

ZONING CHANGE REVIEW SHEET

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CASE: C14-2013-0135 UMCB

P. C. DATE: 11/12/13

ADDRESS: 1701 Red River Street

AREA: 4.25 acres

APPLICANT: Board of Regents of the
University of Texas System
(Florance P. Mayne)

AGENT: Armbrust & Brown, PLLC
(David Armbrust)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: Yes

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: MF-4, CS & GO – Multifamily Residence Moderate – High Density, General Commercial Services, General Office.

ZONING TO: P – Public.

SUMMARY STAFF RECOMMENDATION:

Staff recommends P, Public zoning.

DOWNTOWN COMMISSION RECOMMEDATION:

The applicant is scheduled to appear before the Downtown Commission on November 20th, 2013.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property is developed with a parking lot, Red River Street right-of-way and open space/park land. The property is currently owned by The Board of Regents of The University of Texas System. The Board of Regents of The University of Texas System will enter into a ground lease with the Travis County Healthcare District who will subsequently enter into a sublease with Seton Healthcare Family for the construction of the Dell Medical School at The University of Texas at Austin, a new teaching hospital for the medical school. In order to create a suitable site with adequate acreage, the curved portion of Red River Street will be vacated by the City of Austin in exchange for property owned by UT to the east of the existing right-of-way to straighten and extend Red River Street to East 15th Street. The Red River right-of-way vacation was approved by the Urban Transportation Commission on August 13th, 2013, by the Planning Commission on August 13th, 2013 and by the City Council on August 29th, 2013. The Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use. This site is located within the “desired development zone” where development is encouraged to locate.

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BASIS FOR RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Granting P, Public zoning would be in keeping with the purpose statement of the P – Public zoning District.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CS-1/MF-4	Parking Garage
NORTH	CS	Office building
SOUTH	P	Brackenridge Hospital
EAST	CS	Frank Irwin Center
WEST	MF-4	Park/tennis courts

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2004-0173	From MF-4 & CS-1 to CBD-CO	Approved CBD-CO [Vote: 7-0]	Approved CBD-CO [Vote: 7-0]
C14-2009-0029	From MF-4 to P	Approved P [Vote: 7-0]	Approved P [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Downtown Austin Neighborhood Coalition
- Downtown Austin Alliance
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Preservation Austin
- Central Austin Comm. Dev. Corp.

SCHOOLS:

Lee Elementary School,
Kealing Middle School,
McCallum High School

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 lies within the following Capitol View Corridors:

- a. #23, Robert Mueller Airport
- b. #24, Dr. Martin Luther King, Jr. Boulevard at IH 35
- c. #25, Oakland Cemetery

Height analysis applications for these corridors will be required as part of the site plan review process.

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TRANSPORTATION:

TR1. The traffic impact analysis for this site was waived because the UMCB hospital site was included in the recently approved TIA titled "The University of Texas at Austin Dell Medical School – Phase I, Project Number 102-722 TIA," which was prepared by Alliance Transportation Group. Coordination with the Austin Transportation Department and cost participation may be required for roadway improvements identified in the TIA during site plan review.

TR2. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
East 15 th Street	100'	70'	Major Arterial Divided 6-Lane (MAD 6)	28,250 ('11)
Red River Street	80'	62'	Major Arterial Undivided 4-Lane (MAU 4)	NA

TR3. There are existing sidewalks along East 15th Street and Red River Street.

TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: East 15th street serves route no. 148 with an existing and recommended Shared Lane. Red River Street serves route no. 51 with an existing Shared Lane and proposed Bike Lane.

TR5. Eric Dusza with the Neighborhood Connectivity Department may have additional comments regarding multi-modal enhancements and facilities.

TR6. Capital Metro bus service (route nos. 10, 20, 37, 100, CP, WL/CP) is available along Red River Street. Capital Metro bus service (route nos. 464, CP, WL/CP) is available along East 15th Street.

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 flood plain maps, there is a flood plain adjacent to the project area.

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5. Numerous 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: December 12th, 2013

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
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