

ZONING CHANGE REVIEW SHEET

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CASE: C14-2012-0028 3rd & Colorado

P. C. DATE: 05/08/12

ADDRESS: 311 Colorado, 301 Colorado St.
& 114 W. 3rd St.

AREA: 0.6759 acres

APPLICANT: S/H Austin Partnership
(John Beauchamp)

AGENT: Winstead, PC.
(Michele Haussmann)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewer's
comments and Restrictive Covenant.

HILL COUNTRY ROADWAY: No

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CBD-CURE – Central Business District – Central Urban Redevelopment District .

ZONING TO: CBD-CURE - Central Business District – Central Urban Redevelopment District.

SUMMARY STAFF RECOMMENDATION:

Staff recommendation is pending

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The subject property is currently developed with a surface parking lot. This property was granted Central Business District, Central Urban Redevelopment District zoning with case number C14-2008-0159.

BASIS FOR RECOMMENDATION:

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CBD-CURE-CO	Restaurant / Parking Lot
NORTH	CBD	Restaurant
SOUTH	CBD	Parking Lot
EAST	CBD	Parking Lot
WEST	CBD	Restaurant

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0143	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-2008-0144	From CBD- CURE to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-00-2208	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 6-1-1]	Approved CBD- CURE [Vote: 7-0]

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:

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:

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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. No trees are located on this property. At this time, site specific information is unavailable regarding 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:

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to submit a limited TIA at time of site plan. If the zoning is granted then following should be met:

- Developer agrees to maintain off-street loading and unloading facilities for service and delivery vehicles in the existing alley and prohibiting facilities from 3rd and Colorado.
- Applicant will coordinate with the City of Austin on public parking opportunities as part of its site plan for a downtown way-finding system initiative.
- Developer will coordinate with the city to address issues such as valet parking adjacent to the site.
- Developer shall provide an access study at the time of site plan application including information on loading and trash collection internal to the site and any on-street parking adjacent to the site.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Colorado St	85'	57'	Arterial	Yes	Yes	Yes
3rd Street	80'	57	Collector	No	No	Yes

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CITY COUNCIL DATE: June 7th, 2012

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

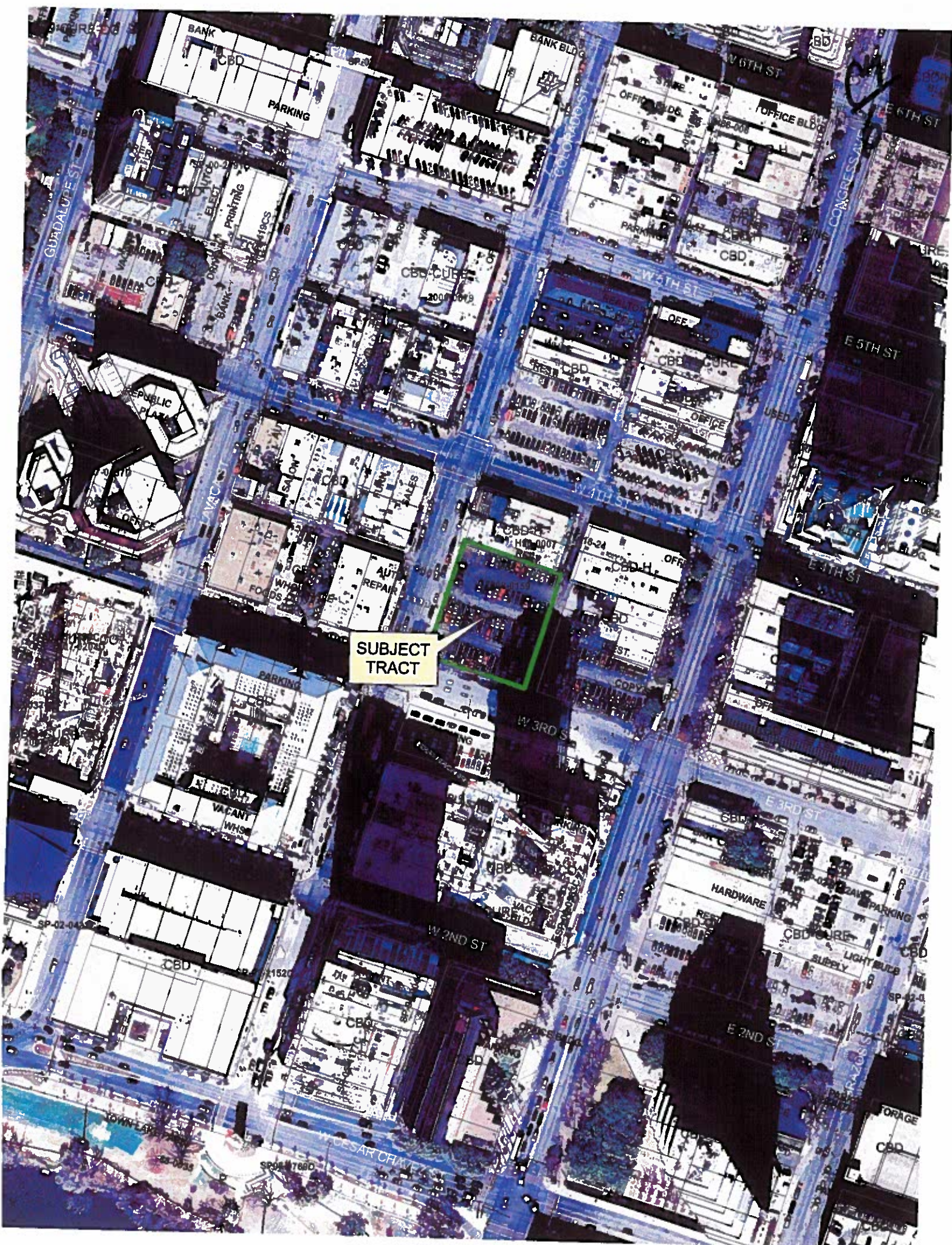
ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



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