

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, June 8, 2006

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**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL
ACTION**

ITEM 106 PH

Subject: C14-06-0083 (amending Ordinance #841220-G) - 98 San Jacinto - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property and deleting a portion of a condition of zoning site plan for the property locally known as 98 San Jacinto Boulevard (Town Lake and Waller Creek Watersheds) from central business district (CBD) zoning to central business district (CBD) zoning to change a condition of zoning. Planning Commission Recommendation: To grant central business district (CBD) district zoning. Applicant: Maritz, Wolff & Co., St.Louis. Agent: D&GSW, LLP (Michele Allen). City Staff: Jerry Rusthoven, 974-3207.

Additional Backup Material

(click to open)

 [Staff Report](#)

For More Information: Jerry Rusthoven, 974-3207

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0083

P.C. DATE: May 9, 2006

ADDRESS: 98 San Jacinto

OWNER/APPLICANT: Maritz, Wolff & Co, St Louis

AGENT: D&GSW, LLP
(Michele Allen)

ZONING FROM: CBD

TO: CBD

AREA: 1.5871 Acres

SUMMARY STAFF RECOMMENDATION:

To recommend rezoning from CBD- central business district to CBD- central business district zoning district. The existing zoning has zoning with a site plan that limits the height to 318 feet. The applicant proposes CBD zoning which has a floor to area of 8:1 and no height limit. The staff supports this request.

PLANNING COMMISSION RECOMMENDATION: To grant CBD zoning.

Rezoning:	C14-06-0083 - 98 San Jacinto
Location:	98 San Jacinto
Owner/Applicant:	Maritz, Wolff & Co, St Louis Missouri
Agent:	D&GSW, LLP Michele Allen
Request:	CBD to CBD
Staff Rec.:	RECOMMEND CBD ZONING
Staff:	Jerry Rusthoven, 974-3207, jerry.rusthoven@ci.austin.tx.us Neighborhood Planning and Zoning Department

ISSUES:

This property has been developed as a parking lot for use by the Four Seasons Hotel. There is an approved zoning site plan on the tract that limits the height to 318 feet. The applicant wishes to build a mixed use building/condo tower higher than allowed by the site plan.

DEPARTMENT COMMENTS:

This property is situated across from the San Jacinto office tower and near the Four Seasons Hotel at the intersection of San Jacinto and Cesar Chavez St. It is in the central business district..

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CBD	Parking lot
<i>North</i>	CBD	Parking Garage w/ ground level office/retail
<i>South</i>	CBD	Hotel
<i>East</i>	CBD	Residential Tower
<i>West</i>	CBD	Office Tower

AREA STUDY: None- in Downtown Plan Area **TIA:** Not required.

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Downtown Austin Alliance

Downtown Austin Neigh. Assoc.

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks
Cesar Chavez	90'	48'	Major Arterial	Yes

CITY COUNCIL DATE: June 8, 2006

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd


ORDINANCE NUMBER:

CASE MANAGER: Jerry Rusthoven

e-mail address: jerry.rusthoven@ci.austin.tx.us

PHONE: 974-3207



 <p> SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: J. RUSTHOVEN </p>	<p align="center">ZONING</p> <p> CASE #: C14-06-0083 ADDRESS: 98 SAN JACINTO BLVD SUBJECT AREA (acres): 1.567 </p> <p> DATE: 06-04 INTLS: SM </p>	<p> CITY GRID REFERENCE NUMBER J21-22 </p>
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STAFF RECOMMENDATION

Staff recommends CBD- (Central Business District) district. The recommendation is based on the following considerations:

- The proposed use is compatible with existing CBD, and commercial development along Cesar Chavez & San Jacinto Street
- It is in the designated Core Downtown District as identified by the Downtown Austin Design Guidelines;
- The proposed development will not be subject to compatibility standards

BASIS FOR RECOMMENDATION

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

25-2-100 CENTRAL BUSINESS DISTRICT (CBD) DESIGNATION

(A) Central business district (CBD) is the designation for an office, commercial, residential, or civic use located in the downtown area.

(B) Site development regulations applicable to a CBD district use are designed to:

- ensure that a CBD use is compatible with the commercial, cultural, historical, and governmental significance of downtown and preserves selected views of the Capitol;
- promote the downtown area as a vital commercial retail area;
- create a network of pleasant public spaces and pedestrian amenities in the downtown area;
- enhance existing structures, historic features, and circulation patterns in the downtown area; and
- consider significant natural features and topography in the downtown area.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The subject property an underutilized land use located adjacent in the designated Core Downtown District as identified by the Downtown Austin Design Guidelines.

2. The proposed zoning should promote consistency, and orderly planning.

The proposed change and recommended conditional overlay is compatible with the surrounding area as it is surrounded by a mixture of land uses, intensities, and CBD zoning. The proposed land uses are compatible to the existing adjacent uses.

EXISTING CONDITIONS

Impervious Cover

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Town Lake Watershed of the Colorado River Basin which is an urban watershed.

Environmental

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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

Water Quality Control Requirements

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

A traffic impact analysis was waived for this case because the proposed development does not exceed 2,000 trips per day. Capital Metro service is available.

Water and Wastewater

The landowner intends to serve the tract with City of Austin water and wastewater utility service. If water or wastewater utility improvements are required, the landowner will be responsible for all cost and for providing the utility improvements.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

The site is not subject to compatibility standards.