

**PLANNING COMMISSION
CONDITIONAL USE SITE PLAN & COMPATIBILITY WAIVER
REVIEW SHEET**

CASE NUMBER: SPC-2022-0444A **PC HEARING DATE:** October 24, 2023

PROJECT NAME: East Cesar Chavez Hotel

ADDRESS OF SITE: 1805 E Cesar Chavez Street
Austin, Texas, 78702

COUNCIL DISTRICT: 3

NEIGHBORHOOD PLANNING AREA: East Cesar Chavez

WATERSHED: Lady Bird Lake

JURISDICTION: Austin Full Purpose

**APPLICANT/
OWNER:** EMERGENCE TR 4004AVEC LLC
David Rudick
1708 Willow St
Austin, Texas, 78702
(512) 577-2147

AGENT: Civilitude LLC
Alejandra Flores
(512) 761-6161

CASE MANAGER: Meg Greenfield
Meg.greenfield@austintexas.gov
(512) 978-4663

PROPOSED DEVELOPMENT:

This is a land use plan only (does not include construction plans) to allow for a conditional use. The existing Bed & Breakfast would like to change its use to Hotel, which is a conditional use in the CS zone. This land use plan is also requesting a waiver from the 25-foot compatibility setback. An additional site plan will need to be filed and approved before any building permits may be approved.

There are three existing buildings on the 0.544-acre site. Two will be demoed and replaced and one will remain. Existing impervious cover is 95 percent and proposed impervious cover is 73 percent. SF3 zoned properties are south of this site and separated by an alley. The 25-foot compatibility setback starts at the SF3 property line and extends 4'9" into the site. Improvements within that area include a driveway, trash enclosure, and brick pavers.

SUMMARY STAFF RECOMMENDATION:

Staff recommends **approval** of this site plan.

SUMMARY COMPONENTS OF SITE PLAN:

LAND USE: All land use comments have been cleared.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: Almost all transportation comments have been cleared.

PREVIOUS APPROVALS

Previous site plan: None.

PROJECT INFORMATION

SITE AREA	23,679 sq. ft.	0.544 acres
EXISTING ZONING	CS-MU-CO-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	2:1	1.6:1
BUILDING COVERAGE	95%	25%
IMPERVIOUS COVERAGE	95%	73%
PARKING	NA	6 spaces

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Bed & Breakfast
<i>North</i>	CS-MU-CO-NP	Single Family
<i>South</i>	SF-3-NP	Single Family
<i>East</i>	CS-MU-CO-NP	Single Family
<i>West</i>	CS-MU-CO-NP	Single Family

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Cesar Chavez St	57 feet (variable)	Approx. 35 feet	Corridor Mobility

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Del Valle Community Coalition
 East Austin Conservancy
 East Cesar Chavez IBIZ District
 East Cesar Chavez Neighborhood Association
 East Cesar Chavez Neighborhood Plan Contact Team
 East Town Lake Citizens Neighborhood Association
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club
 Austin Regional Group
 Tejano Town



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September 7, 2022

Denise Lucas
City of Austin
Permitting and Development Center
6310 Wilhelmina Delco. Dr.
Austin, Texas 78752

Re: Engineer's Summary Letter to accompany Site Plan Application
1805 - 1807 E Cesar Chavez
Austin, Texas, 78702

Dear Ms. Lucas,

Enclosed is the Site Plan application package for 1805 and 1807 E Cesar Chavez. The client wishes to change the existing residential land use (bed & breakfast) property into a commercial land use (hotel) with site improvements. The site totals about 16,100 square feet in area. Improvements include a 550 square foot building addition to the 1805 site, private utility reroute, pool, and sidewalk improvements. A total of 1,700 square feet of impervious cover will be redeveloped. Each hotel building will be considered a hotel suite with multiple bedrooms. The site is located approximately 0.75 miles southeast of North Interstate Highway 35 and is located within the full purpose jurisdiction of the City of Austin. No portion of the property is within the 100-year floodplain.

The site is located in the Lake Austin watershed, classified as an urban watershed, and is not located in the Edwards Aquifer Recharge zone. The zoning for the site is CS-H-MU-CO-NP. There is existing impervious cover on the site in the form of residential buildings and parking lots. The site currently drains from the southwest to the northeast towards East Cesar Chavez Street.

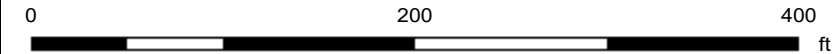
Water and Wastewater service to the site will be provided by Austin Water. The site is located within the Central North Water Pressure Zone.

If you have any questions or require additional information, please contact me at (512) 761-6161.

Sincerely,

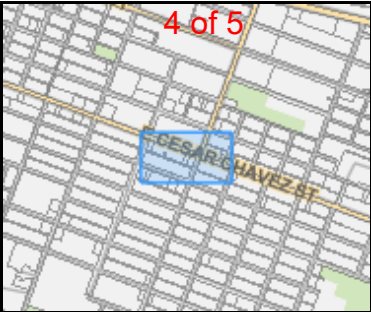


Nhat M. Ho.
President



10/18/2023

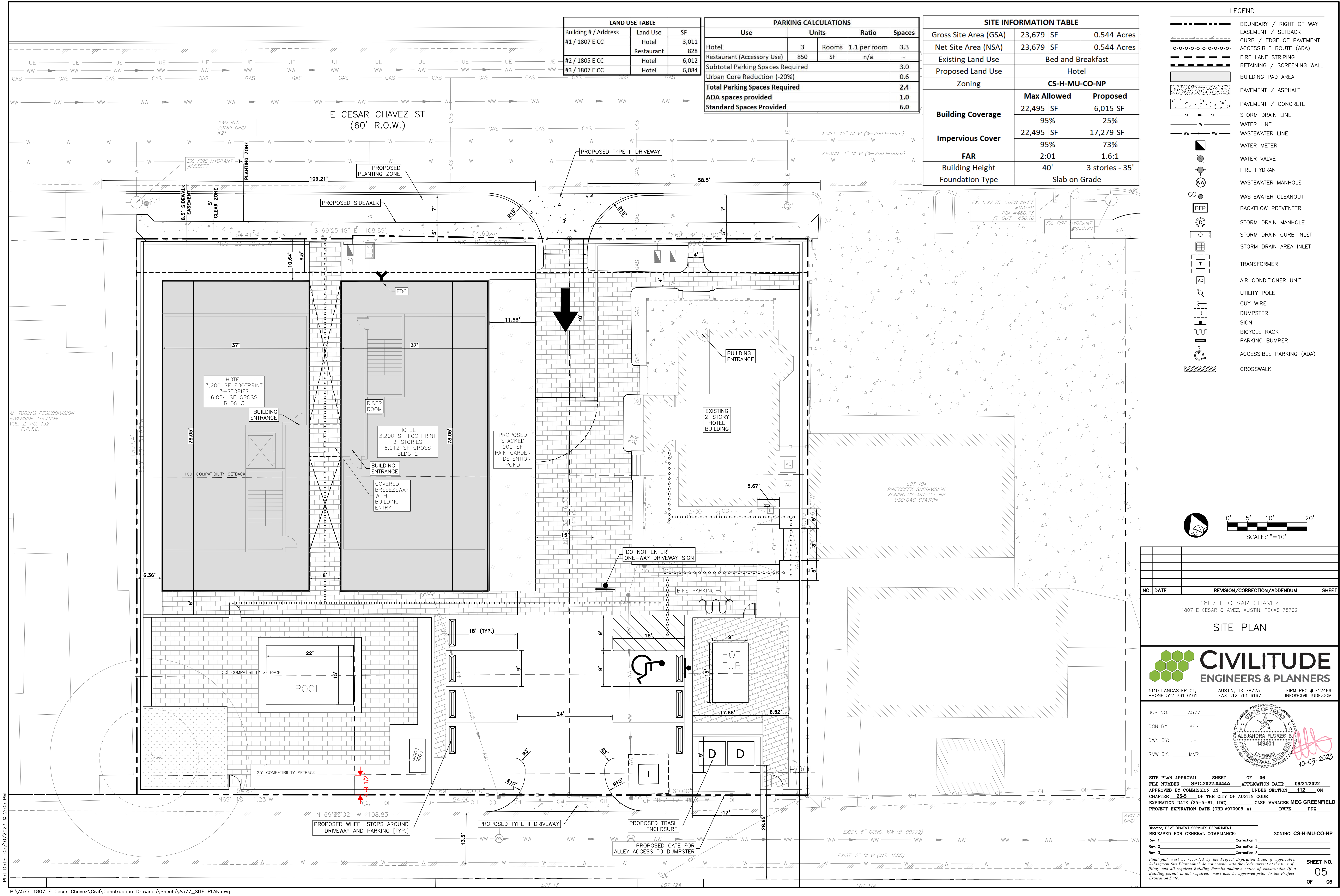
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Legend

- Zoning 1
- Zoning Text

Notes



Plot Date: 05/10/2023 @ 2:05 PM

P:\A577 1807 E Cesar Chavez\Civil\Construction Drawings\Sheets\A577_SITE PLAN.dwg

1807 E. CESAR CHAVEZE - 1807 E. CESAR CHAVEZ, AUSTIN, TX 78702

SPC-2022-0444A