

C13

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2010-0069 904 San Antonio St. Re-zone **P. C. DATE:** 06-08-2010, 06-22-2010**ADDRESS:** 904 San Antonio Street**AREA:** 0.4055 acres**APPLICANT:** John C. Horton, III**AGENT:** Thrower Design (Ron Thrower)**NEIGHBORHOOD PLAN AREA:** Downtown**CAPITOL VIEW:** Yes**T.I.A.:** No**HILL COUNTRY ROADWAY:** No**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**ZONING FROM:** MF-4 – Multi-Family Residence Moderate-High Density**ZONING TO:** DMU – Downtown Mixed Use**SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CO, Downtown Mixed Use – Conditional Overlay. The Conditional Overlay would make a bail bond services use, cocktail lounge use, or liquor sales use a conditional use; and prohibit pawn shop services use as well as limit vehicle trips to less than 2,000 per day.

**PLANNING COMMISSION RECOMMENDATION:****DEPARTMENT COMMENTS:**

The Downtown Mixed Use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand. The subject tract is located in and amongst various zoning districts, including DMU, GO, CS and LO. The most recent surrounding case histories were requests to the DMU zoning district. It should be noted that this property lies within the Downtown Parks Overlay {§ 25-2-168}, a Capital View Corridor and the Criminal Justice Overlay sub-district {§ 25-2-650}. In the Criminal Justice Center overlay district a bail bond services use, cocktail lounge use, or liquor sales use that would otherwise be a permitted use is a conditional use; and a pawn shop services use is prohibited.

**BASIS FOR RECOMMENDATION:**

*Granting of the request should result in an equal treatment of similarly situated properties.*

Granting DMU zoning would be in keeping with other similarly situated properties in the area that have recently received DMU zoning as well.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	MF-4	Single Family
<b>NORTH</b>	DMU	Parking Garage
<b>SOUTH</b>	CS	Office Building
<b>EAST</b>	P-H	Woolridge Square Park
<b>WEST</b>	DMU-CO	Single Family Residential

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-99-0082	From MF-4 to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU- CO [Vote: 7-0]
C14-06-0158	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-06-0177	From MF-4 to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-06-0187	From GO to DMU	Approved DMU-CO [Vote: 8-0]	Approved DMU-CO [Vote: 5-1]
C14-07-0223	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU- CO [Vote: 7-0]

**NEIGHBORHOOD ORGANIZATION:**

- Homeless Neighborhood Assn.
- 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

**SCHOOLS:**

Matthews Elementary School  
O' Henry Middle School  
Austin High School

**SITE PLAN:**

1. If zoned DMS, this site will be subject to § 25-2-168 Downtown Parks (DP) Overlay District. Additional comments will be made when the site plan is submitted.

2. This site is within the Barton Creek Pedestrian Bridge Capitol View Corridor. The view corridor is strictly enforced per maximum height allowed within the corridor. Additional comments will be made when the site plan is submitted.
3. This tract is also with the Criminal Justice Center Overlay District: (1) a bail bond services use, cocktail lounge use, or liquor sales use that would otherwise be a permitted use is a conditional use; and (2) a pawn shop services use is prohibited.
4. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

#### **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek 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:**

1. Additional right-of-way may be required at the time of site plan or subdivision application.
2. A traffic impact analysis maybe required with the site plan application if the traffic generated by the proposed land uses would exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

## 3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
San Antonio St	80'	40'	Collector	Yes	No	Yes (Within ¼ mile)
9 <sup>th</sup> St	80'	44'	Collector	No	No	Yes (Within ¼ mile)




**CITY COUNCIL DATE:** July 29<sup>th</sup>, 2010**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

**PHONE:** 974-7691

### Legend



-  SUBJECT TRACT  
 PENDING CASE  
 ZONING

SCALE: 1" = 200'

## ZONING

**CASE NUMBER: C14-2010-0069**  
**ADDRESS: 904 SAN ANTONIO ST**  
**AREA: 0.4055 AC.**  
**GRID: J22**  
**CASE MGR: C. PATTERSON**



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