

## ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2011-0083 707 West Avenue Rezoning

**P.C. DATE:** 12/11/12, 01/22/13

**ADDRESS:** 602 – 702 West Avenue  
& 800 West 6th Street

**AREA:** 1.839 Acres

**APPLICANT:** Cirrus Logic, Inc.  
(Thurman Case)

**AGENT:** Armbrust & Brown, P.L.L.C.  
(Richard Suttle)

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** Yes

**T.I.A.** Yes

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** DMU-CO-CURE, Downtown Mixed Use, Conditional Overlay, Central Urban Redevelopment District for Tract 1 and LO & GO, Limited Office and General Office for Tract 2.

**ZONING TO:** DMU-CURE, Downtown Mixed Use, Central Urban Renewal District for Tract 1 and DMU, Downtown Mixed Use for Tract 2.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CURE, Downtown Mixed Use, Central Urban Redevelopment District for Tract 1 and DMU-CO, Downtown Mixed Use, Conditional Overlay for Tract 2. The Conditional Overlay would limit the height to ninety feet (90').

### **PLANNING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is currently developed with a six story office building and parking garage. The applicant, Cirrus Logic, Inc. has recently finished construction of a multi-story office building on property that it owns on the Northwest corner of West Avenue and 6<sup>th</sup> Street which was granted DMU-CURE zoning with ordinance number 20050728 in 2005. The new facility is approximately 135,000 square feet and can accommodate up to 500 employees at full capacity. The building was finished and ready for occupancy at the end of summer 2012. The property, Tract 1, was granted CURE which increased the permitted height on the property to one hundred thirty six feet (136'). The height of the current structure is approximately ninety feet (90'). The applicant has indicated that they would like to expand the current structure on Tract 1 onto Tract 2. The applicant has requested a height of ninety feet (90') on Tract 2 to ensure that the existing and proposed new structure will have a homogenous look and feel. The Conditional Overlay on Tract 1 is a vehicle trip limit. With the inclusion of Tract 2 into the development plan the applicant had to conduct a Traffic Impact Analysis (TIA). Therefore the zone change request on Tract 1 is to remove the 2,000 vehicle trip limit. The TIA recommendations will be included in a Public Restrictive Covenant that the applicant will execute with the City.

C19 1/2

The subject property is located on the Northwest corner of 6<sup>th</sup> Street and West Avenue. Tract 1 is located in the Lower Shoal Creek District and Tract 2 is located in the Northwest District of the Downtown Austin Plan. The Lower Shoal Creek District of the Downtown Austin Plan has not been finished yet and therefore makes no recommendations for Tract 1. The Downtown Plan calls for Tract 2 to convert to Downtown Mixed Use with a sixty foot height limit (DMU-60). The applicant has been meeting with the neighborhoods, Original Austin Neighborhood Association and West Avenue Home Owners Association, to work out an agreement that would satisfy both parties. To date the neighborhoods have issued a joint letter stating their positions and it is included in your back up. 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 should allow for reasonable use of the property.*

Granting the requested zoning, as stated in the staff recommendation, would result in a land use that would be no more intense than what would be granted in the Downtown Austin Plan.

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>         | <b>LAND USES</b>   |
|--------------|-----------------------|--------------------|
| <b>SITE</b>  | DMU-CO-CURE & LO & GO | Office building    |
| <b>NORTH</b> | GO                    | Condominiums       |
| <b>SOUTH</b> | DMU                   | Restaurant         |
| <b>EAST</b>  | CBD                   | Retail/Office      |
| <b>WEST</b>  | DMU                   | Office/parking lot |

**CASE HISTORIES:**

| <b>CASE NUMBER</b> | <b>REQUEST</b>         | <b>PLANNING COMMISSION</b>          | <b>CITY COUNCIL</b>                 |
|--------------------|------------------------|-------------------------------------|-------------------------------------|
| C14-05-0040        | From GO to DMU-CURE-CO | Approved DMU-CURE-CO<br>[Vote: 7-0] | Approved DMU-CURE CO [Vote: 7-0]    |
| C14-06-0007        | From CS to CBD-CO      | Approved CBD-CO<br>[Vote: 7-0]      | Approved CBD-CO<br>[Vote: 5-0]      |
| C14-06-0183        | From GR to CBD-CURE-CO | Approved CBD-CO-CURE<br>[Vote: 7-0] | Approved CBD-CO-CURE<br>[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
- Austin City Lofts HOA
- West End Austin Alliance
- Original Austin Neighborhood Assoc.

C19-23

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### 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. There is a site plan currently approved for this property (SP-2008-0514C) which provides for office, restaurant, and research services uses, along with associated parking garage and drainage facilities.

SP3. The site is within a TWO Capitol View Corridor from the Barton Creek Pedestrian Bridge; height restrictions are strictly enforced.

SP 4. This site is within the Criminal Justice and the Downtown Creek Overlays.

SP 5. This site is within the Downtown area (boundaries are MLK, Lamar, Town Lake and IH35), it is recommended you contact the Design Commission to discuss your project. For more information regarding the Design Commission, please contact Jorge Rousselin, with Urban Design Division of Neighborhood Planning and Zoning, at 974-2975.

SP 6. FYI – Any new development must be 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.

### 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.

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4. According to flood plain maps, there is no flood plain within the project area.
  5. At this time, site-specific information is unavailable regarding existing trees and 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 is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Staff will issue TIA review comments via a separate memo.

TR3. Existing Street Characteristics:

| Name                   | ROW | Pavement | Classification | Sidewalks | Bike Route | Bus Route           |
|------------------------|-----|----------|----------------|-----------|------------|---------------------|
| West Avenue            | 80' | 36'      | Collector      | Yes       | Yes        | Yes (within ¼ mile) |
| W. 6 <sup>th</sup> St. | 80' | 60'      | Major Arterial | Yes       | Yes        | Yes                 |

**CITY COUNCIL DATE:** January 17<sup>th</sup>, 2013

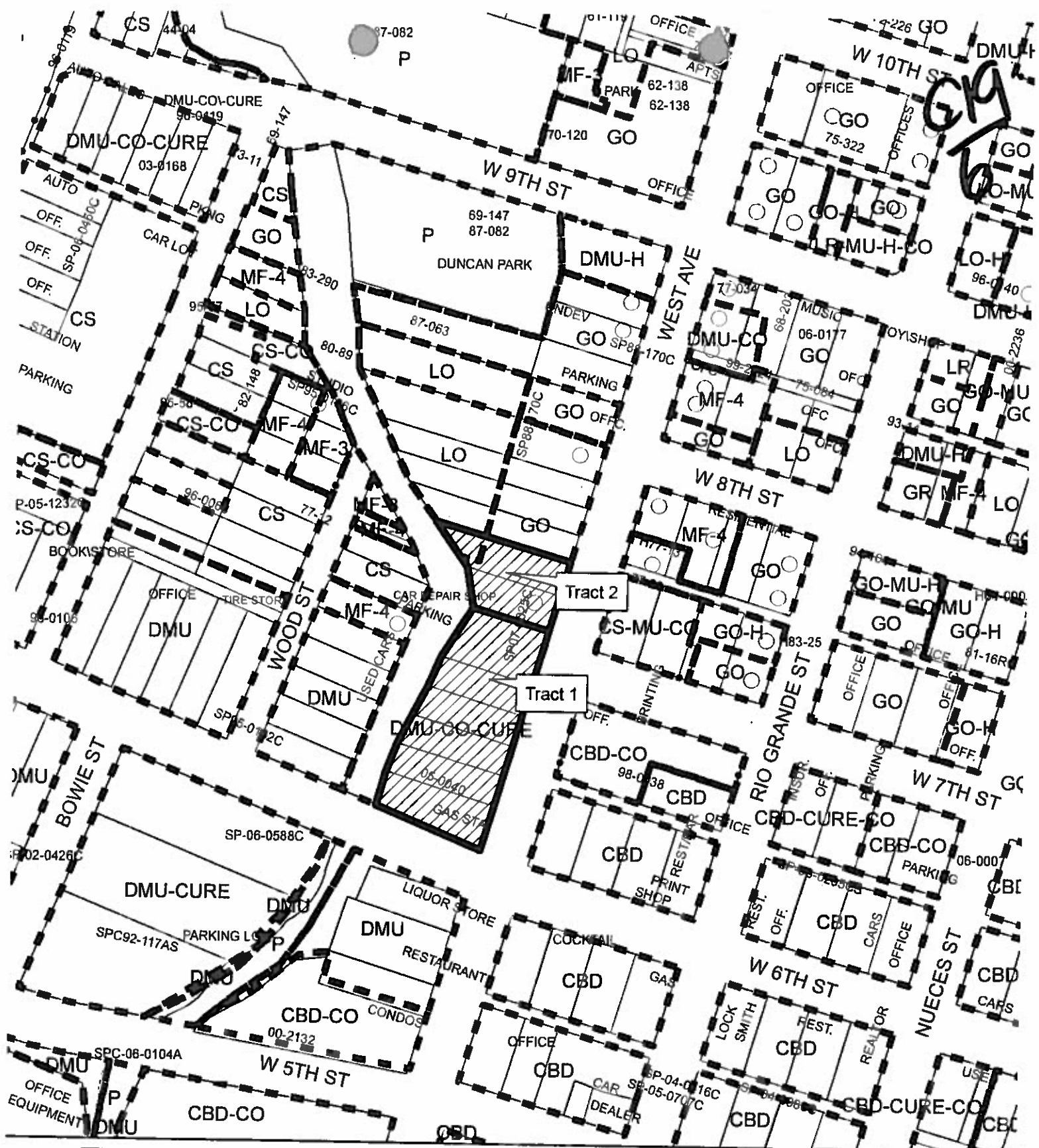
**ACTION:**

**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

**PHONE:** 974-7691



**ZONING**  
**ZONING CASE#: C14-2012-0083**

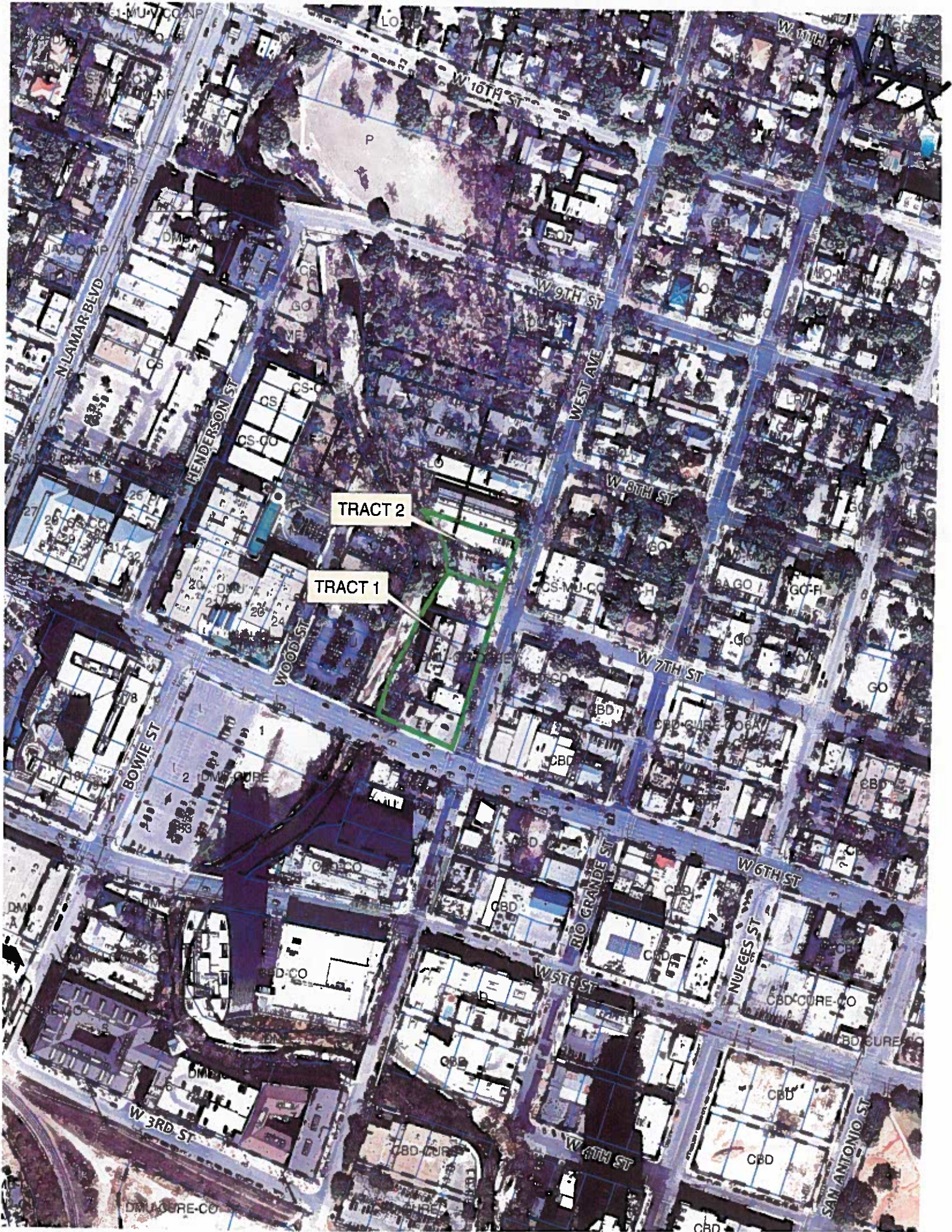


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1" = 200'





TRACT 2

TRACT 1



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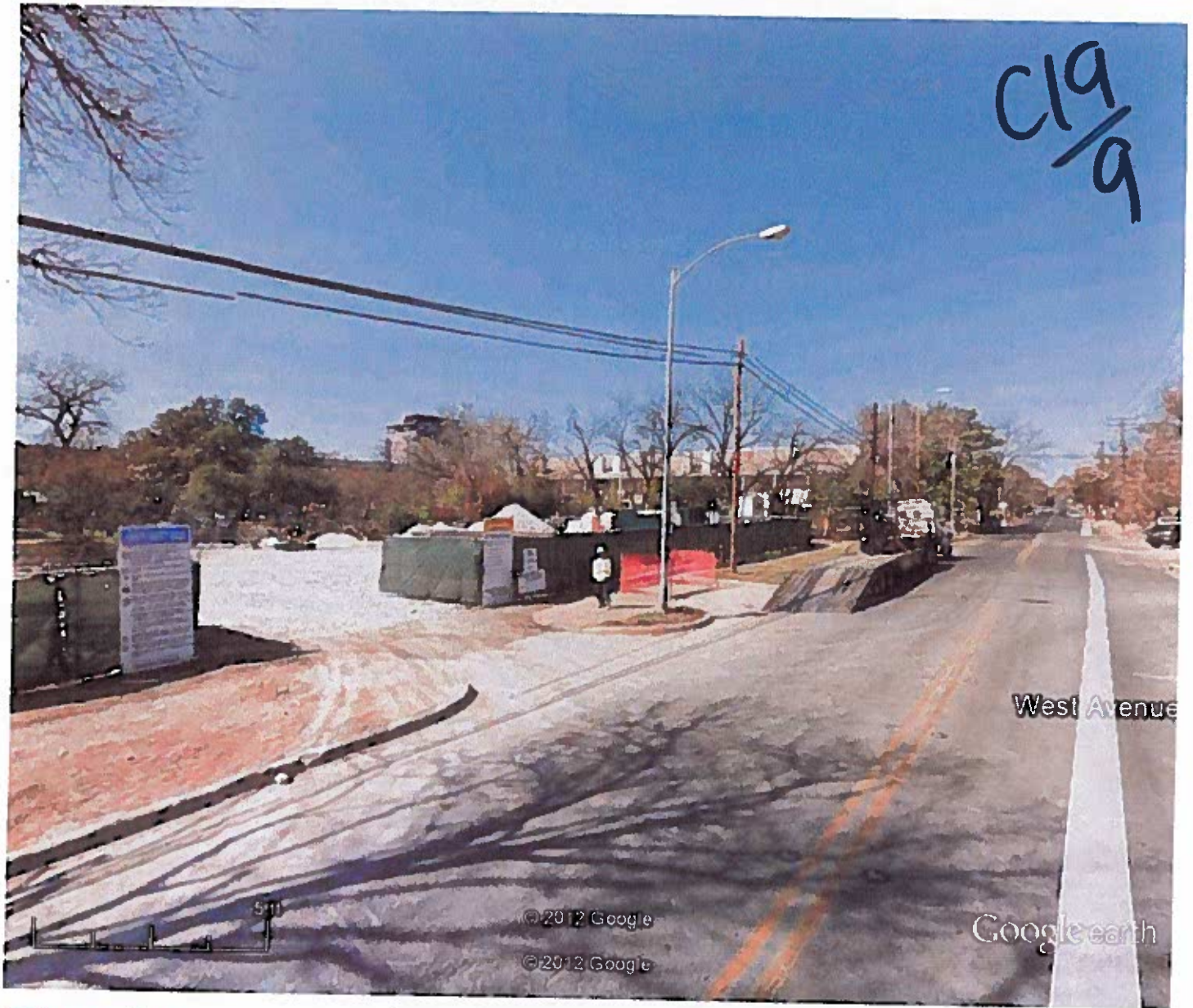


Google earth





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West Avenue

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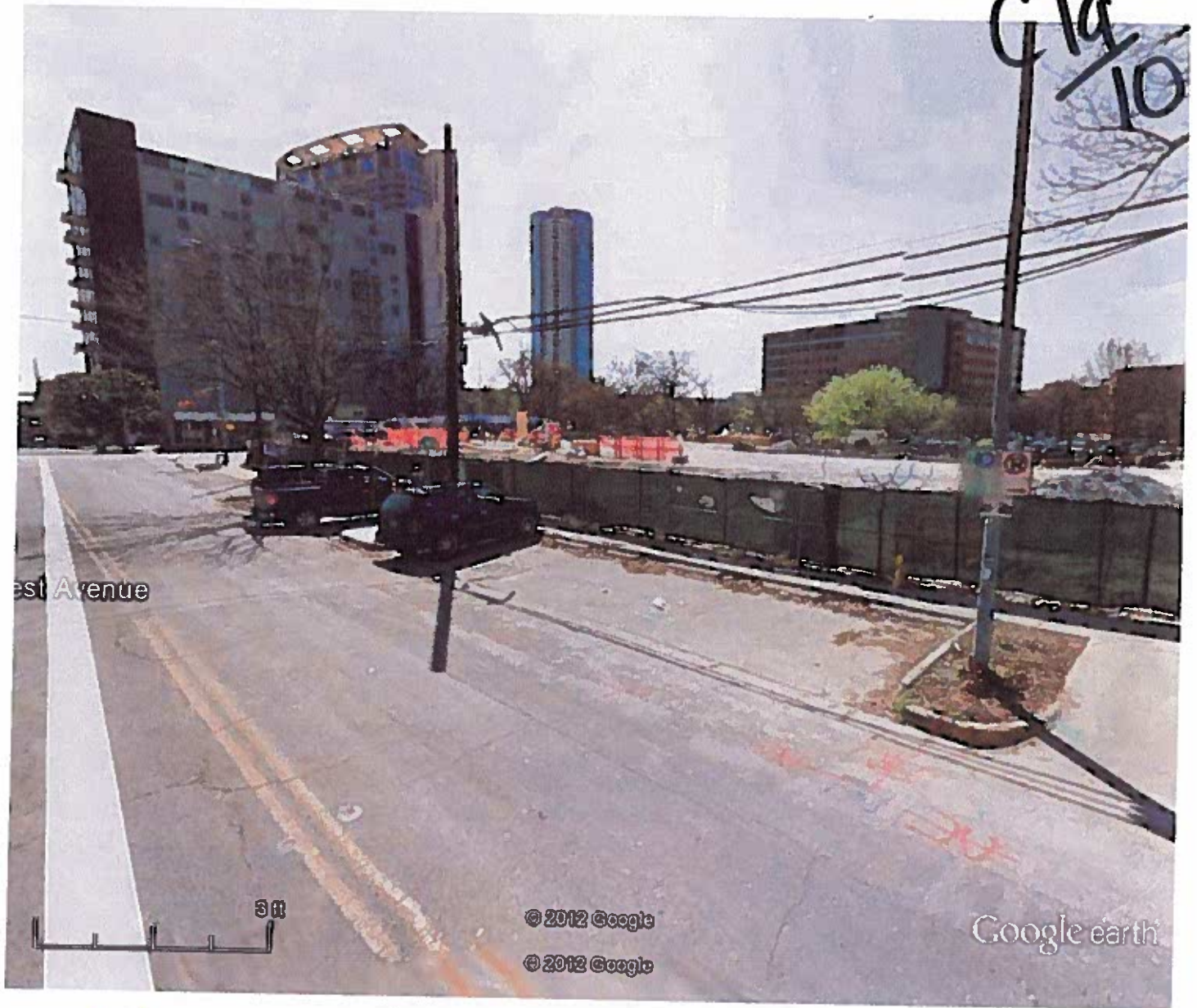
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meters 3





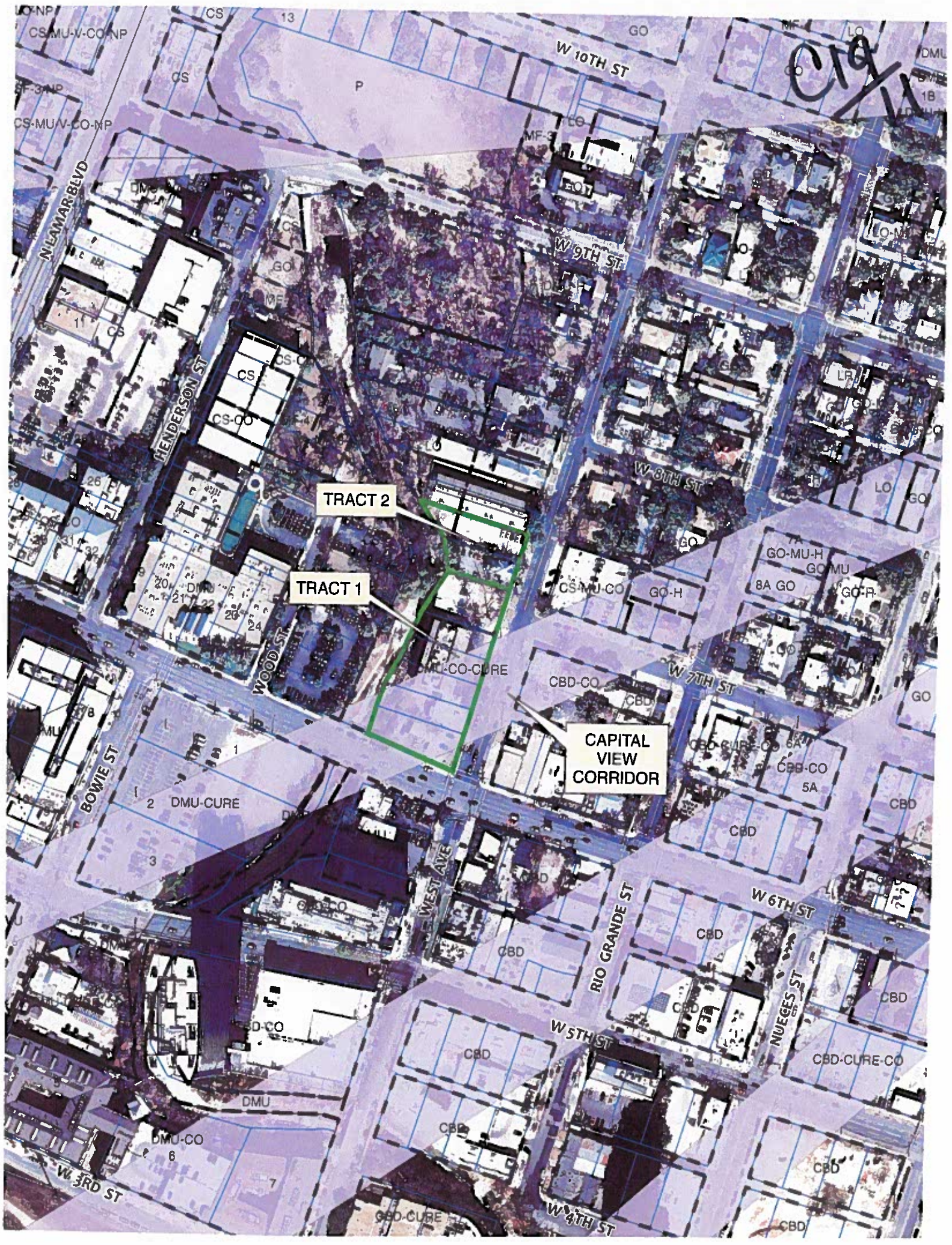


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TRACT 2

TRACT 1

CAPITAL VIEW  
CORRIDOR

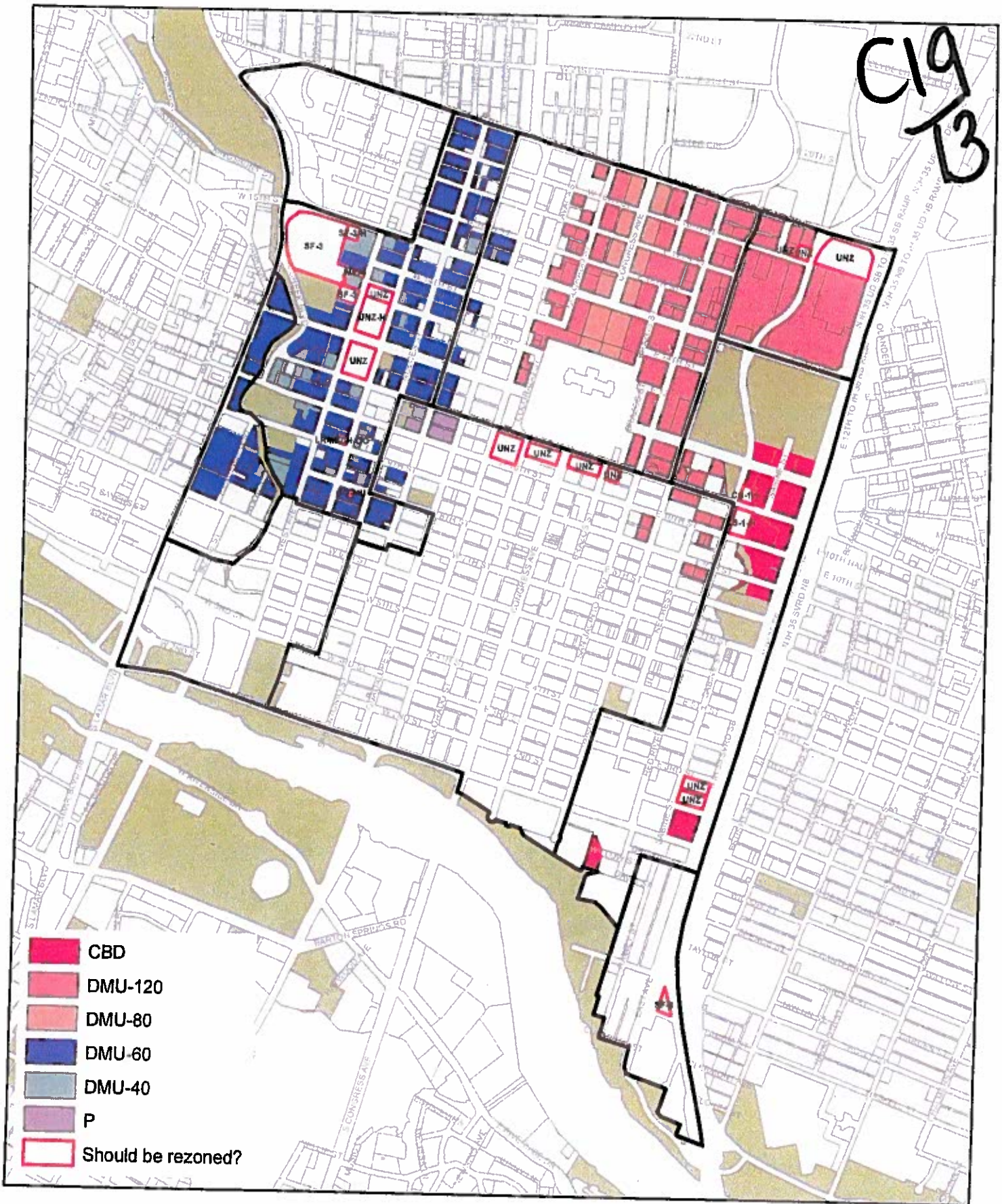


# Height Determination Worksheet

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<br>653 - VP Elev. | b<br>Distance VP to Cap | $\tan \theta$<br>a/b | b'<br>Distance VP to RS | a'<br>$\tan \theta$ times b' | Max. Elev.<br>VP Elev. + a' | b<br>Max. Elev. - RS Elev.<br>(approx.) |
|------------------------------------|-------------|--------------|--|------------------------|---------------------|-------------------------|----------------------|-------------------------|------------------------------|-----------------------------|---|
| Barton Creek Pedestrian Bridge - 1 | a           | 445          | 3350                                   | 472                    | 208                 | 8465                    | 0.0246               | 5115                    | 125.83                       | 570.83                      | 96.83                                   |
| Barton Creek Pedestrian Bridge - 1 | b           | 445          | 3600                                   | 460                    | 208                 | 8465                    | 0.0246               | 4865                    | 119.68                       | 561.68                      | 104.68                                  |
|                                    |             |              |  |                        |                     |                         |                      |                         |                              |                             |   |
|                                    |             |              |  |                        |                     |                         |                      |                         |                              |                             |   |
|                                    |             |              |  |                        |                     |                         |                      |                         |                              |                             |   |
|                                    |             |              |  |                        |                     |                         |                      |                         |                              |                             |   |
|                                    |             |              |  |                        |                     |                         |                      |                         |                              |                             |   |

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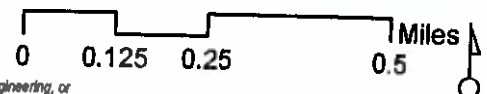


## DAP Proposed Zoning Changes



PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT

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9/10/2012







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## Company Information



Cirrus Logic, Inc. is a premier supplier of high-precision analog and digital signal processing components for audio and energy markets.

Founded in 1984, Cirrus Logic excels at developing complex chip designs where feature integration and innovation is a premium. Cirrus Logic has more than 1,000 patents that are key to

our more than 700 products serving more than 2,500 end customers globally, through both direct and distributor-based channel sales.

The company's headquarters are in Austin, Texas, with international locations in Europe, China and Japan. In June 2012 Cirrus relocated to our [new headquarters building](#) at 800 West 6th Street in downtown Austin.

## Current News

November 20, 2012

[Cirrus Logic Announces \\$200 Million Share Repurchase Program](#)

November 7, 2012

[Cirrus Logic To Move Motor Control IC Team to Austin Headquarters](#)

October 31, 2012

[Cirrus Logic Reports September Quarter Revenue Up 91 Percent Year-Over-Year to \\$194 Million](#)[Company Guides December Quarter Revenue Up More than 120 Percent Year-Over-Year](#)

October 29, 2012

[Cirrus Logic Reschedules Q2 Earnings Release to Oct. 31 Due to Severe Weather](#)

October 25, 2012

[Cirrus Logic Named One of Best Companies to Work for in America for Second Consecutive Year](#)[Austin-Based Semiconductor Company on Nationally Recognized List by Great Place to Work Institute](#)Visit our [News Archive](#)

**Please note:** Cirrus Logic routinely posts all important information on its website, including financial results and projections on its investor site. Many of the materials available are dated materials that reflect Cirrus Logic's thoughts as of that date. Cirrus Logic undertakes no obligation to update or revise these materials.

## National Awards



## State Awards



## Local Awards

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## Company

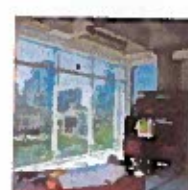
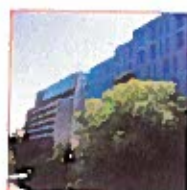
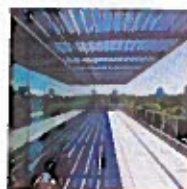
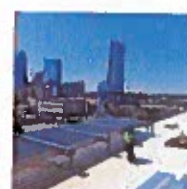
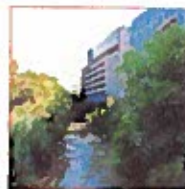
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### New Headquarters Building



In January 2011, Cirrus Logic began construction on its new corporate headquarters in downtown Austin at 800 West 6th Street, intersecting West Avenue. The new facility is approximately 135,000 square feet and accommodates up to 500 employees at full capacity. The building was certified for occupancy and headquarters staff were transitioned to their new offices in June 2012.

#### Week of May 14, 2012

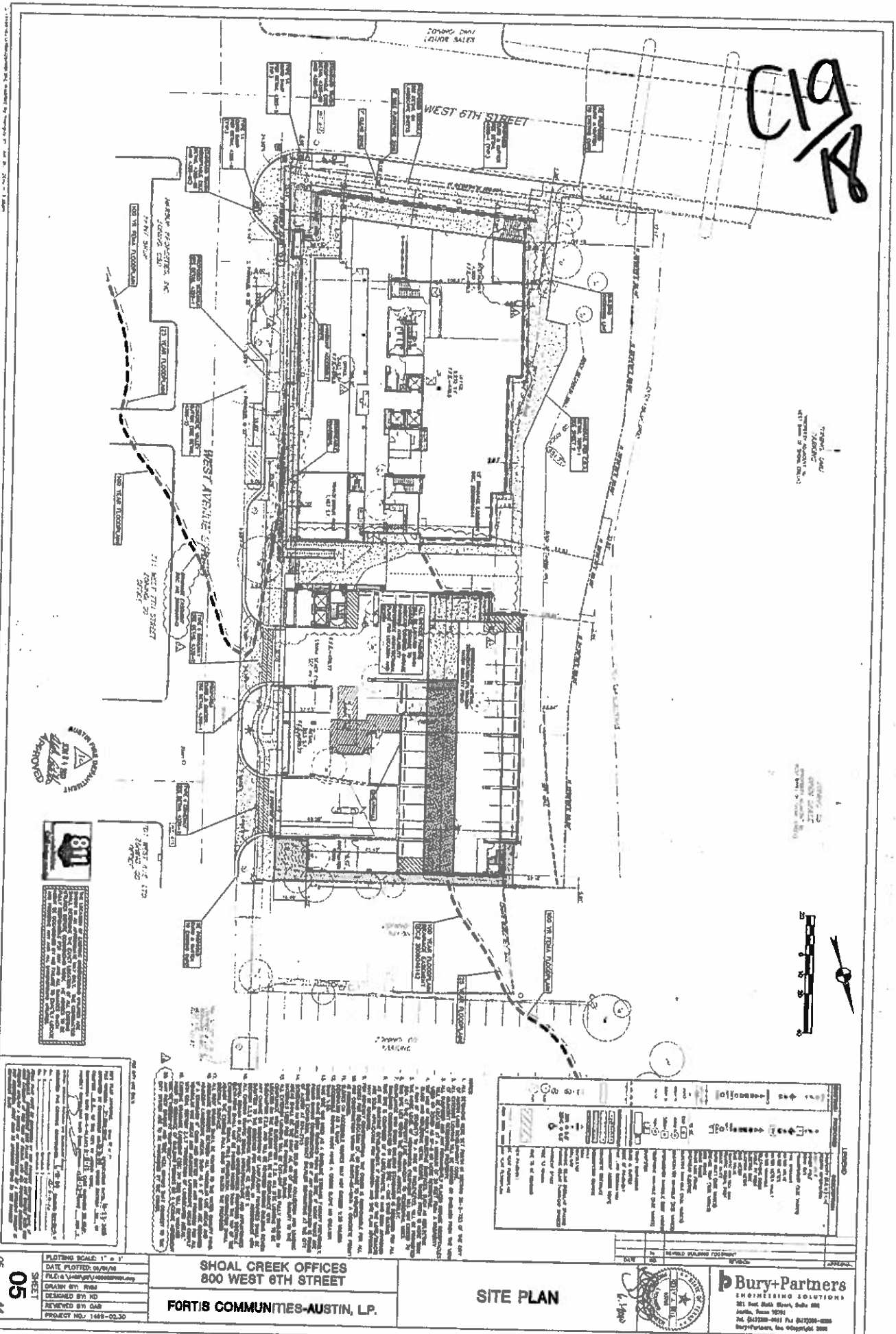
**Week of April 2, 2012****Week of February 27, 2012****Week of December 26, 2011**

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REPLACEMENT SHEET SP-2008-0510

**NOTES:**

1. SEE SHEET SP-2008-0510 FOR GENERAL NOTES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF AUSTIN.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.
6. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND ITS SYSTEMS.
7. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE AND ITS SYSTEMS.
8. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE UTILITIES AND ITS SYSTEMS.
9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE ACCESS AND ITS SYSTEMS.
10. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE PAVING AND ITS SYSTEMS.
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12. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE SECURITY AND ITS SYSTEMS.
13. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE FURNITURE AND ITS SYSTEMS.
14. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE SIGNAGE AND ITS SYSTEMS.
15. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE ART AND ITS SYSTEMS.
16. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE PLANTING AND ITS SYSTEMS.
17. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE TREES AND ITS SYSTEMS.
18. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE WATER AND ITS SYSTEMS.
19. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE SEWER AND ITS SYSTEMS.
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72. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE VISUAL LANDSCAPE AND ITS SYSTEMS.
73. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE SCIENTIFIC LANDSCAPE AND ITS SYSTEMS.
74. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SITE TECHNICAL LANDSCAPE AND ITS SYSTEMS.
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**SHOAL CREEK OFFICES**  
800 WEST 6TH STREET  
**FORTIS COMMUNITIES-AUSTIN, LP.**

**SITE PLAN**

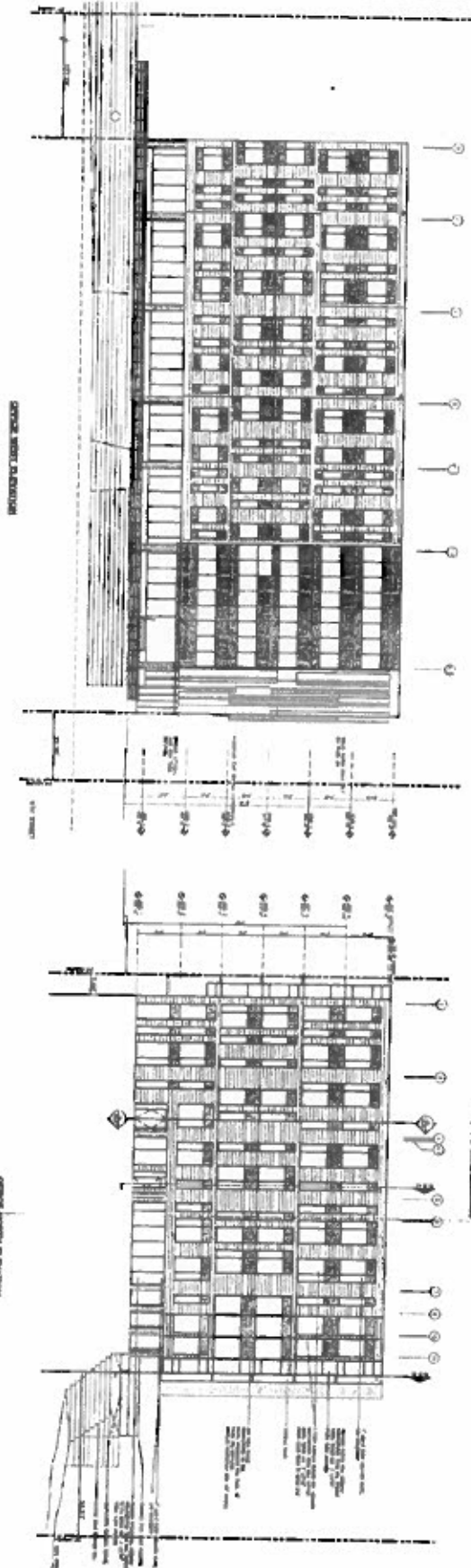
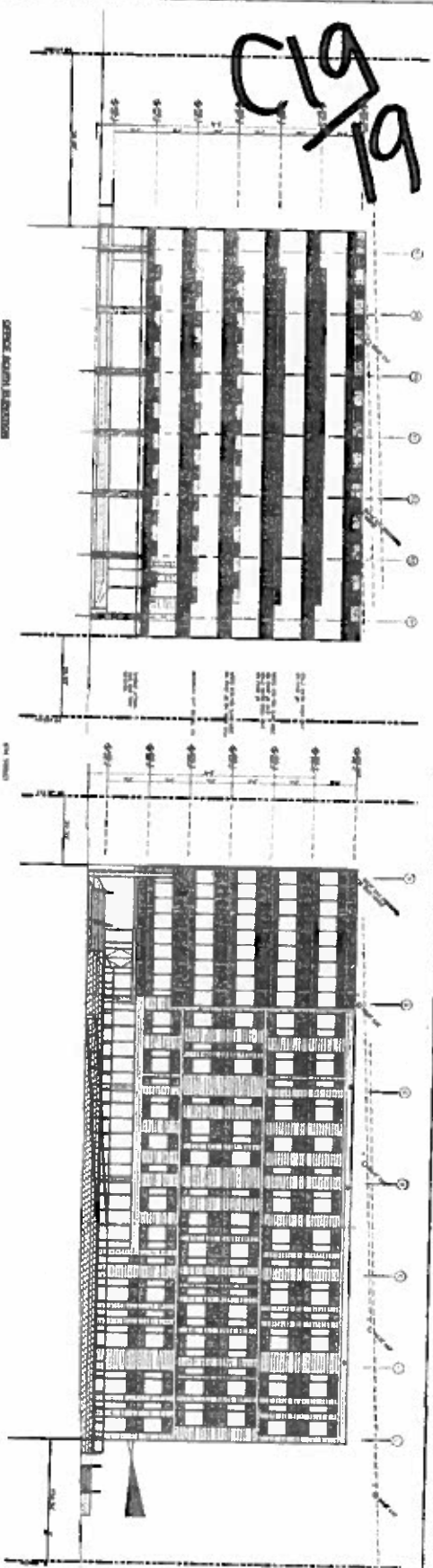
**Bury+Partners**  
ENGINEERING SOLUTIONS

321 West Sixth Street, Suite 100  
Austin, Texas 78701  
Tel: (512) 382-0000 Fax: (512) 382-0001  
bury+partners, inc. copyright 2010

PLOTTING SCALE: 1" = 1'  
 DATE PLOTTED: 10/10/10  
 FILE: 10-10-10-0510-001  
 DRAWN BY: RMB  
 DESIGNED BY: RMB  
 REVIEWED BY: GAB  
 PROJECT NO.: 1468-02.30

SHEET  
**05**  
 OF 44

C19  
19



NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
3. MATERIALS TO BE DETERMINED BY THE ARCHITECT.  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

|                        |                 |
|------------------------|-----------------|
| PROJECT NO. 1488-00-00 |                 |
| DATE PLOTTED: 02/10/00 | DATE: 02/10/00  |
| DESIGNED BY: RMB       | DRAWN BY: RMB   |
| REVIEWED BY: GAB       | CHECKED BY: GAB |
| PROJECT NO. 1488-00-00 |                 |

24

SHOAL CREEK OFFICES  
800 WEST 6TH STREET  
FORTIS COMMUNITIES-AUSTIN, L.P.

ARCHITECTURAL  
ELEVATIONS

**Bury-Partners**  
ENGINEERING SOLUTIONS  
301 East Sixth Street, Suite 200  
Austin, Texas 78701  
Tel: (512) 261-1101 Fax: (512) 261-1102  
Bury-Partners, Inc. Copyright 2000

SP-2008-0514C

**ORDINANCE NO. 20050728-Z021**

C19  
20

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 WEST 6<sup>TH</sup> STREET, 602, 606, AND 700 WEST AVENUE FROM GENERAL OFFICE (GO) DISTRICT AND DOWNTOWN MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE- CONDITIONAL OVERLAY-CENTRAL URBAN REDEVELOPMENT DISTRICT (DMU-CO-CURE) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district and downtown mixed use (DMU) district to downtown mixed use-conditional overlay-central urban redevelopment district (DMU-CO-CURE) combining district on the property described in Zoning Case No. C14-05-0040, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-6, Outlot 1, Division E, J.H. Robinson Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 800 West 6<sup>th</sup> Street, 602, 606, and 700 West Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

The maximum height of a building or structure or portion of a building or structure is 136 feet.

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C19  
21

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on August 8, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, July 28, 2005

§  
§  
§

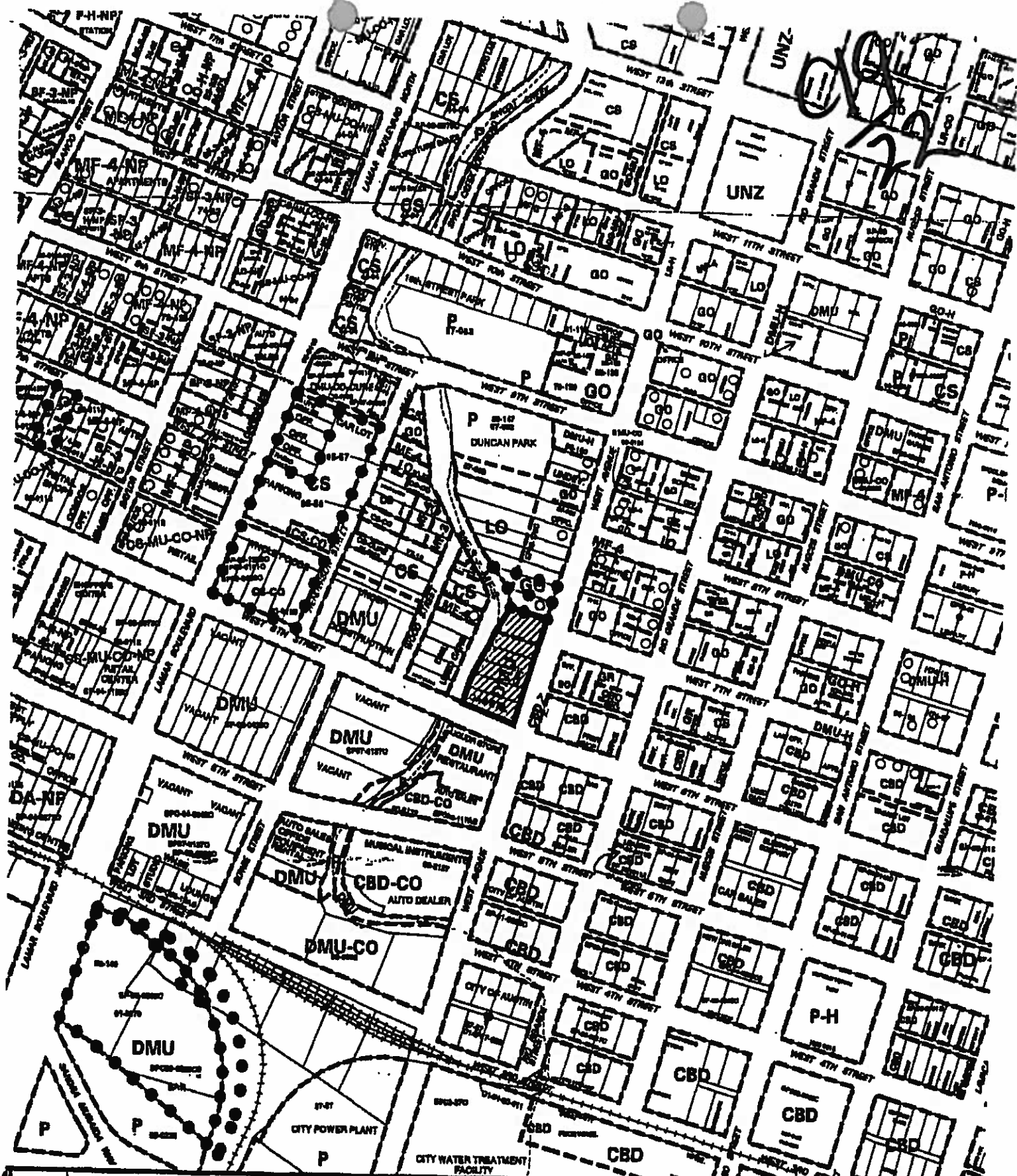
\_\_\_\_\_  
Will Wynn  
Mayor





**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Brown  
City Clerk



|   |  |   |                          |   |
|---|--|---|--------------------------|---|
| <br>1" = 400' | SUBJECT TRACT<br>   | <b>ZONING EXHIBIT A</b>   |                          | CITY GRID<br>REFERENCE<br>NUMBER<br>H22 |
|   | PENDING CASE<br>    |   |                          |   |
|   | ZONING BOUNDARY<br> | CASE #: C14-05-0040<br>ADDRESS: 800 W 8TH ST<br>SUBJECT AREA (acres): 1.337 | DATE: 05-07<br>INTLS: SM |   |
|   | CASE MGR: T. BOLT  |   |                          |   |



**706 West Avenue Association**

&



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23

**January 16, 2013**

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

**RE: C14-2012-0083 - 800 W. 6th Street, 602, 604, 606, 700 and 702 West Avenue ("Property")**  
Existing Zoning: DMU-CO-CURE & LO-GO  
Proposed Zoning: DMU-CURE & DMU

Dear Mr. Patterson, CoA Case Manager:

The boards of the directors of the 706 West Avenue Association (West Ave HOA) and the Original Austin Neighborhood Association (OANA) jointly submit this letter. Our organizations have met with the applicant's representatives numerous times since August of 2012 in an effort to come to a mutual agreement. We ask that this case be postponed because the applicant's intended uses for the Property relate to and anticipate the applicant's larger campus plan, which will involve other nearby properties that are not today a part of this current zoning case.

The applicant's initially requested us to support its plans to build a 79,133 square foot office building on this property (see attached July 10, 2012 letter from Armbrust & Brown), which uses we supported. However, the applicant's plans have evolved into a larger concept. They now desire rezoning in order to build a large central parking garage intended to serve several existing and future office buildings apparently. The applicant has acquired at least two other properties nearby and has expressed its desire to plan a campus for its employees as close to its existing office headquarters building as possible.

We believe the proposed rezoning for the applicant's current intended use should be evaluated along with applicant's additional planned developments nearby in order to fairly evaluate this rezoning request. West Ave HOA and OANA share common goals in this respect and want to forge a collaborative relationship with the applicant that will lead to a greater common outcome ([click here to view the OANA goals](#)).

Therefore, West Ave HOA and OANA respectfully request that the Planning Commission direct the applicant, West Ave HOA and OANA to defer action on this current zoning request, and ask that the applicant meet and aggressively explore a campus plan concept that meets the applicant's objectives while preserving and enhancing our neighborhood's objectives, and reschedule this agenda item to be considered substantively at its February 12<sup>th</sup> meeting.

Sincerely,

and

Ted Siff, OANA President

Wesley Shackelford, West Ave HOA, President

**OANA Board of Directors**

**Ted Siff, President, Albert Stowell, Treasurer**  
**Blake Tollett, Secretary, Karen Armstrong, Tom Borders**  
**Ray Canfield, Rick Hardin, John Horton, Paul Isham**  
**Perry Lorenz, Bill Schnell**

**West Ave HOA Board of Directors**

**Wesley Shackelford, President, Mark Holzbach,**  
**Treasurer & Secretary, Karen Armstrong,**  
**Joe Bryson, Darren & Michelle Crystal,**  
**Dana Friis-Hansen, John McCall**

**Post Office Box 1282**

**Austin, TX 78767**

**[www.originalaustin.org](http://www.originalaustin.org)**

**706 West Avenue**  
**Austin, TX 78701**

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2380

C19  
24

Amanda Morrow  
(512) 435-2368  
amorrow@abauustin.com

July 10, 2012

Greg Guernsey  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

Re: Rezoning of 602, 604, 606, 700 and 702 West Avenue, and 800 West 6th Street,  
the "Application"

Dear Mr. Guernsey

This firm represents and this letter is submitted on behalf of the applicant in the above referenced Application. The property is legally described as Lots 1 & 2, E. B. Robinson Subdivision recorded in Volume 354, Page 226 of the Deed Records of Travis County, Texas ("Tract 1"), and Lots 1 - 5 and S 90 feet of Lot 6 OLT 1 Division E of the J. H. Robinson Subdivision recorded in Volume 1, Page 28B of the Plat Records of Travis County, Texas ("Tract 2").

This Application is being filed to rezone Tract 1 from LO/GO to DMU, and rezone Tract 2 from DMU-CO-CURE to DMU-CURE. Tract 1 will be rezoned to allow the Cirrus Logic office building located on Tract 2 to be expanded upon Tract 1. Tract 2 will be rezoned to expand the quality restaurant and remove the conditional overlay associated with Ordinance 20050728-Z021.

Tract 1 is currently developed as a surface parking lot. The proposal is to developed the site with a 79,023 square foot office building with associated improvements.

Tract 2 is currently developed with a 60,977 square foot office building, a 70,133 square foot research and development center, and a 8,029 square foot quality restaurant. The rezoning will allow a 2,365 square foot expansion to the quality restaurant, and removal of a 2,000 trips per day limitation. All other aspects of the existing zoning allowances for Tract 2 shall be maintained.

SCANNED



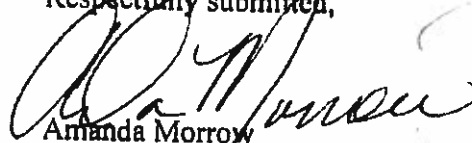
ARMBRUST & BROWN, PLLC  
Page 2

C19  
25

Should you have any questions, please do not hesitate to contact me at 512-435-2368.

Thank you.

Respectfully submitted,

  
Amanda Morrow  
Land Development Consultant

cc: Richard T. Suttle, Jr.  
Thurman Case  
Joseph Cahoon

Enclosures

SCANNED





C19  
27

**ORDINANCE NO. 20050728-Z021**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 WEST 6<sup>TH</sup> STREET, 602, 606, AND 700 WEST AVENUE FROM GENERAL OFFICE (GO) DISTRICT AND DOWNTOWN MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE- CONDITIONAL OVERLAY-CENTRAL URBAN REDEVELOPMENT DISTRICT (DMU-CO-CURE) COMBINING DISTRICT.**

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C19  
78

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on August 8, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_  
July 28, 2005

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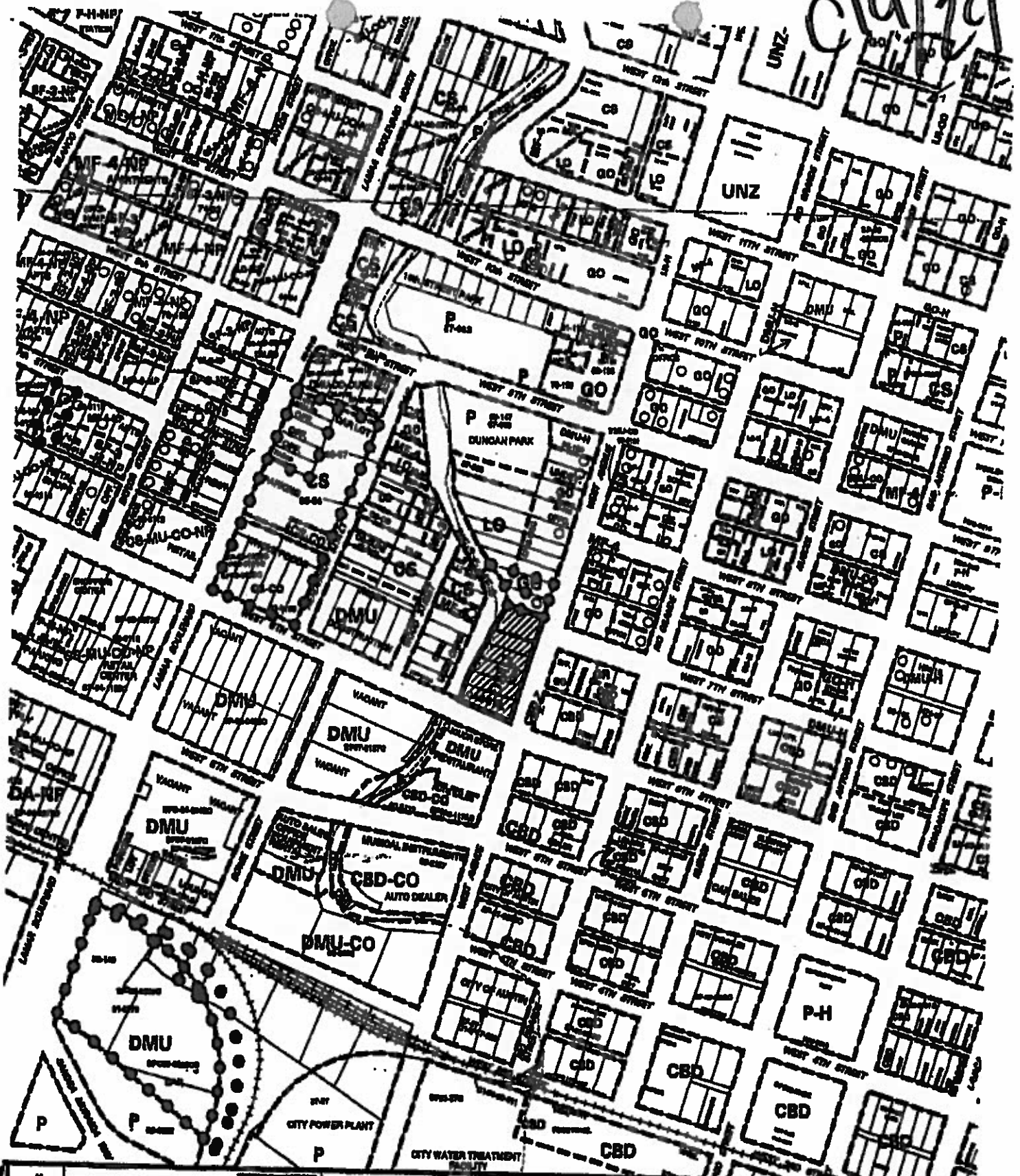
\_\_\_\_\_  
Will Wynn  
Mayor



**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk



C14/29



|  |                             |   |                         |   |
|--|-----------------------------|---|-------------------------|---|
| <br>1" = 400' | SUBJECT TRACT               |  | <b>ZONING EXHIBIT A</b> | CITY GRID<br>REFERENCE<br>NUMBER<br>H22 |
|  | PENDING CASE                | .....   |                         |   |
|  | ZONING BOUNDARY             | ---   |                         |   |
|  | CASE MGR: T. BOLT           |   |                         |   |
|  | CASE #: C14-05-0040         |   | DATE: 08-07             |   |
|  | ADDRESS: 800 W 6TH ST       |   |                         |   |
|  | SUBJECT AREA (acres): 1.337 |   | HTLS: 6M                |   |

**Patterson, Clark**

---

**From:** Ted Siff ~~ted@siff.com~~  
**Sent:** Wednesday, January 16, 2013 10:23 PM  
**To:** Patterson, Clark  
**Cc:** Wesley Shackelford  
**Subject:** C14-2012-0083 - OANA & 706 West Ave HOA joint letter  
**Attachments:** Jt OANA West Ave HOA ltr re 602-702 West 1.16.13.pdf; Amanda Morrow 7.10.2012 ltr to Planning re zoning of Tract 1 and 2 to add 80m of office etc.pdf

C19/30

Dear Clark,

We have attached a joint letter from OANA and 706 West Ave HOA, as well as the July 10, 2012 letter from Armbrust & Brown which describes the applicant's original intended uses that generated this zoning request.

We respectfully request that you make both of the attached letters as well as this email message part of the backup for this Planning Commission agenda item.

The joint letter supersedes all previous communication our organizations have had with your office on this zoning case.

Please contact either of us if you have any questions.

**Ted Siff, President**  
**Original Austin Neighborhood Assn. (OANA)**  
[www.originalaustin.org](http://www.originalaustin.org)  
512-657-5414

and

**Wesley Shackelford, President**  
**706 West Avenue Association (706 West Ave HOA)**  
(512) 699-6683



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.austintexas.gov](http://www.austintexas.gov)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0083

Contact: Clark Patterson, 512-974-7691

Public Hearing: Dec 11, 2012, Planning Commission

Jan 17, 2013, City Council

BEN PROCTOR

Your Name (please print)

705 W. 8th

Your address(es) affected by this application

BEN PROCTOR

Signature

Daytime Telephone: 294-9712

12/4/12  
Date

☐ I am in favor  
☒ I object

Comments: Applicant is seeking to vacate existing COSs.

COSs WERE INSTITUTED, HOWEVER, FOR A PURPOSE. MY

CONCERNS ARE: 1) What SPECIFICALLY ARE THE COSs,

2) WERE COS KNOWN AT TIME OF PROPERTY DISCHARGES,

3) Why ARE COSs NOW UNACCEPTABLE? AND

4) What IS IMPACT TO NEARBY PROPERTIES.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

C14  
3/1

## PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0083

Contact: Clark Patterson, 512-974-7691

Public Hearing: Dec 11, 2012, Planning Commission

Jan 17, 2013, City Council

James Powell  
Your Name (please print)

115 West Ave; 117 West Ave

Your address(es) affected by this application

*[Signature]*

Signature

Dec 14, 2012

Date

Daytime Telephone: 477-9939

Comments:

I object

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

C19  
32

## PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0083

Contact: Clark Patterson, 512-974-7691

Public Hearing: Dec 11, 2012, Planning Commission

Jan 17, 2013, City Council

Karen L Armstrong

Your Name (please print)

706 B West Ave

Your address(es) affected by this application

Karen L. Armstrong

Signature

Daytime Telephone: 512-762-0966

Date

12-1-2012

☐ I am in favor  
☒ I object

Comments: We did not object to Carrishay's first change zone request b/c they PROMISED Not to build what they plan to now! My condo has already suffered cracks, dust, shifting, noise & Lack of view & sunlight. This new bldg will block 100% of the daylight from my Unit & significantly reduce the value of this once prime residential location. All the items promised by Carrishay's logic have been cancelled. They do not need to further degrade the neighborhood for long time residence!

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

C19  
33



Austin, 10, Dec, 2012

I object to cure on the land currently yoned  
LO and GO ("Track 2" in the city notice)  
because I object to any new construction there  
that would exceed 60 feet in height.

09  
34

<sup>a</sup>  
Don Dixon