

## ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0030 – Aloft Hotel

DISTRICT: 3

ZONING FROM / TO: LI-PDA-NP, to allow cocktail lounge as a permitted use

ADDRESS: 4108 South IH 35 Service Road Southbound

SITE AREA: 1.986 acres

PROPERTY OWNER: Savancer Land LLC  
(Trushyap Patel)

AGENT: Land Use Solutions, LLC  
(Michele Haussmann)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

The Staff recommendation is to grant an amendment to limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning. The amendment would allow cocktail lounge to be a permitted use of the Property, up to 5,700 square feet. *The basis of Staff's recommendation is provided on page 2.*

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**April 27, 2021: *APPROVED LI-PDA-NP DISTRICT ZONING, TO CHANGE A CONDITION OF ZONING AND ALLOW COCKTAIL LOUNGE TO BE A PERMITTED USE, UP TO 5,700 SQUARE FEET, AS STAFF RECOMMENDED, BY CONSENT [C. HEMPEL; A. AZHAR – 2ND] (12-0) S. PRAXIS – ABSENT***

### CITY COUNCIL ACTION:

**May 20, 2021:**

### ORDINANCE NUMBER:

### ISSUES:

The Applicant has met with the South Congress Combined Neighborhood Plan Contact Team. The Contact Team has provided a letter of support for the Applicant's rezoning request. Please refer to attached correspondence at the back of this packet.

### CASE MANAGER COMMENTS:

The subject property consists of a platted lot located at the southwest corner of the southbound IH -35 frontage road and East Ben White Boulevard, that is under construction for a hotel. The property has had limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) district zoning since Council approved the East Congress

Neighborhood Plan Rezoning in August 2005. The adjacent properties fronting East Ben White to the northwest contain two restaurants (limited), along the southbound IH 35 frontage road there are two hotels and a vacant commercial structure, and along Santiago Street to the west there are commercial services uses (all LI-PDA-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

As set forth in Land Development Code Section 25-2-441, the regulations of a planned development area (PDA) may modify: 1) permitted or conditional uses authorized by the base zoning district, 2) site development regulations except for compatibility standards, and 3) off-street parking or loading regulations, sign regulations or screening regulations applicable in the base zoning district.

LI-PDA-NP zoning applies to properties along the IH 35 frontage road between East Ben White Boulevard and East St. Elmo Road (Tract 104), and includes the proposed rezoning area. The PDA allows for mixed use development including certain residential uses, and establishes conditional uses, prohibited uses, and site development regulations. A cocktail lounge is established as a conditional use for Tract 104. ***Please refer to Exhibit B (2005 East Congress NP Rezoning Ordinance).***

The Applicant's request is to amend the PDA to allow for a cocktail lounge use to be a permitted use of the Property, rather than conditional. The request is limited to a maximum of 5,700 square feet which is intended to cover the lobby bar area. No other changes to the PDA are proposed.

#### BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The LI, limited industrial services district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site. The PDA, planned development area combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The proposed zoning should allow for a reasonable use of the property.*

Based on the property's access to two arterial roadways which contain a mix of commercial services and corresponding zoning, Staff recommends the Applicant's request to allow for cocktail lounge as a permitted use, limited to 5,700 square feet.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA-NP	Hotel (under construction)
<i>North</i>	Not Applicable	East Ben White Boulevard Eastbound
<i>South</i>	LI-PDA-NP	Two hotel - motels
<i>East</i>	Not Applicable	South IH 35 Service Road Southbound
<i>West</i>	LI-PDA-NP	Metal company; Convenience storage; Upholstery shop; Building restoration company; Two restaurants (limited)

NEIGHBORHOOD PLANNING AREA: South Congress Combined (East Congress)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

SCHOOLS:

Galindo Elementary School

Bedichek Middle School

Travis High School

NEIGHBORHOOD ORGANIZATIONS:

74 – South River City Citizens Association

176 – Kensington Park Homeowners Association

189 – Southeast Austin Neighborhood Alliance

498 – South Central Coalition

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assoc.

742 – Austin Independent School District

1173 – South Congress Combined Neighborhood Plan Contact Team

1185 – Greater South River City Neighborhood Plan Contact Team

1228 – Sierra Group, Austin Regional Group

1255 – Pleasant Valley

1258 – Del Valle Community Coalition

1316 – Southeast Austin Neighborhood Plan Contact Team

1360 – Zoning Committee of South River City Citizens

1363 – SEL Texas

1408 – Go Austin Vamos Austin 78744

1424 – Preservation Austin

1429 – Go Austin Vamos Austin 78745

1441 – Dove Springs Proud

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance (SANA)

1550 – Homeless Neighborhood Association

1616 – Neighborhood Empowerment Foundation

1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0082 – 600 Industrial Boulevard Mixed Use	LI-CO-NP to LI- PDA-NP	To Grant LI-PDA-NP w/conds of the Traffic Impact Analysis as Staff rec, and bail	Apvd LI-PDA-NP for 546 sf (02-06-2020).

		bonds as an additional prohibited use	
C14-06-0126 – Warehouse Saloon – 4110 Terry O Ln	LI-PDA-NP to CS-1-NP	To Grant CS-1-CO-NP w/CO for 2,000 trips/day	Apvd as Commission recommended (8-24-2006).
C14-05-0107.01 – Tract A – 700 Industrial Blvd; 908-932 E St Elmo Rd; 4100-4326 Santiago St ( <i>City-initiated, based on Council direction</i> )	LI-NP; CS-NP to LI-PDA-NP for modified site standards, add'l permitted uses, and conditional uses on 17.526 acres	To Grant LI-PDA-NP as filed	Apvd as Commission recommended (10-20-2005).

#### RELATED CASES:

The East Congress Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 28, 2005 (NP-05-0020; C14-05-0107 – Ordinance No. 20050818-Z004). The property consists of a portion of Tract 104 that was rezoned from LI to LI-PDA-NP.

The rezoning area is platted as Lot A, Interstate 35 Industrial Park II subdivision, recorded in August 1980 (C8s-80-146).

#### EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Ben White Blvd Service Road Eastbound	131 feet	Defer to TxDOT	48 feet	4	Yes	Yes	Yes
IH 35 Service Road Southbound	125 feet	Defer to TxDOT	40 feet	4	Yes	Yes	Yes
St Elmo Road	72 feet	Existing ROW	31 feet	1	Yes	Yes	Yes
Santiago Street	81 feet	Existing ROW	58 feet	1	Yes	No	Yes

## OTHER STAFF COMMENTS:

### Comprehensive Planning

The subject property is approximately 1.986 acres in size and contains the newly constructed multi-story Aloft Hotel. The parcel is bounded by Ben White Boulevard to the north, Santiago Road to the west and the IH-35 Service Road to the east. The property is located within the boundaries of the South Congress Combined Neighborhood Planning Area (East Congress) and is to the south of a Neighborhood Center (St. Edwards) and west of a Job Center. Surrounding land uses include SH71 to the north; to the south is a hotel and auto dealership; to the west is a convenience storage facility and warehouse/office building; and to the east is IH-35. The proposal is to amend the zoning on this site to allow a cocktail lounge as a permitted use instead of a conditional use.

### **Connectivity**

A public transit stop is located 0.30 miles from the subject property. A new public sidewalk has been installed along Santiago Road, which is next to the hotel, but the public sidewalk terminates when it hits the railroad line and a parcel that is public right-of-way. There is also a public sidewalk located along this portion of Ben White Boulevard. There is an abundance of commercial, retail and light industrial uses in this area but the heavy traffic, incomplete sidewalk system and lack of public crosswalks makes walking around this area problematic.

### **South Congress Combined Neighborhood Planning Area (SCCNPA)**

The SCCNPA Future Land Use Map (FLUM) classifies this portion of the planning areas as ‘**Mixed Use.**’ Mixed Use is defined as an area that is intended for a mix of residential and non-residential uses, including office, retail and commercial services. The following text and policies are excerpted from the SCCNPA and are applicable to this case:

**GOAL THREE:** Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts (p 60)

**Text:** Interstate Highway 35 - Interstate Highway 35 serves as the eastern boundary of the SCCNPA and has become an established “Motor Mile.” Large auto dealerships line most of the frontage road from Ben White Boulevard to William Cannon. It should retain this character. (p. 62)

**Recommendation 3:** Maintain the current commercial land use pattern along this portion of Interstate Highway 35.

**GOAL FOUR:** Improve the accessibility, convenience, and safety for all forms of transportation. (p 73)

**Objective 4.1:** Improve pedestrian connections throughout area. Interstate Highway 35 Frontage Road There are well-worn footpaths along the southbound frontage road of Interstate Highway 35 from Ben White Boulevard to Stassney Lane. Sidewalk ramps are in place, but there are no sidewalks or safe pedestrian crossings over Williamson Creek. Consequently, residents in nearby neighborhoods cannot safely walk or bicycle to restaurants and businesses located around the corner from them at the intersection of Stassney Lane and Interstate Highway 35.

**Recommendation 1:** Construct continuous sidewalks along the southbound frontage road of Interstate Highway 35 between Ben White Boulevard and Stassney Lane, including a pedestrian bridge over Williamson Creek.

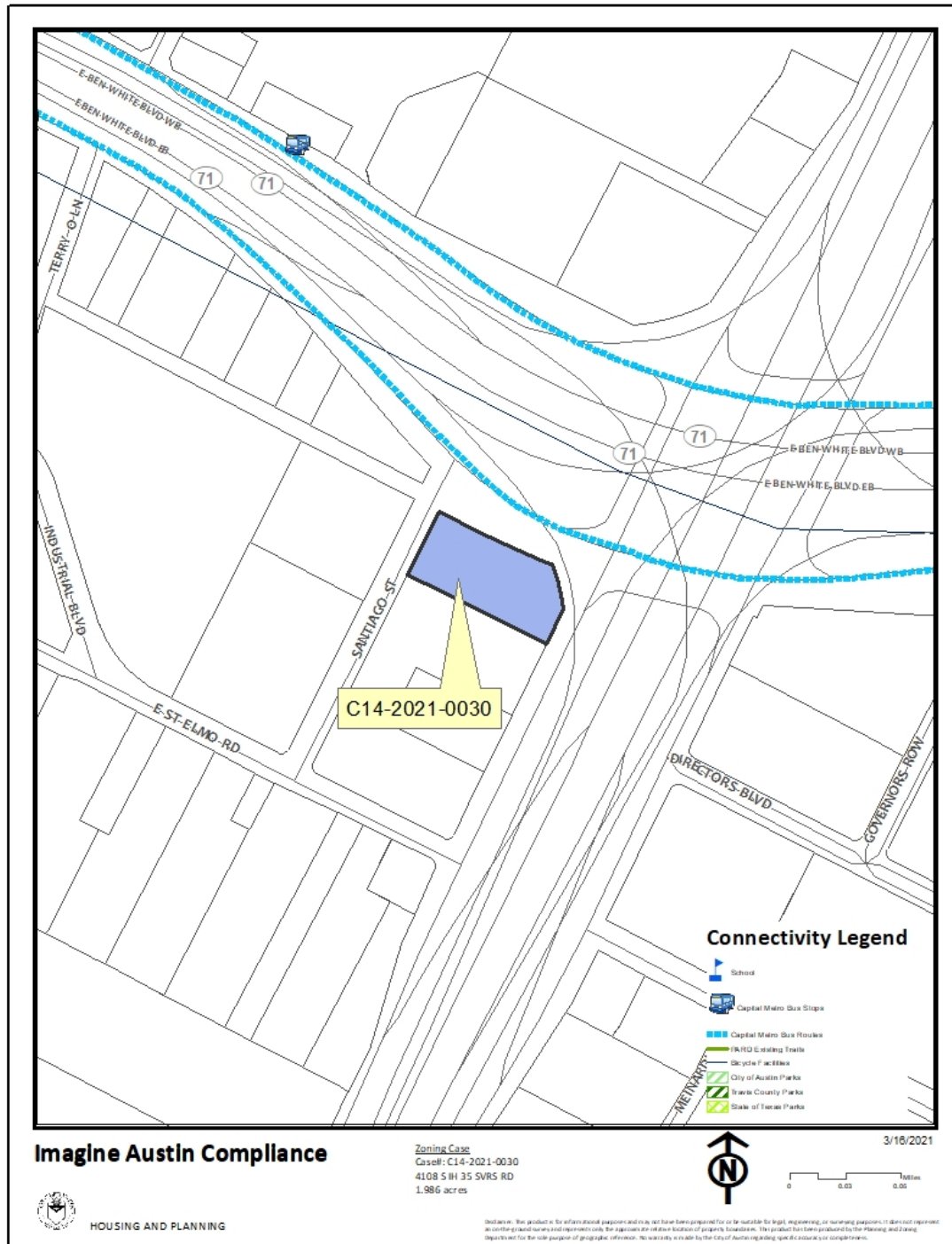
The proposed use, a cocktail lounge, is a typical use in a full-service hotel and appears consistent with the existing use and policies of the SCCNPA.

### **Imagine Austin**

The property is located just outside the boundaries of a ‘**Neighborhood Center.**’ The following Imagine Austin text and policies are applicable to this request:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on the policies above that support commercial uses along commercial corridors, the newly installed public sidewalk adjoining the hotel that provides an additional mobility option, and the project offering a true mix of uses, this proposal supports the Imagine Austin Comprehensive Plan.



## Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

#### PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for a cocktail lounge permitted use, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

#### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. *Design Standards and Mixed Use*. Additional comments will be made when the site plan is submitted.

Please be aware that State Law governs the location of the sale of alcohol; it may not be sold within 300 feet of a church, public or private school, or public hospital. Please refer to Subchapter C: Local Regulation of Alcoholic Beverages.

#### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, identifies existing right-of-way as sufficient for St Elmo Road and Santiago Street. Sufficient right-of-way



exists for Ben White Boulevard Service Road Eastbound and IH 35 Service Road Southbound which is deferred to TxDOT. There is a proposed Urban Trail adjacent to this site, along the railroad. The traffic impact analysis was waived, the determination is deferred to site plan application, when land use and intensity will be finalized.

Water / Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND CORRESPONDENCE TO FOLLOW

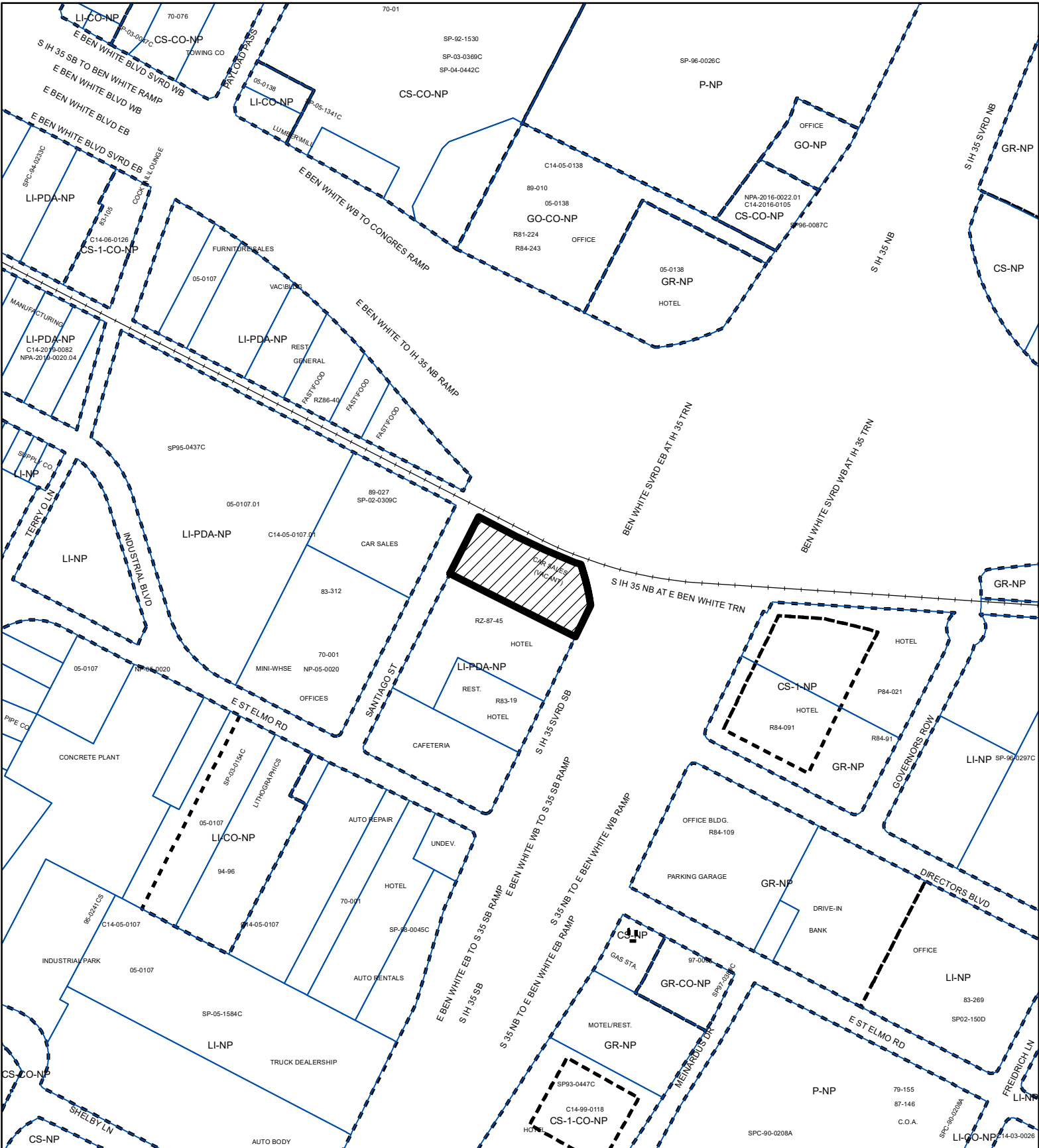
A: Zoning Map

A-1: Aerial Map

B: Selected pages from the East Congress NP Rezoning Ordinance (August 2005)

Applicant's Summary Letter

Letter of Support from South Congress Combined Neighborhood Plan Contact Team



# ZONING

Exhibit A

ZONING CASE#: C14-2021-0030



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

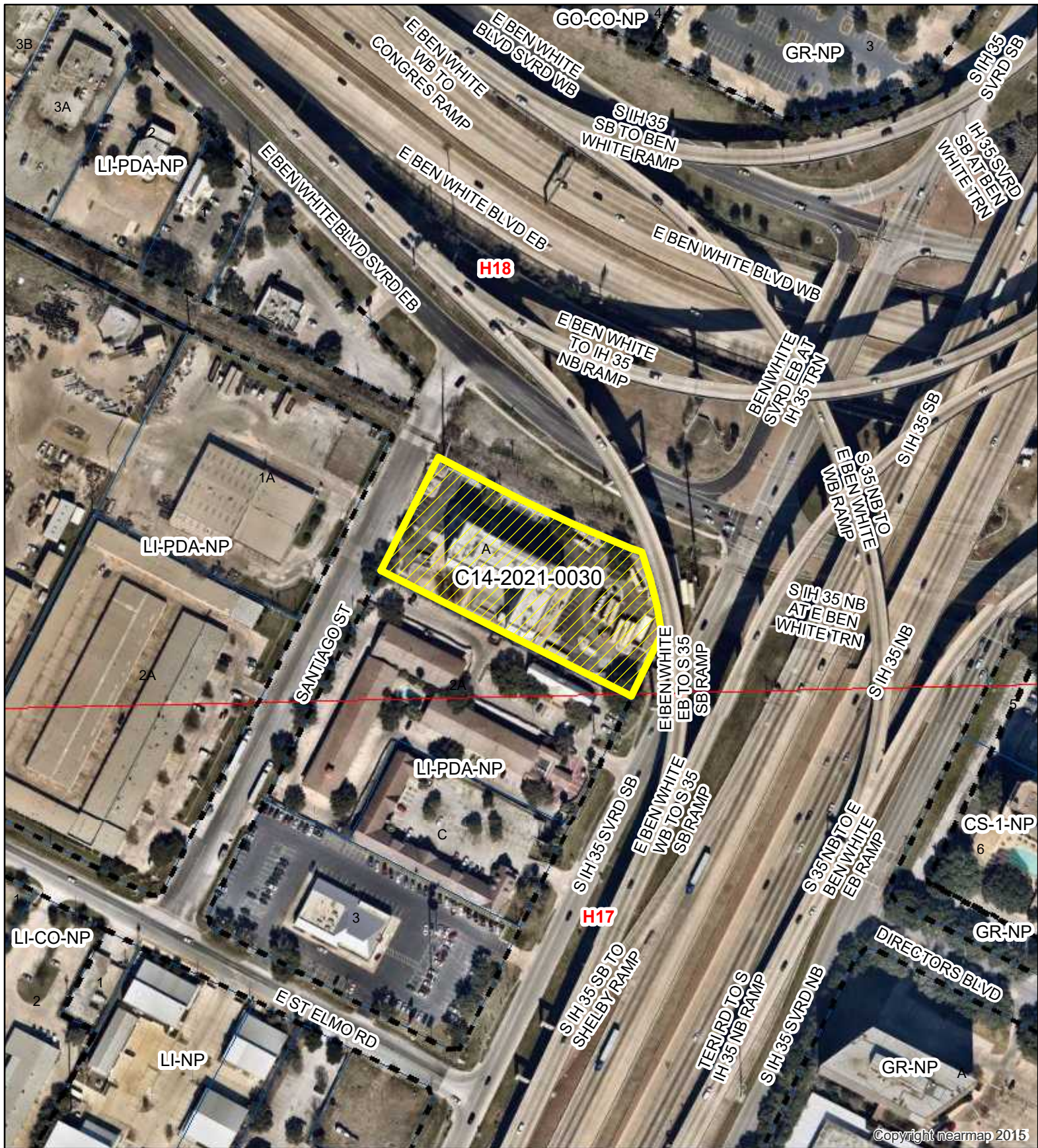
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



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1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

### Aloft Hotel

### Exhibit A - 1

ZONING CASE#: C14-2021-0030  
 LOCATION: 4108 S. IH 35 Service Rd. SB  
 SUBJECT AREA: 1.986 Total Acres  
 GRID: H18  
 MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**ORDINANCE NO. 20050818-Z004**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 772.82 ACRES OF LAND GENERALLY KNOWN AS THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 36 TRACTS OF LAND.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 36 tracts of land within the property described in **Zoning Case No. C14-05-0107**, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 772.82 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the East Congress neighborhood plan combining district, locally known as the area bounded by Stassney Lane on the south, IH-35 on the east, Ben White Boulevard on the north, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The base zoning districts for the 36 tracts of land are changed from rural residence (RR) district, single family residence standard lot (SF-2) district, interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence medium density-conditional overlay (MF-3-CO) combining district, neighborhood office (NO) district, limited office (LO) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, warehouse limited office-conditional overlay (W/LO-CO) combining district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, limited industrial services (LI) district, and limited industrial services-conditional overlay (LI-CO)

combining district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-I-MU-NP) combining district, limited industrial services-neighborhood plan (LI-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, public-neighborhood plan (P-NP) combining district, and limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district, as more particularly described and identified in the chart below:

TRACT NO.	ADDRESS	FROM	TO
101	133, 201, 205 E Ben White Blvd; 4101 & 4141 S Congress Ave	LI, SF-3	LI-PDA-NP
102	321-505 (odd only) E Ben White Blvd; 0 E Ben White Blvd (DECKER I 15X400 FT ABS 8 SUR 20); 4110 Terry-O Ln	LI, CS-1, CS-1-CO	LI-PDA-NP
103	601, 701, 705, 711, 717, & 1001 E Ben White Blvd	LI	LI-PDA-NP
104	4108, 4216, 4118, 4200, 4222 S Interstate Hy 35 Svc Rd SB	LI	LI-PDA-NP
105	4201 S Congress Ave	LI	LI-NP
107	121 Industrial Blvd	SF-3	LI-NP
108	4241, 4243, 4235, & 4237, & 4315 S Congress Ave; 0 S Congress Ave (FORTVIEW ADDN 53.36 X 181.61FT AV BLK 27)	LI, CS, SF-3	CS-MU-NP
110	4355 - 4415 (odd only) S Congress Ave	LI, CS, GR-CO, SF-3	CS-MU-NP
111	115 E St Elmo Rd	LI-CO	LI-NP
112	4401 (ST ELMO SQUARE LOT 1) S Congress Ave; 4411, 4501, & 4515 S Congress Ave; 4500 Lucksinger Ln (FORTVIEW ADDN .75 ACR OF BLK 25)	LI, CS, SF-3	CS-MU-NP
113	134 Sheraton Ave	CS	CS-MU-CO-NP
114	4619 S Congress Ave	CS	CS-MU-NP
115	4417 Lucksinger Ln	SF-3	CS-MU-NP
116	315E St Elmo Rd	SF-3	LI-NP
117	4513 Lucksinger Ln	SF-3	LO-MU-NP

8. The following uses are prohibited uses of Tract 142:

Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Condominium residential	Duplex residential
Group residential	Mobile home residential
Multifamily residential	Retirement housing (small site)
Retirement housing (large site)	Single-family attached residential
Small lot single-family residential	Townhouse residential
Two-family residential	

9. Vehicular access from Tract 145 is allowed only to South Congress Avenue.

**PART 8.** Development of the Property identified as Tracts 101, 102, 103, and 104 located within the boundaries of the planned development area (PDA) combining district established by this ordinance ("PDA Property") is subject to the use and site development regulations set forth in this part.

1. Development of the PDA Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.
2. Except as provided in Sections 3 to 5, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of Tracts 101, 102, 103, and 104.
3. The following uses are additional permitted uses of Tracts 101, 102, 103, and 104:

Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Condominium residential	Group residential
Multifamily residential	Townhouse residential
Family home	Guidance services
Hospital services (limited)	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	

4. The following uses are conditional uses of Tracts 101, 102, 103, and 104:

Cocktail lounge	Hospital services (general)
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5. The following uses are prohibited uses of Tracts 101, 102, 103, and 104:

Monument retail sales  
Basic industry  
Recycling center

Scrap and salvage  
Light manufacturing  
Resource extraction

6. The following site development standards apply to the PDA Property.

1. The maximum height for Tract 101 is 85 feet.
2. The maximum height for Tracts 102, 103, and 104 is 125 feet.
3. The minimum front yard setback for Tracts 101, 102, 103, and 104 is 25 feet.
4. The minimum street side yard setback for Tracts 101, 102, 103, and 104 is 25 feet.
5. The minimum interior side yard setback for Tracts 101, 102, 103, and 104 is 0 feet.
6. The minimum rear yard setback for Tracts 101, 102, 103, and 104 is 15 feet.
7. The maximum building coverage for Tracts 101, 102, 103, and 104 is 85 percent.
8. The maximum impervious cover for Tracts 101, 102, 103, and 104 is 85 percent.
9. A maximum floor to area ratio does not apply to Tracts 101, 102, 103, and 104.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 9.** This ordinance takes effect on August 29, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_  
August 18, 2005

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§  
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\_\_\_\_\_  
*Will Wynn*

Will Wynn  
Mayor

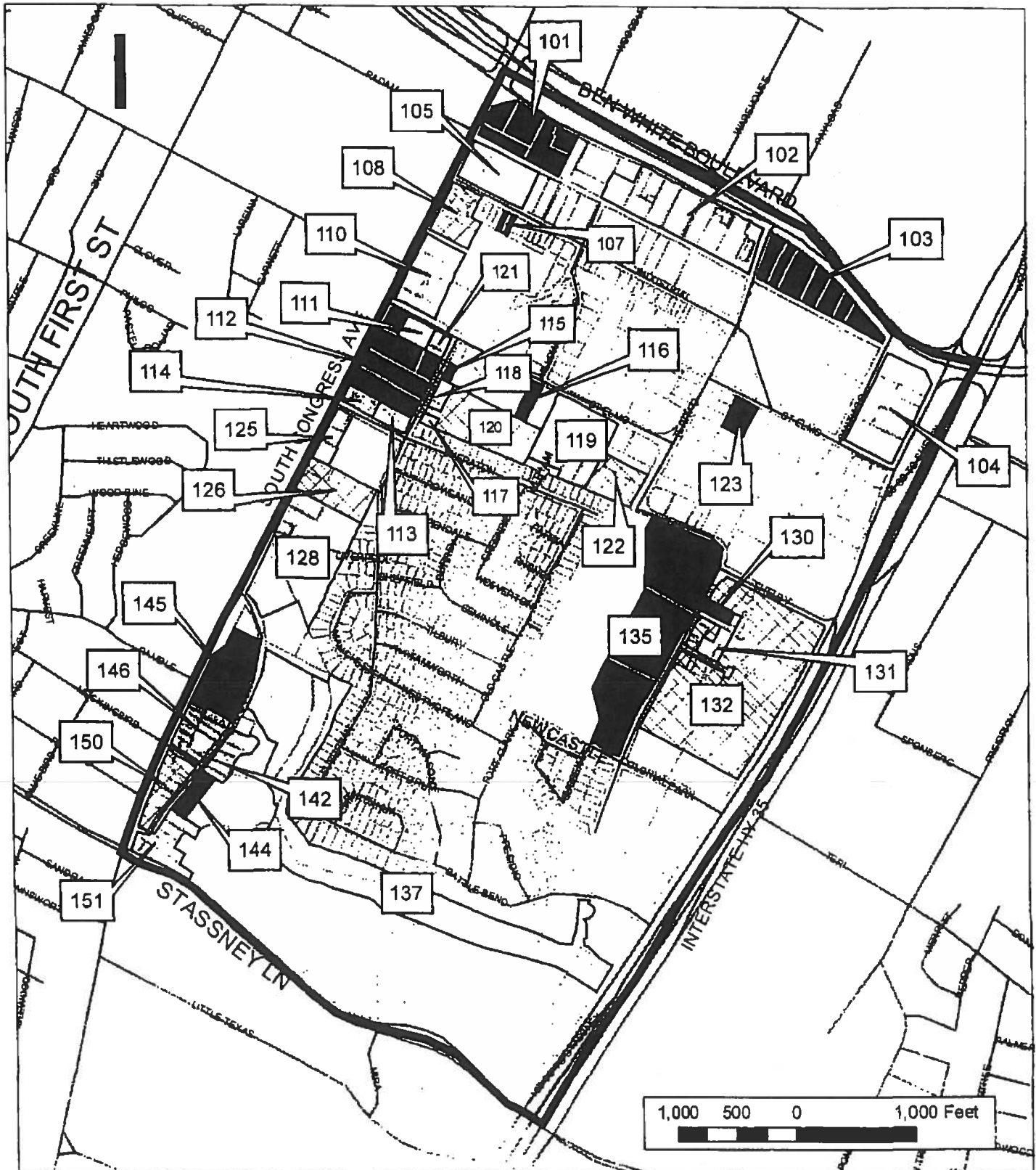
**APPROVED:**

\_\_\_\_\_  
*David Allan Smith*  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
*Shirley A. Brown*  
Shirley A. Brown  
City Clerk





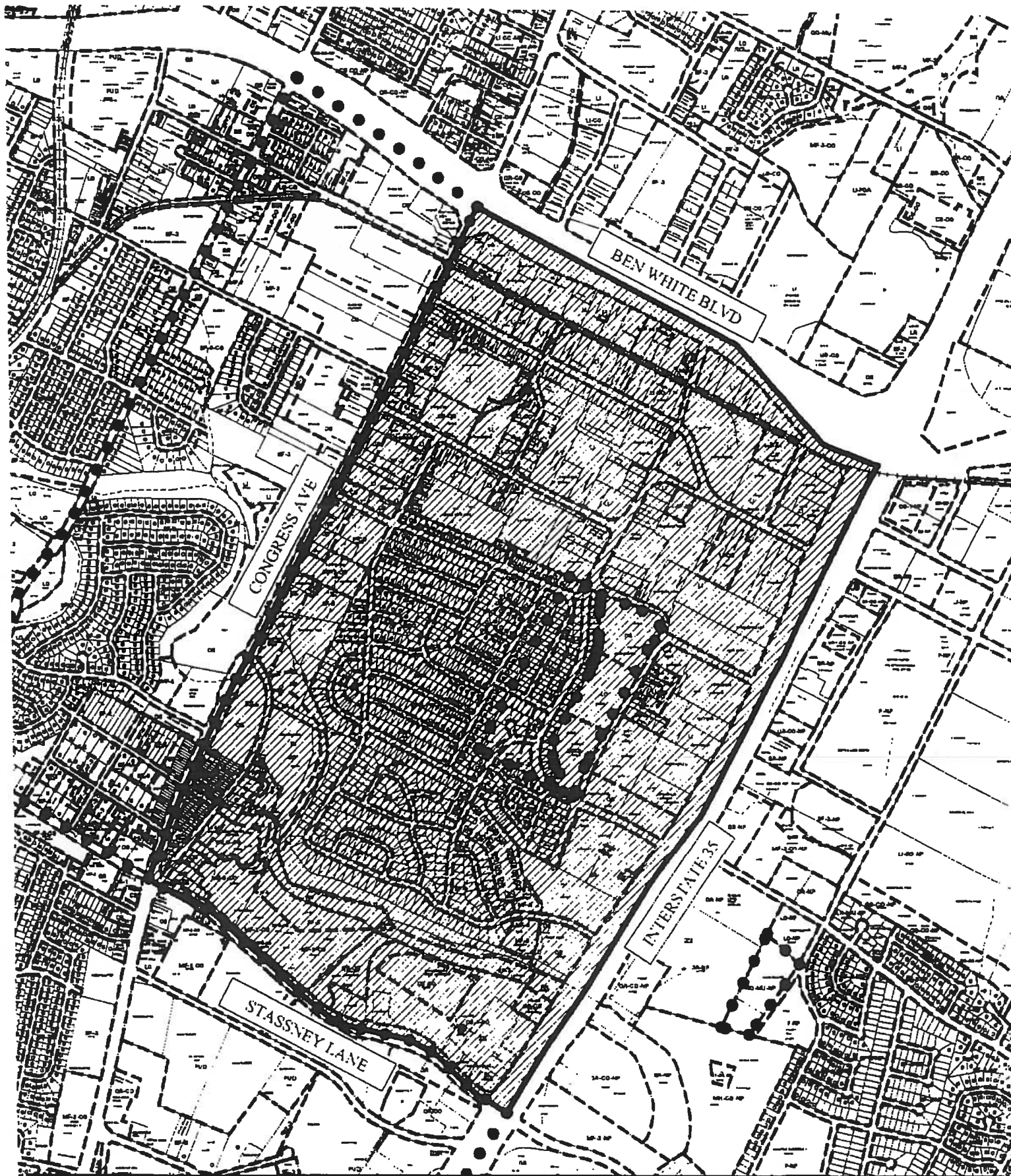
East Congress Neighborhood Planning Area:  
Proposed Tracts for Rezoning  
Case #C14-05-0107


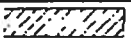




Exhibit A



City of Austin  
Neighborhood Planning and Zoning Department



 1" = 1200'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER H18-18
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0107		
	CASE MGR: W. WALSH	ADDRESS: EAST CONGRESS NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): N/A		
		DATE: 05-C7 INTLS: SM		



LandUseSolutionsTX.com

Michele Haussmann  
PRINCIPAL  
[REDACTED]

March 2, 2021

Mr. Jerry Rusthoven  
Housing and Planning Department  
City of Austin  
[Jerry.Rusthoven@AustinTexas.gov](mailto:Jerry.Rusthoven@AustinTexas.gov)

VIA Electronic Mail

Re: Zoning Application - Property located at 4108 S IH35 SVRD, SB City of Austin, Travis County, Texas ("Property")

Dear Mr. Rusthoven:

As representatives of the owner of the above stated Property, Savancer Land LLC ("Applicant"), we respectfully submit the enclosed zoning application and submittal package. The Property consists of 1.986 acres and the project is known as the Aloft Hotel. The Aloft Hotel is currently under construction (City File Number SP-2016-0581C). The Applicant is requesting a rezoning of the Property from LI-PDA-NP to LI-PDA-NP to allow for the Cocktail Lounge use as a permitted use instead of a conditional use. This will allow for the ground floor lobby bar in the hotel to be permitted. Please see the enclosed aerials, zoning map and exhibits for your review.

The following are the details of the request:

Address:	4108 S IH35 SVRD, SB
Acreage:	1.986 acres
Proposed Zoning:	LI-PDA-NP with Cocktail Lounge as Permitted Use
Existing Zoning:	LI-PDA-NP with Cocktail Lounge as Conditional Use

AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114

SAN ANTONIO 10003 NW Military Hwy, Ste 2215 | San Antonio, TX 78231 | 210.812.2222



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The LI-PDA-NP zoning was approved as part of the East Congress Neighborhood Plan, City Ordinance Number 20050818-Z004. The Property is Tract 104 in the Ordinance. A neighborhood plan amendment is not required as part of the rezoning request.

The Aloft Domain site plan is attached for your review. The lobby bar areas are highlighted in blue and total 5,700 square feet. The subject Aloft Hotel is requesting the same square footage for the lobby bar area.

Please let me know if you have any questions or need additional information. Thank you for your time and assistance.

Very truly yours,

Michele Haussmann

CC: Wendy Rhoades, Housing and Planning Department, *via electronic mail*  
Jim Young, Sabot Development, *via electronic mail*  
Trushyap Patel, Savancer Land LLC *via electronic mail*

AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114

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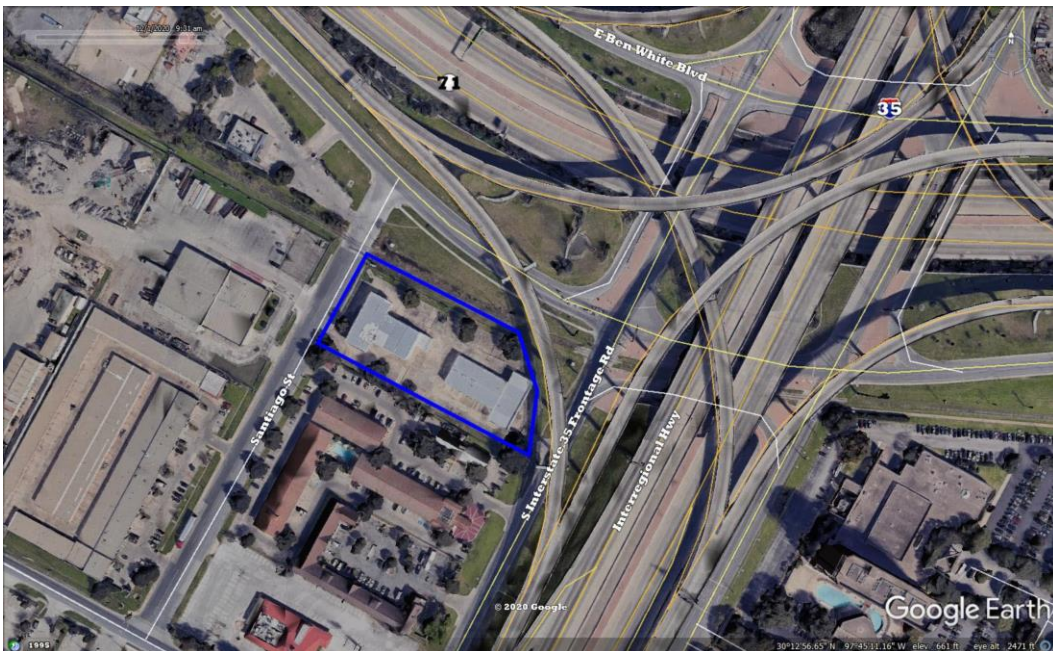
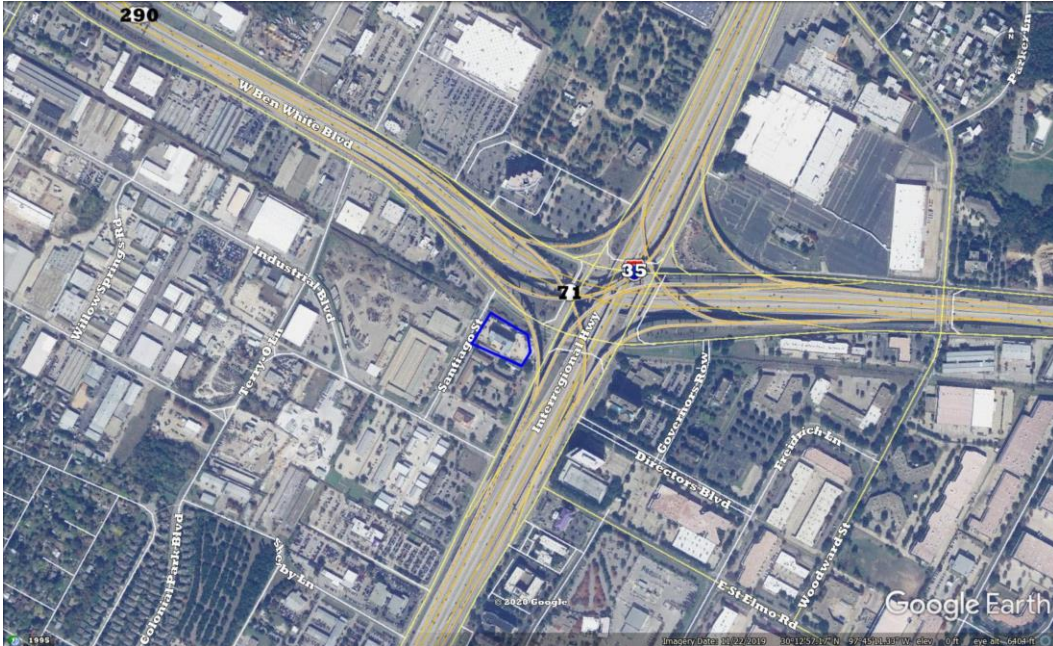
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# LANDUSE SOLUTIONS

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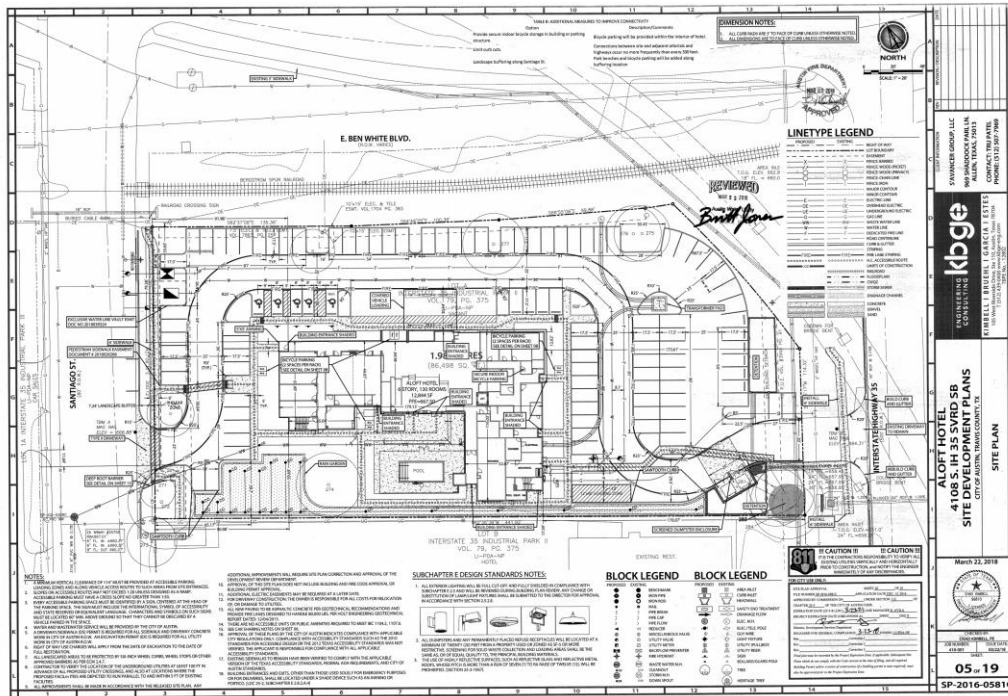
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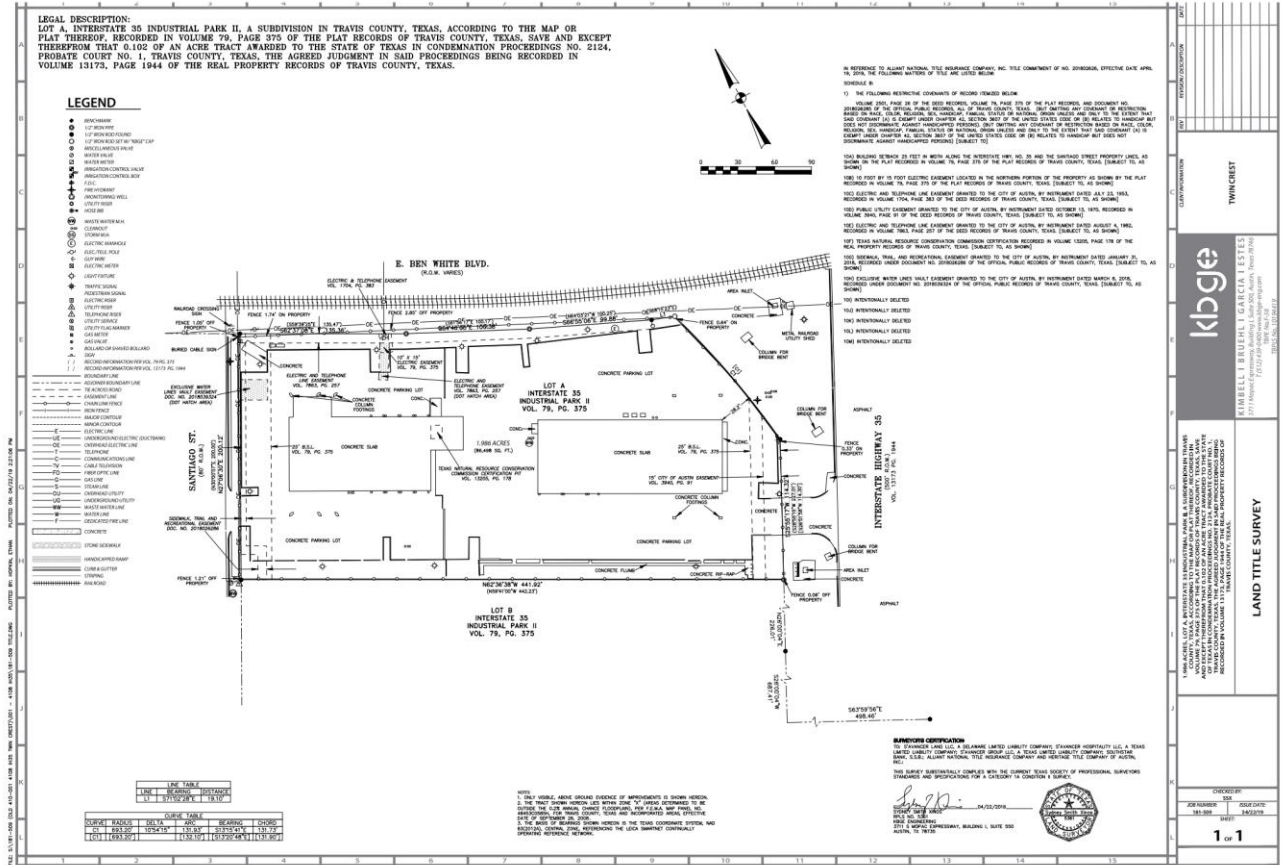
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**LEGAL DESCRIPTION:**  
LOT A, INTERSTATE 35 INDUSTRIAL PARK II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 79, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM THAT 0.102 OF AN ACRE TRACT AWARDED TO THE STATE OF TEXAS IN CONDEMNATION PROCEEDINGS NO. 2124, PROBATE COURT NO. 1, TRAVIS COUNTY, TEXAS, THE AGREED JUDGMENT IN SAID PROCEEDINGS BEING RECORDED IN VOLUME 13173, PAGE 1944 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

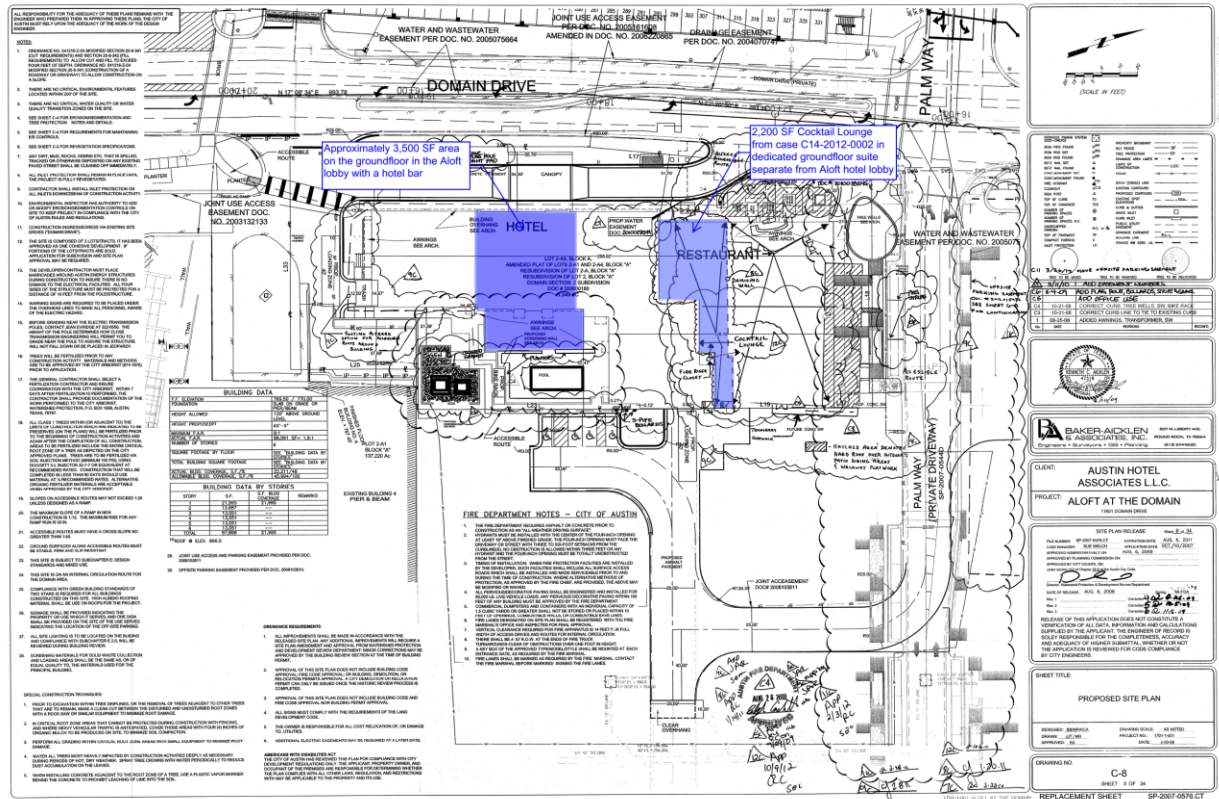
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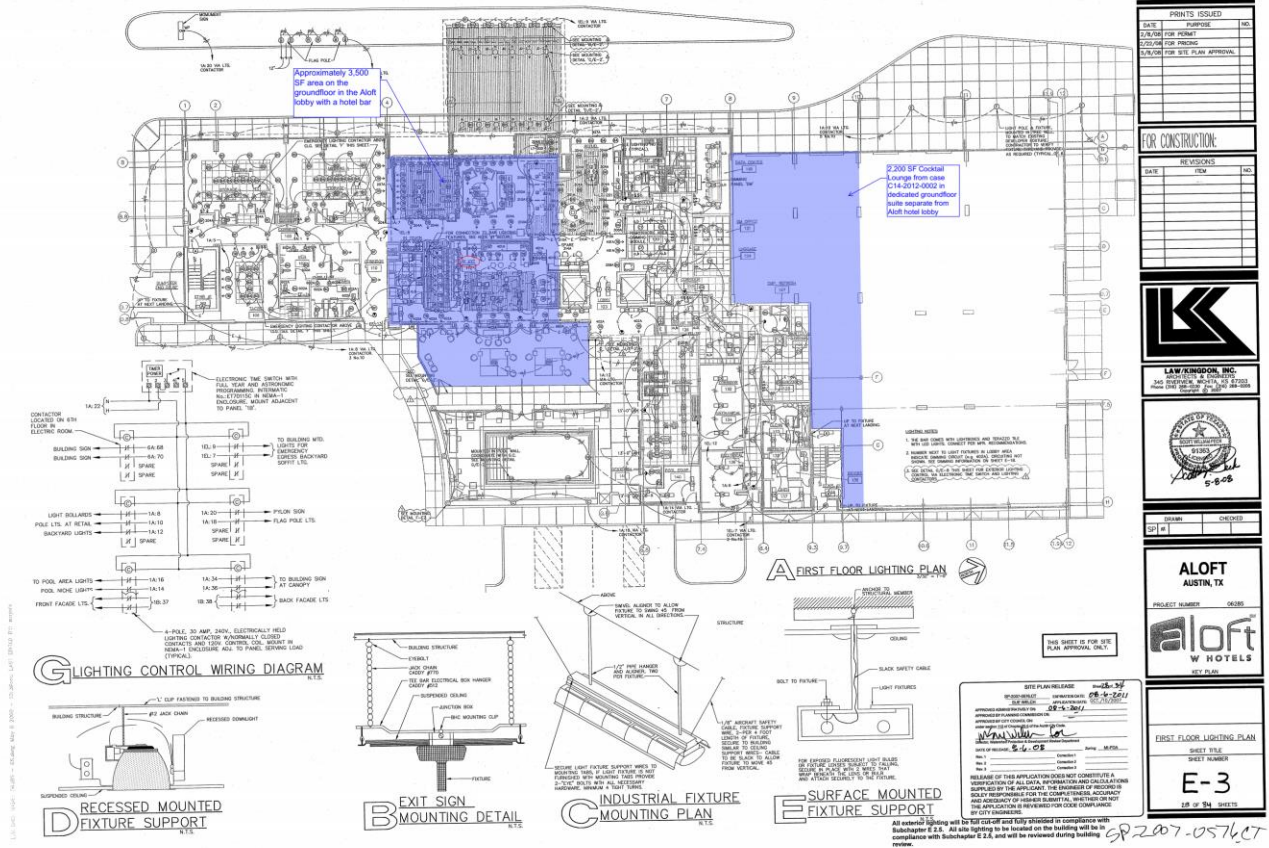
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DATE: April 22, 2021

TO: City of Austin Council Member, Pio Renteria-District 3

CC: Planning Commission - City of Austin Zoning Case Files  
Wendy Rhoades [Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)  
Applicant: Michele Haussmann michele@landusesolutionstx.com

FROM: South Congress Combined Neighborhood Plan Contact Team –  
SCCNPCT

RE: Re: **Letter of Support** for Aloft Hotel - Zoning Case: C14-2021-0030  
4108 S IH 35 SVRD, SB

Rezoning from LI-PDA-NP to LI-PDA-NP RE: Cocktail Lounge.

Dear Council Member Pio Renteria,

We wish to inform you that Ms. Michele Haussmann, the property owner/applicant's representative, has been working with the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) for rezoning the above-mentioned property.

The applicant developed the Aloft Hotel, which is currently under construction and almost completed. The applicant is requesting a rezoning of the property from LI-PDA-NP to LI-PDA-NP to allow Aloft Hotel Lobby Bar. The following use is an additional permitted use of the Property: **Cocktail Lounge**.

As Case Manager Wendy Rhoades confirmed, the rezoning of the property amends the PDA to add Cocktail Lounge as an additional permitted use.

It's our understanding that outdoor music will not take place on the property.

Please contact me if you have any questions regarding this case.

Sincerely,

Mario Cantu, Chair  
South Congress Combined NP Contact Team