

ZONING CHANGE REVIEW SHEET

C9
/

CASE NUMBER: C14-2011-0041

P.C. DATE: 06/14/11

ADDRESS: 309, 311 & 315 Bowie Street

AREA: 0.972 Acres

APPLICANT: Bowie Street Partners, Ltd.
(Perry Lorenz)

AGENT: Cerco Development, Inc.
(Jamil Alam)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A. No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: DMU – Downtown Mixed Use

ZONING TO: DMU-CURE – Downtown Mixed Use – Central Urban Redevelopment

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-CURE-CO, Downtown Mixed Use – Central Urban Redevelopment - Conditional Overlay. The CURE overlay would allow a floor to area ratio of 12-1 and a maximum height of four hundred feet (400'). The Conditional Overlay would defer the Traffic Impact Analysis to the site plan.

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 DMU, GO, CS and LO. The most recent surrounding case histories were requests to the DMU zoning district. This request is similar to other requests to add the "CURE" overlay to properties located in the urban core to allow for additional height for vertical mixed use development. The applicant is proposing an office/residential structure with some mixed use on the ground floor. This property is in between the Spring Residential Tower to the West (@ 400') and the Monarch Residential Tower to the East (@ 300'). This site is located within the "desired development zone" where development is encouraged to locate.

Note: Single family, multifamily and commercial uses on properties zoned CBD or DMU are required to meet a 1-star rating under Austin Energy's Green Building Program.

PLANNING COMMISSION RECOMMENDATION:

BASIS FOR RECOMMENDATION:

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

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

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	DMU	Office/Retail
NORTH	DMU-CURE	Parking Lot
SOUTH	DMU-CO	Multi-family
EAST	CBD-CO	Multi-family
WEST	DMU	Office/Retail

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-00-02127 The Monarch Residential Tower	From DMU to CBD-CO	Approved CBD-CO [Vote: 7-0]	Approved CBD- CO [Vote: 7-0]
C14-05-0136 The Spring Residential Tower	From DMU to DMU-CURE	Approved DMU-CURE [Vote: 7-0]	Approved DMU-CURE [Vote: 5-0]
C14-05-0005 The Gables Residential Development	From DMU to DMU-CURE	Approved DMU-CURE [Vote: 7-0]	Approved DMU-CURE [Vote: 7-0]
C14-99-0002 The Pole Yard	From P to DMU-CO	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]

NEIGHBORHOOD ORGANIZATION:

- 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
- Austin City Lofts HOA
- West End Austin Alliance
- Original Austin Neighborhood Assoc.

C9
3

SCHOOLS:

Matthews Elementary School, O' Henry Middle School, Austin High School

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.

This site abuts the Shoal Creek Buffer Zone.

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.

TRANSPORTATION:

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

The traffic impact analysis for this site will be required at the time of site plan application to mitigate any adverse effects of the traffic generated by the proposed site on the surrounding roadway system.

C9
1/4

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Bowie Street	80	40	Collector	Yes	NA	NA

CITY COUNCIL DATE: June 23rd, 2011

ACTION:

ORDINANCE READINGS:

1ST

2ND

3RD

ORDINANCE NUMBER:

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

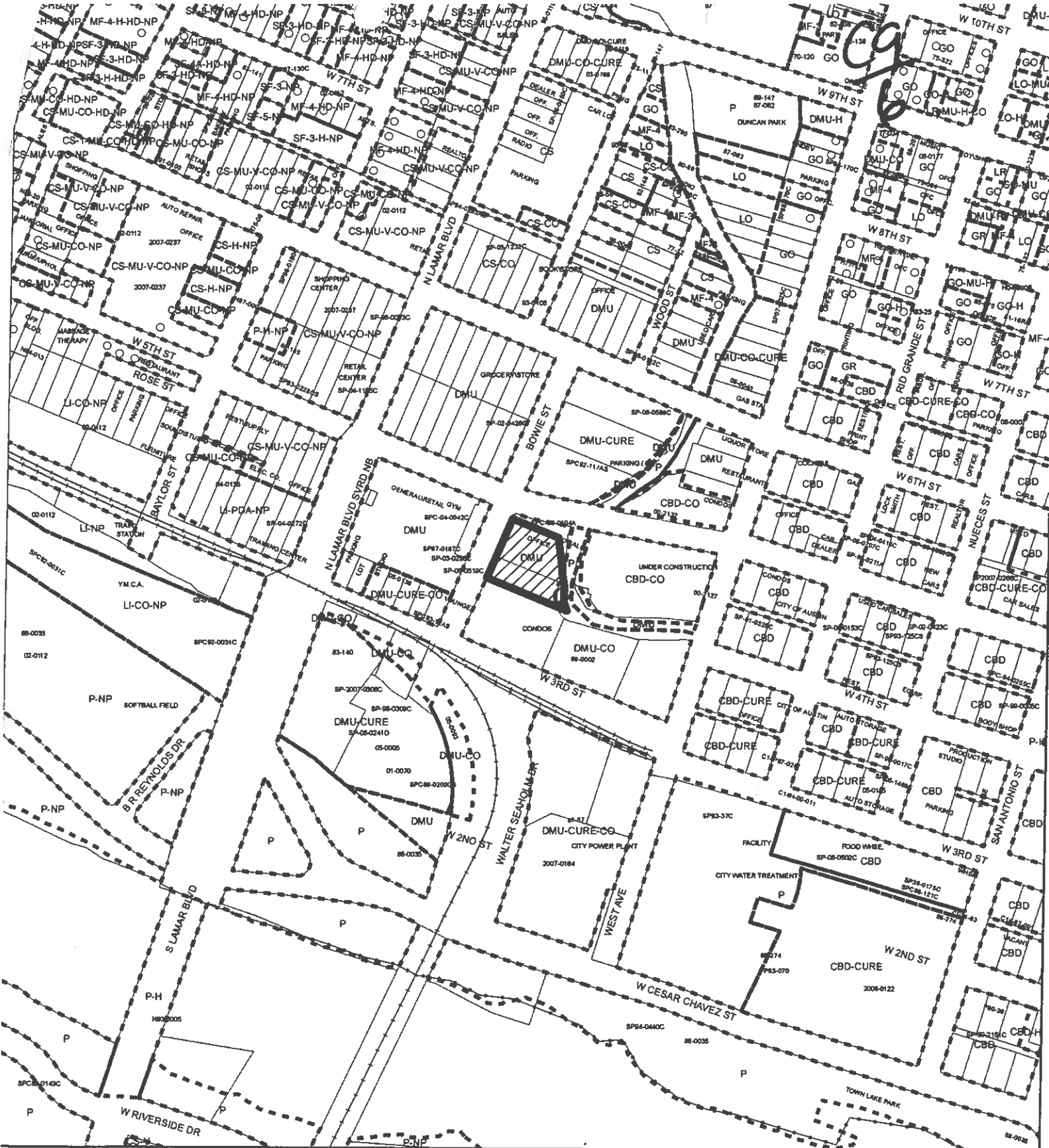
PHONE: 974-7691



CAPITAL
VIEW
CORRIDOR





SUBJECT
TRACT

DEALER OFF ST
OFFICE
RADIO STATION
CVR LO
CS-12
SP-PARKIN
CS-CO
WOOD ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
W 1ST ST
W CESAR CHAVEZ ST
WATERBOLM CH
BONE ST
HENDERSON ST
GAS ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
W 1ST ST
W CESAR CHAVEZ ST
2007-0164
88-0035
05-0005
07-05-0241
SP-2007-006C
SP-98-006C
DMU-0010
DMU-0002
DMU-0005
DMU-0006
DMU-0007
DMU-0008
DMU-0009
DMU-0010
DMU-0011
DMU-0012
DMU-0013
DMU-0014
DMU-0015
DMU-0016
DMU-0017
DMU-0018
DMU-0019
DMU-0020
DMU-0021
DMU-0022
DMU-0023
DMU-0024
DMU-0025
DMU-0026
DMU-0027
DMU-0028
DMU-0029
DMU-0030
DMU-0031
DMU-0032
DMU-0033
DMU-0034
DMU-0035
DMU-0036
DMU-0037
DMU-0038
DMU-0039
DMU-0040
DMU-0041
DMU-0042
DMU-0043
DMU-0044
DMU-0045
DMU-0046
DMU-0047
DMU-0048
DMU-0049
DMU-0050
DMU-0051
DMU-0052
DMU-0053
DMU-0054
DMU-0055
DMU-0056
DMU-0057
DMU-0058
DMU-0059
DMU-0060
DMU-0061
DMU-0062
DMU-0063
DMU-0064
DMU-0065
DMU-0066
DMU-0067
DMU-0068
DMU-0069
DMU-0070
DMU-0071
DMU-0072
DMU-0073
DMU-0074
DMU-0075
DMU-0076
DMU-0077
DMU-0078
DMU-0079
DMU-0080
DMU-0081
DMU-0082
DMU-0083
DMU-0084
DMU-0085
DMU-0086
DMU-0087
DMU-0088
DMU-0089
DMU-0090
DMU-0091
DMU-0092
DMU-0093
DMU-0094
DMU-0095
DMU-0096
DMU-0097
DMU-0098
DMU-0099
DMU-0100



ZONING

ZONING CASE#: C14-2011-0041
 LOCATION: 309, 311 & 315 BOWIE ST
 SUBJECT AREA: 0.972 ACRES
 GRID: H22
 MANAGER: CLARK PATTERSON

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'



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.