

ZONING CHANGE REVIEW SHEET

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CASE: C14-2011-0113
Block 11 – Convention Center Hotel

P. C. DATE: 10-11-2011

ADDRESS: 608 E. Cesar Chavez Street

AREA: 1.738 acres

APPLICANT: Manchester Texas Financial Group, L.L.C. (Doug Manchester)

AGENT: Waller Creek Eleven, G.P., L.L.C. (Perry Lorenz)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewer's comments.

HILL COUNTRY ROADWAY: No

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CBD – Central Business District.

ZONING TO: CBD-CURE Central Business District - Central Urban Redevelopment District.

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to grant CBD- CURE – Central Business District – Central Urban Redevelopment District. The CURE overlay would allow a floor to area ratio of 16-1 with the applicant entering into a Restrictive Covenant that the applicant participates in the City of Austin Great Streets program for any new development on the property.

DEPARTMENT COMMENTS:

The property is currently undeveloped and serves as a public - pay parking lot. The applicant, Manchester Financial Group, is proposing a high rise hotel with approximately one thousand rooms. Of those rooms, approximately seven hundred and fifty will be four star guest rooms and two hundred and fifty will be five star guest rooms. The proposed hotel will have approximately one hundred thousand square feet of meeting space, two, three meal restaurants and a six hundred parking space underground parking garage. The applicant has indicated that this location is ideal due to its close proximity to the Austin Convention Center and the proposed improvements to Waller Creek. The applicant has indicated that the proposed hotel will achieve LEED certification. This request is similar to other requests in the Central Business District to add the "CURE" overlay to properties located in the urban core to allow for additional height for vertical development. This site is located within the "desired development zone" where development is encouraged to locate. This case was heard by the Downtown Commission on July 20th and the Commission recommended approval of the request. This case was heard by the Design Commission on September 26th and the Commission recommended approval of the request. Note: Single family, multifamily and commercial uses on properties zoned CBD or DMU are required to meet a 1-star rating under Austin Energy's Green Building Program.

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PLANNING COMMISSION RECOMMENDATION:

DOWNTOWN COMMISSION RECOMMENDATION:

The Downtown Commission at their regularly scheduled meeting on July 20th, 2011, after receiving a briefing, there was a motion by Commission Member Haas, seconded by Commission Member Cady, to support the project. A substitute motion, to support the project in concept, was approved on Commission Member Willenzik's motion, Commission Haas' second, on a 10-0-1 vote, with Commission Member Knight recusing.

DESIGN COMMISSION RECOMMENDATION:

The Design Commission at their regularly scheduled meeting on September 26th, 2011, voted to approve a motion to have Design Commission support the project as presented with comments regarding the sky bridge and requesting a presentation at the schematic stage of the project made by David Knoll and second by Juan Cotera was approved on a vote of 6-0.

BASIS FOR RECOMMENDATION:

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

Granting the staff recommendation would be in keeping with granting similar requests to modify Floor-to-Area-Ratio (FAR) in the past.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CBD	Undeveloped/parking lot
NORTH	CBD	Parking lot/park
SOUTH	CBD-CURE	Undeveloped/parking lot
EAST	GR-H	Offices/school
WEST	CBD	Restaurant

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-069	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 8-0]	Approved CBD- CURE [Vote: 5-0]
C14-08-0143	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 8-1]	Approved CBD-CURE [Vote: 7-0]
C14-08-0144	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 8-0]	Approved CBD-CURE [Vote: 5-0]
C14-09-0079	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 8-0]	Approved CBD- CURE [Vote: 5-0]

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NEIGHBORHOOD ORGANIZATION:

- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Original Austin Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School, O' Henry Middle School, Austin High School

SITE PLAN:

SP 1. Any new development is subject to Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. This site is subject to the regulations of the Convention Center (CC) Combining District.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

TR1: No additional right-of-way is needed at this time.

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- TR2: A traffic impact analysis may be waived for this case until the site plan stage because this development is located within the CBD. [LDC, 25-6-117]
- TR3: There are existing sidewalks along both sides of E. Cesar Chavez Street and Red River Street.
- TR4: East Cesar Chavez Street is classified in the Bicycle Plan as Bike Route No. 56. Red River Street is classified in the Bicycle Plan as Bike Route No. 51.
- TR5: Capital Metro bus service, (Routes No. 17, 21, 22, 122, 127, 482, and 490), is available along E. Cesar Chavez Street.
- TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
E. Cesar Chavez Street	Varies	MAU4	Major Arterial	28,312
Red River Street	Varies	MAU2	Major Arterial	2,162

CITY COUNCIL DATE: November 10th, 2011

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD




ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

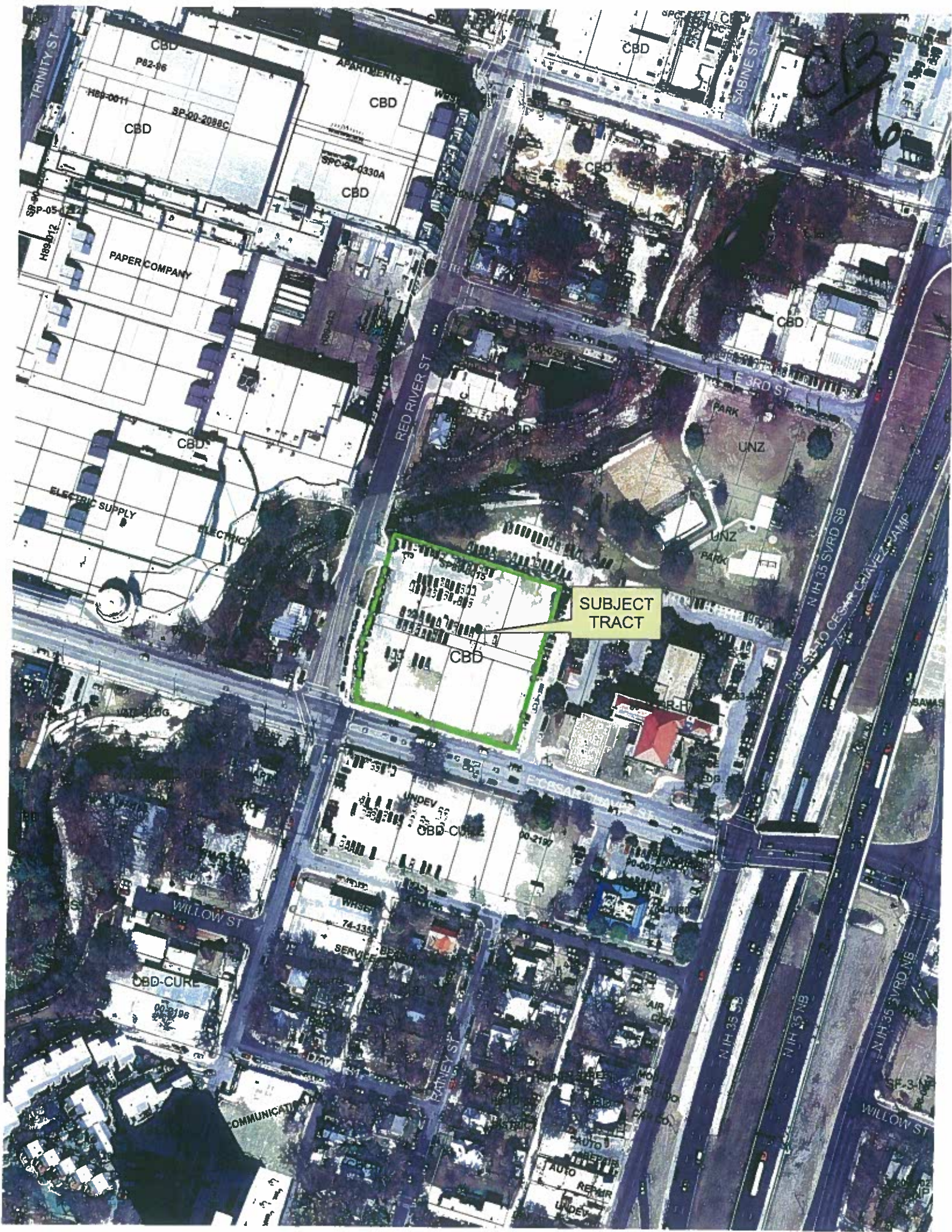
ZONING

ZONING CASE#: C14-2011-0113

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.

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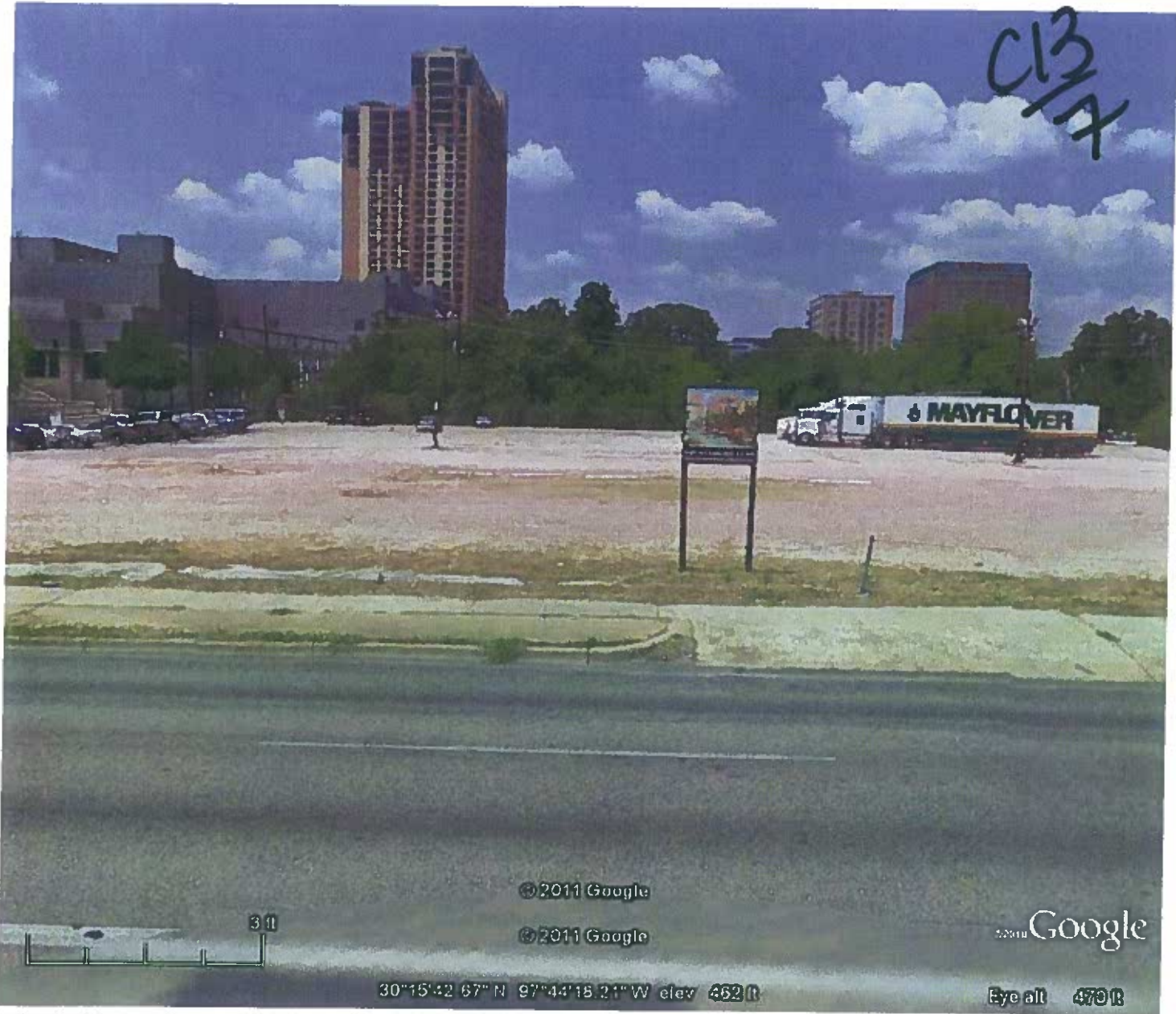


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SUBJECT TRACT

TRINITY ST
CBD P82-86
H88-0011
SP-00-2088C
CBD
APARTMENTS
CBD
SPD-84-0330A
CBD
SP-05
H88-012
PAPER COMPANY
CBD
ELECTRIC SUPPLY
ELECTRIC
RED RIVER ST
UNZ PARK
UNZ PARK
E 3RD ST
N IH 35 SVRD SB
N IH 35 SVRD SB
N IH 35 SVRD SB
WILLOW ST
COMMUNICATIONS
N IH 35 SVRD NB
N IH 35 SVRD NB
WILLOW ST

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30°15'42.67" N 97°44'18.21" W elev 462 ft

Eye all 470 ft