

ZONING CHANGE REVIEW SHEET

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CASE: C14-2011-0010 821 W. 11th

P. C. DATE: 04-12-2011

ADDRESS: 821 W. 11th Street

AREA: 0.27 acres

APPLICANT: Dwight Monteith

AGENT: Kari Blachly

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: Yes

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: MF-3 – Multi-Family Residence - Medium Density

ZONING TO: DMU – Downtown Mixed Use

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay. The Conditional Overlay will include the following:

- A. The maximum height of a building or structure is 60 feet from ground level.
- B. The front yard setback shall be fifteen feet (15’).
- C. Limit vehicle trips to 2,000 per day.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The 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 subject tract is located in and amongst various zoning districts, including MF-4, GO and LO. The most recent surrounding case histories were requests to the DMU zoning district.

BASIS FOR RECOMMENDATION:

Granting of the request should result in an equal treatment of similarly situated properties.

Granting DMU zoning would be in keeping with other similarly situated properties in the area that have recently received DMU zoning as well.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	MF-3	Multi-family
NORTH	LO	Office Building
SOUTH	LO	Office
EAST	MF-3	Residential
WEST	MF-3	Office Building

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0158	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-06-0187	From GO to DMU	Approved DMU-CO [Vote: 8-0]	Approved DMU-CO [Vote: 5-1]
C14-07-0223	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU- CO [Vote: 7-0]
C14-1996-0029	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 7-0]
C14-2008-0047	From GO to DMU	Approved DMU-CO [Vote: 9-0]	Approved DMU-CO [Vote: 7-0]
C14-2004-0210	From GO to DMU	Approved DMU-CO [Vote: 8-1]	Approved DMU-CO [Vote: 7-0]
C14-2005-0049	From GO to DMU	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association

SCHOOLS:

Matthews Elementary School
 O' Henry Middle School
 Austin High School

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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, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

SITE PLAN:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Development on all streets in the downtown area is exempt from the sidewalk and supplemental zone standards of Section 2.2 of Subchapter E and instead is encouraged to comply with the sidewalk standards of the Great Streets Development program.

TRANSPORTATION:

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
West 11 th Street	60'	40'	Collector	Not Available

TR2: No additional right-of-way is needed at this time.

TR3: 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].

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TR4: There are no existing sidewalks along West 11th Street.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facility	Recommended Bicycle Facility
West 11 th Street	Wide Curb	Wide Curb

TR6: Capital Metro bus service is available northwest of the site along Lamar Boulevard (route no. 338) and east of the site along West 11th Street (route no. 3)

CITY COUNCIL DATE: May 12th, 2011

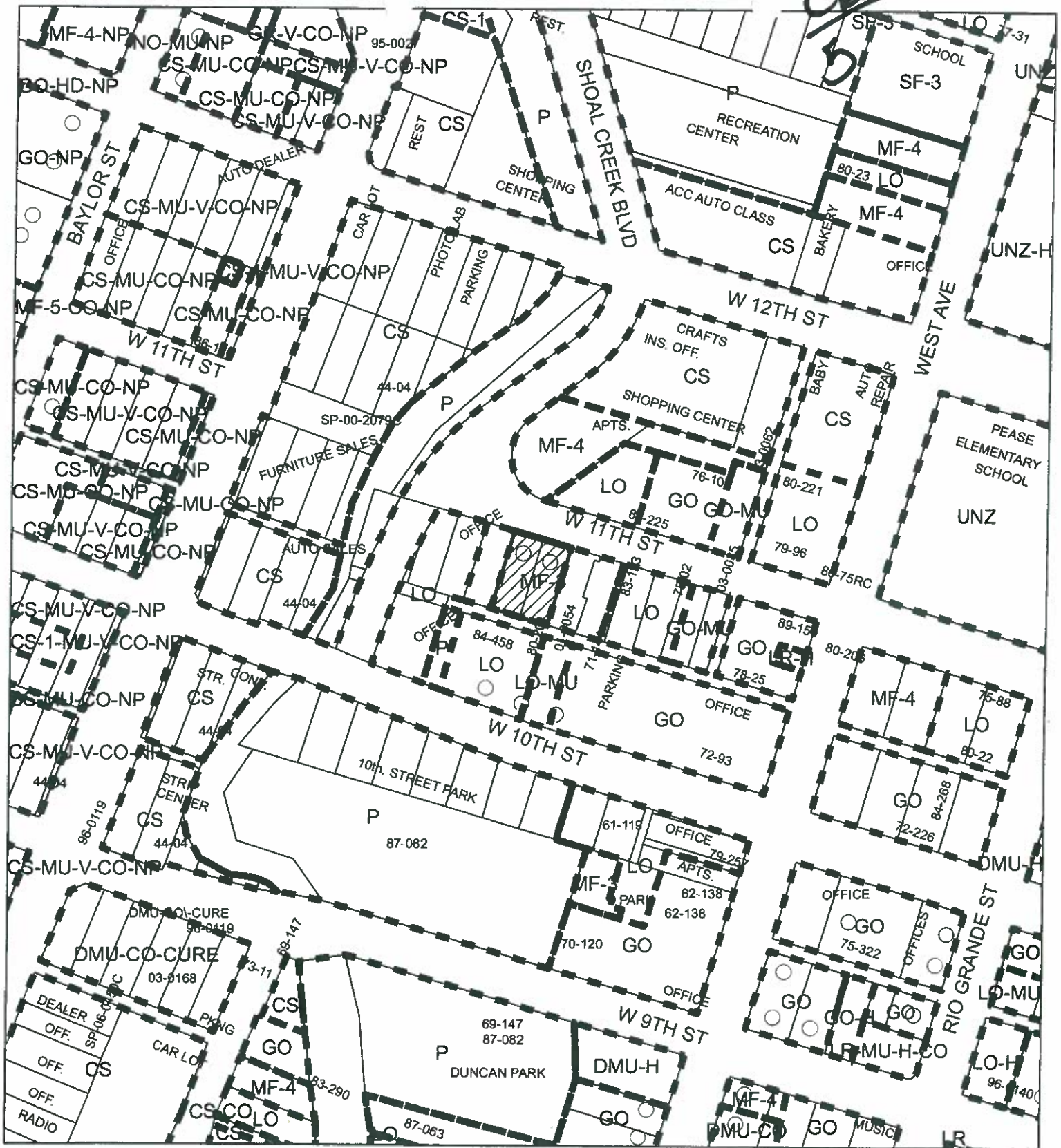
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



ZONING

ZONING CASE#: C14-2011-0010
 LOCATION: 821 W 11TH ST
 SUBJECT AREA: 02703
 GRID: H23
 MANAGER: C. PATTERSON



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

