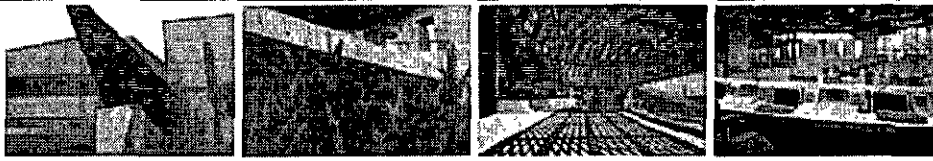


A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, December 14, 2006

Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 67**

Subject: C14-06-0187 - Patton/800 San Antonio - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 800 San Antonio Street (Waller Creek Watershed) from multi-family residence-moderate-high density-historic (MF-4-H) combining district zoning to central business district-historic (CBD-H) combining district zoning. Staff Recommendation: To grant downtown mixed use-historic-conditional overlay (DMU-H-CO) combining district zoning Planning Commission Recommendation: To grant downtown mixed use-historic-conditional overlay (DMU-H-CO) combining district zoning. Applicant: San Antonio Ltd. (Michael M. McGinnis) Agent. The Faust Group (Bill Faust). City Staff. Jorge E Rousselin, 974-2975.

Additional Backup Material
(click to open)
 Staff Report

For More Information: Jorge E. Rousselin, 974-2975

ZONING REVIEW SHEET**CASE:** C14-06-0187**P. C. DATE:** November 14, 2006**ADDRESS:** 800 San Antonio Street**OWNER:** 800 San Antonio Ltd (Michael J McGinnis)**AGENT:** The Faust Group (Bill Faust)**REZONING FROM:** MF-4-H (Multi-family residence-moderate-high density- Historic)**TO:** CBD-H (Central Business District - Central Urban Redevelopment-Historic) combining district**AREA:** 0.22 Acres (9,583.2 square feet)**SUMMARY PC RECOMMENDATION:***November 14, 2006***APPROVED STAFF'S RECOMMENDATION FOR DMU-H-CO ZONING WITH ADDED CONDITION OF:**

- **NO ADDITIONAL HEIGHT TO THE STRUCTURE ON THE SITE;**
 - **AT LEAST 30% F.A.R REMAIN RESIDENTIAL; BY CONSENT.**
- [M.DEALEY, J.REDDY 2ND] (8-0)*

SUMMARY STAFF RECOMMENDATION:

Staff offers an alternate recommendation of DMU-H-CO (Downtown Mixed Use- historic-conditional overlay) combining district. The recommended conditional overlay shall restrict the daily vehicle trips to less than 2,000 trips per day. The alternate Staff recommendation is based on the following considerations:

- 1.) The recommended DMU-H-CO zoning classification is compatible with existing land uses and surrounding development;
- 2.) The recommended classification will accomplish the project scope including the development of a mixed-use building composed of offices and apartments,
- 3.) The site lies within the Downtown Austin Design Guidelines which recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core, and
- 4.) The proposed development will not be subject to compatibility standards.

DEPARTMENT COMMENTS:

The subject property consists of 0.22 Acres (9,583.2 square feet) site zoned MF-4-H fronting West 8th Street. The property is currently an apartment complex. The applicant requests CDB-H to change the use of the property to a mixed-use building including offices and apartments. Access is proposed off West 8th Street. On October 23, 2006, the Historic Landmark Commission recommended approval of the zoning change with the condition that any changes to the exterior of the structure be granted a Certificate of Appropriateness by the Historic Landmark Commission. A portion of this site lies within the Capitol View Corridor. Any increase of height shall require a capitol view corridor height determination at the time of site plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-H	Apartments
<i>North</i>	DMU-CO	Undeveloped land
<i>South</i>	MF-4	Offices
<i>East</i>	P	Austin Public Library
<i>West</i>	MF-4	Apartments

WATERSHED: Waller Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** Yes**CURE DISTRICT:** Yes**HISTORIC PROPERTY:** Yes**TIA: Waived** (See Transportation comments)**NEIGHBORHOOD ORGANIZATIONS:**

57--Old Austin Neighborhood
 402--Downtown Austin Neighborhood Assn. (DANA)
 511--Austin Neighborhoods Council
 623--City of Austin Downtown Commission
 742--Austin Independent School District
 744--Sentral Plus East Austin Koalition (SPEAK)
 767--Downtown Austin Neighborhood Coalition
 998--West End Austin Alliance

SCHOOLS:

Austin Independent School District

- Matthews Elementary School
- O. Henry Middle School
- Austin High School

CASE HISTORIES: N/A**RELATED CASES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14H-98-0005	CBD to CBD-H	07/21/98 APVD CBD-H BY CONSENT (8-0)	08/20/98 APVD CBD-H (4-0), 1ST RDG 12/03/98 APVD CBD-H (6-0) 2ND/3RD RDGS
C14-00-2207	CBD to CBD-CURE	11/14/00 APVD STAFF REC OF CBD-CURE (6-1- 1, JM-NAY, RC-ABSTAIN)	11/30/00 APVD CBD-CURE W/CONDS (6-0), ALL 3 RDGS
C14-00-2208	CBD to CBD-CURE	11/14/00 APVD STAFF REC OF CBD-CURE (6-1- 1, JM-NAY, RC-ABSTAIN) 05/21/01 HISTORIC	11/30/00 APVD CBD-CURE W/CONDS (6-0); ALL 3 RDGS

		LANDMARK COMMISSION. APVD DEMOLITION PERMITS FOR 401, 413, & 415-417 CONGRESS (9-0-1, LAKY- ABSTAIN) CONTINGENT UPON SDP FOR COUSINS STONE 4TH & CONGRESS PROJECT	
C14-05-0165	CBD to CBD-CURE	10/18/05 ZAP APVD CBD- CURE-CO W/CONDS (7-1- 1, JP-NO, MH-ABSTAIN)	11/17/05. APVD CBD-CURE (7-0); ALL 3 RDGS
C14-06-0118	MF-4 to CBD	10/24/06: APVD DMU-CO W/ CONDITIONS	PENDING 12/07/06

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
San Antonio Street	80'	40'	Collector	No	No
8 th Street	80'	40'	Collector	No	No

CITY COUNCIL DATE:
December 14, 2006

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd


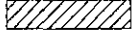


ORDINANCE NUMBER:

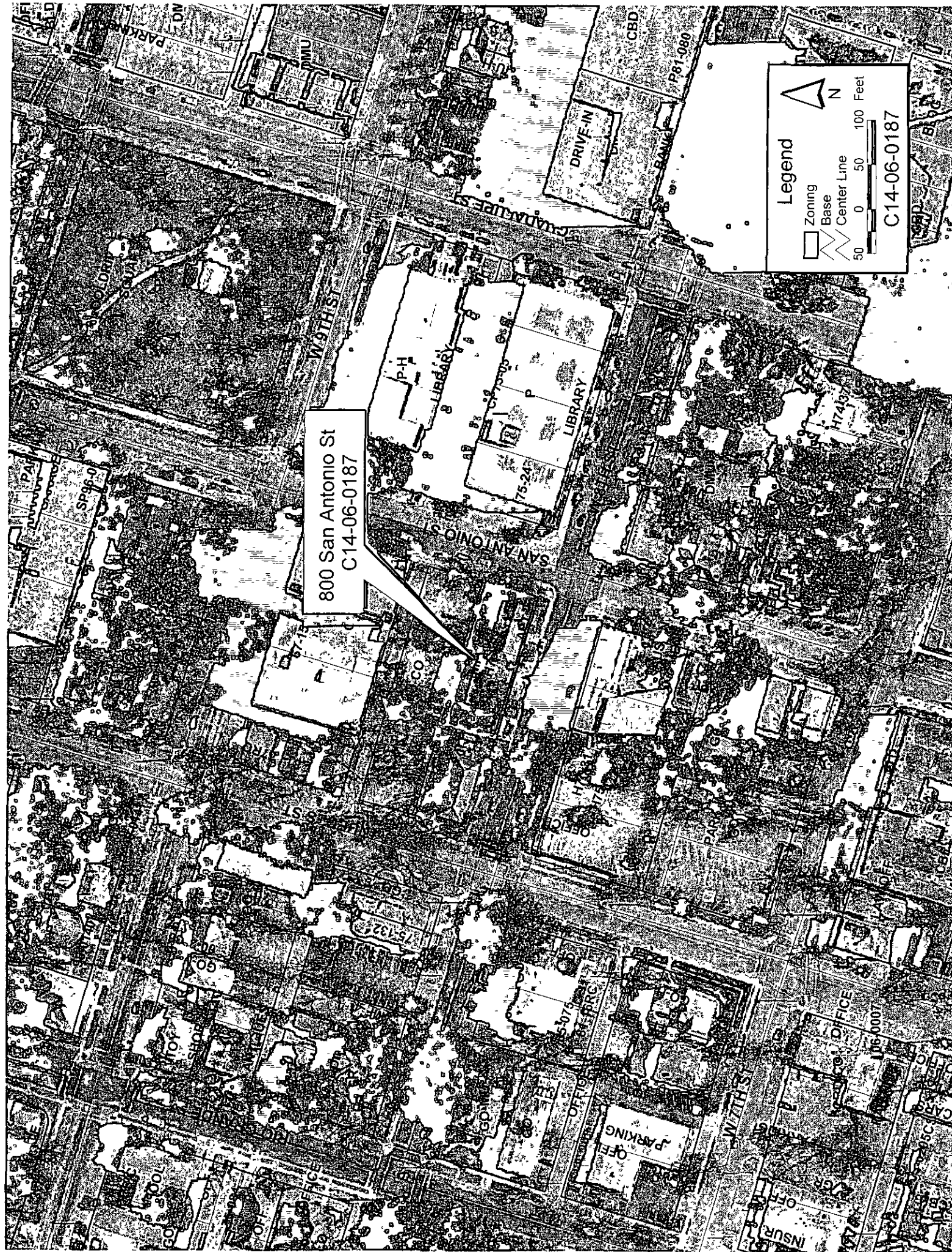
CASE MANAGER: Jorge E Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-06-0187 ADDRESS: 800 SAN ANTONIO ST SUBJECT AREA (acres). 1.200	DATE: 06-09 INTLS. SM	CITY GRID REFERENCE NUMBER J22
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR. J ROUSSELIN				



20' ALLEY

600 J-V-A TEXAS JOINT VENTURE
DOC NO 2001087617

NUECES STREET

LOT 4

LOT 3

LOT 2

LOT 1

BLOCK 102

SAN ANTONIO STREET

8TH STREET

GRAPHIC SCALE

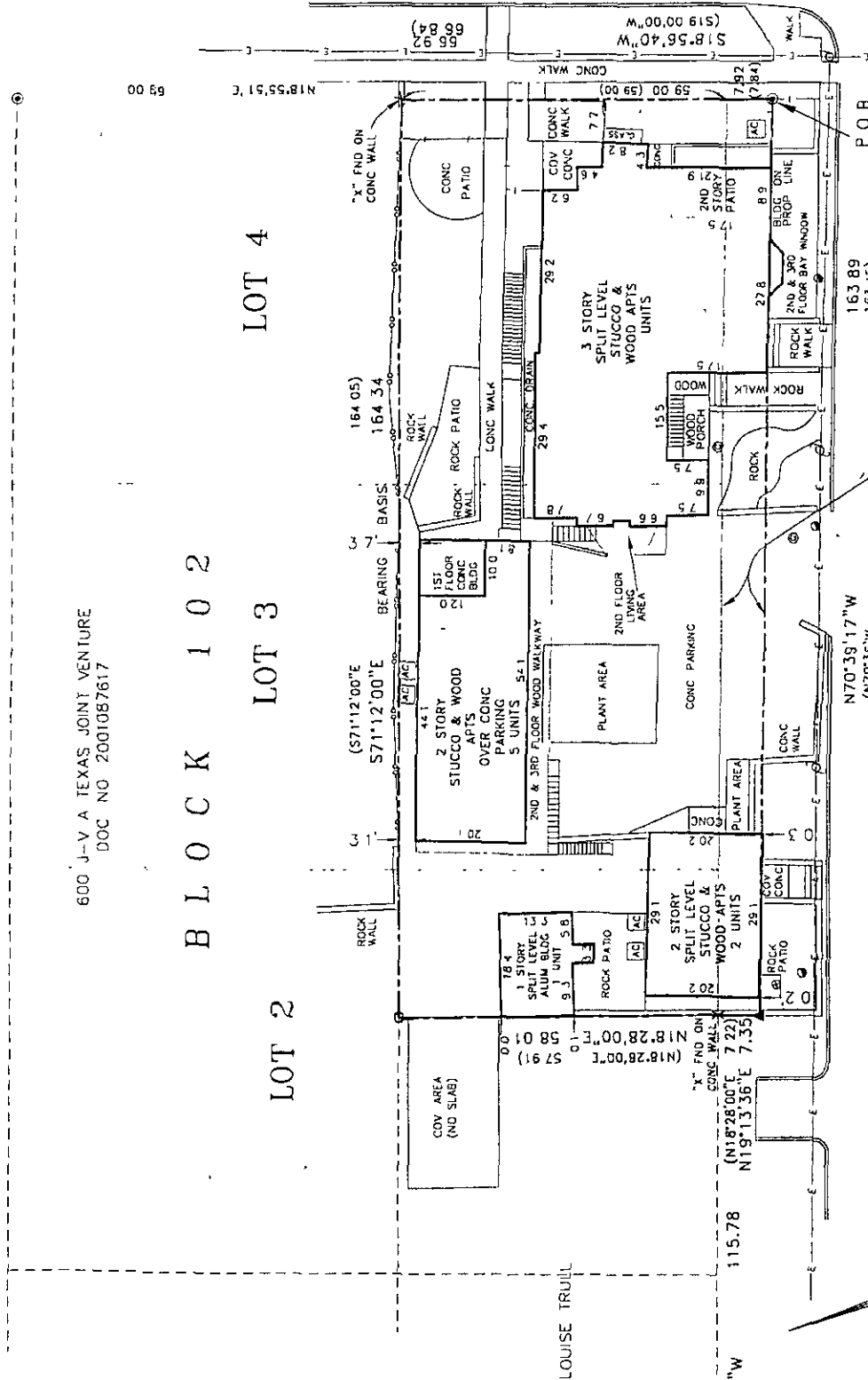


(IN FEET)

- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - X" CUT IN CONC FND
 - NAIL FOUND
 - POWER POLE
 - CUT WIRE
 - FIRE HYDRANT
 - WATER VALVE
 - SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - GAS METER
 - UTILITY PEDESTAL
 - CONC PAD WITH ELEC
 - WOODEN FENCE

REF Michael J McGinnis
C.F. NUMBER 141763 CM
DATED May 14, 2003

PORTION OF 8TH STREET QUITCLAIMED
BY THE CITY OF AUSTIN IN VOL 5315
PG 1258 OF THE TRAVIS COUNTY TEXAS
DEED RECORDS
ALSO SUBJECT TO TERMS, CONDITIONS
AND STIPULATIONS AS SET OUT IN VOL
5315 PG 1304 DEED RECORDS TRAVIS
COUNTY TEXAS



STAFF RECOMMENDATION

Staff offers an alternate recommendation of DMU-H-CO (Downtown Mixed Use- historic-conditional overlay) combining district. The recommended conditional overlay shall restrict the daily vehicle trips to less than 2,000 trips per day. The alternate Staff recommendation is based on the following considerations:

- 1.) The recommended DMU-H-CO zoning classification is compatible with existing land uses and surrounding development,
- 2.) The recommended classification will accomplish the project scope including the development of a mixed-use building composed of offices and apartments,
- 3.) The site lies within the Downtown Austin Design Guidelines which recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core, and
- 4.) The proposed development will not be subject to compatibility standards.

BASIS FOR RECOMMENDATION

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

The Staff's alternate recommendation is compatible with existing development in the area and with the established mixed-use zoning classifications

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

§ 25-2-101 DOWNTOWN MIXED USE (DMU) DISTRICT DESIGNATION.

Downtown mixed use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. 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. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand

The Staff's alternate recommendation meets the purpose statement set forth in the Land Development Code. The subject property is located adjacent to existing DMU-zoned properties and lies within the Core Downtown District as identified by the Downtown Austin Design Guidelines.

EXISTING CONDITIONS

Site Characteristics

The subject property consists of 0.22 Acres (9,583.2 square feet) site zoned MF-4-H fronting West 8th Street. The property is currently an apartment complex. The applicant requests CDB-H to change the use of the property to a mixed-use building including offices and apartments. Access is proposed off West 8th Street. On October 23, 2006, the Historic Landmark Commission recommended approval of the zoning change with the condition that any changes to the exterior of the structure be granted a Certificate of Appropriateness by the Historic Landmark Commission. A portion of this site lies within the Capitol View Corridor. Any increase of height shall require a capitol view corridor height determination at the time of site plan.

Transportation

- 1 No additional right-of-way is needed at this time.
- 2 The trip generation under the requested zoning is estimated to be 5,714 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117]
- 4 Capital Metro bus service is available along Guadalupe Street.

Environmental

1. 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. 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 no flood plain within the project area.
5. At this time, this site is developed. Other than the existing trees, there are no known significant environmental features on the site.
- 6 Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

- 1 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 the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water utility. The plan must be in accordance with the City of Austin design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

Capitol View Corridor Determination

- 1 A portion of this site lies within the Capitol View Corridor. Any increase of height shall require a capitol view corridor height determination at the time of site plan.