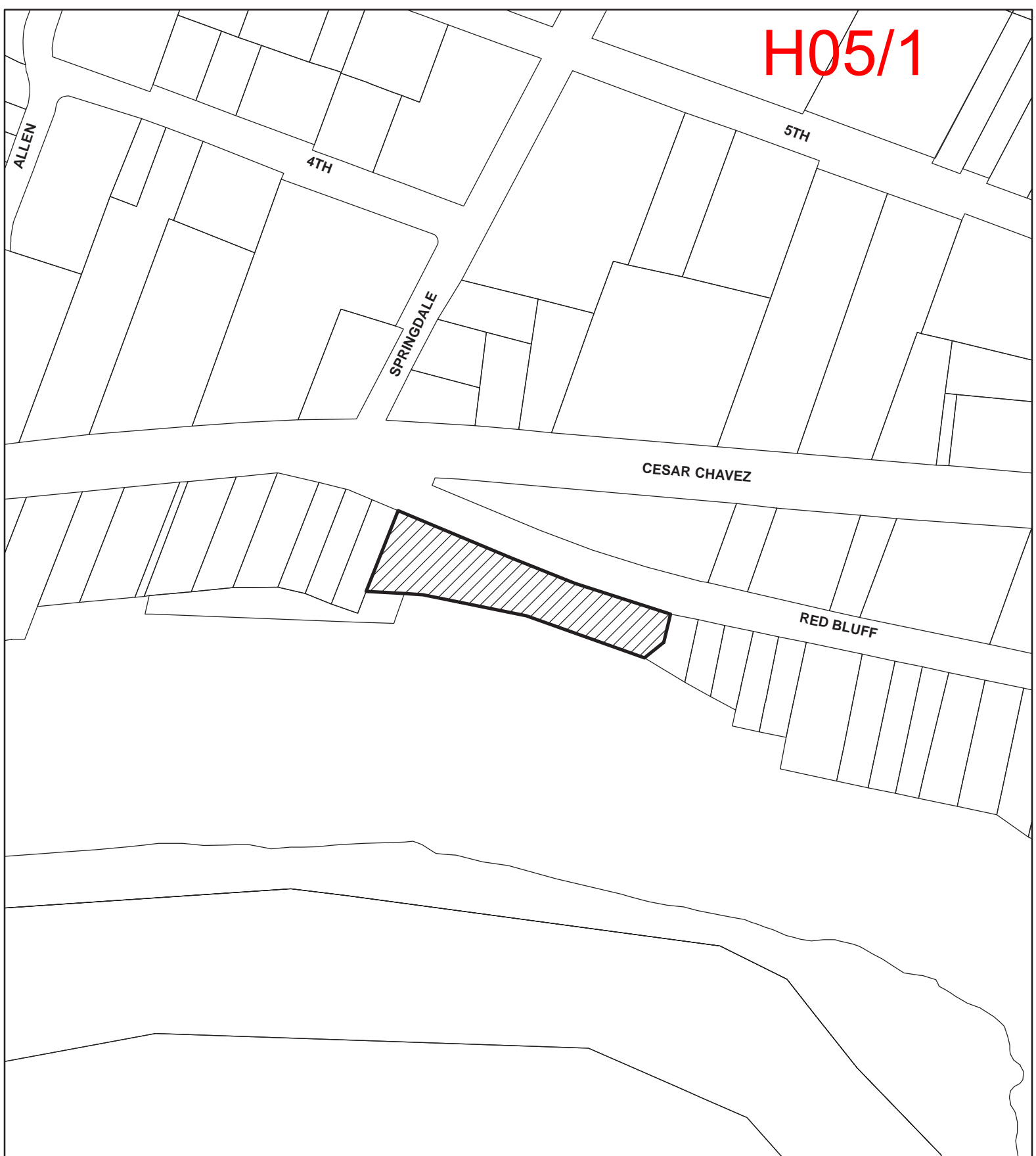


H05/1



1" = 225'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0030  
LOCATION: 4701 Red Bluff Road

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





## CITY OF AUSTIN

## Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

## Board of Adjustment General/Parking Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 4701 Red Bluff Road

Subdivision Legal Description:

ABS 22 SUR 29 TANNEHILL J C ACR 1.2168

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: GR-MU-CO-NP

I/We Richard T. Suttle, Jr. on behalf of myself/ourselves as  
authorized agent for Red Bluff Partners, LLC affirm that on  
Month June, Day Select, Year 2018, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Hotel with associated restaurant

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-1064 - Front Yard Setback. The variance is to allow a 0 front yard setback.

A building must have a front line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed: adjoins property in an urban family residence (SF-5) or more restrictive zoning district; or on which a use permitted in an SF-5 or more restrictive district is

located; and fronts the same street as the adjoining property.

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

See attached letter.

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### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

See attached letter.

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b) The hardship is not general to the area in which the property is located because:

See attached letter.

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## Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

See attached letter.

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## Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

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**Section 3: Applicant Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 6-11-18

Applicant Name (typed or printed): Richard T. Suttle, Jr.

Applicant Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 435-2300

Email (optional – will be public information): \_\_\_\_\_

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 6-12-18

Owner Name (typed or printed): Red Bluff Partners, LLC

Owner Mailing Address: 11036 Arroyo Canyon Drive

City: Austin State: Texas Zip: 78736

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: Richard T. Suttle, Jr.

Agent Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 435-2300

Email (optional – will be public information): \_\_\_\_\_

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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**VARIANCE FINDINGS FOR 4701 RED BLUFF ROAD.**

***Reasonable Use:*** *The zoning regulations applicable to the property do not allow for a reasonable use because:*

The zoning regulations applicable to the site require a 25-foot front yard compatibility setback due to the adjoining property to the west, which is used as a single-family residence, but that is zoned GR-MU-CO-NP and is a non-complying structure that encroaches into the 25-foot setback. The property is uniquely shaped, having a long and narrow configuration with approximately 520 linear feet running west to east adjacent to Red Bluff Road, with an average depth of approximately 125.43 feet running north to south. The total site area of the property is 53,003 square feet with 25,423 square feet located within the primary setback and 27,580 square feet within the secondary setback of the Red Bluff subdistrict of the Waterfront Overlay. The property is also impacted by a wetland (critical environmental feature) located to the south of the property along the banks of the Colorado River. In addition to the Waterfront Overlay and the wetland, the property is located almost entirely within a Critical Water Quality Zone (CWQZ). Compliance with the 25-foot front yard setback would push the structures further into the primary setback, which is strictly prohibited by city code, and would also impact the natural vegetative cover that must be retained to the maximum extent practical to help preserve the wetland.

***Hardship:*** *a) The hardship for which the variance is requested is unique to the property in that:*

The wetland to the south of the site appears to only affect this property. In order to retain the natural vegetative cover to the greatest extent practical it is imperative that the structures are located as close to Red Bluff as possible. Unlike other properties along Red Bluff Road, which are relatively deep in nature, this site is uniquely shaped, having a long and narrow configuration with approximately 520 linear feet running west to east with an average depth of approximately 125.43 feet running north to south.

*b) The hardship is not general to the area in which the property is located because:*

The wetland appears to only affect this property. In addition to the wetland, the unique configuration of the site provides very little room outside of the primary setback for development. This condition is unique to the area in that the majority of the lots along Red Bluff Road are deep narrow lots allowing for development outside of the primary setback with no impact triggered by an adjacent wetland.

***Area Character:*** *The variance will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:*

The adjacent single-family home to the west of the site is built closer to Red Bluff Road than the proposed project. Since the proposed project will be setback more than the triggering use the character of the area will be maintained and the intent of the compatibility setback will be upheld.

# H05/7

## RED BLUFF HOTEL\_board of adjustment exhibits

2018 / 07 / 09

912b congress ave. | austin, texas, 78701 | 512.320.0668 | [www.studiodwg.com](http://www.studiodwg.com)

rick joy architects

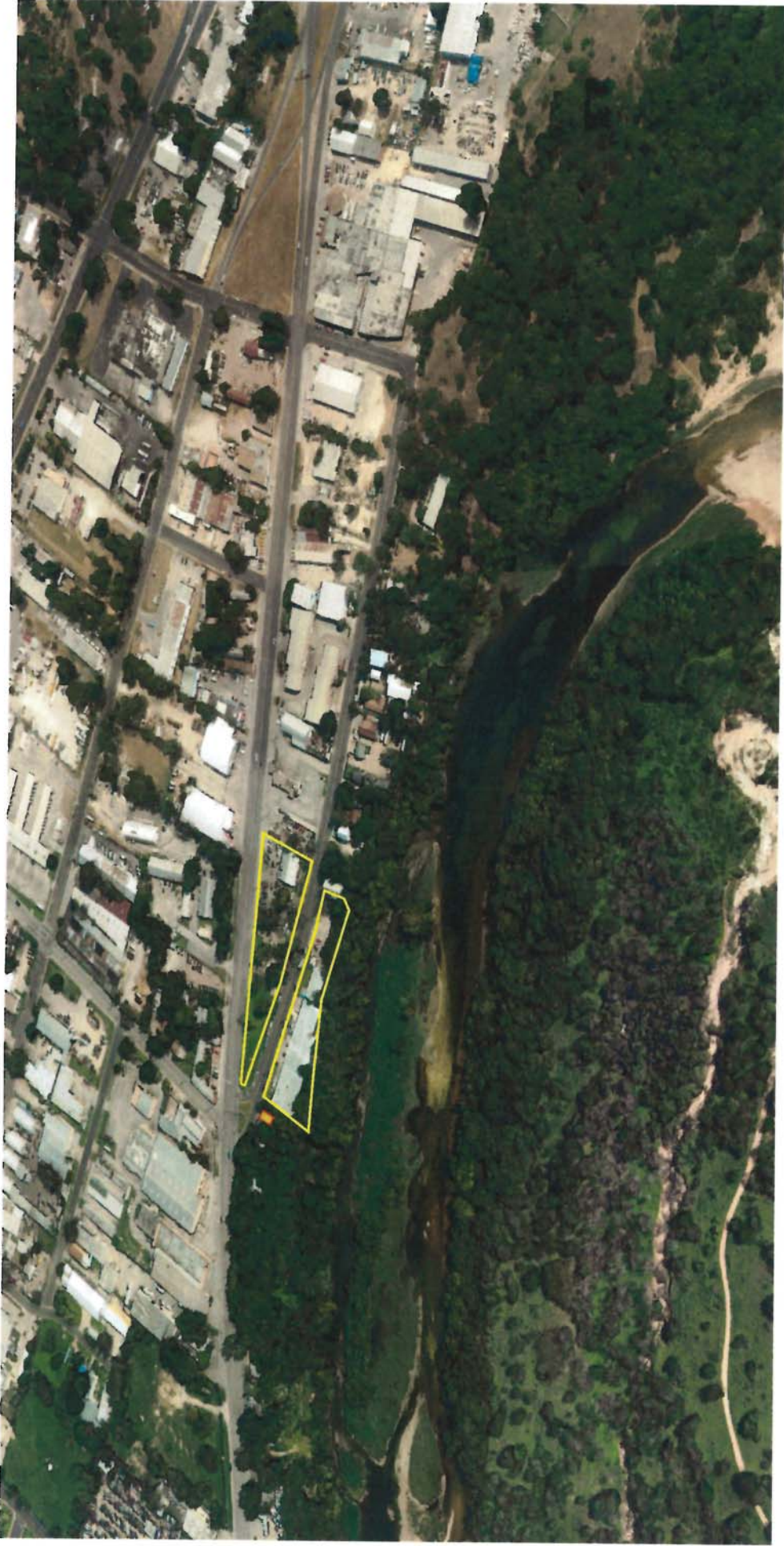


dwg.





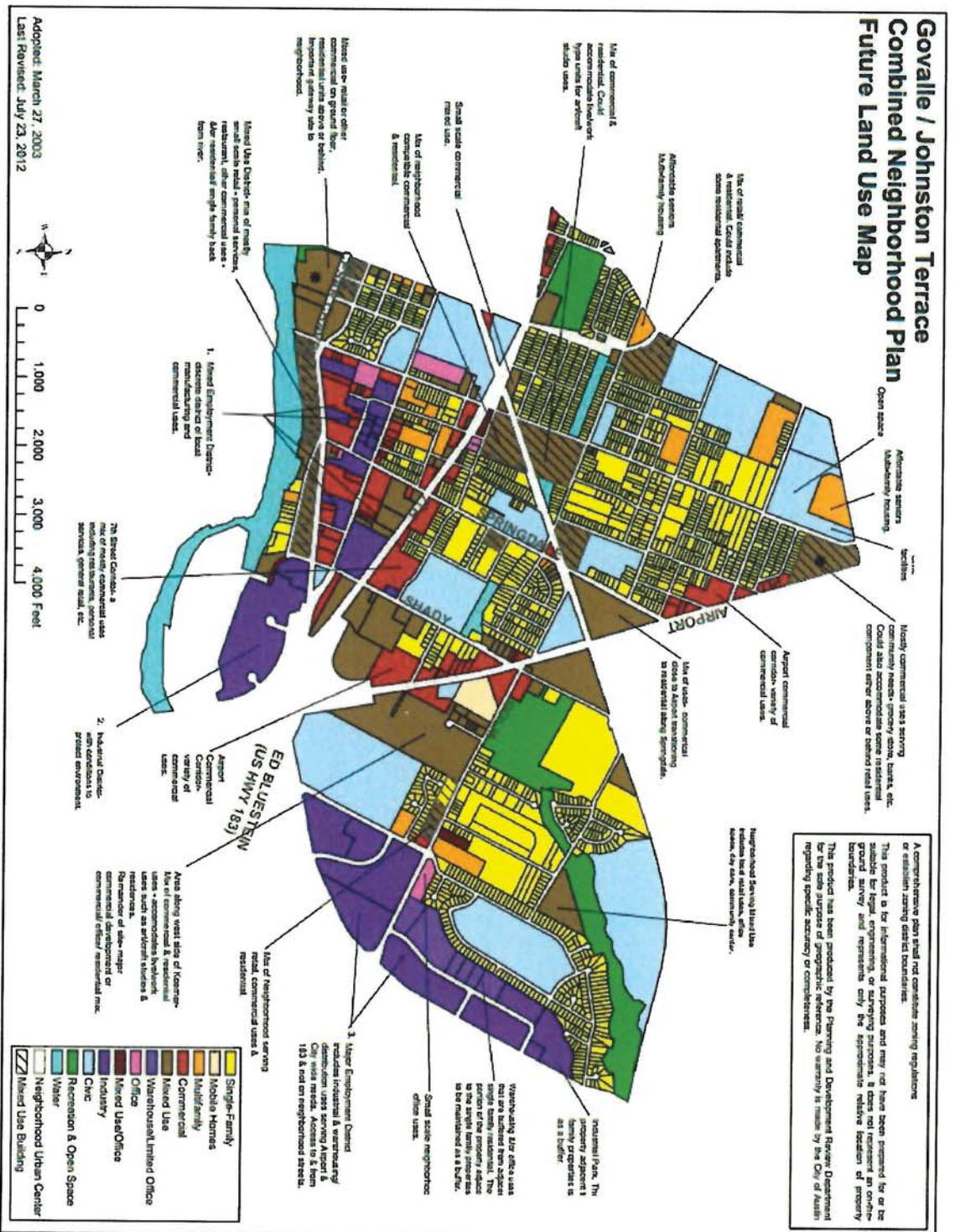
H05/9



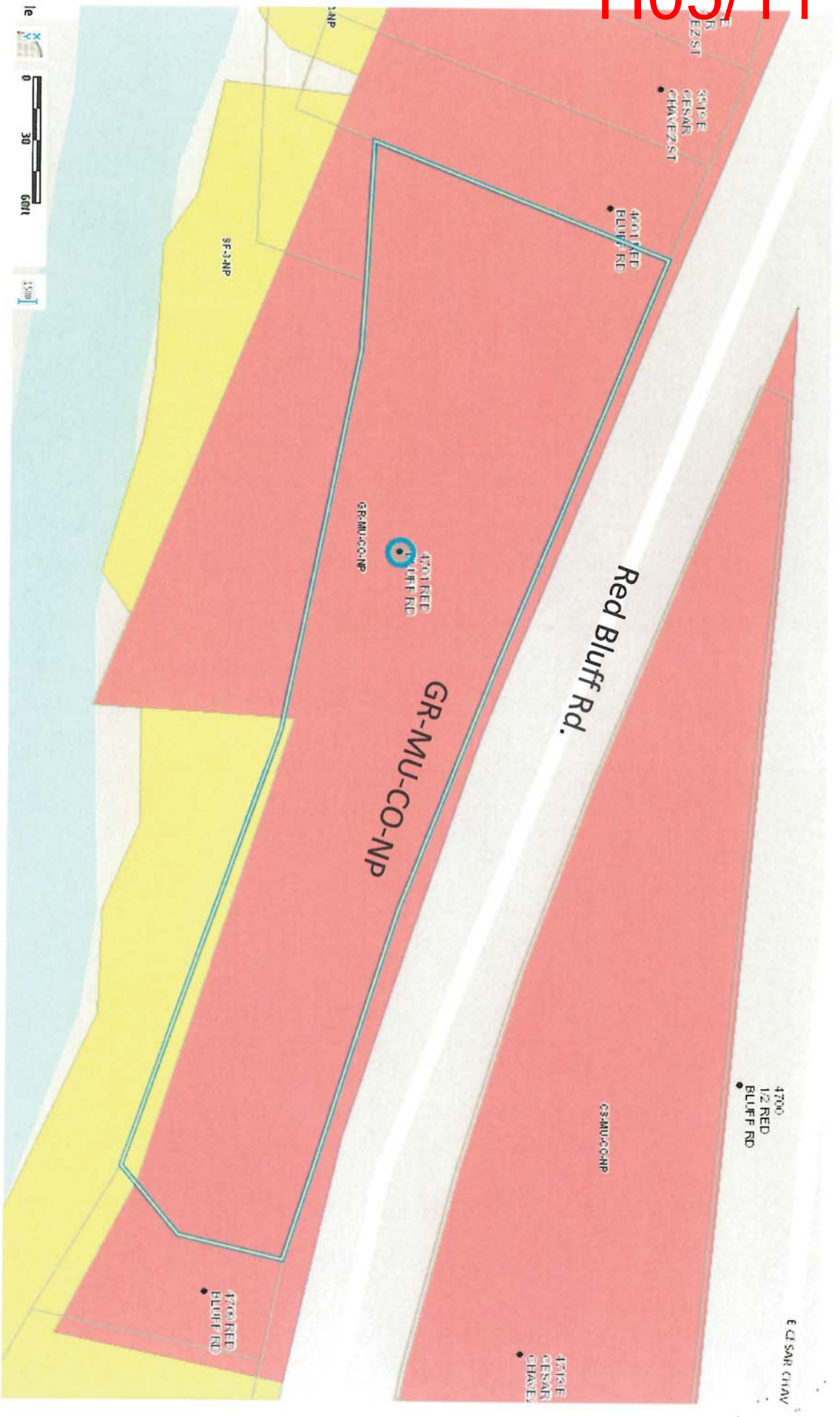
RED BLUFF\_site context



**Govalle / Johnston Terrace  
Combined Neighborhood Plan  
Future Land Use Map**

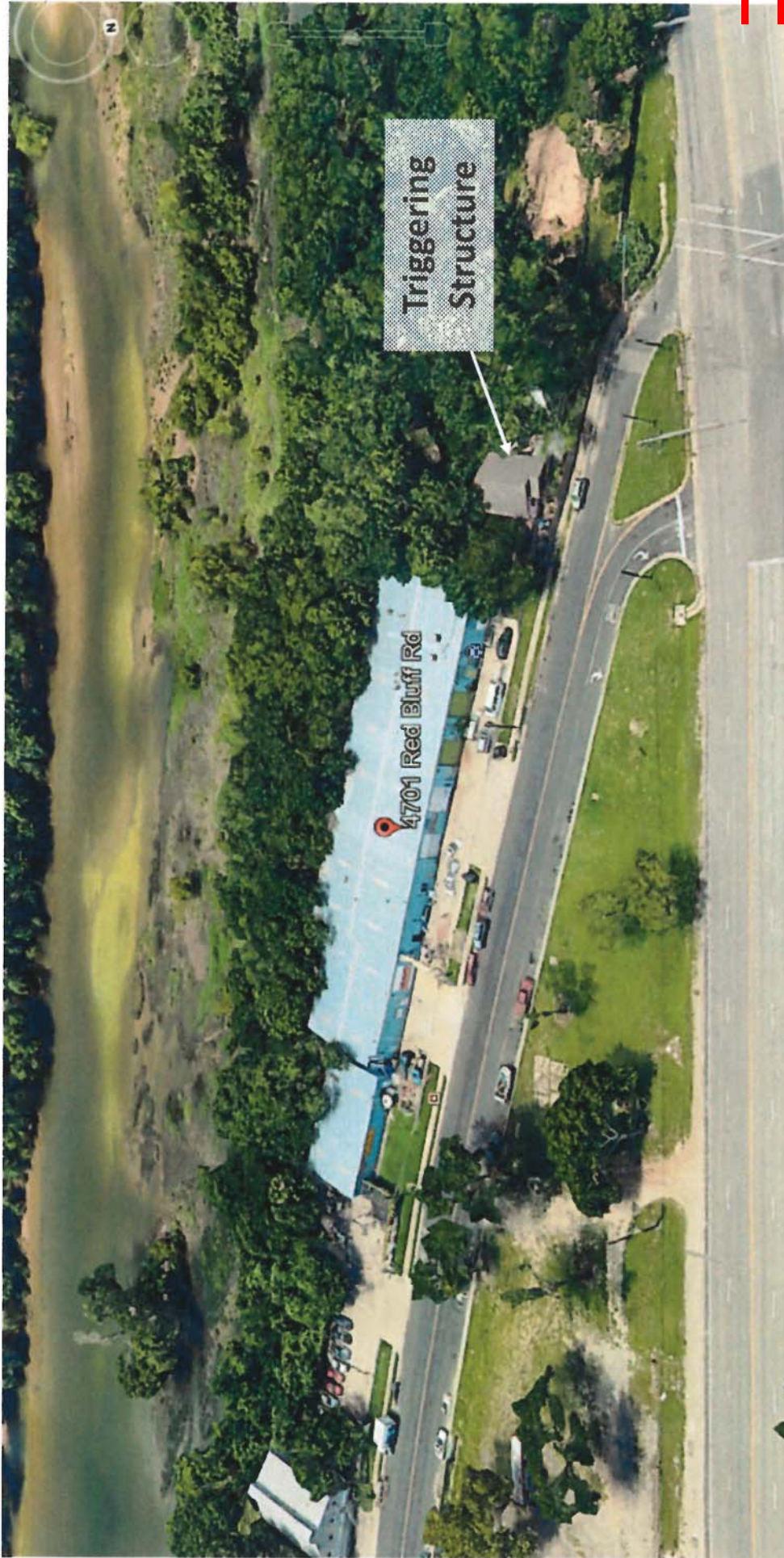


H05/11





H05/12





H05/13

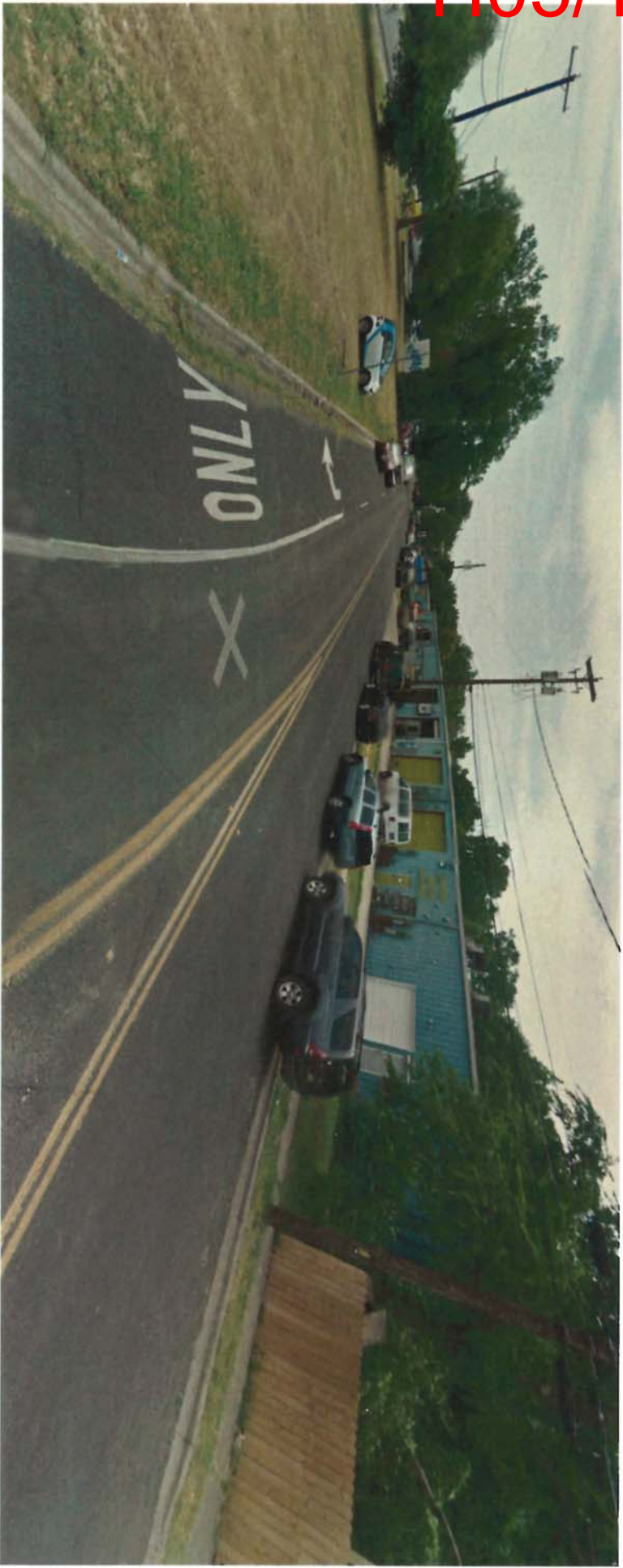




H05/14







RED BLUFF HOTEL\_existing conditions\_street typology



H05/16





H05/17



RED BLUFF HOTEL, existing conditions

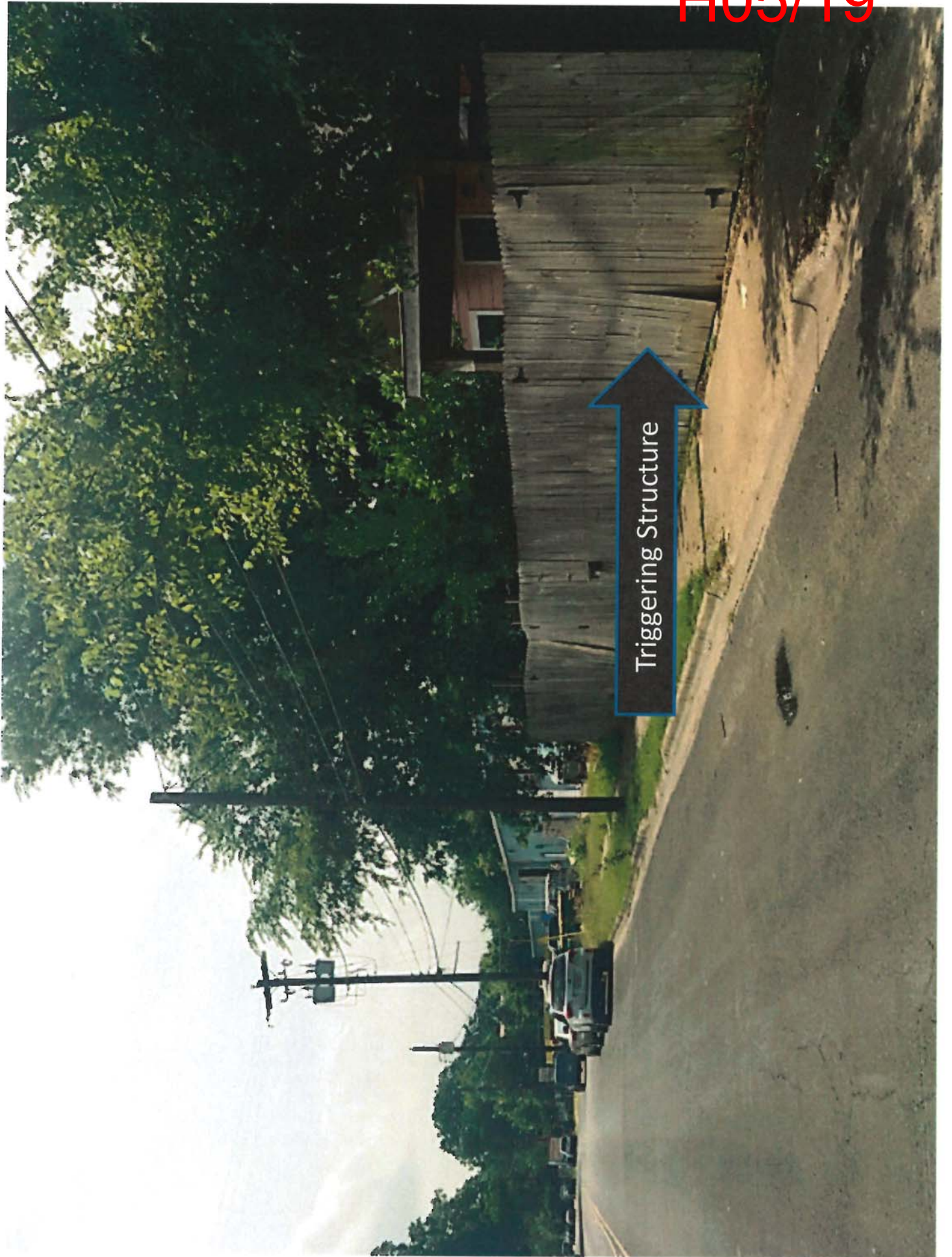


H05/18



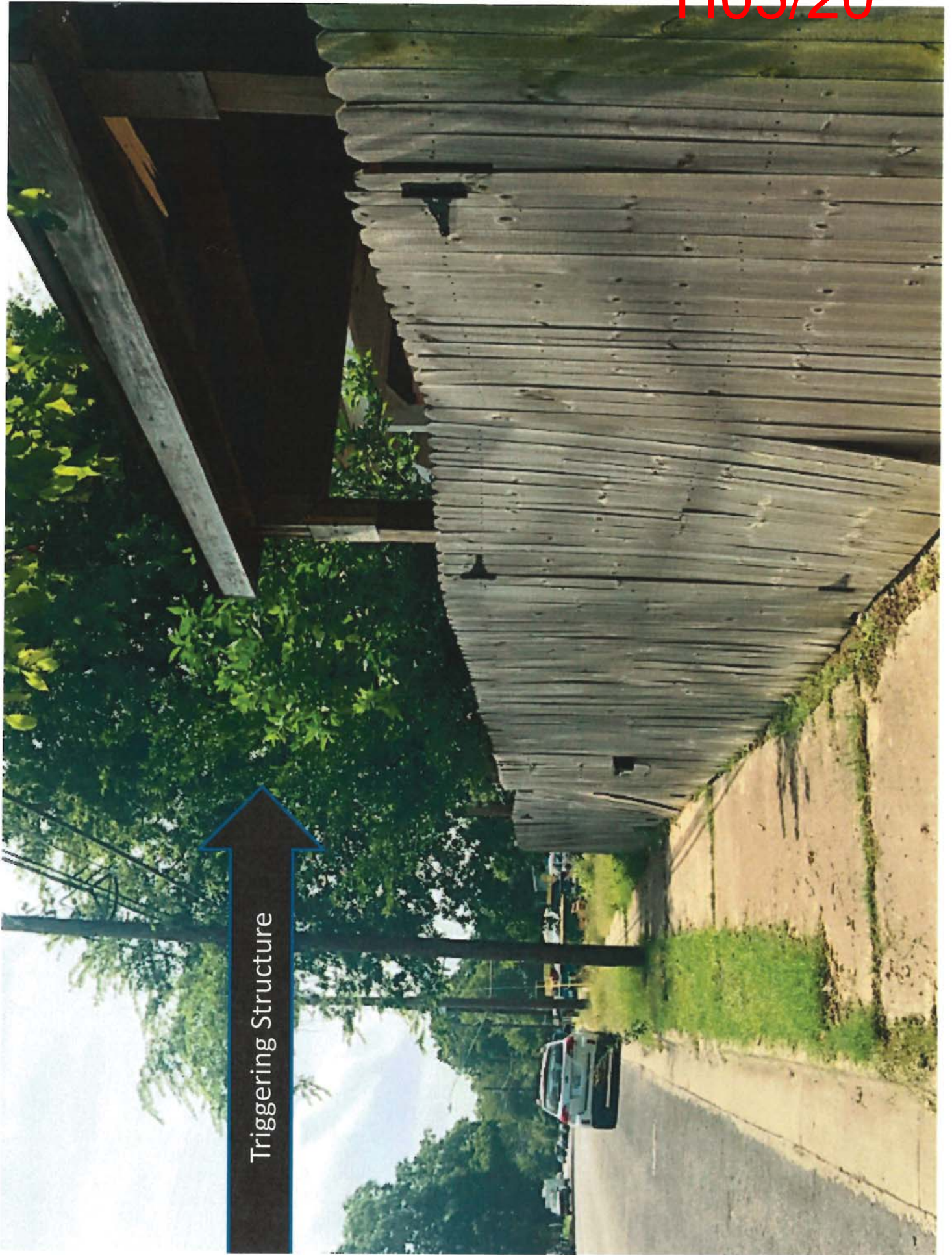


H05/19





H05/20



Triggering Structure



H05/21



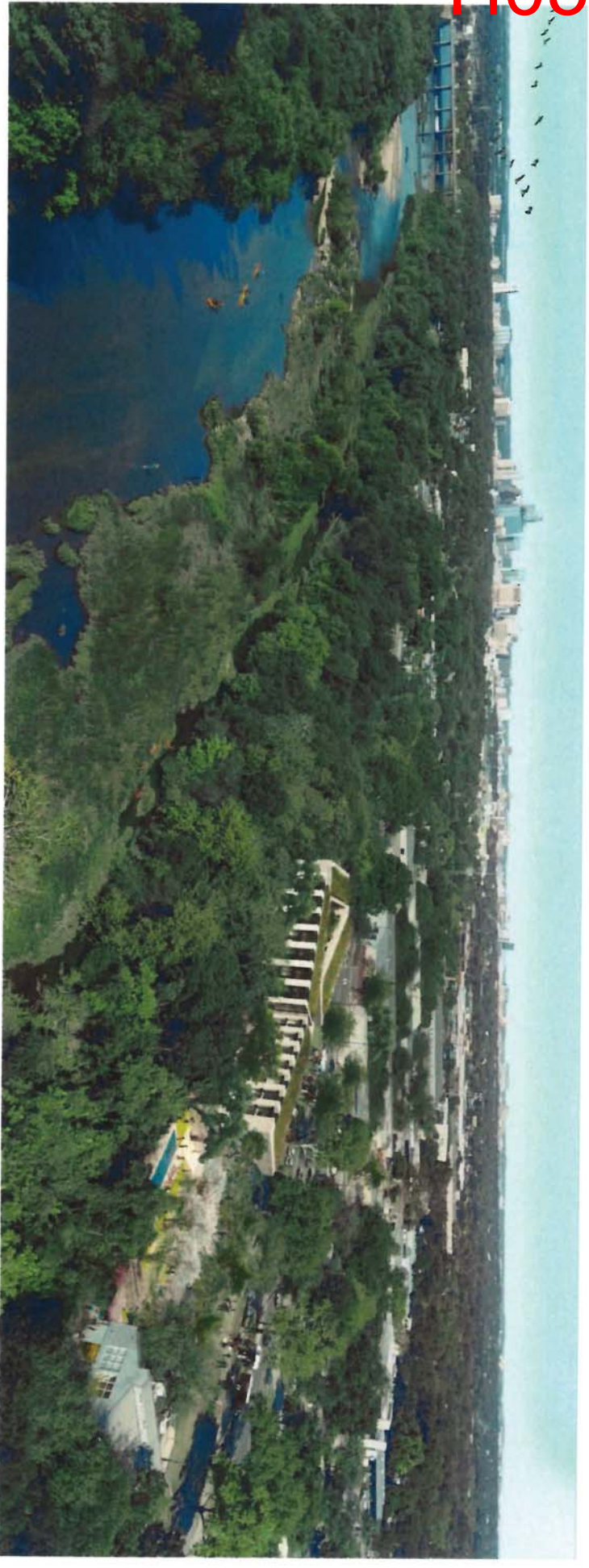
# H05/22



RED BLUFF\_property boundary and setback



H05/23



RED BLUFF\_architect\_river arial view



H05/24

RED BLUFF HOTEL SOUTH  
4701 RED BLUFF ROAD  
AUSTIN, TRAVIS COUNTY, TEXAS 78702

SITE PLAN

SHEET  
CS101  
5 OF 10  
SPC-2014-01/SAT



SITE DATA - ZONING (CM-40-CD-SP)	
EXISTING	1.1
PROPOSED	1.1
LAND USE	1.1
UNIMPROVED COVER (%)	53.75
IMPROVED COVER (%)	33.77
MAX. BUILDING FOOTPRINT**	33,777
MAX. NUMBER OF STORIES	3

BUILDING DATA	
AREA	EXISTING
PROPOSED	14,445 SF
EXISTING	29,300 SF
PROPOSED	13,147 SF
EXISTING	18,539 SF
PROPOSED	25,400 SF
EXISTING	18,539 SF
PROPOSED	25,400 SF
EXISTING	18,539 SF
PROPOSED	25,400 SF

RED BLUFF HOTEL SOUTH - PARKING REQUIRED	
TYPE	NO.
RESTAURANT	35
HOTEL ROOM	35
OFFICE	35
RETAIL	35
RECREATION	35
INDUSTRIAL	35
COMMERCIAL	35
GOVERNMENT	35
EDUCATION	35
RELIGIOUS	35
OTHER	35

IMPROVED COVER IN WATERSCAPE OVERLAY DATA	
TYPE	NO.
RESTAURANT	35
HOTEL ROOM	35
OFFICE	35
RETAIL	35
RECREATION	35
INDUSTRIAL	35
COMMERCIAL	35
GOVERNMENT	35
EDUCATION	35
RELIGIOUS	35
OTHER	35

GENERAL NOTES:

- THIS SITE PLAN IS FOR THE "X" SITE PLAN APPROVAL ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- ALL EXISTING AND PROPOSED IMPROVEMENTS SHALL BE SHOWN ON THE "X" SITE PLAN.
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LEGEND

- BOUNDARY / RIGHT OF WAY
- EXISTING / PROPOSED
- EXISTING / PROPOSED
- EXISTING / PROPOSED
- EXISTING / PROPOSED

GENERAL NOTES (CONTINUED):

- THE "X" SITE PLAN APPROVAL IS REQUIRED FOR THE DEVELOPMENT AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
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GENERAL NOTES (CONTINUED):

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GENERAL NOTES (CONTINUED):

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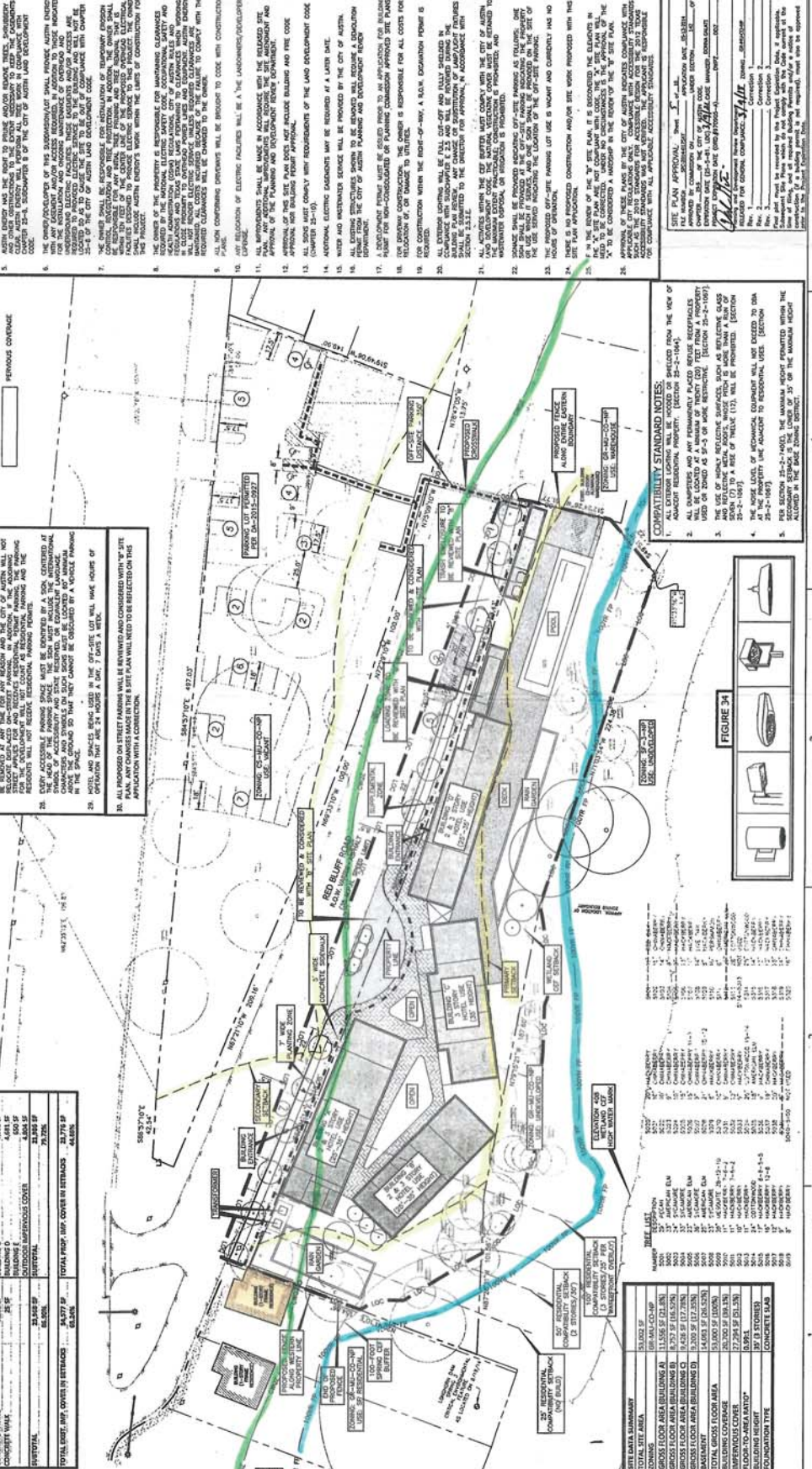


FIGURE 3A



COMPATIBILITY STANDARD NOTES:

- ALL EXISTING AND PROPOSED IMPROVEMENTS SHALL BE SHOWN ON THE "X" SITE PLAN.
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H05/25

