

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0081
ACC Rio Grande Campus #3

P. C. DATE: 09/25/12, 11/13/12, 11/27/12, 01/08/13

ADDRESS: 1212 Rio Grande Street

AREA: 3.24 acres

APPLICANT: Austin Community College
(William Mullane)

AGENT: MWM Design Group, Inc.
(Frank Del Castillo, Jr.)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: Yes

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: UNZ, Unzoned & UNZ-H, Unzoned, Historic Landmark.

ZONING TO: DMU, Downtown Mixed Use & DMU-H, Downtown Mixed use, Historic Landmark.

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay & DMU-H-CO, Downtown Mixed Use, Historic Landmark for Tract 1 and DMU-H-CO, Downtown Mixed Use, Historic Landmark, Conditional Overlay for Tract 2. The Conditional Overlay will limit the height to eighty feet (80') on Tract 1 and sixty feet (60') on Tract 2, require a minimum fifteen foot (15') setback on West 13th ½, Rio Grande and West 12th Streets, a ten foot (10') setback on West Avenue, prohibit the following use: Automotive repair services, Automotive sales, Automotive washing, Bail bond services, Counseling services, Drop off recycling collection facility, Exterminating services, Funeral services, Financial services, Guidance services, Local utility services, Outdoor entertainment, Residential treatment, Restaurant limited, Service station and will limit total vehicle trips to less than 2,000 per day.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

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PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

This site is within the Downtown Austin Plan. The site is located in the Northwest District of the Downtown Austin Plan. This property is not designated to convert to any new Downtown Mixed Use zoning district because it is currently unzoned. The site is currently developed with two buildings, the southern building being the former Austin High School which opened in September 1881. The current building was constructed in 1915. This building is now the main building of the Austin Community College Rio Grande Campus and is one of four zoning/rezoning requests submitted by Austin Community College. The site was designated as a Historic Landmark in 1982. This site is located within the Red Bud Trail Capital View Corridor. The site would not be affected by the Capital View Corridor since it allows for a maximum height

of one hundred and fifty feet (150'). The staff is recommending a ten foot (10') setback adjacent to West Avenue fifteen foot (15') setback on West 13th ½, Rio Grande and West 12th Streets which the applicant is in agreement with. The Original Austin Neighborhood Association is supporting the request by Austin Community College. (see attached letter) This site is located within the “desired development zone” where development is encouraged to locate. Any new construction will require compliance with Green Building standards of ONE Star for all buildings constructed on this site.

BASIS FOR RECOMMENDATION:

1. Zoning changes should promote compatibility with adjacent and nearby uses.

Granting DMU-CO would be in keeping with the adjacent uses and zonings in the area and would be in conformance with the recently adopted Downtown Austin Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	UNZ & UNZ-H	Community College
NORTH	LO & GO	Single family
SOUTH	UNZ	Elementary School
EAST	GO	Office
WEST	MF-4, LO	Multifamily/Office

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0177 807 West Ave.	From MF-4 to DMU-CO	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-2007-0212 907 Rio Grande	From MF-4 to LO-MU	Approved LO-MU [Vote 7-0]	Approved LO-MU [Vote 9-0]
C14-00-2236 609 West 9 th St.	From GO to GO - MU	Approved GO - MU [Vote 9-0]	Approved GO-MU [Vote 5-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhoods Council
- Downtown Austin Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- West End Alliance
- Original Austin Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School, O Henry Middle School, Austin High School

SITE PLAN:

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. The site is subject to compatibility standards. Along the west property line (zoned SF-3 and if it does not get rezoned), the following standards apply:

- 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.

. 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.

SP4. The site is located within Criminal Justice Overlay, and two Capitol View Corridors from Red Bud Trail; height limits are strictly enforced. Additional comments will be made at the site plan review.

SP5. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11]. And there is a moonlight tower on this site, which is required that a moonlight tower will be adequately protected from damage during construction.

SP6. This site is within the Downtown Plan (CBD/DMU). Any new construction will require compliance with Green Building standards of ONE Star is required for all buildings constructed on this site. Contact the Green Building Program at 482-5300 for additional information. For information regarding the Downtown Plan and/or Design Commission, please contact Jorge Rousselin, with Urban Design Division at 974-2975.

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 floodplain maps there is no floodplain 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.

TRANSPORTATION:

TR1. No additional right-of-way is needed at this time.

TR2. 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].

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
West Avenue	80	40	Collector	Yes	No	No
Rio Grande	80	40	Collector	Yes	Yes	No
12th Street	varies	MNR 4	Arterial	Yes	Yes	Yes
13th 1/2 Street	60	30	Collector	Yes	No	No

CITY COUNCIL DATE: November 1st, 2012

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
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