

ZONING CHANGE REVIEW SHEET**P.C. DATE:** August 8, 2017**CASE:** - C14-2017-0027 - Texas Motor Transportation and Oil Field Haulers Inc.**ADDRESS:** 700 E 11th Street**DISTRICT AREA:** 1**OWNER/APPLICANT:** Texas Motor Transportation & Oil Field Haulers, Inc. (John Esparza)**AGENT:** Metcalfe Wolff Stuart & Williams (Michele R. Lynch)**ZONING FROM:** CS **TO:** CBD**TOTAL AREA:** 0.810 acres (35,284 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends rezoning the tract locally known as 700 E 11th Street from general commercial services (CS) to Central Business District (CBD) zoning.

PLANNING COMMISSION RECOMMENDATION:

August 8, 2017 *Scheduled for Planning Commission*

ISSUES:

None on the subject tract

DEPARTMENT COMMENTS:

The subject property is 0.810 acres and consists of three unplatted lots located on the northeast corner of E 11th Street and Sabine Street just west of the IH-35 service road in the Downtown Neighborhood Planning Area. The property is now zoned general commercial services (CS). A two-story, 26,000 square foot office building currently occupies the site. The property takes access to 11th Street.

To the north of the site is an annex office building for a bank, and across the Sabine Street to the west is the main bank branch. Both of these sites have active zoning cases, and are also requesting CBD zoning (C14-2017-0061 – Velocity, E 12th St and C14-2017-0062 – Velocity, E 11th St). Beyond the bank branch to the east are a restaurant and outdoor entertainment venue – Symphony Square, which is owned by the City and leased to a tenant. Directly east of the property and fronting on the IH-35 service road is a rental car business. Across 11th Street to the south is a hotel.

The applicant is requesting to change the zoning to Central Business District (CBD) in order to construct a 30-story tower, to include 299 residential units and 13,000 square feet of office space.

One constraint on the property is the narrow frontage on E 11th Street. Because of this limited frontage, any future site plan for the property will require that the 11th Street driveway be closed and that access be taken from Sabine Street (LDC 25-6-381(A)). Another constraint is the property's location within a Capitol View Corridor – CVC 11, East 11th Street Threshold, which traverses the site, and will limit the maximum height of a building. (See Exhibits C and D)

The property is located in the Waller Creek District of the Downtown Austin Plan (DAP), which was adopted in 2011. The DAP identifies the tract as a Development Opportunity Site, one which is relatively unconstrained. In addition, DAP recommends CBD zoning for the tract and others in the vicinity - the strip of land between the IH-35 and Red River Street from just north of E 12th Street to just South of E 9th Street. Some of these properties have been rezoned to CBD, such as 707 E 9th St, 703 E 9th St, and 1209 Red River St. (See Exhibit E – Excerpts from DAP).

The CBD zoning classification is intended to expand entitlement rights to develop the property in a way that will encourage a mix of land uses while allowing the pursuit of district specific goals. For the Waller Creek Subdistrict, these include “Establish activities along the Creek that contribute to its safety and vitality and to the area’s economic revitalization” and “Encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel.” At minimum, the rezoning will allow for a site plan in accordance with these and other goals. At the time of site plan, the applicant will be required to coordinate with the Waller Creek District Design Review Board regarding the development of the tract. This board consists of members of the Waller Creek Conservancy and City of Austin Staff.

In the Imagine Austin Comprehensive Plan, downtown is designated as a Regional Center, the most urban place in the region. Higher densities are encouraged in these areas, including medium to high-rise residential and office buildings. For the reasons stated above, Staff believes the request is supported by the Downtown Austin Plan and the Imagine Austin Comprehensive Plan, and recommends CBD zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Office
<i>North</i>	CS then E 12 th Street, then LR, GO	Bank Annex, then E 12 th Street, then Municipal Retirement Office
<i>South</i>	E 11 th Street, then CS, CS-1	E 11 th Street, then Hotel
<i>East</i>	CS, then IH-35	Rental Vehicles, then IH-35
<i>West</i>	Sabine St, then CS, CS-1, CS-1-H	Sabine St, then Bank, Restaurant, and Outdoor Entertainment

NEIGHBORHOOD PLANNING AREA: Downtown (Waller Subdistrict)

TIA: No, TIA may be required at time of site plan.

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes, CVC 11 – East 11th Street Threshold (See Exhibits C and D)

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID</i>
African American Cultural Heritage District	1344
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
Black Improvement Association	1407
Central Austin Community Development	1391
City Of Austin Downtown Commission	623
Claim Your Destiny Foundation	1562
Del Valle Community Coalition	1258
Downtown Austin Alliance	438
Downtown Austin Neighborhood Assn (DANA)	402
East Austin Conservancy	1444
El Concilio Mexican-American Neighborhoods	477
Friends Of Austin Neighborhoods	1530
Guadalupe Association For An Improved Neighborhood	452
Guadalupe Neighborhood Development	30
Homeless Neighborhood Association	1550
Lower Waller Creek	960
Neighbors United For Progress	1595
Organization Of Central East Austin	966
Preservation Austin	1424
Seltexas	1363
Sierra Club, Austin Regional Group	1228
Swede Hill Neighborhood Association	372
United East Austin Coalition	1199
Waller Creek Conservancy	1393
Waller District Staff Liaison	1475

SCHOOLS: Matthews Elementary, O Henry Middle School, Austin High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2012-0087; 1209 Red River Street	From CS-1 to CBD	08/28/12- Apvd CBD	09/27/12 - Apvd ord. 20120927-136 for (CBD)
C14-06-0234 912 Red River St	From CS-1 to CBD	2/13/07- Apvd Staff alt Rec Of CBD-CO (CO is a limit of 2,000 trips per day)	3/22/07 Apvd Ord 20070322-055 for CBD- CO (CO is a limit of 2,000 trips per day) Ordinance 20070322- 055
C14-04-0173 901 - 903 Neches St at Red River St	MF-4 to CBD	04/19/05 - Apvd Staff Rec of CBD-CO (CO is a limit of 2,000 trips per day)	06/09/05 - Apvd CBD- CO (CO is a limit of 2,000 trips per day) Ordinance 20050609- 063
C14-04-0185 501 E 10th St	CS to CBD	04/19/05 - Apvd Staff Rec of CBD-CO (CO is a limit of 2,000 trips per day)	06/09/05 - Apvd CBD- CO, Ordinance 20050609-064
C14-99-2131 901 Red River St	From CS-1 and MF-4 to CBD-CO	8/29/00 - Apvd Staff Rec of CBD-CO (CO is a limit of 5,000 trips per day)	12/14/00 - APVD CBD- CO (CO is a limit of 5,000 trips per day) Ordinance 001214-22

RELATED CASES:

None on the subject tract.

SUBDIVISION: Unplatted, survey field notes as follows: a 0.810 acre tract of land, being all of Lots 1-3 and the southerly half of a 20 foot wide alley all of Block 141, Original City of Austin.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
11 th Street	80 ft	42 ft	Arterial	Yes	Yes, Shared Lane	Yes
Sabine Street	82 ft	42 ft	Collector	Yes	No	Yes

TR1. FYI – each lot has less than 200 ft. of frontage along 11th Street and a proposed driveway will not comply with TCM standards due to the existing driveway (i.e. the driveway spacing shall be a minimum 200 ft.). Per LDC 25-6-381(A), access shall be denied to 11th Street. All access shall be taken to Sabine Street and/or the adjacent alley.

- C14-2017-0062 – PC – August 8, 2017

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The CBD zoning district is intended for an office, commercial, residential, or civic use located in the downtown area. This zoning district is appropriate for this site based on its location within the downtown area.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The CBD zoning district is appropriate for this site as it is supported by the Austin Downtown Plan that was adopted by City Council in December, 2011. The subject property is proposed for a zoning change to Central Business District-CBD zoning district (Exhibit C). While there is no specific use or project planned for the subject property at this time, the zoning change to CBD will grant entitlement rights to develop the property in a way that will implement the following district-specific goals:

- **5.** Encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel.
- **6.** Establish activities along the Creek that contribute to its safety and vitality and to the area's economic revitalization.

The zoning change is also congruent with the Imagine Austin Plan that encourages infill and redevelopment, specifically in those areas classified as a '*Regional Center*' on the Imagine Austin's Growth Concept Map.

3. *The proposed zoning should promote consistency and orderly planning.*

The CBD zoning district would be compatible and consistent with the properties that have CBD zoning in neighboring blocks.

EXISTING CONDITIONS***Site Characteristics***

The property is currently developed with a two-story office building and parking lot. The property takes access to 11th Street, and to a midblock alley which connects to Sabine Street to the west. The site is relatively flat and slopes down to the southwest. There is a Heritage tree in the southwest corner of the site and a retaining wall that wraps around the same corner, separating the main site from the sidewalk. The site is not in the floodplain and there are no critical environmental features.

Impervious Cover

The tract is located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. The CBD zoning district allows up to 100% impervious cover.

Comprehensive Planning

Downtown Austin Plan - The subject property is located in the Waller Creek District of the Downtown Austin Plan. The subject property has been identified in the plan document as a 'Development Opportunity Area' (pg. 57) and as a property that is proposed for a zoning change to Central Business District-CBD zoning district (pg. 79). While there is no specific use or project planned for the subject property at this time, the zoning change to CBD will grant entitlement rights to develop the property in a way that will help to implement the following district-specific goals:

- **5.** Encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel.
- **6.** Establish activities along the Creek that contribute to its safety and vitality and to the area's economic revitalization.

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:

- **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.

Site Plan – Lynda Courtney – 512-974-2810

No site plan comments

Environmental - Mike Mcdougal - 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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 no floodplain within or adjacent to 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. 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. 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.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Water Utility - Bradley Barron – 512-972-0078

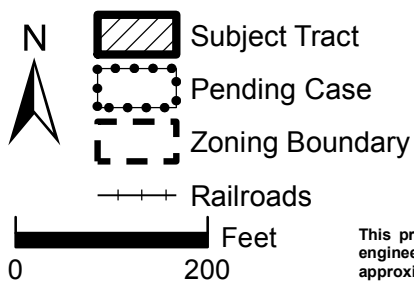
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



ZONING

Case#: C14-2017-0027

EXHIBIT A



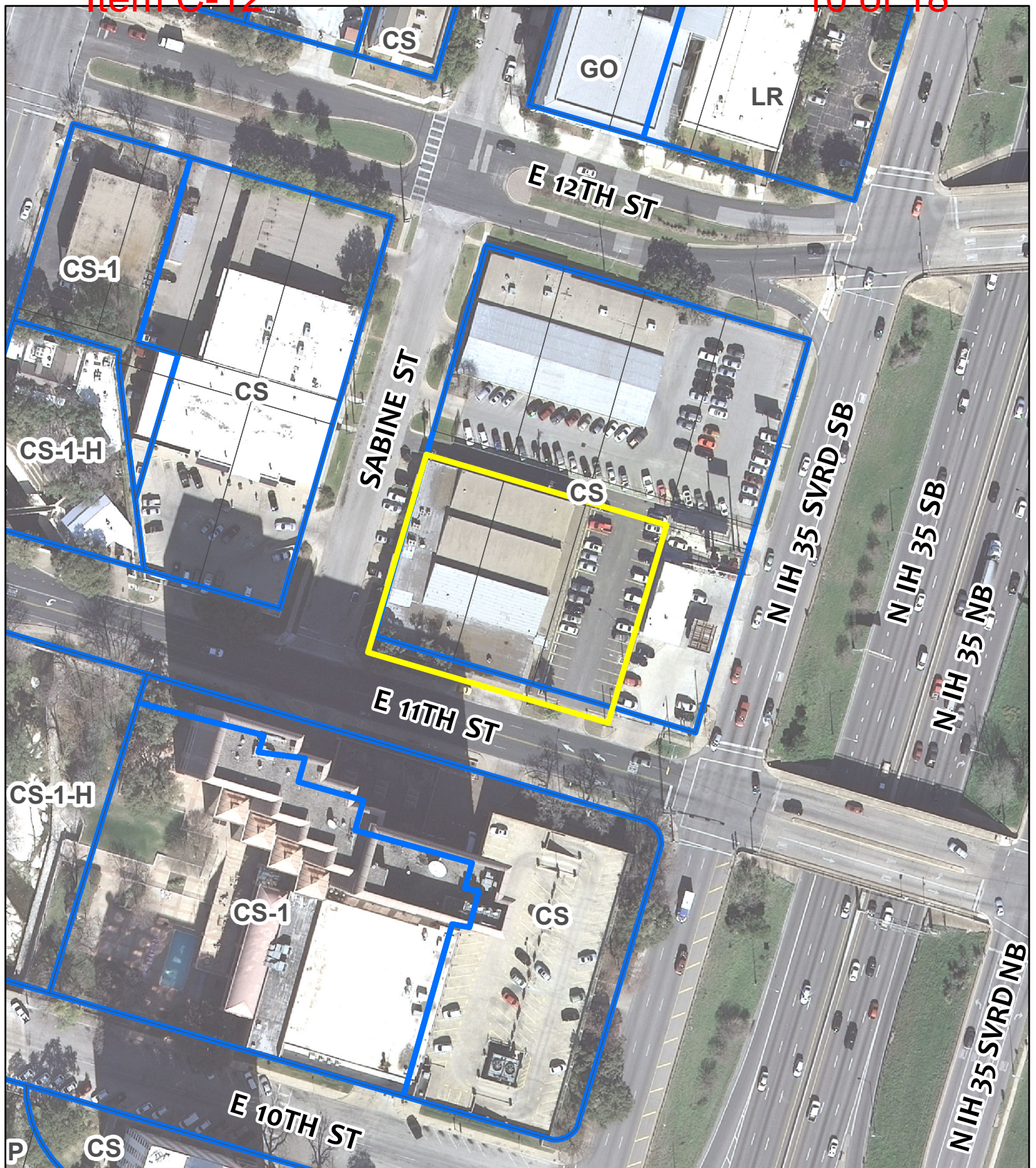
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



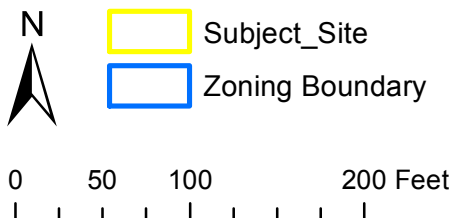
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$$1'' = 200'$$



ZONING & VICINITY

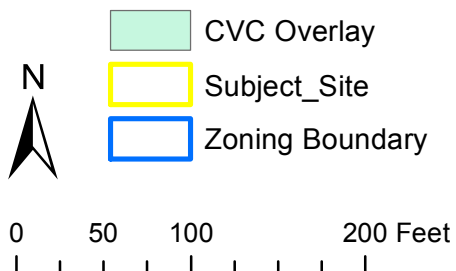
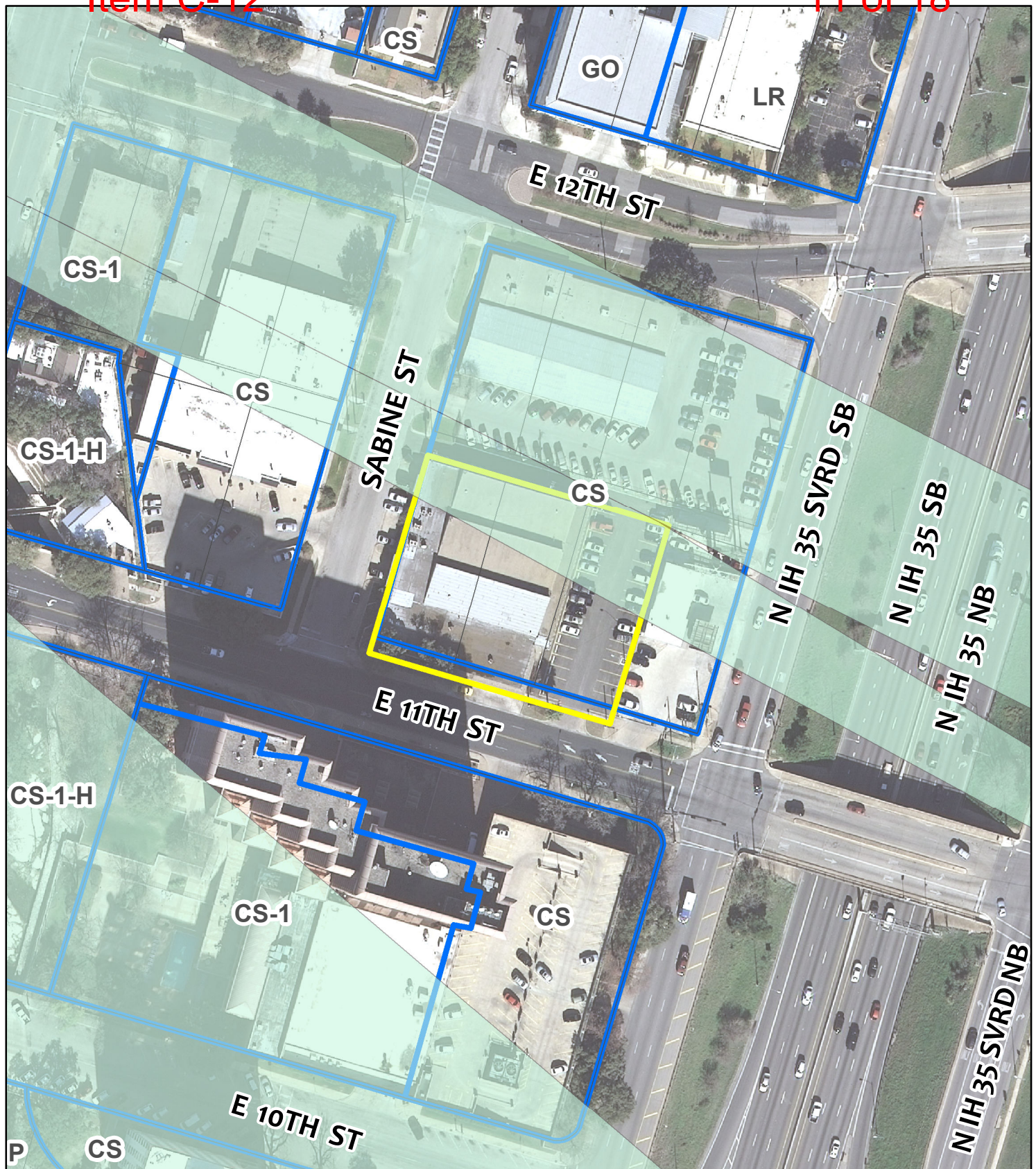
EXHIBIT B



Zoning Case#: C14-2017-0027
 Address: 700 E 11th Street
 Subject Area: 0.81 Acres
 Case Manager: Scott Grantham

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





- CVC Overlay
- Subject_Site
- Zoning Boundary

CAPITOL VIEW CORRIDORS

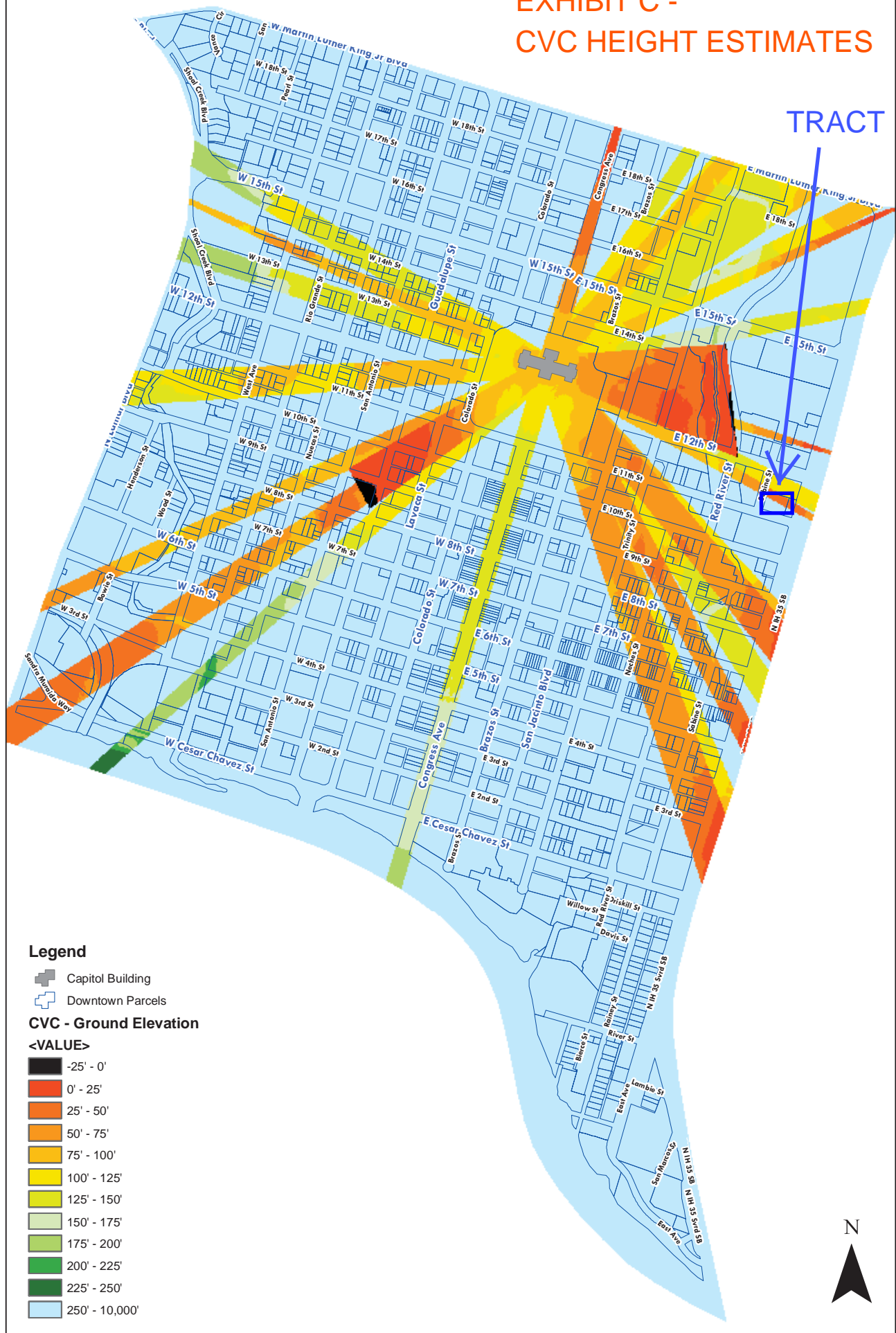
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EXHIBIT C

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EXHIBIT C - CVC HEIGHT ESTIMATES



Legend



Capitol Building



Downtown Parcels

CVC - Ground Elevation

<VALUE>

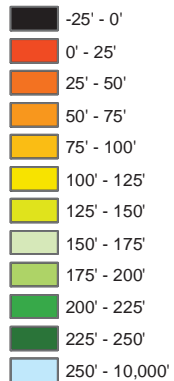
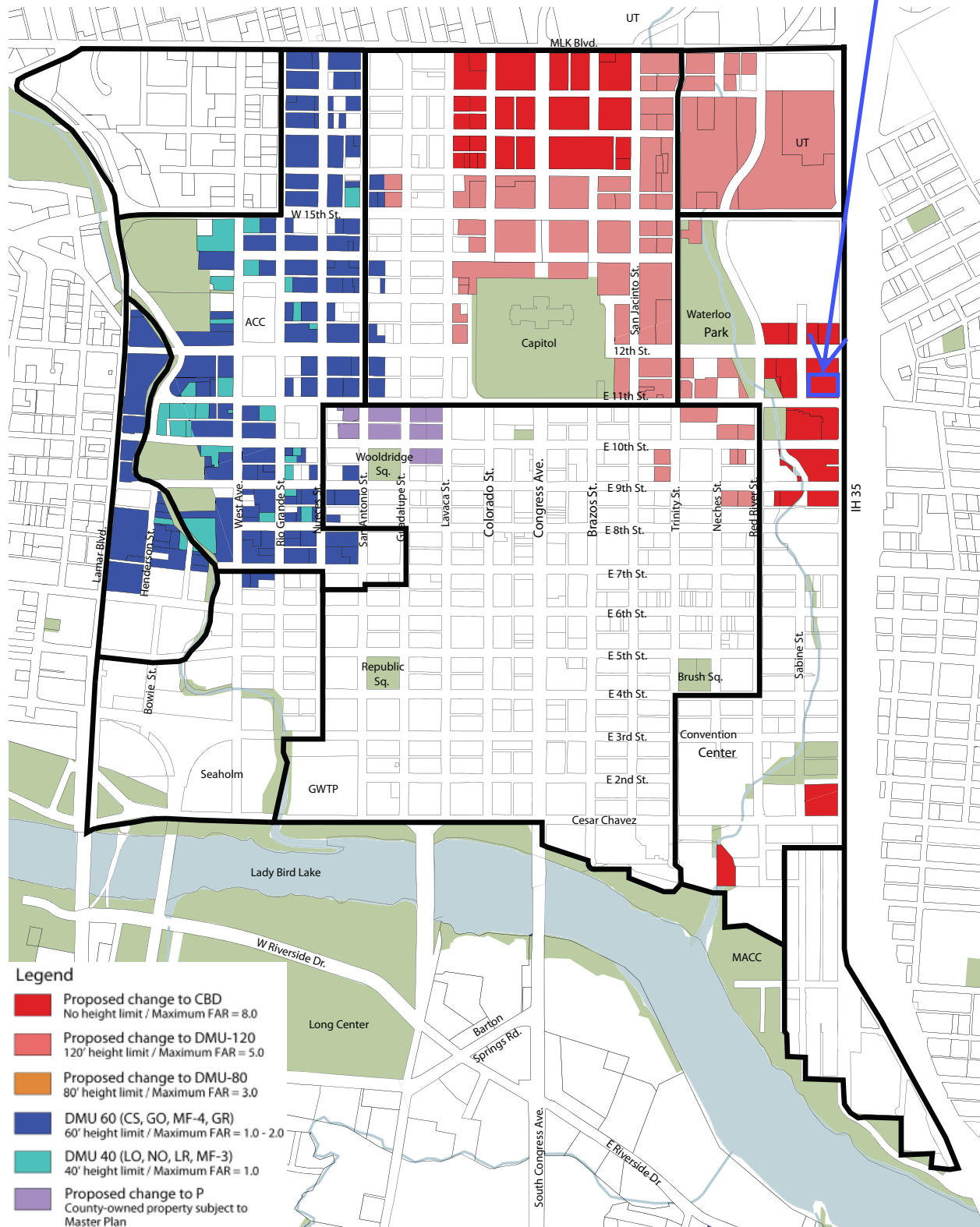


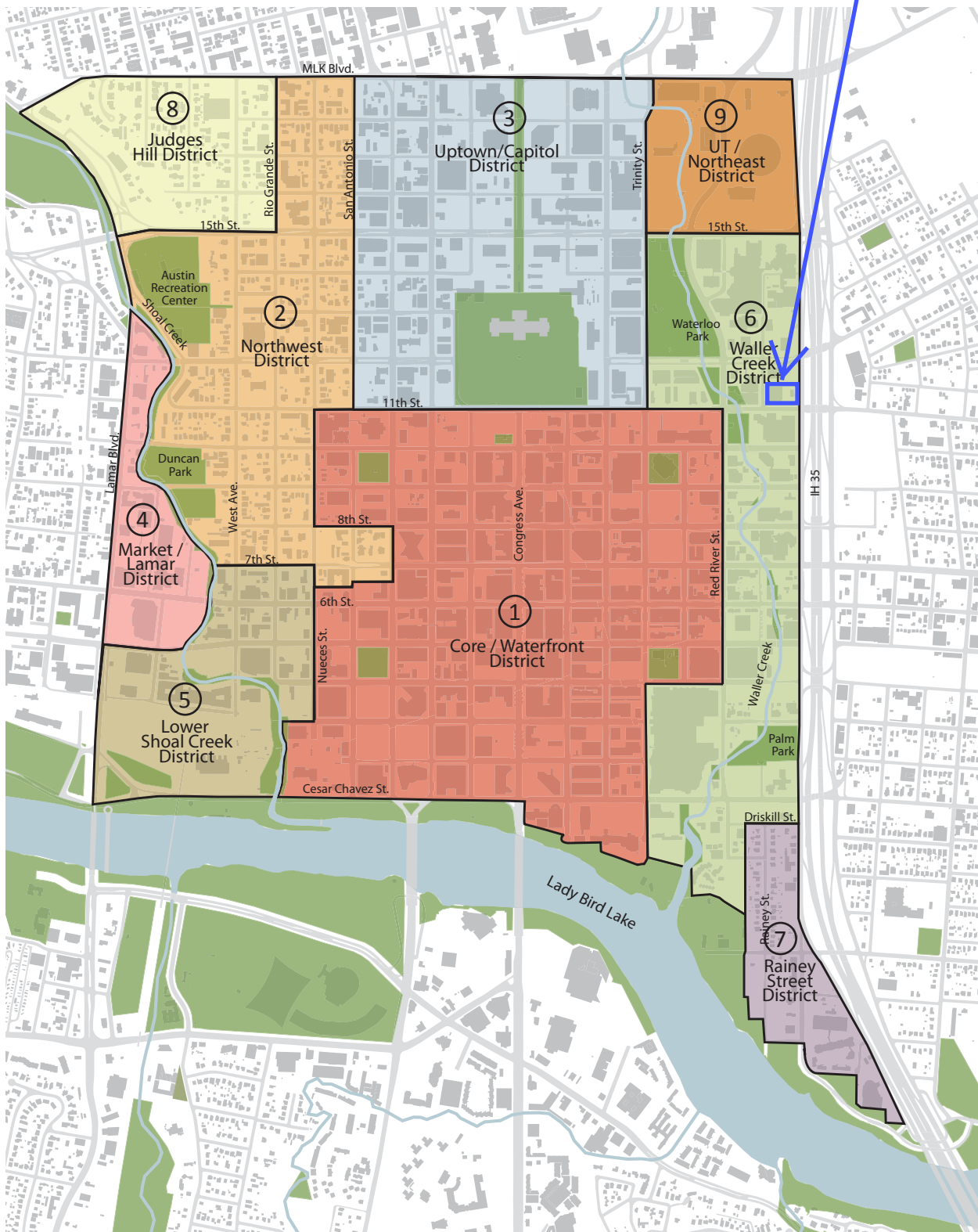
EXHIBIT D - EXCERPTS FROM DAP

TRACT



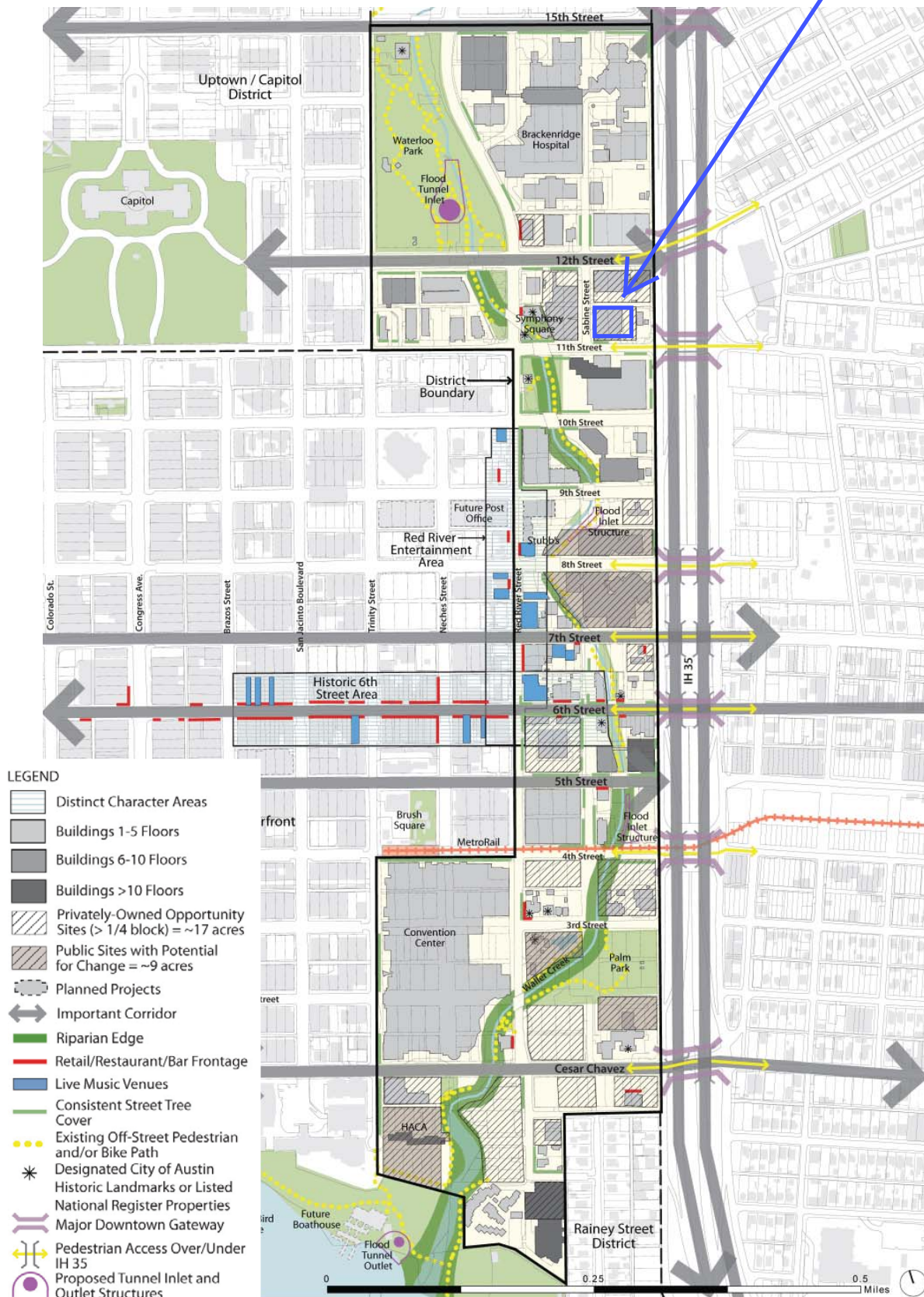
Proposed Downtown Zoning Changes

TRACT



Downtown Districts Map

TRACT



Waller Creek District Form and Character Analysis

EXHIBIT F

0.810 ACRE
TRAMMEL CROW RESIDENTIAL
700 E 11TH STREET

FN. NO. 16-444(KWA)
NOVEMBER 23, 2016
JOB NO. 222010725

DESCRIPTION

OF A 0.810 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL LOTS 1-3 AND THE SOUTHERLY HALF OF A 20 FOOT WIDE ALLEY ALL OF BLOCK 141, ORIGINAL CITY OF AUSTIN BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 20 FOOT WIDE ALLEY HAVING BEEN VACATED BY CITY OF AUSTIN ORDINANCE FILED UNDER VOLUME 4224, PAGE 2392 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND SAID LOTS 1, 2, AND 3 HAVING BEEN CONVEYED TO TEXAS MOTOR TRANSPORTATION ASSOCIATION, INC., BY DEED OF RECORD IN VOLUME 5094, PAGE 2023 OF SAID DEED RECORDS; SAID 0.810 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found at the intersection of the northerly right-of-way line of E 11th Street (80' R.O.W.) and the easterly right-of-way line of Sabine Street (80' R.O.W.), being the southwesterly corner of said Block 1 and hereof;

THENCE, N16°31'12"E, along the easterly right-of-way line of Sabine Street, being the westerly line of said Lot 1 and a portion of the westerly line of said 20 foot alley, for the westerly line hereof, a distance of 170.46 feet to a calculated point at or near the centerline of said 20 foot alley, for the northwesterly corner hereof;

THENCE, S73°37'31"E, leaving the easterly right-of-way line of Sabine Street, along a line at or near the centerline of said 20 foot alley, for the northerly line hereof, a distance of 207.03 feet to a calculated point for the northeasterly corner hereof, from which a 1/2 inch iron rod with "CHAPARRAL" cap found bears S65°06'39"E, a distance of 1.66 feet and from which an "X" found in concrete in the westerly right-of-way line of Interstate Highway Southbound Frontage Road bears, S73°37'31"E, a distance of 68.93 feet;

THENCE, S16°31'12"E, leaving the centerline of said 20 foot alley, in part, over and across said 20 foot alley and in part, along the common line of said Lot 3 and Lot 4 of said Original City of Austin, for the easterly line hereof, a distance of 170.46 feet to a 1/2 inch iron rod found in the northerly right-of-way line of E 11th Street, being the common southerly corner of said Lot 3 and Lot 4, for the southeasterly corner hereof;

FN NO. 16-444(KWA)
NOVEMBER 23, 2016
PAGE 2 OF 2

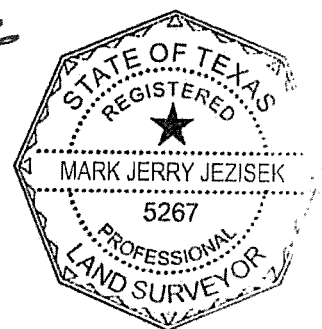
THENCE, N73°37'31"W, leaving the southwesterly corner of said Lot 4, along the northerly right-of-way line of E 11th Street, being the southerly line of said Lots 1-3, for the southerly line hereof, a distance of 207.03 feet to the **POINT OF BEGINNING**, containing an area of 0.810 acre (35,291 square feet) of land, more or less, within these metes and bounds.

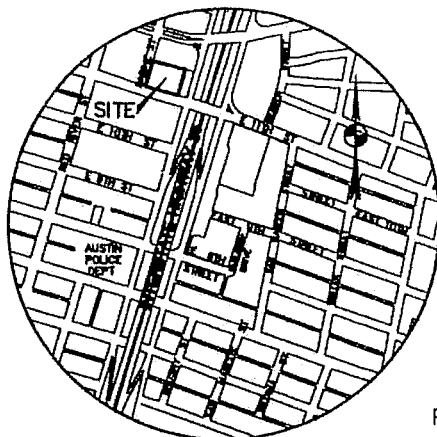
BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 11/23/16
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
mark.jezisek@stantec.com



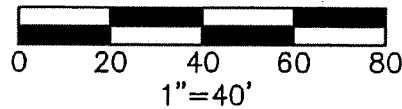


LEGEND

- 1/2" IRON ROD FOUND
- CAP 1/2" IRON ROD WITH :CHAPPARRAL" CAP FOUND
- ⊙ IRON PIPE FOUND
- BOUNDARY CORNER TO BE SET
- P.O.B. POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.



VICINITY MAP

N.T.S.

SABINE STREET
(80' PUBLIC R.O.W.)

N16°31'12"E 10.03'

N16°31'12"E 170.46'

S16°22'29"W 40.00'

N73°28'48"W 40.00'

LOT 8

LOT 7

LOT 6

VELOCITY CREDIT UNION
DOC. NO. 2001071900

VACATED 20 FOOT WIDE ALLEY

S73°37'31"E 207.03'

VOLUME 4224, PAGE 2392

{69'}

{69'}

{69'}

0.810 ACRE
(35,291 SQ. FT.)

TEXAS MOTOR
TRANSPORTATION
ASSOCIATION, INC.
VOL. 5094, PG. 2023

FROM WHICH A
1/2" IRON ROD
WITH CHAPPARRAL
CAP BEARS
S65°06'39"E, 1.66'

LOT 3

LOT 1

LOT 2

BLOCK 141
ORIGINAL CITY OF
AUSTIN

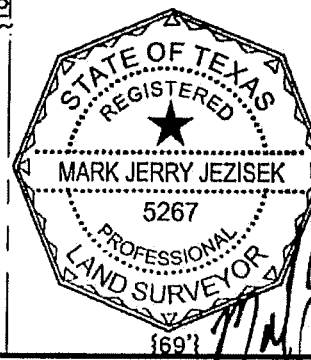
P.O.B.

N73°37'31"W 207.03'

E 11TH STREET
(80' PUBLIC R.O.W.)

S16°31'12"W 170.46'

S16°22'29"W 40.00'



11/23/16



Stantec

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SKETCH TO ACCOMPANY DESCRIPTION

OF 0.810 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL LOTS 1-3 AND THE SOUTHERLY HALF OF A 20 FOOT WIDE ALLEY ALL OF BLOCK 141, ORIGINAL CITY OF AUSTIN BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 20 FOOT WIDE ALLEY HAVING BEEN VACATED BY CITY OF AUSTIN ORDINANCE FILED UNDER VOLUME 4224, PAGE 2392 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

**TRAMMEL CROW
RESIDENTIAL**

SHEET 1 OF 1

DATE: 11/23/2016

DRAWN BY: MJR

FN: 16-444 (KWA)

FILE: V:\2220\active\222010628\survey\222010725EX1.DWG

PROJECT No. 222010725