

## ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2013-0028 USPS

**P. C. DATE:** 04/23/13

**ADDRESS:** 805 Neches St.

**AREA:** 0.81 acres

**APPLICANT:** United States Postal Service  
(Jane Bjork)

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** Yes

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

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Town Lake

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** CS-1 – Commercial Liquor Sales, MF-4 - Multi-family Residence (Moderate-High Density).

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

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay. The Conditional Overlay would limit the height to one hundred and twenty feet (120') and limit vehicle trips to less than 2,000 per day

### **DOWNTOWN COMMISSION RECOMMENDATION:**

The Downtown Commission declined to review the case because the applicant's request conforms to the Downtown Austin Plan and no additional entitlements such as CURE are being requested.

### **PLANNING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is currently developed with a two story parking garage. The applicant is proposing a mixed use hotel building with retail/commercial on the ground floor and guest accommodations on the top floors. The subject tract is located in the Waller Creek District in the Downtown Austin Plan. One of the goals identified in the Waller Creek District is to "encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel". The Downtown Austin Plan on page 79 calls for this property to convert from its existing CS-1, Commercial Liquor Sales and MF-4, Multi-family Residence (Moderate-High Density) zoning to DMU, Downtown Mixed Use zoning. This site is located within the "desired development zone" where development is encouraged to locate.

**BASIS FOR RECOMMENDATION:**

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

Granting DMU-CO, Downtown Mixed Use, Conditional Overlay zoning would be in keeping with the policy of the City Council to densify the Central Business District, especially with vertical development and also as identified in the Downtown Austin Plan.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
SITE	CS-1/MF-4	Parking Garage
NORTH	CBD-CO	Office building
SOUTH	DMU	Parking Lot
EAST	CBD-CURE	Parking Lot
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-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:**

- 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
- Original Austin Neighborhood Assoc.

**SCHOOLS:**

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

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### **SITE PLAN:**

SP 1. This site is within the Capitol View Corridor and the maximum height allowed within the view corridor is strictly enforced. For any new development, an application for a Capitol View Corridor Height Determination must be submitted to Intake and demonstrate compliance prior to site plan review. For more information, contact the Development Assistance Center at 974-6370.

SP 2. 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 3. FYI – Any new development must be compliance with Green Building standards. Contact the Green Building Program at 482-5300 for further information.

### **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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.

### **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. Nechez Street is not classified in the Bicycle Plan. However, E. 9<sup>th</sup> Street is classified in the Bicycle Plan as Route No. 50, and Red River Street is classified as Route No. 51.

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TR4. Capital Metro bus service is not available along Nechez Street, E. 9th St., and Red River St.

TR5. There are existing sidewalks along Nechez Street, E. 9<sup>th</sup> Street, and Red River Street.

TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Nechez Street	80'	Varies	Collector	N/A
East 9th Street	80'	Varies	Collector	1,310
Red River Street	80'	40'	Collector	N/A

**CITY COUNCIL DATE:** May 23<sup>rd</sup>, 2013

**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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2013-0028**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'





SUBJECT  
TRACT





Google earth

feet 10  
meters 3



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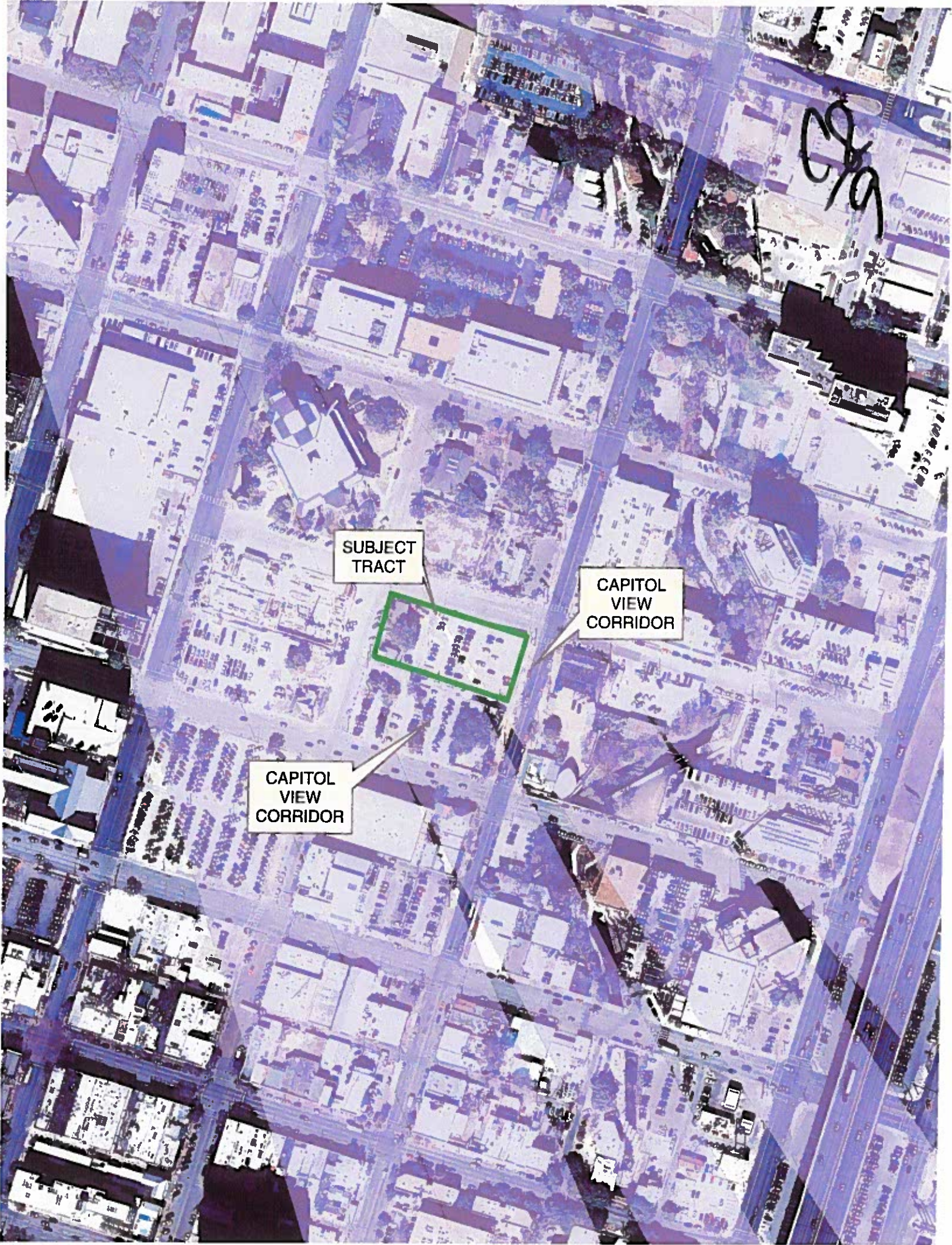


Google earth

feet 10  
meters 3







CS 19

SUBJECT  
TRACT

CAPITOL  
VIEW  
CORRIDOR

CAPITOL  
VIEW  
CORRIDOR



# Height Determination Worksheet

Important: Select the Viewpoint/Corridor Name (below) FIRST.

Viewpoint/Corridor Name	Review Site	VP Elevation	Distance from Cap In Review Site Point	RS Elevation (approx.)	a 653 - VP Elev.	b Distance VP to Cap	tan $\theta$ a/b	b' Distance VP to RS	a' tan $\theta$ times b'	Max. Elev. VP Elev. + a'	h Max. Elev. - RS Elev. (approx.)
Pleasant Valley Rd. @ Lakeshore Dr. - 1	a	450	2465	484	203	13635	0.0149	11170	166.13	616.43	132.13
Pleasant Valley Rd. @ Lakeshore Dr. - 1	b	450	2198	512	203	13635	0.0149	11440	170.86	620.46	108.46

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NB IH-35 between 3rd St. and Walker Creek Plaza 1	a	482	2465	484	171	5098	0.0335	2633	88.21	570.21	86.21
NB IH-35 between 3rd St. and Walker Creek Plaza 2	b	495	2105	512	158	4480	0.0353	2365	80.65	575.65	63.66

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