



**MEMORANDUM**

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TO: Planning Commission Members

FROM: Sherri Sirwaitis  
Housing and Planning Department

DATE: January 9, 2023

RE: C14-2022-0141 (12<sup>th</sup> & West Rezoning – 801 and 807 West 12th Street and 1108, 1110, and 1112 West Avenue) Postponement Request

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On January 5, 2023, the applicant revised their rezoning request to from DMU to DMU-CO, to add a conditional overlay to limit the height on the property to a maximum of 90 feet. This amendment to include a height limitation is part of the agreement made by the applicant with the Original Austin Neighborhood Association (OANA).

After reviewing the applicant’s revised request, the staff supports DMU-CO zoning, with a conditional overlay to limit the maximum height on the property to 90 feet. This tract is within the Northwest District of the Downtown Area Plan where it is not eligible for the Downtown Density Bonus Program. However, with the adoption of VMU2 and modification of compatibility and parking requirements along certain roadways, the City Council has signaled that they are supportive of additional height on major corridors. The property under consideration is located at the intersection of two level 3/minor arterial roadways, with access to nearby public transit options. The proposed DMU-CO zoning would permit the applicant to redevelop these lots with residential and other supporting uses near a primary civic use, the Austin Community College Rio Grande Campus.