

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE REVIEW SHEET**

CASE NUMBER: SPC-2023-0183A **PC HEARING DATE:** August 8, 2023

PROJECT NAME: East Austin 7th Street Hotel

ADDRESS OF SITE: 1612 E 7TH STREET **COUNCIL DISTRICT:** 1

NEIGHBORHOOD PLANNING AREA: Central East Austin

WATERSHED: Lady Bird Lake **JURISDICTION:** Austin Full Purpose

APPLICANT/ 1610 JFH LLC (941) 362-9377
OWNER: 2117 Barton Hills Dr
Austin, Tx 78704

AGENT: Dave Anderson (Drenner Group) (512) 807-2908
2705 Bee Caves Road, Suite 100
Austin, TX 78746

CASE MANAGER: Chris Sapuppo (512) 978-4556
chris.sapuppo@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a cocktail lounge. Cocktail lounges are listed as conditional uses within Corridor Mixed Use land use category within the Plaza Saltillo TOD Regulating Plan. The proposed building is a 5-story hotel on a 0.525-acre site.

Section 25-5-146(B) of the Land Development Code requires that parking for cocktail lounges be separated by not less than 200 feet unless: (1) the lounge or restaurant is located within an enclosed shopping center; or (2) the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of conditional use change for this site plan permit. The applicant has included a justification letter explaining details of this site (see attached). The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY COMPONENTS OF SITE PLAN:

The primary purpose of the cocktail lounge is to serve as an amenity to hotel patrons. There will be no separate entrance, separate signage, or separate name for the proposed cocktail lounge, and it will occupy less than 10 percent of the total floor area of the hotel (2.8%).

There is only one property on the same side of 7th street shown with a single family use.

PROJECT INFORMATION:

SITE AREA	0.53 acres
ZONING	TOD-NP

PROPOSED USE	Hotel-Motel / Cocktail Lounge
PROPOSED PARKING	88 vehicle spaces (5 ADA) / 8 Bicycle spaces

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District	Homeless Neighborhood Association
Austin Lost and Found Pets	Neighborhood Empowerment Foundation
Austin Neighborhood Council	Neighbors United for Progress
Blackshear-Prospect Hill	Organization of Central East Austin
Del Valle Community Coalition	Neighborhoods
East Austin Conservancy	Plaza Saltillo TOD Staff Liaison
El Concilio Mexican-American Neighborhoods	Preservation Austin
Friends of Austin Neighborhoods	SELTexas

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
- 3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



CONDITIONAL USE PERMIT REQUEST LETTER

July 19, 2023

Case No: SP-2023-0183A

**Attention: Planning Commissioners
Planning Commission
1000 E 11th St
Austin, TX 78702**

**Reference: East Austin 7th Street Hotel
1612 East 7th Street
Austin, Travis County, Texas 78702**

Dear Planning Commissioners,

On behalf of 1610 JFH LLC, Mahoney Engineering has prepared a Land Use Commission Site Plan Application (A-Plan) for the development of a five (5)-story hotel building with a lobby cocktail lounge on a 0.525-acre site located at 1612 East 7th Street in Austin, Travis County, Texas. This tract is subject to the Plaza Saltillo Regulating Plan. Cocktail lounge is specified as a conditional use in Subsection 2.3.9. of the Plaza Saltillo Regulating Plan, and as such, a conditional use permit is being sought.

Per the Land Development Code, the Use is a Cocktail Lounge, however the primary purpose is to serve as a customary and incidental amenity (lobby bar) to hotel patrons. There will be no separate entrance, no separate signage, and no separate name for the proposed lobby bar, and it will occupy less than 10 percent of the total floor area of the hotel (2.8%). There will also not be any late hour operations associated with the lobby bar.

A Consolidated Site Plan Application (C-Site-Plan) was formally submitted on February 27, 2023, under Case No. SP-2023-0015C. The "C" Site Plan Application was transferred to a B-Site-Plan Application under Case No. SP-2023-0015B to accompany this A-Site-Plan Application.

Please accept this letter as a Formal Request for a Conditional use of Cocktail Lounge associated with the East Austin 7th Street Hotel per Subsection 2.3.9. of the Plaza Saltillo Regulating Plan.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

MAHONEY ENGINEERING

Tyler Boykin, P.E.

Associate

Phone: (737) 270-7310

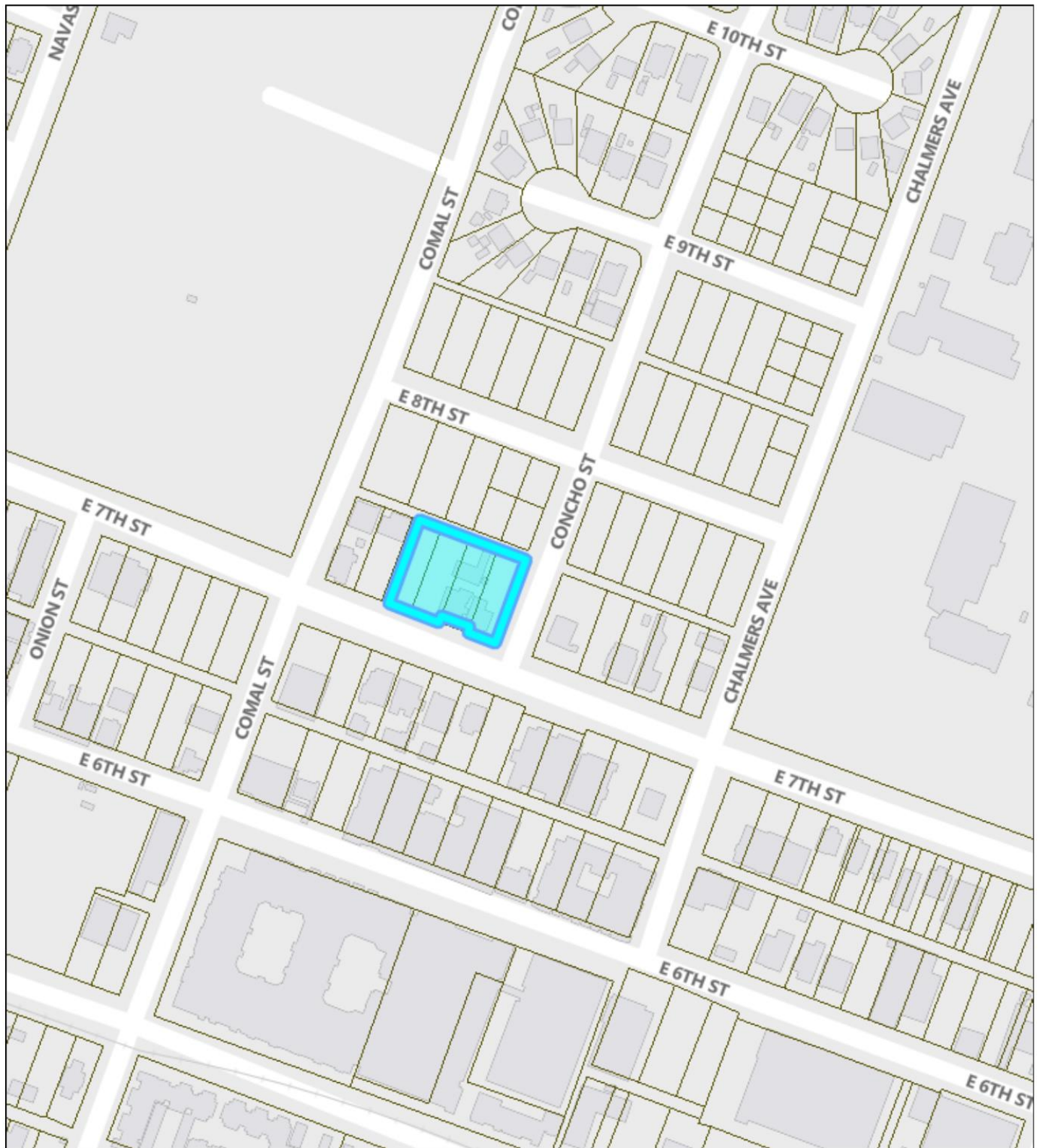
tboykin@mahoneyeng.com

Bryce Dierschke

Engineer Associate

Phone: (737) 263-5562

bdierschke@mahoneyeng.com



1: 2400

Lot Lines

Lot Line

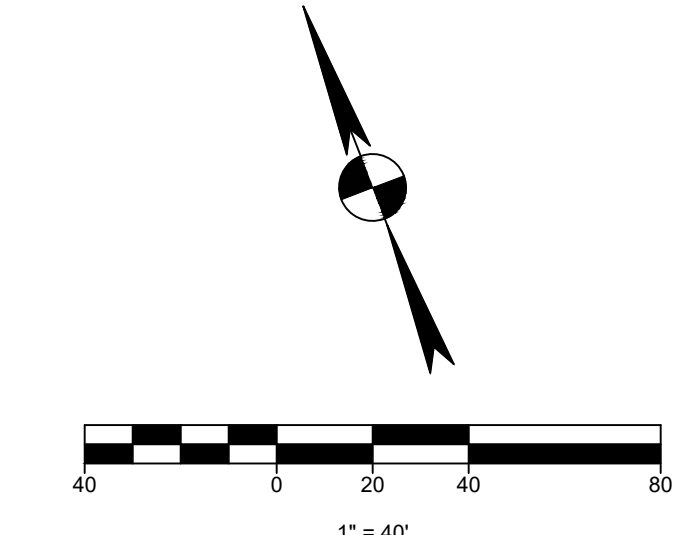
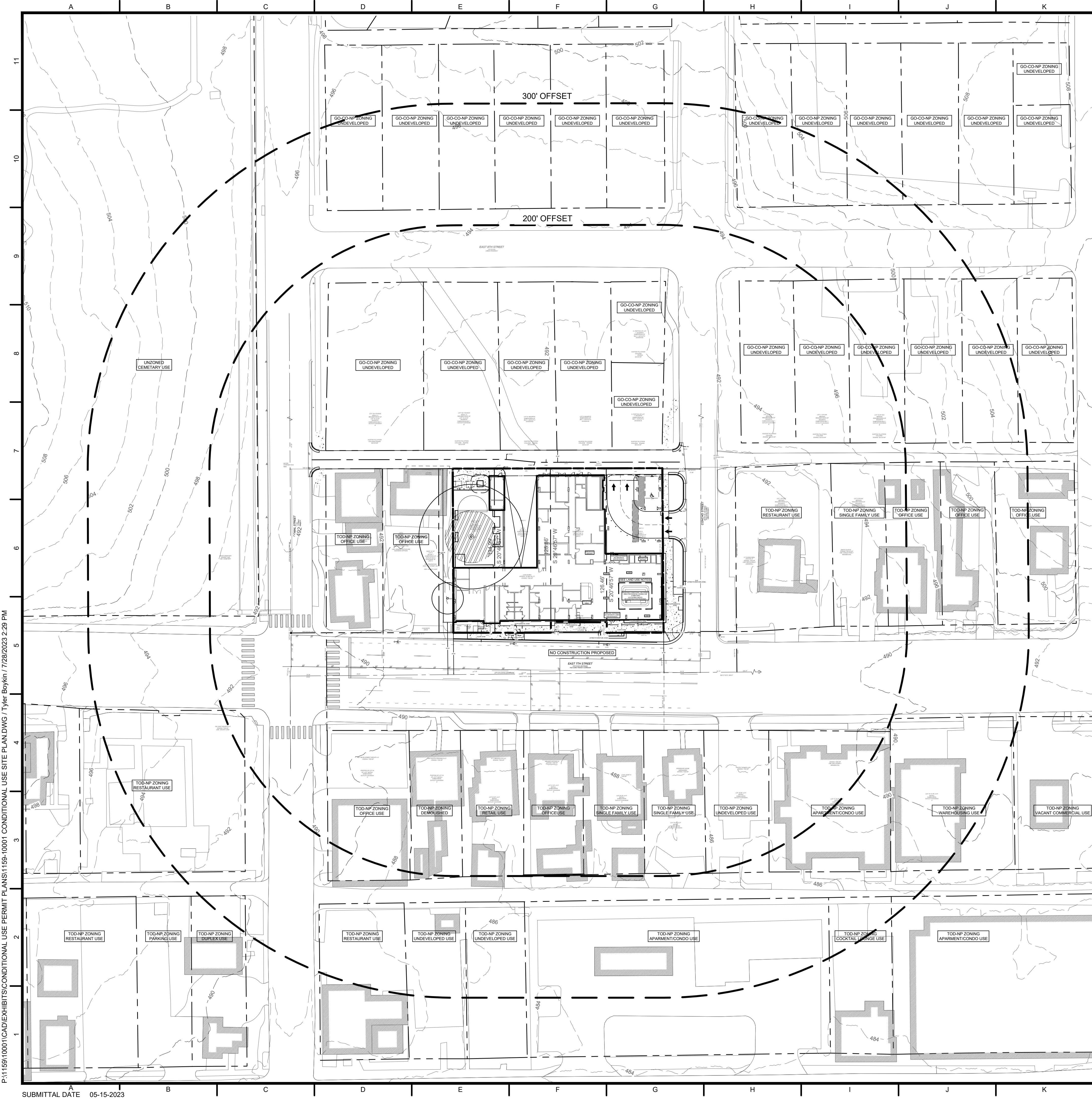
**SPC-2023-0183A**

1612 E 7TH STREET



6/20/2023

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EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	ADJACENT PROPERTY BOUNDARY
---	---	BUILDING OVERHANG
---	---	FENCE LINE
---	---	CURB AND GUTTER WITH FIRE LANE STRIPING
---	---	ROLLOVER CURB WITH FIRE LANE STRIPING
---	---	RETAINING WALL
---	---	RIPRAP
---	---	IMPERVIOUS COVER
---	---	PARKING STRIPING
---	---	BOLLARD
---	---	ADA PARKING
---	---	EXISTING TREES TO REMAIN
---	---	HERITAGE TREES

NOTE:

1. THERE IS NO CONSTRUCTION ELEMENT PROPOSED.
2. A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
3. PER LDC, USE COCKTAIL LOUNGE.
4. THIS IS A LOBBY BAR HOTEL AMENITY THAT IS AN INCIDENTAL AND CUSTOMARY USE FOR A HOTEL.
5. THE LOBBY BAR IS 2.8% OF THE TOTAL FLOOR AREA OF THE HOTEL
6. NO SEPARATE LOBBY BAR ENTRANCE.
7. NO SEPARATE SIGNAGE SPECIFIC TO LOBBY BAR.
8. PRIMARILY USED FOR HOTEL CUSTOMERS.
9. THERE ARE NO LATE HOUR OPERATION ASSOCIATED WITH THE LOBBY BAR.

SITE DATA TABLE			
	PROPOSED COCKTAIL LOUNGE	PROPOSED HOTEL	ALLOWED
TOTAL SITE AREA	0.013 AC	0.53 AC	---
ZONING/PROPOSED USE	TOD-NP/COCKTAIL LOUNGE	TOD-NP/HOTEL	---
TOTAL GROSS FLOOR AREA	590 SF	77,579 SF	---
BUILDING COVERAGE	17,646 SF (77.11%)	21,740 SF (95%)	---
TOTAL IMPERVIOUS COVER	19,074 SF (83.35%)	21,740 SF (95%)	---
FLOOR-TO-AREA RATIO (F.A.R.)	3.42:1	2:1	---
BUILDING HEIGHT (STORIES)	60' (5)	60'	---
FOUNDATION TYPE	CONCRETE SLAB	---	---
FINISHED FLOOR ELEVATION	490.54	---	---

APPENDIX A PARKING SUMMARY			
USE	UNITS	RATIO	SPACES
HOTEL	133 ROOMS	1:1 SPACES PER ROOM	146
COCKTAIL LOUNGE	590 SF	1/100 SF * 80%	5
PARKING REQUIRED			151
40% REDUCTION PER PLAZA SALTILLO TOD REGULATING PLAN 4.5.2.A.			60
3 SPACE REDUCTION PER PLAZA SALTILLO TOD REGULATING PLAN 4.5.3.			3
ADJUSTED PARKING REQUIRED			88
ADA SPACES REQUIRED			4

TOTAL PARKING PROVIDED	
GARAGE PARKING (STANDARD)	57
GARAGE PARKING (COMPACT)	26 (29.5% OF TOTAL)
GARAGE PARKING (ADA)	4
GROUND LEVEL (ADA)	1
TOTAL PARKING PROVIDED	88

BIKE PARKING	
REQUIRED BIKE PARKING (5% OR MIN 5)	7
PROVIDED BIKE PARKING	8



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

OVERALL CONDITIONAL
USE SITE PLAN

EAST AUSTIN 7TH STREET HOTEL

1612 EAST 7TH STREET AUSTIN, TX 78702

DRAWN BY: BSH

DESIGNED BY: BSH

QA / QC: TB

PROJECT No. 1159-10001