

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0091 – 503 Walnut Apartments

DISTRICT: 9

ZONING FROM: GO

TO: DMU

ADDRESS: 503 W. 14th Street

SITE AREA: 0.08 acres

PROPERTY OWNER:

503 Walnut, LLC (Chris Riley)

AGENT:

503 Walnut, LLC (Chris Riley)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Downtown Mixed Use – Conditional Overlay (DMU-CO) combining district zoning. The conditional overlay is for a height limit of 60 feet. For a summary of the basis of staff's recommendation, see case manager comments on page 3 and 4.

PLANNING COMMISSION ACTION / RECOMMENDATION:

September 10, 2019 Scheduled for Planning Commission

CITY COUNCIL ACTION:

September 19, 2019 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

A similar case was brought before Council earlier this year (C14-2019-0050, 827 W. 12th Street). A Council Member directed staff to review the structures on the property for their potential historical significance and determine whether staff would recommend the property to go before the Historic Landmark Commission. Steve Sadowsky, the Historic Preservation Officer for the City of Austin, conducted a preliminary review of the structure on this property (503 W. 14th Street) and determined that it “is an old building which has been significantly modified” and “the prospect for landmark designation is very low”.

CASE MANAGER COMMENTS:

This property is located midblock along W. 14th Street between San Antonio Street and Nueces Street and is approximately 0.08 acres in size. There is an existing a one-story building on the property that was used by a law firm until the building was damaged by a fire in March 2018. The building has remained vacant since the fire.

North of the property across W. 14th Street are properties zoned General Office (GO) and General Office – Historic (GO-H) combining district. The historic structure referenced on the City of Austin’s Historic Landmarks list is called the “Smith-Phillips House” (also known as the “Smith-Clark-Smith House”) and is located at 502 W. 14th Street. This structure is also a recorded Texas Historic Landmark and National Register Property. The block that the property is located on is zoned a combination of GO, GO-H and General Office – Mixed Use (GO-MU) combining districts. All structures are being used as offices for varying entities, the majority of which are law firms. South of the property across the alley and facing W. 13th Street is another historically designated building. It is located at 502 W. 13th Street and is referred to as the “Smith House”. This building is not on any other historic landmark lists or registries. As mentioned in the Issues Section of this report, Steve Sadowsky did an initial review of the building on the property in question and did not find significant information that would indicated the structure might be a prospective landmark.

BASIS OF RECOMMENDATION:

Staff recommends Downtown Mixed Use - Conditional Overlay (DMU-CO) combining district zoning. The conditional overlay would limit the height of buildings to 60 feet.

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

The property is located within the Northwest District of the *Downtown Austin Plan*. This area was identified in the plan as an appropriate location for Downtown Mixed Use (DMU) with a suggested height restriction of 60 feet, see *Exhibit C: Map of Downtown Austin Plan*. Per the plan, the DMU zoning classification was intended to replace single-purpose zoning districts and provide for a broader mix of residential and commercial uses at a scale that is appropriate to their context.

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

The DMU zoning district is intended to be used on the periphery of areas zoned Central Business District (CBD) to provide a transition from use and intensity to surrounding single family neighborhoods and lower intensity districts. A DMU district designation may be applied to a development that includes any combination of office, retail, commercial, and residential uses and that is compatible with the downtown area. This zoning district is appropriate for this site based on its location on the edge of downtown.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	GO	Vacant single-story building
North	GO and GO-H	Office
South	GO and GO-H	Office
East	GO-MU	Office
West	GO and GO-MU	Office

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan (Northwest area)

TIA: Not required at this time.

WATERSHED: Shoal Creek

OVERLAYS: Capital View Corridors and Residential Design Standards.

SCHOOLS: Mathews Elementary School, O. Henry Middle School and Austin High School.

NEIGHBORHOOD ORGANIZATIONS

Homeless Neighborhood Association
Bike Austin
Historic Austin Neighborhood Association
West Downtown Alliance, Inc.
Neighborhood Empowerment Foundation
Shoal Creek Conservancy
Preservation Austin
City of Austin Downtown Commission
Sierra Club (Austin Regional Group)

Downtown Austin Alliance
Old Austin Neighborhood Association
Friends of Austin Neighborhoods
Central Austin Community Development
Seltexas
Austin Independent School District
Austin Neighborhoods Council
Downtown Austin Neighborhood
Association

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2019-0050	CS to DMU-CO	Approved DMU-CO (13-0) CO for 60-foot height limit.	Approved DMU-CO (11-0)
C14-2018-0041	GO to DMU	Approved DMU-CO (13-0) CO for 60-foot height limit.	Approved DMU-CO (10-0)
C14-2017-0054	GO to DMU	Approved DMU-CO (12-0) CO for 60-foot height limit; and prohibit set of uses (bail bond services, liquor sales, cocktail lounge); restriction on outdoor sound amplification equipment to be done through a public restrictive covenant	Approved DMU-CO (10-0, 1 st reading); (8-0 2 nd and 3 rd reading) with PC recommendations and added a 2,000 daily trip limit.
C14-2015-0133	GO to DMU	Approved DMU-CO (10-0) CO for Tract A, 90-foot height limit; and Tract B, 60-foot height limit.	Approved DMU-CO (6-2) Modified CO to limit height to 60 feet and to prohibit set of uses (bond services, cocktail lounge, pawn shop, liquor store, outdoor entertainment and outdoor amplified sound) added to Tract A.
C14-2010-0197	GO to DMU	Approved DMU-CO (8-0) CO to prohibit set of uses (outdoor entertainment, pawnshops, bail bond services, cocktail lounge and liquor sales)	Approved DMU-CO (6-0)
C14-97-0163	GO to DMU	Approved DMU-CO (7-0)	Approved DMU-CO (6-0)

RELATED CASES:

There are no related cases to this property within the last ten years.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W 14 th Street	80'	Approx. 38'	Local	Yes	No	yes

OTHER STAFF COMMENTS:Comprehensive Planning*Downtown Austin Plan*

The property is located in the Northwest District of the Downtown Austin Plan. The property is located in an area that is recommended to be rezoned to Downtown Mixed Use (DMU) with a suggested height restriction of 60 feet. The intent of this zoning district is to increase diversity of land uses while not creating an over-entitlement of said properties. The recommended DMU zoning classifications were intended to expand entitlement rights to develop the property in a way that will expand a mix of land uses including commercial, retail, and residential opportunities and will implement the following Downtown Plan Goals:

- Goal AU-1 Mixed use states that, “Downtown should have a full mix of urban uses that reinforce an active and engaging pedestrian environment.” The plan goes on to clarify that, “An appropriate mix of residential and non-residential uses should be allowed in all parts of Downtown, except for Judges Hill, which should generally be preserved as a single-family residential neighborhood.”

Imagine Austin Plan

The subject property is located within the boundaries of a Regional Center as defined in the Imagine Austin Growth Concept Map. A Regional Center is the most urban and dense of the activity center types and is intended to be a retail, cultural, recreation, and entertainment destination in central Texas. The densities, buildings heights, and overall character of a center will vary depending on the property’s location. The Imagine Austin Plan does not have any specific goals related to the Judge’s Hill area. 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.

- HN P10: Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation.

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.

Environmental

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 (LDC). Zoning district impervious cover limits apply in the Urban Watershed classification. According to floodplain maps there is no floodplain within or adjacent to 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 square feet cumulative is exceeded, and onsite 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

Site plans will be required for any new development other than single-family or duplex residential. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made, and design regulations will be enforced when a site plan is submitted.

This site falls within the following overlays: Capital View Corridor, Northwest District of the Downtown Austin Plan and Residential Design Standards Area

Demolition and Historic Resources

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Residential Design Standards Overlay

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

A traffic impact analysis (TIA) was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day per LDC 25-6-113. A Neighborhood Traffic Analysis (NTA) shall be required at the time of site plan if triggered per LDC 25-6-114.

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.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th Street, 7th floor; Phone number: 512-972-0211.

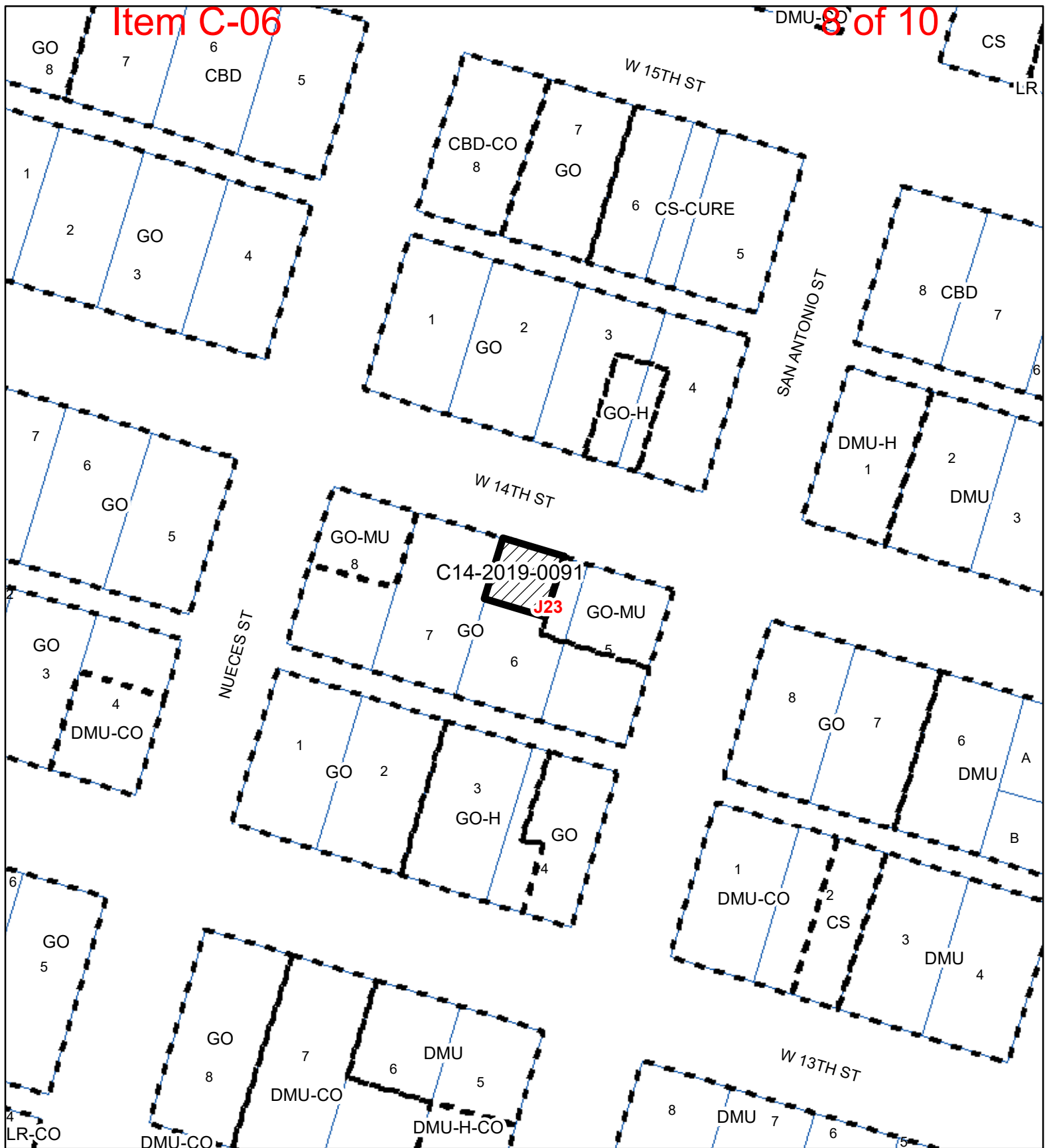
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Map of Downtown Austin Plan



503 WALNUT APARTMENTS

Exhibit A

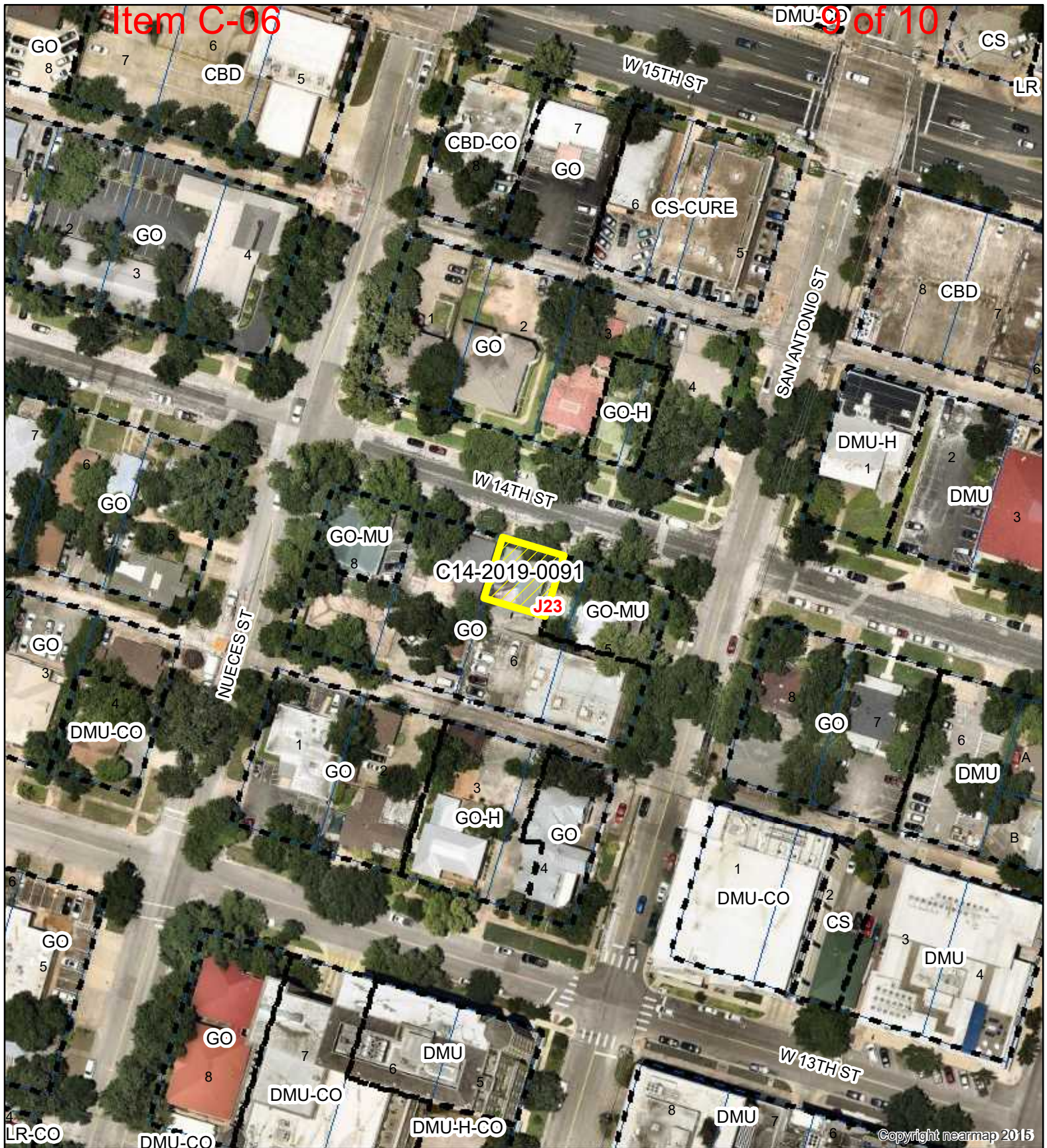
ZONING CASE#: C14-2019-0091
 LOCATION: 503 W. 14TH STREET
 SUBJECT AREA: .057 ACRES
 GRID: J23
 MANAGER: KATE CLARK



1" = 100'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

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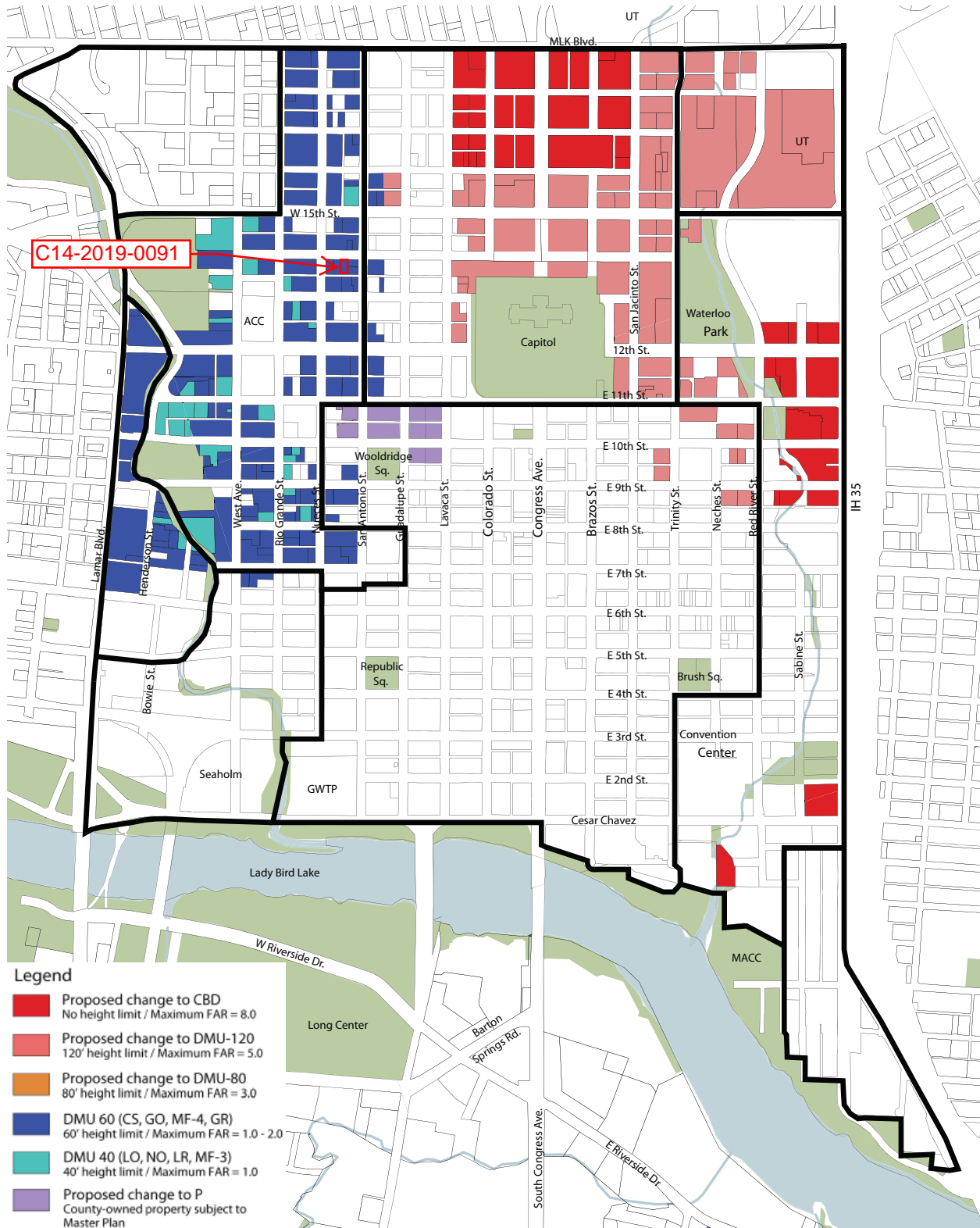
503 WALNUT APARTMENTS

Exhibit B

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Proposed Downtown Zoning Changes