

**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2015-0543C(XT2) **PC HEARING DATE:** June 27, 2023

**PROJECT NAME:** Green Pastures

**ADDRESS OF SITE:** 811 W Live Oak Street **COUNCIL DISTRICT:** 3

**NEIGHBORHOOD PLANNING AREA:** Bouldin Creek

**WATERSHED:** East & West Bouldin Creek **JURISDICTION:** Full-Purpose

**APPLICANT/  
OWNER:** AC 811 Live Oak LLC  
Mattie's at Green Pastures

**AGENT:** Civil & Environmental Consultants (512) 439-0400  
Chad Kimbell, P.E.  
1221 S. MoPac Exp, Suite 350  
Austin, TX 78746

**CASE MANAGER:** Jennifer Bennett (512) 974-9002  
[jennifer.bennett@austintexas.gov](mailto:jennifer.bennett@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three-year extension to a previously approved site plan. The proposed development includes the construction of two hotel buildings, parking garages, and associated improvements. The existing historic structure will be relocated onsite.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission consider the extension of this site plan permit by three years, from December 31, 2022 to December 31, 2025, based on the criteria from LDC Section 25-5-62(C)(1).

25-5-63(C) Extension of released site plan by the Land Use Commission: "the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*)."

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

(1) the director determines that:

- a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and

**SUMMARY OF SITE PLAN:**

**LAND USE:** The site is zoned GR-MU-CO-NP and GR-MU-H-CO-NP. At the time the original site plan application (SP-2015-0543C) was submitted for review, properties zoned as a historic landmark (H) or historic area (HD) combining district were exempt from the compatibility standards set forth in § 25-2-1051 through § 25-2-1082. Ordinance No. 20160922-080 later modified the compatibility standards and removed this exemption.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**PREVIOUS APPROVALS**

04/20/2017 Site Plan administrative approval. Permit expiration: 04/20/2020  
 03/24/2020 Various mayoral orders were passed in 2020 and 2021, which extended all permit and expiration dates during COVID. Permit expiration moved to 12/31/2021.  
 03/17/2022 One-year administrative extension approved. Permit expiration moved to 12/31/2022.

**PROJECT INFORMATION**

<b>SITE AREA</b>	5.67 acres	
<b>EXISTING ZONING</b>	GR-MU-CO-NP and GR-MU-H-CO-NP	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	0.35:1
<b>BUILDING COVERAGE</b>	71%	19.9%
<b>IMPERVIOUS COVERAGE</b>	84.8%	46.8%

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>North</i>	ROW then SF-3-NP	Single-Family Residential (located across W. Live Oak St)
<i>South</i>	SF-6-NP	Single-Family and Duplex Residential
<i>East</i>	SF-3-NP	Single-Family Residential
<i>West</i>	GR-MU-CO-NP; MF-4-NP; SF-3-NP	Apartment/Condo and Single-Family Residential

**ABUTTING STREETS**

<b>Street</b>	<b>Pavement Width</b>	<b>Classification</b>
Oak Crest Ave	approx. 30'	Level 1
S 4 <sup>th</sup> St	approx. 30'	Level 1
W Live Oak St	approx. 35'	Level 2

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Affordable Housing Corporation  
 Austin Independent School District  
 Austin Housing Authority  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Bouldin Creek Neighborhood Association  
 Bouldin Creek Neighborhood Plan Contact Team  
 Bouldin Creek Zoning Committee  
 Community Partnership for the Homeless  
 Friends of Austin Neighborhoods

Homeless Neighborhood Association  
 Housing Authority of Austin  
 Neighborhood Empowerment Foundation  
 Perry Grid 614  
 Preservation Austin  
 SELTexas  
 Sierra Club, Austin Regional Group  
 South Central Coalition



April 20, 2023

Development Services Department  
City of Austin  
6310 Wilhelmina Delco Dr.  
Austin, Texas 78752

Subject: Green Pastures SP-2015-0543C (XT2)  
CEC Project 181-602

Dear DSD Staff,

On behalf of AC 811 W LIVE OAK LLC, CEC is submitting this letter to provide detailed information on how we are meeting the requirements of subsection C (1) and C (2) of Section 25-5-62- Extension of Released Site Plan by Director. Per this subsection, the extension should meet one of the four options in C (1) a) through d). We feel we comply fully with a, b, c and d. We also comply fully with C (2).

Please see our detailed responses to each of the codes sections below:

- a) The site plan substantially complies with the requirements that apply to a new application for site plan approval;

The site plan received a 1-year extension prior to this request for a second extension. During that review we showed compliance with new application requirements. We also had a correction approved prior to this new extension request. This site plan substantially complies with new application code. We've shown how the infrastructure can handle Atlas 14 rainfall events and we continue to provide green water treatment by using rain gardens to handle our water quality. All detail sheets have been updated to the most up-to-date City of Austin Standard details.

- b) The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;

After approval of the site plan, COVID occurred, and the hotel capital markets took a major hit and underwent a lot of change. The hotel components of this site plan were revised to reflect the market and lender changes. The owner has signed a letter of intent with a GC, obtained building permits for the second phase just prior to the expiration of the first extension, and construction is imminent.

- c) The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

The first phase of the site plan is complete. This phase included the interior remodeling of the previous Green Pastures restaurant, and the improvement of the restaurant's landscape, hardscape and parking areas associated with the restaurant. In addition, gas, water, and underground electric infrastructure were constructed for not only this first phase but also to handle the future hotel phases.

CEC Project 301-674

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April 20, 2023

- d) The applicant has constructed a significant portion of the infrastructure required for development of the original site plan;

Gas, water, and underground electric infrastructure were constructed for not only this first phase of this site plan but also to handle the future hotel phases.

C (2) The site plan did not require a Traffic Impact Analysis as the number of trips per day is less than 2,000 trips per day. However, a neighborhood traffic study was approved during the initial site plan. The uses have not changed, and the current site plan continues to fall within the study parameters. A street impact fee is now imposed since original site plan approval and all new building permits will continue to pay this fee.

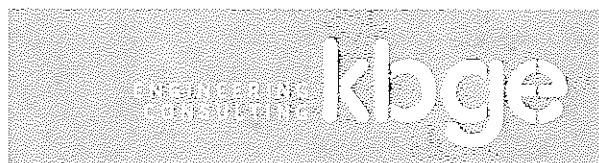
Please accept the following informative letter describing compliance to Section 25-5-62- Extension of Released Site Plan by Director. If you have any questions or concerns, please feel free to contact me at 512.439.0400 or [ckimbell@cecinc.com](mailto:ckimbell@cecinc.com).

Sincerely,



Chad Kimbell, P.E.  
Vice President





105 W Riverside, Suite 110  
Austin, Texas 78704  
512 | 439 | 0400  
kbge-eng.com

KIMBELL | BRUEHL | GARCIA | ESTES

December 28, 2015

Mr. Greg Guernsey  
Director, Planning and Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

RE: Consolidated Site Plan Application  
Green Pastures (Tracking # 11451995)  
811 W. Live Oak Street  
City of Austin, Travis County, Texas

Dear Mr. Guernsey:

This letter is to respond to the incomplete determination of the Green Pastures Consolidated Site Plan application submittal. All sections were deemed complete (some with FYIs) with the exception of water quality engineering which received an incomplete designation. The comment from Mr. Goswami, the water quality reviewer, is as follows:

WQ: Site does not qualify for FIL. Please provide WQ for entire site.

Response: We respectfully ask staff to consider a portion of the site for Fee-In-Lieu (FIL) of water quality controls. In our engineering opinion, this FIL portion should be classified as a Type 1 Category per ECM 1.6.4.a- Urban Watersheds Structural Control Fund Acceptance Guidelines, as it contains "development with run-off that sheet flows over pervious cover, prior to being concentrated". We met with Benny Ho and have provided his email stating that our request to be considered under ECM 1.6.4.a will suffice for WQ to be deemed complete.

In addition, the following comments are FYIs:

TR: TIA IS REQUIRED

Response: A revised determination worksheet and email response is provided in this resubmittal. No TIA is required.

SP: Please break down (FAR, IC, Building Coverage) by Zoning District

**Response:** Comment noted; however FAR, IC and Building Coverage are proposed only in the GR zoned parts of the tract. We will add a note to the plan and adjust the data table for GR zone only prior to formal submittal.

Right of Way (ROW)

Requirement:

Applicants for Development Permit (Site Plan/General Permits/Excavations) that will utilize 25' or greater in the Downtown Austin Project Coordination Zone (DAPCZ) or 300' or greater in a full purpose COA jurisdiction; must submit their project for AULCC review. (All projects less than the 300' or 25' in DAPCZ are reviewed as a small project notification).

ATD/ROW Mgmt:

Austin Utility Location Committee (AULCC) review required for ROW approval per Utility Criteria Manual Sec. 3.2.0

REZA.SEDGHY@AUSTINTEXAS.GOV

FYI: 1) AULCC Submittals is required  
2) DAPCZ Coordination is required

**Response:** We will submit for AULCC as soon as possible as well as attending and coordination with DAPCZ.

ORES: License Agreement Required for Site Plan Approval.

Email: Andy.Halm@austintexas.gov

FYI: For proposed landscape and trees within ROW. Is any portion of the proposed building encroaching into a PUE? If any proposed landscape or building encroaches into any easement, we need to discuss an easement release or license agreement.

**Response:** Comment noted. We are not proposing landscape or trees within the ROW nor are we proposing buildings within a PUE.

FYI: Add this note or a Traffic Control Plan

Note:

This note is being placed on the plan set in place of an temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/representative further recognize that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by ROW Management
- No long-term land closures will be authorized, unless ROW Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities

Eva.Moore@austintexas.gov

Response: Comment noted. We will add this note to the plan prior to formal submittal.

If you have any questions or concerns, please feel free to contact me directly at [chad@kbge-eng.com](mailto:chad@kbge-eng.com) or 512-439-0400.



Chad Kimbell, P.E.  
Principal  
KBGE



## Legend

### Property

Jurisdictions (No Fill)

 FULL PURPOSE


### Appraisal Districts

TCAD Parcels



### Jurisdictions Fill

Jurisdiction

 FULL PURPOSE

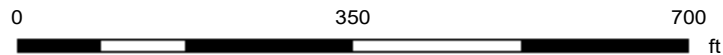
### Zoning 1

Zoning Text



## Notes

Green Pastures



6/20/2023

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







RIGHT-OF-WAY MANAGEMENT STANDARD NOTES

1. FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO VIOLATIONS WITHOUT A PERMIT OR AN EXPIRED PERMIT WITHIN THE CITY OF AUSTIN ROW AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE UNTIL THE VIOLATION IS CORRECTED. FOLLOWING IS THE INVESTIGATION FEE SCHEDULE FOR VIOLATIONS OF PUBLIC SAFETY:
- A. NO OR EXPIRED PERMIT - EQUAL TO THE COST OF THE PERMIT
- B. VIOLATION OF PERMIT CONDITIONS, RESTRICTION LIMITS, TIMES AND LOCATIONS ON ROW PERMIT - \$250
- C. IMPROPER ADVANCE WARNING SIGN - \$250
- D. IMPROPER USE OF DEVICE - \$250
- E. FAILURE TO CORRECT DEFICIENCY - \$250
- F. RESTRICTING TRAFFIC DURING HOURS - EQUAL TO THE COST PEAK OF THE PERMIT
- G. VIOLATION OF PEAK HOUR - UP TO A 4 DAY SUSPENSION OF WORK RESTRICTIONS
2. CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE STREETS RIGHT OF WAY.
3. CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL (512)974-1150 FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE.
4. FOR WORK AT SIGNALIZED INTERSECTIONS THE CONTRACTOR MUST DIAL 311 OR (512)974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE.
5. CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW.
6. CONTRACTOR MUST DIAL 311 OR (512)974-2000 TO INITIATE A CLAIMS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO START OF WORK.
7. CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK.
8. STORAGE OF EQUIPMENT OR MATERIAL IN ROW.
- A. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WHEN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
- B. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO NO MORE THAN THE MATERIAL REQUIRED FOR THREE DAYS OF PRODUCTION. THIS MATERIAL SHALL BE PROTECTED BEHIND WATER-FILLED BARRIER.
- C. EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
9. NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME.
10. PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE FROM 6AM TO 9AM AND 4PM TO 6PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN.
11. EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC LANES. FOR EXCAVATIONS EXCEEDING A TRAVERSE WIDTH OF 6 FEET, THE CONTRACTOR SHALL PROVIDE AND ENGINEERED PLATING PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION. EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL FLATWORK AND UTILITY TIE-INS. ANY WORK OVERHEAD WITHIN 25 FEET OF EXISTING PEDESTRIAN PATHWAYS WILL REQUIRE PEDESTRIAN COVERED WALKWAYS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A 14-DAY MAXIMUM PERIOD AND SHALL BE COMPLETED IN PHASES AS TO NOT CLOSE MORE THAN ONE BLOCK AT A TIME.
12. "ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF AUSTIN STANDARD DETAILS FOR SIGN SPACING.
13. DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS.
14. ADA COMPLIANCE SHALL BE MAINTAINED THROUGH STABILIZED CONSTRUCTION ENTRANCE.
15. BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCD CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
16. FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF AUSTIN STANDARD 804S-4 SERIES DETAILS.
17. ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF AUSTIN STANDARD DETAIL 1100S-4.
18. INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON WEEKENDS.
19. THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD 800 SERIES DETAILS.

CAR-SHARING SERVICE NOTES:

1. THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR SHARING VEHICLE IS BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
2. THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
3. A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
4. PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.
5. ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT, ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.
6. SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
7. THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
8. IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

NOTE: BUILDINGS F AND F ARE ACCESSORY TO THE HOTEL (LAUNDRY AND GREENHOUSE)

PROVIDED PARKING TABLE					
PARKING FACILITY	STANDARD SPACES	ACCESSIBLE HANDICAP	VAN ACCESSIBLE	COMPACT	LOADING
SURFACE	1	2	2	0	1
UNDERGROUND	47	0	0	4	0
BUILDING C (PHASE 1)	6	0	0	0	0
BUILDING C (PHASE 2)	16	8	0	0	0
BUILDING D (PHASE 1)	17	0	0	0	0
BUILDING D (PHASE 2)	94	0	0	0	0
*surface parking for phase 1 at buildings C and D will be replaced by carousal parking					
*surface parking for phase 1 at building E will be replaced by building in phase 2					
BUILDING E (PHASE 1)	5	0	0	0	0
BUILDING E (PHASE 2)	0	0	0	0	0
TOTAL PARKING					
(PHASE 1)	76	2	2	4	1
(PHASE 2)	110	8	0	0	0
(PARKING REMOVED IN PHASE 2)	28	0	0	0	0
FINAL PARKING	158	10	2	4	1
TOTAL BICYCLE	16				

NOTE: PHASE 2 ACCESSIBLE HANDICAP SPACES ARE LOCATED IN BUILDING C

TREELIST

#	(R/D/H/M)	SIZE	TYPE	MULTI-TRUNK
201	(R)	17"	HACKBERRY	
202	(R)	14"	HACKBERRY	
203	(R)	8"	CEDAR ELM	
204	(R)	8"	CEDAR ELM	
205	(R)	18.5"	HACKBERRY (14", 9")	
206	(R/M)	5"	MULBERRY	
207	(R)	5"	MULBERRY	
208	(R)	4"	MULBERRY	
209	(R)	5"	MULBERRY	
210	(R/M/P)	22"	COTONWOOD (17", 10")	
211	(R/M)	5.5"	HACKBERRY (4", 3")	
212	(R)	12"	TRE	
213	(R)	14"	LIGUSTRUM	
214	(R)	13"	LIGUSTRUM	
215	(R)	14"	WALNUT	
216	(R)	13"	LIGUSTRUM	
217	(R)	17"	LIGUSTRUM	
218	(R)	17"	LIGUSTRUM	
219	(R)	17"	LIGUSTRUM	
220	(R)	10"	LIGUSTRUM	
221	(R)	13"	LIGUSTRUM	
222	(R)	18"	LIGUSTRUM	
223	(R)	14"	LIGUSTRUM	
224	(R)	15"	LIGUSTRUM	
225	(R)	15"	LIGUSTRUM	
226	(R)	15"	LIGUSTRUM	
227	(H)	29"	CREPE MYRTLE	
228	(R)	19"	LIGUSTRUM	
229	(R)	19"	LIGUSTRUM	
230	(M)	8.5"	LIGUSTRUM	
231	(M)	11"	CREPE MYRTLE	
232	(R)	11"	CREPE MYRTLE	
233	(R)	11"	CREPE MYRTLE	
234	(R)	11"	CREPE MYRTLE	
235	(R)	11"	CREPE MYRTLE	
236	(R)	11"	CREPE MYRTLE	
237	(H)	25"	LIGUSTRUM	
238	(H)	25"	LIGUSTRUM	
239	(M/H)	18.5"	LIGUSTRUM	
240	(M/H)	27"	LIGUSTRUM	
241	(P)	21.5"	LIGUSTRUM	
242	(R)	15.5"	LIGUSTRUM	
243	(R)	15.5"	LIGUSTRUM	
244	(P)	20"	LIGUSTRUM	
245	(R)	12.5"	LIGUSTRUM	
246	(M/H)	28.5"	LIGUSTRUM	
247	(R)	12"	LIGUSTRUM	
248	(M/H)	16"	LIGUSTRUM	
249	(M/P)	20.5"	LIGUSTRUM	
250	(M/P)	16"	LIGUSTRUM	
251	(R)	15.5"	LIGUSTRUM	
252	(R)	9"	LIGUSTRUM	
253	(R)	13"	LIGUSTRUM	
254	(M/H)	24"	LIGUSTRUM	
255	(M/H)	24"	LIGUSTRUM	
256	(R)	15"	CREPE MYRTLE	
257	(R)	15"	CREPE MYRTLE	
258	(R)	15"	CREPE MYRTLE	
259	(R)	15"	CREPE MYRTLE	
260	(M/H)	28.5"	LIGUSTRUM	
261	(M/H)	28.5"	LIGUSTRUM	
262	(M/H)	38.75"	LIGUSTRUM	
263	(P)	21"	LIGUSTRUM	
264	(R)	13"	CREPE MYRTLE	
265	(R)	13"	CREPE MYRTLE	
266	(H)	31"	LIGUSTRUM	
267	(H)	31"	LIGUSTRUM	
268	(H)	31"	LIGUSTRUM	
269	(H)	31"	LIGUSTRUM	
270	(R)	15.5"	LIGUSTRUM	
271	(R)	15.5"	LIGUSTRUM	
272	(R)	15.5"	LIGUSTRUM	
273	(R)	15.5"	LIGUSTRUM	
274	(R)	15.5"	LIGUSTRUM	
275	(R)	15.5"	LIGUSTRUM	
276	(R)	15.5"	LIGUSTRUM	
277	(R)	15.5"	LIGUSTRUM	
278	(R)	15.5"	LIGUSTRUM	
279	(M/P)	21"	LIGUSTRUM	
280	(M/P)	21"	LIGUSTRUM	
281	(M/P)	21"	LIGUSTRUM	
282	(M/P)	21"	LIGUSTRUM	
283	(R)	14"	LIGUSTRUM	
284	(R)	14"	LIGUSTRUM	
285	(R)	14"	LIGUSTRUM	
286	(R)	14"	LIGUSTRUM	
287	(R)	14"	LIGUSTRUM	
288	(R)	14"	LIGUSTRUM	
289	(H)	36"	LIGUSTRUM	
290	(H)	36"	LIGUSTRUM	
291	(H)	36"	LIGUSTRUM	
292	(H)	36"	LIGUSTRUM	
293	(H)	36"	LIGUSTRUM	
294	(H)	36"	LIGUSTRUM	
295	(H)	36"	LIGUSTRUM	
296	(H)	36"	LIGUSTRUM	
297	(H)	36"	LIGUSTRUM	
298	(M/H)	26.5"	LIGUSTRUM	
299	(M/H)	16.5"	LIGUSTRUM	
300	(P)	20"	LIGUSTRUM	
301	(R)	12"	HACKBERRY	
302	(R)	8"	HACKBERRY	
303	(R)	8"	HACKBERRY	
304	(R)	15.5"	LIGUSTRUM	
305	(R)	11"	LIGUSTRUM	
306	(R)	16"	LIGUSTRUM	
307	(R)	23"	LIGUSTRUM	
308	(P)	21"	LIGUSTRUM	
309	(P)	8.5"	MAGNOLIA	
310	(P)	11"	MAGNOLIA	
311	(P)	19.5"	LIGUSTRUM	
312	(H)	31"	LIGUSTRUM	
313	(H)	11.5"	LIGUSTRUM	
314	(H)	22.5"	LIGUSTRUM	
315	(H)	20"	LIGUSTRUM	
316	(H)	19"	LIGUSTRUM	
317	(H)	17"	LIGUSTRUM	
318	(H)	22"	LIGUSTRUM	
319	(H)	22"	LIGUSTRUM	
320	(H)	18.5"	LIGUSTRUM	
321	(H)	14.5"	LIGUSTRUM	
322	(H)	14.5"	LIGUSTRUM	
323	(H)	17.5"	LIGUSTRUM	
324	(H)	18"	LIGUSTRUM	
325	(H)	17"	LIGUSTRUM	
326	(H)	25"	LIGUSTRUM	

TREE SURVEY PERFORMED BY KBGE SURVEYING LLC.  
DATE: 05/18/2016

(R) = TREE TO BE REMOVED  
(ROW) = TREE IN RIGHT OF WAY  
(D) = DISEASED DEAD  
(M) = MULTI TRUNK  
(H) = HERITAGE  
(P) = PROTECTED

ZONING TABLE

BY ZONING DISTRICT				ENTIRE SITE	
ZONING	GR-MU-CO-NP	GR-MU-H-CO-NP	SF-3-NP	GR-MU-CO-NP, GR-MU-H-CO-NP, SF-3-NP	
EXISTING LAND USE	RESTAURANT	RESTAURANT	RESIDENTIAL/OFFICE****	RESTAURANT/RESIDENTIAL/OFFICE****	
PROPOSED LAND USE	RESTAURANT/ HOTEL	RESTAURANT/ HOTEL	OFFICE****	RESTAURANT/ HOTEL/OFFICE****	
SITE ACREAGE OR GROSS SITE AREA	0.67 AC (29,085 SF)	4.35 AC (189,503 SF)	0.65 AC (28,571 SF)	5.67 AC (247,159 SF)	
MAX IMP. COVER	0.09 AC (3,960 SF) (9.0%)	0.32 AC (13,963 SF) (9.0%)	0.08 AC (3,485 SF) (9.0%)	0.34 AC (13,963 SF) (9.0%)	
IMP. COVER	14,710 SF (50.6%)	100,305 SF (53.0%)	779 SF (2.7%)	115,794 SF (46.8%)	
MAX BUILDING COVERAGE	21,814 SF (75%)	142,127 SF (75%)	11,428 SF (40%)	175,369 SF (71%)	
BUILDING COVERAGE	6,127 SF (21.1%)	42,394 SF (22.3%)	629 SF (2.2%)	49,150 SF (19.9%)	
GROSS FLOOR AREA**	10,072 SF	70,184 SF	629 SF	80,885 SF	
NUMBER OF STORIES					
MAXIMUM BUILDING HEIGHT***	45 FEET***	45 FEET	35 FEET	45 FEET	
BUILDING HEIGHT**	SEE BUILDING CALCULATIONS TABLE	SEE BUILDING CALCULATIONS TABLE		SEE BUILDING CALCULATIONS TABLE	
FOUNDATION TYPE	SLAB ON GRADE	SLAB ON GRADE	EXISTING PIER & BEAM	SLAB ON GRADE/EXISTING PIER & BEAM	
REQUIRED PRIVATE COMMON					
OPEN SPACE	1,454 SF (5%)	9,475 SF (5%)	-	10,929 SF (5%)	
PROVIDED PRIVATE COMMON					
OPEN SPACE	6,588 SF (22.7%)	16,736 SF (8.8%)	-	23,324 SF (10.7%)	
MAX FAR	1:1	1:1	1:1	1:1	
FAR	0.35:1	0.35:1	0.35:1	0.35:1	

\*Per Ordinance No. 020523-33, Zoning Case No. C14-02-0031

\*\*See Building Data Table for GFA per Building

\*\*\*Compatibility Standards lower the max building height, see elevations

\*\*\*\*Existing nonconforming use to remain

BUILDING DATA TABLE

	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	BUILDING F
GROSS FLOOR AREA (SF)	31,467	41,432	1,262	4,360	1,916	629
BUILDING COVERAGE (SF)	10,910	17,311	1,262	4,360	1,122	629
HEIGHT (FT)	37.54	38.17	39.73	37.75	20.8	14.25
BUILDING USE	HOTEL	HOTEL	PARKING	PARKING	HOTEL LAUNDRY/OFFICES	HISTORIC HOUSE
HOTEL ROOMS	42	63	-	-	-	-
HEIGHT (FT.)/(STORY'S)/(ELEV.)	37.54/3/608.0'	38.17/3/601.6'	39.73/3/	37.75/3/	20.80/2/591.8'	14.25/1/585.33'

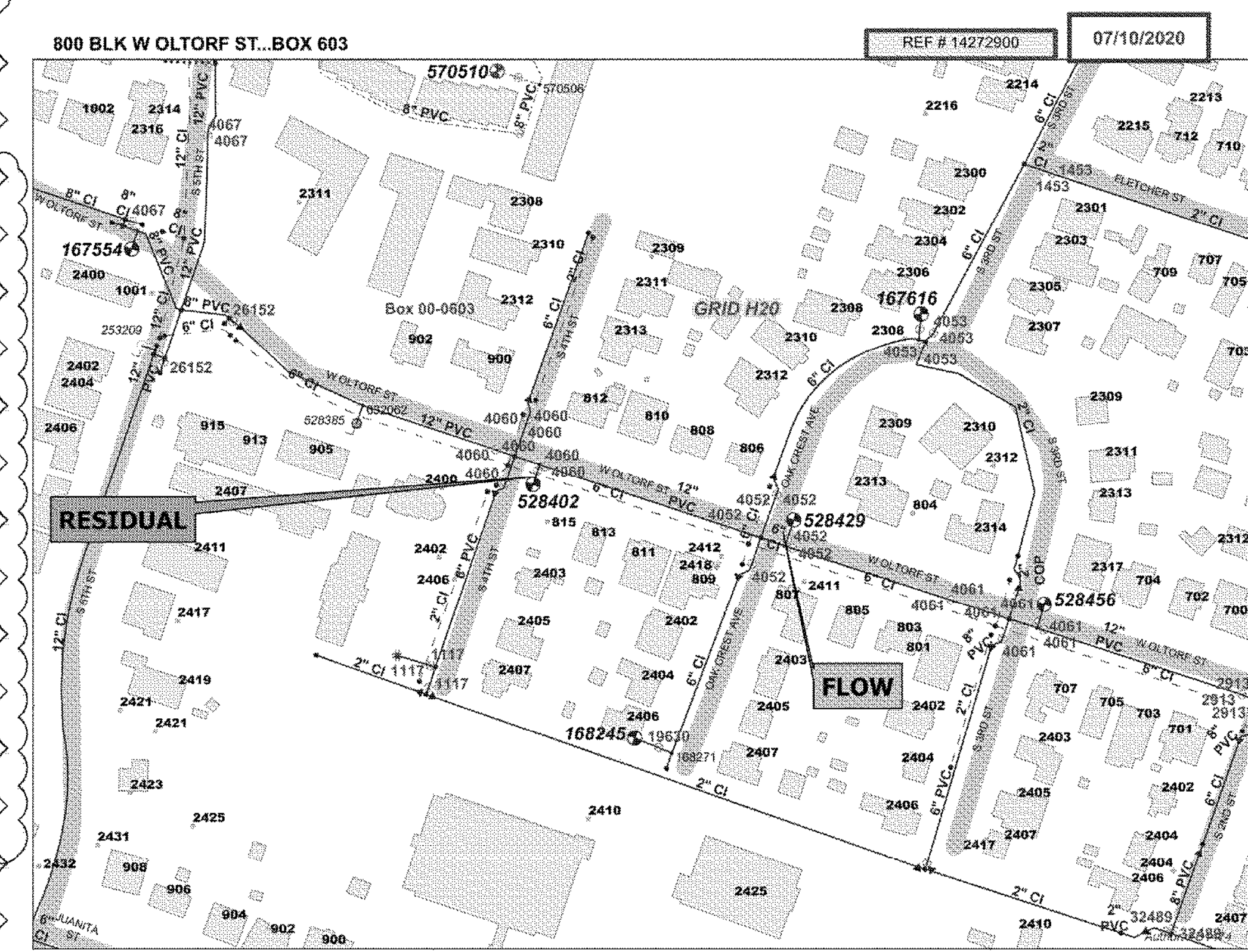
EXISTING PARKING TABLE (PER SP EXEMPTION DA-2015-1022)

LAND USE	BLDG (SF)	CONVERSION	SPACES REQUIRED	PARKING PROVIDED	DEFICIENCY
RESTAURANT (GENERAL) > 2500 SF	12,752 SF	1 SPACE/75 SF	170	100	70
PROFESSIONAL OFFICE	328 SF	1 SPACE/275 SF	1	1	0
TOTAL	13,080 SF	N/A	171	101	70

\* 9 EXISTING SPACES REMOVED BY THIS SITE PLAN FROM THE APPROVED SP EXEMPTION.

REQUIRED PARKING TABLE

LAND USE	COUNT (PHASE 1)	COUNT (PHASE 2)	CONVERSION	SPACES REQUIRED (PHASE 1)	SPACES REQUIRED (PHASE 2)	TOTAL SPACES REQUIRED	OFF-STREET LOADING REQUIREMENTS
HOTEL-MOTEL	63	42	1.1 SPACES PER UNIT	69	46	115	1 - 12'x45' SPACE
SINGLE-FAMILY RESIDENTIAL	1		2 SPACES PER UNIT	2	0	2	
ADDITIONAL ROOMS	7		1.1 SPACES PER UNIT	8	0	8	
CAR SHARING REDUCTION						10	
TOTAL BICYCLE PARKING (5% OF REQUIRED PARKING)						6	
EXEMPTION LOST SPACES	9					9	
TOTAL REQUIRED PARKING SPACES						124	
20% URBAN CORE REDUCTION						25	
REDUCED REQUIRED TOTAL						100	



REPLACEMENT SHEET

PROPOSED FIRE FLOW DEMAND

GREEN PASTURES

811 W. LIVE OAK STREET

City of Austin, Travis County, Texas

Date: January 7, 2016

NOTE: NFPA 13 SPRINKLER SYSTEM WILL BE USED THROUGHOUT

<b>Hotel - Building A</b>
Total Floor Area = 31,467 SF
Type of Construction = Type VB
Required Fire Flow = 4,750 GPM
Sprinkler Reduction = 75%
Reduced Fire Flow = 4,750 x .25 = 1,188 GPM
Required Fire Flow = 1,500 GPM

<b>Hotel - Building B</b>
Total Floor Area = 39,258 SF
Type of Construction = Type VB
Required Fire Flow = 5,250 GPM
Sprinkler Reduction = 75%
Reduced Fire Flow = 3,750 x .25 = 1,313 GPM
Required Fire Flow = 1,500 GPM

<b>Parking Structure - Building C</b>
Total Floor Area = 1,262 SF
Type of Construction = Type IIB
Required Fire Flow = 1,500 GPM

<b>Parking Structure - Building D</b>
Total Floor Area = 4,360 SF
Type of Construction = Type IIB
Required Fire Flow = 1,500 GPM

<b>Parking Structure - Building E</b>
Total Floor Area = 1,122 SF
Type of Construction = Type VB



# REPLACEMENT SHEET

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13

SITE PLAN APPROVAL. SHEET 07 OF 45  
FILE NUMBER SP-2015-0543C APPLICATION DATE NOV. 25, 2015  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION 112 OF  
ARTICLE 25-5 OF THE CITY OF AUSTIN CODE. SCOTT  
PROTECTION DATE: D5-81 LOC \_\_\_\_\_ CASE MANAGER: GRANTHAM  
PERMIT EXPIRATION DATE (ORD.#97095-A) \_\_\_\_\_ DWPV \_\_\_\_\_ PDZ X

Director, Planning and Development Review GR-MU-H-CO-IP,  
RELEASED FOR GENERAL COMPLIANCE: GR-MU-CO-IP,  
ZONING SC-3 NP

Rev. \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. \_\_\_\_\_ Correction 3 \_\_\_\_\_

*Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site  
Plans which do not comply with the Code current at the time of filing, and all required  
Building Permit and/or a notice of construction (if a building permit is not required), must  
also be approved prior to the Project Expiration Date.*

SP-2015-05430



**Bennett, Jennifer**

---

**From:** Milena Boytchef [REDACTED]  
**Sent:** Tuesday, June 20, 2023 10:17 AM  
**To:** Bennett, Jennifer; Shaw, Todd - BC  
**Cc:** Qadri, Zo; Roger Borgelt; [REDACTED] Matthew O'Hayer; [REDACTED] Jackie and Evan; Peter Minshall; Antony Cherian; Roig, Jose G; [REDACTED]  
**Subject:** Letter of Concern re Green Pastures Site Permit Extension SP-2015-0543C(XT2)  
**Attachments:** Letter to the Planning Commission FV.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**External Email - Exercise Caution**

Dear Chairman Shaw, dear Jennifer,

I hope this message finds you well. I am reaching out to express both my personal and my neighbors' reservations regarding the ongoing extension application for the Green Pastures site permit SP-2015-0543C(XT2), which, in our view, does not align with the prevailing Land Development Code. I have included a detailed letter with this email to explain our concerns.

We are looking forward to discussing these issues during the upcoming public hearing scheduled for June 27th, 2023.

Should you need any additional details, please feel free to contact us at your earliest convenience.

Kind regards,

Milena Boytchef and Bouldin Creek Neighbors

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).



**June 19th, 2023**

**Todd Shaw, Chair  
City of Austin Planning Commission**

**Subject: Green Pastures Site Permit Extension SP-2015-0543C(XT2)**

Dear Chairman Shaw, dear Planning Commissioners:

This letter is a formal request to the planning commission to decline the application for the extension of the existing site permit for 811 West Live Oak Street as the requisite criteria detailed in the Land Development Code 25-5-62 for such an extension have not been met. We urge that the proposed development be acknowledged as a new project and be required to conform to the prevailing current Land Development Code of Austin. This action will guarantee that all new developments, what this project actually is, adhere to current regulations to the furthest extent feasible. This case should not set a precedent, nor should it foster an environment where there's a lack of fairness, justice, or equality for the residents and developers in the City of Austin.

*This image was taken on June 18th, 2023 and depicts exactly the site in 811 W Live Oak St where the hotel should have been built since applied for in 2015. Despite the considerable time elapsed, no structure or significant infrastructure has been constructed.*



The initial application for the project's site permit was made in November 2015 and subsequently approved in April 2017 for a three-year period. A building permit was also issued in February 2019. Despite these permits being in effect for over five years, and at times simultaneously, there has been

no discernible progress towards the project's completion. The developer's only consistent endeavor to date has been to attempt to maintain the existing site permit under outdated 2015 regulations that allowed him at first place to get approval of a site plan for a three-story luxury hotel having only a 16-foot setback to several SF-3 triggering houses.

The Green Pastures project doesn't aim to provide affordable or even any residential housing options. Instead, it's designed to function as yet another upscale hotel primarily for people not living in Austin. Despite the project's location within a GR - a designated community-commercial zoning district - which is supposedly intended to promote community and neighborhood benefits, it principally serves the developer's commercial interests.

We see no compelling reason to grant an extension to a project that remains firmly anchored in the superseded Land Development Code of 2015 and has now failed for over five years to demonstrate any substantial progress towards completion.

#### Substantial non-compliance with current and recently updated compatibility code:

The proposed hotel design stands at over 38 feet and spans three stories, with only a 16-foot setback to numerous SF-3 residential properties. In contrast, even the most recent relaxed compatibility code update stipulates a minimum 50-foot setback from triggering houses for any buildings exceeding 30 feet or three stories.

When the developer initially applied for a site permit in 2015, they took advantage of an exception in the land development code, putting forward a proposal that does not adhere to the compatibility standards. The previous Land Development Code used to have an exemption for new developments on historical landmark sites, which allowed the developer to bypass compliance with the compatibility code. However, this exemption was removed in 2016 from the Land Development Code with Resolution No 20160609 - 049. Even after significant modifications to the proposed hotel design most recently, the developer has continuously failed to meet Austin's compatibility standards.

#### Not meeting the requirements for site permit extension:

The Green Pasture project has remained dormant for more than five years, despite possessing a site plan permit and at times, a building permit. The developer hasn't made any strides towards completion, their only action has been to file for site plan and building permit extensions in an attempt to exploit loopholes and extend the validity of the existing site plan permit.

To qualify for an extension of the site plan permit, a compelling reason for the extension request must be presented by the developer. Additionally, they must fulfil at least one of the following criteria as stipulated in § 25-5-62 of the Land Development Code:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;*
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;*
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or*
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan;*

The developer submitted an Engineering Letter on Dec 15, 2022 and re-submitted a corrected version on April 20th, 2023 as part of his application for extension with following claims:

***With respect to (a), the developer has indicated that they believe they satisfy the necessary requirements for a new application.***

However, the developer's proposed site plan does not meet the current compatibility code. The proposed building height and setback in the developer's plan do not conform to today's regulations.

***With respect to (b), the developer claims that he filed the original application in good faith but didn't secure funding during the original site permit between April 2017-April 2020 due to COVID.***

In the context of a site plan permit, good faith is generally understood as the developer having acquired the necessary funding, obtained all required permits, and initiated the construction process. However, the site plan permit was approved in April 2017 - two years and 11 months before the WHO declared the COVID pandemic at the end of March 2020. The developer went through the process of applying for a building plan permit. However, despite the building permit being granted in February 2019 for the typical period of 180 days - a timeframe entirely unaffected by the COVID pandemic - the developer failed to secure funding and commence any construction work for the proposed hotel or the required infrastructure. Presently, eight years after the original site plan application and over five years post the granting of the site plan permit, the hotel site remains devoid of any constructed building or extended infrastructure.

***With respect to (c), the developer claims that at least one structure, specifically the remodelling of the old restaurant building, has been completed.***

However, the restaurant was and is not part of the site plan permit for this hotel project and therefore does not constitute progress towards fulfilling the requirements of the approved development project.

***With respect to (d), the developer claims that the constructed gas, water, and underground electric infrastructure for the upgraded restaurant is there to handle the future hotel too.***

However, no specific details are provided regarding which components of the infrastructure upgrade for the restaurant were explicitly designed or oversized to accommodate the future hotel and can be considered a significant part of the hotel's infrastructure. While the upgrades made to the utilities for the restaurant may be functional, they do not pertain to the proposed hotel buildings and supporting structures that are the subject of the site plan permit. The restaurant is not included in this site plan permit.

We, the undersigned neighbors respectfully request that, due to the failure to meet any of the factors as stipulated in § 25-5-62 of the Land Development Code, the Commission decline the application for the extension of the existing site plan permit for 811 West Live Oak Street and instead require conformity with current Land Development Code.

Sincerely,

**Milena Boytchef**, 2304 S 3rd St, (971) 341-6372, [REDACTED]  
**Charles Evan Kalbacher**, 2306 S 3rd St, (704) 499-0292, [REDACTED]  
**Jacquelyn DiMonte**, 2306 S 3rd St, (847) 828-3846, [REDACTED]  
**Matthew O'Hayer**, 2309 S 4th St, (512) 632-1200, [REDACTED]  
**Antony Cherian**, 2310 Oak Crest Ave, (512) 762-1575, [REDACTED]  
**Nick Sargologos**, 812 W Live Oak St, (512) 577-5603, [REDACTED]  
**Peter Minshall**, 2304 S 3rd St, (503) 360-3342, [REDACTED]  
**Simon Eastwood**, 2302 S 3rd St, (512) 415-3732, [REDACTED]  
**Elizabeth Winkler**, 2210 S 3rd St, (512) 983-4887, [REDACTED]  
**Catherine Gross Hendren**, 2307 S 3rd Street, (336) 624-4116, [REDACTED]  
**Matt Hendren**, 2113 Falcon Hill Dr, (336) 615-4402, [REDACTED]  
**Melody and Steve Bing**, 2300 S 3rd St, (281) 253-2666, [REDACTED]

**Bennett, Jennifer**

---

**From:** Jackie and Evan [REDACTED]  
**Sent:** Tuesday, June 20, 2023 10:54 AM  
**To:** Milena Boytchef  
**Cc:** Bennett, Jennifer; Shaw, Todd - BC; Qadri, Zo; Roger Borgelt; [REDACTED] Matthew O'Hayer; [REDACTED] Peter Minshall; Antony Cherian; Roig, Jose G; [REDACTED] Watson, Kirk  
**Subject:** Re: Letter of Concern re Green Pastures Site Permit Extension SP-2015-0543C(XT2)  
**Attachments:** Green Pastures Letter\_20 June 2023.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**External Email - Exercise Caution**

Dear Chairman Shaw, dear Jennifer,

I would also like to include a letter that provides additional context regarding the impact this project will have on the residents of the Bouldin Creek Neighborhood. I will also be attending the meeting on June 27th and look forward to discussing this further with the Planning Commission.

Best Regards,

Evan Kalbacher and the Residents of Bouldin Creek

On Tue, Jun 20, 2023 at 10:17 AM Milena Boytchef [REDACTED] wrote:

Dear Chairman Shaw, dear Jennifer,

I hope this message finds you well. I am reaching out to express both my personal and my neighbors' reservations regarding the ongoing extension application for the Green Pastures site permit SP-2015-0543C(XT2), which, in our view, does not align with the prevailing Land Development Code. I have included a detailed letter with this email to explain our concerns.

We are looking forward to discussing these issues during the upcoming public hearing scheduled for June 27th, 2023.

Should you need any additional details, please feel free to contact us at your earliest convenience.

Kind regards,

Milena Boytchef and Bouldin Creek Neighbors



June 20, 2023

Attention: Chairman Shaw and Members of the Austin Planning Commission

CC: District 9 City Council Member, Mr. Zohaib Qadri and Austin City Mayor, Mr. Kirk Watson

Subject: Concerns Regarding the Proposed Hotel Development of Green Pastures located at 811 West Live Oak Street in the Bouldin Creek Neighborhood.

Dear Chairman Shaw and Respected Members of the Austin Planning Commission,

I trust this letter finds you well, continuing your invaluable work of maintaining Austin's unique spirit while also fostering its growth and progress.

The purpose of this letter is to voice profound concerns regarding the proposed hotel development project at Green Pastures in the Bouldin Creek Neighborhood. This landmark, more than a structure, embodies our shared legacy and community identity. However, in our view, the currently proposed hotel project is seeking to use the current property's grandfathered, non-conforming use to push through a project that is incompatible with the surrounding residential neighborhood of Bouldin Creek. This proposal will further strain the current infrastructure that was designed for residential uses (ie. roads, traffic patterns, drainage, etc...) to promote the interests of a commercial developer. Green Pastures as it currently exists, serves the greater Austin community and is appropriately sized to seamlessly fit within the Bouldin Creek Neighborhood. Our neighborhood is a patchwork of 1 and 2 story homes, a haven for families, and an environment that fosters interactions between neighbors and safe play for our children. This is a cherished way of life for us, and we fear this proposed significant increase in land development will fundamentally alter our quality of life.

Our community has discussed the potential implications of this project and we have identified several key concerns:

1. **Loss of Privacy:** The height and proximity of the proposed hotel would create a significant privacy issue, with hotel guests potentially having a direct view into our homes given the currently proposed 16-foot setback versus the updated land use code which requires a 50-foot setback for any buildings exceeding 30 feet or three stories.
2. **Noise and Light Pollution:** Increased noise from hotel guests, operations, and maintenance activities could disrupt the peace of our neighborhood. Additionally, increased light pollution could impact our quality of life, especially during nighttime hours.
3. **Increased Traffic and Parking Issues:** The absence of direct access to the hotel via commercial roads could lead to increased traffic flow through the Bouldin Creek neighborhood. This influx could affect pedestrian safety, particularly for children, and the tranquility of our streets. Also, if the hotel does not provide adequate parking, it could lead to parking overflow in the residential area.

In addition, we are concerned about the increase of commercial and employee traffic this project will impose on the Bouldin Creek neighborhood. The residents of Bouldin Creek are already significantly impacted by the existing Green Pastures establishment. Each morning delivery trucks, sometime as large as tractor trailers, back up on S. 4th St. all the way onto Oltorf

St. Often these trucks have to backup blindly onto Oltorf from S. 4th as there is no way for these tractor trailers to turn around at Green Pastures, especially with other delivery and service trucks blocking the drive and street. This commercial and employee traffic will only worsen with the proposed expansion plan.

Finally, the development plan includes a second access point off S 3<sup>rd</sup> Street. The developer has indicated that this access road will only be used for limited purposes such as emergency vehicles. However, a more realistic outcome will be that hotel and event patrons will use this road when other access points back up.

4. **Risk of Water Runoff:** The construction and footprint of the hotel could exacerbate water runoff, potentially causing damage to the surrounding residential properties. While the developer has proposed the inclusion of some stormwater mitigation solutions, we are concerned that these measures do not adequately prevent excess rainwater from flowing into the yards of adjacent homes that are downhill from the proposed site.
5. **Inclusion, Diversity and Impact:** A large commercial project that embodies the above concerns, may negatively impact the value and continuity of our neighborhood without making our community more inclusive or affordable for families of Bouldin Creek. Our homes, community and children are our most valued assets. Instead, this project enables the construction of another upscale hotel primarily for people not living in Austin and to primarily serve the commercial and financial interests of the project's developers.

In addition to the above concerns, the towering structure of the proposed hotel starkly contrasts with the modest architecture that defines our neighborhood's charm. This could not only cast a literal shadow on our homes but also impact the intangible sense of community we hold dear.

In light of these pressing concerns, we the residents of the Bouldin Creek Neighborhood, kindly ask the Austin Planning Commission to decline the application for the extension of the existing site permit and require this project to meet the requirements of the City's current land use code. We want to clarify that we are not against development per se. Our concerns specifically revolve around the proposed extension of a permit that has been outstanding for several years, given the significant changes in our community and the broader Austin area during that time. We trust in the wisdom and fairness of the Commission to take our viewpoints into account and make a decision that best balances the interests of all parties involved.

Thank you for considering our concerns. We place our trust in you and your dedication to protecting Austin's essence while managing its growth.

Yours sincerely,

Residents of Bouldin Creek

**Bennett, Jennifer**

---

**From:** Matthew O'Hayer [REDACTED]  
**Sent:** Tuesday, June 20, 2023 12:01 PM  
**To:** Milena Boytchef; Bennett, Jennifer; Shaw, Todd - BC; Qadri, Zo; Roger Borgelt; [REDACTED]; Peter Minshall; Antony Cherian; Roig, Jose G; [REDACTED]; Watson, Kirk; Jackie and Evan  
**Subject:** Letter of Concern re Green Pastures Site Permit Extension SP-2015-0543C(XT2)  
**Attachments:** Green Pastures Letter\_20 June 2023.pdf

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Greetings All,

Please add my name to the list of very concerned neighbors regarding the Green Pastures proposed hotel. I will be unable to attend the meeting on June 27 but I am very opposed to this project. The attached letter details my concerns as well.

Thank you much,

Matthew OHayer,  
2309 S. 4th St.,  
Austin, TX 78704  
Cell phone 512-632-1200.

Begin forwarded message:

**From:** Jackie and Evan [REDACTED]  
**Date:** June 20, 2023 at 10:54:10 CDT  
**To:** Milena Boytchef [REDACTED]  
**Cc:** "Bennett, Jennifer" <Jennifer.Bennett@austintexas.gov>, [REDACTED]  
[REDACTED] Matthew O'Hayer [REDACTED] Peter Minshall [REDACTED]  
[REDACTED]  
**Subject: Re: Letter of Concern re Green Pastures Site Permit Extension SP-2015-0543C(XT2)**

Dear Chairman Shaw, dear Jennifer,

I would also like to include a letter that provides additional context regarding the impact this project will have on the residents of the Bouldin Creek Neighborhood. I will also be attending the meeting on June 27th and look forward to discussing this further with the Planning Commission.

Best Regards,

**Bennett, Jennifer**

---

**From:** Antony Cherian [REDACTED]  
**Sent:** Tuesday, June 20, 2023 12:02 PM  
**To:** Bennett, Jennifer  
**Subject:** Fwd: Letter of Concern re Green Pastures Site Permit Extension SP-2015-0543C(XT2)  
**Attachments:** Green Pastures Letter\_20 June 2023.pdf

You don't often get emails from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Bennett,

I wanted to be added to this case as an interested party please. I own the home at 2310 Oak Crest Ave, adjacent to the Green Pastures property.

My mailing address is 1811 W 8th St, Austin, TX 78703

Thank you for your help. Please let me know if there is anything else you might need from me.

Best regards,

Tony Cherian  
(512) 762-1575

----- Forwarded message -----

Dear Chairman Shaw, dear Jennifer,

I would also like to include a letter that provides additional context regarding the impact this project will have on the residents of the Bouldin Creek Neighborhood. I will also be attending the meeting on June 27th and look forward to discussing this further with the Planning Commission.

Best Regards,

Evan Kalbacher and the Residents of Bouldin Creek



**Bennett, Jennifer**

---

**From:** Elizabeth Winkler [REDACTED]  
**Sent:** Tuesday, June 20, 2023 11:34 AM  
**To:** Bennett, Jennifer  
**Cc:** Gallegos, Angela; Turpen, Tiffany  
**Subject:** Re: Interested Party - Green Pastures

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

**External Email - Exercise Caution**

Dear Jennifer,

Thank you for your response. My concerns with the hotel development at Green Pastures are mostly rooted in the height of the project combined with the lack of setback with the homes adjacent to it. Matties held a meeting last week for neighbors in which they revealed their plans and it looks like they are not respecting the current setbacks dictated by Austin code (50 feet from houses) and plan to build incredibly close to our properties. This combined with the very significant height of the building is concerning.

During that meeting they also claimed that they are starting construction in the next 90 days which would be very surprising considering they have not actually gotten an extension to their permit, and that extension seems to be unlawful in the first place. While we were building our house, the height that the architects initially submitted for the second floor was rejected in the permit and we immediately changed the plans to shrink it without complaint. They should adhere to the current code rules, the rest of us have to. (PS we have been in the neighborhood for a very long time, while this house is recent, it was a super lucky acquisition from 2020 because their investor pulled out and we were able to take advantage of a huge dip in prices and the fact that the investor had already sunk some money into the project. We actually significantly \*reduced\* the size of the originally planned house so that we could maximize the green space area. We would have reduced it even more but that would have required us to start from scratch on permitting... anyway, all this to say we are not new people from california who just moved in and are complaining.)

Thank you for your time.  
Best,  
Elizabeth

On Tue, Jun 20, 2023 at 10:02 AM Bennett, Jennifer <[Jennifer.Bennett@austintexas.gov](mailto:Jennifer.Bennett@austintexas.gov)> wrote:

Hi Elizabeth – We can get you added as an interested party, but could you please respond back via email with your issues of concern? According to Section 25-1-131 of the City's Land Development Code, you must also identify the issues of concern. (It can be a simple, one-sentence statement.)

Regards,

**Bennett, Jennifer**

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**From:** Jackie and Evan [REDACTED]  
**Sent:** Monday, June 19, 2023 2:13 PM  
**To:** Bennett, Jennifer  
**Cc:** Milena Boytchef; Jacquelyn Dimonte  
**Subject:** Interested Party Request - Green Pastures

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**External Email - Exercise Caution**

Hello Jennifer,

I hope you are doing well. I would like to request for my wife and I to be added as "Interested Parties" for the Green Pastures Project. I understand that there is a public hearing on June 27th and we are planning to attend to provide feedback on our concerns around the project. I believe you need the following information to add us as interested Parties:

Project Name: Green Pastures  
Project Location: 811 W Live Oak Street  
Names: Charles Evan Kalbacher, Jacquelyn DiMonte  
Telephone Numbers (Evan, Jackie): (704) 499-0292, (847) 828-3846  
Mailing Address: 2306 S 3rd St, Austin TX 78704  
General Description of concern:

My wife and I live right behind the Green Pastures property. The proposed project would have a significant negative impact on our quality of life, property values, and local neighborhood community.

Thank you and please let us know if you need anything else to add us as Interested Parties.

Best Regards,

Evan and Jackie

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

**INTERESTED PARTY INFORMATION**

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**Case Number: SP-2015-0543C(XT2)**

**Contact: Jennifer Bennett, 512-974-9002 or  
Shakayla Stevenson, 512-978-1697**

☒ I meet the requirements for and request to be an interested party

Jody Zemel / BCNA Zoning Chair 512 447 0261  
Name (please print) Telephone number

1807 Eva St. Austin TX 78704  
Address(es) affected by this application (Street, City, ZIP Code)

1807 Eva St. Austin TX 78704  
Mailing address (Street, City, ZIP Code)

Jody Zemel 2/24/23  
Signature Date

Comments:  
This property is within the boundaries of the Bouldin Creek Neighborhood Association.

Thanks,  
Jody Zemel

Mail comment forms to:  
City of Austin  
Development Services Department  
Attn: Jennifer Bennett  
P. O. Box 1088  
Austin, TX 78767-1088

**Bennett, Jennifer**

---

**From:** Milena Boytchef [REDACTED]  
**Sent:** Wednesday, March 29, 2023 3:37 PM  
**To:** Bennett, Jennifer  
**Subject:** Questions to Case# SP-2015-0543C(XT2)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

You don't often get email from [REDACTED] [Learn why this is important](#)

\*\*\* External Email - Exercise Caution \*\*\*

Hello Jennifer,

I hope this email finds you well.

I am writing to you to express an interest in becoming an interested party in the case SP-2015-0543C(XT2). I own and live in a house within 500ft of the site of proposed development.

Concerns: the above proposed development borders directly with my property significantly affecting my privacy, view and light over my backyard and dwelling.

My personal data are as follows:

Milena Boytchef  
+1 971 341 6372  
2304 South 3rd St  
Austin, 78704 TX

Beside my interest in becoming an interested party to the above mentioned case, I would like to schedule a short telephone call with you and understand better the next steps in the application but also the appealing process for construction permission extension.

What time/day works best for you?

p.s. I tried to call your direct line a couple of times but I was unsuccessful.

Thank you!  
Milena

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Case Number: SP-2015-0543C(XT2)  
Contact: Jennifer Bennett, 512-974-9002 or  
Shakayla Stevenson, 512-978-1697

☐ I meet the requirements for and request to be an interested party

Name (please print)

Telephone number

Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)

Signature

Date

Comments:

NO, too much traffic  
and taxes going up  
Olivia A. Guerrero  
7713 So. 1st  
611 W. Live Oak  
7005 So. E. 2nd St

Mail comment forms to:

City of Austin

Development Services Department

Attn: Jennifer Bennett

P. O. Box 1088

Austin, TX 78767-1088



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**Case Number: SP-2015-0543C(XT2)**

**Contact: Jennifer Bennett, 512-974-9002 or  
Shakayla Stevenson, 512-978-1697**

☒ I meet the requirements for and request to be an interested party

JOYCE BERTOLACINI 512-653-0207  
Name (please print) Telephone number

809 W. JOHANNA STREET AUSTIN TX 78704  
Address(es) affected by this application (Street, City, ZIP Code)

SAME AS ABOVE  
Mailing address (Street, City, ZIP Code)

Joyce Bertolacini 3/7/23  
Signature Date

Comments: IT IF  
WORLD APPRECIATE THE  
DEVELOPER WOULD WORK WITH THE  
BCNA ON ISSUES OF NOISE,  
PARKING, AND LIGHT ABATEMENT.

Mail comment forms to:  
City of Austin  
Development Services Department  
Attn: Jennifer Bennett  
P. O. Box 1088  
Austin, TX 78767-1088

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**Contact: Jennifer Bennett, 512-974-9002 or**

**Shakayla Stevenson, 512-978-1697**

☒ I meet the requirements for and request to be an interested party

Terese M St. Arnaud 512-658-5153

Name (please print) Telephone number

Bouldin Cr Neighborhood, especially area surrounding Green Pastures, Austin 78704

Address(es) affected by this application (Street, City, ZIP Code)

1104 W Annie St - Austin, 78704

Mailing address (Street, City, ZIP Code)

T M St Arnaud

Signature

3 Mar '23

Date

Comments: Issues of Concern:

- Overdevelopment of the property;
- Harm to the Heritage Oaks on the property;
- Light pollution, including parking garages;
- Noise pollution, especially to nearby residents;
- Excessive traffic entering/exiting

Mail comment forms to:

City of Austin

Development Services Department

Attn: Jennifer Bennett

P. O. Box 1088

Austin, TX 78767-1088

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**Case Number: SP-2015-0543C(XT2)**

**Contact: Jennifer Bennett, 512-974-9002 or  
 Shakayla Stevenson, 512-978-1697**

☒ I meet the requirements for and request to be an interested party

NORA LEJESQUE

404-840-2918

Name (please print)

Telephone number

714 W. ANNE ST. UNIT A AUSTIN 78704

Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)

[Signature]

Signature

2/24/2018

Date

Comments: My husband AND I oppose the development of 811 W. Live Oak St. into 2 hotels + parking garages. This is a residential area in the middle of the Bouldin Creek Neighborhood. This project will create noise, too many people + traffic.

Mail comment forms to:

City of Austin

Development Services Department

Attn: Jennifer Bennett

P. O. Box 1088

Austin, TX 78767-1088



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**Case Number: SP-2015-0543C(XT2)**

**Contact: Jennifer Bennett, 512-974-9002 or  
 Shakayla Stevenson, 512-978-1697**

☐ I meet the requirements for and request to be an interested party

Kathy Grant & James Henson 512.413.3611  
 Name (please print) Telephone number

915 W. Johanna St. Austin TX 78704  
 Address(es) affected by this application (Street, City, ZIP Code)

915 W. Johanna St. Austin TX, 78704  
 Mailing address (Street, City, ZIP Code)

Kathy Grant 2/27/2023  
 Signature Date

Comments:

My husband and I live one block  
over from the proposed expansion  
and are interested parties.  
Many thanks, Kathy

Mail comment forms to:  
 City of Austin  
 Development Services Department  
 Attn: Jennifer Bennett  
 P. O. Box 1088  
 Austin, TX 78767-1088

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**Contact: Jennifer Bennett, 512-974-9002 or  
 Shakayla Stevenson, 512-978-1697**

☒ I meet the requirements for and request to be an interested party

Miranda Wylie  
 Name (please print) Telephone number  
815 W. Mary St, Unit B, Austin, TX 78704  
 Address(es) affected by this application (Street, City, ZIP Code)

Mailing address (Street, City, ZIP Code)

1246 3/23/23  
 Signature Date

Comments: My family and I frequent the  
Green Pastures property often. I would  
be saddened to see the historic landmark  
of beautiful trees and peacocks flattened  
by commercialization. As a parent of young  
kids I'm concerned about the traffic  
and more "party" buses that already park  
on the street with  
engines idling the  
neighborhood does not  
need 2 boutique hotels.

Mail comment forms to:  
 City of Austin  
 Development Services Department  
 Attn: Jennifer Bennett  
 P. O. Box 1088  
 Austin, TX 78767-1088

**Gallegos, Angela**

---

**From:** Tiffany Steffens [REDACTED]  
**Sent:** Wednesday, March 22, 2023 4:07 PM  
**To:** Bennett, Jennifer  
**Cc:** Stevenson, Shakayla; Robert Steffens  
**Subject:** Re: Case # SP-2015-0543C(XT2)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

\*\*\* External Email - Exercise Caution \*\*\*

Hi Jennifer, I very much appreciate your response as well as the documents provided. I'd love to schedule time with Shakayla via Teams to hear more about the project and see the plans in more detail.

In terms of being added as an interested party - what does this really mean? If the permits have already been issued, it's unclear what influence/recourse we have. Also, if the original plan set was approved in 2017, I'd love to understand what would have been in the public domain at the time we put went into contract on our property in July 2020 (closed December 2020). Had we known of this large scale project happening a half a block away, we may have made a different decision on whether or not to buy our home.

Thanks again for your help!

- Tiffany Steffens

> On Mar 22, 2023, at 3:53 PM, Bennett, Jennifer <Jennifer.Bennett@austintexas.gov> wrote:

>

> Shakayla - Could you be sure to add the individual below as an interested party?

>

> Tiffany - This is already a permitted site plan. The developer is now applying for a second extension to its original permit length. The plan set, approved in 2017, shows 6 buildings - 2 buildings to be used for hotel use; 2 buildings used for parking; 1 building for hotel laundry/offices; and 1 building for a greenhouse. The hotel rooms total 99 rooms between 2 buildings. No building will be more than 3 stories high. See screen shot of the site and building data tables below. It appears that access will be from two existing driveways off of West Live Oak Street and South 4th Street.

>

> I have attached a summary letter of the extension request to this email, as well as the original engineering report with more information. If you would like to view the plan set in more detail, you can schedule a virtual appointment via Teams with my colleague, Shakayla, copied here.

>

> As an interested party, you will receive notification on updates filed and any hearings scheduled.

>

> Regards,

> Jennifer

>

> Jennifer Bennett, AICP  
 > Senior Planner, Land Use Review  
 > City of Austin Development Services Department  
 > 6310 Wilhelmina Delco Dr, Austin, Texas 78752  
 > Office: 512-974-9002

>  
 > \*The Site Plan team is currently working through a backlog due to staffing issues. If you are requesting a timeline of comments, please know we're reviewing them in the order submitted, as efficiently as we can, and we thank you for your patience. Currently, we are experiencing review delays and slower response to customer emails and phone calls. Progress of a review can be tracked online via the following website:  
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fabc.austintexas.gov%2Fweb%2Fpermit%2Fpublic-search-other%3Freset%3Dtrue&data=05%7C01%7CJennifer.Bennett%40austintexas.gov%7C2f6de310b9e74e8792ff08db2b19544d%7C5c5e19f6a6ab4b45b1d0be4608a9a67f%7C0%7C0%7C638151160029370012%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=af9dUce%2F7mt4YvvReJZO4oySun63OunykQUaEkg6Xuc%3D&reserved=0> For kudos or immediate concerns, please contact my supervisor Heather Chaffin at Heather.Chaffin@austintexas.gov. Thank you for your patience and understanding, and we look forward to serving you in the near future.

>  
 >  
 >  
 >  
 > -----Original Message-----  
 > From: Tiffany Steffens [REDACTED]  
 > Sent: Tuesday, March 21, 2023 10:14 AM  
 > To: Bennett, Jennifer <Jennifer.Bennett@austintexas.gov>  
 > Cc: Robert Steffens [REDACTED]  
 > Subject: Case # SP-2015-0543C

>  
 > [You don't often get email from [REDACTED] Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

>  
 > \*\*\* External Email - Exercise Caution \*\*\*

>  
 > Hi Jennifer,  
 > I'm getting in touch regarding the proposed hotel construction at Green Pastures (811 W Live Oak Street). Our primary residence is located half a block away at 2000 Bouldin Avenue and thus we are very interested to understand what is planned. Based on the notice, it sounds like there is a plan to construct 2 hotels and associated parking but we'd like to understand the scale of the hotels (e.g., how many rooms), if the entrance will remain where it is (at 811 W Live Oak) etc. Given our proximity, we would like to become an interested party and will complete the form provided via mail. In the meantime, can you please provide us with more details about the proposal? We very much appreciate your assistance.

>  
 > Best regards,  
 > Tiffany Steffens  
 > 646-258-1695

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> <Engineer's Summary Letter.pdf><Original Engineering Report.pdf>

**Gallegos, Angela**

---

**From:** Kirsten Knipp [REDACTED]  
**Sent:** Monday, March 13, 2023 10:41 AM  
**To:** Stevenson, Shakayla  
**Subject:** Re: Site Plan for Green Pastures

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED]. [Learn why this is important](#)

\*\*\* External Email - Exercise Caution \*\*\*

Hi Shakayla,

Hoping to hear back from you soon about the Green Pastures project. Please advise,  
Kirsten



On Sun, Feb 26, 2023 at 9:44 AM [REDACTED] wrote:

Hi Shakayla,

I'm a neighbor close to Green Pastures in Bouldin Creek and am interested in setting an appointment to see the site plan referenced in their notice of application for a variance.

The case number is SP-2015-0543C(XT2)

Please let me know next steps to proceed. I'd also like to register as an interested party so that I can stay apprised of hearings.

Thank you!

Kirsten Newbold-Knipp

Resident/Owner: 2310 S 2nd Street, Austin TX 78704

Phone: 858.774.5975

Sent from my iPhone

--

Kirsten

858.774.5975  
[REDACTED]

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