

C28  
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**PLANNING COMMISSION  
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

**CASE:** SP-2013-0189C

**PLANNING COMMISSION DATE:** November 12, 2013

**PROJECT NAME:** Texas PTA

**ADDRESS OF SITE:** 408 West 11<sup>th</sup> Street

**APPLICANT:** Texas Congress of Parents and Teachers (Kyle Ward), 512-476-6769

**AGENT:** Garrett-Ihnen Civil Engineers (Jevon Poston, PE), 512-454-2400

**AREA:** 0.0918 acres

**WATERSHED:** Shoal Creek (Urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**C.I.P. STATUS:** N/A

**T.I.A.:** N/A

**CAPITOL VIEW:** Zilker Clubhouse – Mopac Bridge

**PROPOSED DEVELOPMENT:**

The applicant proposes to construct a five-story office with ground floor retail, with offsite parking and associated improvements.

**EXISTING ZONING:**

The proposed building is permitted in the DMU district, and the site plan complies with the zoning ordinance.

**DESCRIPTION OF WAIVER:**

LDC Section 25-6-592(B)(1) and 25-6-592(B)(2):

The applicant for the above referenced project is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-6-592 (B) (1) and (B) (2). Per LDC 25-6-592, sites zoned Central Business District (CBD) or Downtown Mixed Use (DMU) are required to provide a trash receptacle location, including space for a vehicle to empty the receptacle (Subsection (B)(1)); and an off-street loading facility (Subsection (B)(2)). The Land Use Commission may waive the requirement if it determines that it does not create a hazard to pedestrians or vehicles.

**SUMMARY STAFF RECOMMENDATION:**

Staff determined that there is not sufficient space on the site to comply with the requirements of Section 25-6-592 (B) (1) and (B) (2).

**Staff recommends approval of the variance for the following reasons:**

- The building is proposed to be small office use with a total of 20,232 square feet.
- The site does not have access to an alley.
- No off-street parking area is provided.
- The applicant agrees to work with City of Austin staff to provide alternatives to address trash collection and loading/unloading needs.

**CASE MANAGER:** Christine Barton-Holmes, LEED AP      **PHONE:** 974-2788  
Christine.Barton-Holmes@austintexas.gov

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**PROJECT INFORMATION:** 0.0918 acres

**EXIST. ZONING:** DMU

**MAX. BLDG. COVERAGE :** 100%

**MAX. IMPERV. CVRG.:** 100%

**ALLOWED F.A.R.:** 6.5:1

**HEIGHT:** NA

**REQUIRED PARKING:** NA

**PROPOSED ACCESS:** Access from West 11<sup>th</sup> Street (pedestrian)

**PROP. BUILDING CVR:** 3,666 sf (92%)

**PROP. IMP. CVRG.:** 3,690 sf (96%)

**PROPOSED F.A.R.:** 5.06:1

**PROP. HEIGHT:** 77'11" (5 stories)

**PROVIDED PARKING:** NA

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant proposes to construct a five-story, 20,323 gross square foot general office building with ground-floor retail on a small interior lot on West 11<sup>th</sup> Street. Because the site is zoned DMU, no parking is required. The site complies with all requires of the Land Development Code except for the items requested for a variance. There will be no vehicular access into the site and on-street loading and trash collection is requested in lieu of on-site trash collection and loading.

**Environmental:**

The site is located with the Shoal Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

**Transportation:**

Access to the proposed building will be from West 11<sup>th</sup> Street. No TIA was required for this development.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release.

**PLANNING COMMISSION ACTION:**

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: DMU, then DMU-H (meeting/assembly, then office)

South: UNZ, then P-H (office, then Wooldridge Square Park)

East: DMU/CBD (office, then apartment/condos)

West: CS, then GO (office, parking, and four-plex)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
West 11 <sup>th</sup> Street	80'	60'	City Collector

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation

Austin Independent School District

Austin Monorail Project

Austin Neighborhoods Council

Bike Austin

Central Austin Community Development

City of Austin Downtown Commission

Downtown Austin Alliance

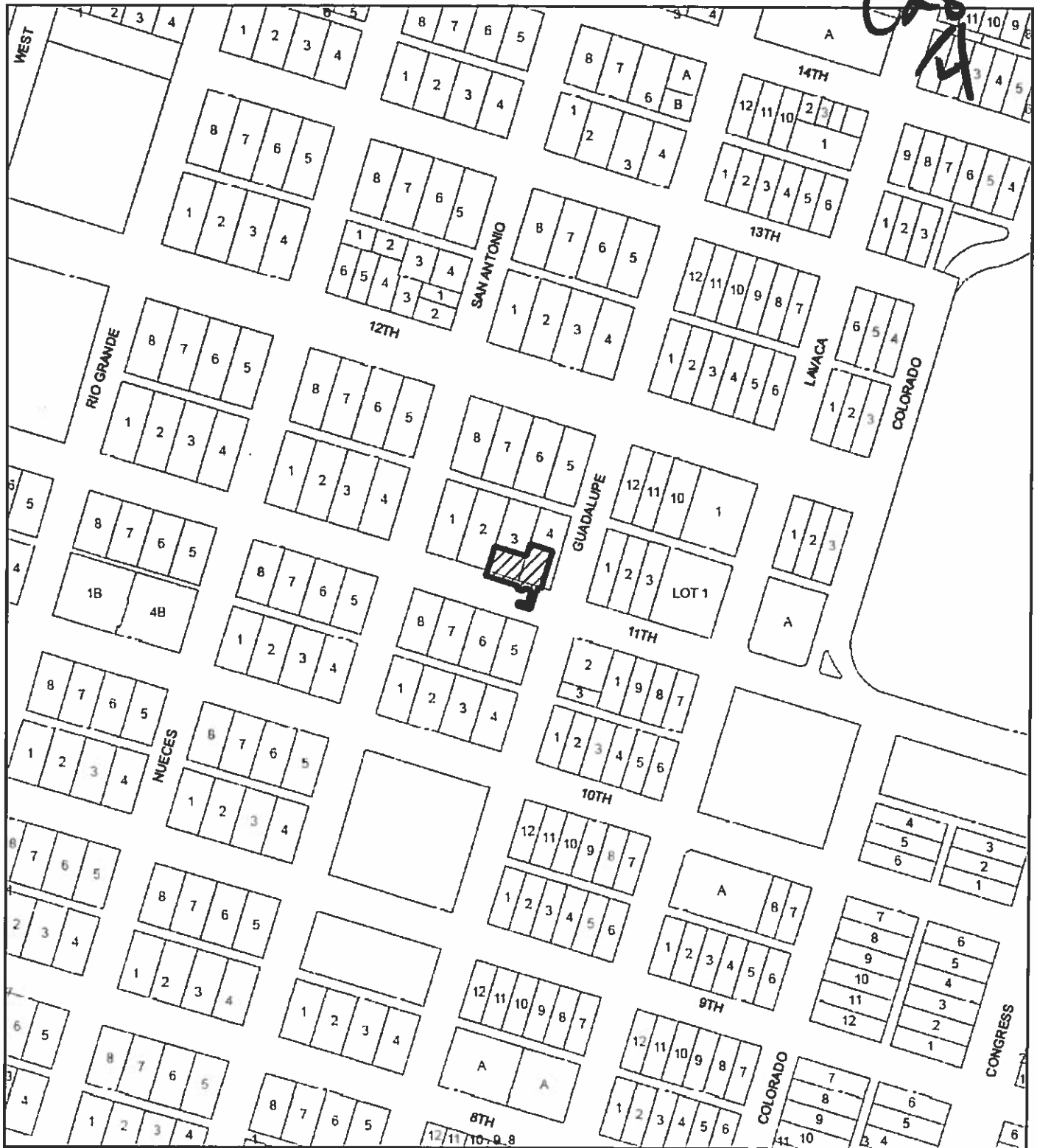
Downtown Austin Neighborhood Association

Downtown Austin Neighborhood Coalition

Historic Austin Neighborhood Association

Homeless Neighborhood Assn  
Original Austin Neighborhood Association  
Preservation Austin  
SELTEXAS  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
The Real Estate Council of Austin, Inc  
West Downtown Alliance, Inc  
West End Austin Alliance  
Westgate Condominiums

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Subject Tract



Base Map

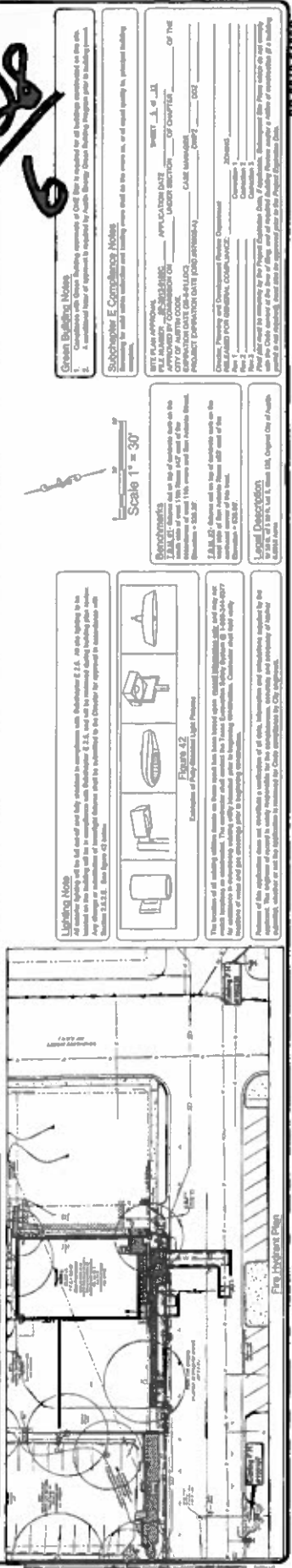
CASE#: SP-2013-0189CT  
ADDRESS: 408 W. 11th Street



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.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





SP-20H3-0189C

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**NEW CLAYS • TENSILE STRENGTH**  
IMPROVEMENTS IN PLASTER

**TEXAS PTA HEADQUARTERS**  
406 W. 11TH STREET  
AUSTIN, TX 78701

DATE: 10/10/00

1

C28

SECRET

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## A2.10

**Date:** August 8, 2023 | 1:09 PM  
**From:** John A. Lee, Administrator  
**To:** SA-201361@NC

With more of your energy focused on your business, you can spend less time on the phone and more time growing your business. Call today to learn more about the benefits of our service.

**Alcalá de Guadalupe** (pop. 10,000) is a small town in the heart of the state, known for its historic architecture and the *Alcalá de Guadalupe* festival, which celebrates the town's founding in 1541. The town is also known for its *Alcalá de Guadalupe* festival, which celebrates the town's founding in 1541.

<p>189. Incompleteness multiplies 100% of mass area of doublet peak between 2 and 10 degrees (value is 10% of mass area)</p> <p>190. Incompleteness multiplies 100% of mass area of doublet peak between 2 and 10 degrees (value is 10% of mass area)</p> <p>191. Incompleteness multiplies 100% of mass area of doublet peak between 2 and 10 degrees (value is 10% of mass area)</p>	<p>189. Incompleteness multiplies 100% of mass area of doublet peak between 2 and 10 degrees (value is 10% of mass area)</p> <p>190. Incompleteness multiplies 100% of mass area of doublet peak between 2 and 10 degrees (value is 10% of mass area)</p> <p>191. Incompleteness multiplies 100% of mass area of doublet peak between 2 and 10 degrees (value is 10% of mass area)</p>
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EAST ELEVATION

**SOUTH ELEVATION**

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK  
IN SENATE CONFIRMATION HEARING  
ON THE NOMINATION OF  
[NAME] TO BE  
[POSITION]  
[NAME] [ADDRESS]  
[CITY] [STATE] [ZIP]  
[PHONE]  
[FAX]  
[E-MAIL]  
[DATE]



LEONARD BIRD HAS RECOVERED FROM THE LOSS OF HIS LEFT ARM. BUT HOW DID HE DO IT?

172

**Order Cuffie - always efficiency**  
**PERMANENTLY FOLDING**

PRODUCT

**TEXAS PTA HEADQUARTERS**  
408 W. 11TH STREET  
AUSTIN, TX 78701

**SECRET**

**2000**

1

**100**

## EXTERIOR ELEVATIONS

DATE: 13-13

## A2.11

Friday, August 8, 2003 1:08 PM  
 9 8000 BRICK CLASS ARCHITECTURE

9-20130189C





GB/a

## MEMORANDUM

TO: Christine Barton-Holmes, Case Manager  
Members of the Planning Commission

FROM: Shandrian Jarvis, Transportation Review

DATE: August 7, 2013

SUBJECT: Variance Request for 408 West 11<sup>th</sup> Street – SP-2013-0189CT

Recommendation: **Approval**

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The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-6-592 (B) (1) and (B) (2). Per LDC 25-6-592, sites zoned Central Business District (CBD) or Downtown Mixed Use (DMU) are required to provide a trash receptacle location, including space for a vehicle to empty the receptacle (Subsection (B)(1)); and an off-street loading facility (Subsection (B)(2)). The Land Use Commission may waive the requirement if it determines that it does not create a hazard to pedestrians or vehicles.

The proposed tract, located at the northwest corner of Guadalupe Street and 11<sup>th</sup> Street, is a single lot situated on 0.0918 acres. A site plan for a general office building at this location is currently under review by City of Austin staff.

Staff determined that there is not sufficient space on the site to comply with the requirements of Section 25-6-592 (B) (1) and (B) (2).

**Staff recommends approval of the variance for the following reasons:**

- The building is proposed to be small office use with a total of 20,232 square feet.
- The site does not have access to an alley.
- No off-street parking area is provided.
- The applicant agrees to work with City of Austin staff to provide alternatives to address trash collection and loading/unloading needs.

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If you have any further questions or require additional information, please contact me at 974-2628.

Shandrian Jarvis  
Transportation Review Staff