ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0160 (1000 Red River) DISTRICT: 9

ADDRESS: 1001 Trinity Street, 416 ½ East 10th Street, 502 ½ East 10th Street, 1000 Red River, 1001 ½ Red River Street, 1018 Red River Street, 1020 Red River Street, 503 East 11th Street, 505 East 11th Street, 509 ½ East 11th Street, 516 ½ East 11th Street

ZONING FROM: DMU, CS, CS-1, MF-4 TO: DMU

SITE AREA: 4.01 acres (174,675.6sq. ft.)

PROPERTY OWNER: Austin Real Estate Acquisitions LLC

AGENT: Jackson Walker LLP (Pamela Madere)

CASE MANAGER: Beverly Villela (512-978-0740, Beverly.Villela@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommendation is to grant Downtown Mixed Use (DMU) district zoning. See the *Basis of Recommendation* section below.

PLANNING COMMISSION ACTION / RECOMMENDATION:
October 14, 2025:

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of approximately 4.01 acres at 1001 Trinity Street, 416 ½ East 10th Street, 502 ½ East 10th Street, 1000 Red River, 1001 ½ Red River Street, 1018 Red River Street, 1020 Red River Street, 503 East 11th Street, 505 East 11th Street, 509 ½ East 11th Street and 516 ½ East 11th Street located within the Core/Waterfront District of the Downtown Austin Plan (DAP). It is currently zoned DMU, CS, CS-1, and MF-4 and the applicant is requesting DMU zoning across the entire tract to establish a single cohesive district for future redevelopment.

The site is currently developed with two large office buildings constructed by the State of Texas to house the Teacher Retirement Systems facilities, which remain the current

occupant. The property occupies a full city block bounded by Red River Street, East 10th Street, Trinity Street, and East 11th Street, within a highly connected portion of downtown Austin.

The Downtown Austin Plan recommends DMU zoning for this location. The Core/Waterfront District is envisioned as the region's premier employment, cultural, and visitor center, supported by policies such as:

- AU-5 (maintaining Downtown's employment role),
- AU-1.2 (prioritizing key uses), and
- DD-1.1 (aligning density with surrounding context).

A uniform DMU designation will support redevelopment at densities and with uses consistent with downtown's transitional edges between the CBD core and adjacent districts. The rezoning request aligns strongly with the Imagine Austin Decision Guidelines, meeting 10 measures. The site lies within the Downtown Regional Center, is within 0.05 miles of multiple bus routes, has sidewalks and bike lanes on all frontages, and is within walking distance of Waterloo Park, Dell Medical School, the Dell Seton Medical Center, and other major civic and cultural destinations. The rezoning supports compact and connected growth, enhances regulatory consistency, and allows for a mix of uses including office, residential, commercial, and life sciences that are compatible with surrounding development.

Surrounding zoning and land uses including DMU and CBD districts with offices, hotels, parking, and cultural facilities are compatible with the proposed zoning. Staff recommends granting DMU zoning, as it is consistent with adopted plans and policies, promotes compatibility and orderly planning, and advances Imagine Austin principles for downtown growth. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

BASIS OF RECOMMENDATION:

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

The proposed Downtown Mixed Use district is intended for areas on the periphery of CBD classifications in the central core area, permitting a variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding districts. Site development regulations are intended to permit combinations of office, retail, commercial, and residential uses within a single development.

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

The DMU zoning district is appropriate for this site as it is supported by the Downtown Austin Plan that was adopted by City Council in December, 2011 (See Exhibit D).

3. *Zoning changes should promote consistency and orderly planning.*

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

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DMU; CS; MF-4; CS-1	Office; Office; Parking; Parking
North	DMU; CS; CS-1; P	Office; Office; Religious Assembly; Parking; Park
South	DMU; CBD-CO; CS; CS-1-H	Religious Assembly; Office; Restaurant; Bar; Hotel
East	CS-1-H; CS-1; CS	Parking; Hotel
West	CBD	Parking; Financial Services; Office

NEIGHBORHOOD PLANNING AREA: Downtown Area Plan (Core and Waterfront District)

WATERSHED: Waller Creek – Urban

CAPITOL VIEW CORRIDOR: Yes SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Matthews Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Central Austin Community Development Corporation,
City of Austin Downtown Commission,
Downtown Austin Alliance,
Downtown Austin Neighborhood Assn. (DANA),
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
Overton Family Committee,
Preservation Austin,
SELTexas,
Save Our Springs Alliance,
Sierra Club,
Austin Regional Group,
Waller District Staff Liaison,
Waterloo Greenway

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0027 (Texas Motor Transportation and Oil Field Halers Inc.)	CS to CBD	To Grant Staff's Recommendation of CBD (08/08/2017)	Approved CBD Zoning as Planning Commission Recommended (09/28/2017)

C14-2017-0061 (Velocity - E 12th Street)	CS to CBD	To Grant Staff's Recommendation of CBD (07/11/2017)	Approved CBD Zoning as Planning Commission Recommended (08/31/2017)
C14-2019-0004 (Austin Symphony Orchestra Society Inc.)	CS-1 to CBD	To Grant Staff's Recommendation of CBD (03/12/2019)	Approved CBD Zoning as Planning Commission Recommended (04/11/2019)
C14-2022-0026 (708 E. 12th Street)	GO and LR to CBD	To Grant Staff's Recommendation of CBD (04/10/2022)	Approved CBD Zoning as Planning Commission Recommended (06/09/2022)

RELATED CASES:
N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Urban Design

The property located at 1001-1/2 Red River Street is the former office building for the State of Texas State Teachers Retirement System on a 4.01-acre site. The applicant is proposing a change from DMU, CS, CS-1, MF-4 to DMU.

The property is in the Core/Waterfront District of the Downtown Austin Plan. The following Downtown Austin Plan goals and priorities are relevant to this case:

- AU-5. Office and Employment Uses: Downtown should maintain its role as the region's premiere employment center
- AU-1.2: Prioritize or incentivize certain uses in certain districts of Downtown
- DD-1.1: Maintain existing height and density limits as a baseline with some adjustments based on the surrounding context
- "Enhance the Core/Waterfront as the premier employment, cultural and visitor center of the region" (p. 34)

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

Imagine Austin

Project Name and Proposed Use: 1001-1/2 RED RIVER STREET. C14-2024-0160. Project: 1000 Red River. 4.01 acres from DMU, CS, CS-1, MF-4 to DMU. Existing: civic administrative services. Proposed: office.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	**Imagine Austin Growth Concept Map:** Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. **Names of Activity Centers/Activity Corridors/Job Centers *:** • **Downtown Regional Center**
Y	**Mobility and Public Transit ***: Located within 0.25 miles of public transit stop and/or light rail station. • **Within 0.05 miles of bus stop along E 11th St**
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalks are present along all sides of the project; bike lane present along E 11th St**
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	**Connectivity and Education ***: Located within 0.50 miles from a public school or university. • **Within 0.50 miles of the University of Texas at Austin Dell Medical School**
Y	**Connectivity and Healthy Living ***: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **Within 0.50 miles of Waterloo Park**
Y	**Connectivity and Health ***: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) • **Within 0.50 miles of the Dell Seton Medical Center**
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
Y	**Culture and Creative Economy *:** Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	**Workforce Development, the Economy and Education**: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training. • **Project supports life science, biotech, pharmaceutical and diagnostic workforce**
	Industrial Land: Preserves or enhances industrial land.
Y	**Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone**
10	**Number of "Yes's"**

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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.

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.

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Fire

No comments on zoning change.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for any new residential units proposed, per City Code § 25-1-601, as amended. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those 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 § 25-1-609, as amended.

Note that residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

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

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

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

FYI This tract is part of the ETOD overlay

Austin Transportation and Public Works Department – Engineering Review

The proposed land use, as submitted by the applicant via the TIA determination form and confirmed through email, does not currently require an impact analysis. However, if the type or intensity of land use changes, an analysis (e.g., ZTA or other reviews) may be required as per the TCM. The applicant must obtain a new TIA determination if there are any changes to the proposed land use. [LDC 25-6-113].

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

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for E 11TH ST. It is recommended that 40 feet of right-of-way from the existing centerline should be

dedicated for E 11TH ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

RED RIVER ST has sufficient right of way to comply with the Austin Strategic Mobility Plan (ASMP). [LDC 25-6-51 and 25-6-55].

E 10TH ST has sufficient right of way to comply with the Austin Strategic Mobility Plan (ASMP). [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
RED RIVER ST	Corridor Mobility - Level 3	80 feet	80 feet	59 feet	Existing 6 ft sidewalks	Shared lane (on-street)	Yes
E 10TH ST	Corridor Mobility - Level 3	80 feet	80 feet	58 feet	Existing 5 ft sidewalks	Wide Curb Lane	Yes
TRINITY ST	Corridor Mobility - Level 3	80 feet	77 feet	59 feet	Existing 6 ft sidewalks	Bike Lane - Buffered	Yes
E 11TH ST	Corridor Mobility - Level 3	80 feet	78 feet	39 feet	Existing 5 ft sidewalks	On-street bike lane	Yes

TIA:

A traffic impact analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

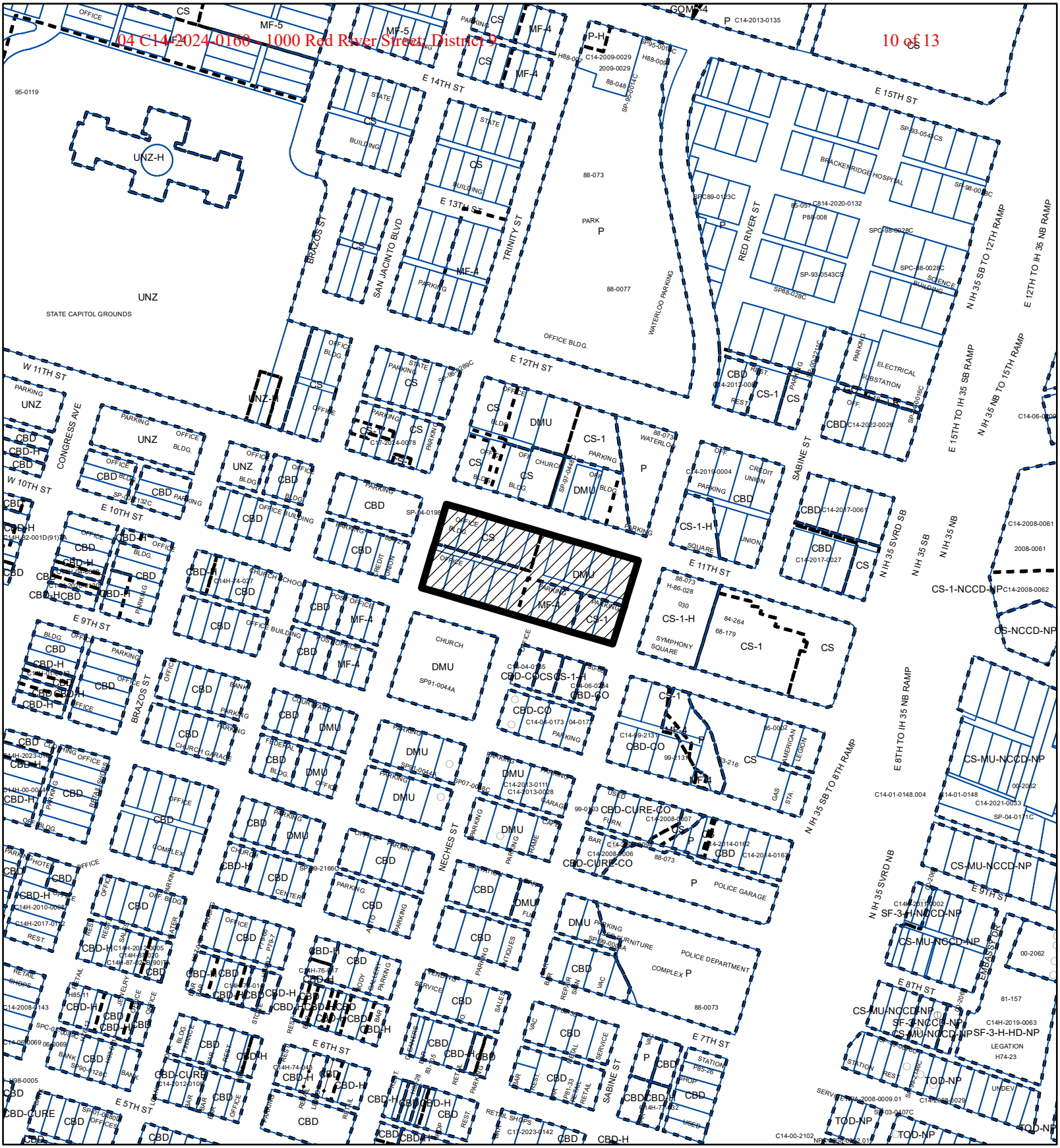
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

Environmental Office

No comments on zoning change.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Applicant's Summary Letter
Exhibit C: Downtown Austin Plan



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

Exhibit A

ZONING

ZONING CASE#: C14-2024-0160

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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 11/4/2024

1000 Red River

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

ZONING CASE#: C14-2024-0160
LOCATION: 1000 Red River St.
SUBJECT AREA: 4.01 Acres
MANAGER: Beverly Villela

Exhibit A-1

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

Created: 11/12/2024

Jackson Walker LLP

Pamela Madere
(512) 236-2048
pmadere@jw.com

August 19, 2025

Joi Harden
Zoning Officer
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Rezoning application – C14-2024-0160 - 1000 Red River Street described as Lots 1 -8 Block 120, Lots 1-8 Block 119 Original City consisting of 4.01 acres ("**Property**")

Dear Ms. Harden:

We respectfully request to amend the current zoning application, case number C14-24-0160, from "LI-PDA" Limited Industrial Services-Planned Development Area to "DMU" Downtown Mixed Use.

The project is titled 1000 Red River and is developed with two large office buildings built by the State of Texas for the State Teachers Retirement facilities which is the current occupant of the buildings. The Property is bounded by Red River Street on the east, E. 10th Street on the south, Trinity Street on the west and E. 11th Street along the north.

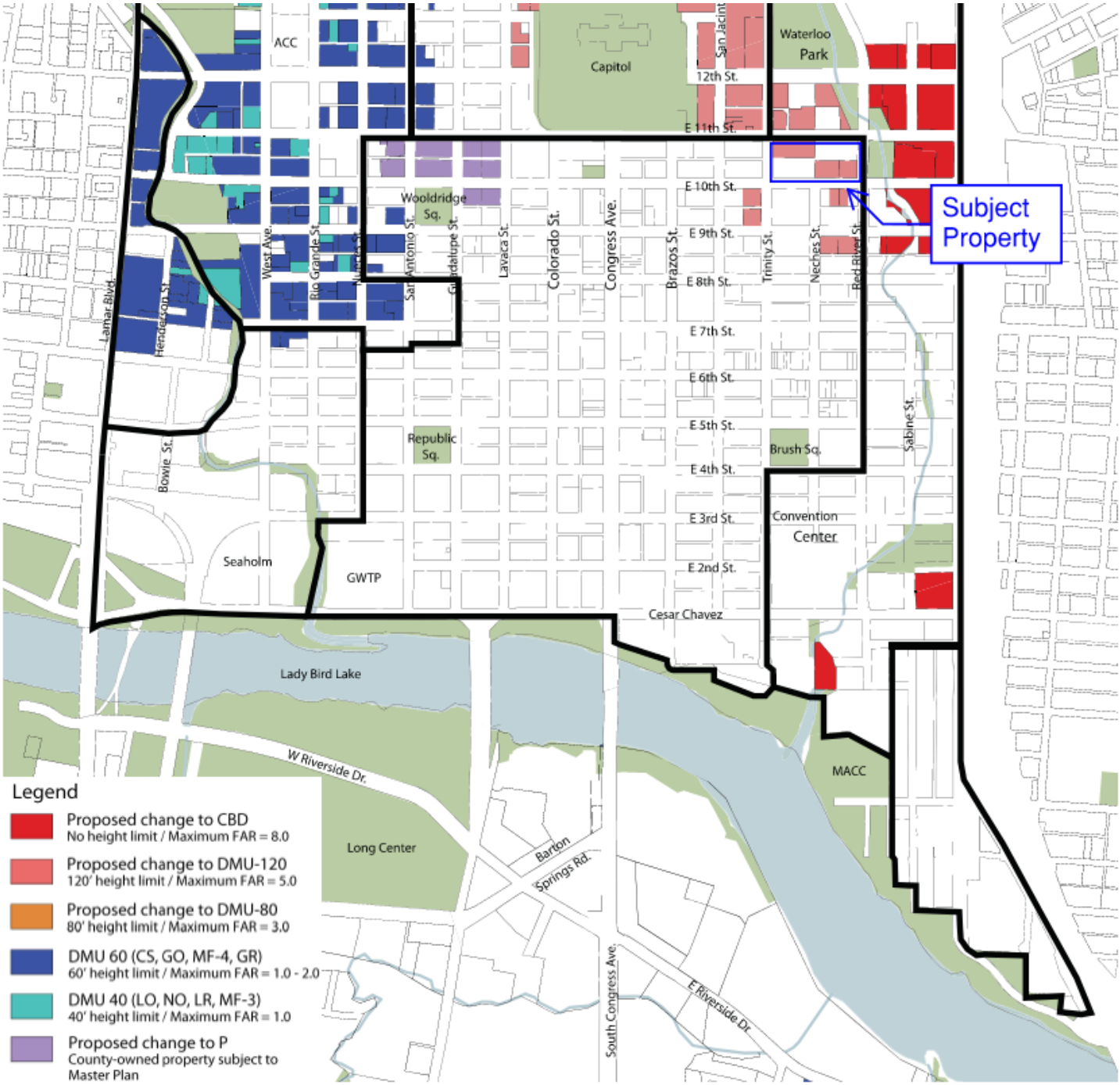
The Property is currently zoned "CS" Commercial Services, "CS-1" Commercial –Liquor Sales,"MF-4" Multi-Family Residence and "DMU" Downtown Mixed Use zoning districts. The purpose of the rezoning to DMU is in order to expand the existing DMU zoning to the entire Property for a unified zoning entitlement.

We look forward to working with you on this zoning application.

Sincerely,

Pamela Madere

Exhibit B



Proposed Downtown Zoning Changes

Exhibit C