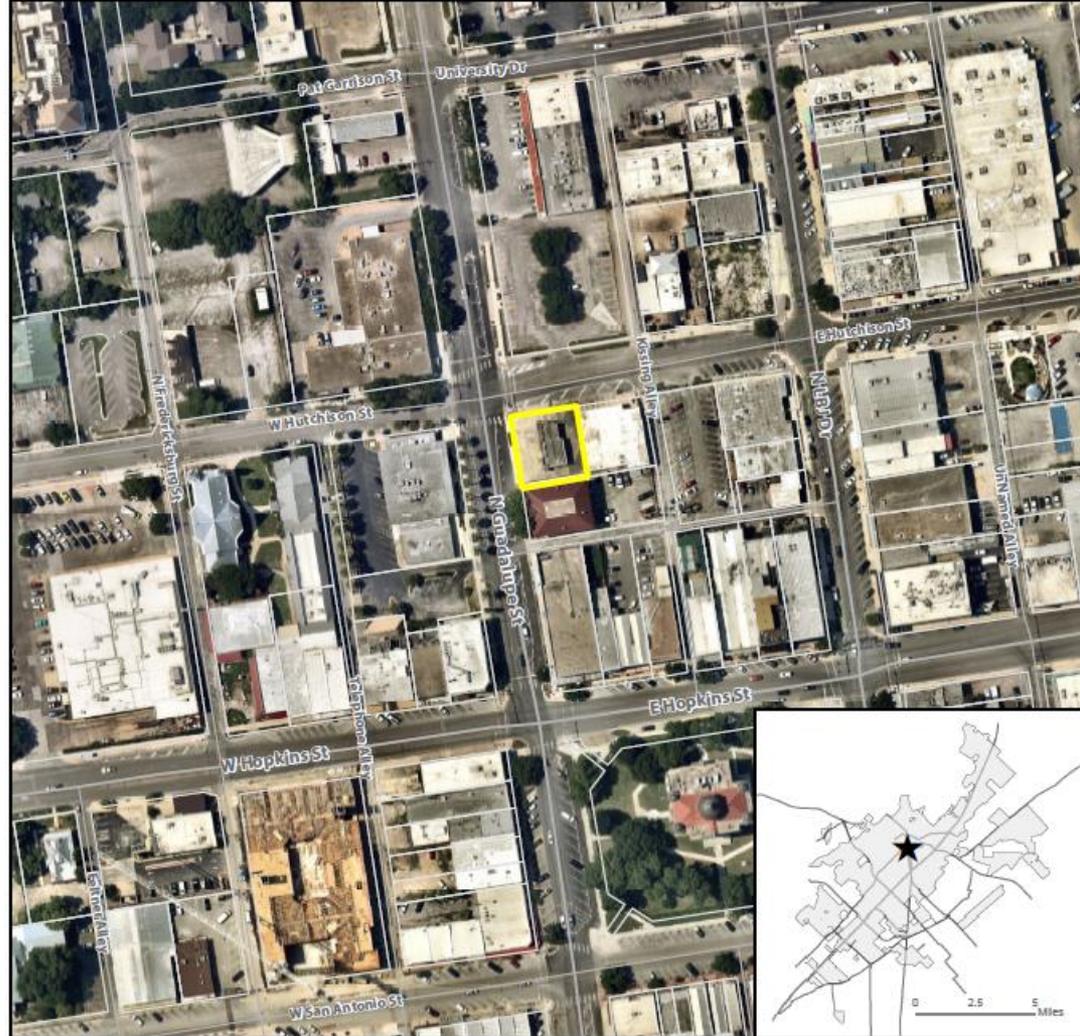


AC-20-10 (Build-to-Zone and Minimum Two Story Requirements)

AC-20-10 (242 Guadalupe) Hold a public hearing and consider a request by Carlos Iglesias on behalf of Greater Texas Credit Union for an Alternative Compliance Request to allow a building expansion that does not meet the Build to Zone standards of Section 4.3.3.3(E)1 and the Minimum Two Story requirements of Section 4.3.4.4 for a property located at 242 N Guadalupe Street

Location:

- Approximately 0.17 acres located at 242 N Guadalupe at the intersection of Guadalupe and Hutchison
- **Existing Zoning:** “CD-5D” Character District – 5 Downtown
- **Current Configuration:** Vacant excising non-conforming building
- **Surrounding uses include:**
 - Fire Station
 - Commercial
 - Pay Parking Lot



- ★ Site Location
- Subject Property
- Parcel
- City Limit

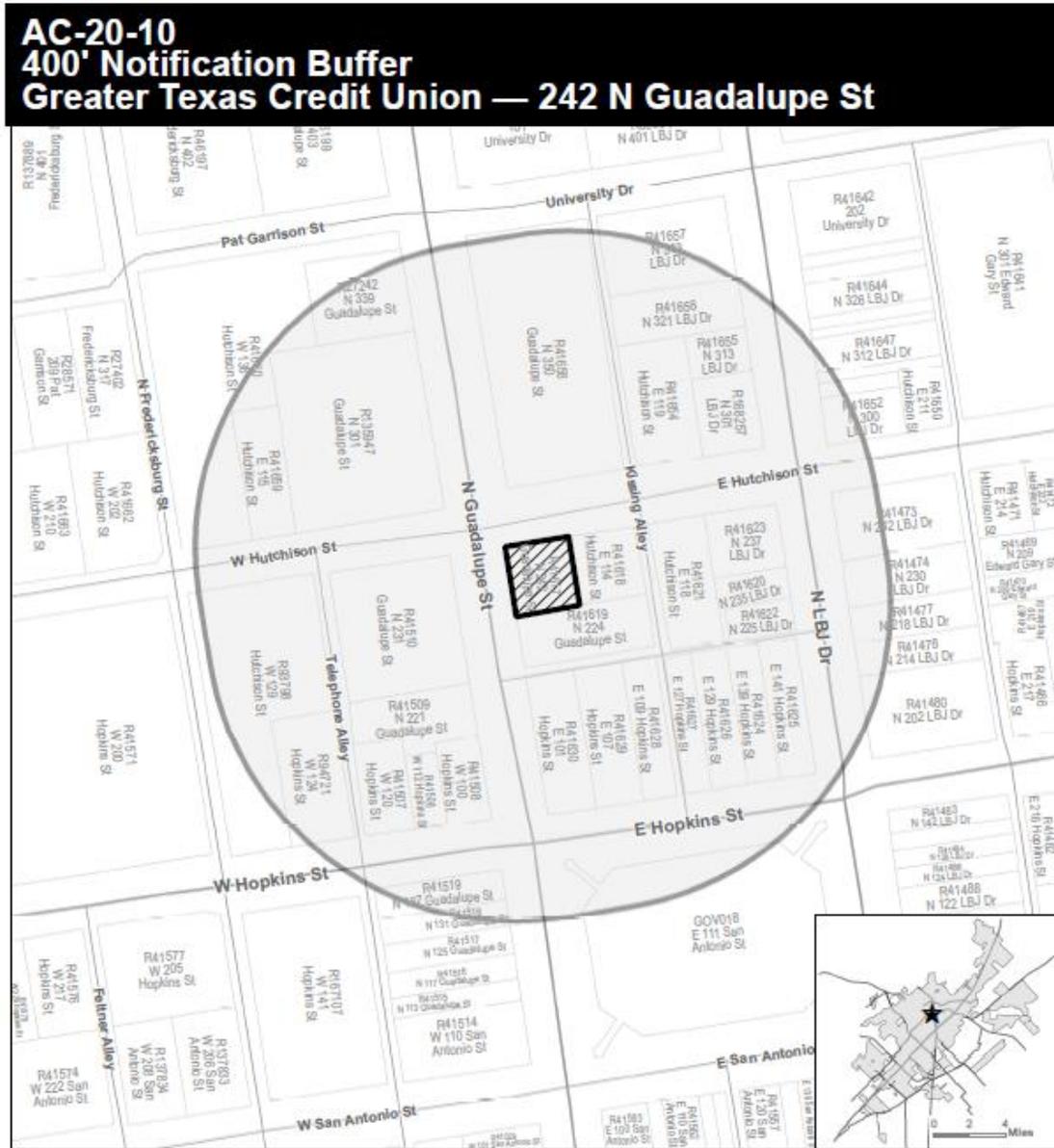


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/25/2020

Context & History

- Vacant building located on lot
 - Previously a law firm
 - Applicant is converting building into a Credit Union
- Applicant has two requests related to proposed building expansion:
 - Allow building footprint to expand without expanding into build-two-zone; and
 - Allow building expansion to be less than two stories in height.



	Site Location
	Subject Property
	400' Buffer
	Parcel
	City Limit

0 100 200 400 Feet

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.

Map Date: 6/25/2020

Alternative Compliance Request

Section 4.3.3.3(E)1

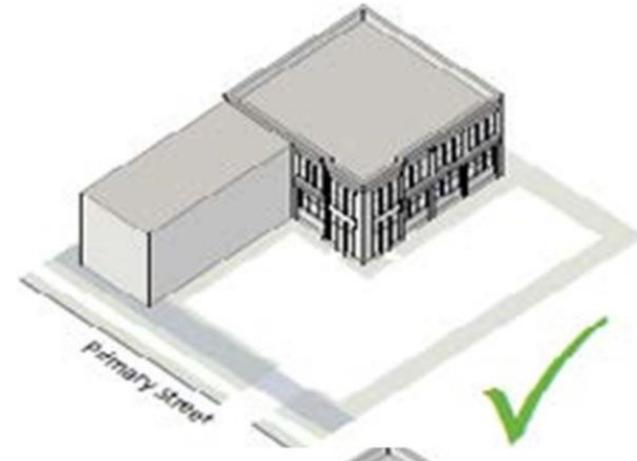
Code Requirement: When an existing building is being expanded and the existing building does not meet the build-to requirement, the addition must be placed in the build-to-zone.

Applicant Request: Applicant is requesting to waive the requirement that the expansion be placed in the build-to-zone. However, the applicant would expand the building toward the build-to-zone.

E. Nonconforming Build-to Requirement

- 1. Additions.** When an existing building is being expanded and the existing building doesn't meet the build-to requirement, the addition must be placed in the build-to zone. The addition does not have to meet the build-to percentage for the lot.

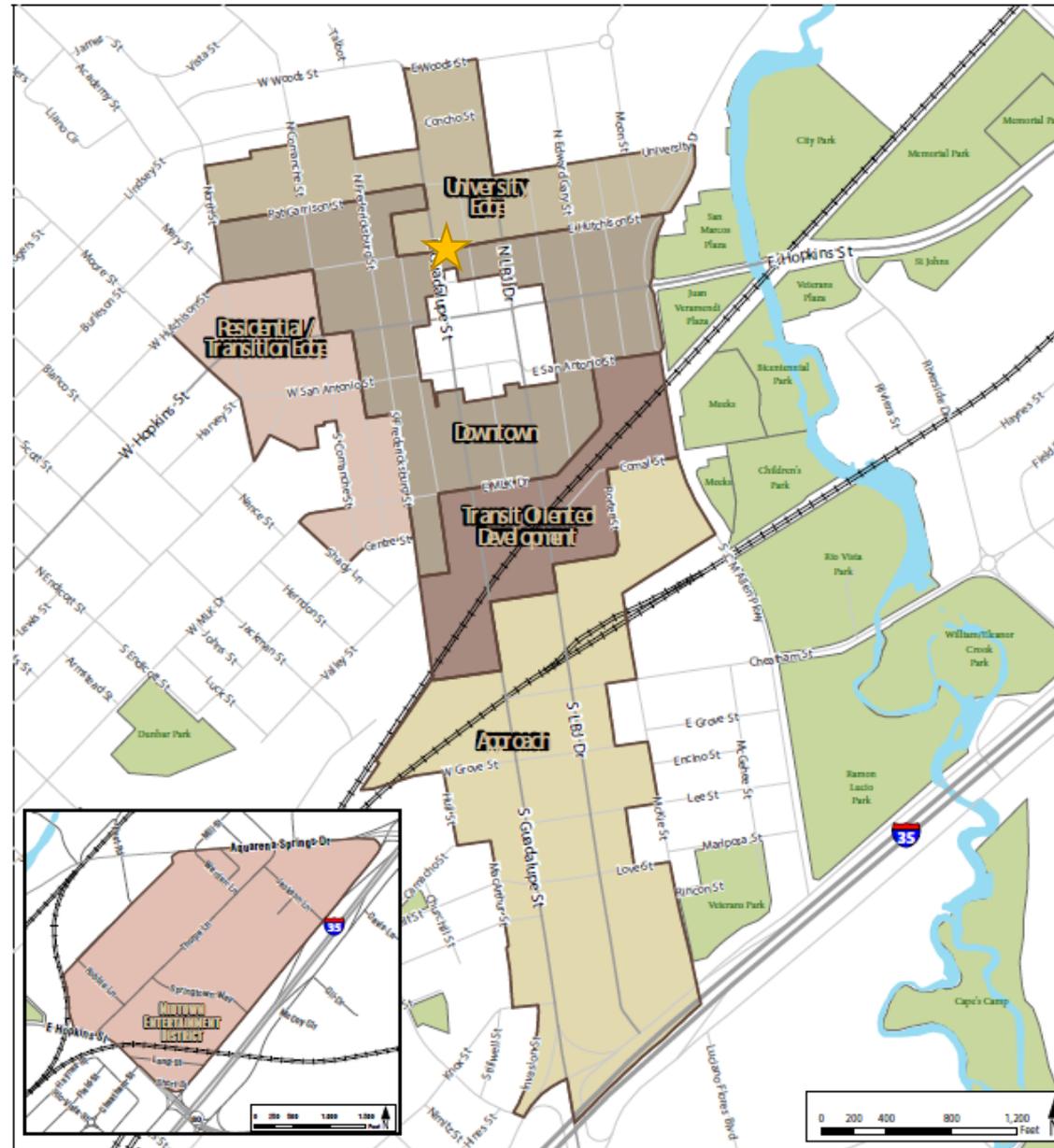
FIGURE 4.7 BUILD-TO ZONE ADDITIONS



Request 2

- **Alternative Compliance:**
Two Story Requirement
 - CD-5D Minimum height is two stories
- Applicant proposes 21.5 foot tall tower foyer
- Property location on Downtown Design Context Map:
 - Downtown

DOWNTOWN AND MIDTOWN DESIGN CONTEXTS MAP



Alternative Compliance Request

Section 4.3.4.4

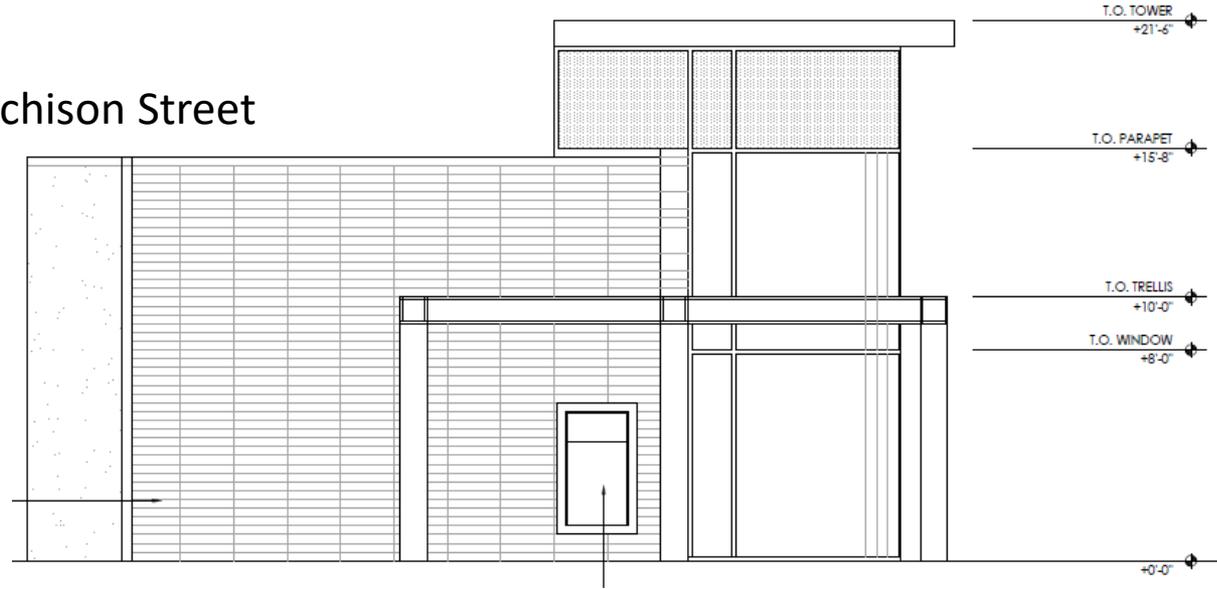
Code Requirement:

- Minimum two-story height applies to the first 30 feet of the building.
- A building with a single story measuring a minimum of 25 feet from finished floor to finished ceiling can satisfy the two-story requirement.

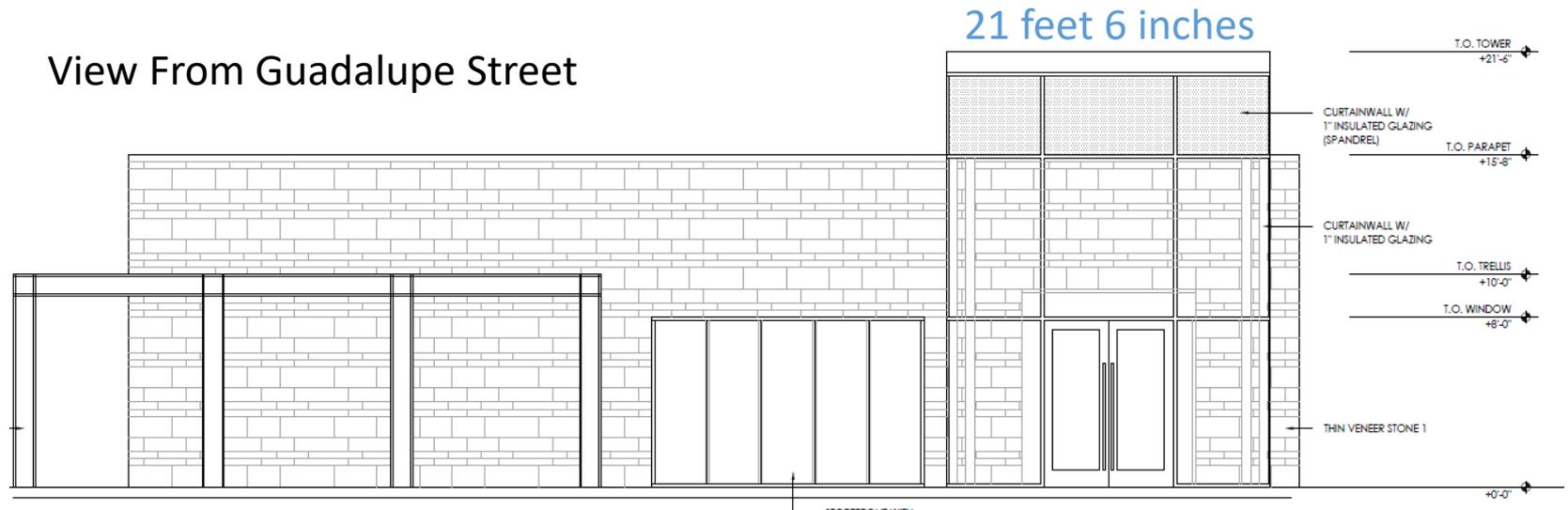
Applicant Request: Applicant is requesting to waive the two-story requirement for the addition. The applicant has proposed a foyer that is 21.5 feet tall. The proposed trellis is 10 feet tall.

C. Intent. The intent of the two-story minimum requirement is to ensure that the building scale is compatible with other structures and the relationship of the building to the public space. A minimum building height also serves to promote a mixture of uses.

View from Hutchison Street



View From Guadalupe Street



Downtown Design Context

• Downtown Design Context Height Strategy: Downtown

- Flexibility for building height requirements may be considered where it will not be visible from the square.
 - Visibility of property from the square is very limited.
- Overall mass should maintain a sense of human scale and not appear out of character with the Downtown Historic District.
 - Downtown Historic District is primarily 1 and 2 story buildings

Section A.1.4.2 Height Strategy by Context

DESIGN CONTEXT	GOAL(S)	ADDITIONAL HEIGHT IN FIRST AND SECOND LAYER	ADDITIONAL HEIGHT IN THIRD LAYER
UNIVERSITY EDGE	Preserve key public views up the hill to campus.	Alternatives which maintain sufficient public access to key views up the hill may be considered.	Alternatives may be considered where taller structures will provide greater residential opportunities within proximity to campus and key views are sufficiently maintained.
DOWNTOWN	Maintain compatibility with Courthouse Square.	Flexibility for building height requirements may be considered where it will not be visible from the square. Overall mass should maintain a sense of human scale and not appear out of character with the Downtown Historic District.	No additional height adjacent to Downtown Historic District. Additional height may be considered where it will not obscure key views.
RESIDENTIAL/ TRANSITION EDGE	Minimize impacts from higher scale development on the character of adjacent residential neighborhoods. Provide a transition in scale between the T5 zone and the neighborhoods.	No additional height.	Additional height should only be permitted if it is not visible from the public right of way or the adjacent residential neighborhoods.
TRANSIT ORIENTED DEVELOPMENT	An increased density at and surrounding the future rail stop is desired.	Additional height at the street wall may be appropriate where the building maintains a sense of human scale and a pedestrian-friendly streetscape.	Additional height may be appropriate here where the building maintains a sense of human scale and maintains a pedestrian-friendly streetscape.
APPROACH	The intent for the approach area is to provide corridors between the highway and Downtown.	The intent for the approach area is to provide corridors between the highway and downtown.	Additional height may be appropriate where it does not directly impact residential neighborhoods. The building should maintain a sense of human scale and a pedestrian-friendly streetscape.
MIDTOWN ENTERTAINMENT DISTRICT	Promote high-density mixed use development to complement Downtown.	Additional height may be appropriate where the building maintains a sense of human scale and pedestrian-friendly streetscape.	Alternatives may be considered where taller structures will provide greater residential opportunities within proximity to campus and key views are sufficiently maintained and alternative forms of transportation connections to campus have been accommodated.

Staff recommends that the request be approved with the following condition:

1. The site and building shall be constructed in a manner substantially similar to the provided site plan and building elevations; and
2. The Alternative Compliance shall expire upon further expansion of this building beyond the current request.