

ZONING CHANGE REVIEW SHEET

C13
1

CASE: C14-2012-0106 5th & San Jacinto Rezoning **P. C. DATE:** 10/09/12

ADDRESS: 300 E. 5th St.

AREA: 0.411 acres

APPLICANT: Harry Whittington, Mercedes Whittington, Sally May, Mercedes Greg, Margaret Puckett Trust, Sara May Trust, Caroline Puckett Trust, Michael May Trust, Camille May Trust, William Puckett Trust, Claire Whittington Trust

AGENT: Armbrust & Brown, PLLC (Richard Suttle)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

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

HILL COUNTRY ROADWAY: No

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CBD – Central Business District.

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

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CURE: Central Business District – Central Urban Redevelopment District – with the applicant entering into a Restrictive Covenant that the applicant participates in the City of Austin Great Streets program for any new development on the property. The CURE overlay would allow a floor to area ratio of 13-1 and to modify Section 25-6-592(B) & (C) to allow the off-street loading facility and trash receptacle to be located, loaded and unloaded from the alley and Section 25-6-591(B)(2) to modify the minimum off-street parking requirement to 105 parking spaces.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The subject property is currently developed with a surface parking lot. The applicant has indicated that the property now has prospective buyer that wants to develop the property as a hotel and needs additional floor to area ratio to achieve the desired height. The applicant is also requesting to modify provisions of the Code related to loading and parking. The applicant is proposing a mixed use building with a restaurant on the ground floor and hotel suites on the top floors. The applicant will be required to participate in the City of Austin Great Streets Program. This request is similar to other requests in the Central Business District to add the "CURE" overlay to properties located in the urban core to allow for additional height for vertical mixed use development. This site is located within the "desired development zone" where development is encouraged to locate. 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 and should not result in detrimental impacts to the neighborhood character.*

Granting the "CURE" overlay would be in keeping with recent requests for the "CURE" overlay in the Central Business District.

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

Granting the "CURE" overlay would be in keeping with the policy of the City Council to densify the Central Business District, especially with vertical development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CBD	Parking Lot
NORTH	CBD	Restaurant/Bar
SOUTH	CBD	Restaurant
EAST	CBD	Restaurant/Bar
WEST	CBD	Bank

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

C13
3

SITE PLAN:

SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. This property is within the CURE and Convention Center overlays. Additional comments regarding specific design requirements will be provided at the site and building permitting stages.

SP 3. This property is within the Downtown Austin Plan area.

SP 4. This property is within the Convention Center Transit-Oriented Development (TOD), which has Interim Regulations.

DOWNTOWN DESIGN GUIDELINES (CBD/DMU)

SP 5. The following note will need to be placed on the site plan: "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 further information and provide a copy of the letter of intent. Additional comments regarding compliance with the Downtown Design Guidelines will be provided at site plan review.

ENVIRONMENTAL:

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.

C13
4

TRANSPORTATION:

- TR1: No additional right-of-way is needed at this time.
- TR2: The traffic impact analysis (TIA) has been waived for the following reason: At the time of site plan application, the applicant will submit a limited TIA for the purpose of analyzing and determining if intersection or traffic improvements are recommended for the following intersections: E. 5th Street/San Jacinto Blvd., E. 5th Street/Trinity Street, E. 6th Street/ San Jacinto Blvd., and E. 6th Street/Trinity Street. The applicant will be responsible for pro-rata share cost-participation at such intersections that demonstrate a need for traffic improvements. In addition, an access management study will be required.
- TR3: E. 5th Street is classified in the Bicycle Plan as Bike Route No. 52. San Jacinto Blvd. is classified in the Bicycle Plan as Bike Route No. 49.
- TR4: Capital Metro bus service (Route No. 100) is available along E. 5th Street. Capital Metro bus service (Routes No. 22 and 100) is available along San Jacinto Blvd.
- TR5: There are existing sidewalks along E. 5th Street and San Jacinto Blvd.
- TR6: Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
E. 5 th Street	80'	60'	Collector	N/A
San Jacinto Blvd.	80'	60'	Collector	5,559

CITY COUNCIL DATE: November 1st, 2012

ACTION:

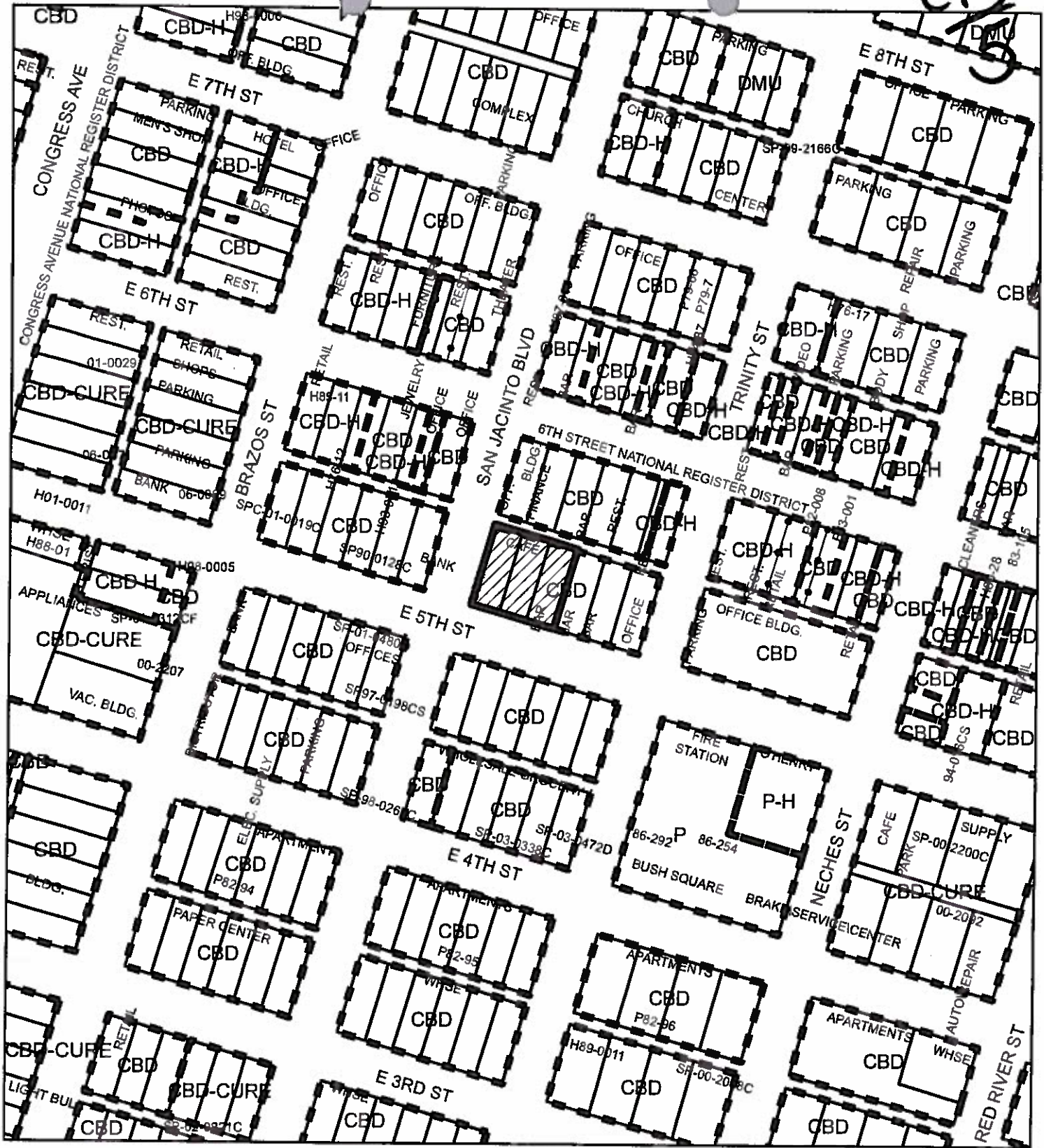
ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

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

PHONE: 974-7691

C13
15



ZONING

ZONING CASE#: C14-2012-0106

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

N
1" = 200'

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

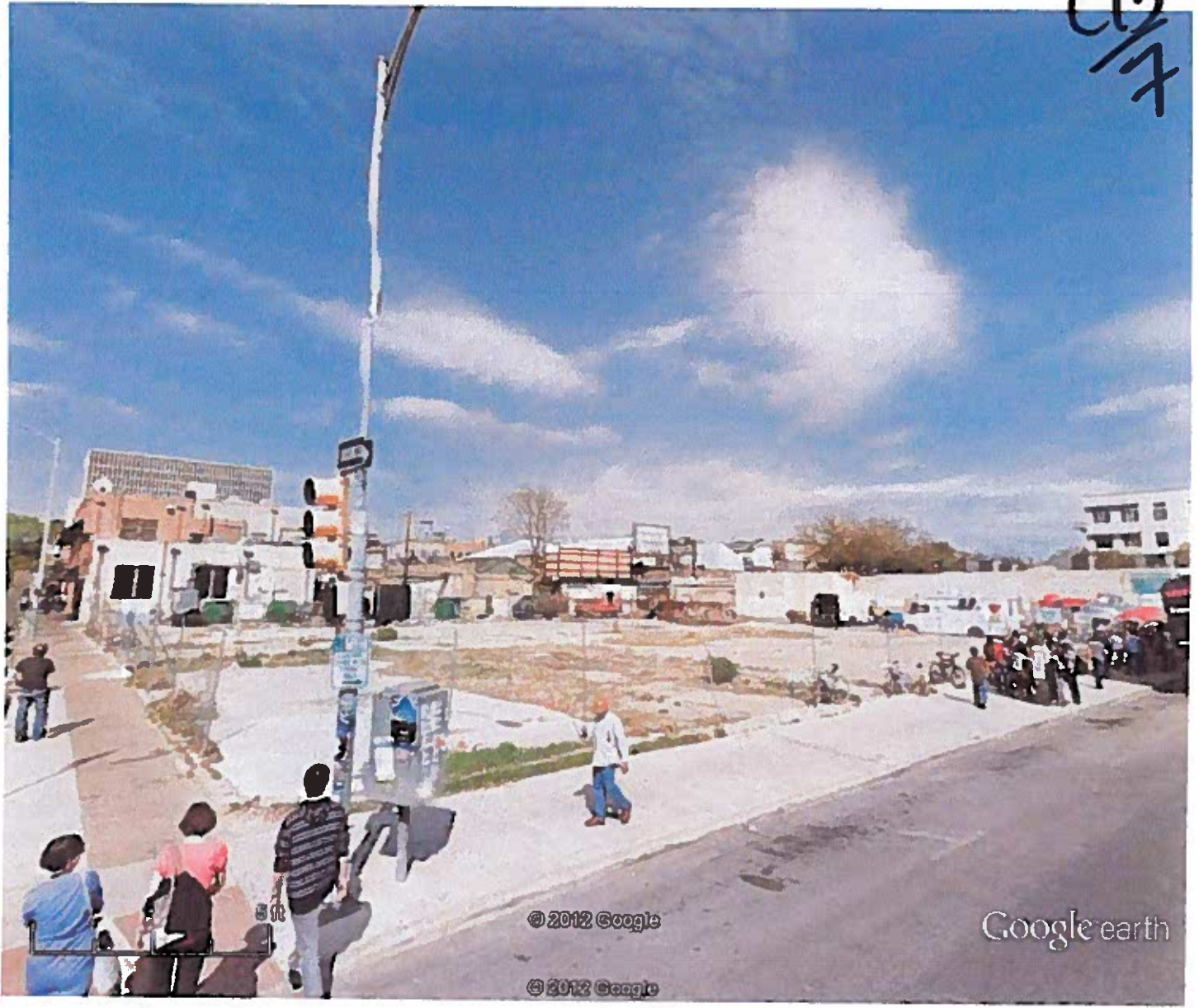




C13/6

SUBJECT TRACT

C13
7



© 2012 Google

Google earth

© 2012 Google

Google earth

feet 10
meters 3

