



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION

DATE REQUESTED:

October 7, 2015

NAME:

Block 188

APPLICANT:

COA Economic Development Department (Fred Evins, Redevelopment Project Manager), Trammell Crow Austin Development Inc. (Clayton Baca)

**ADDRESS OF
PROPERTY:**

202 Nueces Street

**STAFF
REVIEWER:**

Nikki Hoelter, Senior Planner, Development Services Department

WATERSHED:

Lady Bird Lake (Urban)

REQUEST:

The applicant is requesting a recommendation on the site plan, which is located in the Waterfront Overlay, North Shore Subdistrict

**STAFF
RECOMMENDATION:**

Recommended



ENVIRONMENTAL BOARD MOTION 20150617 005b

Date: June 17, 2015

Subject: Block 188 SP-2015-0112A

Motion By: Robert Deegan

Second By: Marisa Perales

RATIONALE:

Whereas, the request meets the intent of the ordinance with minimal encroachment into the 70 degree angle.

Therefore the Environmental Board recommends approval of the request with the following condition:

Board Condition:

-the encroachment does not substantially vary from the exhibit provided by the applicant.

VOTE 1-6-0-0-0-0

Recuse: Schissler

For: Maxwell, Neely, Perales, Redmond, Smith and Deegan

Against: None

Abstain: None

Absent: None

Approved By:

Mary Gay Maxwell, Environmental Board Chair

**ENVIRONMENTAL COMMISSION
STAFF REPORT**

CASE NUMBER: SPC-2015-0143B

COMMISSION DATE: 10/7/2015

ADDRESS: 202 Nueces Street

PROJECT NAME: Block 188

APPLICANT: City of Austin (Fred Evins)
P.O. Box 1088
Austin, TX 78767 (512) 974-7115

DEVELOPER: TC Austin Development Inc.
100 Congress Ave. Suite 225
Austin, TX 78701

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.gov

LEGAL DESCRIPTION: Lot 1A Block 188 Thomas C Green Subdivision

WATERFRONT OVERLAY SUBDISTRICT: North Shore Central

PROJECT DESCRIPTION:

The applicant is proposing to construct a 33 story building, which will include a hotel, condominiums, restaurant and retail land use. Parking will be provided within a below surface parking garage, in addition sidewalk improvements, utilities and other associated improvements are proposed on .489 acres. Sidewalks will be built to Great Street standards.

PROJECT REQUEST:

Staff is requesting a recommendation of the site plan to forward to Planning Commission.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the site plan. The application is not requesting additional waivers or variances.

The site plan is required to have a recommendation from the Environmental Commission prior to being on a Planning Commission agenda. Because the project requested and received a waiver on June 23, 2015, from a section in the waterfront overlay combining district from the Planning Commission, the site plan as a whole must now come back through the process for approval.

The site plan would have otherwise been approved administratively.

Given the size of lot, location of the project, and the governing ordinances associated with the site and the Green Water Treatment Master Development Agreement, the project will meet all code

requirements. . The overall design of the building meets the architectural design of the waterfront overlay requirements.

STAFF SUMMARY

The subject tract, Block 188 is included in a Master Development Agreement, also known as the Green Water Treatment Plant Master Development Agreement. The MDA was approved by City Council, affording a private, public partnership to develop city owned properties. The MDA in some instances may trump current code, to permit dense development, and develop under codes and ordinances in effect when it was originally approved.

With the MDA the City receives a number of benefits, such as the developer contributing a dollar amount to improvements to Shoal Creek, contributing a dollar amount to Art in Public Places, and contributing an amount of money to public music. Additionally, the MDA requires a mix of uses within building, where as this wouldn't be a requirement in the Land Development Code. It also prohibits or restricts certain land uses, such as pawn shops or massage parlor, only to name a few.

The site along with four other tracts of land on the Green Water Treatment property was rezoned in 2008, from P, Public to CBD-CURE, Central Business District/Central Urban Redevelopment District. The zoning change included a less restrictive FAR, floor to area ratio for the properties, from 8:1 to 35:1, allowing greater density and gross floor area.

The design has taken into account the goal of this specific section of code, which is to not create a canyon effect along Shoal Creek, which allows for a better pedestrian experience in an urban setting. Although the design doesn't meet the 70 degree requirement, it does begin at the 45 foot height as required. Although the building doesn't fully fall within the 70 degree angle, there are only small portions of the building within that area, with the building still leaning eastwardly.

Aesthetics have been achieved in complying with the waterfront overlay; such as providing a distinctive building top for the structure, providing underground parking and not using glare producing or mirrored glass as part of the building materials. The outdoor decking was slightly moved to the east as to be outside the primary setback.

The project plans to achieve an Austin Energy Green Building minimum 2 start rating. The development has received approval for a waiver from detention.

BOARDS AND COMMISSIONS

The following board and commission actions were taken on a land use only site plan, for this site, case number SPC-2015-0112A, Block 188. This site plan was only for the review and approval of a waiver from Land Development Code Section 25-2-738(E), A structure must fit within an envelope delineated by a 70 degree angle starting at a line 45 feet above the property boundary line nearest Shoal Creek, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of the Shoal Creek. This is the waiver reference previously in the report.

The site plan (SPC-2015-0112A) did not allow for any construction or improvements to the site.

The site plan before the commission currently, SPC-2015-0143B, Block 188, is the construction site plan which now includes all construction elements such as landscaping detail, parking, drainage, water quality, site development regulations, Great Street sidewalk requirements, and utilities.

ACTIONS:

PLANNING COMMISSION – June 23, 2015 Approved by consent (8-0) (Waiver only)

ENVIRONMENTAL BOARD: June 17, 2015 (6-0-1) J. Schissler – abstain – Recommended approval of the request, with the condition the development not vary from the exhibit provided by the applicant, Exhibit C. (provided as an attachment)

WATERFRONT PLANNING ADVISORY BOARD: April 13, 2015 (5-0) – Recommended Approval of the waiver from LDC Section 25-2-738(E)

ADDITIONAL INFORMATION:

COUNCIL DISTRICT: Katie Tovo - 9

NEIGHBORHOOD PLAN: Downtown Plan

PROJECT INFORMATION

SITE AREA	17,685 square feet	.489 acres	
EXISTING ZONING	CBD-CURE		
WATERSHED	Town Lake (Urban)		
WATERSHED ORDINANCE	Watershed Protection Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required, but conducted with the Seaholm District TIA		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Nueces Street and W. 2 nd Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	35:1	0	23.7:1
BUILDING COVERAGE	100%	0	19,974 SF/ 90%
IMPERVIOUS COVERAGE	100%	0%	100%
PARKING	184	0	184

EXISTING ZONING AND LAND USES

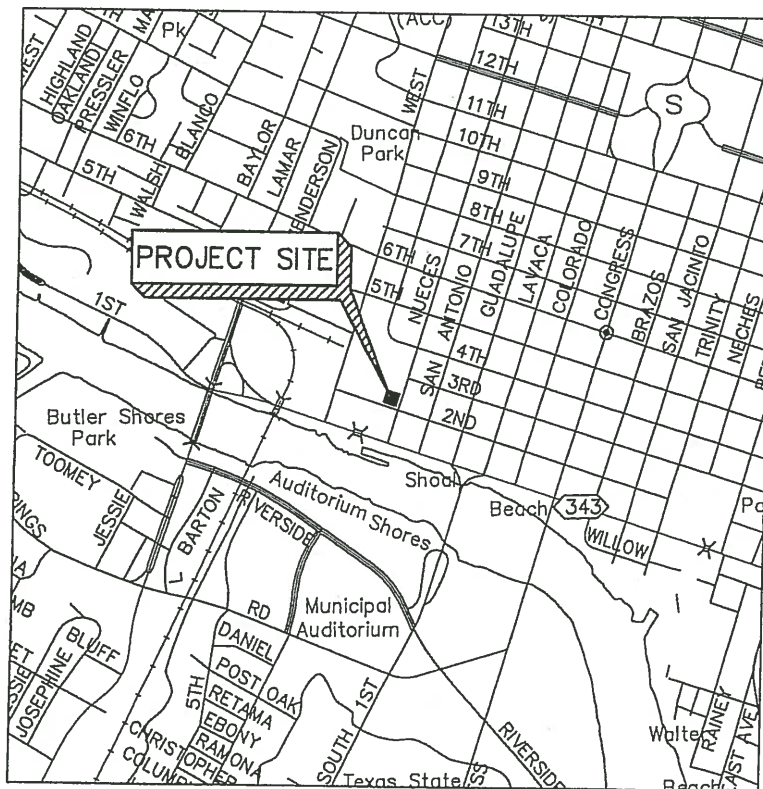
	ZONING	LAND USES
<i>Site</i>	CBD-CURE	Vacant
<i>North</i>	CBD	Indoor entertainment (Austin Music Hall)
<i>South</i>	CBD-CURE	Vacant
<i>East</i>	CBD-CURE	Mixed use(Block 1, under construction) –hotel, office, restaurant
<i>West</i>	P, public	Shoal Creek

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
W. 2 nd Street	80'	60'	Collector
Nueces Street	80'	60'	Collector
Alley to the north		varies	

NEIGHBORHOOD ORGNIZATIONS:

511—Austin Neighborhoods Council
742—Austin Independent School District
786—Home Builders Association of Greater Austin
1037—Homeless Neighborhood Assn.
1075—League of Bicycling Voters
1113—Austin Parks Foundation
1200—Super Duper Neighborhood Objectors and Appealers Organization
1224—Austin Monorail Project
1228—Sierra Club, Austin Regional Group
1236—The Real Estate Council of Austin, Inc.
998 – West End Austin Alliance
1340 – Heritage Tree Foundation
1075 – Bike Austin
623 – City of Austin Downtown Commission
767 – Downtown Austin Neighborhood Coalition
57 – Original Austin Neighborhood Association
1367 – SEL Texas
1004 – Save Townlake Organization



BLOCK 188

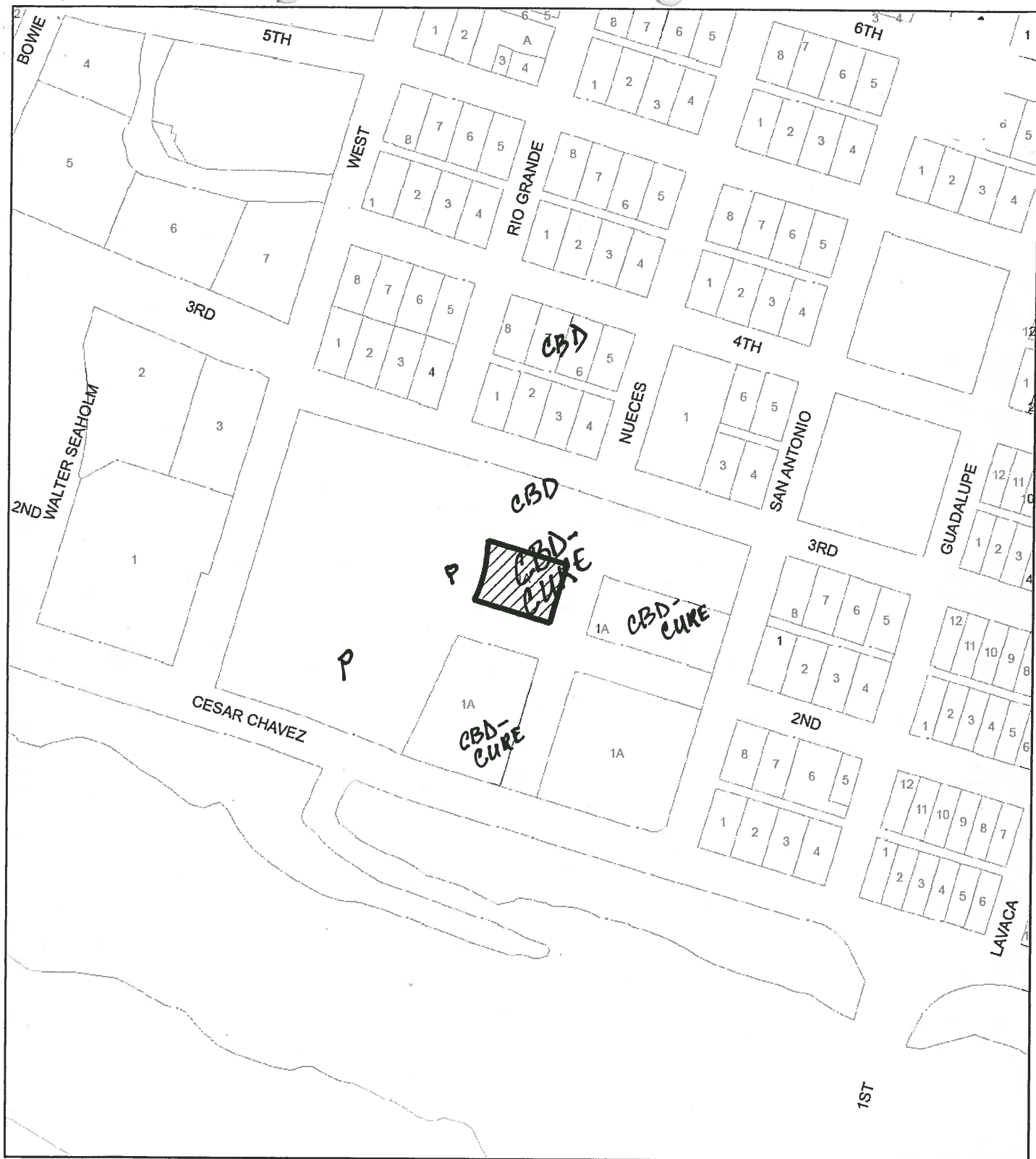
VICINITY MAP

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
 1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 2000'

DATE: 3/4/2015

JOB NO: A648-0004



Subject Tract



Base Map

CASE#: SP-2015-0112A
ADDRESS: 202 NUECES ST.

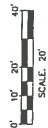


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

BENCHMARK 1:
TEMPORARY BENCHMARK FOR THIS SURVEY IS A
CHISELED ON TOP BACK OF CURB #13
OF LOT 3, BLOCK 1, ALONG THE WEST SIDE OF
NUECES STREET, 174.55' (NAD 83 DATUM)

BENCHMARK 2:
TEMPORARY BENCHMARK FOR THIS SURVEY IS A
CHISELED ON TOP BACK OF CURB #13
OF LOT 3, BLOCK 1, ALONG THE WEST SIDE OF
NUECES STREET, 174.55' (NAD 83 DATUM)

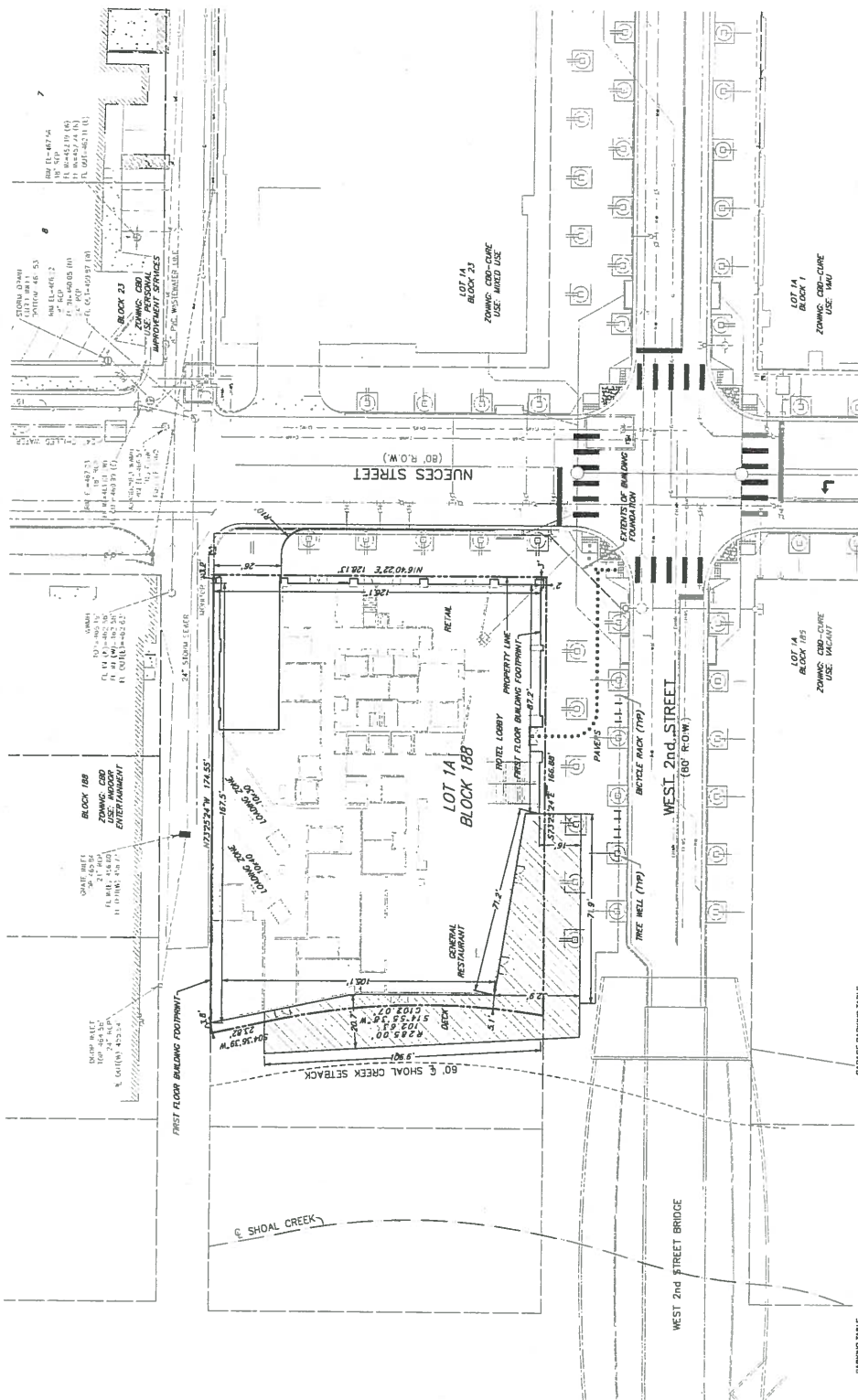


- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CLEANOUT
 - OVERHEAD ELECTRIC W/ POLE
 - UNDERGROUND ELECTRIC W/ POLE
 - UNDERGROUND COMMUNICATION
 - TRAFFIC SIGNAL
 - CRANE CONTAIN
 - PROPERTY LINE
- PROPOSED LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WASTEWATER W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CLEANOUT
 - CRANE CONTAIN
 - HC ROUTE

NO DATE RECORDS APP
TO: AUSTIN DEVELOPMENT INC
100 CONGRESS AVENUE, SUITE 275
AUSTIN, TEXAS

BLOCK 188
202 NUECES STREET
SITE PLAN

J. JONES & CARTER LLC
REGISTERED PROFESSIONAL ENGINEER
17000 N. MOORE AVENUE, SUITE 100
DALLAS, TEXAS 75244
DATE: 11-23-2015
SCALE: 1"=20'-0"



DAMAGE PARKING TABLE

TYPE	NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
Handicapped	2	100	11.1	2	100	11.1
Other	18	1800	20.6	18	1800	20.6
Total	20	1900	31.7	20	1900	31.7

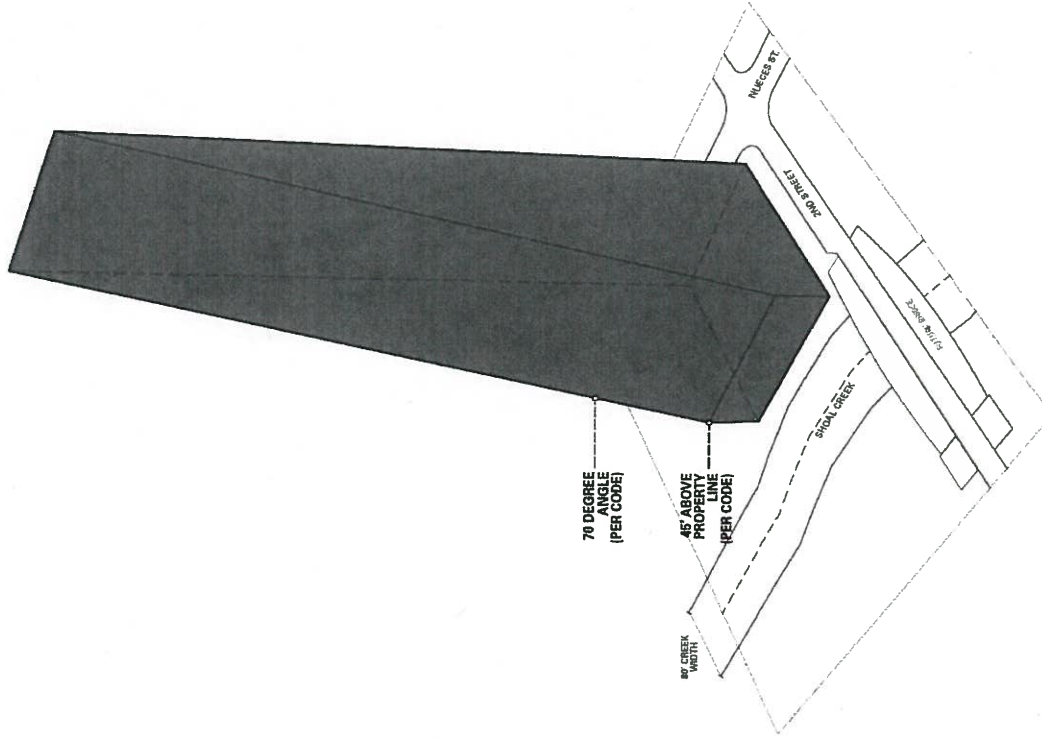
BUILDING TABLE

NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1000	11.1	1	1000	11.1
2	2000	22.2	2	2000	22.2
3	3000	33.3	3	3000	33.3
Total	6000	66.6	Total	6000	66.6

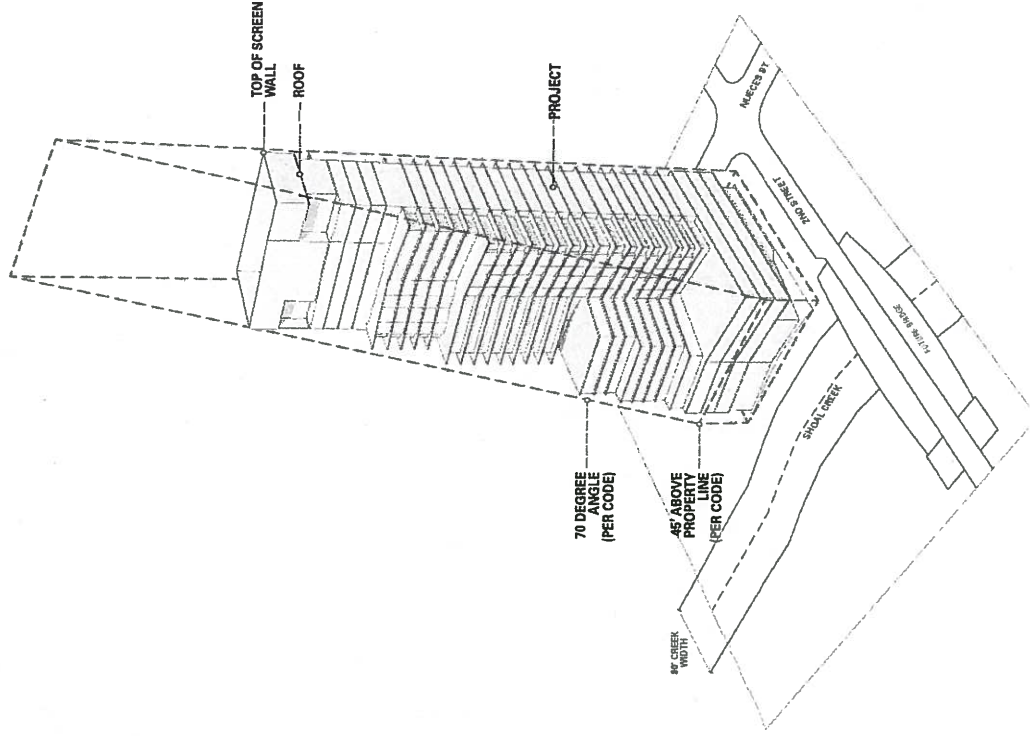
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EXHIBIT C DIAGRAMS



1 MAX BUILDABLE VOLUME



2 PROJECT DESIGN WITH BUILDABLE VOLUME

MECHANICAL EQUIPMENT SCREEN
(ALLOWED PER 252.5.31)

ELEVATOR CORE ENCLOSURE

TOP OF SCREEN WALL

ROOF

BUILDING MASS BEYOND ENVELOPE

70 DEGREE SLOPE (PER CODE)

45' ABOVE PROPERTY LINE (PER CODE)

80' CREEK WIDTH

SAGAL CREEK

133' MAX. OVER

MULLEN ST

320' MAX. WID

BLOCK 188, AUSTIN, TX May 11, 2015

Block 188

GREEN WATER TREATMENT
222 INDOES STREET
AUSTIN, TX

DESIGN:
ARCHITECT:
ENGINEER:

OWNER:
HARREL ARCHITECTS, LLC
11111 INDOES STREET, SUITE 100
AUSTIN, TX 78758

REVISION: DESCRIPTION DATE
PART 1: SITE DEVELOPMENT PERMIT 01-24-16
PART 2: SITE DEVELOPMENT PERMIT 02-22-16
PART 3: SITE DEVELOPMENT PERMIT 04-14-16



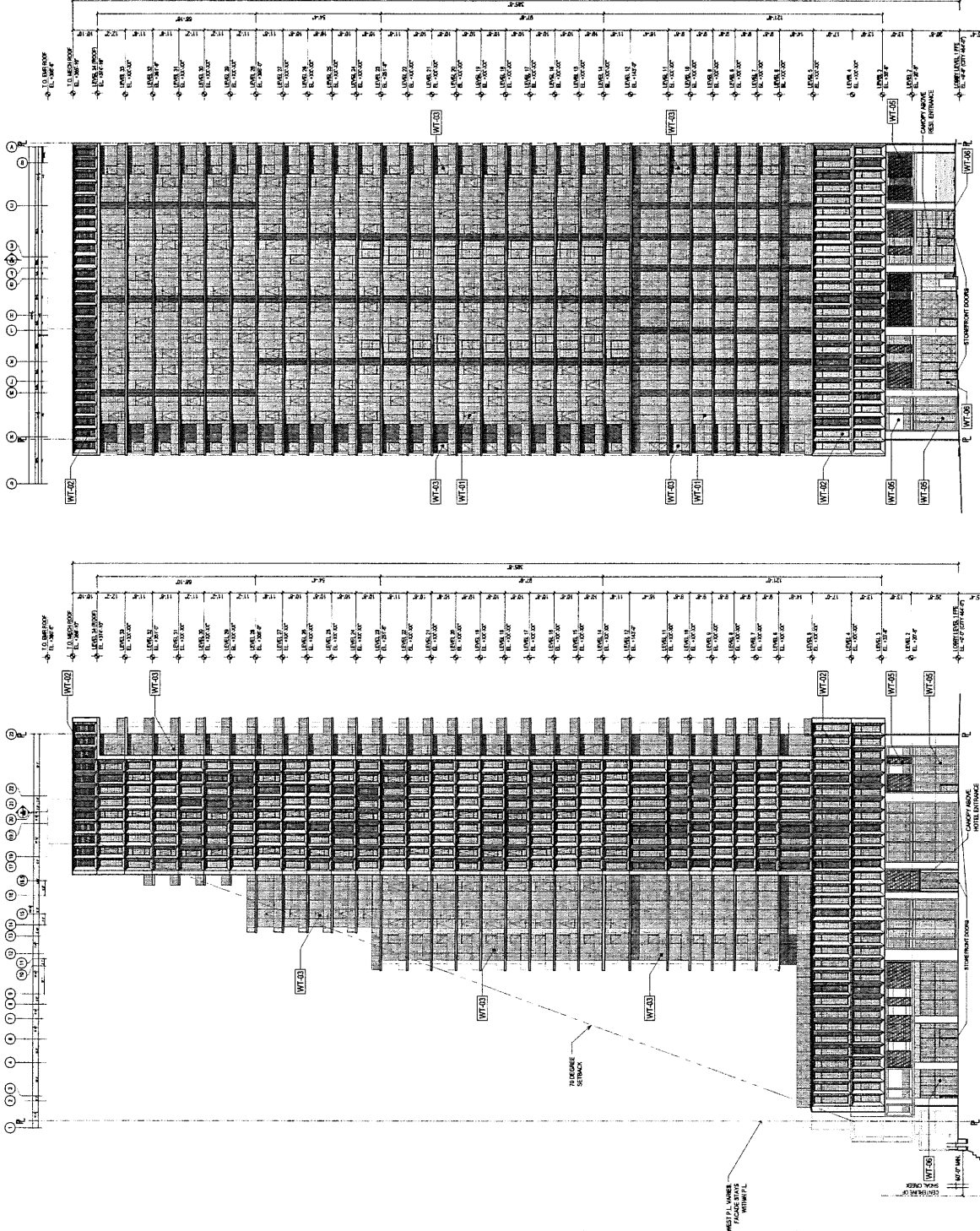
SCALE: 1/8" = 1'-0"
DRAWN BY: TEAM
PROJECT NO: 01

PODIUM / TOWER

ELEVATION -
SOUTH AND EAST

A2.01

SHEET NO.
15
OF
21



EAST ELEVATION (01)

SOUTH ELEVATION (02)

SCALE: 1/8" = 1'-0"

DATE: 01/24/16
DRAWN BY: TEAM
PROJECT NO: 01
SHEET NO: 15 OF 21
ELEVATION - SOUTH AND EAST
A2.01

Block 188 202 NIECES STREET GREEN WATER TREATMENT PLANT DEVELOPMENT AUSTIN, TX

OWNER
CITY OF AUSTIN
TRANSPORTATION DEPARTMENT
1000 N. BRUNNEN
AUSTIN, TX 78701

ARCHITECT
HANDL ARCHITECTS, LLP
1000 N. BRUNNEN
AUSTIN, TX 78701

REVISION DESCRIPTION DATE

1.000 SITE DEVELOPMENT PERMIT 03/18/2015

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SCALE 1/8" = 1'-0"

PROJECT NO. 188

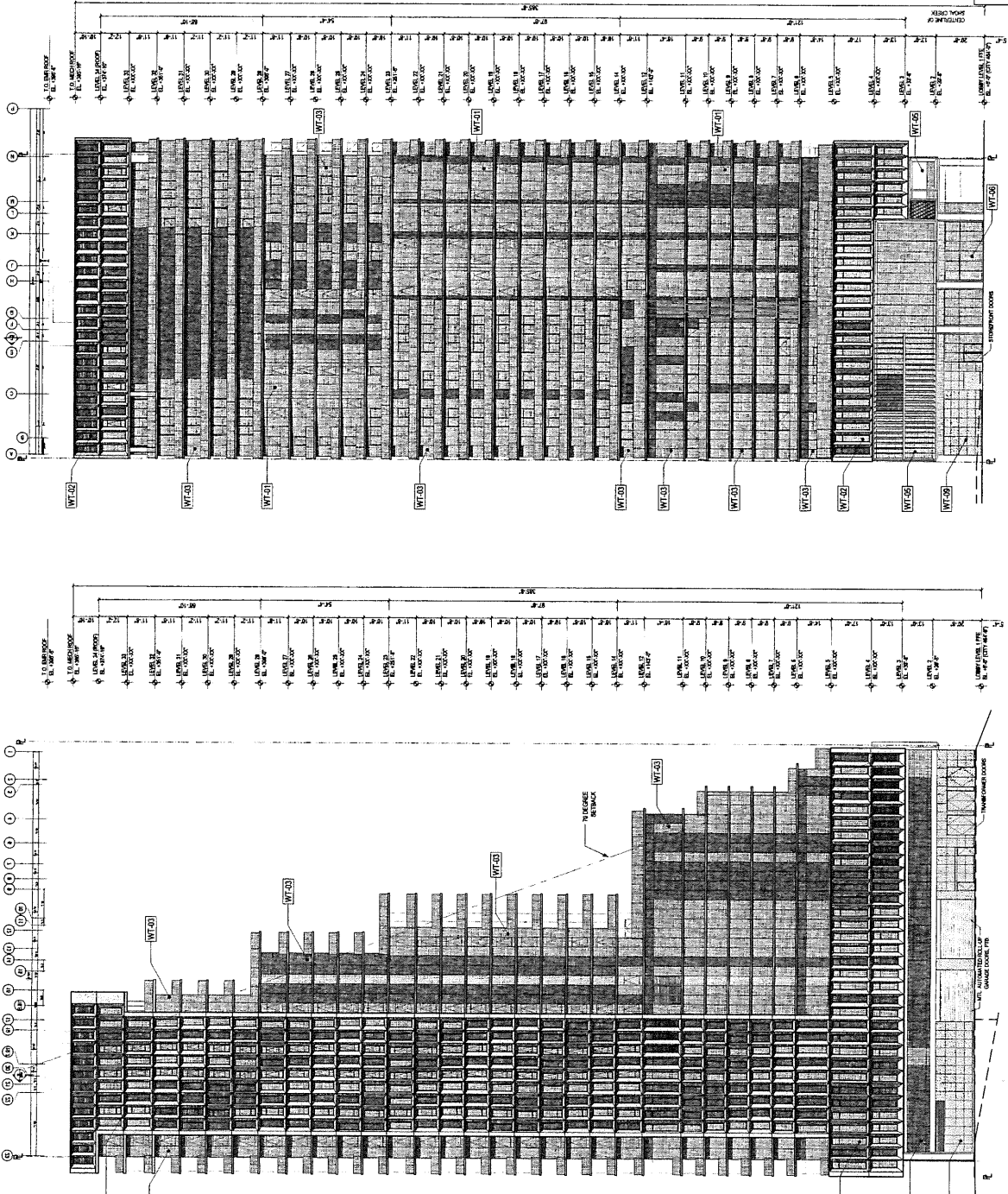
SHEET NO. 14

DATE 03/18/2015

PODIUM / TOWER

ELEVATION - NORTH AND WEST

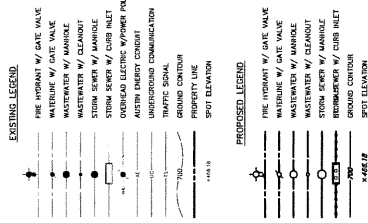
A2.02



NORTH ELEVATION 02
SCALE 1/8" = 1'-0"

WEST ELEVATION 01
SCALE 1/8" = 1'-0"

TEMPORARY BENCHMARK FOR THIS SURVEY IS A
60-D NAIL FOUND IN EXPANSION JOINT OF
SIDEWALK +/- 28 FEET SOUTHWEST OF THE
SOUTHWEST CORNER OF LOT 1A, BLOCK 1.
(ELEVATION=452.11) (NAVD 88 DATUM)



J/C
JONES CARTER
Texas Board of Professional Engineers Registration No. 9-459
1701 Division Boulevard, Suite 400 • Austin, Texas 78744 • 512-441-9033

F.B.I. NO. _____

STATE OF TEXAS
JAMES M. SCHLESER
DAVE
PROFESSIONAL ENGINEER
19477

SHEET NO. 6 OF 2

