

827 West 12th Street

C14-2020-0036

Planning Commission

May 12, 2020



827 W. 12th St.

N LAMAR BLVD

SHOAL CREEK BLVD
Shoal Creek Trail

W 12th ST

WEST AVE

Rio Grande St

RIO GRANDE ST

W 11th ST

W 10th ST

W 11th St

Request

- Rezone from DMU-CO to DMU-CO; the CO limits the height to 90 feet (existing CO: 60 feet).

DMU-CO  DMU-CO

Restrictive Covenant

- Maximum height: 60' unless project participates in Downtown Density Bonus Program

Restrictive Covenant

- Maximum height: 60' unless project participates in Downtown Density Bonus Program
- **Prohibited Uses:**
 - Bail bond services
 - Cocktail lounge
 - Pawn shop
 - Liquor sales
 - Outdoor entertainment
 - Amplified sound

Restrictive Covenant

- Maximum height: 60' unless project participates in Downtown Density Bonus Program
- Prohibited Uses:
 - Bail bond services
 - Cocktail lounge
 - Pawn shop
 - Liquor sales
 - Outdoor entertainment
 - Amplified sound
- Parking decoupled/leased separately for residential uses

Restrictive Covenant

- Maximum height: 60' unless project participates in Downtown Density Bonus Program
- Prohibited Uses:
 - Bail bond services
 - Cocktail lounge
 - Pawn shop
 - Liquor sales
 - Outdoor entertainment
 - Amplified sound
- Parking decoupled/leased separately for residential uses
- 2:1 FAR unless developed with a residential use that makes up at least 50% of project

Restrictive Covenant

- Maximum height: 60' unless project participates in Downtown Density Bonus Program
- Prohibited Uses:
 - Bail bond services
 - Cocktail lounge
 - Pawn shop
 - Liquor sales
 - Outdoor entertainment
 - Amplified sound
- Parking decoupled/leased separately for residential uses
- 2:1 FAR unless developed with a residential use that makes up at least 50% of project
- **Great Streets required along 12th Street frontage**

Restrictive Covenant

- Maximum height: 60' unless project participates in Downtown Density Bonus Program
- Prohibited Uses:
 - Bail bond services
 - Cocktail lounge
 - Pawn shop
 - Liquor sales
 - Outdoor entertainment
 - Amplified sound
- Parking decoupled/leased separately for residential uses
- 2:1 FAR unless developed with a residential use that makes up at least 50% of project
- Great Streets required along 12th Street frontage
- Any above-grade parking structure must be screened/architecturally integrated

Letters of Support

From: Dan Keshet <dan.keshet@gmail.com>

Sent: Tuesday, May 14, 2019 4:16 PM

To: bc-Yvette.Flores@austintexas.gov; BC-Conor.Kenny@austintexas.gov; bc-James.Shieh@austintexas.gov; bc-Fayez.Kazi@austintexas.gov; bc-Jeffrey.Thompson@austintexas.gov; bc-Patricia.Seeger@austintexas.gov; bc-todd.shaw@austintexas.gov; BC-Patrick.Howard@austintexas.gov; BC-Robert.Schneider@austintexas.gov; bc-Greg.Anderson@austintexas.gov; bc-Karen.McGraw@austintexas.gov; BC-Ann.Teich@austintexas.gov
Cc: scott.grantham@austintexas.gov; Amanda Swor <aswor@drennergrouper.com>; Kate Kniejski <kkniejski@drennergrouper.com>; Eileen McPhillips Portner <emportner@gmail.com>; Ted Siff <ted@parkplacepubs.com>; blake.tollett@earthlink.net

Subject: 827 W 12th St (Item C-17)

Planning Commissioners:

The Policy Committee of the Downtown Austin Neighborhood Association has considered the proposed rezoning at 827 W. 12th, within our neighborhood association boundaries. Based on our discussions with the applicant, we support staff's recommendation in support of the rezoning of this site to DMU-CO, with a base height limit of 60 feet. We understand that if the project participates in the downtown density bonus program, the height limit could be as high as 90 feet.

We have worked with the applicant to develop the following additional terms, which we expect would be integrated in a private restrictive covenant before this case reaches the Council:

- FAR cap of 2:1 unless the property is developed with a residential use that makes up at least 50% of the project square footage, in which case the FAR cap would be 5:1;
- Great Streets treatment of W. 12th St;
- Parking will be screened and architecturally integrated into the building;
- Parking shall be decoupled and leased separately from a residential use;
- Parking will generally be reserved for retail and residents; but if additional parking is available following lease-up of the units, Transwestern will make unused spaces available for leasing to nearby users;
- Prohibition of the following uses:
 - Bail bond services;
 - Cocktail lounge;
 - Pawn shop;
 - Liquor sales;
 - Outdoor entertainment; and
 - Amplified sound.

We are excited about the prospect of having new residential neighbors at this site, and we're glad the planned parking ratio is relatively low (0.7 spaces/unit). While we would prefer that the parking be below-grade, adaptable for other uses, and available from the beginning to other users, we still believe that this project, with the restrictions outlined above, represents a significant step forward for the neighborhood.

Many thanks for your service, and for your consideration of this input.

Best regards,

Dan Keshet, Chair

DANA Policy Committee

Letters of Support

From: Ted Siff <ted@parkplacepubs.com>
Sent: Tuesday, May 14, 2019 3:40 PM
To: Scott Grantham <scott.grantham@austintexas.gov>
Cc: Amanda Swor <aswor@drennergroupp.com>
Subject: Zoning Case #: C14-2019-0050 -- 827 W. 12th

Scott,

Just a quick note to confirm to you that OANA supports this proposed zoning change from CS to DMU-CO at a height limit of 60 feet subject to the approval of the applicants density bonus request.

The applicants representative has also agreed to a private restrictive covalent for which OANA will be the enforcing party. I won't be able to attend tonight's Planning Commission meeting, but feel free to contact me with any questions.

Best, Ted

Ted Siff, Board President
Old Austin Neighborhood Association
www.originalaustin.org
512-657-5414

Letters of Support

From: Charles Heimsath <cheimsath@cmraustin.com>

Sent: Tuesday, May 14, 2019 2:46 PM

To: Amanda Swor <aswor@drennergroupp.com>

Subject: 827 West 12th Street

Amanda,

I sent this email to the commissioners, but it was rejected by the server. Could you please forward.

Commissioners,

I am a small business and property owner at 1102 West Avenue, which is within 200 feet of the property that is the subject of this rezoning request. The applicant has filed for a zoning change from CS to DMU-CO which will allow the construction of approximately 175 units of small (micro) apartment units. Given the continuing unmet need for workforce housing in and near the CBD, I am strongly in favor of this rezoning request which will allow for the construction of much needed market rate, but affordable housing in an underserved part of downtown. I trust that some on-site parking will be included in the project, and would hope that the applicant would provide spaces at a 0.50 per unit ratio, or perhaps a little higher.

Respectfully submitted,

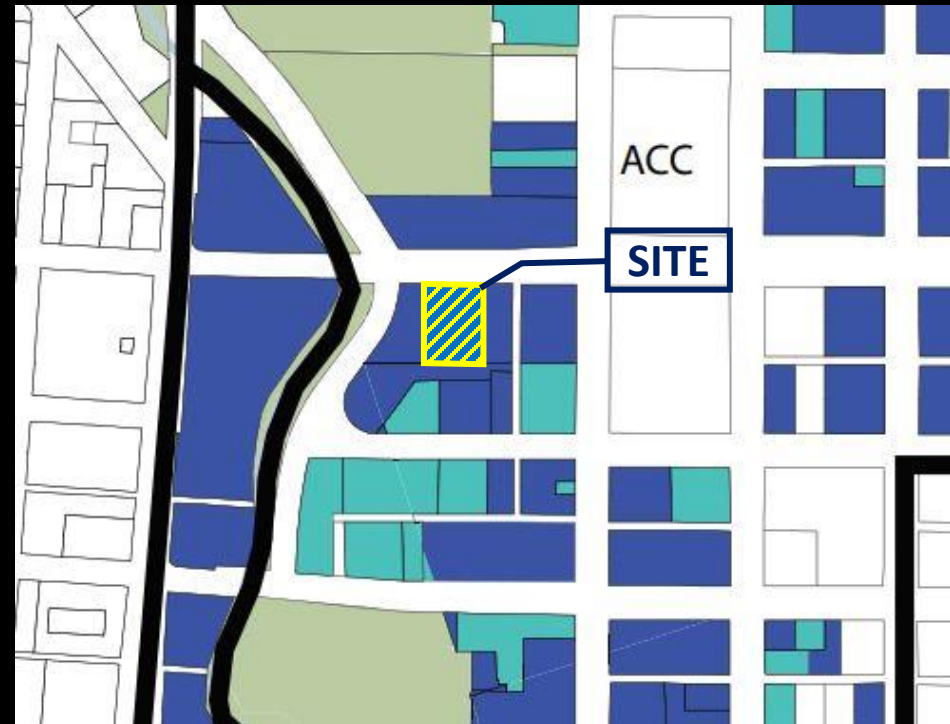
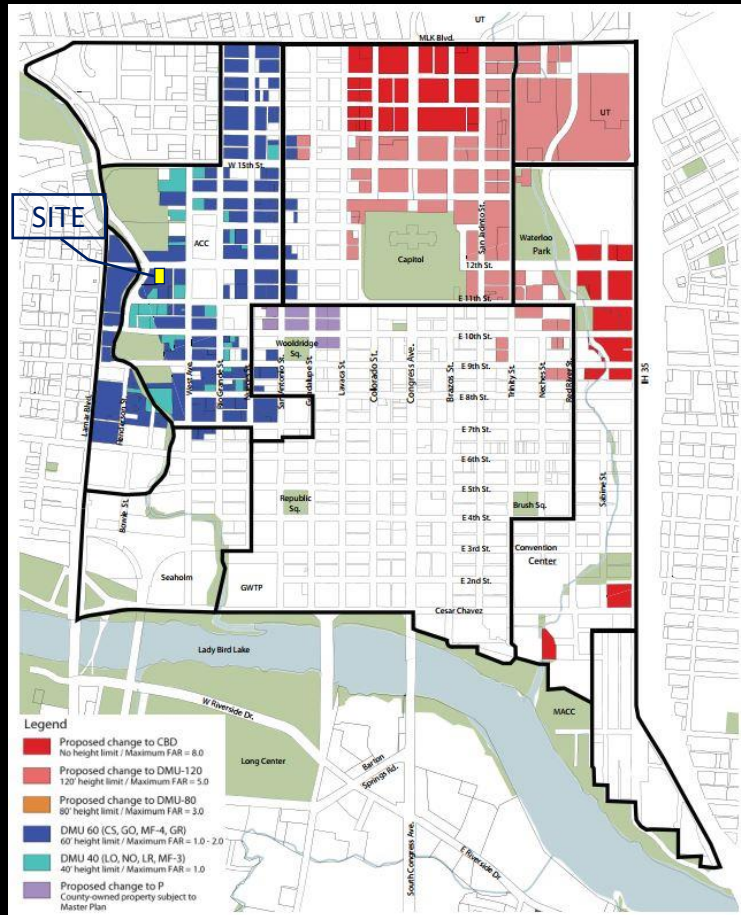
Charles H. Heimsath
President



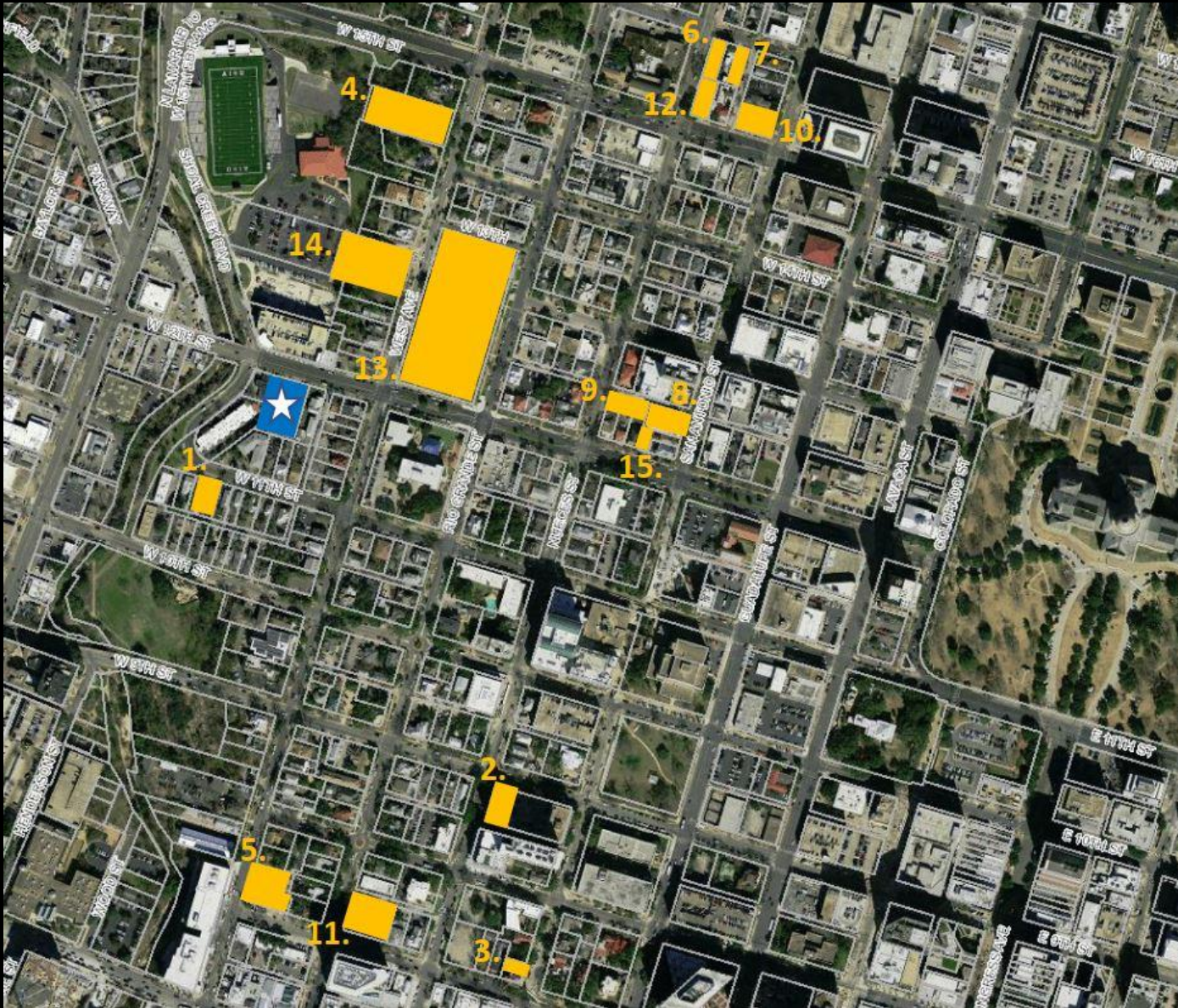
1102 West Avenue
Suite 100
Austin, Texas 78701
(512) 476-5000
Cell: (512) 573-3235
www.cmraustin.com

Downtown Austin Plan

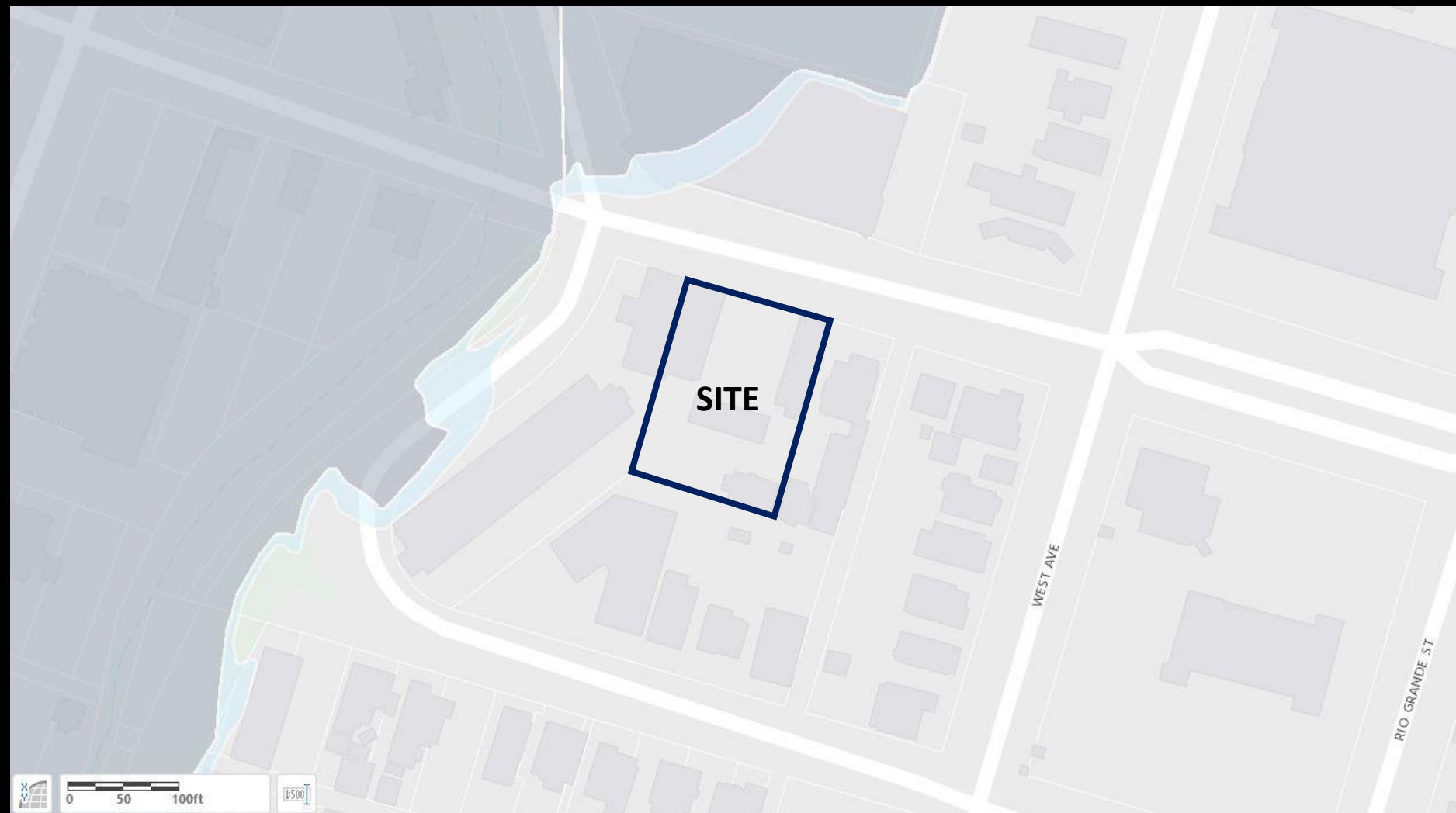
- The DAP calls out the Property for DMU-60 rezoning



Area Zoning Cases



Floodplain



Conceptual Site Layout

