

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2012-0083 Cirrus Rezoning

REQUEST: Approve second/third reading of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as 800 West 6th Street and 602 – 702 West Avenue (Shoal Creek Watershed) from downtown mixed use - conditional overlay -central urban redevelopment (DMU-CO-CURE) combining district zoning for Tract 1 and limited office and general office (LO & GO) district zoning for Tract 2 to downtown mixed use - central urban redevelopment (DMU-CURE) combining district zoning for Tract 1 and downtown mixed use – conditional overlay (DMU-CO) combining district zoning for Tract 2.

DEPARTMENT COMMENTS:

The conditions imposed by City Council on First Reading have been incorporated into the ordinance and attachments.

ISSUES: There has been a petition filed against this rezoning, however it is NOT valid at 16.25%

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

AGENT: Armbrust & Brown, PLLC (Richard Suttle)

DATE OF FIRST READING: April 25th, 2013, Approved downtown mixed use - central urban redevelopment district (DMU-CURE) combining district zoning for Tract 1 and downtown mixed use – conditional overlay (DMU-CO) combining district zoning for Tract 2 on First Reading (5-1). Council Member Tovo voted nay.

CITY COUNCIL HEARING DATE: May 23rd, 2013

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Clark Patterson

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0083 Cirrus Rezoning

P.C. DATE: 12/11/12, 01/22/13, 02/12/13
02/26/12, 03/26/13, 04/09/13

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').

DOWNTOWN COMMISSION RECOMMENDATION:

The Downtown Commission at their regularly scheduled meeting on February 20th took the following actions:
Voted 9-0-1 to delete the 2,000 vehicle trip limit. This motion passed.

Voted 4-6 for DMU-CURE zoning with a height of 90 feet. This motion failed due to a lack of a majority vote.

Voted 2-8 for DMU-CURE zoning with a height of 60 feet. This motion failed due to a lack of a majority vote.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for DMU-CURE-CO for Tract 1 and DMU-CO combining district zoning for Tract 2 with the inclusion of the prohibited uses submitted by the neighborhood was approved by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0;

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 6th 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. The subject property is located on the Northwest corner of 6th Street and West Avenue. Tract 1 is located in the Lower Shoal Creek District and Tract 2 is located in the both the Northwest District and the Lower Shoal Creek 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 the south portion of Tract 2. The Downtown Plan calls for the north half of 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:

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

CASE HISTORIES:

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

SCHOOLS:

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

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.
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 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 th St.	80'	60'	Major Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: January 17th, 2013
 February 14th, 2013
 February 28th, 2013
 March 26th, 2013
 April 11th, 2013

ACTION: Postponed to February 14th, 2013
 Postponed to February 28th, 2013
 Postponed to March 26th, 2013
 Postponed to March 28th, App
 Postponed to April 25th, Neighb.

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

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

PHONE: 974-7691



PETITION

Case Number: **C14-2012-0083**

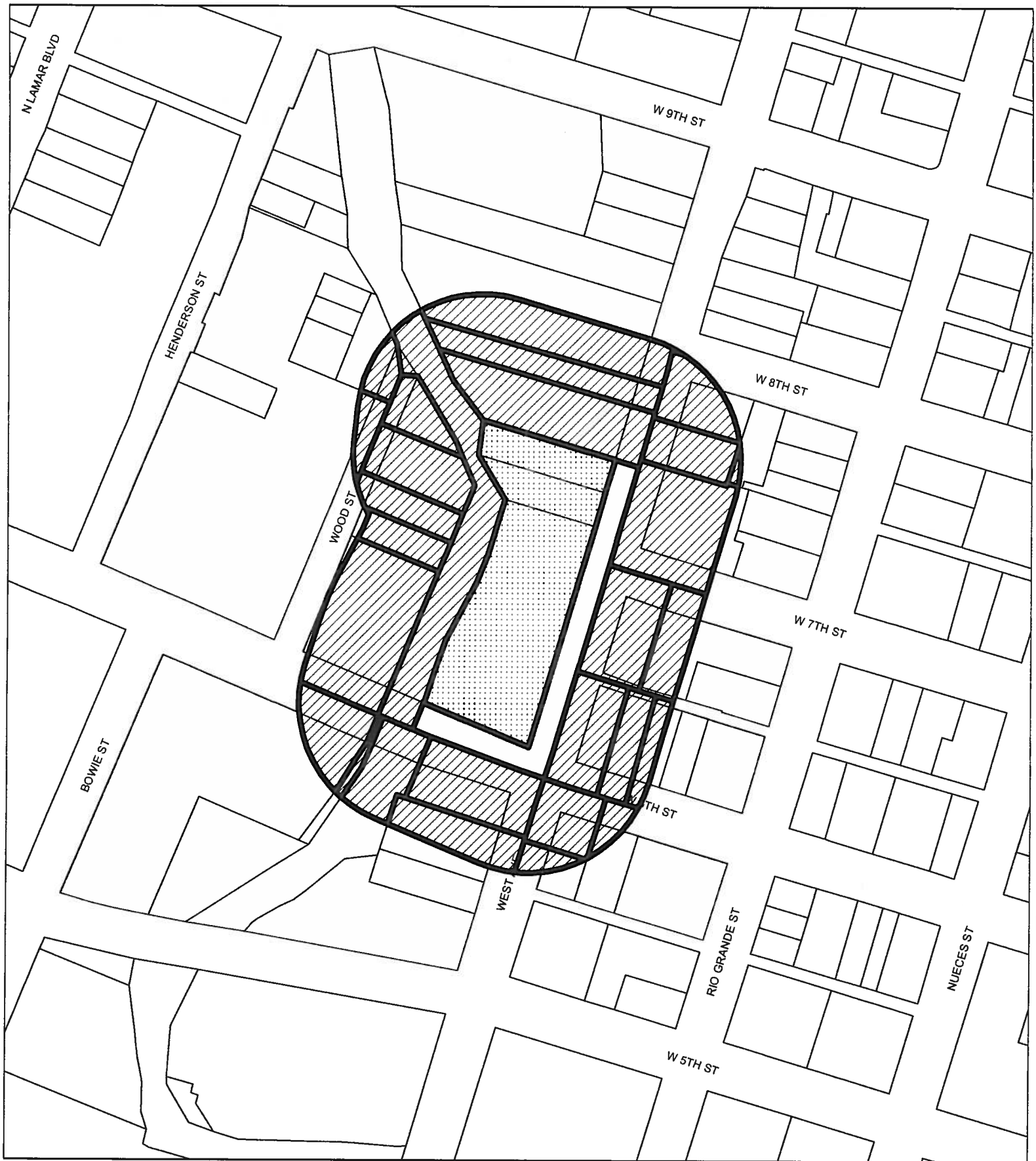
Date: 5/2/2013

Total Square Footage of Buffer:	397054.66
Percentage of Square Footage Owned by Petitioners Within Buffer:	16.26%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0107000228	830 W 6 ST 78703	BUTLER ROY A JR & EDWARD S & E & ELIZABETH B GRANGER % ELIZABETH B GRANGE	no	35235.85	0.00%
2	0107000608	712 W 6 ST 78701	MARBUR PROPERTIES INC	no	8310.08	0.00%
3	0107000601	711 W 7 ST 78701	711 WEST 7TH STREET PARTNERSHIP	no	18222.48	0.00%
4	0107000607	710 W 6 ST 78701	MONTWALK HOLDINGS LTD % POWELL INTERESTS	no	4858.82	0.00%
5	0107000228	830 W 6 ST 78703	BUTLER ROY A JR & EDWARD S & E & ELIZABETH B GRANGER % ELIZABETH B GRANGE	no	4192.04	0.00%
6	0107000401	705 W 8 ST 78701	PROCTER BEN R	no	692.51	0.00%
7	0107000224	702 WOOD ST 78703	VASQUEZ GREGORY J & FELIPE	no	4169.58	0.00%
8	0107000908	508 WEST AVE 78701	STARTING FROM SCRATCH INC	no	12225.49	0.00%
9	0107001001	717 W 6 ST 78701	BULL CREEK EXPLORER LLC	no	10686.62	0.00%
10	0107000302	710 WEST AVE AUSTIN 78701	RAMSER STEWART	yes	15706.34	3.96%
11	0208000512	800 WEST AVE 78701	WELLS JOSEPH T	no	25165.58	0.00%
12	0107000410	717 WEST AVE 78701	POWELL JAMES S	yes	10861.27	2.74%
13	0107000610	701 W 7 ST 78701	LOWA LTD	no	10153.67	0.00%
14	0107000228	830 W 6 ST 78703	BUTLER ROY A JR & EDWARD S & E & ELIZABETH B GRANGER % ELIZABETH B GRANGE	no	13884.22	0.00%
15	0107001010	507 WEST AVE 78701	KUNZ JERRI	no	3301.58	0.00%
16	0107000609	716 W 6 ST 78701	MARBUR PROPERTIES INC	no	15479.36	0.00%
17	0107000919	825 W 6 ST 78701	SHOAL CREEK WALK LTD	no	12392.10	0.00%
18	0107000320	611 WOOD ST 78703	REUE RON	no	8446.30	0.00%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2012-0083

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.



1" = 200'

RECEIVED

APR 25 2013

PETITION

Planning & Development Review

15 April 2013

Case File Number: C14-2012-0083

Address of Rezoning Request: 702 West Avenue (also known as Tract 2 in the case file)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the reference file, do hereby protest against any change of the Land Development Code that would zone the portion of the above referenced property currently zoned Local Office (LO) to any classification less restrictive than Downtown Mixed Use (DMU) 40.

A rezoning of the property to DMU ⁴⁰ would reflect the to be enacted Downtown Austin Plan and would help protect the property rights of affected neighboring properties.

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

SignaturePrinted NameAddress~~James Powell~~

James Powell

715 West Ave.

James Powell

James Powell

717 West Ave.

~~Paul Parsons~~

Paul Parsons

704 Rio Grande

Devon Dikeon

DEVON DIKEON

706 RIO GRANDE

~~Fernando Troya~~

Fernando Troya

706 Rio Grande St.

Wesley Shackelford

Wesley Shackelford

706 West Avenue HOA

DocuSigned by:

Stewart Ramser

Stewart Ramser

0C445F1EEB924C7...

Date: 4-24-13Contact Name: Wesley ShackelfordPhone Number: 512-699-6683



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Google earth

Google earth





Google earth

feet 10
meters 3

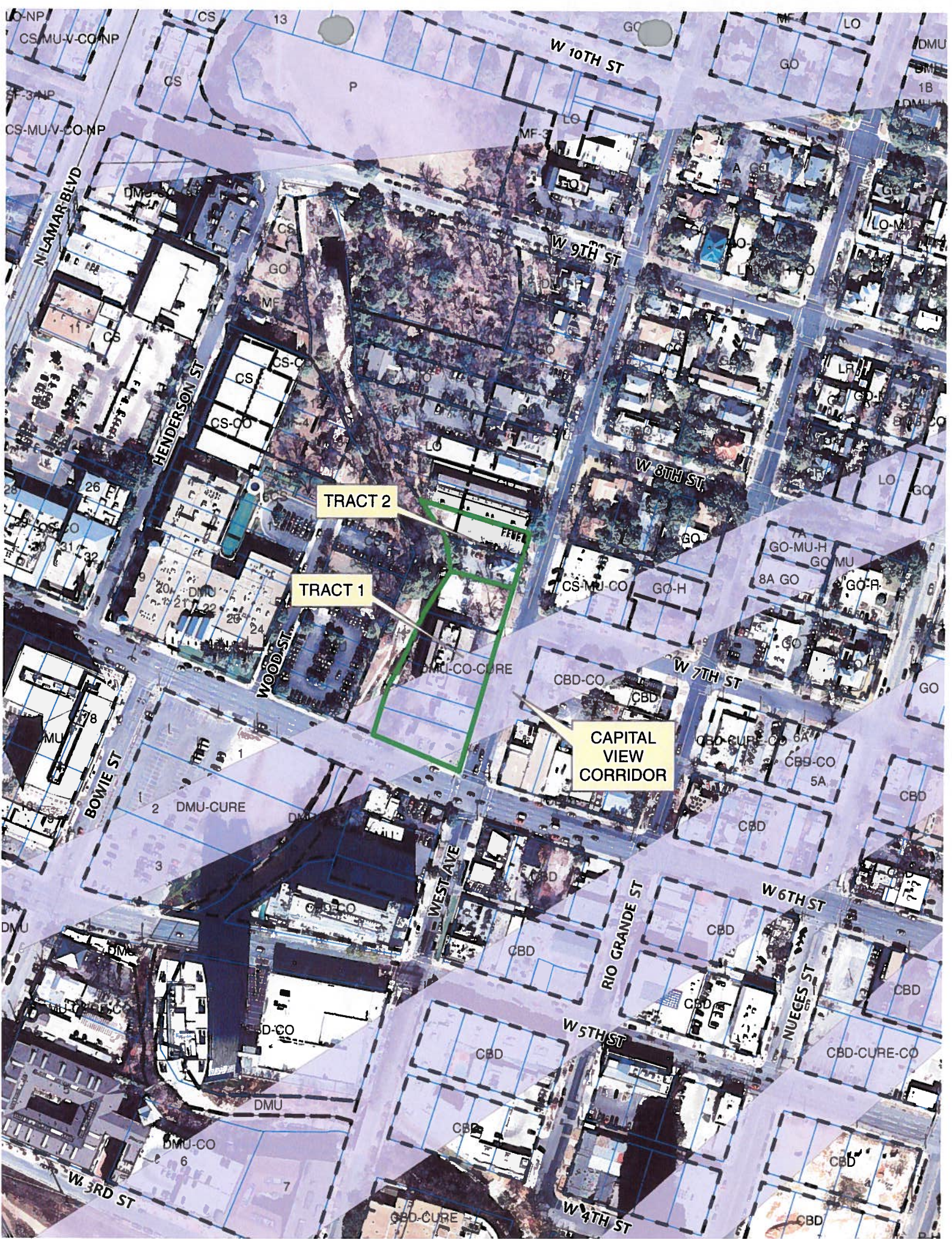




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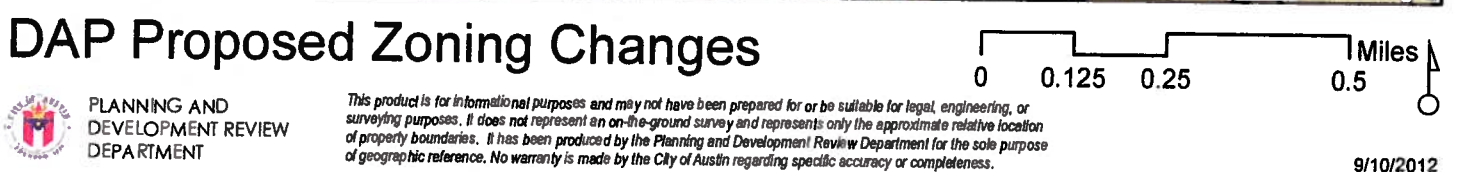






Important: Select the Viewpoint/Corridor Name (below) FIRST.

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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



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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.

[About Cirrus Logic](#)

[Locations](#)

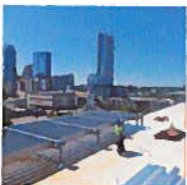
[Map and Directions](#)

[International Sites](#)

[Cirrus Logic Headquarters](#)

[Press Room](#)

Week of May 14, 2012

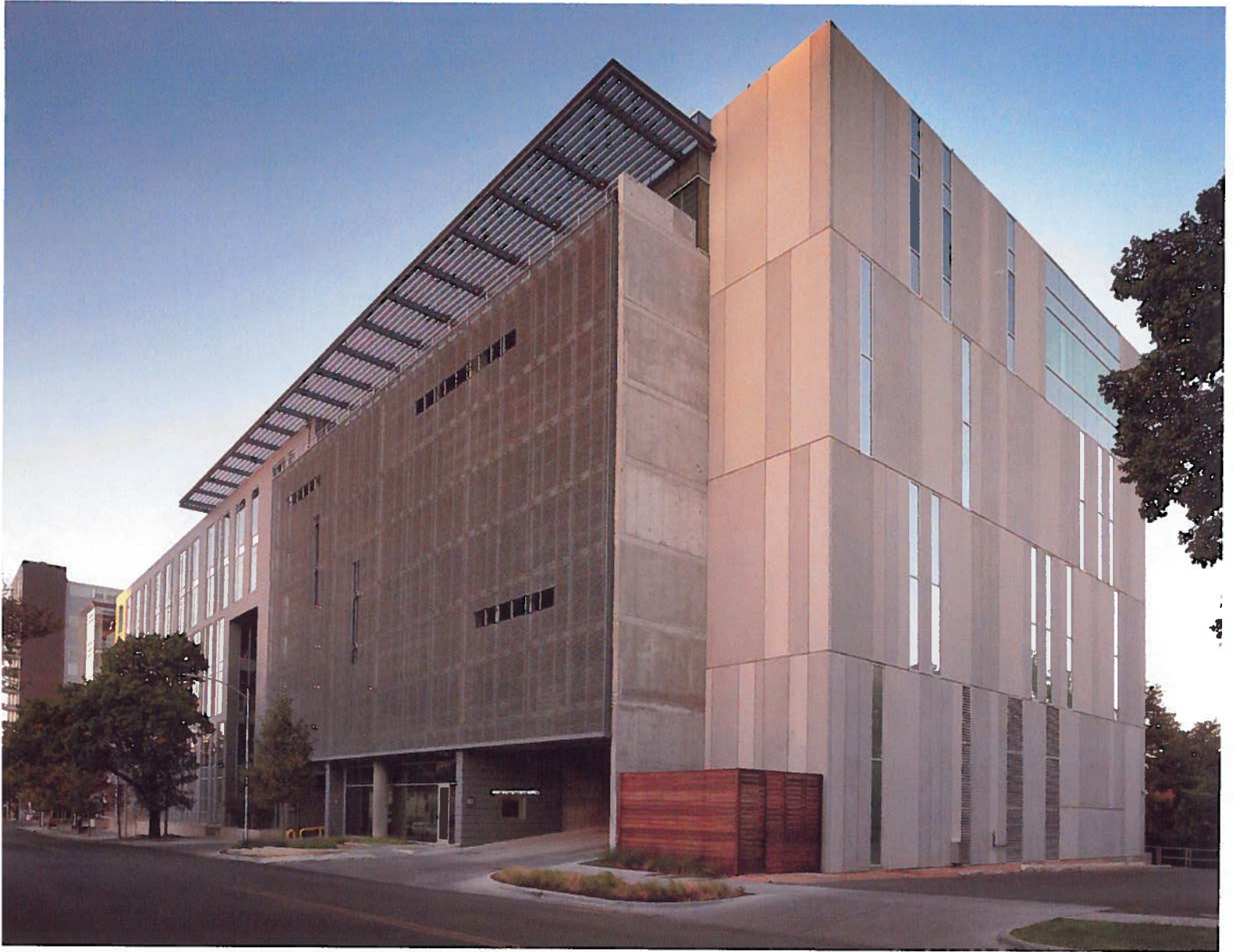


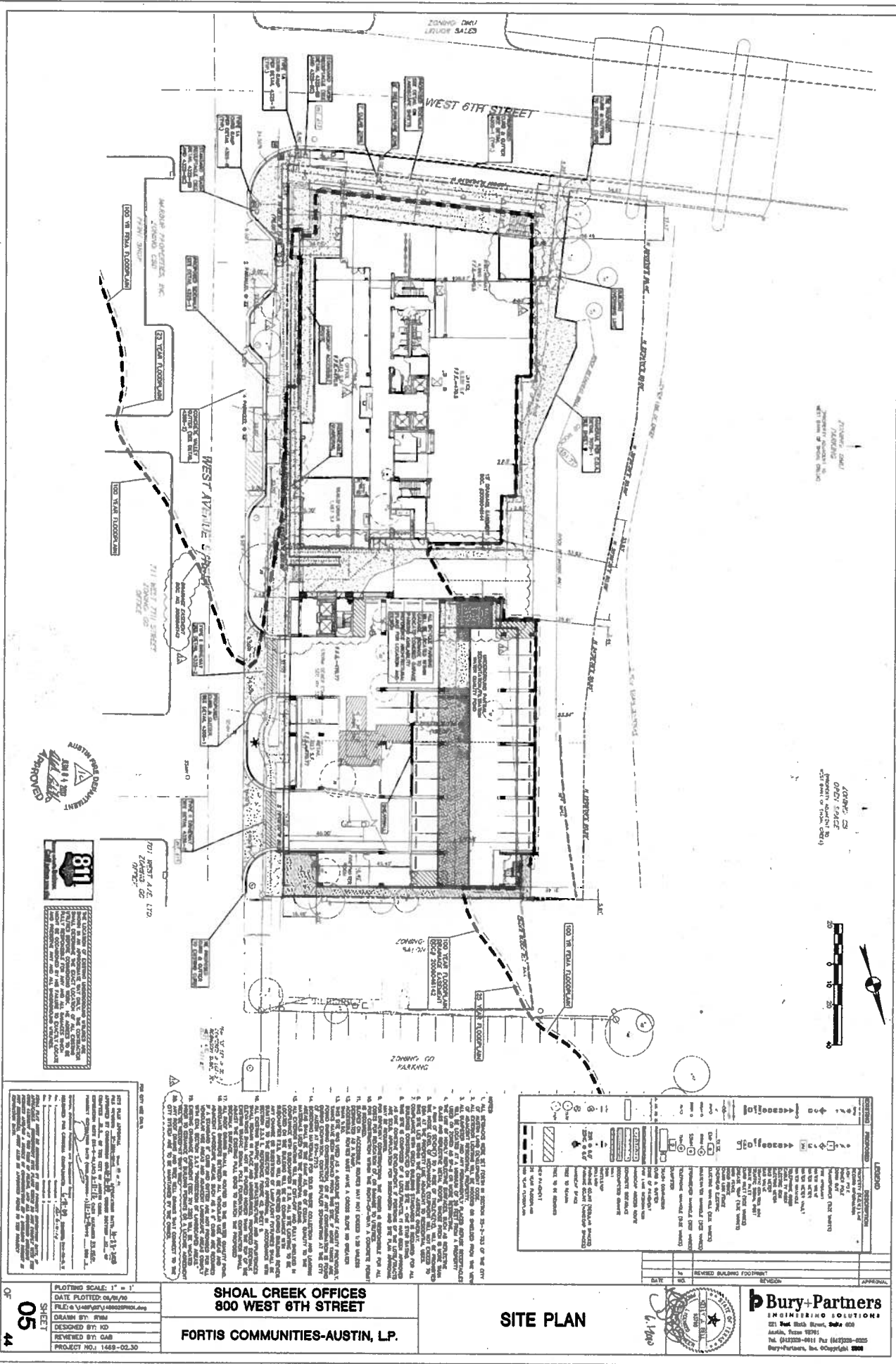
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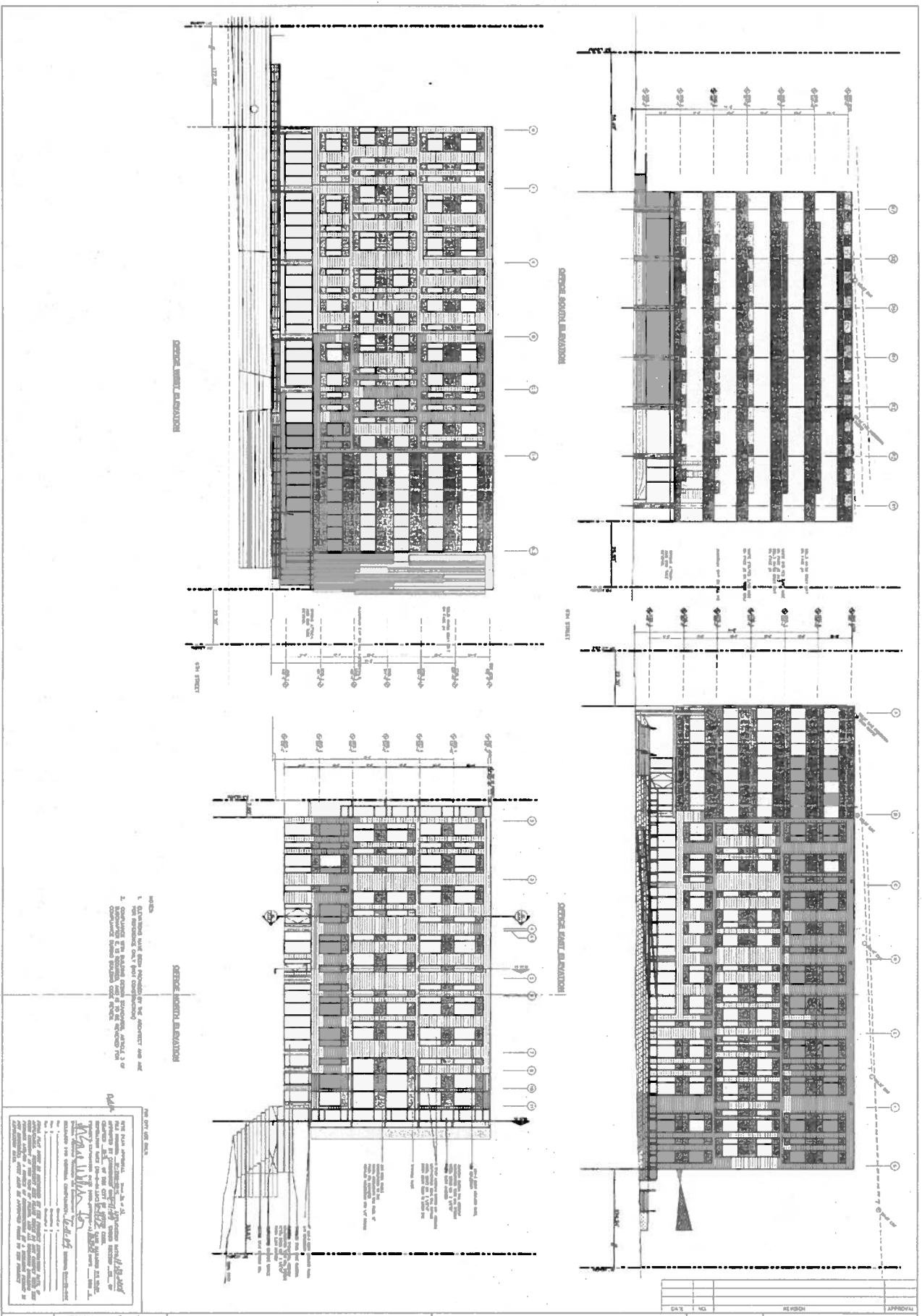
Week of February 27, 2012

Week of December 26, 2011









NOTES:

1. Elevations shall be drawn in accordance with the American Institute of Architects (AIA) standards.
2. Elevation drawings shall be drawn in accordance with the American Institute of Architects (AIA) standards.
3. Elevation drawings shall be drawn in accordance with the American Institute of Architects (AIA) standards.

PROJECT INFORMATION:

PROJECT NO. 1489-02.30

DATE: 05/09/09

FILE: 05/09/09/1489-02.30.dwg

DRAWN BY: RWM

DESIGNED BY: KID

REVIEWED BY: GAB

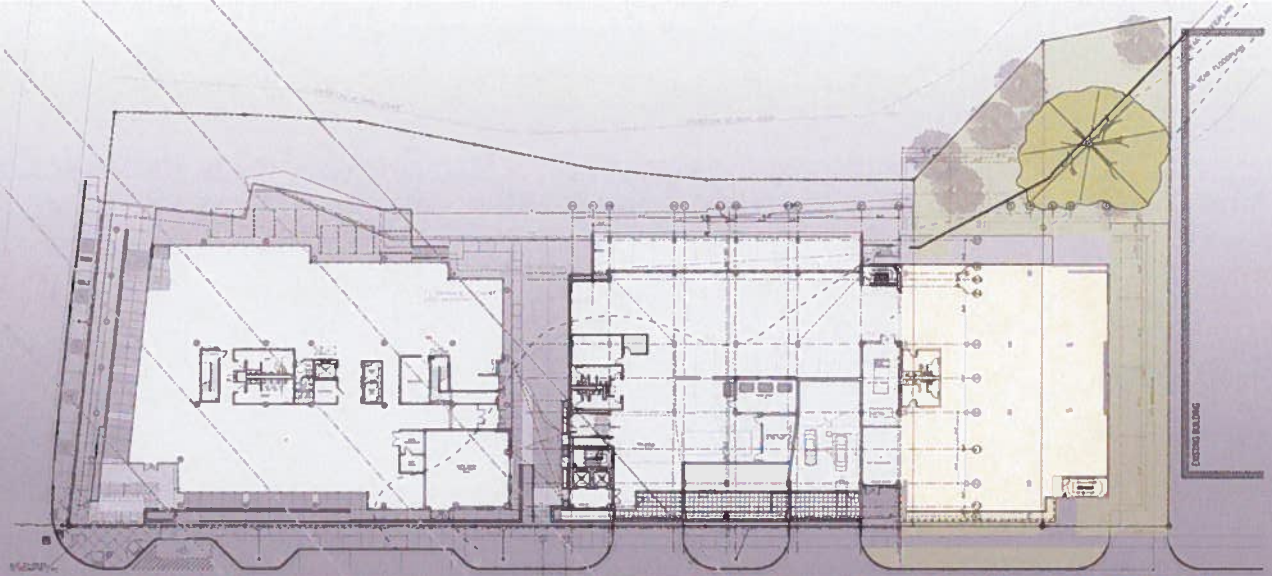
PROJECT NO. 1489-02.30

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

**ARCHITECTURAL
ELEVATIONS**

Bury Partners
ENGINEERING SOLUTIONS
800 West Sixth Street, Suite 200
Austin, Texas 78701
Tel: (512) 259-0911 Fax: (512) 259-0905
BuryPartners, Inc. ©Copyright 2009

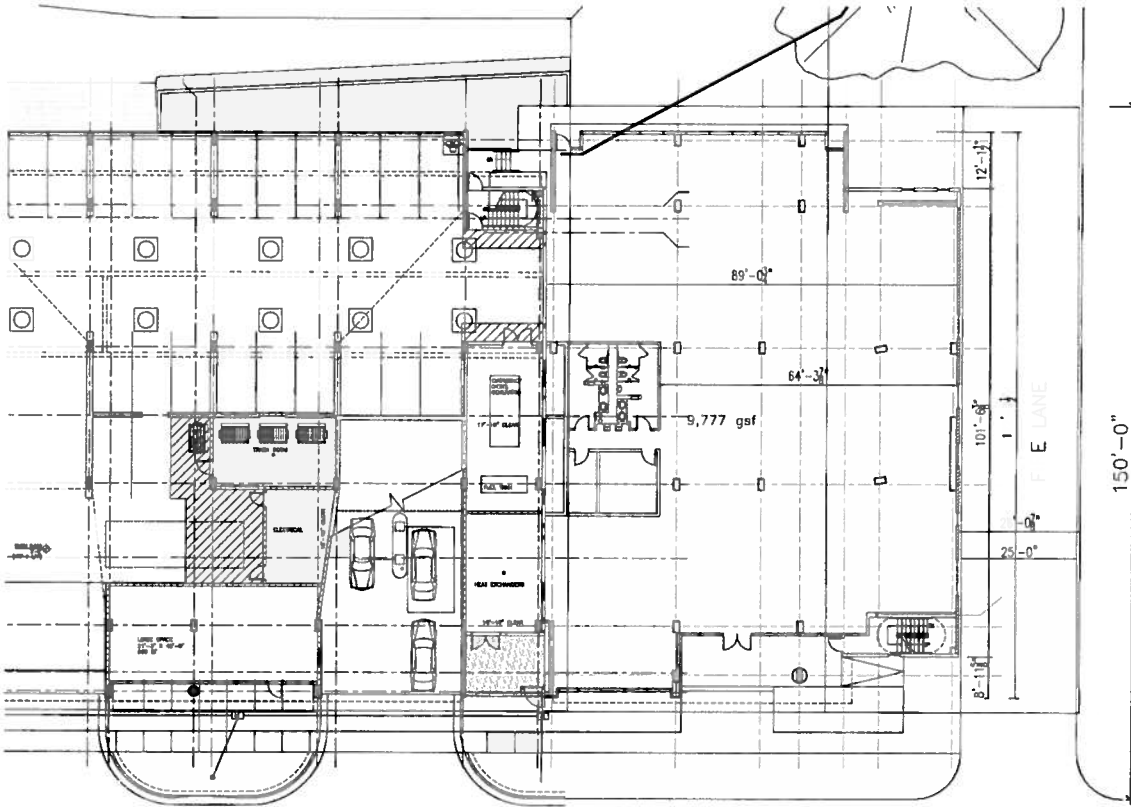
CIRRUS LOGIC II



munoz
albin

HOUSE
2011-2012

CIRRUS LOGIC
LOT 782 / 784
Feb. 14, 2013



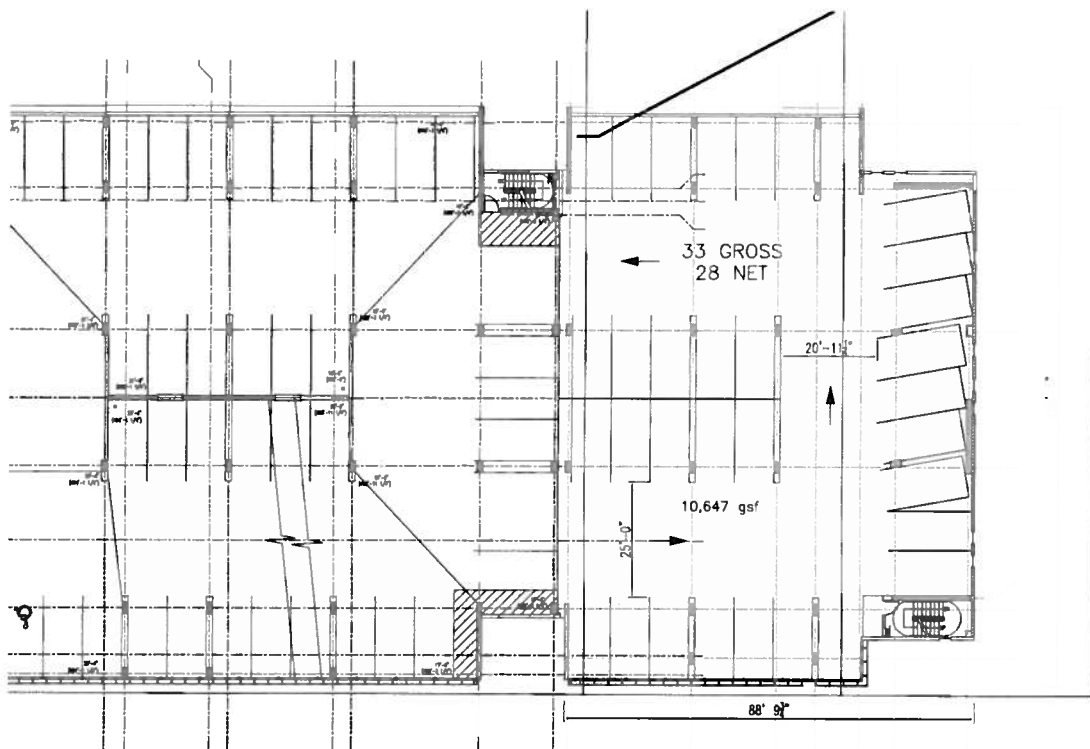
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		GROSS	NET
Level 8	9,293		
Level 7	6,775	18	16
Level 6	9,584	26	22
Level 5	10,647	33	28
Level 4	10,647	33	28
Level 3	10,647	33	28
Level 2	10,647	33	28
Level 1	9,777		
TOTAL:	78,017	176	150

GROUND FLOOR
CIRRUS LOGIC PHASE 2



00072

2200 S. RIVERVIEW BLVD. SUITE 1000 | HOUSTON, TX 77050 | 713.502.5110 | WWW.MUNOZALBIN.COM



1"=20'

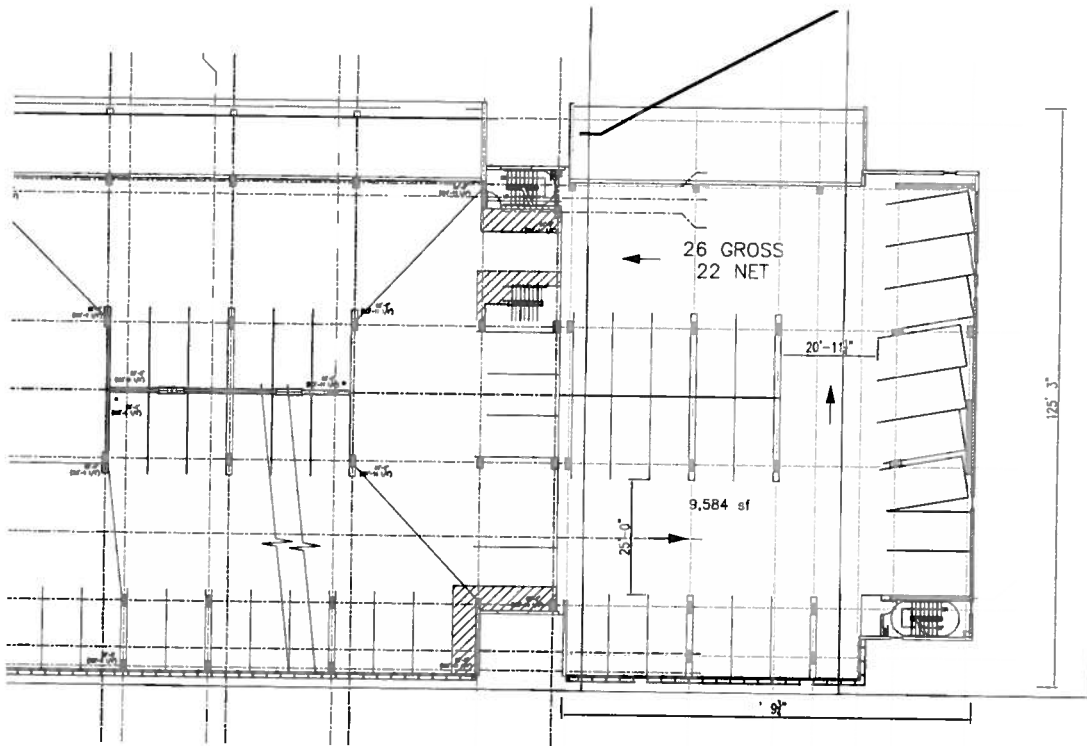
TYPICAL FLOOR PLAN LEVELS 2 - 5

CIRRUS LOGIC PHASE 2



REVISIONS	
DATE	DESCRIPTION
02/14/13	February 14, 2013
A	FP 002 000

FOR A. SHIMMER / DATE 02/14/13 / HOUSTON TX 77056 / TEL 282 9110 / WWW.MUNOZALBIN.COM



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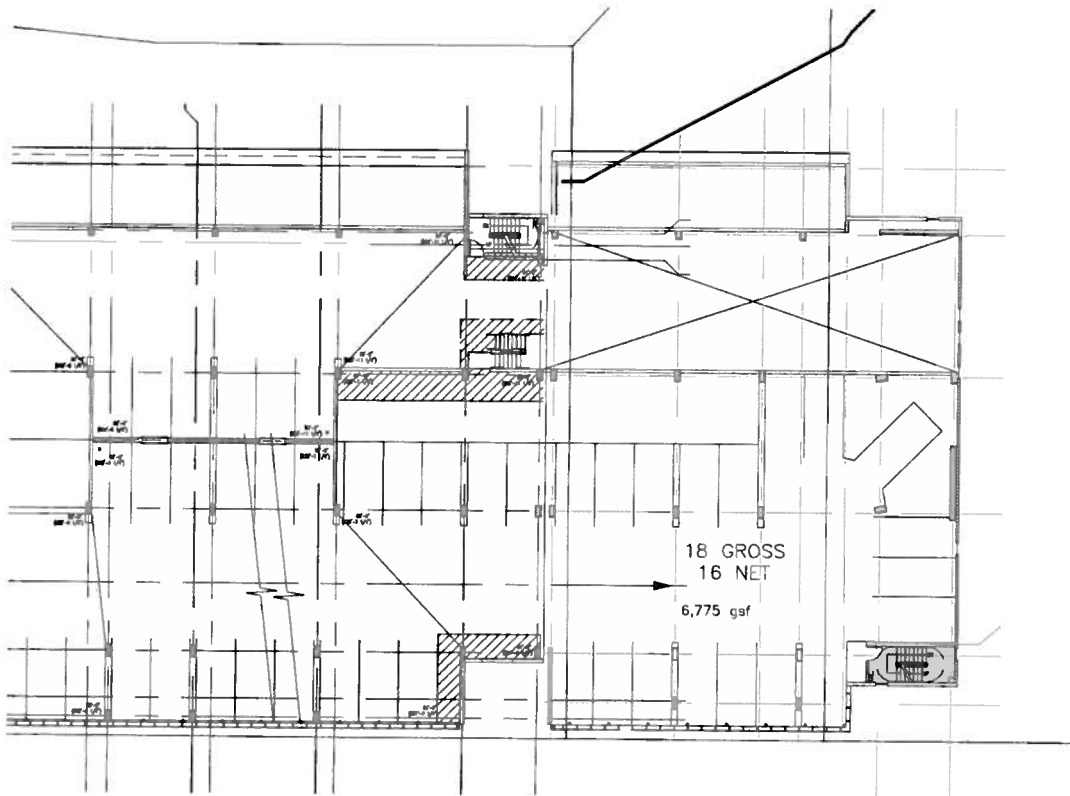
FLOOR PLAN LEVEL 6

CIRRUS LOGIC PHASE 2



DATE	February 14, 2013
BY	John A. Shapard
NO.	003 000
TYPE	FP

JOHN A. SHAPARD / DATE 10/10 / HOUSTON TX 77059 / PHONE 281-330-1110 / WWW.MUNOZALBIN.COM



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LEVEL 7

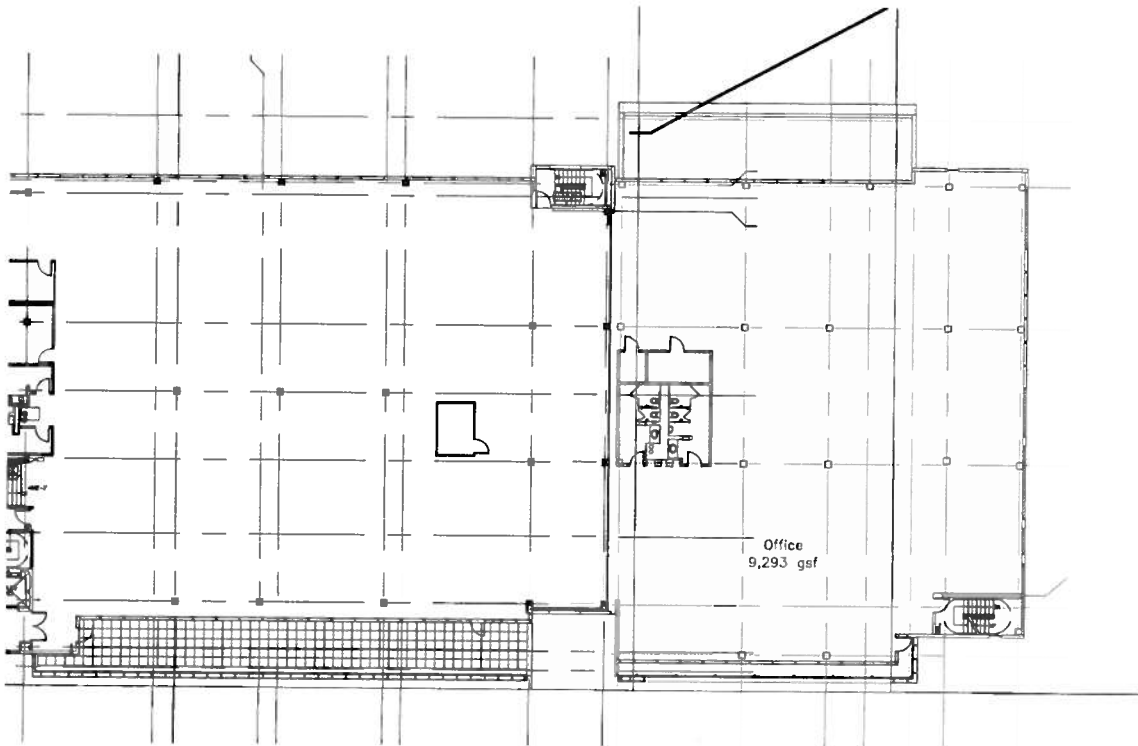
CIRRUS LOGIC PHASE 2



FOR GENERAL INFORMATION ONLY - NOT FOR CONSTRUCTION	
DATE	February 14, 2013
BY	ARCHITECT
NO.	004 000

03012 architecture & planning, llc

3222 S. BROADWAY, SUITE 1000 | HOUSTON, TX 77002 | 713.462.1110 | WWW.MUNOZALBIN.COM



1"=20'

LEVEL 8

CIRRUS LOGIC PHASE 2



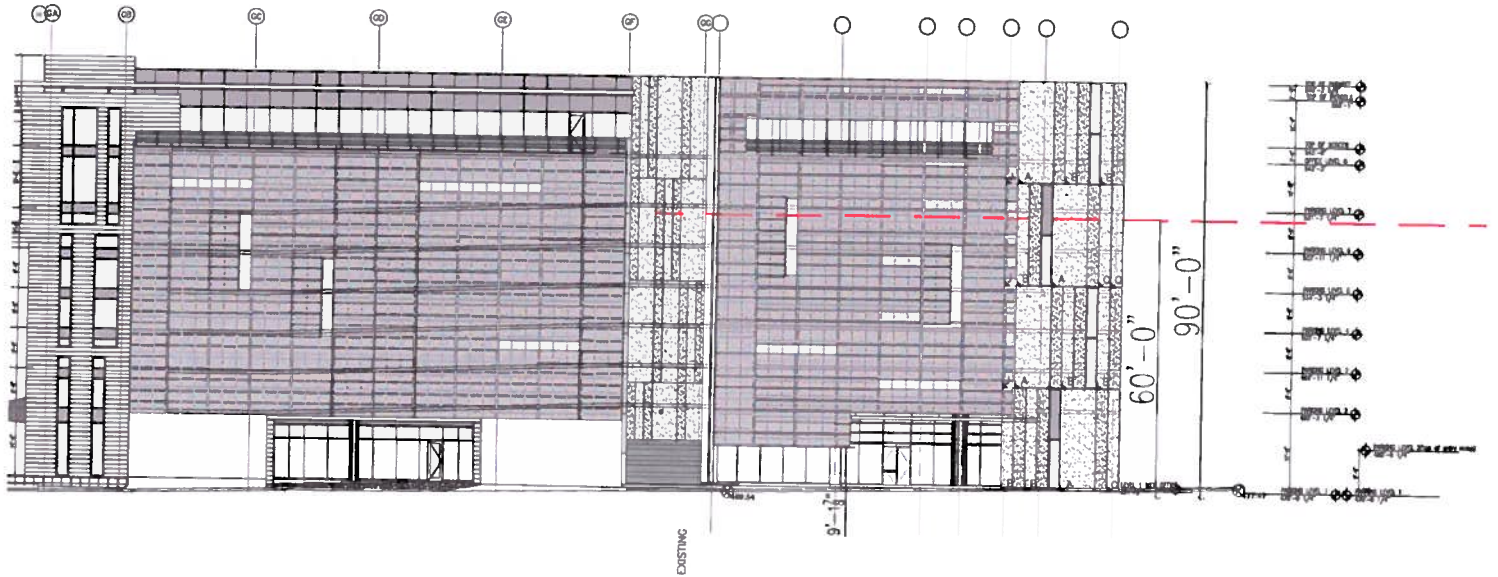
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A FP 005 000

0012

architecture & planning, llc

2013 S. BROADWAY | SUITE 101 | HOUSTON, TX 77002 | 713.222.1112 | WWW.MUNOZALBIN.COM



EAST ELEVATION

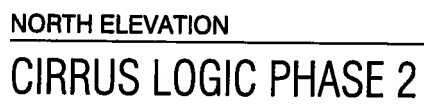
CIRRUS LOGIC PHASE 2

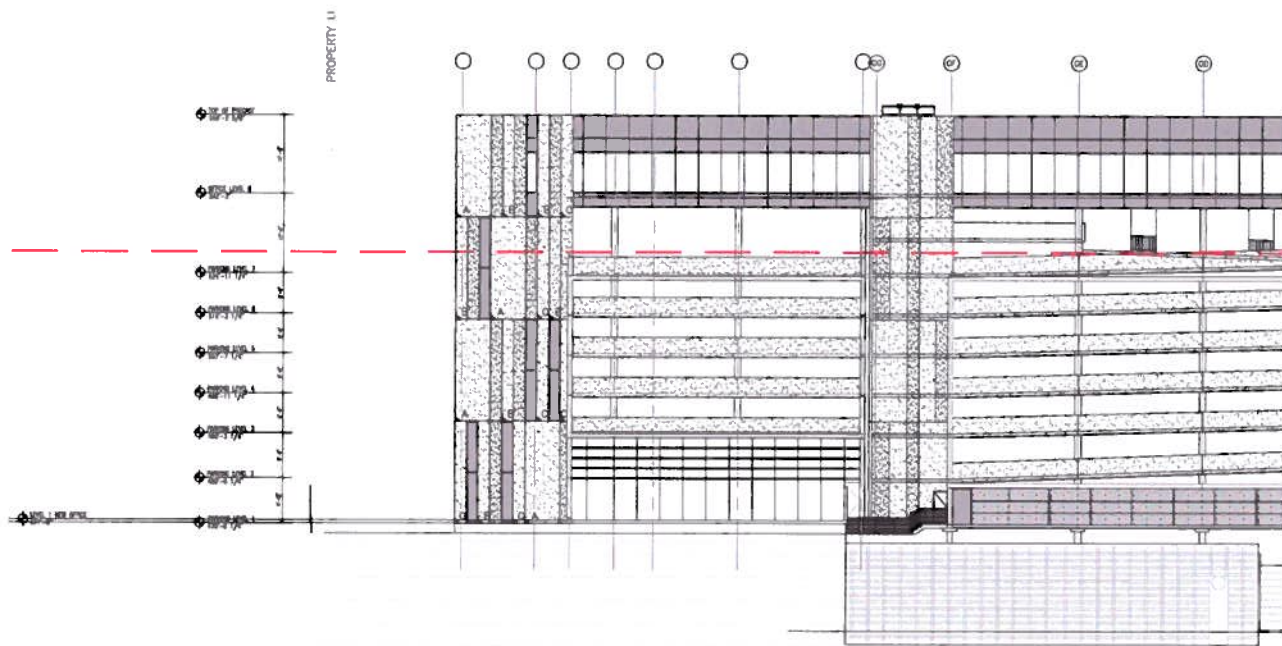
HOUSE
+ partners

munoz
albin

DATE	February 14, 2013
BY	20130214
A	EL 001 000

2013 A. HOUSE + PARTNERS 011 HOUSTON 11 77041 77020 11 000 WWW.MUNOZALBIN.COM





WEST ELEVATION

CIRRUS LOGIC PHASE 2

HOUSE
+ partners
architecture & planning, llc

munoz
albin

FOR APPROVAL ONLY - NOT FOR CONSTRUCTION			
DATE	BY	REVISION	DATE
02/14/2012	EL	003	000

DATE: 2/14/2012 BY: EL REVISION: 003 PROJECT: CIRRUS LOGIC PHASE 2 WWW.MUNOZALBIN.COM

ORDINANCE NO. 20050728-Z021

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 WEST 6TH 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 6th 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.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.


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

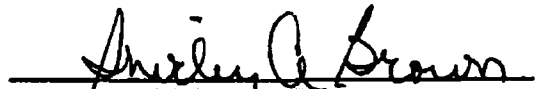
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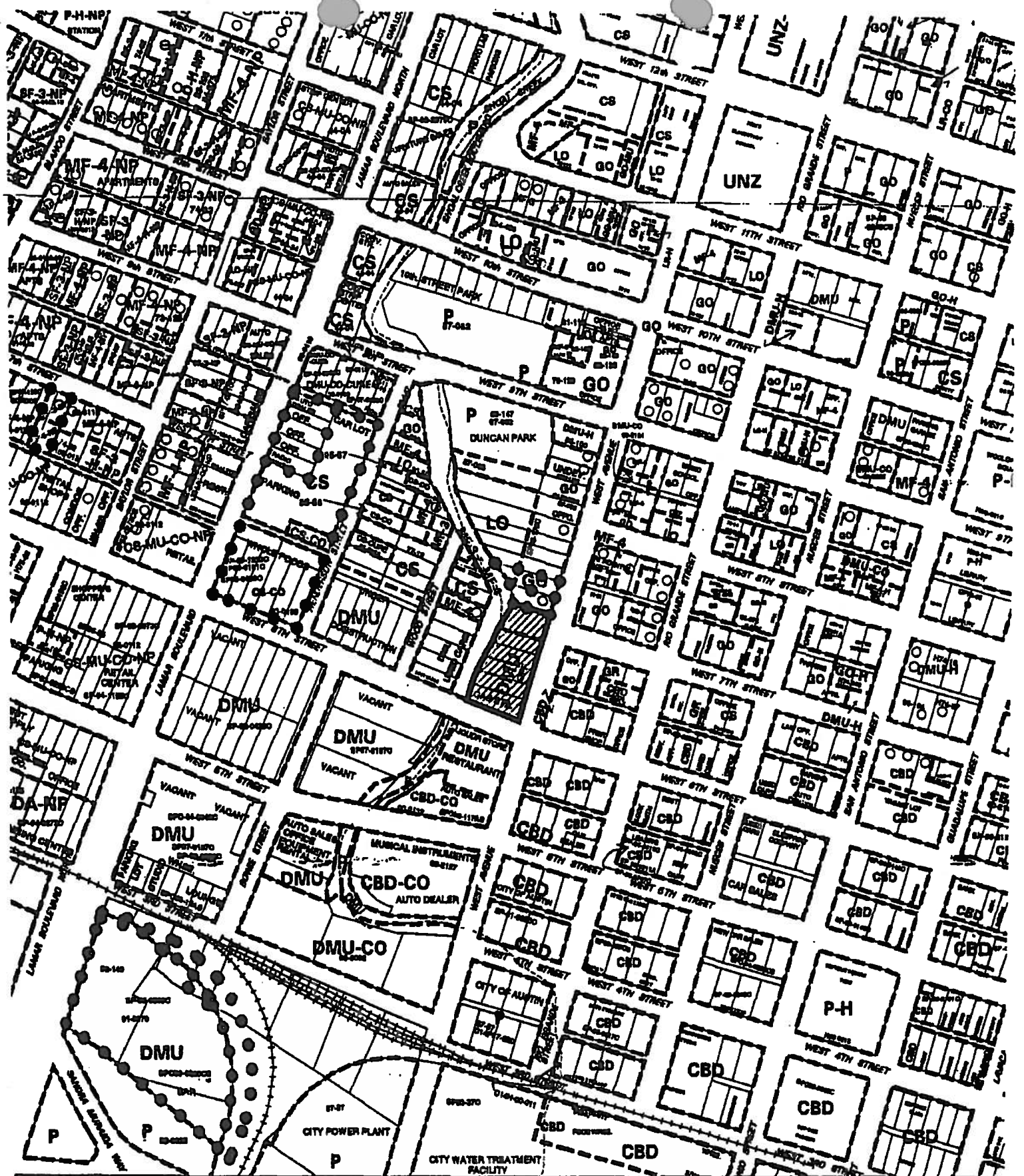

Will Wynn
Mayor





APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: T. BOLT	  	CASE #: C14-05-0040 ADDRESS: 800 W 6TH ST SUBJECT AREA (acres): 1.337	ZONING EXHIBIT A DATE: 05-07 INTLS: SM	CITY GRID REFERENCE NUMBER H22
--	---	---	--	---	--



Date: Feb 1, 2013
To: Clark Patterson, Case Manager
CC: Alex Reyna, P.E., PTOE | Bury+Partners
Reference: TIA Final Memo C14-2012-0083 (Cirrus Logic)

Cirrus Logic development is located at the northwest corner of 6th Street and West Avenue in Austin, Texas. The development will include additional Single Tenant Office Building Space to existing land uses (currently under construction). The existing uses include Single Tenant Office, a Research and Development Center, and a Quality Restaurant. Access to the development will be provided by previously approved driveways on West Avenue. The proposed development is anticipated to be completed by 2013.

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Cirrus Logic dated June, 2012 and revised in October, 2012, prepared by Alex Reyna, P.E. of Bury and Partners and offer following comments:

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 3,124 unadjusted average daily trips (ADT) and 2,812 adjusted ADT upon build out. The table below shows the adjusted trip generation by land uses for the proposed development.

SUMMARY OF ADJUSTED DAILY AND PEAK HOUR TRIPS						
Proposed Land Use	Size (SF)	24-Hour Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Single Tenant Office	60,977	635	88	11	14	81
Research & Development Center	70,133	512	64	14	10	58
Quality Restaurant	10,394	842	0	0	47	23
Phase I Total		1,989	152	25	71	162
Single Tenant Office	79,023	823	113	14	19	104
Phase II Totals		823	113	14	19	104
Project Total		2,812	265	39	90	266

ASSUMPTIONS

1. A transit reduction of ten percent was assumed for all site-generated trips, during each peak period.
2. A 2% annual growth rate was assumed for this project.

EXISTING AND PLANNED ROADWAYS

6th Street: 6th Street is currently classified as a 4-lane one-way arterial which provides westbound movements in the vicinity of the project. There are no planned improvements for 6th Street. City of Austin traffic counts (2009) on 6th Street, west of Baylor Street (west of the project), recorded approximately 21,319 vehicles per day (vpd).

5th Street: 5th Street is currently classified as a 4-lane one-way arterial which provides eastbound movements in the vicinity of the project. There are no planned improvements for 5th Street. City of Austin 2011 traffic counts on 5th Street, west of Rio Grande Street, recorded approximately 19,492 vpd.

West Avenue: West Avenue is currently classified as a 2-lane undivided collector providing north-south movements in the vicinity of the project. Based on 24-hour bi-directional tube counts obtained by Bury in May 2012, the estimated average daily traffic (ADT) along West Avenue is 1,889 vpd.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed the five (5) existing intersections and two (2) Proposed Site Driveways (Driveway B being the fourth approach to an existing intersection at 7th Street and West Avenue). The results are summarized in the table below:

INTERSECTION LEVEL OF SERVICE						
Intersection	2012 Existing LOS		2013 Forecasted LOS		2013 Site+ Forecasted LOS	
	AM	PM	AM	PM	AM	PM
5th Street and West Avenue	B	B	B	B	B	B
6th Street and West Avenue	B	B	B	B	B	C
7th Street/Driveway B and West Avenue	A	A	A	A	A	A
8th Street and West Avenue	A	A	A	A	A	A
9th Street and West Avenue	A	B	B	B	B	C
Driveway A and West Avenue					A	A

RECOMMENDATIONS

The intersection operates at an acceptable level of service upon build-out, therefore no improvements are recommended at this time.

1. City of Austin Transportation Department Signals Division has approved the TIA.
2. Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2219.



Sangeeta Jain, AICP
Development Services Process Coordinator
LUR Division, Planning and Development Review Dept.

Patterson, Clark

From: Ted Siff <ted.siff@originalaustin.org>
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

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
512-657-5414

and

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



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

April 11, 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
Existing Zoning: DMU-CO-CURE & LO-GO
Proposed Zoning: DMU-CURE & DMU

Letter of Conditional Support

Dear Mr. Patterson, CoA Case Manager:

The Original Austin Neighborhood Association's (OANA) submitted letters regarding this case on September 14, 2012 and January 16, 2013. This letter supersedes these letters and all other testimony and communications by OANA and its members on this case.

The OANA Board of Directors, on an electronic vote of 8-1 with 2 abstentions **conditionally supports** this rezoning request. The conditions of OANA's support are listed in the "Conditions Attachment" to this letter.

We respectfully ask the City Council to grant the rezoning request including the conditions enumerated in the "Conditions Attachment" that follows.

Please contact me if you have any questions.

Sincerely,

Ted Siff, President

Board of Directors

Ted Siff, President
Karen Armstrong
Rick Hardin
John Horton

Albert Stowell, Treasurer
Tom Borders
Paul Isham
Bill Schnell

Blake Tollett, Secretary
Ray Canfield
Perry Lorenz

Conditions Attachment

1. That the project's height not exceed 90 feet;
2. That the northern end of the project be set back from the existing residential use by a minimum of 26 feet;
3. That the following uses be prohibited: Automotive Repair Services, Automotive Sales, Automotive Washing, Counseling Services, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Financial Services, Guidance Services, Local Utility Services, Outdoor Entertainment, Residential Treatment, Bail Bond Services, Cocktail Lounge, Liquor Sales, Pawn Shop Services, Telecommunications Tower, Restaurant (Drive-in, Fast Food), Service Station;
4. That the surfaces of the west (creek) side of the applicant's existing garage, and the north and west sides of any garage or partial garage building built on the subject site be architecturally treated with the same type of screening that is currently incorporated on the West Avenue façade of the building, in order to mitigate the impact of the garage on neighbors and Shoal Creek users;
5. That the existing garage and any new garage be made available for public parking at night, through contracting with a valet service or other means acceptable to the applicant, and that the applicant work diligently toward alternate transportation and parking solutions for its workforce;
6. That the street level of any building on the subject site include pedestrian-oriented uses on its eastern side and that its highest floor be completely composed of office or office related uses;
7. That the West Avenue side of the subject site be, with only minor exceptions, similar to those granted the applicant on its headquarters building, in compliance with the City of Austin Great Streets Program;
8. That as much of the northern edge of the property within the area that is required to be a "fire lane" also be a dedicated public trail available to pedestrians and cyclists for access to Shoal Creek;
9. That the area of the applicant's property currently zoned "LO-40" be made available for public use, enjoyment and access to Shoal Creek; and,
10. That the applicant pledge to work diligently with OANA and its neighbors on the goal of building a bridge for pedestrians and cyclists to cross Shoal Creek and connect to the Shoal Creek Trail near the northern edge of the subject property.

706 West Avenue Association

&



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 12th meeting.

Sincerely, and

Ted Siff, OANA 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

Wesley Shackelford, West Ave HOA, President

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

706 West Avenue
Austin, TX 78701



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

September 14, 2012

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
Existing Zoning: DMU-CO-CURE & LO-GO
Proposed Zoning: DMU-CURE & DMU

Dear Clark Patterson, CoA Case Manager:

At its meeting on 6 September 2012 the Board of Directors (BoD) of the Original Austin Neighborhood Association (OANA) discussed the above referenced rezoning request. Part of the discussion was an email from the homeowners' association of the condominium project contiguous on the north of these properties and their conditioned support of the rezoning request. On motion and by a vote of 7 to 1 the Board supports the rezoning request with the following conditions:

- That the projects' height not exceeds 90 feet.
- That the northern end of the project be stepped back from the existing residential use as has been agreed upon by the applicant in this case and the homeowners' association cited above.
- That the following uses be prohibited: Automotive Repair Services, Automotive Sales, Automotive Washing, Counseling Services, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Financial Services, Guidance Services Local Utility Services, Outdoor Entertainment, Residential Treatment, Bail Bond Services, Cocktail Lounge, Liquor Sales, Pawn Shop Services, Telecommunications Tower, Restaurant (Drive-in, Fast Food), Service Station

The applicant's request that a conditional overlay associated with Ordinance 20050728-Z021 be lifted was not discussed at the OANA BoD meeting and is not subject to this vote of support and is not accepted.

We respectfully ask the Planning Commission and the City Council to grant the rezoning request with the conditions enumerated above. A representative of the neighborhood association will be in attendance at the land commission hearings.

Please contact me if you have any questions.

Sincerely,

Ted Siff, President

Board of Directors
Ted Siff, President
Ray Canfield
Perry Lorenz

Albert Stowell, Treasurer
Rick Hardin
John Horton

Blake Tollett, Secretary
Paul Isham
Bill Schnell



**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

Mitchell McGovern
President

Pamela Power
Vice President

Amber Gugino
Secretary

Jacob Dirr
Treasurer

Matt Easterling

Cid Galindo

Jude Galligan

Warren James

Barry C. Lewis

Diana Nogueira

Fred Schmidt

Meredith Powell

Kristina Witt

March 6, 2013

Clark Patterson and Michael Knox
Planning & Development Review
City of Austin

RE: Cirrus Logic – Rezoning Item C14-2012-0083

Dear Mr. Patterson:

The Downtown Austin Neighborhood Association ("DANA") addresses you to express its support for the position of the Original Austin Neighborhood Association ("OANA") regarding this requested rezoning.

DANA acknowledges Cirrus Logic's past support of efforts to reclaim and beautify Shoal Creek and wishes Cirrus every success. We urge Cirrus to continue to work closely with the leadership of OANA.

However, in light of the acquisition by Cirrus of multiple parcels within and adjacent to OANA, we respectfully urge the City to accede to OANA's request and require Cirrus to create a comprehensive plan for the development of the Cirrus parcels.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mitchell McGovern", is written over a light blue horizontal line.

Mitchell McGovern
President
Downtown Austin Neighborhood Association

cc: City of Austin Planning Commission
City of Austin Downtown Commission
Mr. Ted Siff, President, OANA

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

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

12/4/12

Date

Daytime Telephone: 294-9712

Comments: APPLICANT IS SEEKING TO VACATE EXISTING COS.

COS) WERE INSTITUTE, HOWEVER, FOR A PURPOSE. MY

CONCERNS ARE: 1) WHAT SPECIFICALLY ARE THE COS;

2) WERE COS KNOWN AT TIME OF PROPERTY PURCHASE;

3) WHY ARE COS 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

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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

CLARK PATTERSON
Signature

DEC 14, 2012
Date

477-9939
Daytime Telephone:

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

☐ I am in favor
☒ I object

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.

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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

12-1-2012

Date

Daytime Telephone: 512-762-0966

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, dest. 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 Longtime 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

☐ I am in favor
☒ I object

Austin, 10, Dec, 2012

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

x

Dean Dixon