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## **Project Summary**

**Address:** 1123 East 11<sup>th</sup> Street

**Applicant/Agent:** Dick Clark Architecture

**Applicant Contact:** Mark Vornberg, **DICK CLARK ARCHITECTURE**, 207 WEST 4<sup>th</sup> St, AUSTIN TX 78701, 512.472.4980

**Owner:** Dick Clark Architecture

### **Type of Amendment:**

East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan Modification (Sixth Modification)

Change in Floor to Area Ratio (FAR)

From: .7:1

To: 1:1

**Base District Zoning:** CS-1-NCCD-NP

**Lot Size:** 100x70

**Neighborhood Plan Adoption Date:** January 25, 1999

**Urban Renewal Agency of the City of Austin (URA) Recommendation:** February 29, 2012, URA recommended Urban Renewal Plan Sixth Modification in support of FAR increase.

**Planning Commission Recommendation:** Pending

**Staff Recommendation:** NHCD and PDRD staff recommends the change in FAR

**Basis for Staff Recommendation:** The East 11<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD) currently allows for sites of one-half acre or less an FAR of 2:1 in Sub-District 1, where this site is located. The increase from .7:1 to 1.1 is not exceeding the building density allowable under the NCCD. The owner has met with several neighborhood groups in the area and has received their support of the project. In addition, owner went door to door and discussed project with adjacent property owners along East 10<sup>th</sup> Street.

**Staff Contact:** Sandra Harkins

**Phone:** 512.974.3128

**Email:** Sandra.harkins@austintexas.gov

1123 Partners  
c/o Dick Clark Architecture  
207 West Fourth Street  
Austin, Texas 78701  
(512) 472-4980

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January 20, 2012

City of Austin – Neighborhood Housing & Community Development  
Attn: Sandra Harkins  
1000 E. 11<sup>th</sup> street – suite 200  
Austin Texas, 78702

Re: Modification to Urban Renewal Plan for 1123 E. 11<sup>th</sup> street

We own the property at 1123 E 11<sup>th</sup> street and are under construction on a 3 story live-work project with retail along the first floor and two floors of multi-family above. It's a very small scale project with about 1700 s.f. of first floor retail and 4 apartments currently permitted. Additionally, we have a two-car garage and additional parking on the rear of the property. The property itself is only 100x70 ft, about a typical residential lot size in this part of East Austin.

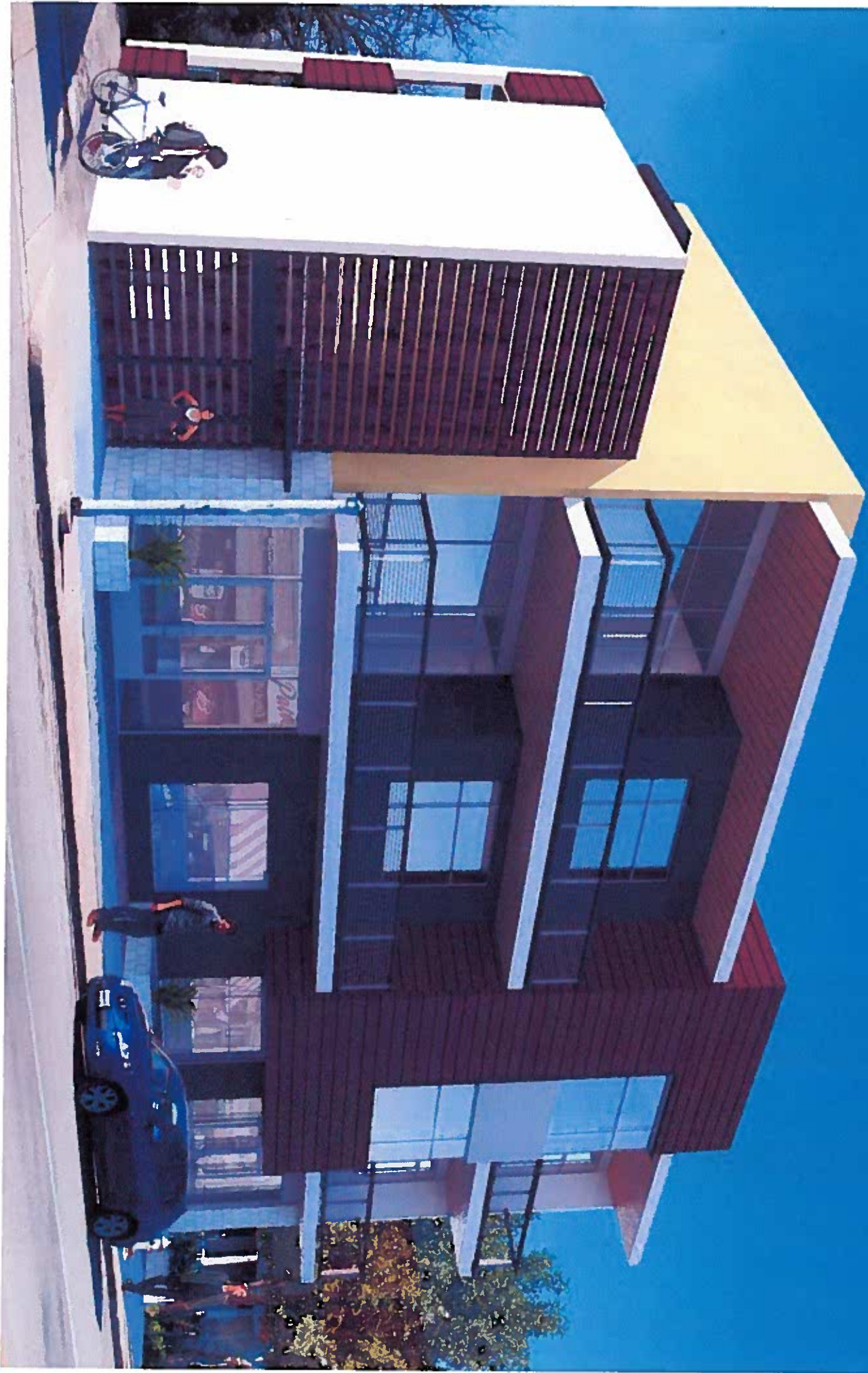
1123 E. 11<sup>th</sup> street is currently zoned CS-1-NCCD-NP although the East 11<sup>th</sup> & 12<sup>th</sup> streets Urban Renewal Plan currently restricts its FAR to .7 instead of the 2.0 that would be allowed by zoning. We've been under construction very slowly for several years because of financing issues we are dealing with, but are committed to our project and the neighborhood despite our slow schedule. We would like to add an additional garage apartment unit above the two-car garage currently under construction but require an increase in the maximum FAR allowable under the Urban Renewal Plan. Garage apartments are promoted in the neighborhood plan for this area and our garage apartment will be with-in compatibility and less than 30' tall.

We would like to respectfully request to increase the FAR in the Urban Renewal Plan from .70 to 1.0 for 1123 E. 11<sup>th</sup> street. This is half the FAR of the base zoning.

We have spoken to representatives of several neighborhood associations regarding this revision to the Urban Renewal Plan and have received positive feedback. We have requested their approval and hope to have a vote from them in support of this request prior to going to Planning Commission and City Council.

Sincerely,  
Mark Vornberg, Jeff Krolicki and Dick Clark

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A0.1

DATE: 11/11/11

SHEET TITLE:  
SITE PLAN

DATE: 11/11/11

BY: 11/11/11

GARAGE PLANS  
FOR: 1123 PARTNERS  
ADDRESS: 1123 PARTNERS  
ADDRESS: 1123 PARTNERS

PROJECT:  
1123 PARTNERS  
1123 PARTNERS

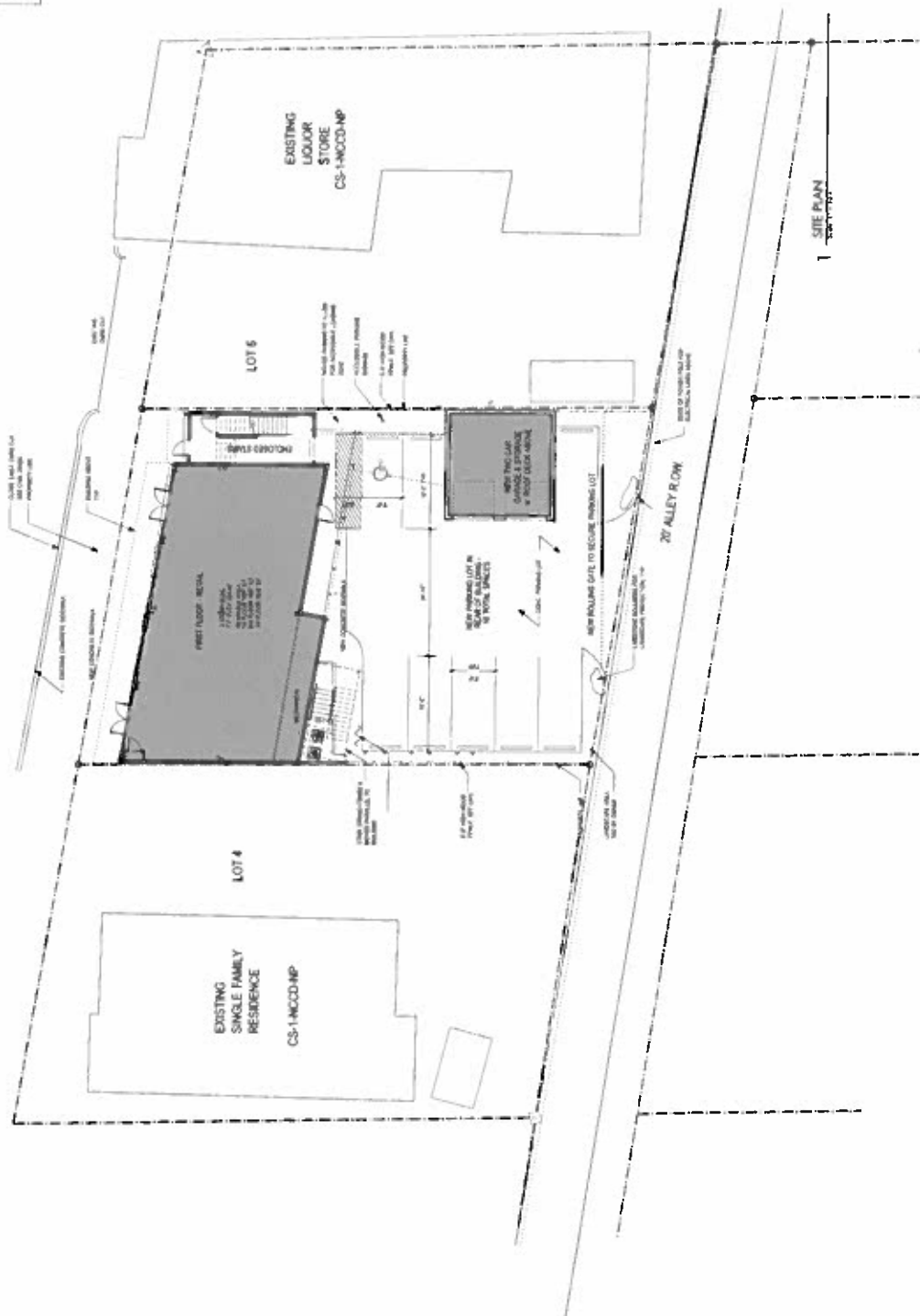
DICK CLARK  
ARCHITECTS  
1123 PARTNERS  
1123 PARTNERS

DCA SITE TABLE DATA REVISIONS

DCA SITE PLAN REVISIONS

REVISIONS TO EXISTING BUILDING SPACES  
REVISIONS TO EXISTING BUILDING SPACES  
REVISIONS TO EXISTING BUILDING SPACES

11TH STREET



1 SITE PLAN





1123 East 11<sup>th</sup> Street  
Dick Clark Architecture

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