

AGENDA



Recommendation for Council Action

Austin City Council

Item ID

70684

Agenda Number

66.

Meeting Date:

5/4/2017

Department:

Development Services

Subject

Conduct a public hearing and consider an appeal regarding the Planning Commission's approval of two compatibility waivers for development at 2510 South Congress Avenue. (Site Plan No. SP-2015-0300C) (District 3)

Amount and Source of Funding

Fiscal Note

**Purchasing
Language:**

**Prior Council
Action:**

**For More
Information:**

Lynda Courtney (512) 974-2810; Elizabeth Robinson (512) 974-6312.

**Council
Committee,
Boards and
Commission
Action:**

June 28, 2016 – Approved by the Planning Commission on a 9-2 vote with Commissioners McGraw and Nuckols voting against the first waiver, and an 8-3 vote with Commissioners Nuckols, White and Zaragoza voting against the second waiver regarding Site plan SP-2015-0300 C, 2510 S. Congress. To reduce a driveway setback from 15' to 5' [25-2-1067 (H)]; and to reduce a setback for an active recreational use (pool) from 50' to 28' [25-2-1067 (F)]. Commissioners Kazi and Thompson were absent.
April 10, 2017 – Approved by the Board of Adjustment on a 9-2 vote with Commissioners King and Mayo voting against, Commissioner Rivera recused and Commissioner Neslund absent.

MBE / WBE:

Related Items:

Additional Backup Information

The Planning Commission granted two requested compatibility setback waivers on a narrow commercial lot to allow the applicant to construct a hotel with a small pool. The adjacent landowner, the Church of Austin, (Tym Seay) has filed a site plan appeal of this decision and wishes it to be reconsidered by City Council.

The applicant for the site plan proposes to construct a 79-room hotel on the 1.5 acre lot and requested the waivers due to the difficult narrow configuration of the lot and to preserve existing large trees on the lot.

Both the hotel site plan lot and the adjacent church lot are zoned CS-V-CO-NP for the front half of the properties closest to Congress Avenue. The rear half of the hotel site is zoned GR-V-CO-NP, and the rear portion of the adjacent church property is zoned SF-3. The properties to the back property line of both lots are zoned SF-3. The SF-3 zoned properties trigger compatibility requirements to the south and west sides of the subject hotel property.

Staff recommends denial of the appeal, and approval of the variance request.