

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0004 – Austin Symphony Orchestra Society

DISTRICT: 1

ZONING FROM: CS-1

TO: CBD

ADDRESS: 1117 Red River Street

SITE AREA: 0.4029 Acres

OWNER: Austin Symphony Orchestra
Society (Anthony Corroa)

APPLICANT: Metcalfe, Wolf, Stuart &
Williams (Michelle Rogerson Lynch)

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Central Business District (CBD) zoning.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

March 12, 2019

Scheduled for Planning Commission

CITY COUNCIL ACTION:

April 11, 2019

Scheduled for City Council

ORDINANCE NUMBER:

ISSUES:

The Austin Symphony owns the property at Red River and E. 12th Street, which is the current site of a 1-story office building, situated on a hillside with a small parking lot tucked underneath. The office is 5,000 square feet and was built in 1976.

The large tract to the east is the Velocity Credit Union property at 610 E. 11th Street, which was rezoned to CBD in 2017. The applicant has requested a rezoning to CBD so that they may redevelop their property and seamlessly combine with the development planned for Velocity – a mixed use project to include office, multifamily, and hotel uses.

Under the current proposal, the existing office building would be demolished, and one or more buildings would be built on both tracts. The symphony would then be able to move into a new building, and have a larger, updated office space.

CASE MANAGER COMMENTS:

The subject property is comprised of Lot 8 and a portion of Lot 7, Block 140 of the Original City of Austin. It is located on the southeast corner of E. 12th Street and Red River Street. The primary site access is from Red River Street with two driveways. There is also a driveway on E. 12th Street which leads to a small paved lot and the building's dumpster.

The site slopes down, generally from east to west. According to floodplain maps there is a floodplain on the western side of the site. At the time of site plan, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

The property is within two Capitol View Corridors (CVCs) and will be limited in height by those corridors. The traffic impact analysis has been waived for this zoning application, as the applicant has agreed to include this parcel in a larger site plan development. (See Exhibit C, Revised TIA Worksheet).

North of the property is E 12th Street and north of that are a CBD zoned tract with a restaurant, and a CS-1 zoned tract with a parking lot, and a CS-zoned tract with an office. To the east are tracts that were rezoned CBD in 2017, on which offices are located.

Directly south is a tract zoned CS-1-H, which is the location of Serrano's Restaurant, and Symphony Square, an outdoor entertainment venue. To the west is Red River Street, and across the street is a tract zoned P, on which a portion of Waller Creek is located.

BASIS OF RECOMMENDATION:

Staff recommends Central Business District (CBD) zoning.

The first basis of the recommendation is that a rezoning should be consistent with the policies and principles adopted by the City Council. The Downtown Austin Plan, adopted by City Council in 2011, identifies the subject property as an appropriate location for Central Business District. The part of the plan covering the Waller Creek subdistrict includes goals and priorities which support this request such as “Promote development opportunities at a variety of scales, including mid-rise development on small parcels.” (See Exhibit D, Excerpts from DAP).

Further, the urban design group has reviewed the proposed rezoning, and have found that the Waller Creek District Master Plan, adopted by Council in June 2010, also supports the rezoning of this property to CBD.

The second basis is that a rezoning should be consistent with the purpose statement of the district sought. A paraphrase of the Land Development Code is that CBD is intended for an office, commercial, residential, or civic use located in the downtown area. Site regulations in CBD are designed for downtown’s unique context and to enhance and preserve built and natural elements of the area. This zoning district is appropriate for this site, and matches the applicant’s intent, based on the property’s location downtown, and proximity to other CBD-zoned tracts.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-1	Office
North	E 12 th St, then CBD	E 12 th St, then Restaurant
South	CS-1-H	Restaurant, Outdoor Entertainment
East	CBD	Office
West	Red River St, then P	Red River St, then Park

NEIGHBORHOOD PLANNING AREA: Downtown

TIA: Not Required

WATERSHED: Waller Creek

OVERLAYS: Capitol View Corridors (CVC) Overlay – CVC 11, CVC 16

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

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Innercity Alliance
 Austin Neighborhoods Council
 Bike Austin
 Black Improvement Association
 Central Austin Community Development Corporation
 City of Austin Downtown Commission
 Downtown Austin Alliance
 Downtown Austin Neighborhood Assn. (DANA)

Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Lower Waller Creek
 Neighborhood Empowerment Foundation
 Preservation Austin
 Seltexas
 Sierra Club, Austin Regional Group
 Waller Creek Conservancy
 Waller District Staff Liaison

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0062 Velocity - E 11th Street 610 E 11 th Street	CS to CBD	06-27-17 – Apvd CBD	08-31-17 – Apvd CBD
C14-2017-0061 Velocity – E 12 th Street 705 E 12 th Street	CS to CBD	06-27-17 – Apvd CBD	08-31-17 – Apvd CBD
C14-2017-0027 Texas Motor Transportation and Field Haulers 700 E 11 th Street	CS to CBD	08-08-17 – Apvd CBD	09-28-17 – Apvd CBD
C14-2012-0087 Waterloo Park Nalle 1209 Red River Street	CS-1 to CBD	08-28-12 – Apvd CBD	09-27-12 – Apvd CBD

RELATED CASES:

The subject property is comprised of Lot 8 and a portion of Lot 7, Block 140 of the Original City of Austin. A sealed survey and field notes will be provided prior to third reading at Council.

The subject property is part of the Downtown Area Plan (DAP), which was adopted by City Council in December, 2011.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Red River Street	80 ft.	58 ft.	Major Arterial	Yes	Shared Lane	Route 2
12 th Street	120 ft.	Varies	Major Arterial	Yes	Wide Curb	Route 6

OTHER STAFF COMMENTS:

Comprehensive Planning

The Waller Creek District Master Plan adopted by Council in June 2010 supports the rezoning of this property to CBD.

Environmental

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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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.

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.

Site Plan

This site is subject to the Capital View Corridor requirements. LDC 25-2-642

This site is subject to the Great Streets Program. For questions about this program please contact Humberto Rey 512-974-7288.

This site is subject to Subchapter E and base zoning requirements for CBD: 25-2-591-594.

Transportation

The traffic impact analysis has been waived for this zoning application, as the applicant has agreed to include this parcel in a larger site plan development.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for 12th Street and Red River Street. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

Additional right-of-way maybe required at the time of subdivision and/or site plan.

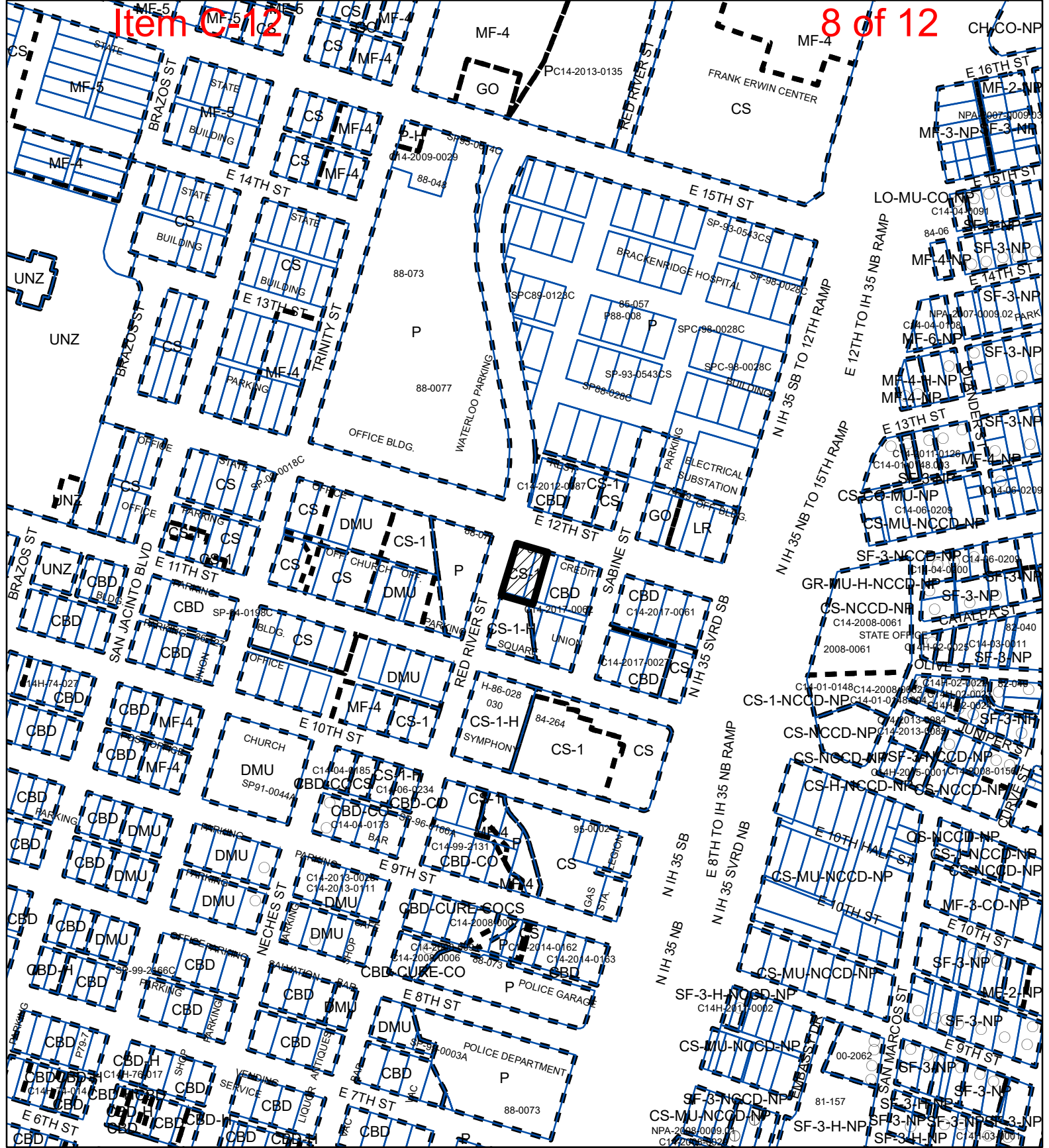
Austin Water Utility

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.

INDEX OF EXHIBITS TO FOLLOW

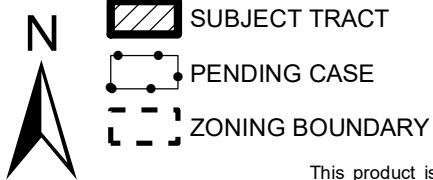
- A: Zoning Map
- B. Aerial Map
- C. Updated Traffic Impact Analysis Worksheet
- D. Excerpts from Downtown Austin Plan
- E. Correspondence with Interested Parties



ZONING

ZONING CASE#: C14-2019-0004

EXHIBIT A



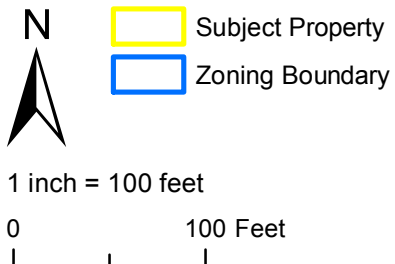
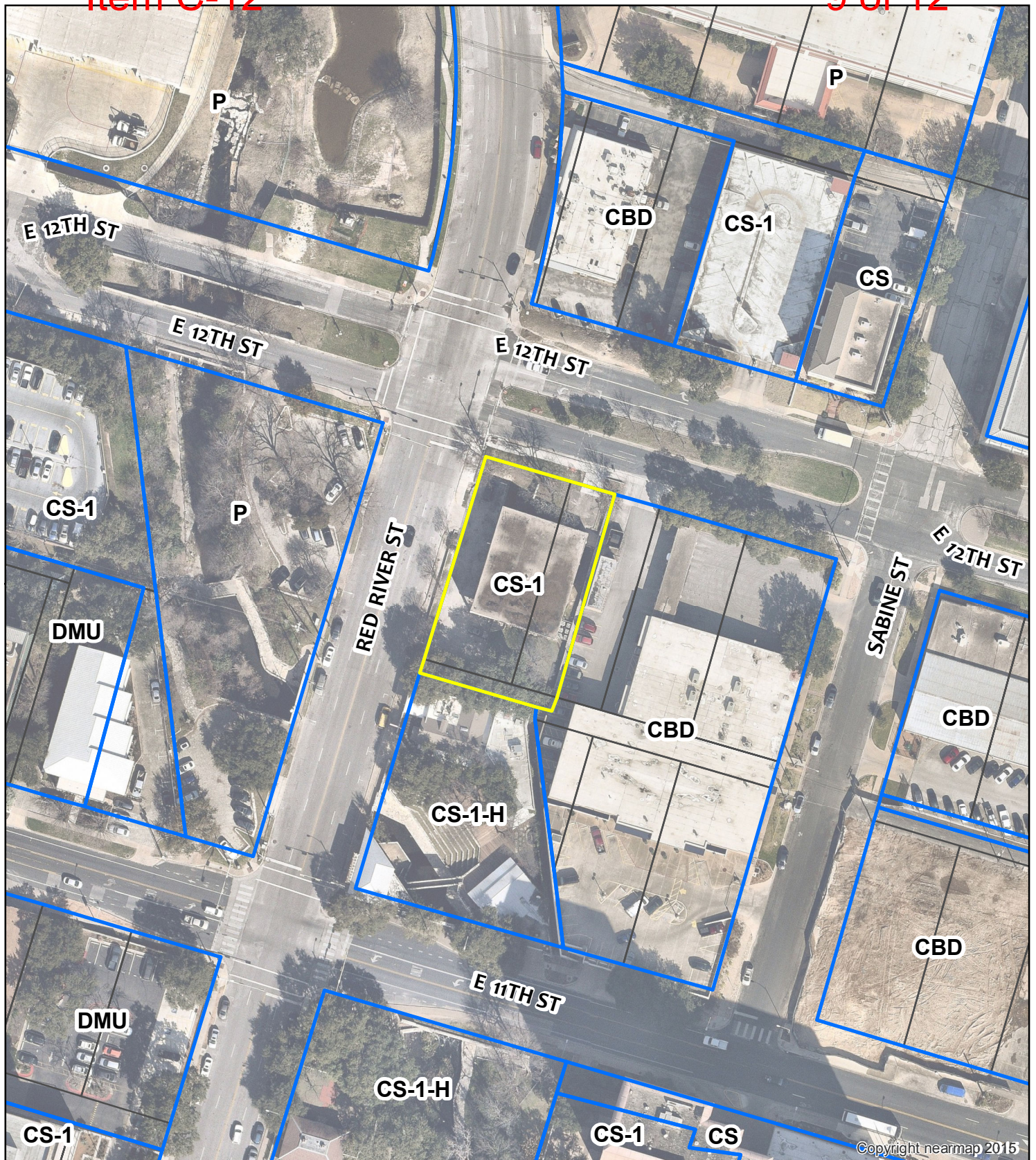
1" = 400'

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.



Created: 1/15/2019



ZONING & VICINITY

Zoning Case: C14-2019-0004
 Address: 1117 Red River St
 Subject Area: 0.4029 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.



EXHIBIT B



EXHIBIT C

**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: 1117 Red River

LOCATION: 1117 Red River Street, Austin, TX 78701

APPLICANT'S AGENT: Michele Rogerson Lynch (MW&SW) _____ TELEPHONE NO: (512) 404 – 2251 _____

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: X SITE PLAN: _____

EXISTING:**FOR OFFICE USE ONLY**

TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
1	0.40	5,444 SF	CS – 1	Office	710	$\ln(t) = 0.97 \ln(x) + 2.50$	63
						total	63

PROPOSED**FOR OFFICE USE ONLY**

TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	I.T.E CODE	TRIP RATE/EQ	TRIPS PER DAY
1	0.40	44,041 SF	CBD	Hotel	310	Avg rate = 14.34 / room	344
		8,659 SF		Office	710	$\ln(t) = 0.97 \ln(x) + 2.50$	479
		24 rooms		Retail	820	Avg rate = 37.75 / ksf	327
						Net total	1087

ABUTTING ROADWAYS**FOR OFFICE USE ONLY**

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
East 12 th Street	Yes		
Red River Street	Yes		

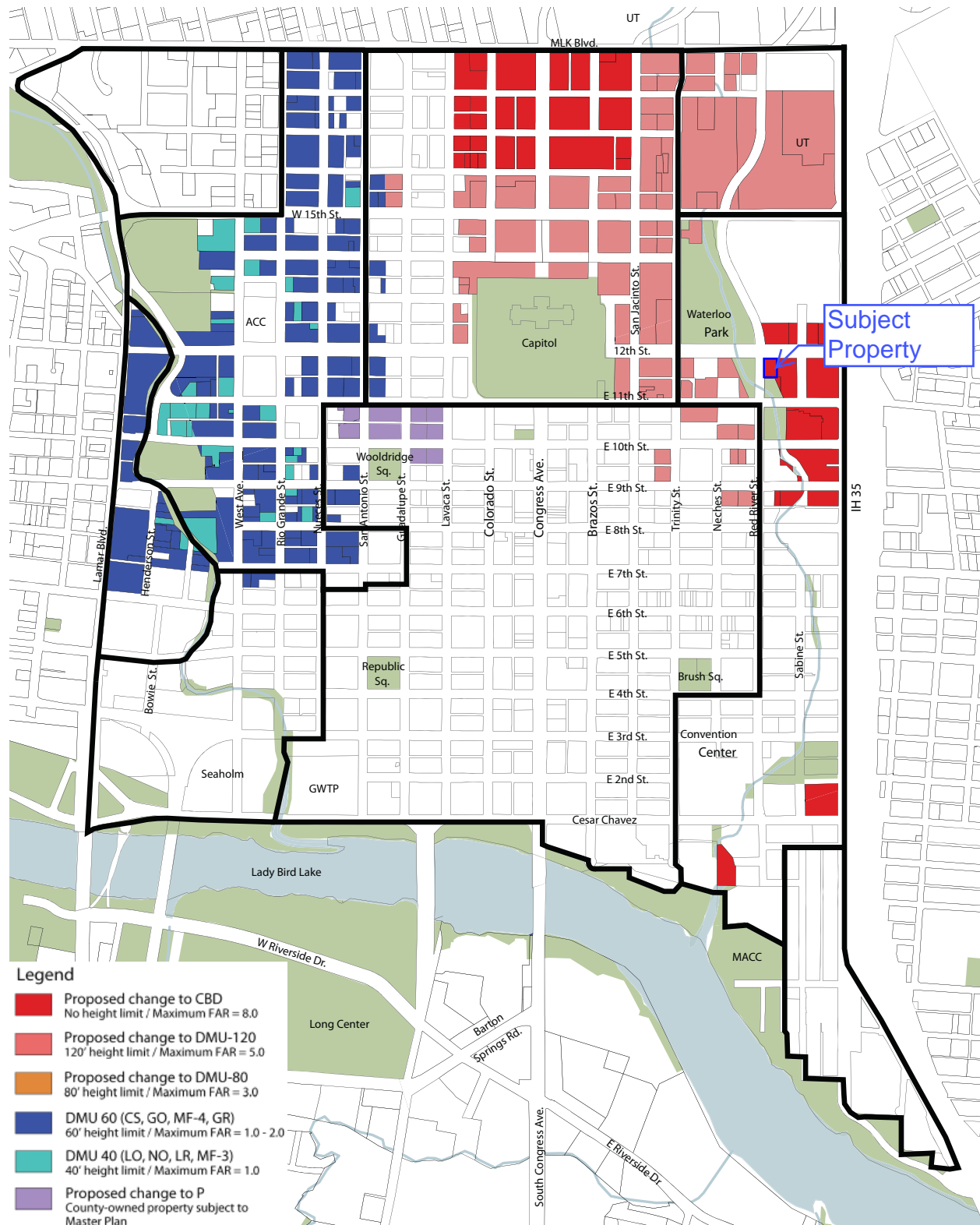
FOR OFFICE USE ONLY

- A traffic impact analysis is required. The traffic consultant must meet with staff from the Austin Transportation Department to discuss the TIA scope and requirements before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code. **Mitigation of the site traffic may be required based on Land Use Review/Transportation Review staff review.** See Land Use Review/Transportation Review staff for additional information.
- X** The traffic impact analysis has been waived for the following reason: **applicant agrees to include this property within a larger site development proposal to be submitted separately** _____
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: Scott A. James DATE: February 1, 2019
Scott A. James, P.E., PTOE

DISTRIBUTION: _____ FILE _____ CAP. METRO _____ SDHPT _____ TRANS. REV. _____ TRAVIS CO. _____ TPSD TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form **MUST ACCOMPANY** any subsequent application for the IDENTICAL project. **CHANGES** to the proposed project will **REQUIRE** a new TIA determination to be made.



Proposed Downtown Zoning Changes

EXHIBIT E

Grantham, Scott

From: Dan Keshet <>
Sent: Wednesday, March 06, 2019 7:25 AM
To: Grantham, Scott
Subject: Case C14-2019-0004

I am writing in favor of the rezoning case C14-2019-0004, rezoning 1117 Red River from CS-1 to CBD. This rezoning is consistent with the Downtown Austin Plan. Rezoning to allow greater density downtown has tremendous benefits to the city, from much more efficient service provision to making it easier for visitors, residents, or office workers to use transit. This area in particular is the site of great investment from the city and Central Health in the form of Waller Creek Conservancy's park plans and Dell Med. It would be wrong to limit the number of people who can walk to these great projects.

Thank you,

Dan Keshet
908 Nueces St