a.jpg; SanchezChoir2a.jpg; SanchezChoir3a.jpg; SanchezChoir4a.jpg; SanchezChoir5a.jpg; latinos2010.pdf

 SanchezChoir.mp4

Opposition to 1207 E. Cesar Chavez East Side Hotel, City Case No. SPC-2014-0387C

When: Tuesday, May 26, 2015, 6:00pm [This item is 15<sup>th</sup> on agenda.]

Where: City Council Chambers, 301 W 2nd St. [free parking 200 Lavaca St.]

What: Request for Conditional Use Permit for Hotel-Motel Use, 1207 E. Cesar Chavez

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My name is Julio Perez. I am manager of the Festival Beach Community Garden. I was born in Monterrey, Mexico. I grew up in this area and swam in every pool and played in every park. We had a paper route to these homes and walked to the Paramount and State to see movies. We are a nice neighborhood with families and have always been one. There was a time when no one wanted to come to East Austin because they thought it was unsafe. Now everyone wants to come here and they are making us feel unsafe.

I ask you to deny the hotel. It does not fit into the community. I have listened to the meetings of what neighbors have to say and all the residents with families are worried about too many visitors from downtown and coming here to party. Every club and bar and restaurant we have seen so far in this area puts cars into our neighborhood and trash and noise. This hotel will also. Strangers will be all over our streets trying to get in and out of this hotel and its restaurant and bar and will be circling and cutting through our neighborhood streets due to the overcrowding to Cesar Chavez already. It is important to us because a lot of homes in this area do not have driveways.



What I see in the neighborhood today is just as much about family as it was when I was a child forty-five years ago. Some families I know have roots here from the first homes built in the 1920's and 1930's. We are being disrespected by big business.

C1861

The question is how much do the city and city leaders value the quality of life of existing families? If these are good desirable goals for a community to have then why would city leaders allow these values to be eroded with the granting of entertainment style variances and conditional uses that benefits someone with no ties to the community. We are asking you not to.

Our reward for being good citizens and making a desirable and great community is being invaded by those who don't care.

This hotel does nothing for us and it is not in the goals of the East Cesar Chavez Neighborhood Plan. It is not community friendly. Please deny their request. This feels like something is being pushed on us.

Please look at the following very short video to understand.

Thank you,

Julio Perez

Non Profit Representative

East Cesar Chavez Neighborhood Planning Team

Azucar\_al@att.net

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Mi nombre es Eduardo Medina. Vivo en 1305 E. Cesar Chavez. Yo soy de Poza Rica, Veracruz y crecí en San Miguel de Allende. Crié a mi familia en México Central. Vine a los Estados Unidos en 1982. Me mudé a este barrio en 1990. Alquilé mi casa en 1993, comencé el negocio en mi casa en 1994 y adquirí mi casa alrededor de 1998. Me convertí en residente permanente en 1989. He ejercido en el YMCA en el lago durante 18 años.

Yo siempre creía que esto no importó lo que digo sobre lo que estaría bien porque la ciudad hará lo que ellos uieren. Muchos de mis amigos piensan lo mismo. Creemos que porque no tenemos dinero no podemos parar las cosas. La voz se puede dar a entender lo mejor para la comunidad. Que es el mejor deseo de un servidor.

Estamos en contra del hotel. No es la clase de negocio que es bueno para mis vecinos y no es bueno para la calle. Este hotel no es una mejora para nosotros.

Por favor, ver el video y creo que va a entender.

C18  
/05

Gracias,

Eduardo Medina

Business Representative

East Cesar Chavez Neighborhood Planning Team

[Austin.Spoilers@yahoo.com](mailto:Austin.Spoilers@yahoo.com)

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My name is Richard Roberts and live at 1301 E. Cesar Chavez. I have a little business Envios a México.

The attached 8 min. video is the Sanchez Elementary choir performing at an art opening of Sanchez art students' sponsored by and at La Peña Gallery this past April 24 [see attached flyer, please]. Video is uploaded with Google Drive and if you can not see it (or if I uploaded it incorrectly:) then several photos of the event are attached.

Play List:

start:	Texas Our Texas [State Song]
2:00 min.	Yellow Rose of Texas
4:00 min.	Miles and Miles of Texas
7:00 min.	Photos of choir with family members
8:30 min.	A 'beaming' Ms. Garcia, Principal of Sanchez Elementary.

These students are the face of the majority demographic in the ECC/Holly area [see attached map].

Every major international city has an ethnic area in the central district of which they are proud. The ECC/Holly area is that enclave. Please see attached pdf, 'Latinos 2010', from the City of Austin's demographer. It is not important this data is aged, the Hispanic demographic is still the majority in the ECC/Holly area.

"Did you know that the E Cesar Chavez St / 1st St E neighborhood has more Mexican ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 58.9% of this neighborhood's residents have Mexican ancestry." <http://www.neighborhoodscout.com/tx/austin/cesar-chavez-st/>.

This is a list of community facilities which prove we are a community with a soul and not an investment commodity for exploitation by developers interested in extending the downtown convention and visitors entertainment district into our area:

- Terrazas Branch Public Library.
- Sanchez, Metz and Zavala Elementary Schools and Playgrounds, and Martin Middle School and Playground.
- Metz and Martin Neighborhood Pools.
- Comal Pocket Park, PanAm Park, Metz Park, Manuel and Robert Donley Park, Town Lake Park, Holly Shores at Town Lake Metropolitan Park, Festival Beach, and Festival Beach Community Garden.
- Ann and Roy Butler Hike and Bike Trail, and National Recreation Trail: National Park Service accredited Tejano Walking and Music Legends Trails which includes the Fish Hatchery Pocket Park.
- Camacho Activity Center, Metz Recreation Center, and PanAm Recreation Center.
- Numerous churches of all faiths and houses of worship and prayer and mediation.

CS  
96

All this shows we are a neighborhood with long existing community bonds. This hotel project is completely out of character for this neighborhood and the goals of the East Cesar Chavez Neighborhood Plan [whose validity the city recognizes].

We are a residential family community and on behalf of the neighbors we are requesting you deny the request for conditional use of the 1207 E. Cesar Chavez St. project.

The Neighborhood Plan allows for development, change and growth but it outlines the guidelines for such development, change and growth so to be in accordance with maintaining the family and ethnic community within the ECC area and this hotel project does not meet those guidelines.

Here are further statistics of our demographic [from City of Austin posted demographics]:

- 60 – 80% are homeowner (2010 Data).
- 35% have a college degree (2012 Data).
- households with children (2012 Data):
  - south of chavez: 30 – 40%
  - north of chavez: 20 – 30%.
- 15 – 20% are disabled (2012 Data).
- low income (2012 Data):
  - south of chavez: 40 – 50% are poverty\*
  - north of chavez: 50 – more % are poverty\*
  - [\*% households with incomes being under 200% of FPL, Federal Poverty Level].
- poverty (2012 Data):
  - south of chavez: 20 – 30%
  - north of chavez: 30 – 40%.

<http://www.austintexas.gov/page/demographic-data>.

"The neighbors in the E Cesar Chavez St / 1st St E neighborhood in Austin are lower-middle income, making it a below average income neighborhood. Neighborhood Scout's research shows that this neighborhood has an income lower than 79.7% of U.S. neighborhoods. With 26.5% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 67.2% of U.S. neighborhoods." <http://www.neighborhoodscout.com/tx/austin/cesar-chavez-st/>.

C18/9x

As a note, whereas the hotel developers have the money to hire the best attorneys knowledgeable about city procedure and how to bust a neighborhood, we are all volunteers with other career skills whose major option to defend our community from incursion of the downtown entertainment business is through the reliance of the respect by city leaders of our Neighborhood Plan.

Whereas the hotel developers have the money to hire lobbyists such as School Board Member and Board Member of the RBJ Center Paul Saldaña hired to be 'Community Outreach Consultant' to promote their hotel to the neighborhood and convince neighborhood associations and teams to support the hotel, the neighborhood only has the lobby option in the court of public opinion.

At that, we have had community meetings, gathered petitions, performed polls and the neighborhood is *overwhelmingly* against this hotel project. Everyone knows it does no good for our community, no good for the street, and opens Pandora's Box to turn our whole street into a destination point for visitors to Austin and those looking to come downtown for a good time.

Again, we request you deny the Conditional Use Permit for Hotel-Motel Use; City of Austin Case No.SPC-2014-0387C.

Thank you and regards,

Richard Roberts

Sector 7 Representative

East Cesar Chavez Neighborhood Planning Team

[letstrythis@gmail.com](mailto:letstrythis@gmail.com)

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, June 02, 2015 3:45 PM  
**To:** Avila, Rosemary  
**Subject:** FW: No hotel on Cesar Chavez

C18  
6/8

**From:** Chris Payeur [<mailto:thatoundgirl@hotmail.com>]  
**Sent:** Tuesday, June 02, 2015 3:44 PM  
**To:** Anguiano, Dora  
**Subject:** No hotel on Cesar Chavez

Dear Dora Anguiano,

I am writing this letter because I am vehemently opposed to this proposed hotel. Not only are the property taxes already skyrocketing, but Cesar Chavez is already becoming a congested mess, especially near I35. Some days I can hardly get out of my neighborhood as it is.

Furthermore, this is not the kind of growth we need in this part of town. This is a residential community of established multi-generation families, not downtown. We want our peace and quite in long-established homes, not entertainment or high-end boutique businesses that further congest our streets and add nothing whatsoever to our community.

I know for the most part people are resistant to change, but this is legitimate. We need better grocery stores and services, not more traffic and exploitation. The clientele that would frequent this business would be "imported" and just clog everything up more, not serve our community. It would take away, not enhance our quality of life.

Please consider the needs of the people who will have to deal with this on a daily basis, from traffic to parking for local residents, which is already a challenge for many. Please oppose this this business invading our neighborhood.

Chris Payeur  
[thatoundgirl@hotmail.com](mailto:thatoundgirl@hotmail.com)

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, June 02, 2015 11:38 AM  
**To:** Avila, Rosemary  
**Subject:** FW: east side hotel

C18  
69

**From:** [Connie.Gallardo@stdavids.com](mailto:Connie.Gallardo@stdavids.com) [mailto:Connie.Gallardo@stdavids.com]  
**Sent:** Tuesday, June 02, 2015 11:37 AM  
**To:** Anguiano, Dora  
**Subject:** east side hotel

I would like to voice my concern on the East Side Hotel that wants to go up in my neighborhood on 1207 East Cesar Chavez . I think enough is enough. Our neighborhood has seen a lot of growth , and its been some good and some bad. The traffic on Cesar Chavez has grown in extreme numbers and we can not have it grow much more. The people are moving out cause they cant afford to live there anymore and because it's not a neighborhood anymore it's simply a place for people to visit and make a mess and leave. Businesses came to the east side because they liked the vibe and now the vibe is slowly disappearing . If they like it so much then why do they want to change it so much .We need improvement not a take over. Thank you for your time.



**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, June 02, 2015 10:14 AM  
**To:** Avila, Rosemary  
**Subject:** FW: Opposed to East Side Hotel 1207 E Cesar Chavez

C18  
/100

**From:** Sarah Arvey [<mailto:arveys@gmail.com>]  
**Sent:** Monday, June 01, 2015 12:30 PM  
**To:** Anguiano, Dora  
**Subject:** Opposed to East Side Hotel 1207 E Cesar Chavez

To the Austin Planning Commission,

I am a resident of the E Cesar Chavez neighborhood and I strongly oppose the building of the East Side Hotel at 1207 E Cesar Chavez St. The neighborhood is not ready for this type of high volume development and the street E Cesar Chavez can not handle the volume of traffic the hotel will bring to the neighborhood. Further, the daycare will be negatively impacted.

Sarah Arvey

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Sarah Arvey  
[arveys@gmail.com](mailto:arveys@gmail.com)

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, June 02, 2015 10:34 AM  
**To:** Avila, Rosemary  
**Subject:** FW: Opposition to 1207 East Cesar Chavez proposed development

C18  
101

**From:** Lynne Wilkinson [<mailto:lynne@dracodesigns.com>]  
**Sent:** Monday, June 01, 2015 7:27 PM  
**To:** Anguiano, Dora  
**Subject:** Opposition to 1207 East Cesar Chavez proposed development

To: Austin Planning Commission

RE: Opposition to Proposed Hotel/Restaurant at 1207 East Cesar Chavez

I am a homeowner within the East Cesar Chavez neighborhood and community and I would like to express my vehement opposition to the proposed hotel/restaurant for 1207 East Cesar Chavez.

While I am not opposed to growth and business development in Austin, this is an inappropriate location for this type of business as this is a RESIDENTIAL neighborhood. While a small 5-8 room bed and breakfast (such as the Heywood) would be appropriate, a full hotel and restaurant is NOT. The developers are trying to label this a "bed and breakfast" to make this sound more palatable. However, consider the true definition of a B&B:

"A **bed and breakfast**) is a small lodging establishment that offers overnight accommodation and inclusive breakfast while not offering other meals. Typically, bed and breakfasts are private homes or family homes offering accommodation with fewer than 10 bedrooms available for commercial use."

Obviously this proposed development does not meet this definition at any level. Let's call this what it is – a major HOTEL, bar and restaurant. Considering that there are already several large hotels in the very immediate vicinity including the newest development for the Fairmont, there are more than sufficient lodgings without having to destroy one of the oldest communities in Austin. My home has been here for 110 years, the preservation of an historic neighborhood community that is experiencing a renaissance has to take priority over short term gains that do not consider the long term costs. Once this community is destroyed by encroaching large businesses, it will never come back.

If this developer had proposed this construction in the Deep Eddy, Tarrytown or several other neighborhoods on the west side of Austin, it would have never made it this far in gaining approval. Instead they targeted what they perceived to be "easy pickings" over in east Austin. However, if you are paying attention to all of the national news about Austin, the East Communities are the ones garnering the attention. This development flies in the face of all of the great publicity Austin is receiving about its fun, quirky and unique neighborhoods. What's next? Mow down all of the existing small local businesses and start putting in ubiquitous Applebees and Starbucks? I implore you to preserve the East Side which makes Austin unique and what has created all of the positive national attention. Don't let the next national news story be about how the City of Austin destroyed local neighborhoods in favor of uncontrolled expansion and a "quick buck" resulting in a generic city that could be anywhere.

While Austin might benefit from what may be perceived as some short term nice, juice taxes from this type of business, we (the voters) in this community would suffer from:

- increased traffic; not just added congestion to Cesar Chavez but also on all of the very narrow side streets while hotel workers, guests and restaurant guests cruise for parking which is already VERY limited.
- An oversized business jammed into the middle of a residential neighborhood
- Additional noise and foot traffic
- Loss of a Residential Community

U8/102

I implore the Austin Planning Commission to look beyond what information the deep pockets of this developer are telling you and instead consider how quickly and how strongly this neighborhood organized 350 voters who oppose this development. We are a community. We will be heard. We will not be steamrolled. We are fighting back!

Sincerely,

Lynne Wilkinson

Homeowner and Registered Voter  
1007 Willow Street  
Austin, TX 78702  
Ph. 512.658.8166

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, June 02, 2015 10:34 AM  
**To:** Avila, Rosemary  
**Subject:** FW: No to East side Hotel

C18  
103

-----Original Message-----

**From:** Ben Armendariz [<mailto:benarmendariz@yahoo.com>]  
**Sent:** Monday, June 01, 2015 7:50 PM  
**To:** Anguiano, Dora  
**Cc:** [seven8seven0two2@gmail.com](mailto:seven8seven0two2@gmail.com)  
**Subject:** No to East side Hotel

Hi Ms.Anguiano,

I'm writing to urge you as a member of the Austin Planning Commission to deny developers permission to build a 65 room hotel at 1207 Cesar Chavez St. I live at 1307 Canterbury st., and parking in front of my home at times is impossible during music festivals, especially SXSW. and the overflow from the clubs on Rainy St. I can imagine what will happen to parking in our neighborhood if this project is allowed, as critical as it is now.

I don't think Cesar Chavez can handle any more traffic than it handles now and certainly our neighborhoods can't.

Please let common sense prevail and say no to the developers of the "boutique " hotel, of which too many are starting to sprout all over this area.

Thank you for your consideration,

Respectfully,

Ben Armendariz  
1307 Canterbury St  
78702

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, June 02, 2015 9:43 AM  
**To:** Avila, Rosemary  
**Subject:** FW: East side hotel project

C18  
104

-----Original Message-----

**From:** Leslie [<mailto:leslie.mcguinness@gmail.com>]  
**Sent:** Saturday, May 30, 2015 4:06 PM  
**To:** Anguiano, Dora  
**Subject:** East side hotel project

Hi

I am writing to inform you of my opposition to the planned hotel at 1207 East Cesar Chavez.

I am a resident on Willow Street, which will be affected by this hotel. I am a holder of a Short Term Rental license for my home. I have an infant daughter. I see no reason why this hotel is needed in my residential neighborhood. The STR legislation in place by the city of Austin allows homeowners in this neighborhood to provide accommodation to tourists who would like to spend time in this neighborhood, without having the impact of a large hotel. Since STRs have become popular, there is little negative effect from them on my neighborhood, with the added benefit of tax and fee revenue for the City of Austin. Many people have STR licenses in my neighborhood; in fact, at least four homes on my block are licensed.

I live within one block of the Heywood Hotel and the B and B on the 1800 block of Cesar Chavez. Both of these businesses are in accord with the residential character of the neighborhood. On the other hand, the proposed hotel is NOT compatible with the East Cesar Chavez neighborhood plan. Traffic is already increasing on Cesar Chavez, especially within the three blocks east of I-35, which includes the hotel address. This hotel is just going to add more traffic for hotel guests and the bar/restaurant. I don't want more people driving into my neighborhood to drink. They can go downtown for that. Last I checked there was no shortage of hotels near Rainey Street, I'm sure those hotels will all have plenty of bars and booze and parking garages for people to drive to. I'd like the DUIs to stay on the other side of I-35, where police can more effectively focus sobriety checkpoints.

Thank you!

Leslie McGuinness  
1702 Willow Street  
78702

Sent from my iPad

**Avila, Rosemary**

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**From:** Anguiano, Dora  
**Sent:** Friday, May 29, 2015 10:39 AM  
**To:** Avila, Rosemary  
**Subject:** FW: East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

C18  
105

**From:** Stephanie Orkand [<mailto:stephy3232@gmail.com>]  
**Sent:** Wednesday, May 27, 2015 3:49 PM  
**To:** Anguiano, Dora  
**Cc:** [stephy3232@gmail.com](mailto:stephy3232@gmail.com)  
**Subject:** East Cesar Chavez Hotel, Restaurant and Bar (case number SPC-2014-03873)

This message is from Stephanie Orkand. [ [stephy3232@gmail.com](mailto:stephy3232@gmail.com) ]

Hello, My name is Stephanie and I live on Waller St. near Cesar Chavez. I recently learned about the proposed hotel planned for our neighborhood after the original deadline for local views had expired. I am hoping that, with the agenda topic postponed until June 9th I can make my voice heard. Increasing the value of our lots is obviously something my neighbors and I want in the long term. A boutique hotel seemed great at first glance. Upon reading that there will not be adequate parking for employees and guests, enough entry/exit spots for taxis and cars leaving, or any changes to the width of the street I am alarmed. I fear that people will park their cars outside our homes for days at a time because they can't be bothered to pay for parking, or drive recklessly through our quiet streets because of increased traffic. I moved to this neighborhood because it is a beautiful residential neighborhood. I can walk the neighborhood, ride my bike, and work in my yard without fear to my safety or fear of damage to my property. Is the city going to zone our streets to only allow parking for residents? Or address the increase in traffic congestion? I have not heard that these are being discussed. Thank you for taking the time to read this message. I look forward to the matter being discussed at the June 9th meeting.



# **SUPPORT LETTERS**

C18  
106

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

C18  
107

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

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.

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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

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

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

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

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

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

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

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

Case Number: SPC-2014-0387C

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

Public Hearing: Planning Commission, Apr 28, 2015

Your Name (please print) 1211 E. S. Garza

☒ I am in favor  
☐ I object

Your address(es) affected by this application 1211 E. S. Garza

Signature

4-20-2015

Date

Daytime Telephone: 512 903 7445

Comments: at day on right

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

C18  
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## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and;
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

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

Case Number: SPC-2014-0387C

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

Public Hearing: Planning Commission, Apr 28, 2015

Daniel P. Vasquez  
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

235 Turkey Run Cedar Creek, TX 78612  
Your address(es) affected by this application

Daniel P. Vasquez  
Signature

Date

Daytime Telephone: 512-762-3705

Comments: I am in Favor of this Project  
the City is Growing too 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

C18  
T10

C18  
111

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.



C18  
112

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)

April 20, 2015

Planning Commission  
City of Austin

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

C18  
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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)

C18  
T14

**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

C18  
1/15

**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

C18  
/116

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  
101 - B E 6th St  
Austin, TX 78702

512-220-9542

[benz@BenzResourceGroup.com](mailto:benz@BenzResourceGroup.com)

**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

C18  
717

City Staff:

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

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

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

Warmest Regards

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



Amanda W. Swor

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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

C18  
TA

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

C18  
/119

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

C18  
120

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

C18  
T21

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

C18  
/122

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

C18  
123



C18/124

Brian Carrico <btcarrico@gmail.com>

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

1 message

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

Tue, Apr 21, 2015 at 9:45 AM

From: Selena <Selena@bigreedsun.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

C18  
/125

February 22, 2015

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

Dear Mr. Simmons-Smith and Commissioners:

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

Sincerely,

Martha and Robert Irish



## Greater Peace Christian Church

Bishop G. A. Washington

Senior Pastor

Planning & Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78701

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,

A handwritten signature in black ink, appearing to read "Guy Washington", written over a horizontal line.

Bishop Guy Washington

Mailing Address: PO Box 150542 Austin, TX 78715

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

Phone: (512) 477-3072 • Fax: (512) 477-1366 • E-mail: greaterpeace@greaterpeace.org • Web: www.greaterpeace.org

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126

C18  
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City of Austin Planning and Development Review Department  
Attn: Michael Simmons-Smith  
City of Austin Planning Commission Members  
PO Box 1088  
Austin, TX 78767

February 26, 2015

Dear Commissioners and Mr. Simmons-Smith,

We are the property owners of 1201, 1203, and 1205 East Cesar Chavez St. We are writing today to express support for the proposed East Side Hotel project, Case No. SP-2014-0387C. Over the course of time that we have owned these properties, we have sought to provide a space for organizations that benefit the community, such as the Manos de Cristo clinic and the Greater Peace Christian Church. After discussing this project with Brian and 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, East 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

C18  
128

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

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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
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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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

Dan Vasquez

Your Name (please print)

1209 E. Cesar Chavez

Your address(es) affected by this application

[Signature]

Signature

5-26-15

Date

Daytime Telephone: 512-474-4331

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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*129*