

Briefing on Proposed 614 S. 1st Street PUD

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PROJECT
INFORMATION



CURRENT AND
PROPOSED ZONING



NEXT STEPS

Planning and Zoning Staff Briefing

Project Information

Address: 614 South 1st Street

Size: 8.185 acres

District: 9

Located in East Bouldin Creek Watershed

Currently Developed:
Timbercreek Apartments

Imagine Austin Growth Concept Map:
Along Activity Corridor
Abuts South Central Waterfront District



Key Components of Proposed PUD



Up to 550 dwelling units;
Modified compatibility setback on westside;
Maximum of building height of 120'.



Proposed 3-star Austin Energy Green Building Rating;
Removing existing impervious cover from CWOZ, EHZ and FL;
Clustered development near South 1st Street.



Parking located entirely underground;
Provide public creek access for bike/pedestrian connectivity;
Considering options for pedestrian safety across S. 1st Street.



Will meet or exceed all Tier One and several Tier Two
Requirements.

Current and Proposed Zoning

Existing Zoning: Multifamily – Medium Density – Neighborhood Plan (MF-3-NP)

Current Site Regulations

Max. Impervious Cover	65%
Max. Building Coverage	55%
Max. Building Height	40'
Max. Floor to Area Ratio (FAR)	0.75 : 1
Min. Front Setback	25'
Min. Street Side Setback	15'
Min. Interior Side Setback	5'
Min. Rear Setback	10'

Proposed Zoning: Planned Unit Development – Neighborhood Plan (PUD-NP)

Proposed Site Regulations

Max. Impervious Cover	50%
Max. Building Coverage	55%
Max. Building Height	120'
Max. Floor to Area Ratio (FAR)	2 : 1
Min. Front Setback	0'
Min. Street Side Setback	15'
Min. Interior Side Setback	5'
Min. Rear Setback	10'

PUD Zoning Process Next Steps



We are here in the process.

We do not need a recommendation at this point.

Scheduled for a Council Briefing on January 23, 2020.