

PLANNING COMMISSION SITE PLAN REVIEW SHEET

CASE NUMBER: SP-2013-0449C(XT2) **ZAP DATE:** 7/9/2019

PROJECT NAME: Waller Park Place

ADDRESS: 92 Red River Street

APPLICANT: Waller Creek Land Company, LLC

AGENT: Big Red Dog, A Division of WGI Inc. (512) 669-5560

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Waller Creek (Urban)

APPLICATION REQUEST: The applicant requests an extension to an approved site plan.

PROJECT DESCRIPTION:

The applicant proposes three multi-story towers on a pedestal parking garage; one tower is residential, one office, and one hotel with retail in garage levels with associated utility, streetscape, and landscape improvements.

STAFF RECOMMENDATION:

Staff recommends approval of the extension request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT:

The applicant proposes three towers with a mix of uses totaling 1,416,367 SF of gross floor area on a 2.5-acre site fronting Waller Creek, Red River Street, and Cesar Chavez Street.

PROJECT INFORMATION:

SITE AREA	111,949 SF, 2.57 acres
ZONING	Central Business District (CBD)
PROPOSED USES	General Retail, Restaurant, Hotel, Administrative and Business Office, Multifamily Residential
PROPOSED IMPERVIOUS COVER	108,464 SF, 96%
PROPOSED BUILDING COVERAGE	85,499 SF, 76%
PROPOSED BUILDING HEIGHTS	600 feet or 53 stories; 517 feet; 309 feet
PROPOSED F.A.R	12.65:1
PROPOSED VEHICULAR ACCESS	Red River Street
PROPOSED PARKING	572 automobile

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Bike Austin
City of Austin Downtown Commission
Downtown Austin Neighborhood Assn. (DANA)
Friends of Austin Neighborhoods
Friends of Rainey Street Historic District
Friends of the Emma Barrientos MACC
Greater East Austin Neighborhood Association
Hill Country Conservancy
Homeless Neighborhood Association
Lower Waller Creek
Neighborhood Empowerment Foundation
Preservation Austin
Rainey Business Coalition
Rainey Neighbors Association, Inc.
SELTexas
Sierra Club, Austin Regional Group
The Shore Condominium Association, Inc.
Town Lake Neighborhood Association
Waller Creek Conservancy
Waller District Staff Liaison



SUBJECT SITE
 +/- 3.257 Acres

Legend

Site Location



Site Location Map

Cesar Chavez St. and Red River Street
 Austin, Travis County, Texas

