

ZONING CHANGE REVIEW SHEET

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CASE: C14-2012-0087 Waterloo Park Tower

P. C. DATE: 08/28/12

ADDRESS: 1209 Red River St.

AREA: 0.366 acres

APPLICANT: Allen W. Nalle

AGENT: Land Answers, Inc. (Jim Wittliff)

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: CS-1 – Commercial Liquor Sales.

ZONING TO: CBD - Central Business District.

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CO: Central Business District.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property is currently developed with a one story restaurant. The applicant is proposing a mixed use office building with retail/commercial on the ground floor and condominiums on the top floors. The subject tract is located in the Waller Creek District in the Downtown Austin Plan. One of the goals identified in the Waller Creek District is to "encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel". The Downtown Austin Plan on page 79 calls for this property to convert from its existing CS-1, Commercial Liquor Sales zoning to CBD, Central Business District. This site is located within the "desired development zone" where development is encouraged to locate.

BASIS FOR RECOMMENDATION:

1. The proposed zoning should be consistent with the goals and objectives of the City Council.

Granting CBD, Central Business District zoning would be in keeping with the policy of the City Council to densify the Central Business District, especially with vertical development and also as identified in the Downtown Austin Plan.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CS-1	Restaurant
NORTH	P	Hospital
SOUTH	CS-1	Office/Parking Lot
EAST	CS-1	Office/Parking Lot
WEST	P	Waterloo Park

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 development on this site will be subject to Subchapter E: Design Standards and Mixed Use, and additional comments will be made upon submittal of the site plan for review.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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 floodplain maps there is a floodplain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. 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:

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was waived for this case because at the time of site plan application, the applicant will be required to submit a limited TIA for the purpose of analyzing and determining whether intersection or traffic improvements are recommended based on the redevelopment of the site for the following intersections: Red River Street/E. 12th Street; Red River Street/E. 11th Street; E. 12th Street/Sabine Street; and E. 11th Street/Sabine Street. The applicant is responsible for pro-rata share cost participation for such intersections that demonstrate the need for traffic improvements. Additional requirements will include the following: (a) Provide an Access Management Study that addresses vehicular, transit, bicycle, and pedestrian access. (b) Maintaining off-street loading and unloading facilities for service and delivery vehicles. (c) Other issues such as valet parking operations adjacent to the site, and (d) Applicant should coordinate with the City of Austin on public parking opportunities as part of its plan for a downtown way-finding system initiative, if feasible.

TR3. Red River Street is classified in the Bicycle Plan as Bike Route No. 51 and E. 12th Street is classified in the Bicycle Plan as Bike Route No. 48.

TR5. Capital Metro bus service (Routes No. 10 and 20) are available along Red River Street.

TR6. There are existing sidewalks along Red River Street and E. 12th Street.

TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Red River Street	80'	MAU-4	Arterial	11,152
E. 12th Street	120'	MAD-4	Arterial	6,732

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CITY COUNCIL DATE: September 27th, 2012

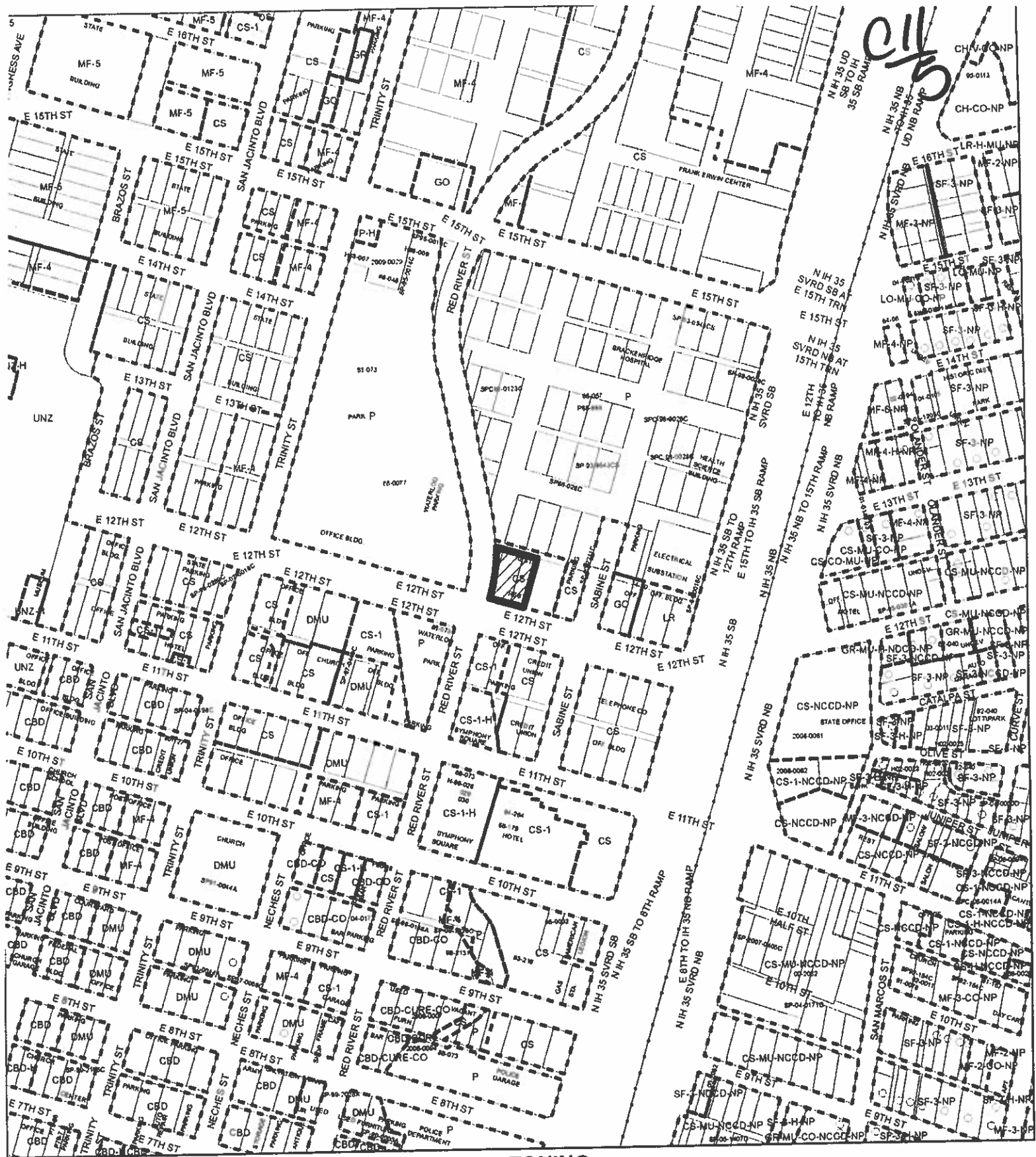
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:




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

PHONE: 974-7691



ZONING

ZONING CASE#: C14-2012-0087

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

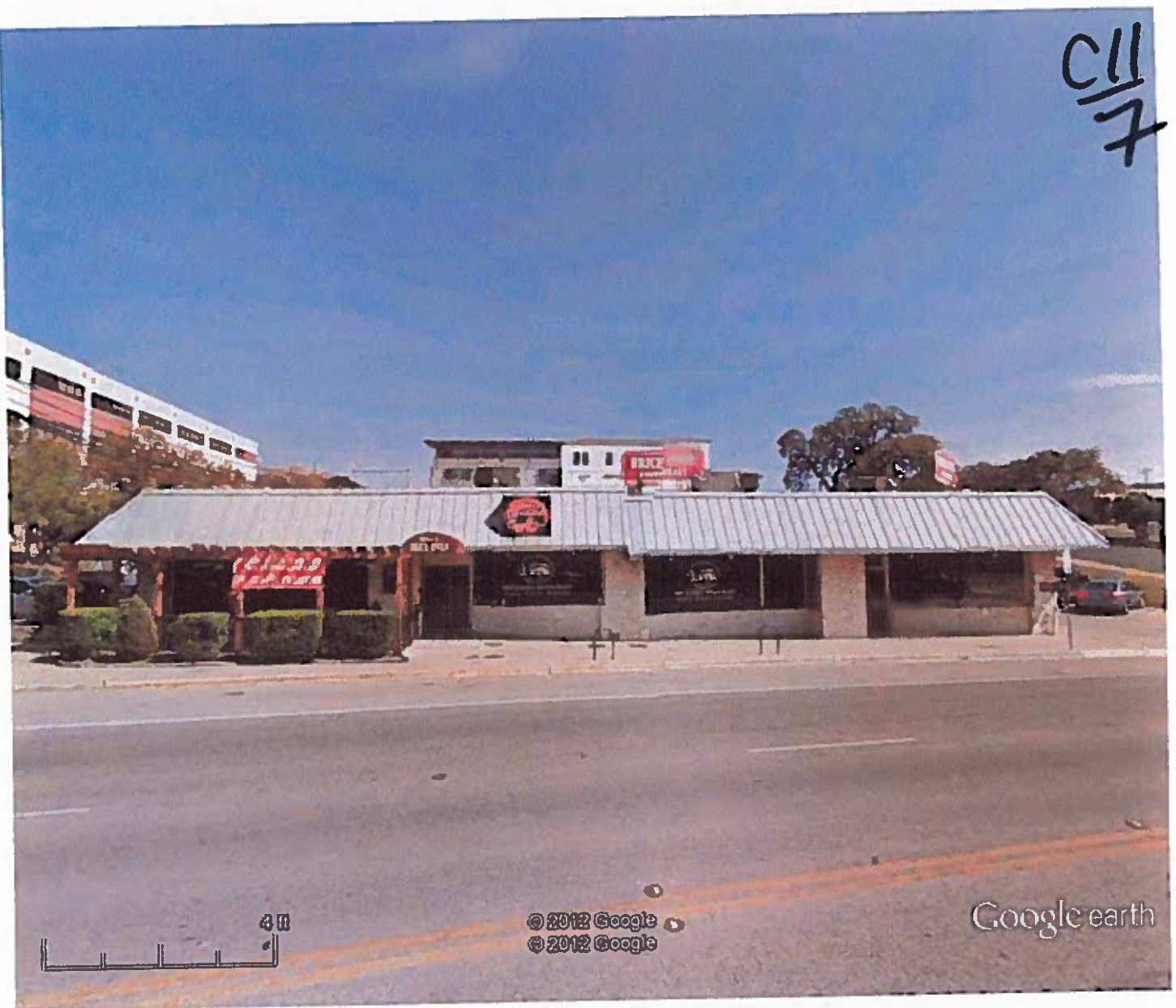
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1" = 400'



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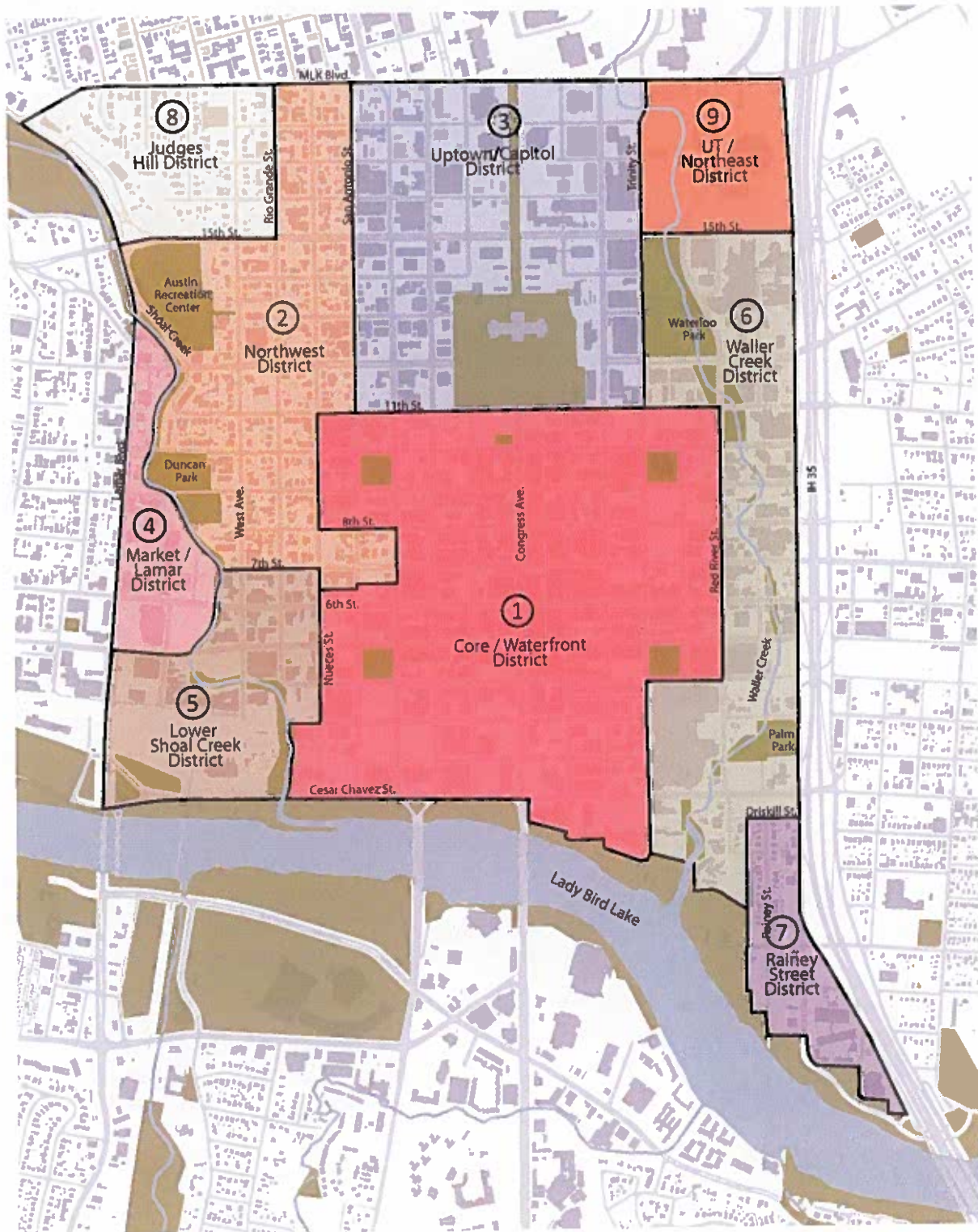
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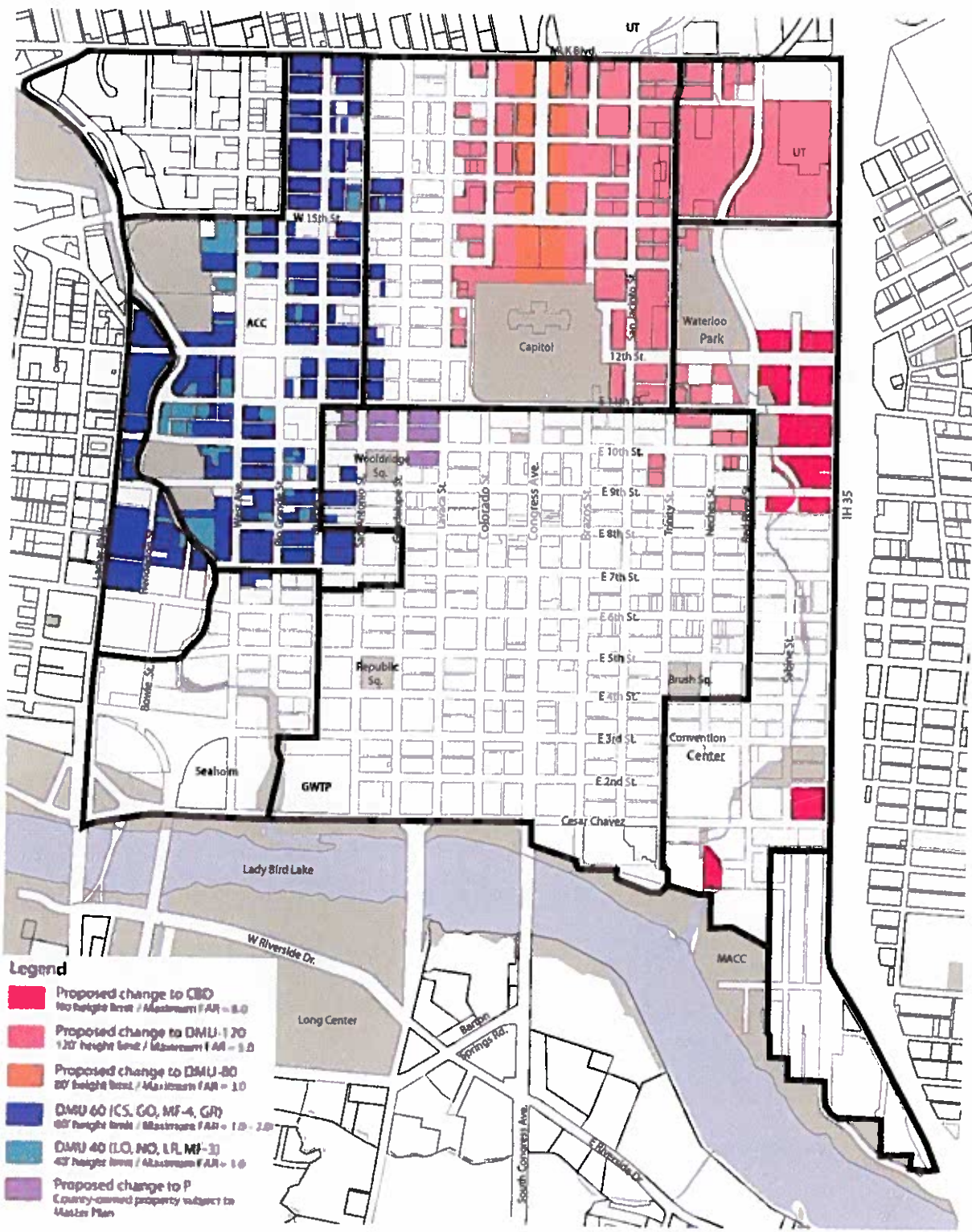
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Downtown Districts Map

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Amendment 21



Proposed Downtown Zoning Changes