

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



30°

SCALE: 1" = 30'

NOTE:

1. CRU = GENERAL RETAIL
2. RESTAURANT = GENERAL RESTAURANT
3. OFFICE = ADMINISTRATIVE AND BUSINESS OFFICE
4. * PROVIDED FAR ASSUME MAX FAR FOR LOT 3
5. OUTDOOR AMPLIFIED MUSIC IS PROHIBITED BETWEEN 11:00 PM AND 9:00 AM ON SUNDAY THROUGH THURSDAY.

PROPOSED	EXISTING	
-----	-----	RIGHT OF WAY
-----	-----	LOT BOUNDARY
-----	-----	EASEMENT
-----	-----	FENCE: BARBED
-----	-----	FENCE: WOOD (PICKET)
-----	-----	FENCE: WOOD (PRIVACY)
-----	-----	FENCE: METAL
-----	-----	MAJOR CONTOUR
-----	-----	MINOR CONTOUR
-----	-----	ELECTRIC LINE
-----	-----	ELECTRIC LINE
-----	-----	ELECTRIC LINE
-----	-----	GAS LINE
-----	-----	OVERHEAD UTILITY
-----	-----	UNDERGROUND UTILITY
-----	-----	WASTE WATER LINE
-----	-----	WATER LINE
-----	-----	FIRE LINE
-----	-----	ROAD CENTERLINE
-----	-----	CURB & GUTTER
-----	-----	STRIPING
-----	-----	FIRE LINE STRIPING
-----	-----	H.C. ACCESSIBLE ROUTE
-----	-----	LIMITS OF CONSTRUCTION
-----	-----	RAILROAD
-----	-----	FLOODPLAIN
-----	-----	CWQZ
-----	-----	STORM SEWER
-----	-----	DRAINAGE CHANNEL
-----	-----	CONCRETE
-----	-----	GRAVEL

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		MONUMENT TYPE 3
		NAVL
		PIPE CAP
		PIPE FLOW
		REDUCER
		UTILITY VALVE
		UTILITY METER
		WIRE HYDRANT
		WASTE WATER M.H.
		CLEANOUT
		STORM M.H.
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		SIGN
		BOLLARD/GUARD POLE
		POLE/FLAG POLE
		TREE

Note:
Installation of a CCTV camera(s) by the City of Austin for traffic monitoring will be allowed on the roof of building(s).

1. COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
2. ALL DRIVES TO BE TYPE II DRIVEWAYS UNLESS OTHERWISE NOTED.
3. OUTDOOR AMPLIFIED MUSIC IS PROHIBITED BETWEEN 11:00 P.M. AND 1:00 A.M. ON FRIDAYS AND SATURDAYS AND BETWEEN 10:00 P.M. AND 9:00 A.M. ON SUNDAY THROUGH THURSDAY.
4. SECTION 25-6-591 IS MODIFIED IN ZONING ORDINANCE 001214-102.

FOR CITY USE ONLY:

SITE PLAN APPLICATION

SHEET 02 OF 02

FILE NUMBER: SP-182-0499-C APPLICATION DATE: 11/25/13

APPROVED BY COMMISSION ON _____ UNDER SECTION 112

CHAPTER 15-2 OF THE CITY OF ALBANY CODE

EXPIRATION DATE OF SALE: 11/25/14 CASE NUMBER: DONNA KALIN

PROJECT EXPIRATION DATE: 08/01/2014 C/PWPG: _____ PDOT: X

Donna Kalin

Design, Planning and Development Review

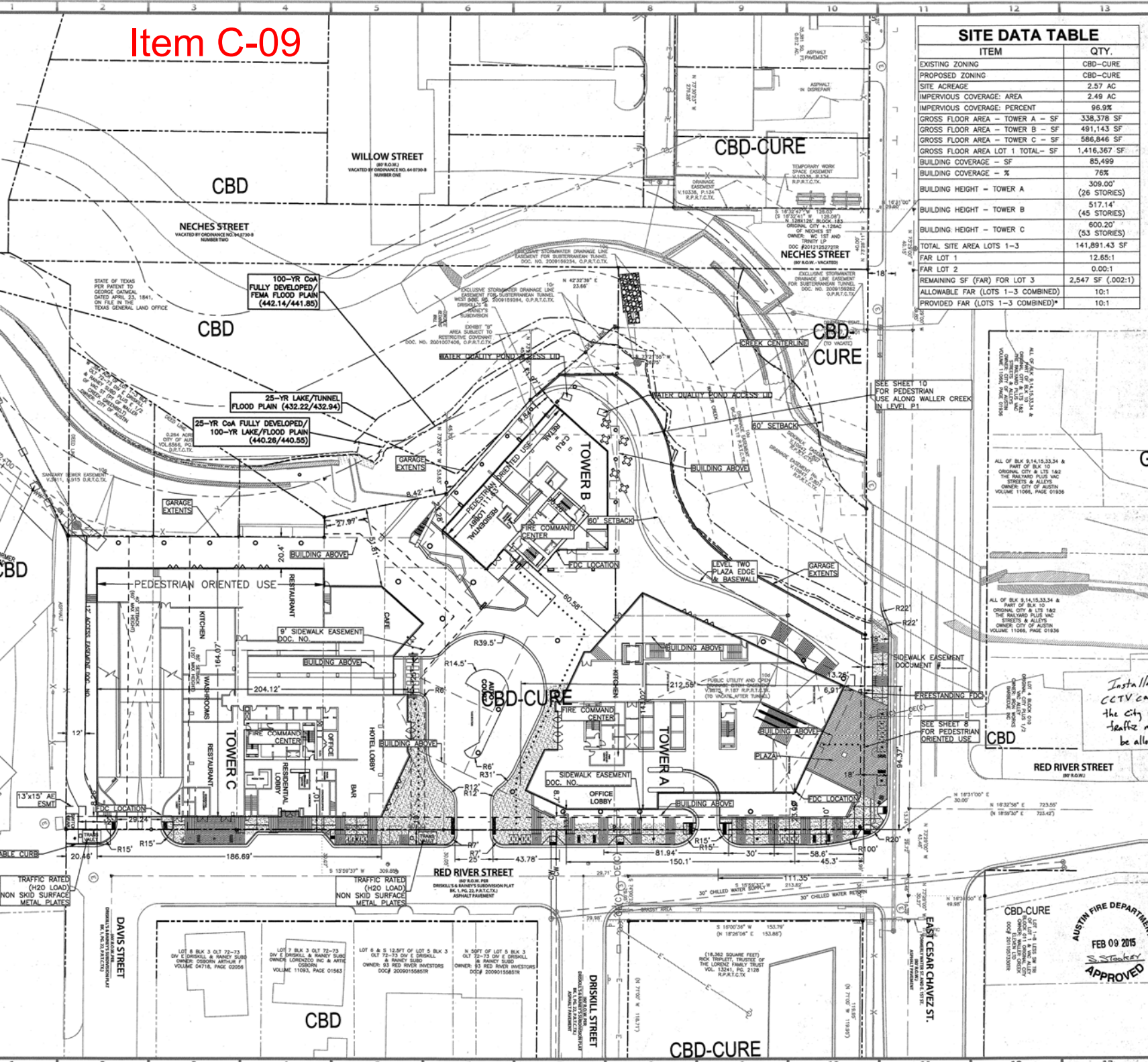
RELEASED FOR GENERAL COMPLIANCE: 11/15 ZONING: CD-CUR

Rev. _____

Rev. _____

Rev. _____

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code require a date of time of filing, and all required building permits require a notice of construction. If a building permit is not required, must also be approved prior to the Project Expiration Date.





Legend

 Site Location



Site Location Map

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

0 65 130 260 Feet
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