

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0080  
ACC Rio Grande Campus #2

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

**ADDRESS:** 1204 West Avenue

**AREA:** 0.88 acres

**APPLICANT:** Austin Community College  
(William Mullane)

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

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** No

**T.I.A.:** No

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** LO, Limited Office, MF-4, Multifamily Residence (Moderate – High Density) & CS, General Commercial Services.

**ZONING TO:** DMU, Downtown Mixed Use.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay. The Conditional Overlay will limit the height to sixty feet (60'), require a minimum ten foot (10') front yard setback adjacent to 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.

### **PLANNING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The site is located in the Northwest District of the Downtown Austin Plan. The site is currently developed with a two single family dwelling units. The site is part of the Austin Community College Rio Grande Campus and is one of four zoning/rezoning requests submitted Austin Community College. The applicant is requesting a zone change to DMU which the staff supports with a height limit of sixty feet (60') which the applicant has agreed to. This site is not located within the Red Bud Trail Capital View Corridor. The staff is recommending a twenty five foot (25') front setback adjacent to West Avenue which the applicant is not in agreement with. The applicant is requesting a five foot (5') front setback adjacent to West Avenue. 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. This site is within the Downtown Plan (CBD/DMU). 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:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	MF-4, LO & CS	Office/Residential
<b>NORTH</b>	LO	Office
<b>SOUTH</b>	CS	Retail
<b>EAST</b>	UNZ-H	Community College
<b>WEST</b>	P	Recreation Center

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
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 <sup>th</sup> 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. There is a site plan currently approved for this property (SP-2008-0550C) which for the remodel of an existing gymnasium to classroom and office space (16,424.25 sq. ft.) and other associated improvement for approximately 66% Impervious Cover (25,263.86 sq. ft.)

SP3. The site is subject to compatibility standards. Along the north property line, the following standards apply:

- 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.

. 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. 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.

**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

**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 a 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.

**CITY COUNCIL DATE:** November 1st, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691