

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0095 Capital Terrace

P. C. DATE: 10-10-2009

ADDRESS: 1304-1308 Lavaca &
301-303 West 14th St.

AREA: 0.4059 acres

APPLICANT: Capital Terrace, Ltd.
(Jay Palmer)

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

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: Yes

T.I.A.: Waived – See the Transportation Reviewer's
comment's.

HILL COUNTRY ROADWAY: No

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: DMU – Downtown Mixed Use

ZONING TO: CBD – Central Business District

SUMMARY STAFF RECOMMENDATION:

Staff recommends CBD-CO: Central Business District – Conditional Overlay. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

DEPARTMENT COMMENTS:

This request is similar to other requests in the Central Business District located in the urban core to allow for additional height for vertical development. The applicant is proposing a office building on the site which would compliment the adjacent office buildings to the north, south, east and west. This site is encumbered with a Capital View Corridor and the Capital Dominance Overlay. These two encumbrances will limit the height of any proposed structure. This site is located within the “desired development zone” where development is encouraged to locate. This case was heard by the Downtown Commission on October 21st and the Commission recommended approval of the request (letter attached). This case was heard by the Design Commission on October 26th and the Commission recommended approval of the request. (letter attached)

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for CBD zoning was approved on the Consent Agenda by Commission Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0-1; Commissioner Kathryn Tovo abstained, 1 vacancy on the commission.

BASIS FOR RECOMMENDATION:

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

Granting the requested CBD zoning would allow this property greater development flexibility and would be in keeping with the policy of the City Council to densify the Central Business District, especially with vertical development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	DMU	Office/Residential/Commercial
NORTH	DMU	Office Building
SOUTH	DMU	Office Building
EAST	DMU	Office Building
WEST	DMU	Office Building

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 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 Coalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association

SCHOOLS:

Matthews Elementary School
O' Henry Middle School
Austin High School

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek and the Town Lake Watersheds of the Colorado River Basin, which are classified as Urban Watersheds 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. 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. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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. This site is in the Capital of Texas Capital View Corridor and will require a Capital View Corridor review for height restrictions. The Capital View Corridor review requires its own application process and fees.

TRANSPORTATION:**TRANSPOR**

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Lavaca Street	80'	56'	Arterial (MAU4)	10,723 (COA, 07/31/07)
West 14 th Street	80'	36'	Collector	Not Available

TR2: No additional right-of-way is needed at this time.

TR3: 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, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

TR4: There are existing sidewalks along Lavaca Street and West 14th Street.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a "Shared Lane" bicycle facility is existing and proposed on Lavaca Street.

TR6: Capital Metro bus service (route nos. 1L/1M, 5, 9, 29, 100, 101, 103, 110, 481, 982, 983, 984, 986, 987, LA) is available along Lavaca Street.

CITY COUNCIL DATE: December 10th, 2009

ACTION:

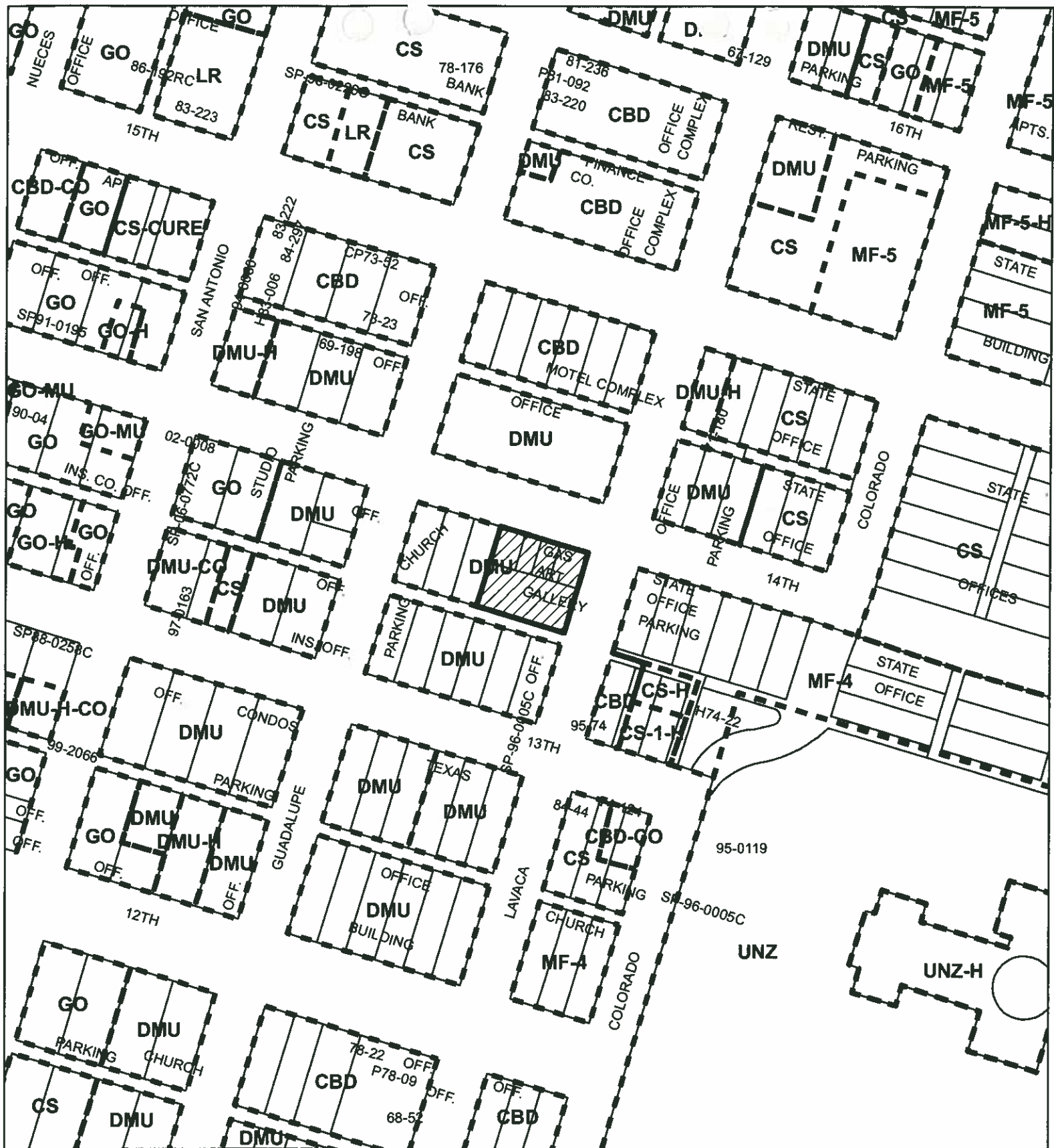
ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

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

PHONE: 974-7691




TRANSPOR

TRANSPOR



Legend



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

SCALE: 1" = 200'

ZONING

CASE NUMBER: C14-2009-0095
ADDRESS: 1304-1308 LAVACA ST & 301-303 W 14TH ST.
AREA: .4059 AC
GRID: J23
CASE MGR: C. PATTERSON



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



MEMORANDUM

TO: Mayor Lee Leffingwell and City Council Members

FROM: Mandy Dealey, Chair
Downtown Commission

DATE: October 27, 2009

RE: Capitol Terrace – C14-2009-0095 – Rezoning from DMU to CBD

At the Wednesday, October 21, 2009 meeting, the Downtown Commission heard a presentation on the proposed Capitol Terrace rezoning from DMU to CBD (C14-2009-0095). After the presentation, the Downtown Commission voted to support rezoning on 11-0-2 vote.


Mandy Dealey, Chair
Downtown Commission

cc: Dave Sullivan, Chair, Planning Commission



AUSTIN DESIGN COMMISSION

October 26, 2009

RE: Capitol Terrace – 1304 & 1308 Lavaca Street and 301-304 West 14th, 78701

BART WHATLEY
CHAIR
JUAN COTERA
DAVID KNOLL
ELEANOR
MCKINNEY
JAMES SHIEH
RICHARD WEISS
JEANNIE
WIGINTON

JORGE E. ROUSSELIN
STAFF LIAISON

Dear Mayor and Members of the City Council,

This letter is in reference to the Capitol Terrace project, reviewed in the schematic design phase. The project seeks to increase the zoning from DMU to CBD. The Design Commission's primary charge for a private project seeking additional entitlements such as this is to evaluate sustainable building, consider compliance with the Design Standards Subchapter E, and comment on compliance with the Urban Design Guidelines.

This mixed-use building's height is limited by a Capitol View Corridor and by the Capitol Dominance Ordinance, so a density bonus over the 8:1 FAR that CBD allows is not being requested. With this in mind, we are in general support of the project presented.

Important characteristics of the proposal are that two levels of parking are buried below grade and parking is provided to the code minimum level. Additional parking is provided above grade, however the second floor of the primary corner is designed to contain an active use. The Urban Design Guidelines are being met. Street tree wells are generous. Green building features proposed include: a green roof over 25% of the roof, water re-use, use of local materials, and a goal for 2 Star Austin Green Building / LEED Silver.

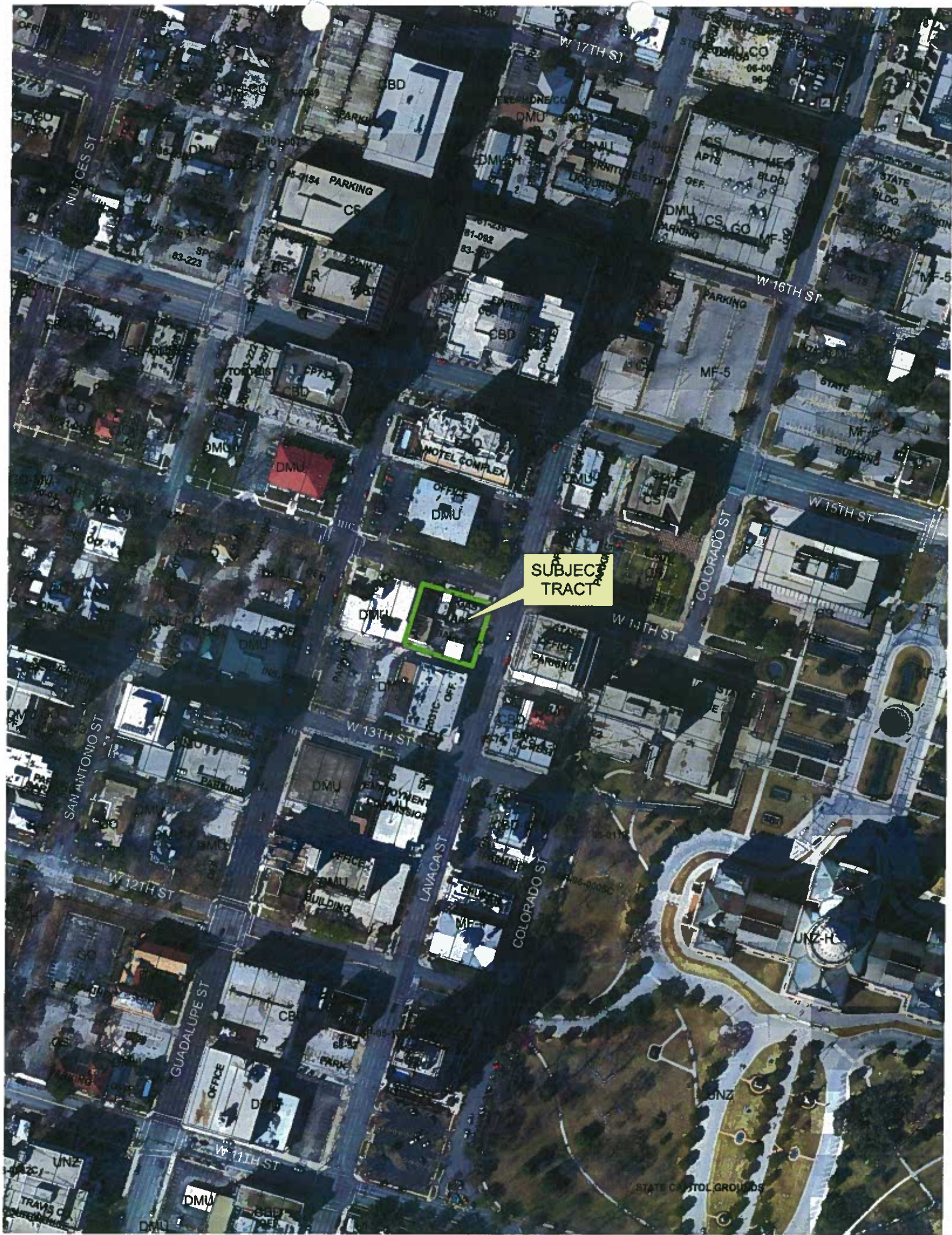
Concerns/comments include how above grade parking is treated on the edges, provisions for outdoor dining should be considered, and how intrusive the vehicle drop-off is to the sidewalk (a paver drop-off level with the sidewalk was suggested).

The Design Commission also requests that the existing buildings on site remain until the construction schedule on this project has been established.

It is a hope that this project will bring additional vibrancy to this portion of downtown. The Design Commission would like to review this project again at the completion of the design development phase.

Sincerely,

Bart Whatley
Chair, City of Austin Design Commission





CAPITOL
DOMINANCE
OVERLAY

CAPITOL
VIEW
CORRIDOR

SUBJECT
TRACT