

C19
1

PLANNING COMMISSION
SITE PLAN VARIANCE REVIEW SHEET

CASE: SPC-2014-0175A **PC DATE:** February 24, 2015

CASE NAME: Red Bluff Hotel

ADDRESS: 4701 Red Bluff Road

OWNER: Red Bluff Partners, LLC
11036 Arroyo Canyon Drive
Austin, Texas 78736
c/o William Steakley
Telephone: (512) 799-3777

APPLICANT: Big Red Dog Engineering
2021 E. 5th Street, Suite 110
Austin, Texas 78701
Atten: Brad Lingvai
Telephone: (512) 669-5560

ZONING: GR-MU-CO-NP

NEIGHBORHOOD PLAN AREA: Govalle/Johnston Terrace Combined NPA

VARIANCE REQUEST: To consider approval of a Waterfront Overlay variance for a proposed 53,000 sq. ft. (approx.) hotel and restaurant development on a 1.21-acre site at 4701 Red Bluff Road. The requested variance is from the following Land Development Code sections, and described below:

- 1) LDC Section 25-2-721(B)(1), which prohibits parking areas and structures within the primary setback.

SUMMARY STAFF RECOMMENDATION: Approval of this variance is recommended by Planning & Development Review Department staff. The current location of the primary setback does not allow the owner reasonable use or redevelopment of the property.

DEPARTMENT COMMENTS: The 1.213-acre subject property is located along Red Bluff Street approximately 1600 feet east of the intersection of Pleasant Valley Road and Cesar Chavez Street. It currently houses several businesses, and was originally permitted for construction in 1984 as a warehouse facility.

The developer proposes to construct a hotel and restaurant within the existing footprint of the current structure on the site, and to not increase the existing impervious cover of

C19
2

65.2 percent, and according to Section 25-2-740 (*Red Bluff Subdistrict Regulations*), the maximum height permitted on this site is 35 feet.

The subject property lies entirely within the primary and secondary setbacks of the Red Bluff Subdistrict of the Waterfront Overlay.

WATERFRONT PLANNING ADVISORY BOARD ACTION: During its regularly-scheduled meeting on November 10, 2014, the Waterfront Planning Advisory Board recommended approval of the requested variance #1 by a vote of 4-2-1. Two other variances were also recommended for approval:

- LDC Section 25-2-721(C)(1), which permits only “fountains, patios, terraces, outdoor restaurants and similar uses” within the secondary setback; and
- LDC Section 25-2-721(C)(2), which limits impervious cover in the secondary setback to a maximum of 30 percent.

These two variances were recommended by the WPAB by a vote of 6-0-1.

Each of the requested variances were approved with two conditions:

1. The site plan for the proposed Red Bluff Hotel development must reduce the existing impervious cover within the primary setback by at least 50 percent, and
2. A maximum of 50 hotel rooms will be provided by this development.

PREVIOUS PLANNING COMMISSION ACTION: At the January 13, 2015 regularly-scheduled Planning Commission meeting, approval was granted for variances from Section 25-2-721(C)(1) and 25-2-721(C)(2) by a vote of 8-0-1. The vote on a motion to support the variance from Section 25-2-721(B)(1) resulted in 4-4-1, and the legal counsel for the applicant expressed concern that this did not represent a denial, which would not allow appeal to City Council. Planning Commission then voted on a motion to deny the variance, which resulted in 5-3-1.

At the January 26, 2015 Planning Commission meeting, an item under “New Business” was introduced for discussion and possible action to rescind action taken on the proposed Red Bluff Hotel at the January 13 meeting. Legal staff recommended instead that this action be placed on a future agenda as separate items, one to discuss and possibly take action to rescind and reconsider the variance denial, and another item to consider approval for the variance from Section 25-2-721(B)(1).

At the February 10, 2015 meeting, Planning Commission voted 7-0-2 to rescind and reconsider their action on the referenced variance, and to consider approval at the February 24 meeting.

C19
3

PROCESS DESCRIPTION: In considering their recommendation for this variance requests, the Planning Commission should be aware that the applicant is, at this time, only requesting a recommendation of approval for the referenced variance from the Waterfront Overlay regulations as per LDC Section 25-2-713 (*Variances*). Approval of this variance by the Planning Commission will allow the applicant to proceed with detailed engineering and architectural design services.

Before the site development permit can be released for this project, a Part "A" land use site plan must then be reviewed and approved by the Planning Commission. As per LDC Section 25-2-721, prior to consideration for approval, the Planning Commission shall request recommendations from both the Waterfront Planning Advisory Board and the Environmental Board regarding whether to approve the site plan.

NEIGHBORHOOD ORGANIZATION(S):

- Austin Parks Foundation
- Austin Heritage Tree Foundation
- Beyond2ndNature
- Bike Austin
- Cristo Rey Neighborhood Association
- Del Valle Community Coalition
- El Concilio Mexican-American Neighborhoods
- East Austin Conservancy
- East Town Lake Citizens Neighborhood Organization
- Govalle/Johnston Terrace Plan
- Guadalupe Neighborhood Development Corporation
- Preservation Austin
- The Real Estate Council of Austin, Inc.
- River Bluff Neighborhood Association
- SEL Texas
- Sierra Club, Austin Regional Group
- Super Duper Neighborhood Objectors and Appealers Organization
- Tejano Town
- United East Austin Coalition
- Friends of Emma Barrientos MACC
- Austin Neighborhoods Council

AREA STUDY: Govalle Neighborhood Planning Area

WATERSHED: Lady Bird Lake (Urban)

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C19
4

SURROUNDING CONDITIONS:

Zoning/ Land Use

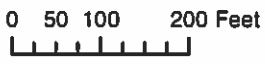
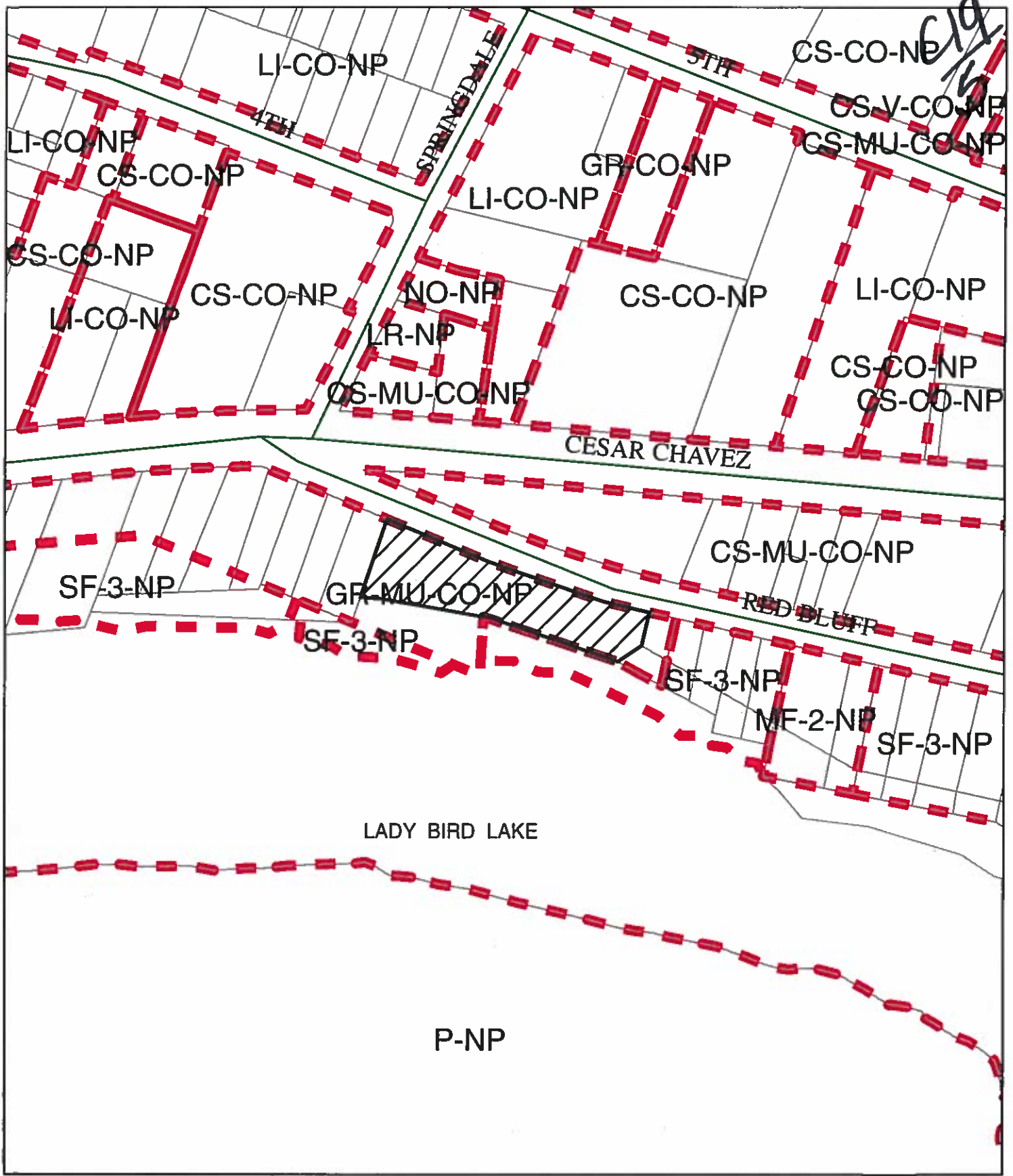
North: CS-MU-CO-NP/Vacant
East: SF-3-NP/Single-family residential
South: SF-3-NP & GR-MU-CO-NP/Vacant
West: GR-MU-CO-NP/Residential

Transportation: A traffic impact analysis is not required for this development. Access to the site will be via a proposed driveway onto Red Bluff Road.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone, and is within the Desired Development Zone.

ADDITIONAL INFORMATION: The applicant, the Govalle/Johnston Terrace Contact Team and the River Bluff Neighborhood Association have been in discussions regarding this development for several months, and have been working toward drafting and recording a private restrictive covenant that would establish conditions and agreements for the proposed Red Bluff Hotel.

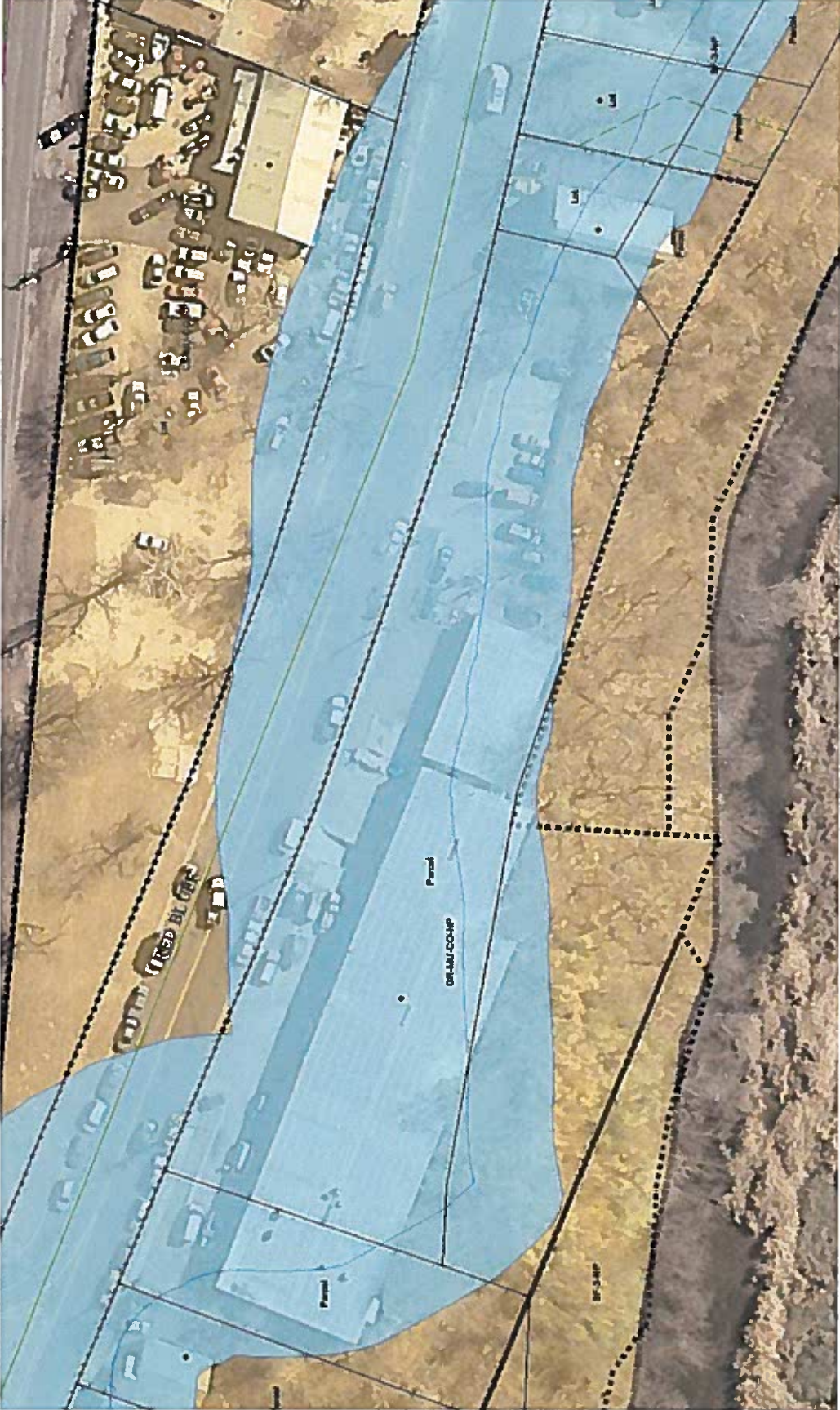
CASE MANAGER: Michael Simmons-Smith Telephone: (512) 974-1225
michael.simmons-smith@austintexas.gov



SITE PLAN VARIANCE REQUEST

CASE NO.: SPC-2014-0175A
 ADDRESS: 4701 RED BLUFF ROAD
 CASE MANAGER: MICHAEL SIMMONS-SMITH





LOCATION OF WATERFRONT OVERLAY PRIMARY & SECONDARY SETBACKS ON THE RED BLUFF HOTEL SITE
(SETBACKS SHOWN IN BLUE)

6/9/9

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2014-0175A

Contact: Michael Simmons-Smith, 512-974-1225

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Dec 9, 2014

Sylvia Marquez
Your Name (please print)

| |
|--|
| <input type="checkbox"/> I am in favor |
| <input checked="" type="checkbox"/> I object |

4616 E. Cesar Chavez 78702
Your address(es) affected by this application

Sylvia Marquez
Signature

1/15/15
Date

Daytime Telephone: 512 750-8656

Comments: I am an interested party.

I run the property directly across the street on Cesar Chavez. I am concerned about the parking, increased traffic, height of bldgs. etc. I am not in favor of granting variances for impervious cover, parking, or setbacks on Colorado River side of property.

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review - 4th floor
Michael Simmons-Smith
P. O. Box 1088
Austin, TX 78767-8810

5/9
2/19