

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0159 3rd & Colorado Hotel

P. C. DATE: 11-25-2008, 12-09-2008
01-13-2009, 01-27-2009

ADDRESS: 311 Colorado, 301 Colorado St.
& 114 W. 3rd St.

AREA: 0.6759 acres

APPLICANT: S/H Austin Partnership
(John Beauchamp)

AGENT: Drenner & Golden Stuart Wolff, LLP.
(Michele Haussmann)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewer's
comments and Restrictive Covenant.

HILL COUNTRY ROADWAY: No

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CBD – Central Business District

ZONING TO: CBD-CURE – Central Business District – Central Urban Redevelopment District.

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CURE-CO: Central Business District – Central Urban Redevelopment District – Conditional Overlay with the applicant entering into a Restrictive Covenant that is outlined below. The CURE overlay would allow a floor to area ratio of 12-1. The Conditional Overlay would limit the vehicle trips to less than 2,860 per day.

The Restrictive Covenant would have five parts - 1. That the applicant participate in the City of Austin Great Streets program for any new development on the property. 2. That the applicant submit an Access Study to the Transportation Review Section of Watershed Protection & Development Review Department for any proposed project on the property. 3. That the applicant submit information on loading and trash collection operations for any proposed project on the property. 4. That the applicant agrees to cost participate for traffic improvements identified by Public Works Department during the site plan review process and 5. That the applicant have no "on street" parking adjacent to the site.

BASIS FOR RECOMMENDATION:

1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

Granting the "CURE" overlay would be in keeping with recent requests for the "CURE" overlay in the Central Business District.

2. The proposed zoning should be consistent with the goals and objectives of the City Council.

Granting the "CURE" overlay would be in keeping with the policy of the City Council to densify the Central Business District, especially with vertical development.

DEPARTMENT COMMENTS:

This request is similar to other requests in the Central Business District to add the "CURE" overlay to properties located in the urban core to allow for additional height for vertical development. The applicant is proposing a hotel with some mixed use on the ground floor. This site is located within the "desired development zone" where development is encouraged to locate. This case was heard by the Downtown Commission on November 19th and the Commission recommended approval of the request. This case was heard by the Design Commission on November 25th and the Commission recommended approval of the request.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for CBD-CURE; was approved with conditions by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Clint Small left the meeting early.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CBD	Restaurant / Parking Lot
NORTH	CBD	Restaurant
SOUTH	CBD	Parking Lot
EAST	CBD	Parking Lot
WEST	CBD	Restaurant

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0143	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-2008-0144	From CBD-CURE to CBD-CURE	Approved CBD-CURE [Vote: 7-0]	Approved CBD-CURE [Vote: 7-0]
C14-00-2208	From CBD to CBD-CURE	Approved CBD-CURE [Vote: 6-1-1]	Approved CBD-CURE [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association

SCHOOLS:

Matthews Elementary School
O' Henry Middle School
Austin High School

SITE PLAN:

1. Site plans will be required for any new development other than single-family or duplex residential.
2. This site is located in the [Desired Development Zone]. Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date of [???]. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake 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. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted then following should be met:

3. Development should be limited through a conditional overlay to less than 2,860 vehicle trips per day.
4. Developer agrees to cost participate in transportation improvements identified by Department of Public Works during site plan phase.
5. Developer shall provide an access study at the time of site plan application including information on loading and trash collection internal to the site and any on-street parking adjacent to the site.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Colorado St	85'	57'	Arterial	Yes	Yes	Yes
3rd Street	80'	57	Collector	No	No	Yes

CITY COUNCIL DATE: February 26th, 2009

ACTION:

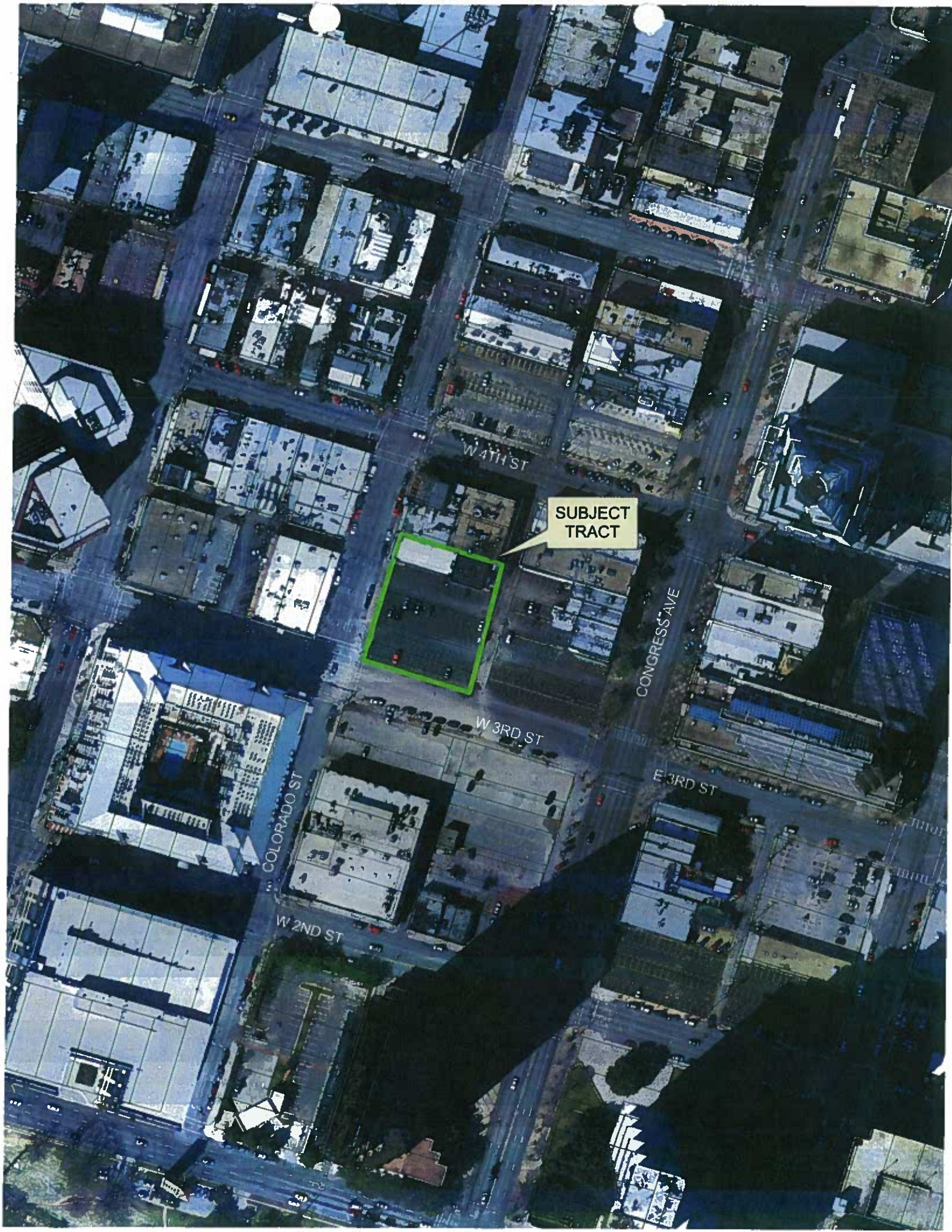
ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691





SUBJECT TRACT

W 4TH ST

W 3RD ST

COLORADO ST

W 2ND ST

CONGRESS AVE

E 3RD ST



MEMORANDUM

TO: Dave Sullivan, Chair, Planning Commission

FROM: Michael Knox, Staff Liaison
Downtown Commission

DATE: November 25, 2008

RE: 311 Colorado and 114 W. 3rd
Proposed Rezoning to CBD-CURE with 12:1 FAR
Case No. C14-2008-0159

At their Wednesday, November 19, 2008 meeting, the Downtown Commission voted to support the zoning change by a 9-0-2 vote, with Commission Members Lanier and Weiss abstaining, Commission Member Dealey off the dais, and Commission Members Garza and Schorre absent.

Michael R. Knox

Michael Knox, Staff Liaison
Downtown Commission

cc: Clark Patterson, Neighborhood Planning and Zoning Department
Michele Haussmann, Drenner & Golden Stuart Wolff, LLP