ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0151 506 W. 15th Street Rezoning **P. C. DATE:** 01-25-2011

ADDRESS: 506 W. 15th Street **AREA:** 0.2 acres

APPLICANT: The Greening Law Firm, P.C. (Ronald Greening) **AGENT:** Charles Morton

NEIGHBORHOOD PLAN AREA: Downtown **CAPITOL VIEW:** No

T.I.A.: No **HILL COUNTRY ROADWAY:** No

WATERSHED: Shoal Creek **DESIRED DEVELOPMENT ZONE:** Yes

ZONING FROM: GO – General Office **ZONING TO:** DMU – Downtown Mixed Use

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay. The Conditional Overlay will include the following:

A. The maximum height of a building or structure is 60 feet from ground level.

B. The minimum front yard setback is 5 feet.

C. The maximum impervious cover is 90%.

D. Maximum Floor-to-Area-Ratio is 1:1

E. Limit vehicle trips to 2,000 per day.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for DMU-CO district zoning; was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathryne Tovo were attending an A.I.S.D meeting as Task Force members.

DEPARTMENT COMMENTS:

The Downtown Mixed Use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand. The subject tract is located in and amongst various zoning districts, including DMU, GO, CS and LO. The most recent surrounding case histories were requests to the DMU zoning district.

BASIS FOR RECOMMENDATION:

Granting of the request should result in an equal treatment of similarly situated properties.

Granting DMU zoning would be in keeping with other similarly situated properties in the area that have recently received DMU zoning as well.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	GO	Office Building
NORTH	GO	Apartments
SOUTH	GO	Office Building
EAST	LR	Parking lot/Office Building
WEST	GO	Office Building

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0158	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-06-0187	From GO to DMU	Approved DMU-CO [Vote: 8-0]	Approved DMU-CO [Vote: 5-1]
C14-07-0223	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU- CO [Vote: 7-0]
C14-1996-0029	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 7-0]
C14-2008-0047	From GO to DMU	Approved DMU-CO [Vote: 9-0]	Approved DMU-CO [Vote: 7-0]
C14-2004-0210	From GO to DMU	Approved DMU-CO [Vote: 8-1]	Approved DMU-CO [Vote: 7-0]
C14-2005-0049	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [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

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. 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.

SITE PLAN:

SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. This site appears to be subject to compatibility standards due to some single-family used structures to the north. Along all property lines adjacent to single family, the following standards will apply with any future development:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION:

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

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]

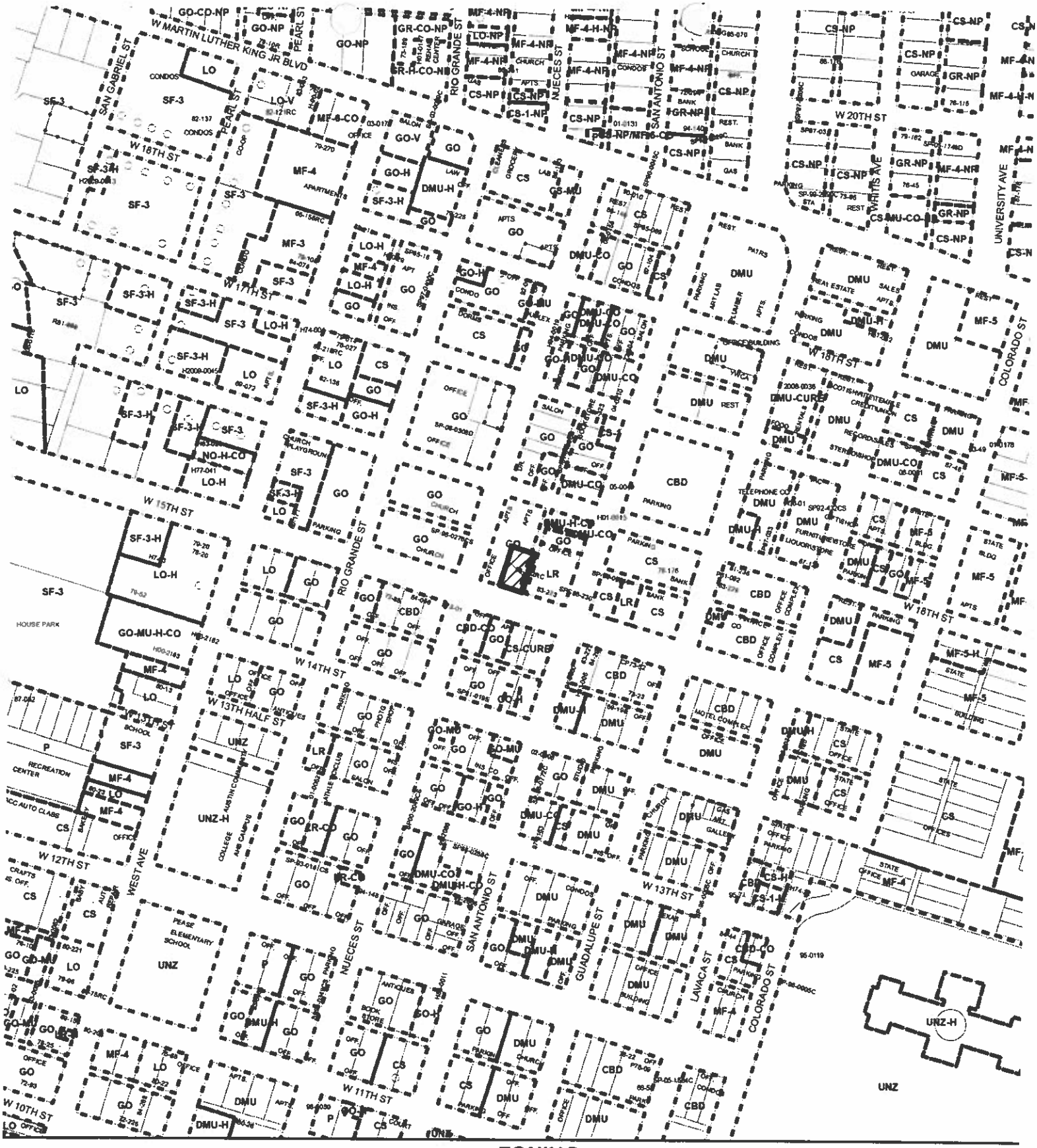
Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
15th Street	100	74	Arterial	Yes	3,19,29,ER,LA	Yes

CITY COUNCIL DATE: February 17th, 2011 **ACTION:**

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

CASE MANAGER: Clark Patterson **PHONE:** 974-7691
Clark.patterson@ci.austin.tx.us



ZONING

N

SUBJECT TRACT

PENDING CASE

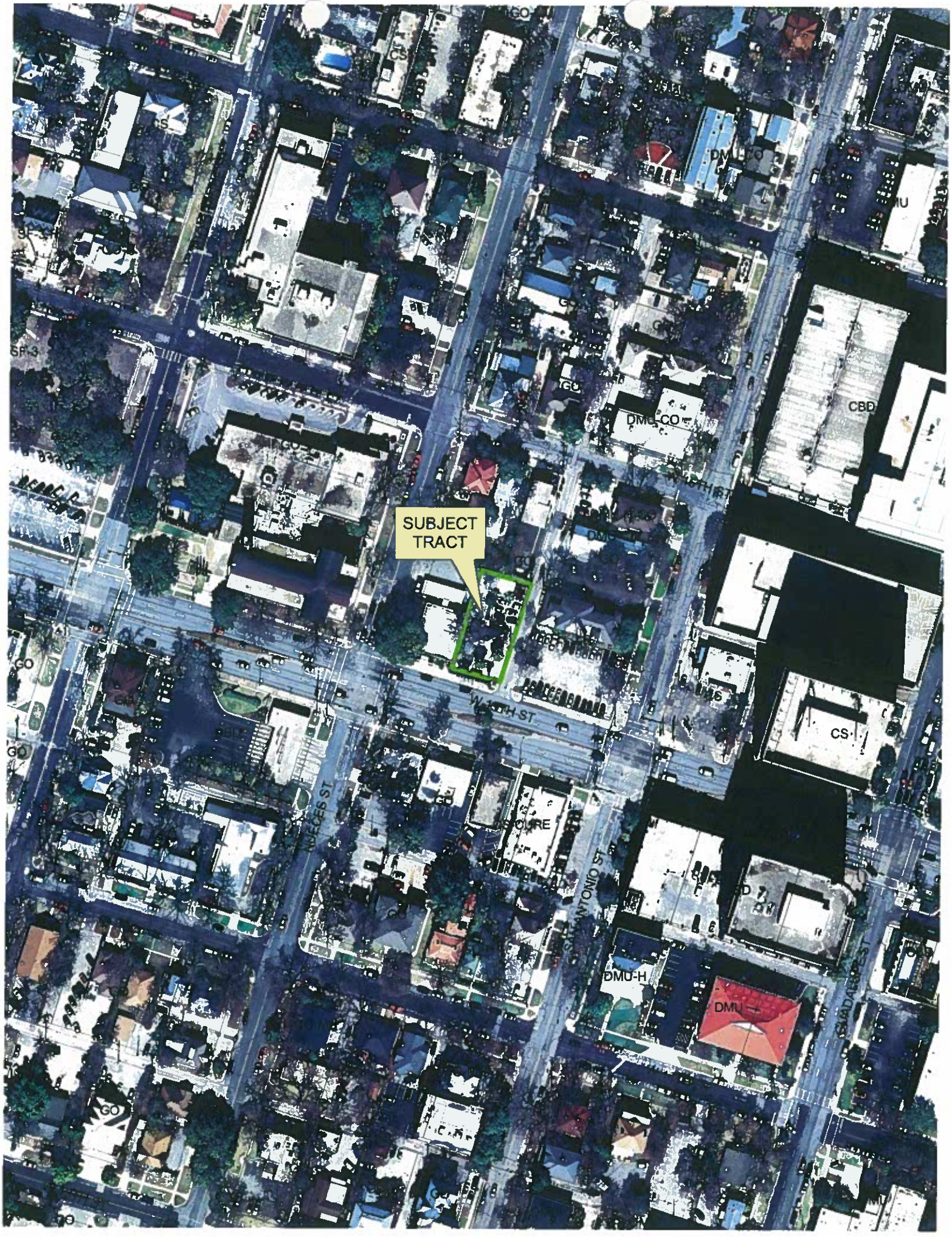
ZONING BOUNDARY

1" = 400'

ZONING CASE#: C14-2010-0151
LOCATION: 506 W 15TH ST
SUBJECT AREA: 0.2 ACRES
GRID: J23
MANAGER: CLARK PATTERSON

CITY OF AUSTIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


SUBJECT TRACT
W 6TH ST
DMU-H
DMU
CBD
CS
GO