

UNIVERSITY AREA PARTNERS, INC.

2026 Guadalupe #303B Austin, Texas 78705 (512) 474-6682

John M. Joseph
Coats/Rose

April 9, 2020

Re: 2001 Guadalupe St.; Case Number C14-2020-0007

Dear John,

Thanks for your letter of April 7th. I have been asked by the Board of Directors of University Area Partners to respond to your letter and case for the rezoning of 2001 Guadalupe as set forth in C14-2020-0007.

Although your letter indicates that your client has agreed to the University Neighborhood Overlay (UNO) Design Guidelines and Streetscape, it falls short in providing the increased density and affordability allowed by administratively opting-in to the UNO District.

A comparison of these differences is as follows:

2001 Guadalupe is currently zoned CS and has 8750 Sq ft per TCAD.

CS allows for 95% impervious cover and has a allowed FAR of 2:1;

The street and side yards are required to be 10 ft and the maximum height is 60ft.

There are landscaping and open space requirements for redevelopment with mixed use.

Your client is seeking to add MU overlay to the property. The MU has site area requirements based on the bedrooms of the residential units; (LDC Appendix E section 4.2). For comparison purposes I have used the "1200 sq ft of site area for dwelling units with 2 or more bedrooms".
(8750 Sq ft/ 1200 = 7.29 units X 4 bedrooms per unit = 28 bedrooms).
The 2:1 FAR yields a total building size of 17500 Sq ft.

The UNO Dobie Sub-district requires a project to provide UNO streetscape, design guidelines, and onsite affordability. The maximum height is 65 ft. UNO allows for those CS uses that are compatible with a pedestrian dominated environment (Local Uses) and residential uses in commercial base districts through an administrative process of opting-in at Site Plan submittal.

UNO waives all yards, landscaping, and site area requirements and has no FAR. A property with CS base district zoning would be allowed 95% impervious cover.

In UNO developments a 65ft height limit typically allows a developer to achieve 5 full stories of building.

(95% of 8750 = 8312.5 sq ft of land X 5 stories = 41,562 sq ft of building).

UNO projects require two tiers of affordability. The first tier is required to be on-site and is 10% of the units or bedrooms at 60% of the median apartment rate as determined by the COA NHCD Department adjusted on an annual basis of the Austin CPI. The affordability term is 40 years and the current rate per month is \$ 887.

The 2nd tier of affordability is 50% of the Austin median rate and is currently \$ 663 per month.


The alternative to providing the 2nd tier of Affordability onsite is to pay a onetime fee into the UNO Housing Trust Fund administered by NHCD for the construction in the UNO of projects with 30% or more on site affordability. The current fee is \$1.00 per net sq ft of the residential

component of a project. This fee is paid at the completion of the project.

Given the full benefits of UNO to the redevelopment of the district and accomplishing the goals of the Central Austin Combined Neighborhood Plan, University Area Partners have continuously opposed "one-off" rezoning request for property in the district that can take advantage of opting-in to UNO.

The Board of Directors of University Area Partners opposes the rezoning request you are seeking for your client at 2001 Guadalupe Street (C14-2020-0007).

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Michael R. McHone".

Michael R. McHone, vice president

Attachments:

COA LDC: CS zoning requirements

COA LDC: Mixed Use Combining District

TCAD: 2001 Guadalupe property search

COA NHCD: UNO Rates June 28, 2019

Austin - Land Development

	NO	LO	GO	CR	LR	GR
STREET SIDE YARD:	15	15	15	50	15	10
INTERIOR SIDE YARD:	5	5	5	20	—	—
REAR YARD:	5	5	5	20	—	—
MAXIMUM BUILDING COVERAGE:	35%	50%	60%	25%	50%	75%
MAXIMUM IMPERVIOUS COVER:	60%	70%	80%	60%	80%	90%
MAXIMUM FLOOR AREA RATIO	.35:1	.7:1	1:1	.25:1	.5:1	1:1

	L	CBD	DMU	W/LO	CS	CS-1
MINIMUM LOT SIZE (square feet):	5,750	—	—	43,560 **	5,750	5,750
MINIMUM LOT WIDTH:	50	—	—	100	50	50
MAXIMUM HEIGHT:	200	*	120	25 or 1 story **	60	60
MINIMUM SETBACKS:						
FRONT YARD:	10	—	—	25	10	10
STREET SIDE YARD:	10	—	—	25	10	10
INTERIOR SIDE YARD:	—	—	—	5	—	—
REAR YARD:	—	—	—	25	—	—
MAXIMUM BUILDING COVERAGE:	50%	100%	100%	—	95%	95%
MAXIMUM IMPERVIOUS COVER:	50%	100%	100%	70%	95%	95%
MAXIMUM FLOOR AREA RATIO	8:1	8:1	5:1	.25:1 **	2:1	2:1

* See Section 25-2-581 (Central Business District Regulations).

** See Section 25-2-584 (Warehouse/Limited Office (W/LO) District Regulations).

COMMENTARY: MIXED USE DEVELOPMENT IN AUSTIN GENERALLY

The City of Austin allows and encourages the development of mixed use projects. Mixed use development integrates two or more land uses, such as residential and commercial, with a strong pedestrian orientation. Requirements and standards for mixed use development appear in various places throughout the Austin City Code.

Zoning Districts in which Mixed Use is Allowed and Encouraged

The following districts are intended primarily for mixed use development and are described more fully in Section 4.2 below:

- Mixed Use Combining District (Section 4.2.1.).
- Vertical Mixed Use Overlay District (Section 4.2.2.).

Mixed use development also is allowed in other Austin zoning districts. Some of these districts are listed below and are described more fully in the referenced sections of the Austin Code. This list is not exhaustive, but rather is intended to illustrate the range of districts in which mixed use development is allowed.

- Central Business (CBD) (Section 25-2-100);
- Central Urban Redevelopment (CURE) (Section 25-2-163);
- Downtown Mixed Use (DMU) (Section 25-2-101);
- Planned Development Area (PDA) (Section 25-2-174);
- Planned Unit Development (Section 25-2-144);
- Traditional Neighborhood Development (Section 25-2-146);

- Transit Oriented Development (Section 25-2-147);
- Waterfront Overlay (WO) (Section 25-2-175); and
- University Neighborhood Overlay (UNO) (Section 25-2-178).

Types of Mixed Use Development

Within the districts that allow mixed use development, uses may be combined either vertically in the same building, or horizontally in multiple buildings, or through a combination of the two, depending on the standards of the district.

Vertical mixed use is allowed in two building types: the Vertical Mixed Use (VMU) Building and the Neighborhood Mixed Use (NMU) Building. Standards for VMU buildings are in Section 4.3. below, and standards for NMU buildings are in Subchapter D, Article 6.

Horizontal mixed use is the mixing of uses in a development project, though not necessarily in the same building. Horizontal mixed use is allowed and encouraged in Austin so long as each of the proposed uses is allowed within the applicable zoning district and the development meets all applicable requirements of the Austin Code.

Source: Ord. 20060831-068; Ord. 20130606-088.

§ 4.2. MIXED USE ZONING DISTRICTS.

4.2.1. Mixed Use Combining District

- A. **Purpose.** The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

B. Base Districts. A mixed use (MU) combining district may be combined with the following base districts:

1. Neighborhood office, if the use of an MU combining district will further the purpose of the neighborhood office base district;
2. Limited office;
3. General office;
4. Neighborhood commercial;
5. Community commercial;
6. General commercial services; and
7. Commercial liquor sales.

C. Uses Allowed. In the MU combining district, the following uses are permitted:

1. Vertical mixed use buildings, subject to compliance with Section 4.3. of this Subchapter;
2. Commercial uses that are permitted in the base district;
3. Civic uses that are permitted in the base district;
4. Townhouse residential;
5. Multifamily residential;
6. Single-family residential;
7. Single-family attached residential;
8. Small lot single-family residential;
9. Two-family residential;

10. Condominium residential;

11. Duplex residential;

12. Group residential;

13. Group home, class I (limited);

14. Group home, class I (general); and

15. Group home, class II; and

16. Short-term rental.

D. District Standards.

1. A single-family residential use must comply with the site development regulations prescribed by Section 25-2-492 (*Site Development Regulations*) for a family residence (SF-3) district, except for the front yard setback. The use must comply with the front yard setback prescribed for the base district.
2. A single-family attached residential use must comply with Section 25-2-772 (*Single-Family Attached Residential Use*).
3. A small lot single-family residential use must comply with Section 25-2-779 (*Small Lot Single-Family Residential Use*).
4. A two-family residential use must comply with Section 25-2-774 (*Two-Family Residential Use*).
5. A duplex residential use must comply with Section 25-2-773 (*Duplex Residential Use*).
6. This subsection applies to a multifamily residential use, a

townhouse residential use, a condominium residential use, a group residential use, or a group home use.

a. In a mixed use (MU) combining district that is combined with a neighborhood office (NO) base district, the minimum site area for each dwelling unit is:

- (i) 3,600 square feet, for an efficiency dwelling unit;
- (ii) 4,000 square feet, for a one bedroom dwelling unit; and
- (iii) 4,400 square feet, for a dwelling unit with two or more bedrooms.

b. In an MU combining district that is combined with an limited office (LO) or neighborhood commercial (LR) base district, the minimum site area for each dwelling unit is:

- (i) 1,600 square feet, for an efficiency dwelling unit;
- (ii) 2,000 square feet, for a one bedroom dwelling unit; and
- (iii) 2,400 square feet, for a dwelling unit with two or more bedrooms.

c. In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services

(CS), or commercial services – liquor sales (CS-1) base district, the minimum site area for each dwelling unit is:

- (i) 800 square feet, for an efficiency dwelling unit;
- (ii) 1,000 square feet, for a one bedroom dwelling unit; and
- (iii) 1,200 square feet, for a dwelling unit with two or more bedrooms.

4.2.2. Vertical Mixed Use Overlay District.

A. **Purpose.** The purpose of a vertical mixed use (VMU) overlay district is to allow the development of vertical mixed use (VMU) buildings, subject to compliance with the standards in Section 4.3.

B. **Applicability.** The VMU overlay district is established within each zoning district for all sites with a Core Transit Corridor or Future Core Transit Corridor as the principal street, subject to the following limitations:

- 1. In areas subject to a Neighborhood Plan combining district, VMU buildings may not contain uses prohibited for that lot under the neighborhood plan and are limited to commercially zoned properties.
- 2. In areas that have not undergone the neighborhood planning process, the VMU overlay is limited to commercially zoned properties.
- 3. The VMU overlay district does not apply to properties zoned H

CHAPTER 26-3
Traditional Neighborhood
District

CHAPTER 26-4
Subdivision

CHAPTER 26-4
Subdivision

Travis CAD

Property Search Results > 203855 POWELL-CORBETT LLC for Year 2020

Tax Year: 2020 - Values not available

Property

Account

Property ID:	203855	Legal Description:	LOT 5 OLT 21 DIV D HORSTS LOUIS SUBD
Geographic ID:	0212030201	Zoning:	CS
Type:	Real	Agent Code:	ID:2006
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	2001 GUADALUPE ST TX 78705	Map ID:	021001
Neighborhood:	STRIP CTR CENTRAL		
Neighborhood CD:	30CEN		

Owner

Name:	POWELL-CORBETT LLC	Owner ID:	1700156
Mailing Address:	PO BOX 92977 AUSTIN , TX 78709-2977	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
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(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: POWELL-CORBETT LLC
% Ownership: 100.000000000000%
Total Value: N/A

University Neighborhood Overlay Density Bonus Program Rental Rates (Effective June 28, 2019)

Development Incentive Program	Median Family Income Limit	Efficiency/ One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
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UNO - By the Unit (Pre - 2/25/2014)	50%	\$773	\$883	\$994	\$1,103	\$1,192
	65%	\$1,004	\$1,148	\$1,291	\$1,435	\$1,549
	80%	\$1,233	\$1,409	\$1,585	\$1,761	\$1,902

Development Incentive Program	Median Family Income Limit	Single Occupancy	Double Occupancy
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UNO - By the Bedroom Opt-In (Pre - 2/25/2014)	50%	\$663	\$364/person
	60%	\$1,086	\$597/person

UNO - By the Bedroom (Post - 2/24/2014)	50%	\$663	\$364/person
	60%	\$887	\$487/person

Development Incentive Program	Median Family Income Limit	Per Unit
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UNO - By the Unit (Post - 2/24/2014)	50%	\$663
	60%	\$887