

**Downtown Commission
Project Review Sheet**

Project Name: Austin Community College – Rio Grande Campus

Case Number(s), if available: C14-2012-0079, C14-2012-0080,
C14-2012-0081, C14-2012-0082

Project Location/Address: 1218 West Avenue, 1204 West Avenue,
1212 Rio Grande Street, 605 W 13th Street

Applicant/Developer: Austin Community College District

Mailing Address: 5930 Middle Fiskville Road, Austin, Texas 78752

Phone Number: Property Owner: 512-223-1024 (Bill Mullane)

Please include a description of your proposed project, and list or discuss the ways and to what extent your project furthers or conflicts with the goals and recommendations of the Downtown Austin Plan, including but not limited to:

- Preserve and enhance the unique historical and cultural heritage of Downtown
- Support a vibrant, diverse and pedestrian-friendly urban district
- Promote Downtown's evolution into a compact, dense urban district
- Contribute to sustainability, quality of life and the Downtown experience
- Interconnect and enhance Downtown's network of public parks, open spaces and streets
- Improve access to mobility and public transportation within Downtown
- Expansion of Great Streets improvements

Please include a map and/or aerial that shows how your project relates to other developments and the urban context in the vicinity of the project.

Current Project Status Zoning
(e.g., concept only, schematic design, final design)

Project Start Date: _____ Project End Date: Proposed Zoning Approval April 2013

Type of Project: Expansion of community college facilities
(Residential, mixed use, office, commercial)

Primary Use and SF Educational

Ancillary Uses and SF Administrative and Student Facilities

Total SF NA

Downtown Commission Project Review Sheet

Stories unknown FAR unknown Height 60'

Parking spaces unknown Available for public use? unknown

Type of parking: Surface NA Structured above ground existing Structured below ground NA

Specify type of bike parking being provided: **Existing**

Is the project located within 600 feet of any live music venue? **NO**

If so, are considerations being made regarding sound mitigation?

Are you seeking zoning changes or variances? **YES - zoning**

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action.

Historic Landmark Commission

March 25, 2013

Planning Commission

March 26, 2013

City Council

April 25, 2013

In anticipation of the expansion of the ACC – Rio Grande Campus, Austin Community College District has submitted an application to rezone 4 parcels of land.

Case No.	Address	Existing Zoning	Proposed Zoning
C14-2012-0079	1218 West Ave	SF-3, P	DMU-60
C14-2012-0080	1204 West Ave	LO, MF-4, CS	DMU-60
	1206 West Ave		
C14-2012.0081	1216 Rio Grande St	UNZ, UNZ-H	DMU-60, DMU-60-H
	1215 ½ West Ave		
	1212 Rio Grande St		
C14-2012-0082	1209 Rio Grande St	GO, LR-CO	DMU-60
	1215 Rio Grande St		
	605 W 13th St		

Upon approval of the zoning request, ACC will be able to prioritize proposed renovations and expansions to the existing facilities at the campus

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? **NO**

Have other boards/commissions or city staff yet made recommendations on this project? If so, please describe. **Applications submitted to city staff**

Attach available images, site plans, elevations and renderings for the project.

Downtown Commission Project Review Sheet

Deadline: This form and attachments should be submitted to the City Staff Liaison for the Commission at least five business days prior to the Commissioner's meeting where the project will be presented.



March 11, 2013

Mr. Clark Patterson
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE:Rezoning of ACC – Rio Grande Campus

Dear Mr. Patterson:

MWM DesignGroup, Inc. (MWM), on behalf of Austin Community College (ACC), has submitted zoning applications that affect properties owned by ACC at the Rio Grande campus site/area. Attached are four zoning applications that affect nine different properties. Below is a summary of our request

C14-2012-0079	1218 West Ave	from SF-3, P	to DMU
C14-2012-0080	1204 West Ave	from LO, MF-4, CS	to DMU
	1206 West Ave	from LO, MF-4	to DMU
C14-2012-0081	1215½ West Ave	from UNZ	to DMU
	1212 Rio Grande St	from UNZ-H	to DMU-H
	1216 Rio Grande St	from UNZ-H	to DMU-H
C14-2012-0082	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

The street right-of-way for West Avenue is 80-feet with a pavement width of 40-feet. This provides for 20-foot of open space between the curb and the property line on each side of the street. In addition, the Adopted Downtown Plan requires an additional 25-feet of building setback on the west side of West Avenue and an additional 10-feet of setback on the east side of West Avenue, for a total distance from the curb to any proposed building of 45-feet on the west side and 30-feet on the east side of the street, as shown on the Streetfront Setback Requirements Map. There is a similar situation on Rio Grande Street also. Our application requests 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
1215 Rio Grande St from 15 feet setback to 10 feet setback or 30-feet from curb

The Proposed Downtown Compatibility Zones and Standards provides for maximum height limitations that will affect the property because of the SF-3 Zoning that currently exists on the House Park property. This directly affects plans for the Block 153. We respectfully request that the proposed Downtown Compatibility Zones and Standards in relation to maximum height limitations allow for 60-feet on Block 153.

We have been working with Original Austin Neighborhood Association (OANA) along with other individual neighbors. At OANA's request, we agree to the prohibited uses listed below.

Automotive Repair Services	Liquor Sales
Automotive Sales	Local Utility Services
Automotive Washing	Outdoor Entertainment
Bail Bond Services	Pawn Shop Services
Counseling Services	Residential Treatment
Drop-Off Recycling Collection Facility	Restaurant (Drive-In)
Exterminating Services	Service Stations
Funeral Services	Telecommunications Tower
Financial Services Guidance Services	

In addition, OANA has requested to prohibit any use requiring an outdoor music permit. Austin Community College is reviewing the request.

We respectfully request that any City of Austin staff or commission member intending to visit the campus for review and inspection contact the Rio Grande Campus Manager prior to the site visit. The campus manager can be reached at 512-223-3000.

Your review and support of this request on behalf of Austin Community College would be greatly appreciated. Should you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amelia Lopez', with a large, loopy flourish extending to the right.

Amelia Lopez
Prinicpal



C14-2012-0081

C14-2012-0082

C14-2012-0079

C14-2012-0080

Effective Properties



C14-2012-0079

C14-2012-0081

C14-2012-0082

C14-2012-0080



25' Setback
5' Setback

15' Setback
15' Setback

15' Setback
15' Setback

15' Setback
10' Setback

15' Setback
15' Setback

15' Setback
15' Setback

10' Setback
10' Setback

ACC - Rio Grande Campus Zoning Requests

Location	Zoning			Use		
	Current	Downtown Plan	OANA Recommended	ACC Request	Current	Downtown Plan
Apartments						
1204 West Ave	LO	DMU	DMU	DMU	Multi-Family	Mixed Use
1206 West Ave	MF-4	DMU	DMU	DMU	Multi-Family	Mixed Use
	CS	DMU	DMU	DMU	Multi-Family	Mixed Use
Gymnasium						
1218 West Ave	SF-3	Unchanged	DMU	DMU	Educational	Unchanged
	P	Unchanged	DMU	DMU	Educational	Unchanged
Main Building						
1212 Rio Grande	UNZ-H	Unchanged	DMU-H	DMU-H	Educational	Unchanged
Annex Building						
1216 Rio Grande	UNZ	Unchanged	DMU	DMU	Educational	Unchanged
1215 1/2 West Ave						
	UNZ-H	Unchanged	DMU-H	DMU-H	Educational	Unchanged
Offices						
1215 Rio Grande	GO	DMU	DMU	DMU	Office	Mixed Use
1209 Rio Grande	LR-CO	DMU	DMU	DMU	Vacant	Mixed Use
605 W 13th St	LR-CO	DMU	DMU	DMU		

* with Prohibited Uses

Automotive Repair Services	Exterminating Services	Outdoor Entertainment
Automotive Sales	Funeral Services	Pawn Shop Services
Automotive Washing	Financial Services	Residential Treatment
Bail Bond Services	Guidance Services	Restaurant (Drive-In)
Counseling Services	Liquor Sales	Services Station
Drop-Off Recycling collection Facility	Local Utility Services	Telecommunications Tower

Requested By OANA, Under Consideration By ACC

Any use requiring an outdoor music permit.

ACC - Rio Grande Campus Zoning Requests

Location	Height			Setback					
	Current	Downtown Plan	OANA Recommended	ACC Request		Current	Downtown Plan	OANA Recommended	ACC Request
Apartments	40'	60'	60'	60'	West Ave	25'	25'	5'	5'
1204 West Ave	60'	40'	60'	60'	West Ave	15'	25'	5'	5'
1206 West Ave	60'	60'	60'	60'	West Ave	10'	25'	5'	5'
Gymnasium	35'	Unchanged	60'	60'	West Ave	25'	25'	5'	5'
1218 West Ave	35'***	Unchanged	60'	60'	West Ave	25'***	25'	5'	5'
Main Building	undefined	Unchanged	60'	60'	West Ave	undefined	10'	10'	10'
1212 Rio Grande					W 12th St	undefined	15'	15'	15'
					Rio Grande St	undefined	15'	15'	15'
Annex Building	undefined	Unchanged	60'	60'	West Ave	undefined	10'	10'	10'
1216 Rio Grande					W 13 1/2 St	undefined	15'	15'	15'
1215 1/2 West Ave					Rio Grande st	undefined	15'	15'	15'
	undefined	Unchanged	60'	60'	West Ave	undefined	10'	10'	10'
					Rio Grande St	undefined	15'	15'	15'
					Rio Grande st	undefined	15'	15'	15'
Offices	60'	60'	60'	60'	Rio Grande St	15'	15'	10'	10'
1215 Rio Grande					W 13th St	15'	15'	15'	15'
1209 Rio Grande	40'	40'	60'	60'	W 13th St	15'	15'	15'	15'
605 W 13th St									

*** Per LDC 25-2-625