

**Downtown Commission  
Project Review Sheet**

Project Name: SHELLEY TRACT

Case Number(s), if available: C14-2013-0104

Project Location/Address: 1700 WEST AVE

Applicant/Developer: JIM WITTLIFF / LAND ANSWERS, INC.

Mailing Address: 3606 WINFIELD COVE

Phone Number: (512) 416-6611

Property Owner: BLUE DRAGON, LTD., LANCE FARRELL

Please include a description of your proposed project, and list or discuss the ways and to what extent your project furthers or conflicts with the goals and recommendations of the Downtown Austin Plan, including but not limited to:

- Preserve and enhance the unique historical and cultural heritage of Downtown
- Support a vibrant, diverse and pedestrian-friendly urban district
- Promote Downtown's evolution into a compact, dense urban district
- Contribute to sustainability, quality of life and the Downtown experience
- Interconnect and enhance Downtown's network of public parks, open spaces and streets
- Improve access to mobility and public transportation within Downtown
- Expansion of Great Streets improvements

Please include a map and/or aerial that shows how your project relates to other developments and the urban context in the vicinity of the project.

Current Project Status Rezoning, schematic design to rebuild  
(e.g., concept only, schematic design, final design) basement

Project Start Date: — Project End Date: —

Type of Project: MIXED USE  
(Residential, mixed use, office, commercial)

Primary Use and SF Residential 3,553 SF

Ancillary Uses and SF Admin Office (Basement) 2,600 SF

Total SF 6,153 SF

Stories 3 (existing) FAR 0.589 Height Est'd 32'  
(existing - built in 1922)

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Parking spaces 11 Available for public use? 9 FOR PUBLIC USE,

2 PRIVATE

Type of parking: Surface X Structured above ground \_\_\_\_\_ Structured below ground \_\_\_\_\_

Specify type of bike parking being provided: None now, bike rack for

Is the project located within 600 feet of any live music venue? NO 5 spaces proposed.

If so, are considerations being made regarding sound mitigation? NO

Are you seeking zoning changes or variances? YES - REZONING

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action. DATES NOT ESTABLISHED YET

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? N/A

Have other boards/commissions or city staff yet made recommendations on this project? If so, please describe. NO

Attach available images, site plans, elevations and renderings for the project.

PHOTOS ATTACHED

**Deadline:** This form and attachments should be submitted to the City Staff Liaison for the Commission at least five business days prior to the Commissioner's meeting where the project will be presented.

**Land ANSWERS, Inc.**  
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Austin, Texas 78704  
512/416-6611 Fax: 512/416-6610  
E-mail: landanswers@sbcglobal.net


## MEMORANDUM

**DATE:** September 26, 2013  
**TO:** Downtown Commission Members  
**FROM:** Jim Wittliff, Agent for Property Owner  
**RE:** 1700 West Ave.

Dear Downtown Commission Members:

This structure was built in 1922. We are not proposing any changes or modifications to the outside of this structure. However, the current property owner wishes to expand and rebuild the existing half basement, which currently contains 1,102 sq. ft to create a full basement that will encompass approximately 2,600 sq. ft. Access to the basement will be at ground level from 17<sup>th</sup> St. as seen on the attached photograph. The basement will not be visible from West Ave. The existing 1<sup>st</sup> and 2<sup>nd</sup> floors of this residence have always been used residentially and will continue to be used residentially. The proposed use of the basement is for an administrative office with little or no signage, and access for the aforementioned at grade door at the southwest corner of the structure. We are in the process of attempting to rezone the property SF-3 to LO-MU-CO. We will require the 1<sup>st</sup> and 2<sup>nd</sup> floors of the existing structure to remain residential in use. We feel that this rezoning request is reasonable since all three other existing corners of the intersection of 17<sup>th</sup> and West Ave. contain office uses, as well as a majority of the uses both north and south of this property along West Ave. We will retain the residential use, character and appearance of this building, while creating a small office use, which will be occupied by the property owner.

Thank you,

  
Jim Wittliff







FRONT VIEW FROM WEST AVENUE





SIDE VIEW FROM W. 17<sup>TH</sup> ST.





