

## ZONING CHANGE REVIEW SHEET

C14  
1

**CASE:** C14-2012-0103 Texas PTA Rezoning #1

**P. C. DATE:** 10/09/12

**ADDRESS:** 416 W. 11th St.

**AREA:** 0.566 acres

**APPLICANT:** Texas Congress of  
Parents & Teachers (Kyle Ward)

**AGENT:** Garrett-Ihnen Civil Engineers, Inc.  
(Mike Wilson)

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** Yes

**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 – General Commercial Services.

**ZONING TO:** CBD - Central Business District.

### SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-CURE – Downtown Mixed Use, Central Urban Redevelopment District. The CURE Overlay will limit the height to ninety feet (90'), allow for a Floor-to-Area-Ratio (FAR) of six point five to one, (6.5:1), would 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.

### PLANNING COMMISSION RECOMMENDATION:

### DEPARTMENT COMMENTS:

The subject tract is located in the Uptown/Capitol District in the Downtown Austin Plan. The property is currently developed with a one story office building and associated parking lot. The applicant is proposing to construct a seven story office building with some retail/commercial on the ground floor and the Travis County District Attorney's office on the upper floors. The Travis County District Attorney's offices are currently in the Criminal Justice Center located across the street in space intended for the criminal courts. The proposed site is crucial to Travis County's building and office space needs as part of its downtown master plan for the next twenty five years and its proximity to the Criminal Justice Center. Travis County has determined that the criminal courts will need space in the Criminal Justice Center, which currently houses the assistant district attorney's office, very soon. Travis County has identified the Texas PTA tracts as a very strategic location for the county and has determined that the district attorney and the county attorney prosecutors should move to one building and that building should be as close to the Criminal Justice Center as possible. The county's downtown Central Campus master plan analysis shows that by 2035, the county will need more than double the amount of downtown office space that it has now. The rezoning request will allow for county courts and offices to expand downtown to keep pace with the county's increasing population.

C14  
2

**BASIS FOR RECOMMENDATION:**

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

Granting DMU-CURE-CO, Downtown Mixed Use, Central Urban Redevelopment District, Conditional Overlay 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.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
SITE	CS	Office
NORTH	GO	Parking lot
SOUTH	UNZ	Office
EAST	DMU	Office
WEST	CS	Office

**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:**

SP 1. This site is within the Capitol View Corridor (Mopac Bridge), 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.

C14  
3

SP 2. This tract is also located within the Criminal Justice Center Overlay District (§ 25-2-650), and the following uses: (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 is prohibited.

SP 3. 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 4. FYI – Any new development must be compliance with Green Building standards. Contact the Green Building Program at 482-5300 for further information.

### **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 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 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].

C14  
4

**TR3. Existing Street Characteristics:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
San Antonio St	80'	28'	Collector	Yes	Yes	Yes
West 11 <sup>th</sup>	80'	40'	Collector	Yes	No	Yes

**CITY COUNCIL DATE:** November 1st, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

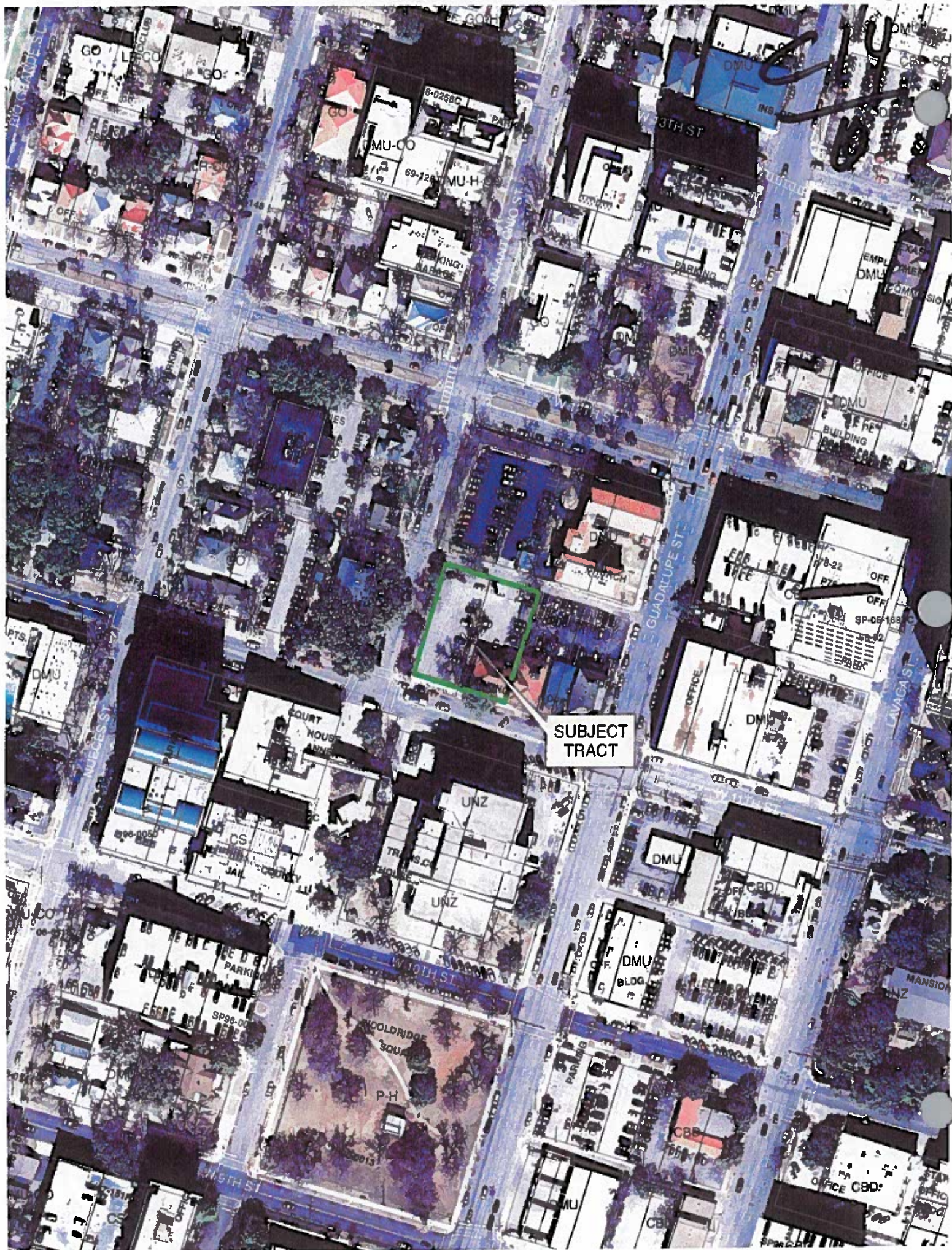
**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691





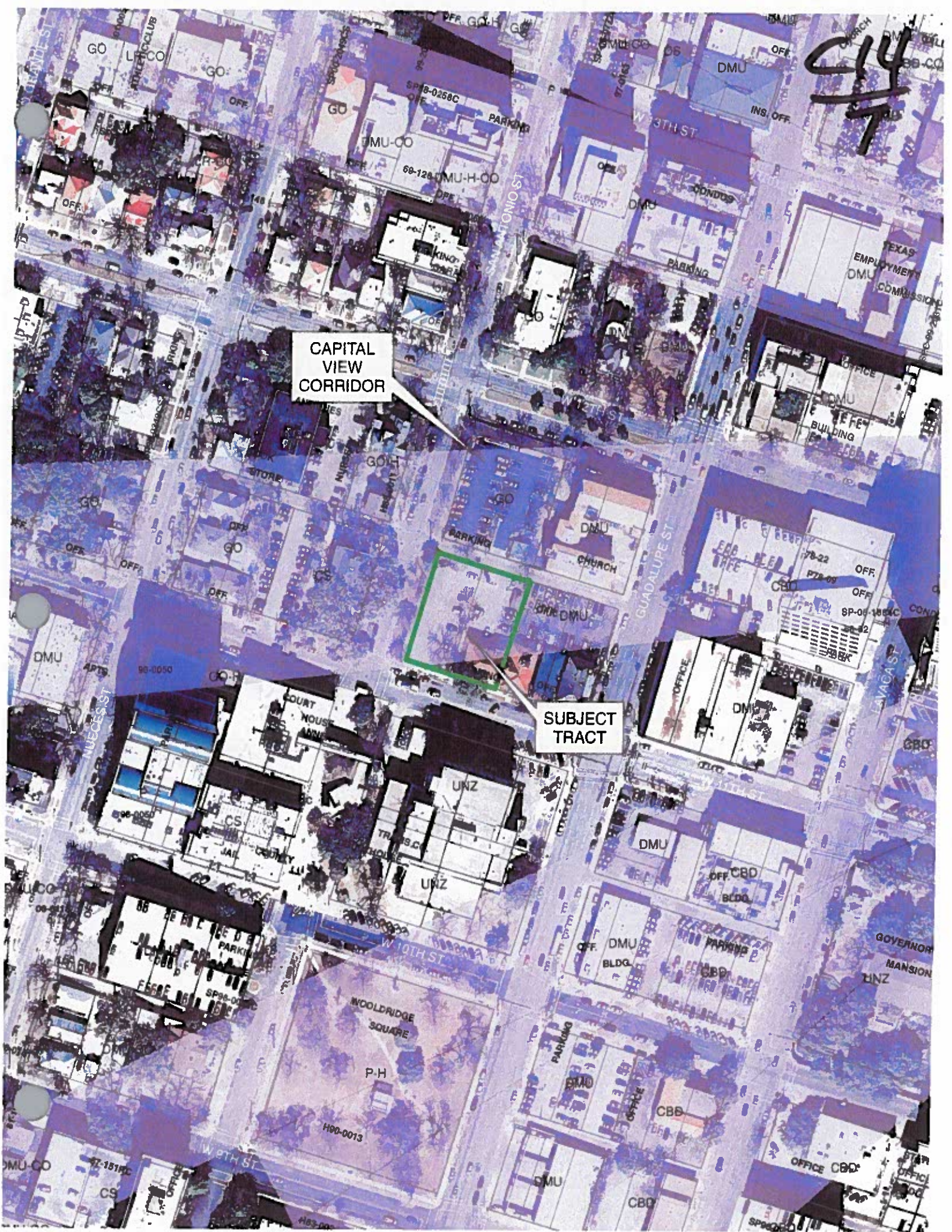




914  
7

CAPITAL  
VIEW  
CORRIDOR

SUBJECT  
TRACT





## 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	RS Elevation (approx.)	a 653 - VP Elev.	b Distance VP to Cap	$\tan \theta$ a/b	b' Distance VP to RS	a' $\tan \theta$ times b'	Max Elev. VP Elev. + a'	b Max Elev. - RS Elev. (approx.)
MoPac Bridge - 1	a	498	1615	540	155	10331	0.015	8716	130.74	628.74	88.74
MoPac Bridge - 1	b	498	1555	542	155	10331	0.015	8736	131.64	629.64	87.64
MoPac Bridge - 2		485	1440	543	168	9629	0.0174	8199	142.66	627.66	84.66
MoPac Bridge - 1		498	1500	538	155	10331	0.015	8831	132.47	630.47	92.47
MoPac Bridge - 1		498	1485	544	155	10331	0.015	8846	132.99	630.99	86.99

C14  
8



C14  
9



Google earth

feet 9  
meters 2





C14  
10



Google earth





**SAMUEL T. BISCOE**  
COUNTY JUDGE



C14  
11

TRAVIS COUNTY ADMINISTRATION BUILDING  
700 LAVACA ST., SUITE 2.700  
P.O. BOX 1748 AUSTIN, TEXAS 78767  
(512) 854-9555

September 14, 2012

City of Austin  
Downtown Commission

City of Austin  
Planning Commission

Jim Roberson City of Austin  
Planning and Development Review Dept.  
Urban Design Department and Service Mgr.  
505 Barton Springs Road, 8<sup>th</sup> Floor  
Austin, Texas 78704

RE: Texas PTA Application for Rezoning of 410 & 416 West 11<sup>th</sup> Street  
Case Number: C-14-2012-0103

Dear Commission Members and Mr. Roberson:

This letter is written to support the above referenced application and to specifically request that the Staff, Downtown Commission and the Planning Commission expedite this urgently needed zoning change.

On March 20, 2012, the Travis County Commissioners Court voted to purchase this strategically located property for the purpose of constructing an office building for the offices of the District and County Attorneys, and possibly other criminal justice departments and programs.

On May 10, 2010, Travis County signed the contract to purchase this property, and we need desperately to have this zoning change in order to complete this purchase. The timely delivery of this request will allow us to immediately begin our final construction plans.

Thank you in advance for your support and assistance. My staff and I are available to answer any questions you may have. Please feel free to contact me or Roger El Khoury, Director of Facilities Management for Travis County at 854-4579.

C14  
12

Sincerely,

Samuel T. Biscoe

Samuel T. Biscoe  
Travis County Judge

cc: Marc Ott, City Manager, City of Austin  
Lee Leffingwell, Mayor, City of Austin



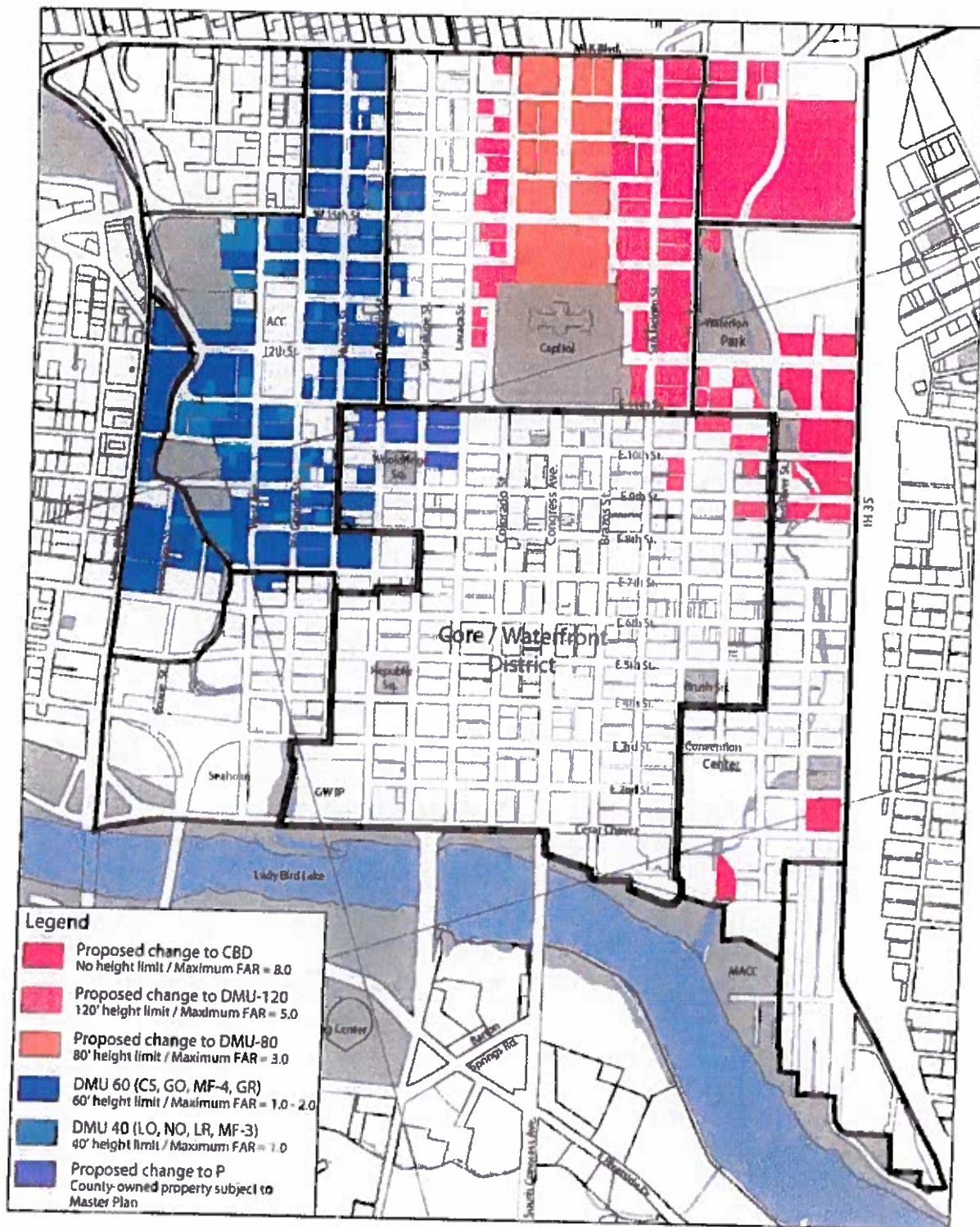


Figure 5:  
Proposed Zoning Changes



C14  
14

**DOWNTOWN COMMISSION  
MINUTES**

**REGULAR MEETING  
WEDNESDAY, SEPTEMBER 19, 2012**

The Downtown Commission convened in a meeting on Wednesday, September 19, 2012, at 301 W. 2<sup>nd</sup> St. in Austin, Texas.

Chair Mandy Dealey called the meeting to order at 5:43 p.m.

**Downtown Commission Members in Attendance:**

Mandy Dealey (Chair), Bryan Cady, Tina Fernandez, Jude Galligan, Dan Leary, Rich MacKinnon, Joel Sher, Heather Way, Bart Whatley, Bruce Willenzik

**City Staff in Attendance:**

Michael Knox and Fred Evins, EGRSO; Leon Barba and Dan McNabb, DPRD

**1. CALL TO ORDER & INTRODUCTIONS**

**2. CITIZEN COMMUNICATION: GENERAL**

There were no citizens speaking under general communications.

**3. APPROVAL OF MINUTES OF THE JULY 18 MEETING**

The minutes from the July 18 meeting were approved on a 9-0 vote on Commission member Galligan's motion and Commission Cady's second, with Commission member Way off the dais.

**4. CASTLEMAN-BULL HOUSE RESTORATION**

The Commission received a briefing on the restoration of the Castleman-Bull House. No action was taken.

**5. TEXAS PTA REZONING OF 408 WEST ELEVENTH STREET (C14-2012-0102 FROM DMU TO CBD); AND TEXAS PTA REZONING OF 410 AND 416 WEST ELEVENTH STREET (C14-2012-0103 FROM CS TO CBD)**

The Commission received briefings from Jerry Reed (Development 2000), Mike Wilson (Garrett-Ihnen Civil Engineers) and Kyle Ward (Texas PTA).

After a discussion, a motion to recommend CBD zoning for C14-2012-0103 (410 and 416 W. 11<sup>th</sup>), with the height limited to that permitted by the Capitol View Corridors, was approved with a friendly amendment on Chair Dealey's motion, Commission Member Galligan's second, on a 9-0 vote, with Commission member Cady off the dais. The friendly amendment from Commission Member Way is to require compliance with Great Streets. This was accepted by the maker of the motion and Board Member Galligan, who seconded the motion.

The Commission made no recommendation on C14-2012-0102 (408 West. 11<sup>th</sup>).



# Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need  
STACKING PLAN

## UTILIZATION

THE TRAVIS COUNTY DISTRICT ATTORNEY

ADULT PROBATION

PRETRIAL SERVICES



**D2000**  
A TURN-KEY DEVELOPMENT COMPANY

14  
15

# Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

FLOOR BY FLOOR SPACE ALLOCATION FOR:

TRAVIS COUNTY DISTRICT ATTORNEY  
ADULT PROBATION  
PRETRIAL SERVICES

2025	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Fl.	2025 Needs Assessment	Variance
District Attorney										
District Attorney - Legal and Prosecution	8705	9008						17,713	15,676	(2,037)
District Attorney - Staff Support Services	6058	5755						11,813	10,910	(903)
District Attorney - Investigations				2537				2,537	2,396	(141)
District Attorney - Special Prosecution				8295				8,295	7,942	(353)
District Attorney - Support Space			14763					14,763	17,172	2,409
Sub-Total	14,763	14,763	14,763	10,832	0	0	0	55,111	54,894	(217)

2025	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Fl.	2025 Needs Assessment	Variance
Adult Probation										
Adult Probation - Admin and Operations				2364	3931			6,295	6,036	(259)
Adult Probation - Admin and Operations - Support Space				1567				1,567	1,490	(77)
Adult Probation - Intake, Orientation and Diagnostic				5220	6300			11,520	9,526	(1,994)
Adult Probation - I, O & D - Support Space				5612	982			6,594	5,595	(999)
Sub-Total	0	0	0	3,931	14,763	7,282	0	25,975	23,647	(2,328)

2025	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Fl.	2025 Needs Assessment	Variance
Pretrial Services										
Staff Space - Administration						2278		2,278	2,276	(2)
Staff Space - Case Management							2436	2,436	2,640	204
Staff Space - Central Booking							6939	6,939	7,080	141
Support Space						1723	1364	3,087	3,200	113
Sub-Total	0	0	0	0	0	4,001	10,739	14,740	15,196	456

Flex Space **	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Fl.	2025 Needs Assessment	Variance
	0	0	0	0	0	0	0	0	0	0

Total Building Sq. Fl.	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	Ground Level 2nd Floor	Sub Level 1st Floor	Total Departmental Sq. Fl.	2025 Needs Assessment	Variance
	14,763	14,763	14,763	14,763	14,763	11,283	10,739	95,837		

\* Negative numbers represent and overage of square footage allocated to the department





\*\* Positive numbers represent a shortage of square footage allocated to the department

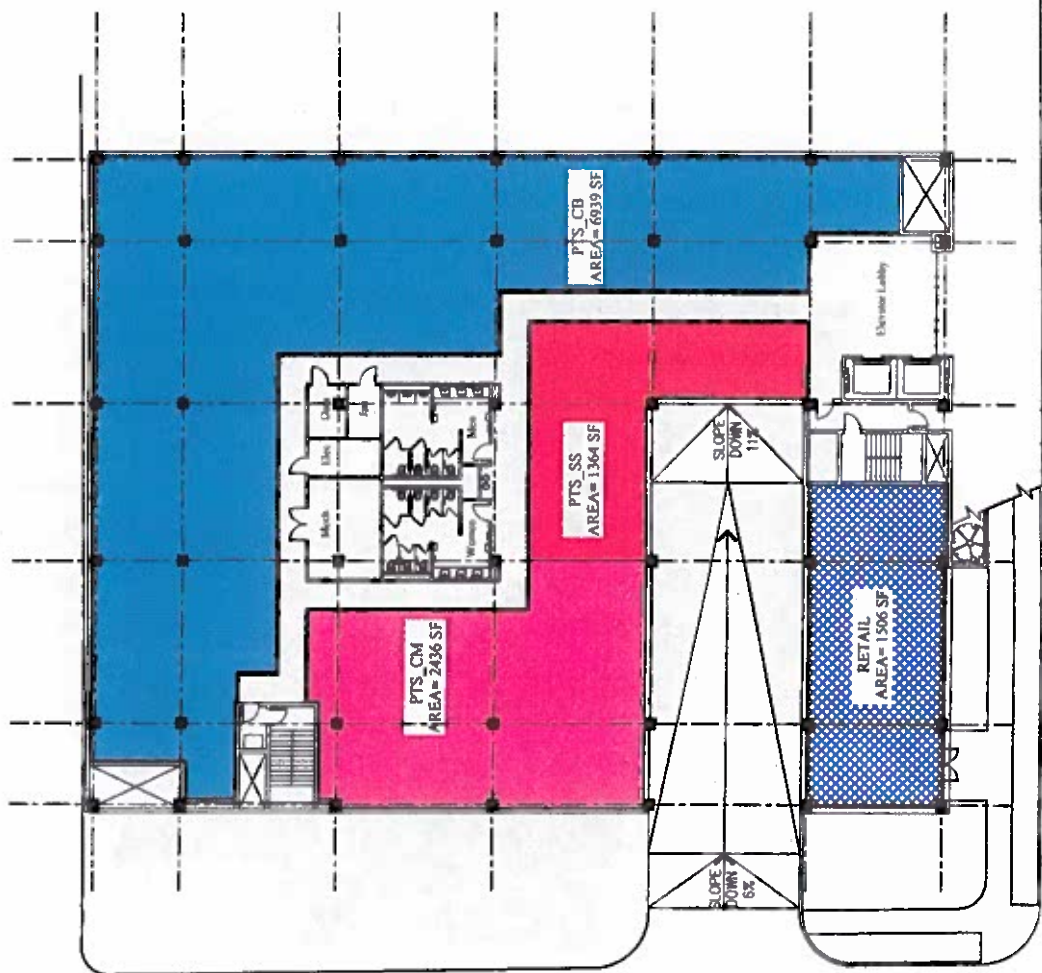
\*\*\* Flex Space represents additional space on a floor not specifically allocated to a department. This space can be utilized for Design efficiency sprawl, amenities, migration space, needs beyond 2025.

**D2000**  
A TURN-KEY DEVELOPMENT COMPANY

C14  
16

## 1st Floor (Sub-grade)

	Pretrial Services - Case Management: PTS_CM	2,436 sf.
	Pretrial Services - Central Booking: PTS_CB	6,939 sf.
	Pretrial Services - Support Space: PTS_SS	1,364 sf.
	Retail Space:	1,506 sf.



D2000

A TURN KEY DEVELOPMENT COMPANY

44  
17



# Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

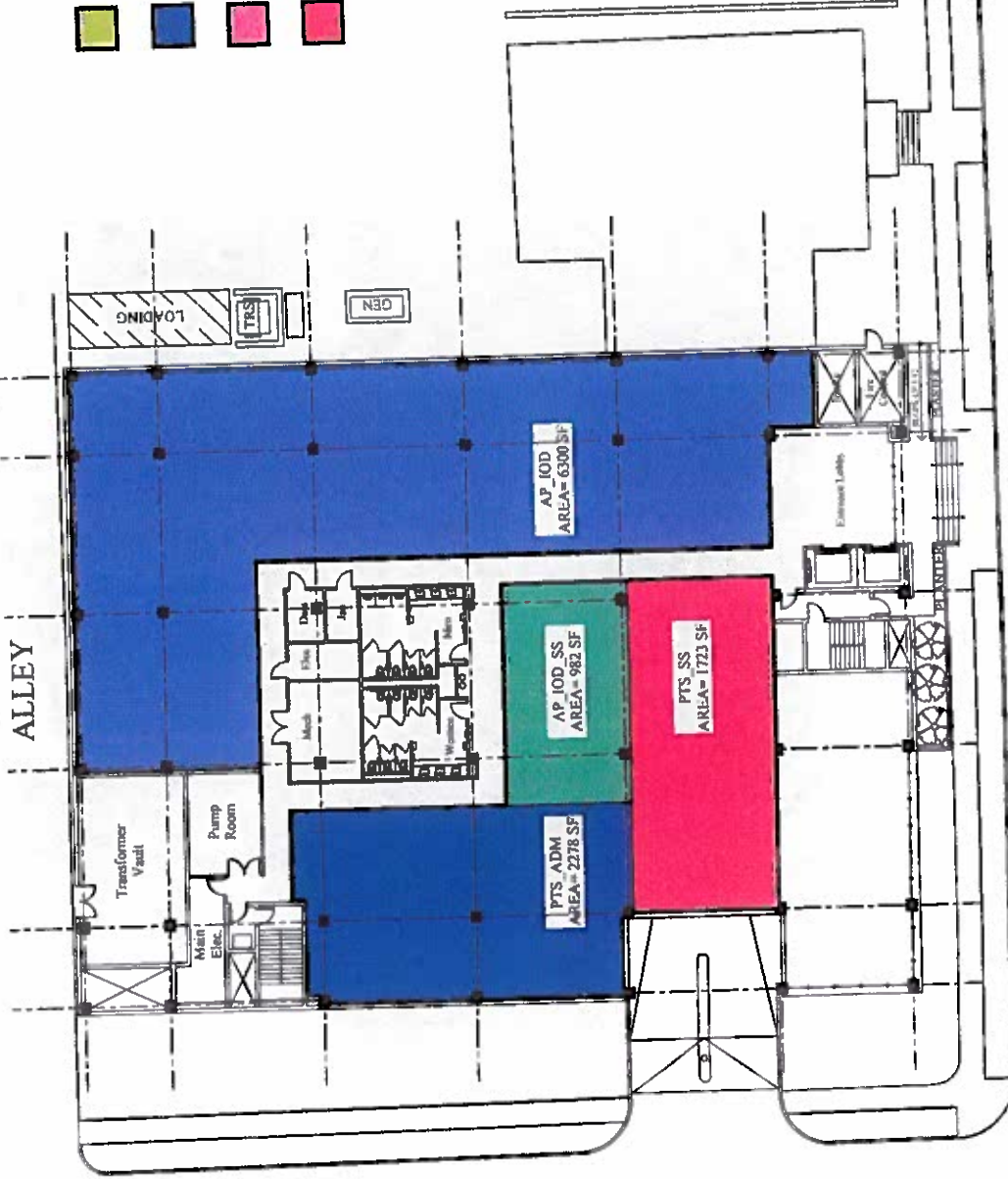
STACKING PLAN

2nd Floor (Street Access)

ALLEY

DISTRICT ATTORNEY  
ADULT PROBATION  
PRETRIAL SERVICES

- Adult Probation - Intake/Orient Diag:  
AP\_IOD 6,300 sf.
- Adult Probation - IOD Support Space:  
AP\_IOD\_SS 982 sf.
- Pretrial Services - Administration:  
PTS\_ADM 2,278 sf.
- Pretrial Services - Support Space:  
PTS\_SS 1,723 sf.



**D2000**  
A TURN-KEY DEVELOPMENT COMPANY

W. 11TH ST.

C14  
18

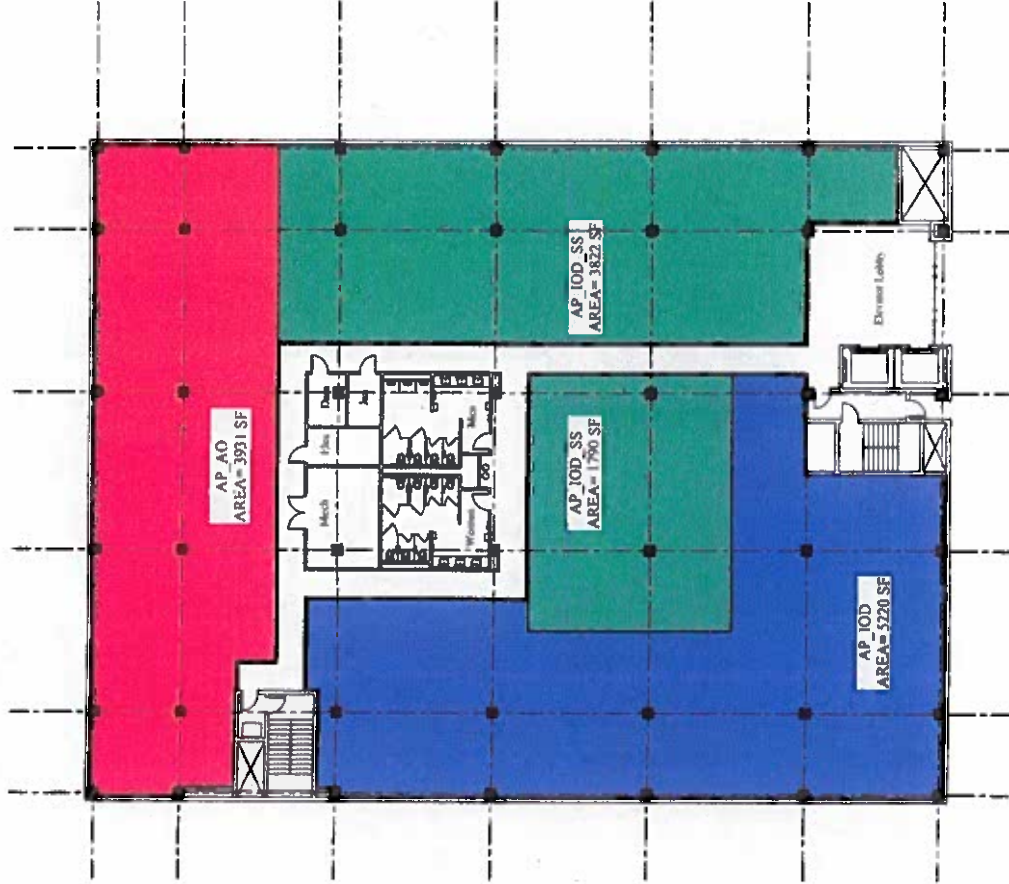
# Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need  
STACKING PLAN

3rd Floor

DISTRICT ATTORNEY  
ADULT PROBATION  
PRETRIAL SERVICES

- Adult Probation - Admin & Operations:  
AP\_AO 3,931 sf.
- Adult Probation - Intake, Orient, Diag:  
AP\_IOD 5,220 sf.
- Adult Probation - IOD Support Space:  
AP\_IOD\_SS 5,612 sf.



# Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

STACKING PLAN

4th Floor

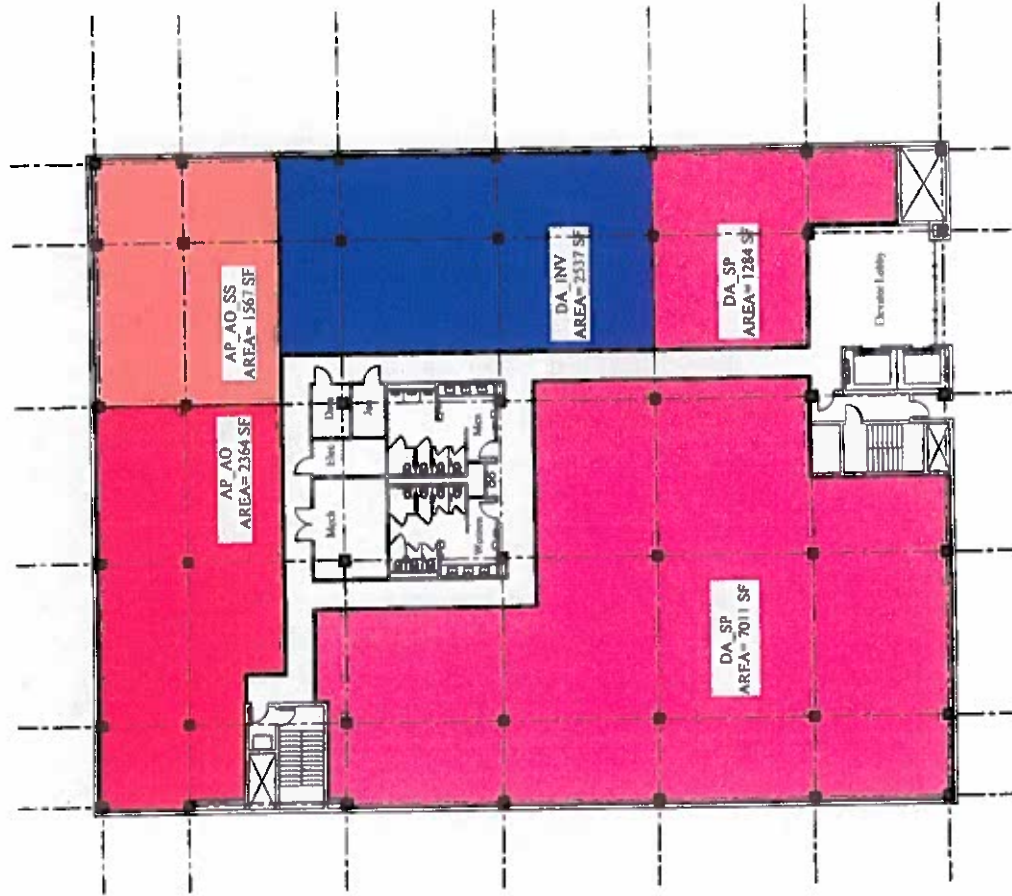
DISTRICT ATTORNEY  
ADULT PROBATION  
PRETRIAL SERVICES

District Attorney - Investigations:  
DA\_INV 2,537 sf.

District Attorney - Special Prosecution:  
DA\_SS 8,295 sf.

Adult Probation - Admin & Operations:  
AP\_AO 2,364 sf.

Adult Probation - Admin & Ops - Support:  
AP\_AO\_SS 1,567 sf.



**D2000**  
A TURN-KEY DEVELOPMENT COMPANY

C14  
20



# Travis County Criminal Court Administration Building

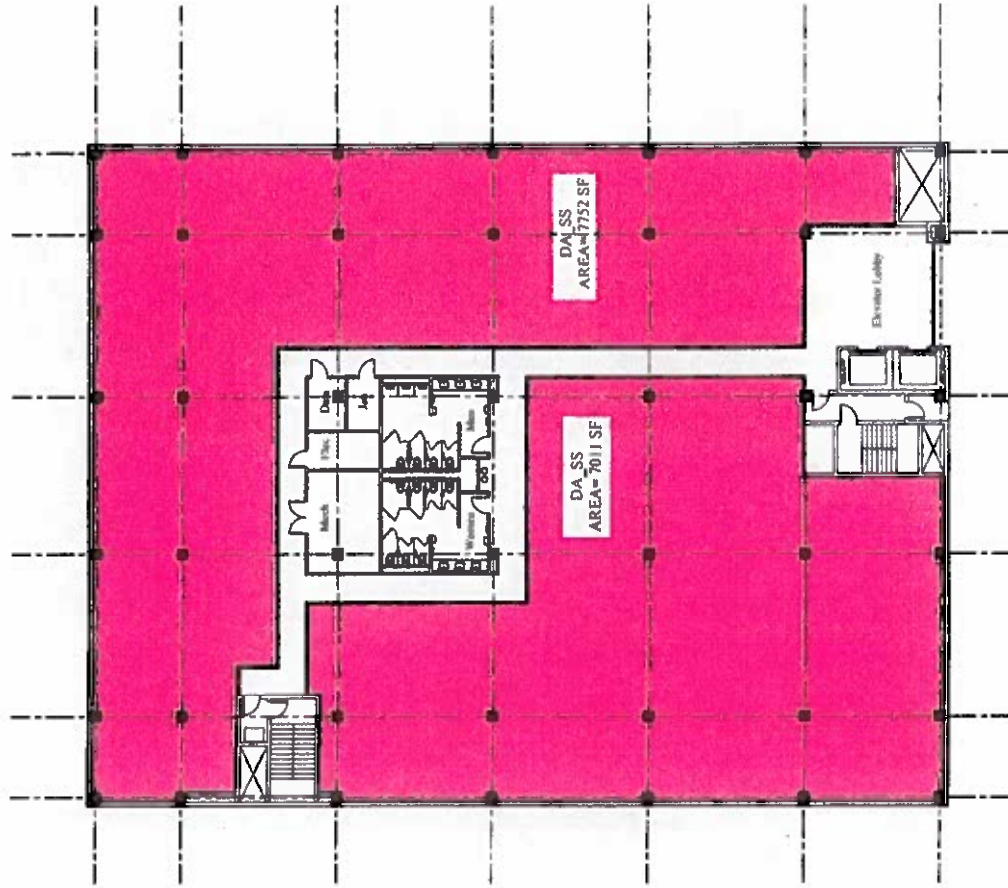
Travis County Central Campus Study - 2025 Need

STACKING PLAN

5th Floor

DISTRICT ATTORNEY  
ADULT PROBATION  
PRETRIAL SERVICES

District Attorney - Staff Support:  
DA\_SS 14,763 sf.



**D2000**

A TURN-KEY DEVELOPMENT COMPANY

C14  
21

# Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

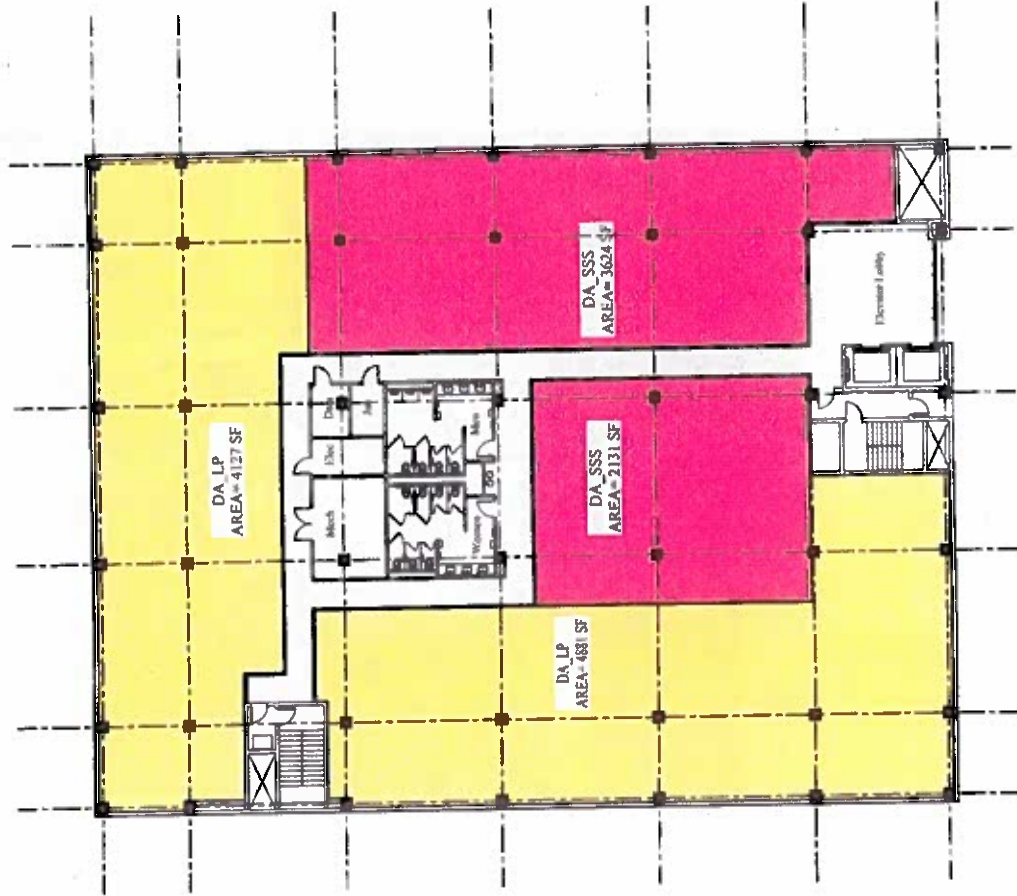
STACKING PLAN

6th Floor

DISTRICT ATTORNEY  
ADULT PROBATION  
PRETRIAL SERVICES

District Attorney - Legal / Prosecution:  
DA\_LP 9,008 sf

District Attorney - Staff Support Services:  
DA\_SSS 5,755 sf



**D2000**  
A TURN-KEY DEVELOPMENT COMPANY

C14  
22



# Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2025 Need

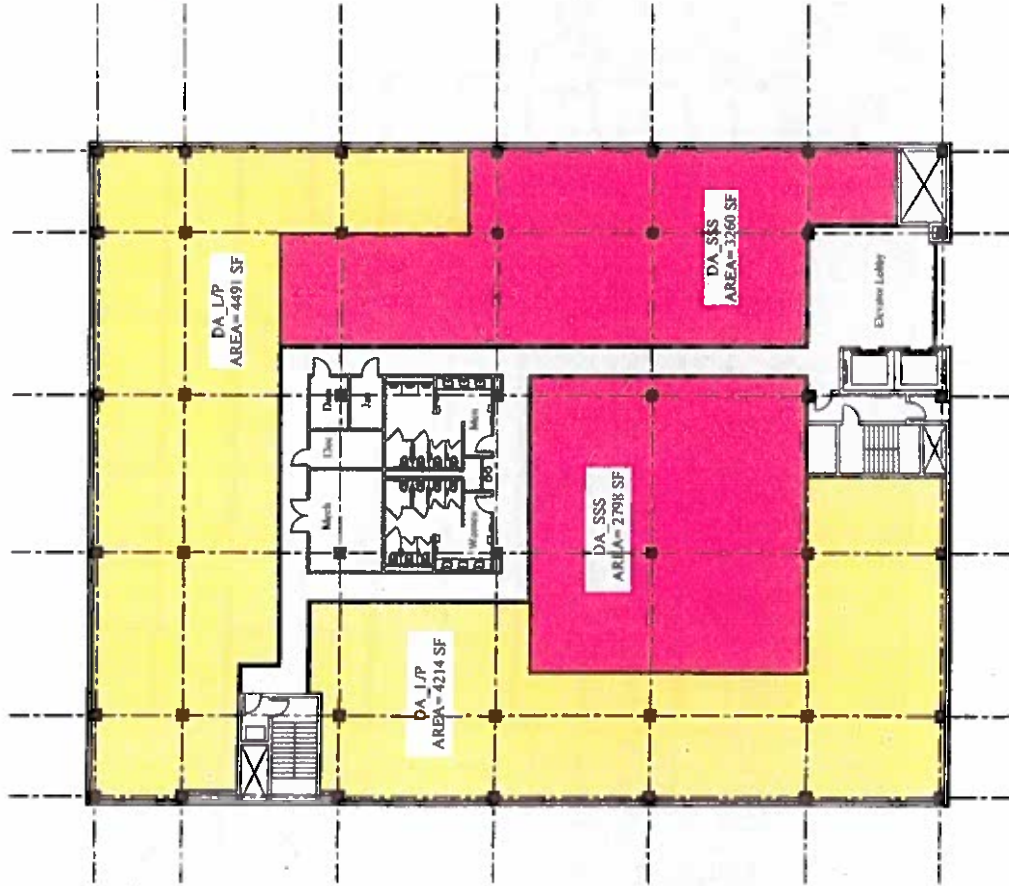
STACKING PLAN

7th Floor

DISTRICT ATTORNEY  
ADULT PROBATION  
PRETRIAL SERVICES

District Attorney - Legal / Prosecution:  
DA\_LP 8,705 sf.

District Attorney - Staff Support Services:  
DA\_SSS 6,058 sf.



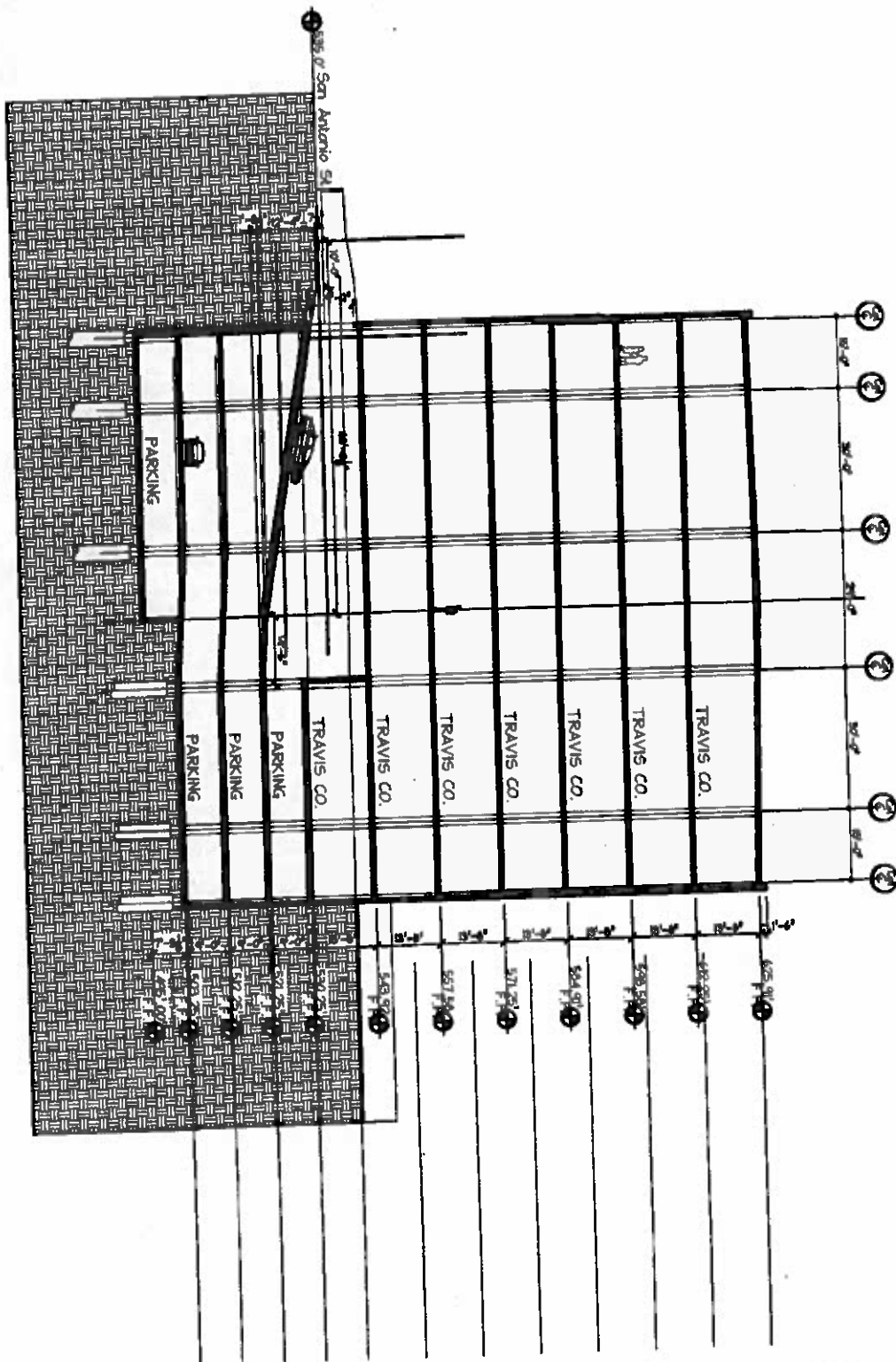
**D2000**

A TURNKEY DEVELOPMENT COMPANY

C14  
23

C14  
24

SECTION 2: 7 FLOORS



PTA BUILDING - SECTION

SCALE: 1" = 20'-0"

4-23-09

8



**Patterson, Clark**

C14  
25

**From:** Blake Tollett  
**Sent:** Wednesday, October 03, 2012 2:29 PM  
**To:** Patterson, Clark  
**Subject:** C14-2012-0102/0103

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

As the property owner of 1202 San Antonio Street and 601-603 West 12th Street, I am in opposition to the above referenced rezoning requests at 408 and 416 West 11th Street. The requested CBD zoning district is inappropriate for these properties and will represent a spot zoning as it is not contiguous to other properties zoned CBD and is not in conformance with the Downtown Austin Plan. I feel this is an unnecessary prospective entitlement.

Blake Tollett  
3701 Bonnie Road 78703  
512-477-4028

