CASE NUMBER: SPC-2014-0175A  
CITY COUNCIL DATE: September 10, 2015
Council Action: August 13, 2015 Postponed
Council Action: June 25, 2015 Postponed
Council Action: June 11, 2015 Postponed
Council Action: May 21, 2015 Postponed
Council Action: May 14, 2015 Postponed
Council Action: May 7, 2015 Postponed
PC Reconsideration: February 24, 2015

CASE NAME: Red Bluff Hotel

DISTRICT #3: Council Member Sabino Renteria

ADDRESS OF APPLICATION: 4701 Red Bluff Road

APPELLANT: Daniel Llanes

APPLICANT: Red Bluff Partners, LLC (William Steakley)
AGENT: Big Red Dog Engineering (Ricardo De Camps)

NEIGHBORHOOD PLAN: Govalle/Johnson Terrace Combined Neighborhood Plan Area

CITY COUNCIL ACTION: May 7, 2015: Postponed by request of applicant.

PLANNING COMMISSION ACTION:
January 13, 2015: Denied variance to allow construction within the primary setback (5-3-1) and approved two variances allowing for construction and increased impervious cover in the secondary setback. (8-0-1).

February 24, 2014: Approved variance to allow construction within the primary setback during reconsideration (7-1-1).

PROPOSED DEVELOPMENT:
The applicant is proposing to construct a hotel and restaurant.

APPEAL REQUEST:
Daniel Llanes filed an appeal of the variance from Land Development Code 25-2-721(B)(1) to allow construction within the primary setback granted by Planning Commission.

VARIANCE REQUEST:
The applicant requested three (3) variances from the Waterfront Overlay zoning regulations.

Two variances related to construction in the secondary setback were approved by Planning Commission by an 8-0-1 vote on January 13, 2015. These variances are from the Land Development Code 25-2-721(C)(1) and (2):

“In a secondary setback area: (1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and (2) impervious cover may not exceed 30 percent.”
The variance to request the construction of a building in the primary setback was denied by a 5-3-1 vote on January 13, 2015. The variance is from the Land Development Code 25-2-721(B)(1):
“In a primary setback area except as otherwise provided in this subsection, parking areas and structures are prohibited.”

At the February 10, 2015 meeting, the Planning Commission voted 7-0-2 to rescind and reconsider the denial of the primary setback variance. On February 24, 2015, the Planning Commission, by a 7-1-1 vote, approved the variance from the Land Development Code Section 25-2-721(B)(1), permitting the construction of a building within the primary setback of the Waterfront Overlay with the following conditions:

1. The final site plan for this project must be fully compliant with the Govalle/Johnson Terrace Neighborhood Plan, and with Article 10 (Compatibility Standards) of the City of Austin Land Development Code.

2. The impervious cover within the primary setback of the Waterfront Overlay district is to be reduced from the existing level of 41.73 percent to 16 percent; specifically, nine percent (9%) of the proposed impervious cover will be attributed to the building within the primary setback, and seven percent (7%) will be attributed to the deck(s).

3. The final site plan is to be fully compliant with current City of Austin requirements for water quality; no fee-in-lieu of on-site water quality mitigation will be allowed.

4. The project is to comply with Subchapter E design standards, including Article 3 (Building Design Standards).

5. The project is to comply with current City of Austin requirements for off-site parking; no parking on the Red Bluff Hotel site south of Red Bluff Road will be permitted.

6. The proposed building within the primary setback of the Waterfront Overlay district will be limited to a height of 25 feet.

7. Bio-engineered erosion control structures will be used for stabilization of the bluff.

8. The project will be in full compliance with the goals of the Town Lake Corridor Study, including, but not limited to, environmental protection and aesthetic enhancement.

9. The developer, in coordination with the City of Austin, will repair the damaged drainage pipe and associated structures within the easement of the adjacent property to the west of the Red Bluff Hotel.

The site plan will require approval by Planning Commission prior to approval.

EXISTING ZONING: GR-MU-CO-NP

CITY COUNCIL ACTION:
City Council has two options, to either deny or uphold the appeal. If the appeal is denied, the variance to the primary setback will be approved as motioned by the Planning Commission. The developer will be able to proceed with the site plan application.

If the Council decides to uphold the appeal, the variance will be denied, and the site plan will require redesign.
SUMMARY STAFF RECOMMENDATION:
Staff recommends denial of the appeal; approval of the variance. The current location of the Waterfront Overlay primary setback does not allow the owner reasonable use or redevelopment of the property.

The Waterfront Planning Advisory Board (WPAB) recommended approval of the variance (4-2-1) on November 10, 2014 with the following conditions (1) The site plan must reduce the existing impervious cover by 50% and (2) A maximum of 50 hotel rooms will be provided. However, the WPAB conditions were not included among the Planning Commission conditions.

PROJECT INFORMATION

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL SITE AREA</td>
<td>52,838.28</td>
<td>1.213 acres</td>
</tr>
<tr>
<td>EXISTING ZONING</td>
<td>GR-MU-CO-NP</td>
<td></td>
</tr>
<tr>
<td>WATERSHED</td>
<td>Colorado River (Urban)</td>
<td></td>
</tr>
<tr>
<td>TRAFFIC IMPACT ANALYSIS</td>
<td>Not required</td>
<td></td>
</tr>
<tr>
<td>CAPITOL VIEW CORRIDOR</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>PROPOSED ACCESS</td>
<td>Red Bluff Road</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Allowed</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOOR-AREA RATIO</td>
<td>1:1</td>
<td>0.41:1</td>
<td>0.92:1</td>
</tr>
<tr>
<td>BUILDING COVERAGE</td>
<td>75% in GR base zoning</td>
<td>20,203 sq. ft. (38.12%)</td>
<td>17,988 sq. ft. (33.94%)</td>
</tr>
<tr>
<td>IMPERVIOUS COVERAGE</td>
<td>Limit established by variance</td>
<td>34,577 sq. ft. (65.24%)</td>
<td>26,456 sq. ft. (49.91%)</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>35’</td>
<td>22’</td>
<td>35’, 3 story</td>
</tr>
<tr>
<td>PARKING</td>
<td>81 Required</td>
<td>0</td>
<td>155 Provided</td>
</tr>
<tr>
<td>NUMBER OF ROOMS</td>
<td>0</td>
<td>80</td>
<td></td>
</tr>
</tbody>
</table>

SUMMARY COMMENTS ON SITE PLAN:
**Land Use:** The 1.213 acre subject property is located along Red Bluff Road approximately 1600 feet east of the intersection of Pleasant Valley Road and Cesar Chavez Street. It was originally permitted in 1984, prior to the adoption of the Waterfront Overlay District, as a warehouse facility. The applicant proposes to construct a hotel and restaurant within the existing footprint of the current warehouse structure on the site, and to decrease the impervious cover as required by the Planning Commission condition.

At this time, the applicant is only requesting approval of the referenced variance. Approval of the variance will allow the applicant to proceed with detailed engineering and architectural design services. Before the site development permit can be released, the site plan must be reviewed and approved by the Planning Commission. Land Development Code Section 25-2-721 further requires recommendations from both the Waterfront Planning Advisory Board and the Environmental Board regarding whether to approve the site plan.

A traffic impact analysis was not required because the calculated vehicle trips did not generate over 2,000 vehicle trips per day, the triggering limit specified in the Land Development Code, Section 25-6-113.
The site plan will comply with all requirements of the Land Development Code prior to its release.

**SURROUNDING CONDITIONS:**
Zoning/ Land Use  
North: Red Bluff, then CS-MU-CO-NP (Vacant)  
South: SF-3-NP & GR-MU-CO-NP (Vacant)  
East: SF-3-NP (Residential)  
West: GR-MU-CO-NP (Residential)

**NEIGHBORHOOD ORGNIZATIONS:**  
Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Monorail Project  
Austin Neighborhoods Council  
Bike Austin  
Buena Vista Neighborhood Assn.  
Cristo Rey Neighborhood Association  
Crossing Gardenhome Owners Assn (The)  
Del Valley Community Coalition  
Del Valley Independent School District  
East Austin Conservancy  
East River City Citizens  
East Town Lake Citizens Neighborhood Org.  
El Concilio Mexican-American Neighborhoods  
Friends of Emma Barrientos MACC  
Govalle/Johnston Terrace Plan TM of Neigh.  
Greater East Austin Neighborhood Association  
Guadalupe Neighborhood Development Corporation  
Homeless Neighborhood Assn.  
Montopolis Area Neighborhood Alliance  
Montopolis Neighborhood Association – El Concilio  
Pleasant Valley  
PODER  
Preservation Austin  
River Bluff Neighborhood Assoc.  
Save Town Lake.Org  
SEL Texas  
Sierra Club, Austin Regional Group  
Southeast Austin Neighborhood Alliance  
Super Duper Neighborhood Objectors and Appealers Organization  
Tejano Town  
The Real Estate Council of Austin, Inc.  
United East Austin Coalition

**CASE MANAGER:** Donna Galati, CNUa, LEED Green Assoc.  
Principal Planner  
Phone: (512) 974-2733  
Donna.Galati@austintexas.gov