

**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

CASE NUMBER: SP-2011-0157CT(XT2) **PLANNING COMMISSION**
HEARING DATE: October 25, 2016

PROJECT NAME: East Austin Hotel

ADDRESS: 1108 E. 6th St.

APPLICANT: La Corsha Hospitality Partners Ltd.
3106 Lookout Lane
Austin, TX 78746

AGENT: Miller Gray LLC (Dale Gray P.E.)
P.O. Box 303130
Austin, TX 78703

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.ogov

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to previously approved site plan. The development is for the construction of a 4 story, 27,110 square foot hotel, with a restaurant and off-site parking.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the three year extension based on LDC Section 25-5-62(C)

1) (A) The site plan substantially meets the standards that apply to a new applications for site plan approval filed on the same day the request for extension is filed under this section.

In granting the extension the commission would not be providing additional entitlements that a new project wouldn't receive.

The 3 year extension will extend the permit to June 12, 2019. The site plan complies with all requirements of the Land Development Code including the Plaza Saltillo Transit Oriented Development regulating plan.

PROJECT INFORMATION

SITE AREA	32,860 sq. ft.	.75 acres
EXISTING ZONING	TOD-NP	
WATERSHED	Waller Creek (Urban)	
NEIGHBORHOOD PLAN	East Cesar Chavez Neighborhood Plan – Plaza Saltillo TOD	
TRAFFIC IMPACT ANALYSIS	Not Required	
PROPOSED ACCESS	E. 6 th Street	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	2:1	.82:1
BUILDING COVERAGE	95%	37.4%
IMPERVIOUS COVERAGE	95%	45.2%
PARKING	24*	22 off-site 4 on-street 1 on-site

*This includes 60% parking reduction.

SUMMARY COMMENTS ON SITE PLAN:

The site plan was approved in 2012, which included off-site parking to comply with the required parking requirements. Since then, the site plan received a 1 year extension, which was granted to extend the permit to 6/12/15. Additionally, a revision was submitted. The revision was submitted in August 2015. In the course of review it was determined the permit would expire soon after; therefore the applicant submitted an extension request. In the course of the review of the extension minor changes were identified that would have required a correction, however instead of submitting a correction it was decided it would be more efficient to include the changes in the revision submittal.

The revision will provide an underground parking garage for the hotel, and eliminate the need for an off-site parking site.

To clarify, the requested extension is only extending the expiration date to the site development permit. All changes to the plan are being reviewed with the revision. The revision does not require Planning Commission approval.

COMPATIBILITY

The approved site plan received a compatibility setback waiver to allow the drive to encroach in the 25 foot setback. Other than this approved waiver the site plan complies with all other compatibility standard requirements. including lighting, height and screening. A single family residence abuts the western property boundary, its zoned TOD.

PREVIOUS APPROVALS

January 20, 2016 – A one year administrative extension was approved, from June 12, 2015 to June 12, 2016.

EXISTING ZONING AND LAND USES

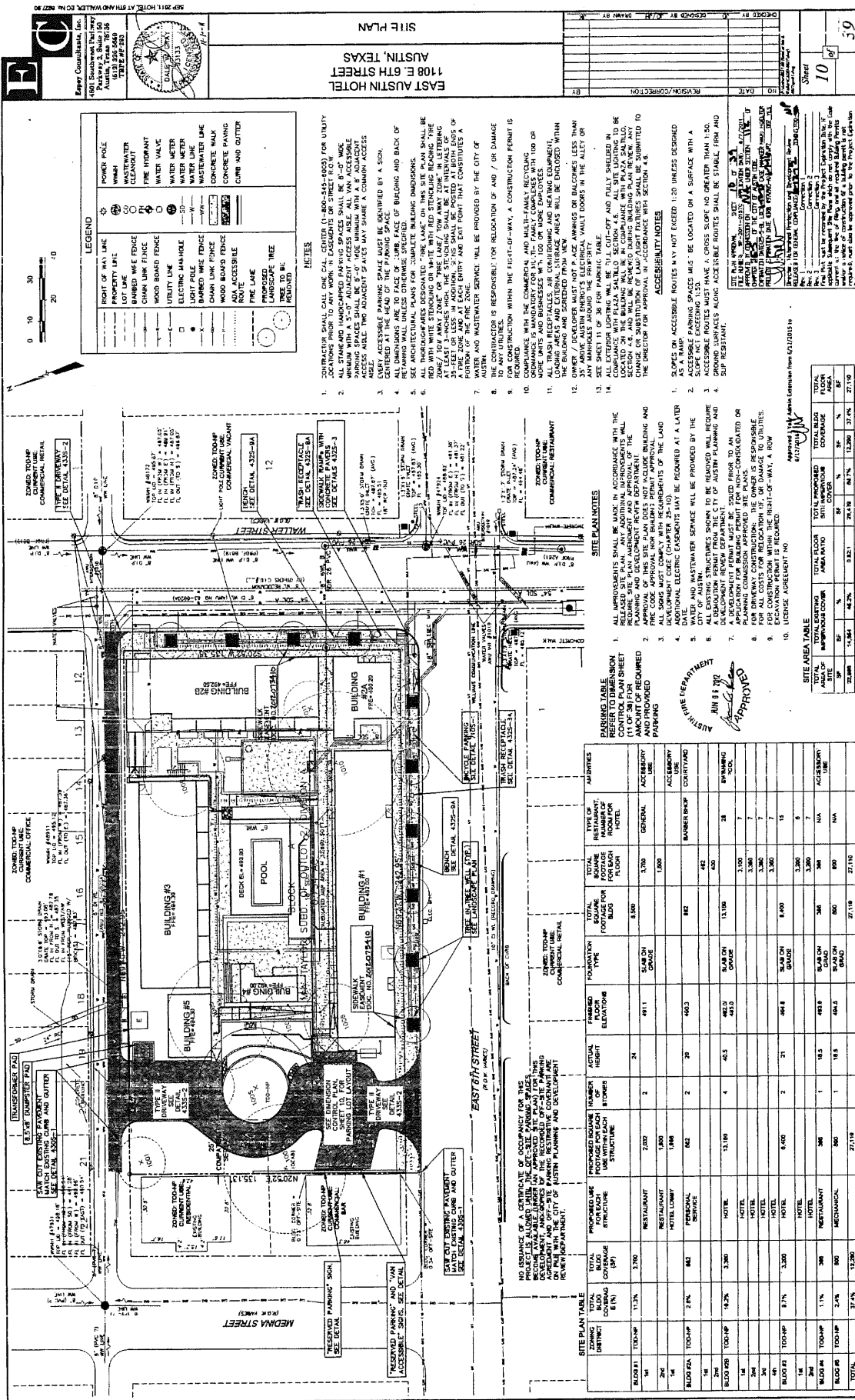
	ZONING	LAND USES
<i>Site</i>	TOD-NP	Vacant
<i>North</i>	TOD-NP	Office
<i>South</i>	TOD-NP	Cocktail lounge/retail
<i>East</i>	TOD-NP	Existing vacant building
<i>West</i>	TOD-NP	Cocktail lounge/ residence

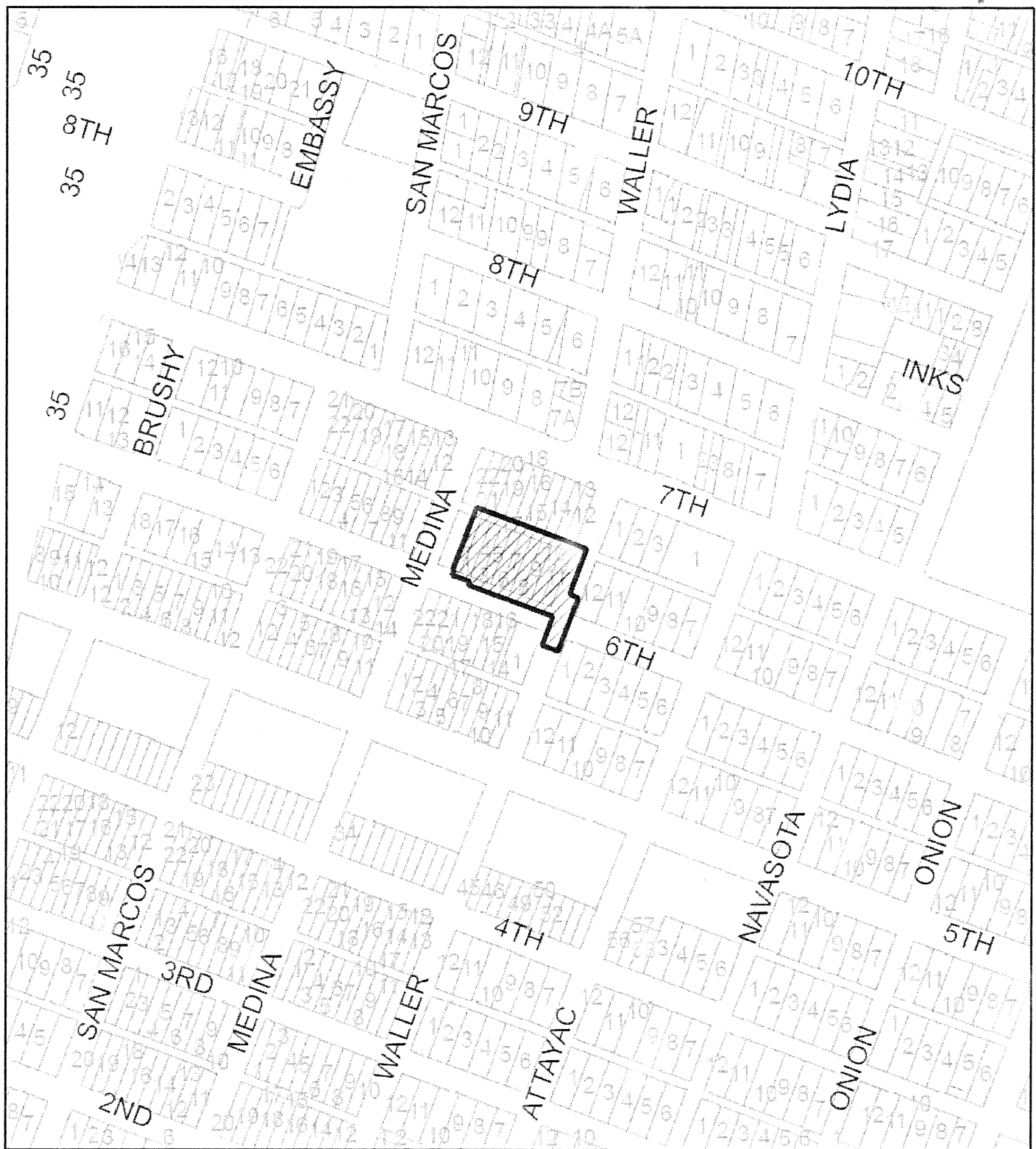
ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
E. 6 th Street	Varies	Approx. 37'	Arterial
Waller Street	Varies	Approx. 35'	Collector

NEIGHBORHOOD ORGNIZATIONS:

511—Austin Neighborhoods Council
 742—Austin Independent School District
 786—Home Builders Association of Greater Austin
 1037—Homeless Neighborhood Assn.
 1075—League of Bicycling Voters
 1200—Super Duper Neighborhood Objectors and Appealers Organization
 1224—Austin Monorail Project
 1113 - Austin Parks Foundation
 1228 - Sierra Club Austin Regional Group
 1409 - Beyond2ndNature
 1340 - Austin Heritage Tree Foundation
 1396 - Sustainable Neighborhoods





Subject Tract



Base Map

CASE#: SP-2011-0157CT(XT2)
ADDRESS: 1108 E. 6TH STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

MILLER GRAY

Engineering • Consulting • Land Use

TBPE Firm Reg. No. F-16302

October 10, 2016

Ms. Nikki Hoelter, Case Manager
City of Austin
Development Services Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: **East Austin Hotel, SP-2011-0157CT (XT2)**
1108 E. 6th Street
Austin, Texas 78702
Request for Extension of a Released Site Plan Extension by City of Austin Planning
Commission (25-5-63)

Dear Ms. Hoelter,

Please accept this letter as La Corsha Hospitality Partners, Ltd.'s request for Planning Commission approval of a second extension to the expiration date for the East Austin Hotel project permitted under City of Austin Site Plan Case No. SP-2011-0157CT. The owner of the project is requesting the extension pursuant to Section 25-5-63(A) of the Land Development Code of the City of Austin (LDC). A one-year extension was granted in accordance with Section 25-5-62 of the LDC. The Site Plan Permit (permit) now expires on June 12, 2016. Therefore, the owner requests the permit be extended 3 years, to June 12, 2019. Copies of the original permit and one-year extension are enclosed for your reference.

Section 25-5-62(C)(1)(A)&(B) – With approval of the associated Site Plan Revision application, the site plan "...substantially meets the standards that apply to new applications for site plan approval filed on the same day the request for extension is filed under this section." Also, the original application for site plan approval was "...filed with good faith expectation by the applicant that the development shown on the site plan would be constructed," as described in the text below.

Ms. Nikki Hoelter

East Austin Hotel (SP-2011-0157CT(XT2))

1108 E. 6th Street, Austin, Texas 78702

Request for Extension of a Released Site Plan by City of Austin Planning Commission (25-5-63)

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October 10, 2016

The project was initiated in 2008 as a boutique hotel concept just as the Plaza Saltillo TOD Station Area Plan was being finalized and approved by the City, then the development became a casualty of the economic recession, and was finally revived in 2010. The original owners, East Austin Hotel, LP, submitted a site plan permit application in 2010 for the same concept and were not able to get approval within 12 months due to off-site parking issues and eventually needing waivers from Planning Commission and the Watershed Protection Department. The project was withdrawn and resubmitted in 2011 and eventually received a permit in 2012. Throughout this process, the project has been the same – a boutique hotel with restaurant, associated bar, pool, and other uses in accordance with the vision of the Plaza Saltillo TOD.

The architectural plans were nearly complete in 2013 when the original owners lost their financial backing and had to find another partner or sell the project. Partially due to construction lending constraints in effect since 2009, the original owners were unsuccessful in finding another financial partner and were approached by many potential buyers who wanted to change the project. However, East Austin Hotel, LP, were committed to getting the original concept built, so they sought a buyer who was willing to purchase and complete the project. La Corsha Hospitality Partners, Ltd, a local development group, purchased the project at the end of 2013 with intent to move forward with the project as permitted with one notable exception – the new owners wanted an on-site parking solution. The new owners worked with architects, engineers and City staff (DAC and planners) to solve the parking issue with a below-grade parking garage while maintaining the original intent and layout of the project. In addition, the new owners worked with Planning Department staff discussing minor changes to the restaurant layout and hotel lobby.

A site plan revision application for the below-grade garage and minor building changes was submitted in September 2016 and, at the time of this letter, is being approved. While we hoped to have the site plan revision completed prior to the expiration date, the project experienced significant delays in coordinating relocations of AT&T utilities in the alley and gas main relocations in the right-of-way. The architects have completed their design and received a building permit in July 2016. Construction is anticipated to begin once we receive Planning Commission approval.

The project has participated in the Austin Utility Location Coordination Committee (AULCC) process and recently received clearance. The project began participating in the Downtown Area Project Coordination Zone (DAPCZ) process in December 2016 and continues on a monthly basis.

Section 25-5-62 (C)(2) - A traffic impact analysis (TIA) was not required with the original site plan because the proposed development was not anticipated to exceed 2,000 vehicle trips per day (TPD) [LDC 25-6-113], see enclosed TIA Determination Worksheet dated June 7, 2011. The minor changes proposed with the Site Plan Revision application did not affect the assumptions and conclusions of the original TIA Determination Worksheet. The proposed development is sited on property within the Plaza Saltillo TOD that has pedestrian and bike friendly design elements and access to existing streets (E. 6th Street and Waller Street).

Ms. Nikki Hoelter

East Austin Hotel (SP-2011-0157CT(XT2))

1108 E. 6th Street, Austin, Texas 78702

Request for Extension of a Released Site Plan by City of Austin Planning Commission (25-5-63)

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October 10, 2016

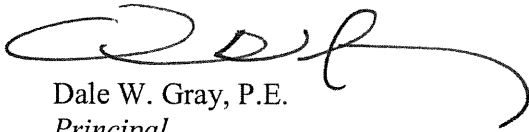
Please accept this justification as "...good faith expectation that the site plan would be constructed." We look forward to your favorable response to our request. If you have any questions, please contact me at (512) 861-5300 or email at dale.gray@miller-gray.com.

Thank you for your attention in this matter.

Sincerely,

MILLER GRAY

TBPE Firm Reg. No. F-16302



Dale W. Gray, P.E.

Principal

Enclosures

Cc: Jeff Trigger – La Corsha Hospitality Partners, Ltd.



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit-Desired Development Zone

Application Date: 06/07/2011

Site Plan Expiration Date: 06/12/2015

Permit No.: SP-2011-0157CT

Project Duration Expiration Date: 6/7/2016

Project Name (or description): East Austin Hotel(w/resub of SP-2010-0156C)

Address or Location Description: 1108 6TH ST

Watershed: Waller Creek

Owner of Property: Jayson Seidman East Austin Hotel LLC, (512) 994-0432

Address: 148 Cibolo Ridge Trl Fair Oaks Ranch TX 78015 8305

Owner's Representative: Dale Gray Espey Consultants, Inc., (512) 326-5659

Address: 4801 Southwest Parkway Parkway 2, Suite 150 Austin TX 78735

Legal Description: Lots 3-11, and the East 18' of Lot 2, Blk 3, M.A. Taylor Subdivision of Outlot 2, Division A

PERMIT IS HEREBY ISSUED FOR:

The construction of a hotel totaling 12,290 square footage. Building #1, a 2 story restaurant and lobby, 3,700 sq. ft. Building #2A, a 2 story personal service, 862 sq. ft. Building #2B, a 4 story hotel, 3,360 sq. ft. Building #3, a 2 story hotel, 3,200 sq. ft. Building #4, a 1 story restaurant, 368 sq. ft. Building #5, 1 story mechanical, 800 sq. ft. with parking, sidewalk improvements, utilities and associated improvements on .75 acres. The project is located within the Waller Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

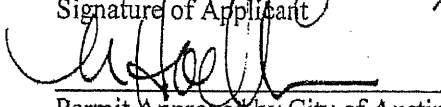
SPECIAL CONDITIONS: This project is located in the Desired Development Zone (DDZ). Extensions may be requested under Sec. 25-5-62, however no extensions may be granted beyond June 7, 2016


Signature of Applicant

For

JAYSON SEIDMAN
Owner

6/15/12
Date


Permit Approved by City of Austin

6/12/12
Date



**City of Austin Planning and
Development Services Department**
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

January 20, 2016

Dale Gray
GSE
P.O. Box 303130
Austin, Texas 78703

RE: SP-2011-0157CT(XT) East Austin Hotel

Dear Mr. Gray,

The City of Austin, has approved your request for a 1 year administrative extension from June 12, 2015 to June 12, 2016 for the released site plan SP-2011-0157CT – East Austin Hotel.

This administrative extension is granted in accordance with Section 25-5-62 of the Land Development Code, no further extensions are allowed by administrative action.

Any additional extension for this released site plan requires approval of the Planning Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. The request for an additional extension to be granted in accordance with Section 25-5-63 would have to be received prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provides that the decision of the Director to extend the site plan may be appealed to the Planning Commission, provided an interested party files a completed notice of appeal no later than 20 days after an administrative decision. During this 20-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

If you have any questions, please contact the Case Manager, Nikki Hoelter at 512-974-2863.

Sincerely,

Nikki Hoelter, Case Manager
Development Services Department