

## **ZONING CHANGE REVIEW SHEET**

**P.C. DATE:** August 8, 2017

**CASE:** - C14-2017-0027 - Texas Motor Transportation and Oil Field Haulers Inc.

**ADDRESS:** 700 E 11th Street

**DISTRICT AREA:** 1

**OWNER/APPLICANT:** Texas Motor Transportation & Oil Field Haulers, Inc. (John Esparza)

**AGENT:** Metcalfe Wolff Stuart & Williams (Michele R. Lynch)

**ZONING FROM:** CS                      **TO:** CBD

**TOTAL AREA:** 0.810 acres (35,284 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends rezoning the tract locally known as 700 E 11<sup>th</sup> Street from general commercial services (CS) to Central Business District (CBD) zoning.

### **PLANNING COMMISSION RECOMMENDATION:**

August 8, 2017    *APPROVED CBD ZONING AS STAFF RECOMMENDED BY CONSENT  
[N. ZARAGOZA, P. SEEGER – 2<sup>ND</sup>] (10-0) K. McGRAW, J. VELA III, T. WHITE, –  
ABSENT.*

### **ISSUES:**

None on the subject tract

### **DEPARTMENT COMMENTS:**

The subject property is 0.810 acres and consists of three unplatted lots located on the northeast corner of E 11<sup>th</sup> Street and Sabine Street just west of the IH-35 service road in the Downtown Neighborhood Planning Area. The property is now zoned general commercial services (CS). A two-story, 26,000 square foot office building currently occupies the site. The property takes access to 11<sup>th</sup> Street.

To the north of the site is an annex office building for a bank, and across the Sabine Street to the west is the main bank branch. Both of these sites have active zoning cases, and are also requesting CBD zoning (C14-2017-0061 – Velocity, E 12<sup>th</sup> St and C14-2017-0062 – Velocity, E 11<sup>th</sup> St). Beyond the bank branch to the east are a restaurant and outdoor entertainment venue – Symphony Square, which is owned by the City and leased to a tenant. Directly east of the property and fronting on the IH-35 service road is a rental car business. Across 11<sup>th</sup> Street to the south is a hotel.

The applicant is requesting to change the zoning to Central Business District (CBD) in order to construct a 30-story tower, to include 299 residential units and 13,000 square feet of office space.

In preparation for the zoning case and site plan, the applicant worked from the assumption that the proposed development would generate more than 2,000 trips per day, thus requiring a Traffic Impact Analysis (TIA), and that the TIA would be used to request mitigation. With this in mind, the applicant began discussions with Austin Transportation Department, proposing to cover all mitigation items at the zoning stage, and in hopes of avoiding the TIA requirement. As a result of these discussions, staff agrees to waive the mandatory TIA at this stage, contingent upon the posting of Fiscal, prior to third reading of the ordinance (see Internal Memo, Exhibit G, attached).

One constraint on the property is the narrow frontage on E 11<sup>th</sup> Street. Because of this limited frontage, any future site plan for the property will require that the 11<sup>th</sup> Street driveway be closed and that access be taken from Sabine Street (LDC 25-6-381(A)). Another constraint is the property's location within a Capitol View Corridor – CVC 11, East 11th Street Threshold, which traverses the site, and will limit the maximum height of a building. (See Exhibits C and D)

The property is located in the Waller Creek District of the Downtown Austin Plan (DAP), which was adopted in 2011. The DAP identifies the tract as a Development Opportunity Site, one which is relatively unconstrained. In addition, DAP recommends CBD zoning for the tract and others in the vicinity - the strip of land between the IH-35 and Red River Street from just north of E 12th Street to just South of E 9th Street. Some of these properties have been rezoned to CBD, such as 707 E 9th St, 703 E 9th St, and 1209 Red River St. (See Exhibit E – Excerpts from DAP).

The CBD zoning classification is intended to expand entitlement rights to develop the property in a way that will encourage a mix of land uses while allowing the pursuit of district specific goals. For the Waller Creek Subdistrict, these include “Establish activities along the Creek that contribute to its safety and vitality and to the area’s economic revitalization” and “Encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel.” At minimum, the rezoning will allow for a site plan in accordance with these and other goals. At the time of site plan, the applicant will be required to coordinate with the Waller Creek District Design Review Board regarding the development of the tract. This board consists of members of the Waller Creek Conservancy and City of Austin Staff.

In the Imagine Austin Comprehensive Plan, downtown is designated as a Regional Center, the most urban place in the region. Higher densities are encouraged in these areas, including medium to high-rise residential and office buildings. For the reasons stated above, Staff believes the request is supported by the Downtown Austin Plan and the Imagine Austin Comprehensive Plan, and recommends CBD zoning.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS	Office
<i>North</i>	CS then E 12 <sup>th</sup> Street, then LR, GO	Bank Annex, then E 12 <sup>th</sup> Street, then Municipal Retirement Office
<i>South</i>	E 11 <sup>th</sup> Street, then CS, CS-1	E 11 <sup>th</sup> Street, then Hotel
<i>East</i>	CS, then IH-35	Rental Vehicles, then IH-35
<i>West</i>	Sabine St, then CS, CS-1, CS-1-H	Sabine St, then Bank, Restaurant, and Outdoor Entertainment

**NEIGHBORHOOD PLANNING AREA:** Downtown (Waller Subdistrict)

**TIA:** No, TIA is waived at this time, per the agreed upon mitigation (See Exhibit G).

**WATERSHED:** Waller Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** Yes, CVC 11 – East 11th Street Threshold (See Exhibits C and D)

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

<i>Community Registry Name</i>	<i>ID</i>
African American Cultural Heritage District	1344
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
Black Improvement Association	1407
Central Austin Community Development	1391
City Of Austin Downtown Commission	623
Claim Your Destiny Foundation	1562
Del Valle Community Coalition	1258
Downtown Austin Alliance	438
Downtown Austin Neighborhood Assn (DANA)	402
East Austin Conservancy	1444
El Concilio Mexican-American Neighborhoods	477
Friends Of Austin Neighborhoods	1530
Guadalupe Association For An Improved Neighborhood	452
Guadalupe Neighborhood Development	30
Homeless Neighborhood Association	1550
Lower Waller Creek	960
Neighbors United For Progress	1595
Organization Of Central East Austin	966
Preservation Austin	1424
Seltexas	1363
Sierra Club, Austin Regional Group	1228
Swede Hill Neighborhood Association	372
United East Austin Coalition	1199
Waller Creek Conservancy	1393
Waller District Staff Liaison	1475

**SCHOOLS:** Matthews Elementary, O Henry Middle School, Austin High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2012-0087; 1209 Red River Street	From CS-1 to CBD	08/28/12- Apvd CBD	09/27/12 - Apvd ord. 20120927-136 for (CBD)
C14-06-0234 912 Red River St	From CS-1 to CBD	2/13/07- Apvd Staff alt Rec Of CBD-CO (CO is a limit of 2,000 trips per day)	3/22/07 Apvd Ord 20070322-055 for CBD- CO (CO is a limit of 2,000 trips per day) Ordinance 20070322- 055
C14-04-0173 901 - 903 Neches St at Red River St	MF-4 to CBD	04/19/05 - Apvd Staff Rec of CBD-CO (CO is a limit of 2,000 trips per day)	06/09/05 - Apvd CBD- CO (CO is a limit of 2,000 trips per day) Ordinance 20050609- 063
C14-04-0185 501 E 10th St	CS to CBD	04/19/05 - Apvd Staff Rec of CBD-CO (CO is a limit of 2,000 trips per day)	06/09/05 - Apvd CBD- CO, Ordinance 20050609-064
C14-99-2131 901 Red River St	From CS-1 and MF-4 to CBD-CO	8/29/00 - Apvd Staff Rec of CBD-CO (CO is a limit of 5,000 trips per day)	12/14/00 - APVD CBD- CO (CO is a limit of 5,000 trips per day) Ordinance 001214-22

**RELATED CASES:**

None on the subject tract.

**SUBDIVISION:** Unplatted, survey field notes as follows: a 0.810 acre tract of land, being all of Lots 1-3 and the southerly half of a 20 foot wide alley all of Block 141, Original City of Austin.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
11 <sup>th</sup> Street	80 ft	42 ft	Arterial	Yes	Yes, Shared Lane	Yes
Sabine Street	82 ft	42 ft	Collector	Yes	No	Yes

TR1. The applicant shall participate in identified transportation improvements at adjacent intersections in lieu of providing a traffic study. (See Exhibit G).

TR2. FYI – each lot has less than 200 ft. of frontage along 11<sup>th</sup> Street and a proposed driveway will not comply with TCM standards due to the existing driveway (i.e. the driveway spacing shall

- TR3. Changes to the proposed project (as shown on the TIA Determination worksheet) require a new TIA determination. At the time of site plan application, a Traffic Impact Analysis shall be required if triggered per LDC 25-6-113.
- TR4. Additional right-of-way may be required at the time of subdivision and/or site plan.
- TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for 11<sup>th</sup> Street.
- TR6. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
- TR7. FYI – 11st Street is a Major Undivided Arterial as indicated within the Austin Metropolitan Area Transportation Plan.
- TR8. FYI – loading, trash, parking, sidewalks, driveways, etc. shall comply with the LDC and TCM requirements at the time of site plan application.

**ORDINANCE READINGS:**    1<sup>st</sup>                                  2<sup>nd</sup>                                  3<sup>rd</sup>

**CASE MANAGER:** Scott Grantham

**PHONE: 512-974-3574**

**EMAIL: [scott.grantham@austintexas.gov](mailto:scott.grantham@austintexas.gov)**

## **BASIS FOR RECOMMENDATION**

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

The CBD zoning district is intended for an office, commercial, residential, or civic use located in the downtown area. This zoning district is appropriate for this site based on its location within the downtown area.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The CBD zoning district is appropriate for this site as it is supported by the Austin Downtown Plan that was adopted by City Council in December, 2011. The subject property is proposed for a zoning change to Central Business District-CBD zoning district (Exhibit C). While there is no specific use or project planned for the subject property at this time, the zoning change to CBD will grant entitlement rights to develop the property in a way that will implement the following district-specific goals:

- 5. Encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel.
- 6. Establish activities along the Creek that contribute to its safety and vitality and to the area's economic revitalization.

The zoning change is also congruent with the Imagine Austin Plan that encourages infill and redevelopment, specifically in those areas classified as a '*Regional Center*' on the Imagine Austin's Growth Concept Map.

3. *The proposed zoning should promote consistency and orderly planning.*

The CBD zoning district would be compatible and consistent with the properties that have CBD zoning in neighboring blocks.

## **EXISTING CONDITIONS**

### ***Site Characteristics***

The property is currently developed with a two-story office building and parking lot. The property takes access to 11<sup>th</sup> Street, and to a midblock alley which connects to Sabine Street to the west. The site is relatively flat and slopes down to the southwest. There is a Heritage tree in the southwest corner of the site and a retaining wall that wraps around the same corner, separating the main site from the sidewalk. The site is not in the floodplain and there are no critical environmental features.

### ***Impervious Cover***

The tract is located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. The CBD zoning district allows up to 100% impervious cover.

## ***Comprehensive Planning***

**Downtown Austin Plan** - The subject property is located in the Waller Creek District of the Downtown Austin Plan. The subject property has been identified in the plan document as a 'Development Opportunity Area' (pg. 57) and as a property that is proposed for a zoning change to Central Business District-CBD zoning district (pg. 79). While there is no specific use or project planned for the subject property at this time, the zoning change to CBD will grant entitlement rights to develop the property in a way that will help to implement the following district-specific goals:

- 5. Encourage new development that promotes the area as a diverse, livable, and affordable mixed-use district with a distinctly local feel.
- 6. Establish activities along the Creek that contribute to its safety and vitality and to the area's economic revitalization.

**Imagine Austin Plan** - The subject property is located within the boundaries of a 'Regional Center', as identified in the Imagine Austin's Growth Concept Map, found in the Imagine Austin Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map and are intended to be retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location. Regional centers will range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs. The following IACP policies are applicable to this case:

- **LUT P3** Promote development in **compact centers**, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on the information above, Staff believes that the proposed zoning change is supported by both the Downtown Austin Plan and the Imagine Austin Comprehensive Plan.

## ***Site Plan – Lynda Courtney – 512-974-2810***

No site plan comments

## ***Environmental - Mike Mcdougal - 512-974-6380***

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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
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. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

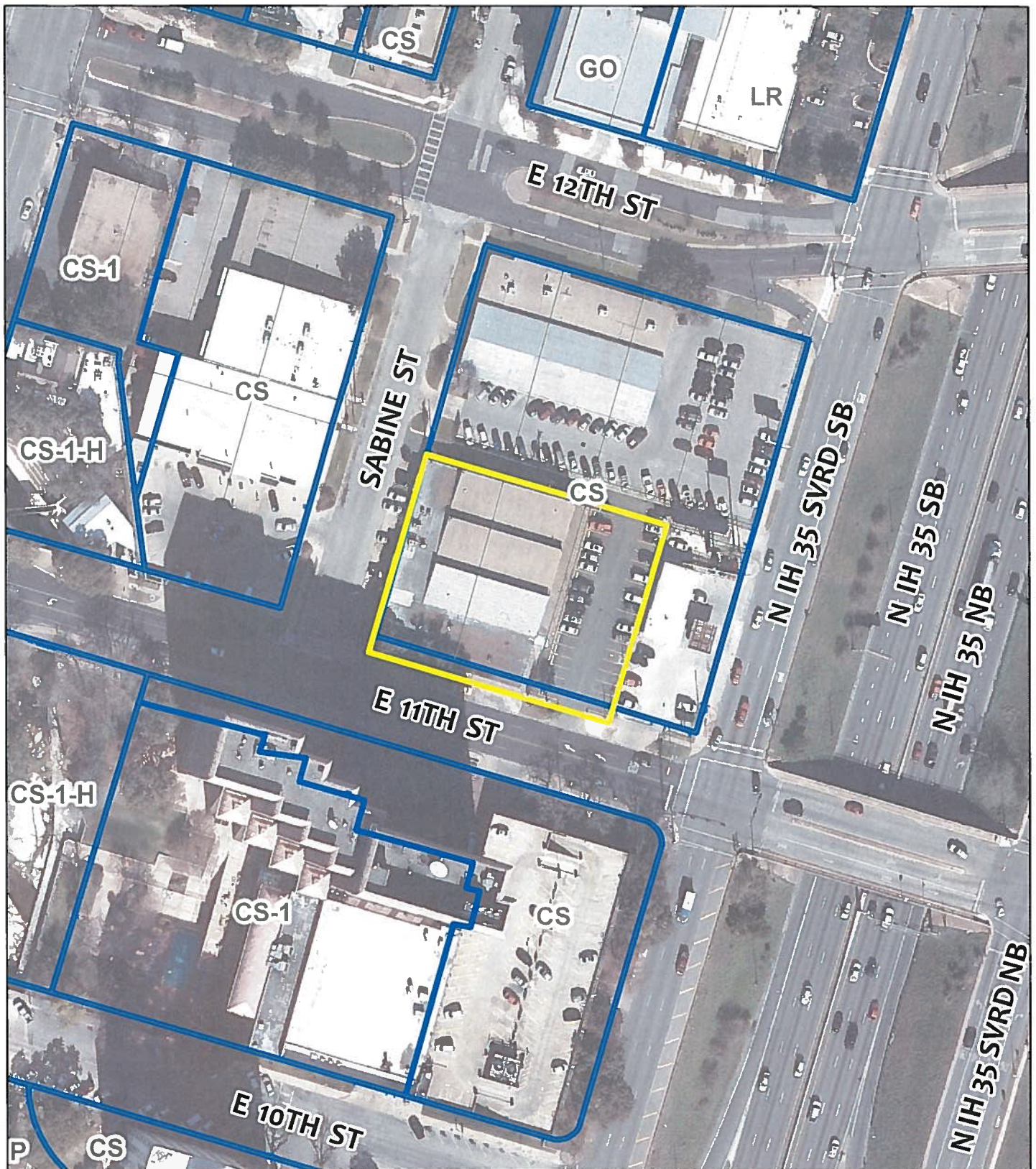
***Water Utility - Bradley Barron – 512-972-0078***

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.









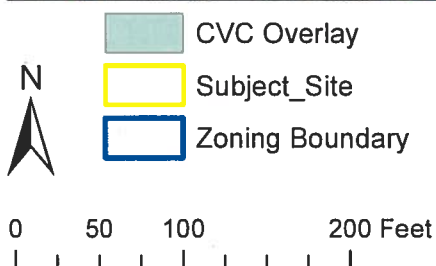
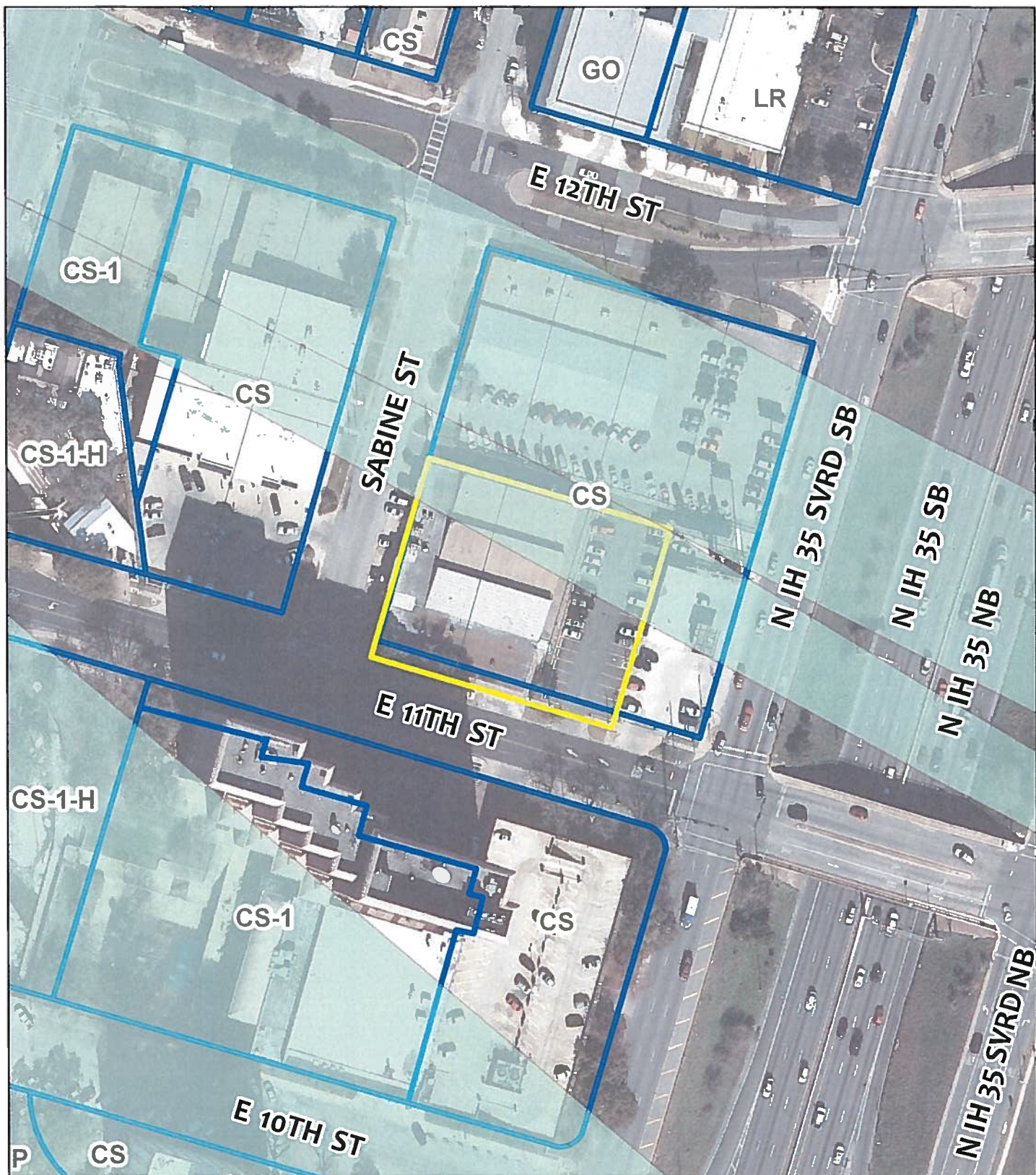
## ZONING & VICINITY **EXHIBIT B**

Zoning Case#: C14-2017-0027  
 Address: 700 E 11th Street  
 Subject Area: 0.81 Acres  
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







## CAPITOL VIEW CORRIDORS

Zoning Case#: C14-2017-0027  
 Address: 700 E 11th Street  
 Subject Area: 0.81 Acres  
 Case Manager: Scott Grantham

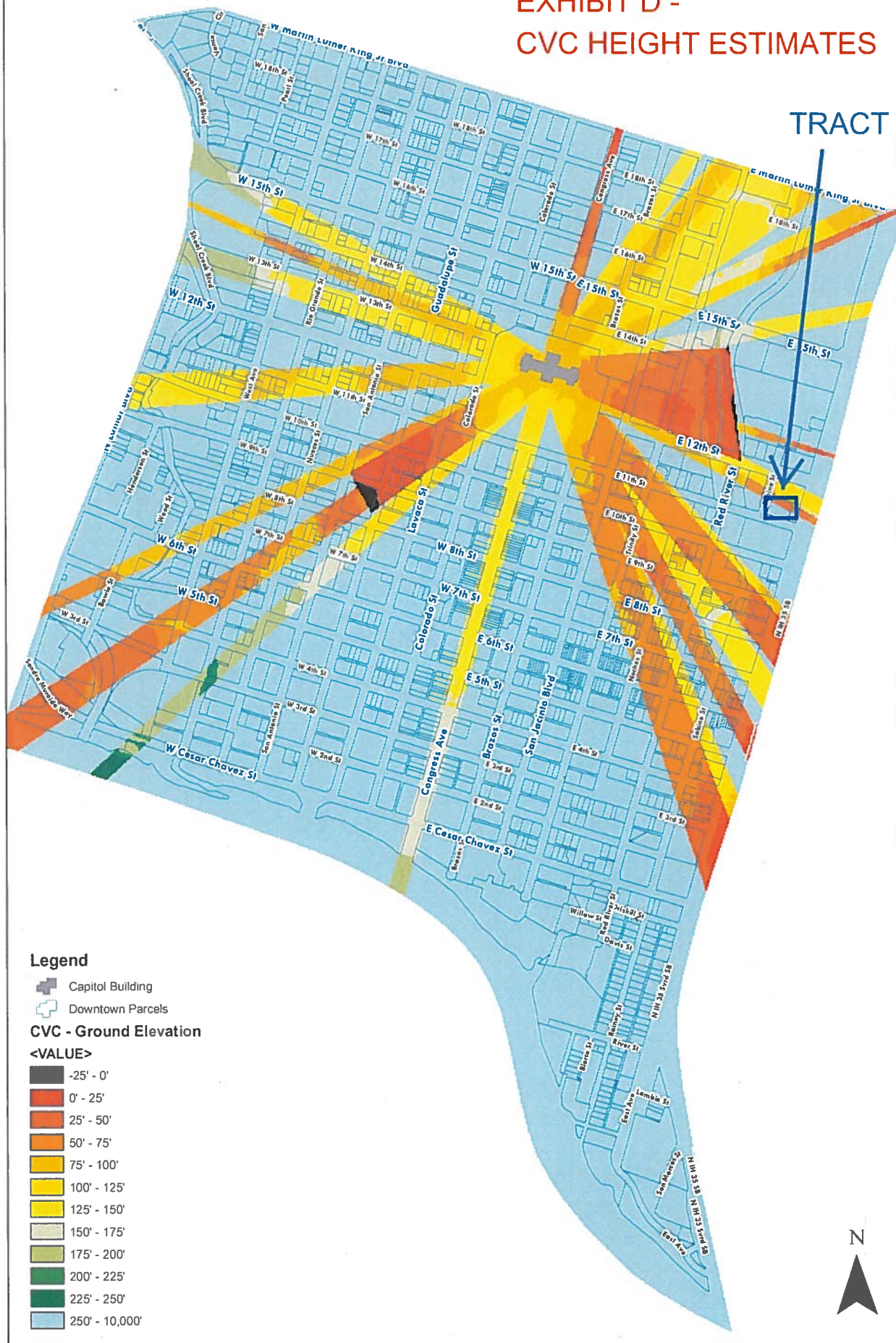
**EXHIBIT C**

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



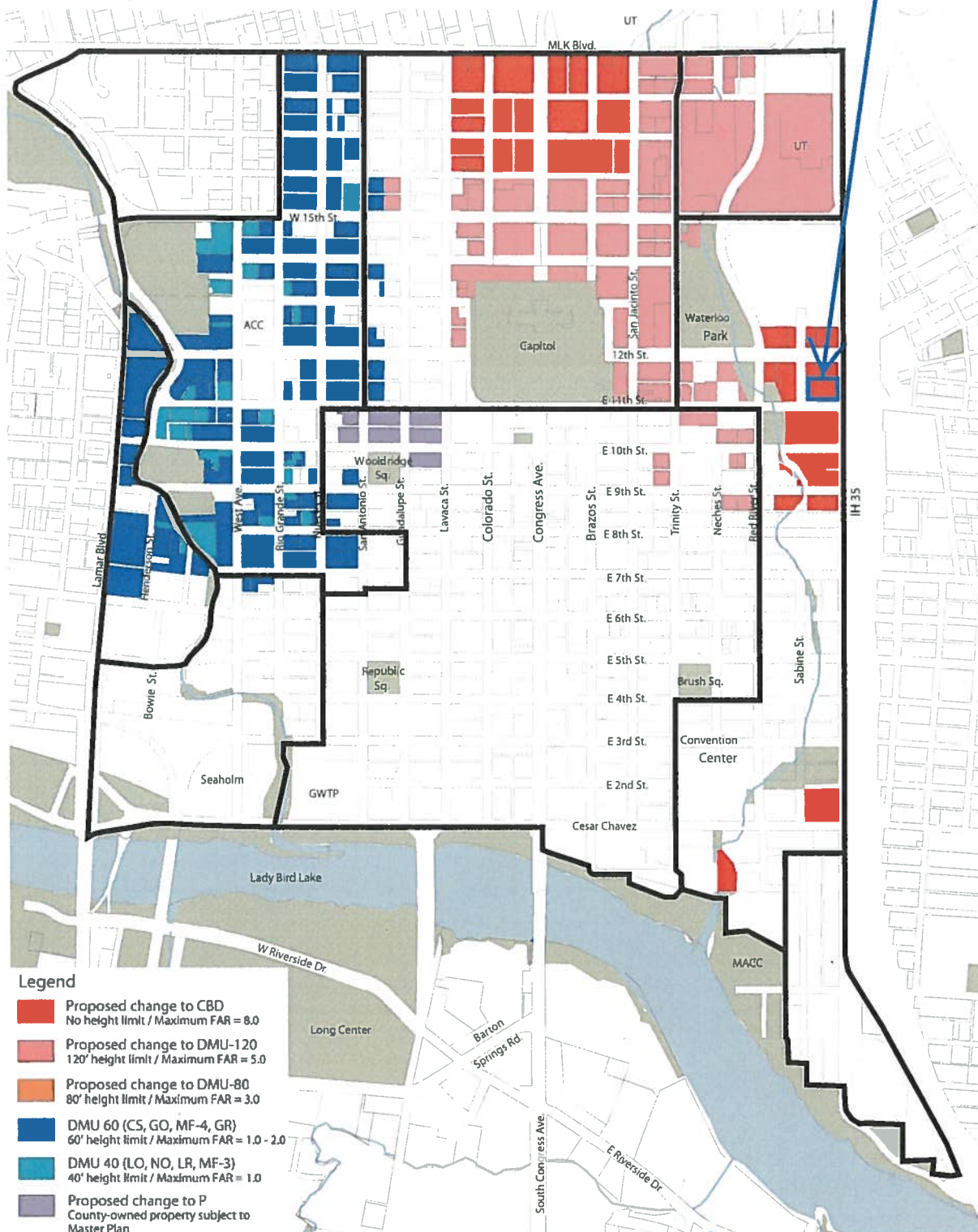


## TRACT



## EXHIBIT E - EXCERPTS FROM DAP

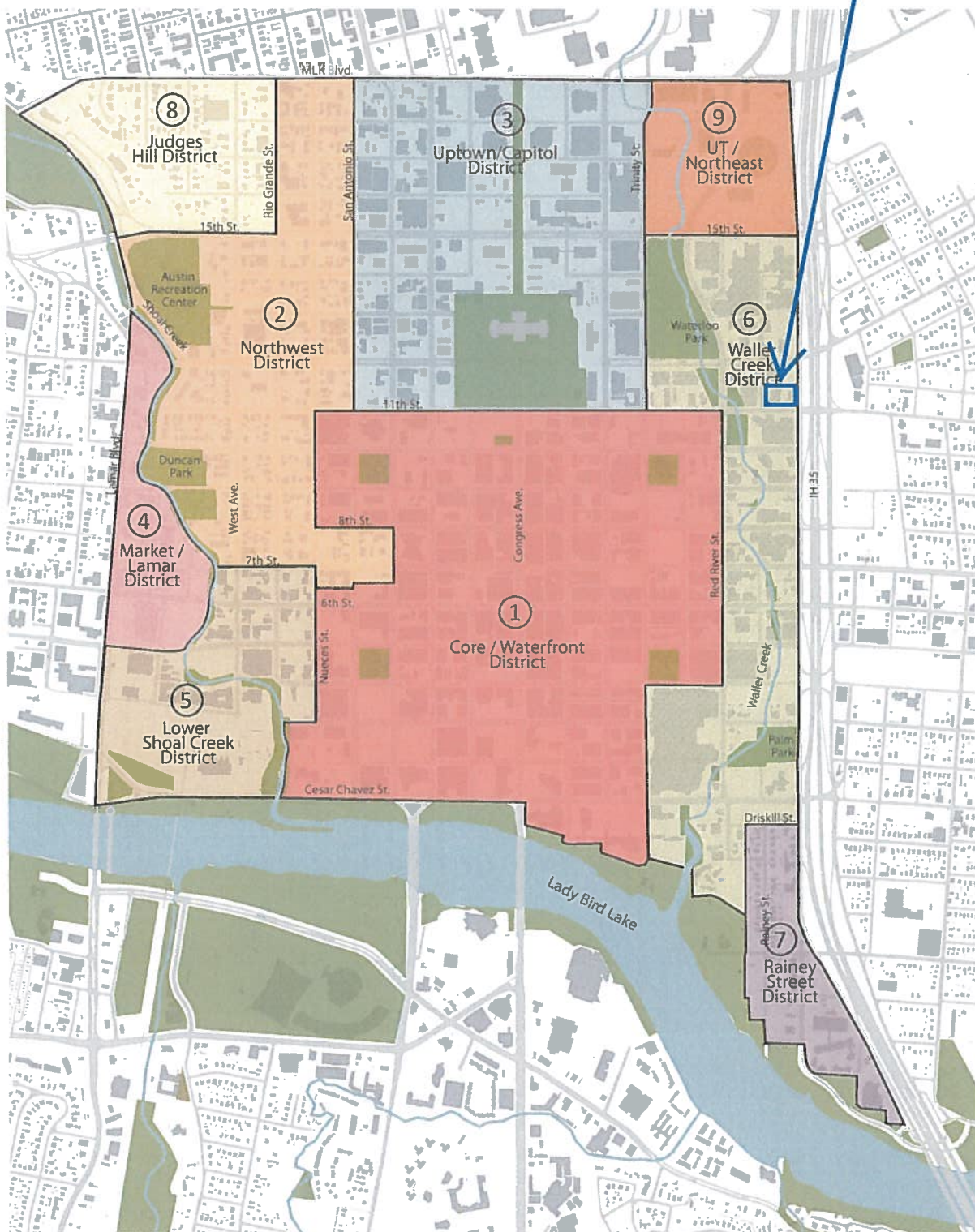
TRACT



Proposed Downtown Zoning Changes

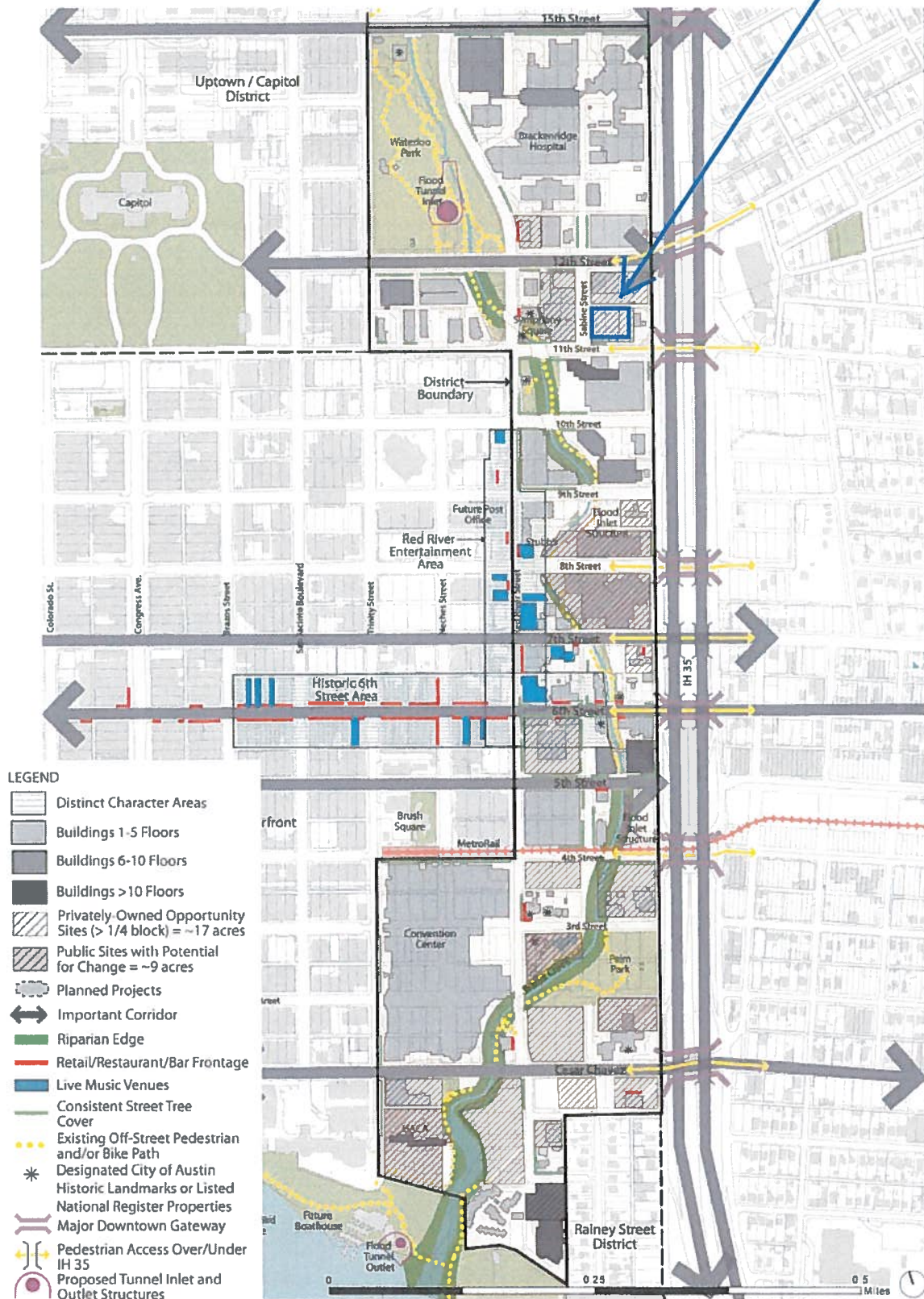


TRACT



Downtown Districts Map

TRACT



Waller Creek District Form and Character Analysis



## EXHIBIT F

0.810 ACRE  
TRAMMEL CROW RESIDENTIAL  
700 E 11TH STREET

FN. NO. 16-444(KWA)  
NOVEMBER 23, 2016  
JOB NO. 222010725

### DESCRIPTION

OF A 0.810 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL LOTS 1-3 AND THE SOUTHERLY HALF OF A 20 FOOT WIDE ALLEY ALL OF BLOCK 141, ORIGINAL CITY OF AUSTIN BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 20 FOOT WIDE ALLEY HAVING BEEN VACATED BY CITY OF AUSTIN ORDINANCE FILED UNDER VOLUME 4224, PAGE 2392 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND SAID LOTS 1, 2, AND 3 HAVING BEEN CONVEYED TO TEXAS MOTOR TRANSPORTATION ASSOCIATION, INC., BY DEED OF RECORD IN VOLUME 5094, PAGE 2023 OF SAID DEED RECORDS; SAID 0.810 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron pipe found at the intersection of the northerly right-of-way line of E 11th Street (80' R.O.W.) and the easterly right-of-way line of Sabine Street (80' R.O.W.), being the southwesterly corner of said Block 1 and hereof;

**THENCE**, N16°31'12"E, along the easterly right-of-way line of Sabine Street, being the westerly line of said Lot 1 and a portion of the westerly line of said 20 foot alley, for the westerly line hereof, a distance of 170.46 feet to a calculated point at or near the centerline of said 20 foot alley, for the northwesterly corner hereof;

**THENCE**, S73°37'31"E, leaving the easterly right-of-way line of Sabine Street, along a line at or near the centerline of said 20 foot alley, for the northerly line hereof, a distance of 207.03 feet to a calculated point for the northeasterly corner hereof, from which a 1/2 inch iron rod with "CHAPARRAL" cap found bears S65°06'39"E, a distance of 1.66 feet and from which an "X" found in concrete in the westerly right-of-way line of Interstate Highway Southbound Frontage Road bears, S73°37'31"E, a distance of 68.93 feet;

**THENCE**, S16°31'12"E, leaving the centerline of said 20 foot alley, in part, over and across said 20 foot alley and in part, along the common line of said Lot 3 and Lot 4 of said Original City of Austin, for the easterly line hereof, a distance of 170.46 feet to a 1/2 inch iron rod found in the northerly right-of-way line of E 11th Street, being the common southerly corner of said Lot 3 and Lot 4, for the southeasterly corner hereof;



FN NO. 16-444(KWA)  
NOVEMBER 23, 2016  
PAGE 2 OF 2

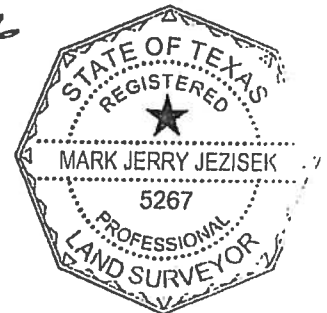
**THENCE**, N73°37'31"W, leaving the southwesterly corner of said Lot 4, along the northerly right-of-way line of E 11th Street, being the southerly line of said Lots 1-3, for the southerly line hereof, a distance of 207.03 feet to the **POINT OF BEGINNING**, containing an area of 0.810 acre (35,291 square feet) of land, more or less, within these metes and bounds.

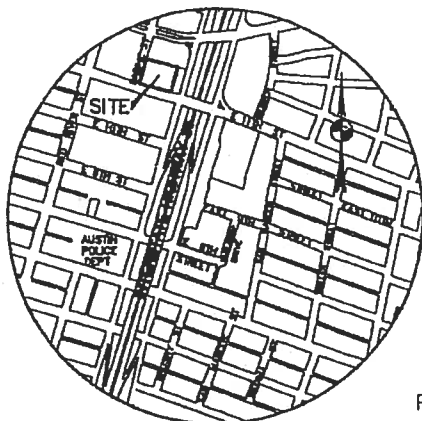
**BEARING BASIS:** THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
221 WEST SIXTH ST.  
SUITE 600  
AUSTIN, TEXAS 78701

*Mark J. Jezisek 11/23/16*  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS # F-10194230  
mark.jezisek@stantec.com





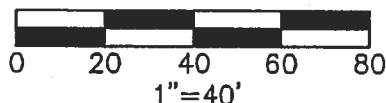
### LEGEND

- 1/2" IRON ROD FOUND
- CAP 1/2" IRON ROD WITH :CHAPPARRAL" CAP FOUND
- ⊙ IRON PIPE FOUND
- BOUNDARY CORNER TO BE SET

P.O.B. POINT OF BEGINNING

### BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.



### VICINITY MAP

N.T.S.

SABINE STREET  
(80' PUBLIC R.O.W.)

N16°31'12"E 10.03'

{170'}  
N16°31'12"E 170.46'

N73°28'48"W  
40.00'

S16°22'29"W  
40.00'

LOT 8

LOT 7

VELOCITY CREDIT UNION  
DOC. NO. 2001071900

LOT 6

VACATED 20 FOOT WIDE ALLEY

VOLUME 4224, PAGE 2392

S73°37'31"E 207.03'

{69'}

{69'}

{69'}

**0.810 ACRE**  
(35,291 SQ. FT.)

TEXAS MOTOR  
TRANSPORTATION  
ASSOCIATION, INC.  
VOL. 5094, PG. 2023

FROM WHICH A  
1/2" IRON ROD  
WITH CHAPPARRAL  
CAP BEARS  
S65°06'39"E, 1.66'

LOT 1

LOT 2

LOT 3

BLOCK 141  
ORIGINAL CITY OF  
AUSTIN

P.O.B.

{69'}

{69'}

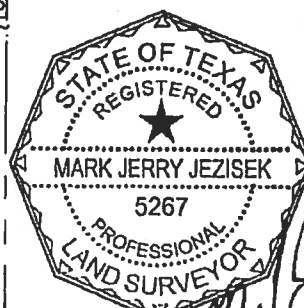
{69'}

N73°37'31"W 207.03'  
{207'}

**E 11TH STREET**  
(80' PUBLIC R.O.W.)

S16°31'12"W 170.46'  
{170'}

S16°22'29"W  
40.00'



11/23/16



**Stantec**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
Copyright © 2016

### SKETCH TO ACCOMPANY DESCRIPTION

OF 0.810 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL LOTS 1-3 AND THE SOUTHERLY HALF OF A 20 FOOT WIDE ALLEY ALL OF BLOCK 141, ORIGINAL CITY OF AUSTIN BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 20 FOOT WIDE ALLEY HAVING BEEN VACATED BY CITY OF AUSTIN ORDINANCE FILED UNDER VOLUME 4224, PAGE 2392 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

**TRAMMEL CROW  
RESIDENTIAL**

**SHEET 1 OF 1**

DATE: 11/23/2016

DRAWN BY: MJR

FN: 16-444 (KWA)

FILE: V:\2220\active\222010628\survey\222010725EX1.DWG


PROJECT No. 222010725

## Exhibit G



### MEMORANDUM

**TO:** Scott Grantham, Case Manager  
Planning and Zoning Department

**FROM:**  Scott A. James, P.E., PTOE, Land Use Review/Transportation  
Sangeeta Jain, AICP, Development Services Department

**DATE:** August 8, 2017

**RE:** Texas Motor Transportation & Oil Field Haulers, Inc.  
Zoning Case C14 – 2017 – 0027/ Site Plan SP – 2017 – 0166C

---

Section 25 – 6 – 114 of the Land Development Code requires that a traffic impact analysis be conducted for a zoning or site plan application if the proposed project is anticipated to generate more than 2,000 daily trips. The project site is located on East 11<sup>th</sup> Street and Sabine Street. The proposed development is a 30-story tower, to include up to 299 residential units and up to 13,000 square feet of office space. The project site is currently occupied and is zoned CS. The applicant is proposing to rezone 0.808 acres to CBD.

#### Roadways

East 11<sup>th</sup> Street is a three lane east-west roadway, in the vicinity of the site, widening to four lanes (undivided) serving the downtown of Austin. There are marked bicycle lanes along both sides of the roadway. The posted speed limit is 30 MPH.

East 12<sup>th</sup> Street is a four lane divided east-west roadway with limited connection westward due to the state Capitol grounds. The posted speed limit is 30 MPH.

Red River Street is classified an (undivided) arterial roadway. In the vicinity of the site, it has four travel lanes and a posted speed limit of 30 MPH.

Sabine Street is classified a collector roadway with connection to East 11<sup>th</sup> and East 12<sup>th</sup> Streets. The posted speed limit is 30 MPH. The roadway does not offer thru connection north of East 12<sup>th</sup> Street, nor south of East 11<sup>th</sup> Street.

### Trip Generation and Traffic Analysis

Based on the ITE publication Trip Generation, 9<sup>th</sup> Edition, the proposed development will include up to 299 residential units and up to 13,000 square feet of office space land uses. The total number of estimated daily trips attributed to the development is 2,266 vehicle trips per day (vpd). Table 1 below summarizes the site trip generation rates used in the traffic analysis:

**Table 1 – Site Trip Generation**

Land Use (ITE Code)	Size	24-Hour Two-Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
General Office (710)	13,000 SF	144	18	2	3	16
Residential Multi-family (220)	299 units	1,936	30	122	120	65
<b>Totals</b>		<b>2,080</b>	<b>48</b>	<b>124</b>	<b>123</b>	<b>81</b>

Review staff from the Austin Transportation and Development Services Department examined this combined zoning and site plan application and confirmed that as the estimated daily trip generation will exceed 2,000 daily trips, mitigation measures will be required. However, rather than request and review a full Traffic Impact Analysis (TIA), review staff identified existing infrastructure improvements that, in proportion to the proposed development, would serve to mitigate site traffic impact upon the adjacent roadway infrastructure.

In consequence, staff agreed to support the zoning and site plan application, contingent upon the posting of fiscal for the following identified infrastructure improvements:

Location	Transportation Improvement	Estimated Cost
11 <sup>th</sup> Street and Red River	• Traffic Signal Upgrade	\$47,968.13
	• Crosswalk markings upgrade	\$20,000.00
12 <sup>th</sup> Street and Red River	• Traffic Signal upgrade	\$64,269.38
	• Crosswalk markings upgrade	\$20,000.00
11 <sup>th</sup> Street	• Reconstruction of transit stop	\$19,000.00
	• Installation of Bike Share Kiosk	\$50,000.00
<b>Total</b>		<b>\$221,237.51</b>

The "bike share kiosk" is to be in a location mutually acceptable to the City of Austin and the owner. It shall be sized, operated and maintained by the City of Austin consistent with other "bike share kiosks" in the general proximity of the project.

### Recommendations

- 1) Prior to the release of site plan, the applicant shall post fiscal in the amount of \$221,237.51 for the following improvements:
  - a. Traffic signal upgrades to the intersections of East 11<sup>th</sup> Street / Red River Street and East 12<sup>th</sup> Street / Red River Street
  - b. Enhanced pedestrian crossings for East 11<sup>th</sup> / Red River and East 12<sup>th</sup> / Red River
  - c. Reconstruction of transit stop on East 11<sup>th</sup> Street
  - d. Installation of 'Bikeshare' kiosk (location TBD at the time of site plan)
- 2) Development of this property should not vary from the approved uses, nor exceed the approved land use intensities, otherwise staff reserves the right to revisit the conditions of this project application and reserves the right to recommend additional mitigation.

If you have any questions or require additional information, please contact me at (512) 974 - 2208. Thank you.



Scott A. James, P.E., PTOE  
Development Services Department  
Land Use Review Division/ Transportation