

ZONING CHANGE REVIEW SHEET**CASE:** C14-2012-0105 702 San Antonio Street**P.C. DATE:** 10/09/12**ADDRESS:** 702 San Antonio Street**AREA:** 0.597 acres**APPLICANT/AGENT:** HUO Architects (Thomas Hatch)**NEIGHBORHOOD PLAN AREA:** Downtown**CAPITOL VIEW:** Yes**T.I.A.:** Waived – See the Transportation Reviewers comments.**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**ZONING FROM:** DMU-H-CO – Downtown Mixed Use, Historic Landmark, Conditional Overlay**ZONING TO:** DMU-H-CO - Downtown Mixed Use, Historic Landmark, Conditional Overlay**SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-H-CO, Downtown Mixed Use – Historic Landmark– Conditional Overlay. The Conditional Overlay would prohibit the following uses: Automotive repair services, Automotive Sales, Automotive washing, Bail Bond Services, Counseling services, Drop-off recycling collection facility, Exterminating services, Funeral services, Financial services, Guidance services, Local utility services, Outdoor entertainment, Pawn shop services, Residential treatment, Telecommunications tower, Restaurant (Limited) and Service station, limit vehicle trips to less than 2,000 trips a day, limit the height to seventy feet (70') and require a fifteen foot (15') front yard setback.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:**PLANNING COMMISSION RECOMMENDATION:****DEPARTMENT COMMENTS:**

The property is currently developed with a two story historic structure that is use as professional offices. The applicant is requested a rezoning to Downtown Mixed Use (DMU) with case number C14-2011-0124 in order to gain additional permitted land uses and for the property. The City Council granted the applicant a height of sixty feet by ordinance number 20120209-057. The applicant has completed his design work for the structure and has determined that he needs additional height to accommodate the structure as planned. The applicant is requesting an additional ten feet (10') of height. City staff has reviewed the request and does not see any detriment to the surrounding area by recommending an additional ten feet of height. The structure is zoned "Historic" and any modifications to the exterior façade will require Landmark Commission approval. This zone change request is supported by the Original Austin Neighborhood Association. (see attached letter)
Note: Single family, multifamily and commercial uses on properties zoned CBD or DMU are required to meet a 1-star rating under Austin Energy's Green Building Program.

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting DMU-H-CO would be in keeping with the adjacent uses and zonings in the area and would be in conformance with the recently adopted Downtown Austin Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	GO-H	Office
NORTH	GO-H	Office
SOUTH	GO-H	Office
EAST	DMU-H	Office
WEST	GO	Office

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0177 807 West Ave.	From MF-4 to DMU-CO	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-2007-0212 907 Rio Grande	From MF-4 to LO-MU	Approved LO-MU [Vote 7-0]	Approved LO-MU [Vote 9-0]
C14-00-2236 609 West 9 th St.	From GO to GO - MU	Approved GO - MU [Vote 9-0]	Approved GO-MU [Vote 5-0]

NEIGHBORHOOD ORGANIZATION:

- North Austin Neighborhood Alliance
- Sentral Plus East Austin Coalition
- Austin Neighborhoods Council
- Downtown Austin Alliance
- Downtown Austin Neigh. Assoc.
- Downtown Austin Neigh. Coal.
- West End Austin Alliance
- Old Austin Neigh. Assoc.
- Original Austin Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School
O'Henry Middle School
Austin High School

SITE PLAN:

- SP 1. This site is within the Capitol View Corridor, and the maximum height allowed within the view corridor is strictly enforced. For any new development, an application for a Capitol View Corridor Height Determination must be submitted to Intake and demonstrate compliance prior to site plan review. For more information, contact the Development Assistance Center at 974-6370.
- SP 2. This tract is also located within the Criminal Justice Center Overlay District (§ 25-2-650), and the following uses are prohibited:
- (1) bail bond services uses, cocktail lounge uses, or liquor sales uses that would otherwise be a permitted use as a conditional use; and
 - (2) pawn shop services uses.
- SP 3. Any new development may be 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. 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: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
San Antonio Street	80'	36'	Collector	Not Available

TR2: No additional right-of-way is needed at this time.

TR3: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

TR4: There are existing sidewalks along San Antonio Street.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on San Antonio Street.

TR6: Capital Metro bus service is available along West 6th Street at San Antonio Street (route nos. 4, 21, 103, and 484) and Guadalupe Street (route nos. 103, 110, 171, 481, 482, 935, 982, 983, 985, and 987).

CITY COUNCIL DATE: November 1st, 2012

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

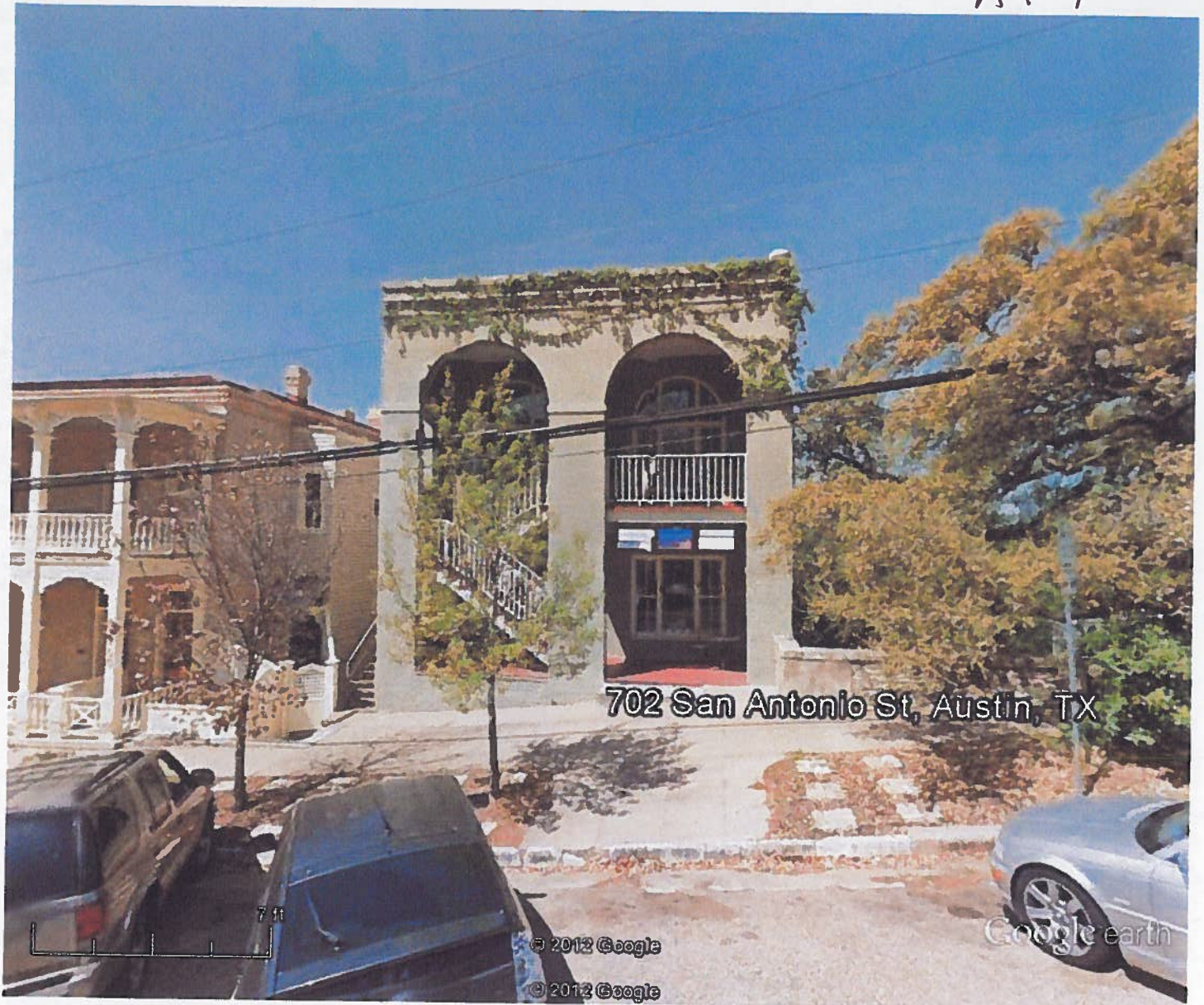
ORDINANCE NUMBER:

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

PHONE: 974-7691



A.1-7



Google earth

feet 10
meters 3



A.1-8



Post Office Box 1282
Austin, TX 78767
www.originalaustin.org

June 5, 2012

Clark Patterson, Case Manager
Planning & Development Review Department
City of Austin

RE: 702 San Antonio Proposed Zoning Change

Dear Mr. Patterson:

The Board of Directors (BoD) of the Original Austin Neighborhood Association (OANA), at its regularly scheduled first Tuesday of the month meeting on June 5, 2012, discussed the above referenced rezoning request to change two of the conditions in the current Conditional Overlay on the property.

The BoD of OANA voted to support applicant's request to change the following conditions to the current zoning of 702 San Antonio Street as follows:

First, we support increasing the height limit by ten (10) feet in **Condition #4** in our original support letter of October 26, 2011 to read:

4. The maximum height of the building shall not be higher than its current height or 70' above ground level whichever is higher.

And, we support amending changing **Condition #5** in our original support letter of October 26, 2011 to read:

5. A maximum of one on-street parking space may be designated for "valet parking" on San Antonio Street as a part of any site plan or building permit for development or use of the Property; ...

Please contact me if you have any questions.

Sincerely;



Ted Siff, President
Board of Directors
Ted Siff, President
Albert Stowell, Treasurer
Blake Tollett, Secretary
Ray Canfield
Rick Hardin
Paul Isham
Perry Lorenz
John Horton
Bill Schnell



Post Office Box 1282
Austin, TX 78767
www.originalaustin.org

October 26, 2011

Clark Patterson, Case Manager
Planning & Development Review Department
City of Austin

RE: 702 San Antonio Street: C14-2011-0124: GO-H to DMU-H

Dear Mr. Patterson:

The Board of Directors (BoD) of the Original Austin Neighborhood Association (OANA) at its regularly scheduled monthly meeting on October 11, 2011, upon notice to interested parties, discussed the above referenced rezoning request from GO-H to DMU-H.

The OANA BoD supports the vision in the Downtown Austin Plan (DAP) to change the zoning of properties in our neighborhood (the "Northwest District" of the DAP) from 'single use' to 'mixed use' and we view this application as consistent with the DAP.

Following our approach in other DMU rezoning applications, we propose that a conditional overlay (CO) be attached to this zoning change that would include the following conditions:

1. The current building façade shall be maintained and included in any redevelopment of the property;
2. The following potential uses of the property shall be prohibited:

<ul style="list-style-type: none"> -Automotive Repair Services -Bail Bond Services -Exterminating Services -Guidance Services -Pawn Shop Services -Restaurant (Drive-in, Fast Food) 	<ul style="list-style-type: none"> -Automotive Sales -Counseling Services -Funeral Services -Local Utility Services -Residential Treatment -Service Station 	<ul style="list-style-type: none"> -Automotive Washing -Drop-Off Recycling Collection Facility -Financial Services -Outdoor Entertainment -Telecommunications Tower
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3. Once approved, the authorized uses of the property shall not generate more than 2,000 vehicle trips per day;
4. The maximum height of the building shall not be higher than its present height or 60' above ground level, whichever is higher;
5. No on-street parking shall be removed nor designated for "valet" parking on San Antonio Street as a part of any site plan or building permit for development or use of the Property; and,
6. All the conditions above are in anticipation of the applicant pursuing a boutique hotel use for this property. If a different use is pursued, then the building shall include no less than 50% residential use.

A-1-10

Thank you for your help in this case, and please contact me if you have any questions.

Sincerely;

Ted Siff

Ted Siff, President

Board of Directors

Albert Stowell, Treasurer
Rick Hardin
Perry Lorenz

Blake Tollett, Secretary
John Horton
Bill Schnell