

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0011
W 16th-Lam

DISTRICT: 9

ZONING FROM: GO

TO: DMU

ADDRESS: 508 West 16th Street

SITE AREA: 0.16 acres

PROPERTY OWNER:
Pauline Lam

AGENT:
Land Answers, Inc.
(Jim Witliff)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports DMU zoning with the added conditional overlay: Building height shall not exceed 60 feet. (DMU-CO)

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 24, 2022: To grant DMU-CO as recommended by staff, on consent.

CITY COUNCIL ACTION:

July 28, 2022:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject property is located at the northwest corner of West 16th Street and Nueces Street. The GO zoned property is currently developed with professional office land use. Properties to the north are also zoned GO and developed with professional and medical offices. East of the subject property are properties zoned GO and DMU-CO that also contain professional offices. To the northeast are properties zoned GO and CS-1 that are developed with a mix of office, residential and restaurant land uses. Across Nueces Street to the west are properties zoned GO that are developed with a mix of office uses. To the southwest, across the intersection of 16th and Nueces, is GO property developed with religious assembly use. To the south, across 16th Street, are properties zoned DMU-CO that are developed with a mix of office, personal services, and other uses.

The property is located in the Northwest District of the Downtown Austin Plan. DMU properties in this area are limited to building heights no greater than 60 feet. Staff supports the DMU request with a 60-foot height limit. Rezoning the property to DMU-CO would be consistent with surrounding properties and the Downtown Austin Plan. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*
3. *Granting of the request should result in an equal treatment of similarly situated properties.*
4. *The proposed zoning should promote consistency and orderly planning.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GO	Professional office
North	GO	Professional office, Medical office
South	DMU-CO	Professional office, personal services, Automotive repair services
East	GO, DMU-CO, CS-1	Professional office, Single family residential, Restaurant limited
West	GO	Professional office, Religious assembly

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan

TIA: Deferred to time of site plan, if triggered.

WATERSHED: Shoal Creek

NEIGHBORHOOD ORGANIZATIONS:

AISD

Austin Neighborhoods Council

City of Austin Downtown Commission

Austin Lost and Found Pets

Downtown Austin Alliance

Downtown Austin Neighborhood Assn.

Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Preservation Austin
 Shoal Creek Conservancy
 West Downtown Alliance, Inc.
 Central Austin Community Development Corporation

Historic Austin Neighborhood Association
 Neighborhood Empowerment Foundation
 SELTexas
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES: There are no recent cases in the area.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West 16 th Street	62'	32'	Level 1	Yes	None	Yes
Nueces Street	81'	40'	Level 1	Yes	Shared Lane	Yes

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning/Urban Design

Downtown Austin Plan

The property is in the Northwest District of the Downtown Austin Plan (DAP). The applicant is proposing to change the zoning from General Office (GO) to Downtown Mixed Use (DMU). Currently the property is occupied with single-story building.

Some of the Northwest Street District specific goals are:

- ☐ Preserve the neighborhood's historic character (p.38)
- ☐ To improve the pedestrian environment. (p.38)
- ☐ Improve conditions for bicycling (p.38)
- ☐ Great Streets improvements are a public improvement priority for this district (p.38)

The following DAP goals are relevant to this case:

- ☐ AU-1.1: Replace Single Use zoning districts with mixed-use zoning designations
- ☐ AU-2.5: Make downtown housing more family friendly
- ☐ AU-5.1: Provide incentives for Downtown office and employment uses. (p.22)
- ☐ DD-1.1: Maintain height and density limits as a baseline with some adjustments on the surrounding context. (p.23)
- ☐ DD-3.1: Promote a compatible relationship between new and historic buildings (p.24)

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

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.
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. At this time, site specific information is unavailable regarding 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.

Site Plan

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for West 16th Street. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for West 16th Street according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West 16 th Street	62'	32'	Level 1	Yes	None	Yes
Nueces Street	81'	40'	Level 1	Yes	Shared Lane	Yes

Parks & Recreation

PR1: Parkland dedication will be required for any new residential units proposed by this development, mixed-use with DMU zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Fees in-lieu may be required based on the criteria in City Code Title 25, Article 14, as amended. Parkland dedication fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the

applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Water Utility

AW1. 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.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

B. Aerial Exhibit

Created: 1/25/2022

