

ZONING CHANGE REVIEW SHEET

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CASE: C14-2012-0081
ACC Rio Grande Campus #3

P. C. DATE: 09/25/12

ADDRESS: 1212 Rio Grande Street

AREA: 3.24 acres

APPLICANT: Austin Community College
(William Mullane)

AGENT: MWM DesignGroup, Inc.
(Frank Del Castillo, Jr.)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: Yes

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: UNZ, Unzoned & UNZ-H, Unzoned, Historic Landmark.

ZONING TO: DMU, Downtown Mixed Use & DMU-H, Downtown Mixed use, Historic Landmark.

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay & DMU-H-CO, Downtown Mixed Use, Historic Landmark for Tract 1 and DMU-H-CO, Downtown Mixed Use, Historic Landmark, Conditional Overlay for Tract 2. The Conditional Overlay will limit the height to sixty feet (60') on both Tracts 1 & 2, require a minimum fifteen foot (15') setback on W. 13th 1/2, Rio Grande and W. 12th Streets, a ten foot (10') setback on West Avenue, prohibit the following use: Pawn Shop Services, make the following uses conditional uses: Bail Bond Services, Cocktail Lounge and Liquor Sales and will limit total vehicle trips to less than 2,000 per day.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

This case will be reviewed by the Historic Landmark Commission on Monday, September 24th.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The site is located in the Northwest District of the Downtown Austin Plan. The site is currently developed with two buildings, the southern building being the former Austin High School which opened in September 1881. The current building was constructed in 1915. This building is now the main building of the Austin Community College Rio Grande Campus and is one of four zoning/rezoning requests submitted Austin Community College. The site was designated as a Historic Landmark in 1982. The applicant is requesting a zone change to DMU for Tract 2 which the staff supports with a height limit of sixty feet (60') which the applicant has agreed to and a request to change the zoning on Tract 1 to DMU with a height limit of one hundred and twenty feet (120') which staff does not support. This site is located within the Red Bud Trail Capital View Corridor.

The site would not be affected by the Capital View Corridor since it allows for a maximum height of one hundred and fifty feet (150'). The staff is recommending a ten foot (10') setback adjacent to West Avenue fifteen foot (15') setback on W. 13th ½, Rio Grande and W. 12th Streets which the applicant is in agreement with. The Original Austin Neighborhood Association is supporting the request by Austin Community College. (see attached letter) This site is located within the "desired development zone" where development is encouraged to locate. This site is within the Downtown Plan (CBD/DMU). Any new construction will require compliance with Green Building standards of ONE Star for all buildings constructed on this site.

BASIS FOR RECOMMENDATION:

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

Granting DMU-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	UNZ & UNZ-H	Community College
NORTH	LO & GO	Single family
SOUTH	UNZ	Elementary School
EAST	GO	Office
WEST	MF-4, LO	Multifamily/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:

- Austin Neighborhoods Council
- Downtown Austin Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- West End Alliance
- Original Austin Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School, O Henry Middle School, Austin High School

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SITE PLAN:

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. The site is subject to compatibility standards. Along the west property line (zoned SF-3 and if it does not get rezoned), the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

SP4. The site is located within Criminal Justice Overlay, and two Capitol View Corridors from Red Bud Trail; height limits are strictly enforced. Additional comments will be made at the site plan review.

SP5. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11]. And there is a moonlight tower on this site, which is required that a moonlight tower will be adequately protected from damage during construction.

SP6. This site is within the Downtown Plan (CBD/DMU). Any new construction will require compliance with Green Building standards of ONE Star is required for all buildings constructed on this site. Contact the Green Building Program at 482-5300 for additional information. For information regarding the Downtown Plan and/or Design Commission, please contact Jorge Rousselin, with Urban Design Division at 974-2975.

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 floodplain maps there is no floodplain within the project area.

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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 the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
West Avenue	80	40	Collector	Yes	No	No
Rio Grande	80	40	Collector	Yes	Yes	No
12th Street	varies	MNR 4	Arterial	Yes	Yes	Yes
13th 1/2 Street	60	30	Collector	Yes	No	No

CITY COUNCIL DATE: November 1st, 2012

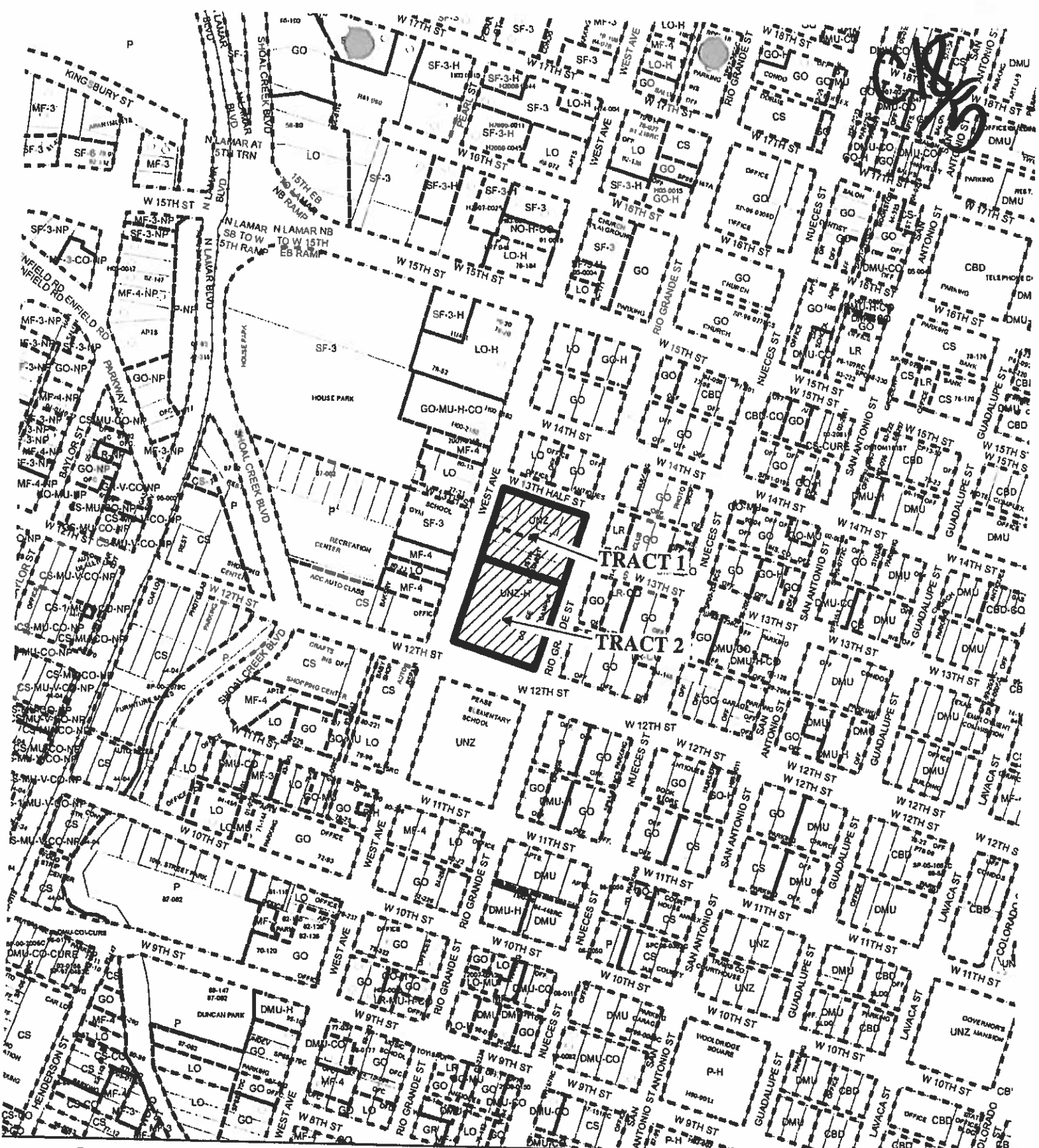
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

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

PHONE: 974-7691



- LEGEND**
- SUBJECT TRACT
 - PENDING CASE
 - ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2012-0081

" = 400'

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.

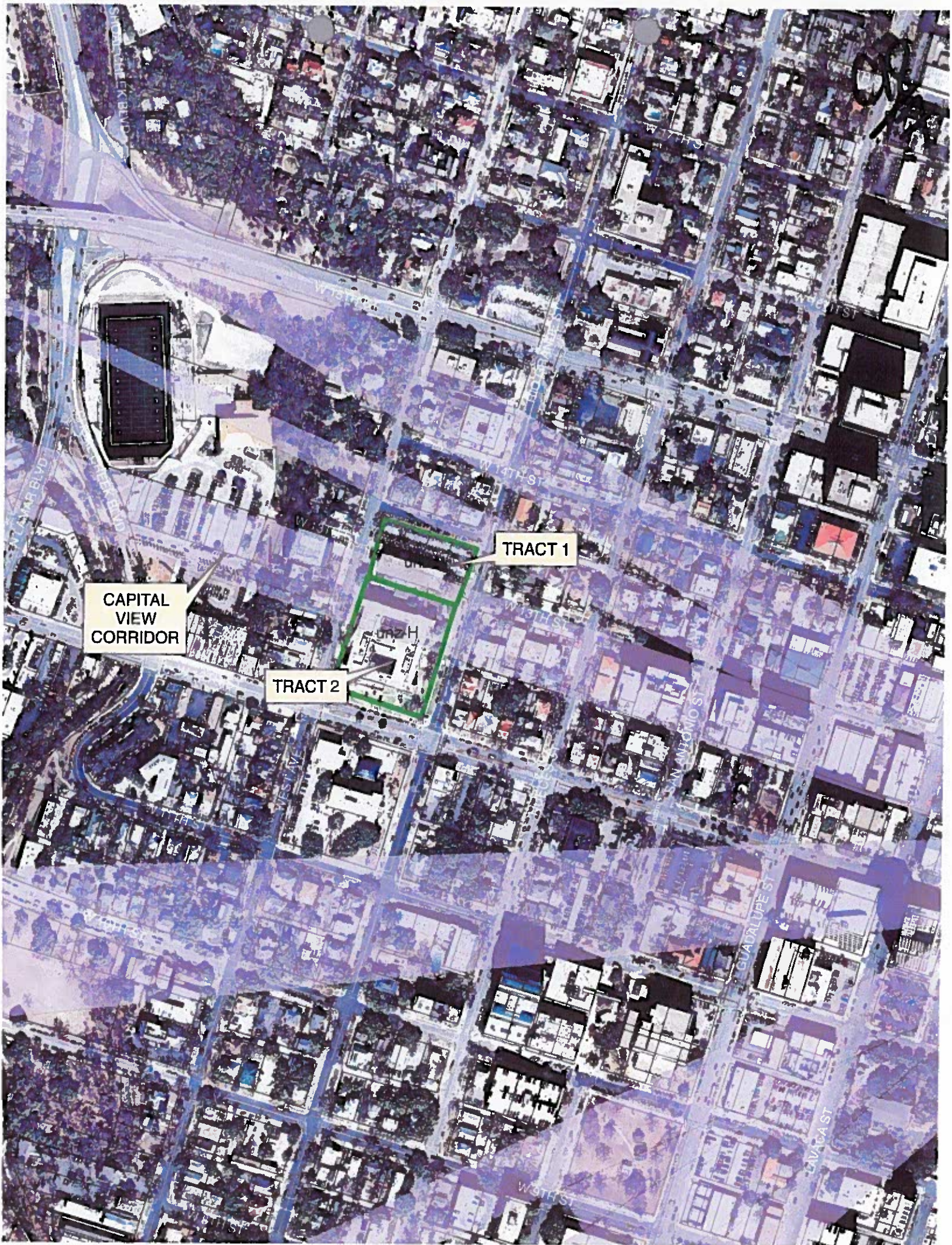
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TRACT 1

TRACT 2



CAPITAL
VIEW
CORRIDOR

TRACT 2

TRACT 1

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Google earth

feet 10
meters 3



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Height Determination Worksheet

Important: Select the Viewpoint/Corridor Name (below) FIRST.

Viewpoint/Corridor Name	Review Site	VP Elevation	Distance from Cap to Review Site Point	KS Elevation (approx.)	a 653 - VP Elev.	b Distance VP to Cap	$\tan \theta$ a/b	M' Distance VP to RS	M' $\tan \theta$ times b'	Max Elev. VP Elev. + a'	h Max Elev. - RS Elev. (approx.)
Red Bud Tr. - 1	a	684	2325	504	-31	17784	-0.0017	15459	-26.28	657.12	153.72
Red Bud Tr. - 1	b	684	2325	514	-31	17784	-0.0017	15459	-26.28	657.12	143.72

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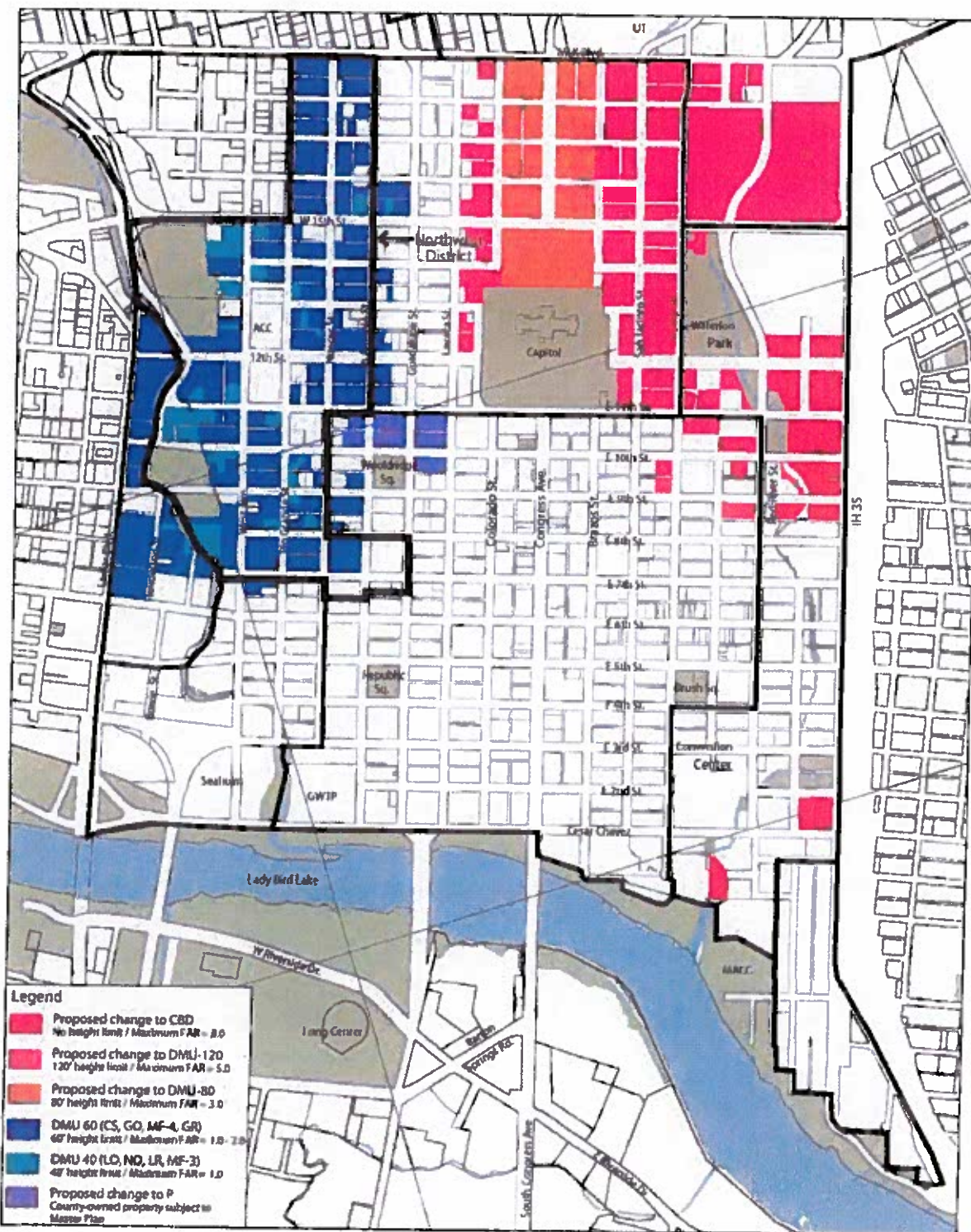
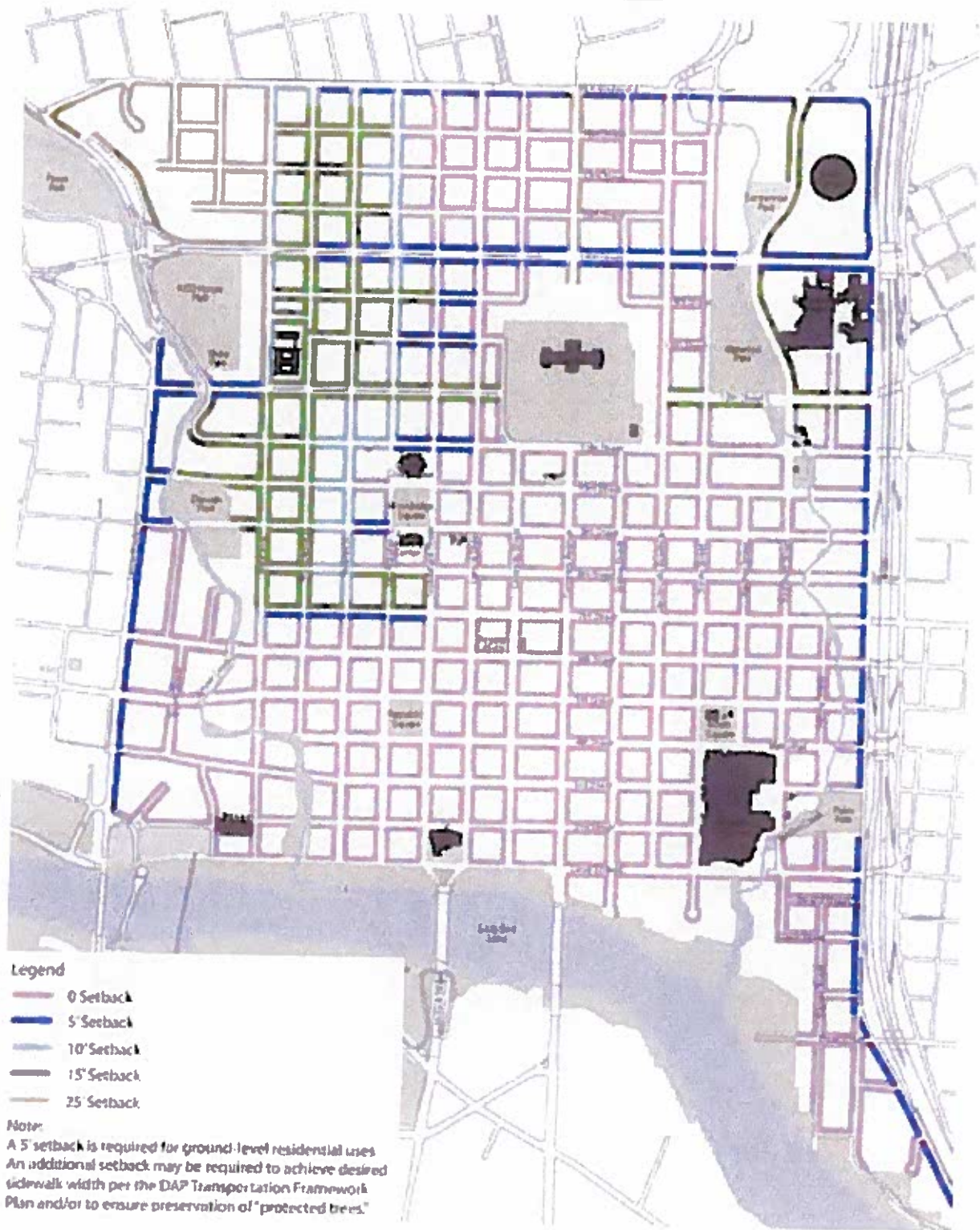


Figure 7:
Northwest District Proposed Zoning Changes

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Amendment 42



Streetfront Setback Requirements Map



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

June 6, 2012

Mr. Bill Mullane
Executive Director, Facilities and Construction
Austin Community College District
9101 Tuscany Way
Austin, Texas 78754

RE: Rezoning of ACC – Rio Grande Campus

Dear Mr. Mullane:

The Original Austin Neighborhood Association (OANA) Board of Directors met at its regularly scheduled monthly meeting yesterday and discussed your Rio Grande Campus plan. I've organized our response into three sections: zoning, setbacks and compatibility. Here it is:

Zoning

We thank you for working with OANA over the last 3 years. We appreciate the opportunities we've had to discuss your plans and to provide input. We anticipate that you will be submitting a request to rezone nine (9) parcels of land in connection with your Rio Grande Campus plan. Our understanding of your zoning change requests is as follows:

1204 West Ave	from LO, MF-4, CS	to DMU
1206 West Ave	from LO, MF-4	to DMU
1215½ West Ave	from UNZ	to DMU
1218 West Ave	from SF-3, P	to DMU
1212 Rio Grande St	from UNZ-H	to DMU-H
1216 Rio Grande St	from UNZ	to DMU
1209 Rio Grande St	from GO	to DMU
1215 Rio Grande St	from GO	to DMU
605 West 13 th St	from LR-CO	to DMU

With regard to these zoning requests, we support all them, subject to the following conditions:

1. **Height:** We support your effort to accommodate an increasing number of students and we support the Downtown Austin Plan's (DAP) recommendations regarding building height. The condition we proposed is to restrict height to 60' on the 8 properties other than 1216 Rio Grande Street. We support the current (pre-DAP) DMU height limit of 120' on 1216 Rio Grande Street.
2. **Uses:** The condition we propose is that the following potential uses of the property be prohibited:

-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 (Drive-in)
-and any use requiring an outdoor music permit
- Service Station

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3. Great Streets: The condition we proposed is that any and all development on each property shall include participation in the Austin Great Streets Program.

Setback requirements

The street right-of-way for West Avenue is 80' with a pavement width of 40'. This provides for 20' of open space between the curb and the property line on each side of the street. In addition, the Downtown Austin Plan requires an additional 25' of building setback on the west side of West Avenue and an additional 10' of setback on the east side of West Avenue, for a total distance from the curb to any proposed building of 45' on the west side and 30' on the east side of the street, as shown on the Street front Setback Requirements Map. We understand that you will be requesting a modification to the Northwest District Street Front Setback Requirements as follows:

1204 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb
1206 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb
1218 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb

We support these requests for changes in the setback requirements because they will benefit pedestrians and allow for more effective utilization of the properties.

Compatibility

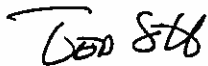
The Proposed Downtown Compatibility Zones and Standards provide for maximum height limitations that will affect your property because of the incorrect SF-3 Zoning that currently exists on the House Park property. We understand that you will be requesting a waiver to the Downtown Compatibility standards to eliminate the height limitations in relation to any parcel zoned or designated use as single-family. The waiver will only apply to Block 153.

OANA simply obscures that the House Park property is incorrectly zoned and that this mistake should be corrected. Therefore, **OANA recommends that the City of Austin correct the zoning on the House Park property by changing it to P-Public**, which would remove 'compatibility' as an issue.

As stated and conditioned above, OANA supports Austin Community College's rezoning request, and looks forward to the proposed improvements of the Rio Grande Campus. If we need to provide support by attending a Planning Commission meeting or City Council meeting, let us know when the meeting(s) will be and we will have one of our representatives present.

Should you have any questions, please contact me.

Sincerely,



Ted Siff, President

Board of Directors

Albert Stowell, Treasurer

Blake Tollett, Secretary

Ray Canfield

Rick Hardin

Paul Isham

Perry Lorenz

John Horton

Bill Schnell