

ZONING CHANGE REVIEW SHEET

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CASE: C14-2015-0065 – New Central Library

P.C. DATE: August 11, 2015

ADDRESS: 710 W Cesar Chavez Street

DISTRICT AREA: 9

OWNER/APPLICANT: City of Austin

AGENT: City of Austin Real Estate Services (Mashell Smith)

ZONING FROM: P **TO:** CBD **AREA:** 1.748 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends Central Business District-Conditional Overlay (CBD-CO) combined district zoning. The conditional overlay will prohibit direct vehicular access to Cesar Chavez Street.

PLANNING COMMISSION RECOMMENDATION:

August 11, 2015;

DEPARTMENT COMMENTS:

The subject properties are located on the north side of W Cesar Chavez Street between the Shoal Creek Greenbelt and the Seaholm Power Plant Redevelopment (see Exhibit B). The property was once associated with the Seaholm Power Plant facility but was cleared of improvements in 2009 and spent some time undeveloped until construction of the City of Austin, New Central Library began in 2013.

The rezoning to CBD has been requested because the New Central Library building will have approximately 4,600 square feet of restaurant space offered for rent to private entities. In addition, the development will include a 2,065 square foot outdoor patio for use by the general public and restaurant customers. Publicly zoned property is not appropriate for private, profit seeking businesses and land uses, therefore, a rezoning from Public (P) district zoning is required.

The properties of this zoning case are located in the Lower Shoal Creek District, as defined in the *Downtown Austin Plan*. Central Business District (CBD) zoning will allow uses which are supported by the district-specific goal to “Promote a mixture of residential, commercial, cultural and visitor-oriented uses that contribute to the day and night-time life of the District.” CBD district zoning is appropriate for the proposed civic and commercial uses in the downtown area and therefore Staff supports the request and recommends CBD-CO zoning with a conditional overlay that prohibits direct vehicular access to Cesar Chavez because of insufficient ROW frontage and proximity to a ROW intersection.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

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	ZONING	LAND USES
Site	P	New Central Library – under construction
North	P	City of Austin Utility Facilities
South	P	Lady Bird Lake Running Trail
East	P & CBD-CURE	Shoal Creek Greenbelt & Residential / Mixed Use
West	DMU-CURE-CO-H	Seaholm Power Plant Mixed Use Development

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan – Lower Shoal Creek District

TIA: Not required – see transportation comments.

WATERSHED: Shoal Creek (Urban)

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

COMMUNITY REGISTRY NAME	ID
West End Austin Alliance	998
Old Austin Neighborhood Association	57
City of Austin Downtown Commission	623
Preservation Austin	1424
Austin Independent School District	742
Shoal Creek Conservancy	1497
Austin Neighborhoods Council	511
Downtown Austin Neighborhood Assn. (DANA)	402
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Sierra Club, Austin Regional Group	1228
Friends of Emma Barrientos MACC	1447
SEL Texas	1363
Bike Austin	1528
Bouldin Creek Neighborhood Planning Team	1074
South Central Coalition	498
Perry Grid 614	1107

SCHOOLS: Mathews Elementary, O Henry Middle, Austin High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-05-0005 – Gables Park Plaza, 910 W Cesar Chavez Street	DMU to DMU-CURE	11/1/2005 – Apvd DMU-CURE-CO; subject to participation in Great Streets Program, established maximum height of 195-feet, within an envelope	2/2/2006 - Apvd DMU-CURE-CO; subject to participation in Great Streets Program by way of an RC, established maximum height of 120 feet except for areas

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		from the western edge of the Capitol View Corridor moving west to the eastern edge of a throughway easement to be provided;	within the Capitol View Corridor – given a maximum of 195-feet, within an envelope from the western edge of the Capitol View Corridor moving west to the eastern edge of a throughway easement to be provided;
C14-2007-0164 – Seaholm Power Plant Redevelopment, 800 W Cesar Chavez Street	P & DMU-CURE to DMU-CURE	12/10/2007 – Apvd DMU-CURE-CO; establishing maximum height of 393ft on a defined area of the property, permits outdoor entertainment use, allows public ROW to be used for off-street loading and trash collection; permits cocktail lounge for a maximum gross floor area of 9,000 sf; permits convenience storage use for a maximum gross floor area of 25,000 sf.	1/10/2008 – Apvd DMU-CURE-CO; establishing maximum height of 393ft on a defined area of the property, permits outdoor entertainment use, allows public ROW to be used for off-street loading and trash collection; permits cocktail lounge for a maximum gross floor area of 9,000 sf; permits convenience storage use for a maximum gross floor area of 25,000 sf.
C14-2008-0121 – Energy Control Center Redevelopment	P to CBD-CURE	7/15/2008 – Apvd CBD-CURE	8/19/2008 – Apvd CBD-CURE with a restriction that development may not exceed 35.0 to 1.0 floor-to-area ratio.
C14-2008-0122 – Green Wastewater Treatment Plant Redevelopment, 600 W Cesar Chavez Street	P to CBD	7/18/2008 – Apvd CBD-CURE	8/7/2008 – Apvd CBD-CURE with a restriction that development may not exceed 35.0 to 1.0 floor-to-area ratio.
C14H-2013-0003	DMU-CURE-CO to DMU-CURE-CO-H	6/25/2013 – Apvd DMU-CURE-CO-H	8/8/2013 - Apvd DMU-CURE-CO-H.

RELATED CASES:

Construction of the New Central Library was approved under site plan # SPC-2012-0303C.

In 2013, a Capitol View Corridor height determination was completed for this property (C17-2012-0159). The subject tract is determined to traverse the City of Austin Capitol View Corridor # 8 which imposes height restrictions between 187.61 feet and 217.60 feet on the specified site. The more restrictive height limitations will apply to any future redevelopment on the subject property.

The subject property is platted as Lots 1-8, Block 186, Original City of Austin.

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ABUTTING STREETS / EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Cesar Chavez St.	90'	60'	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE:

September 10, 2015;

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Tori Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING - Exhibit A

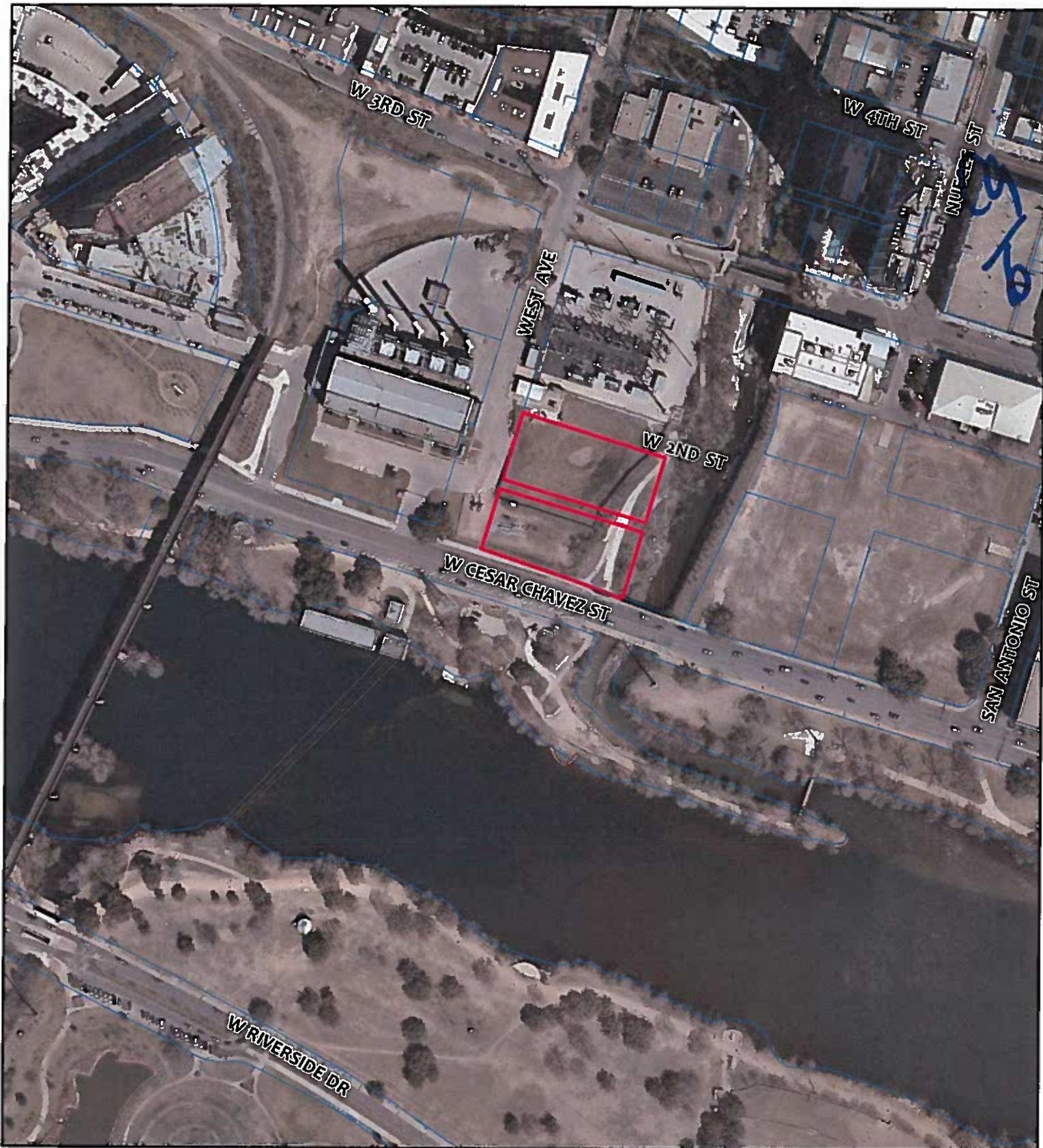
ZONING CASE#: C14-2015-0065

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Subject Property

1' = 400'

2013 AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-2015-0165
ZONING CHANGE: P to CBD
LOCATION: 710 W Cesar Chavez Street
SUBJECT AREA: 1.74 ACRES
MANAGER: Tori Haase



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STAFF RECOMMENDATION

Staff recommends Central Business District-Conditional Overlay (CBD-CO) combined district zoning. The conditional overlay will prohibit direct vehicular access to Cesar Chavez Street.

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BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

Central Business District (CBD) Zoning is intended for an office, commercial, residential, or civic use located in the downtown area. Site development regulations applicable to a CBD use is compatible with cultural, commercial, historical, and governmental significance of downtown and preserves selected views of the Capitol; promote the downtown area as a vital commercial retail area; create a network of pleasant public spaces and pedestrian amenities within the downtown area; enhance existing structures, historic features, and circulation patterns in the downtown area; and, consider significant natural features and topography in the downtown area.

The mix of public and restaurant uses that are proposed for this site is congruent with the purpose statement of the CBD zone (above). The zoning request is consistent with adjacent properties that have been granted CBD or Downtown Mixed Use (DMU) district zoning. Additionally, the Imagine Austin Plan, adopted by City Council in June of 2012, supports the zoning change (see *Comprehensive Planning* comments below).

EXISTING CONDITIONS

Site Characteristics

The subject property was cleared of previous improvements and vegetative characteristics in preparation for the construction of the New Central Library that is currently under construction.

Impervious Cover

The CBD zoning district allows up to 100% impervious cover.

Note: The most restrictive impervious cover limit applies.

Comprehensive Planning

Downtown Austin Plan - The subject property is located in the Lower Shoal Creek District of the Downtown Austin Plan. While the primary use of the property is a civic use (public library), the zoning change to CBD will grant entitlement rights to develop the property in a way that will implement the following district-specific goals:

- 3. Promote a mixture of residential, commercial, cultural and visitor-oriented uses that contribute to the day and night-time life of the District.

Imagine Austin Plan - The subject property is located within the boundaries of a 'Regional Center', as identified in the Imagine Austin's Growth Concept Map, found in the Imagine Austin Plan. A

Regional Center is the most urban of the three activity centers outlined in the growth concept map and are intended to be retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location. Regional centers will range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs. The following IACP policies are applicable to this case:

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- **LUT P3** Promote development in **compact centers**, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on the information above, Staff believes that the proposed zoning change is supported by both the Downtown Austin Plan and the Imagine Austin Comprehensive Plan.

Environmental – Mike McDougal, 512-974-6380

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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Transportation (DSD) – Bryan Golden, 512-974-3124

- TR1. If the requested zoning is granted, it is recommended that direct vehicular access to Cesar Chavez be prohibited as a condition of zoning because of insufficient ROW frontage and proximity to a ROW intersection.
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. The traffic impact analysis for this site was waived because it was included in the prior Seaholm TIA.

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- TR4. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on West Avenue.

Water and Wastewater – Neil Kepple, 512-972-0077

FYI: When redeveloped the water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Nikki Hoelter, 512-974-2863

- SP 1. There is an existing site plan for the property, SPC-2012-0303C, New Central Library. If additional improvements are proposed for the Central Library, a site plan revision will be required.
- SP 2. The site also includes a portion of site plan SPC-2013-0179D, 2nd Street Bridge Extension.
- SP 3. The site is within the Waterfront Overlay, South Shore Subdistrict. The site is located on a Scenic Roadway, W. Cesar Chavez Street.