

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0113

The Grand Hotel at Waller Creek

**P. C. DATE:** 10/11/11, 10/25/11

**ADDRESS:** 608 E. Cesar Chavez Street

**AREA:** 1.738 acres

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

**AGENT:** Winstead, P.C. (Michele Haussmann)

**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 26<sup>th</sup> 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.

### **PLANNING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation with added conditions of:

- 1000 room limit;
- Parking developed underground;
- Great Streets on all 4 sides;
- That it meets design guidelines;

The motion was approved by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson was absent.

### **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:**

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

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
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]

**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.
- 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:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
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:**

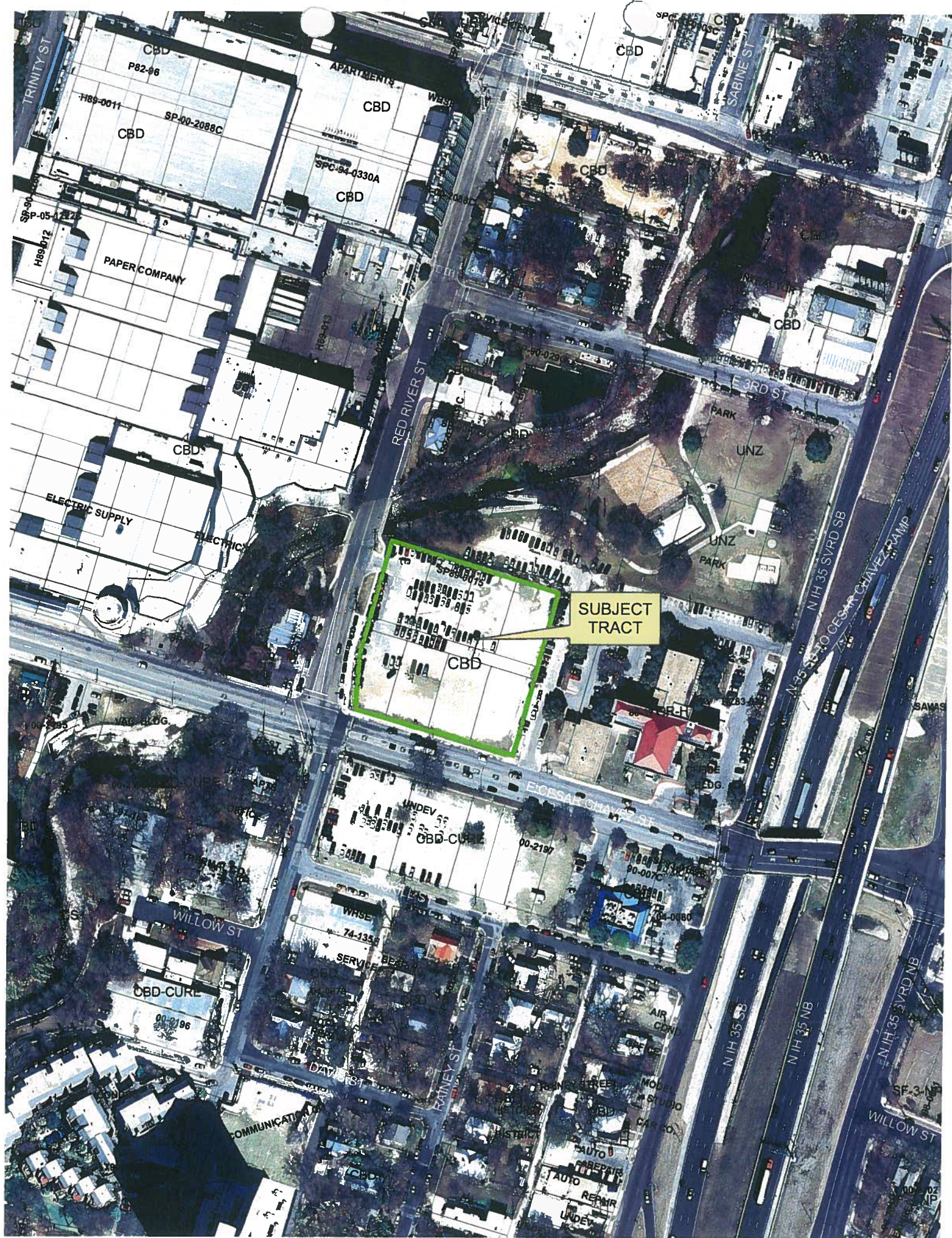
**ORDINANCE READINGS:** 1<sup>ST</sup>      2<sup>ND</sup>      3<sup>RD</sup>      **ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

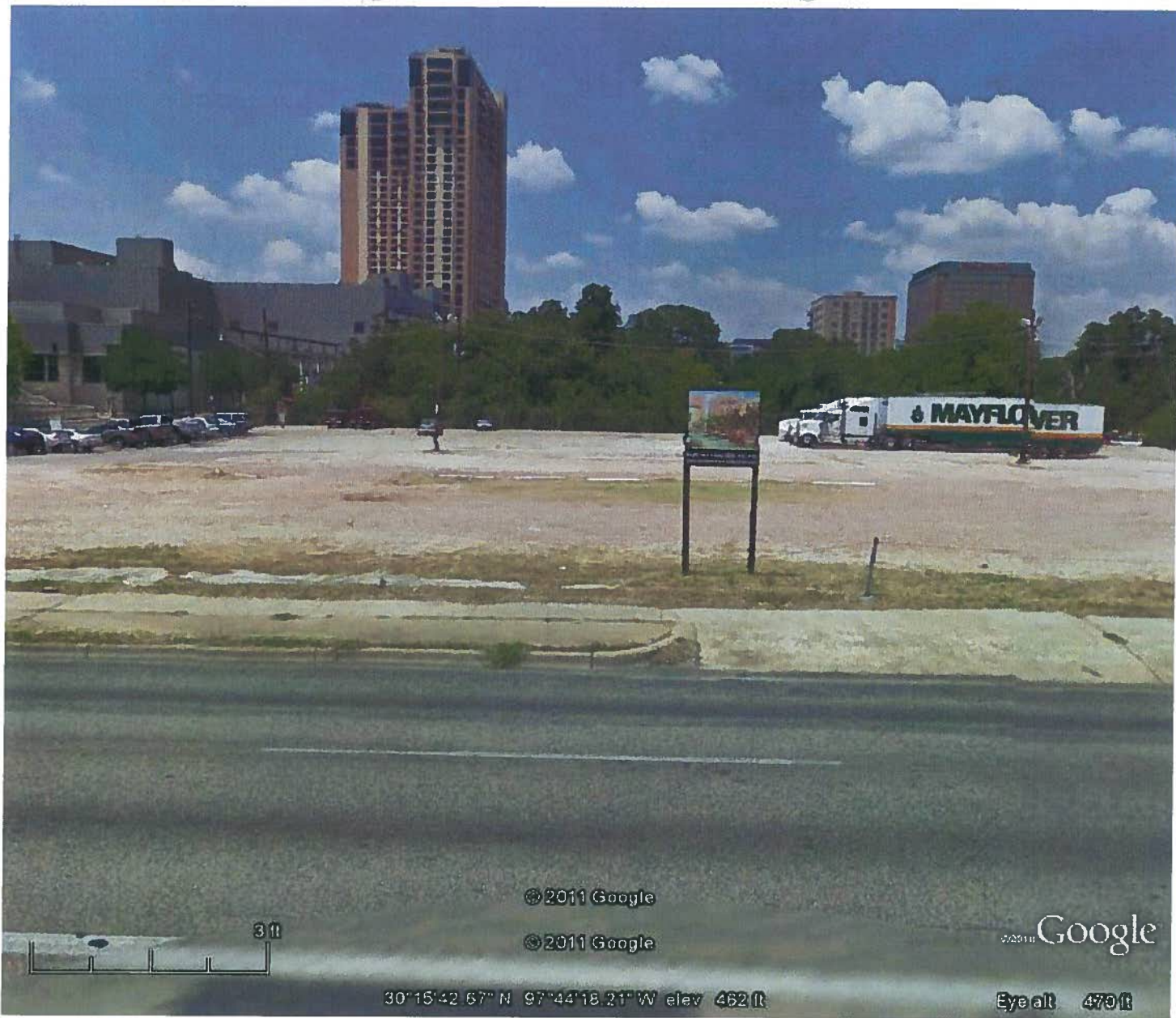
**PHONE:** 974-7691











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

Eye alt 470 ft

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://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 board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0113

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Oct 11, 2011, Planning Commission

Nov 10, 2011, City Council

Andre Suisse / Rainey Neighbors Association  
Your Name (please print)

☒ I am in favor  
☐ I object

662 Davis St Unit 1406, Austin TX 78701

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 761 6011

Date

10-4-11

Comments: The CNA supports this development

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810