

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0174 - Gilfillan House Adaptive Reuse DISTRICT: 9

ZONING FROM: GO-H-ETOD-DBETOD

ZONING TO: GR-H-ETOD-DBETOD

ADDRESS: 603 West 8th St

SITE AREA: 0.4158 acres
(18, 112 sq. ft.)

PROPERTY OWNER: 2015 Austin Gilfillan LP (Rene Campos)

AGENT: Armbrust & Brown, PLLC (Michael Whellan)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant community commercial – historic landmark – equitable transit-oriented development – density bonus equitable transit-oriented development (GR-H-ETOD-DBETOD) combining district zoning and to remain in Subdistrict 1.

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 22, 2025:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

The applicant and Old Austin Neighborhood Association (OANA) have agreed to the following conditional and prohibited uses for the conditional overlay:

Conditional Uses:

- Community Recreation (private)
- Community Recreation (public)

Prohibited Uses:

- | | |
|------------------------------------|---------------------------------|
| • Alternative Financial Services | • Commercial Off-Street Parking |
| • Automotive Washing (Of Any Type) | • Consumer Repair Services |
| • Bail Bond Services | • Counseling Services |
| | • Custom Manufacturing |

- General Retail Sales (Convenience)
- Hotel-Motel
- Indoor Sports and Recreation
- Local Utility Services
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Performance Venue
- Pet Services
- Plant Nursery
- Telecommunications Tower

The staff agrees with these prohibited and conditional uses.

On March 9, 2023, City Council approved Resolution No. 20230309-016 accepting the Equitable Transit-Oriented Development Policy Plan and directing the City Manager regarding next steps for implementation of items intended to benefit the Project Connect Phase 1 Austin Light Rail project. This included development of code amendments to support transit in May of 2024 (Ordinance No. 20240516-005), including creation of the ETOD combining district (restrictions on non-transit supportive uses) and the DBETOD combining district (allowing residential use, and relaxing some development standards including increased height in exchange for income-restricted housing). Properties within one half-mile of the Phase 1 Austin Light Rail alignment and Priority Extensions were included within this overlay, and certain properties were rezoned through a City-initiated process to include the ETOD and DBETOD combining districts. Further, properties rezoned with DBETOD combining district were categorized into Subdistrict 1 (maximum allowable height of 120 feet) or Subdistrict 2 (maximum allowable height of 90 feet), generally based on property distance of ¼-mile or ½-mile from the Phase 1 alignment, respectively. However, that rezoning process did not modify any base district zoning or any combining district zoning, which is the subject of this request.

Please note that this property is zoned “H” as part of a historic landmark overlay. Additional review by the Historic Preservation Office and Historic Landmark Commission is required prior to development on or changes to H-zoned historic sites and structures. Approval of base zoning changes does not remove the historic zoning overlay, nor does it remove the additional review requirements and design standards triggered by the historic zoning overlay. Refer to the review process flowchart located at <https://www.austintexas.gov/departments/historic-preservation> for information on review requirements for historic landmarks. To ensure efficient public hearing scheduling, please begin the historic review process prior to the rezoning process if possible. Please contact preservation@austintexas.gov and 512-974-3393 with any questions.

Please note that this property is located within a **National Register Historic District**. Additional review by the Historic Preservation Office and/or Historic Landmark Commission is required prior to development on or changes to sites and structures within National Register districts. The Historic Landmark Commission must review all ground-up new construction within the district as well as demolition of properties that contribute to the historic district. Base zoning change approval does not remove the additional review requirements triggered by the National Register district overlay. Refer to the review process flowchart located at <https://www.austintexas.gov/departments/historic-preservation> for more

information on review requirements for historic district properties. To ensure efficient public hearing scheduling, please begin the historic review process prior to the rezoning process if possible. Please contact preservation@austintexas.gov and 512-974-3393 with any questions.

CASE MANAGER COMMENTS:

The property in question is approximately 0.42 acres, is developed with a historic building known as Gilfillan House, has access to both West 8th Street (level 3) and Nueces St (level 3). The site is currently zoned general office – historic landmark – equitable transit-oriented development – density bonus equitable transit-oriented development (GO-H-ETOD-DBETOD) combining zoning district. This property is in the Northwest District of the Downtown Area Plan, Subdistrict 1 of the ETOD overlay and is within the Capital View Corridor for the Barton Creek Pedestrian Bridge. There are two historic landmarks next to the subject site, Sayers and Martin House, both used for office purposes. The property has several office types around it (DMU-CO-ETOD-DBETOD, GO-MU-H-ETOD-DBETOD, LO-MU-H-ETOD-DBETOD, CBD-CO, CBD-CURE-CO) to the north, south, and west. There are multifamily residences and Chateau Bellevue of Austin Women’s Club zoned (MF-4-H-ETOD-DBETOD) to the east, and a hotel that is zoned (DMU-CO and DMU-H-CO-ETOD-DBETOD) to the north. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Per the comprehensive plan review comments this site meets ten (10) of the Imagine Austin Decision Guidelines. The site is in the Imagine Austin Growth Concept Map, more specifically, it is within the Downtown Regional Center. There is a Metro Rapid bus route approximately 0.15 miles to the east on Guadalupe Street, a core transit corridor.

The applicant is requesting community commercial – historic landmark – equitable transit-oriented development – density bonus equitable transit-oriented development (GR-H-ETOD-DBETOD) combining district zoning and to remain in Subdistrict 1 which would allow a development to include multi-family units requiring an affordable component in targeted areas to support future transit. A building constructed under ETOD and DBETOD standards allows for a mix of residential uses and transit-supportive commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. Those uses deemed non-transit-supportive have been prohibited or made as conditional within the ETOD combining district.

A development utilizing the “density bonus ETOD” incentives is permitted with a base GR district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of up to 90 feet in the GR district (60 feet base district plus up to 30 feet height incentive) and relaxation of development and compatibility standards, such as floor to area ratio (FAR), setbacks and building coverage.

There are several methods of satisfying DBETOD development affordability requirements, based on whether the proposed units will be offered as rental or for ownership.

For rental units, the options are based on a tiered system tied to achievable maximum height or modified development standards.

- i. To achieve 60 feet in height or to utilize a development standard under DBETOD that is not height-related, a development must provide:
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI;
- ii. To achieve 90 feet in height, a development must provide:
 - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.

There are two options of satisfying DBETOD development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units as affordable for ownership and occupancy by households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to 125% of the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of site plan submittal.

The staff recommends to grant community commercial – historic landmark – equitable transit-oriented development – density bonus equitable transit-oriented development (GR-H-ETOD-DBETOD) combining district zoning and to remain in Subdistrict 1 for restaurant use in the existing building.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The community commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The historic landmark combining district is intended to protect, enhance, and preserve structures, sites, or areas that are architectural, historical, archaeological, or cultural significance.

The equitable transit-oriented development combining district promotes transit-supportive uses, increases bicycle, pedestrian, transit connectivity, and housing options, near public transit, and prohibits certain commercial, industrial, and agricultural uses.

The density bonus equitable transit-oriented development combining district allows for residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing.

2. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required comply with affordable housing requirements as per the DBETOD combining district regulations. This request continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability and equitable transit-oriented development, as well as incentivizing vertical mixed use buildings throughout the City.

4. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

Part of the ETOD policy implementation included mitigation measures to help reduce displacement pressures during redevelopment. The implementation measures require development utilizing the DBETOD program to comply with residential redevelopment requirements to preserve existing affordable and/or attainable housing opportunities for low- and middle-income households. Further, implementation measures require new development utilizing the DBETOD program to provide the right to return to certain qualifying businesses (certain non-residential uses) in the new development with right to return to affordable, comparably sized spaces. The ETOD policies seek to balance the need for increased density and activity surrounding transit with displacement pressures associated with said redevelopment.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---|---|
| <i>Site</i> | GO-H-ETOD-DBETOD | Gilfillian House – Event Space/Office |
| <i>North</i> | LO-ETOD-DBETOD MF-4-ETOD-DBETOD | Office Use Parking Lot |
| <i>South</i> | GO-H-ETOD-DBETOD DMU-CO-ETOD-DBETOD | Sooch Nav Foundation Commercial and Office |
| <i>East</i> | MF-4-H-ETOD-DBETOD | Chateau Bellevue-Home of Austin Woman's Club |
| <i>West</i> | GO-MU-H-ETOD-DBETOD DMU-CO-ETOD-DBETOD | Mixed Use Comercial Office |

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan (Northwest District)

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: Yes

ETOD OVERLAY: Subdistrict 1

SCHOOLS: Austin Independent School District

Mathews Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin City Lofts HOA
Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Austin Regional Group
City of Austin Downtown Commission
Downtown Austin Alliance
Downtown Austin Neighborhood Assn.
(DANA)

Friends of Austin Neighborhoods
Historic Austin Neighborhood Association
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Old Austin Neighborhood Association
Preservation Austin
Save Our Springs Alliance
Shoal Creek Conservancy
West Downtown Alliance, Inc.

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|-------------------------|---|--|
| C14-2019-0156 707 Rio Grande St | GO-H and GO to DMU | To Grant DMU-CO; The Conditional Overlay would limit height to 60 feet. (01/14/2020) | Approved DMU-CO; The Conditional Overlay would add the following prohibited uses: Cocktail Lounge, Pawnshop Services, Outdoor Entertainment, Bail bond Services, Liquor Sales, Exterminating Services, Funeral Services, Hospital Services (General And Limited), Limited Warehouse And Distribution. (3/12/2020) |
| C14-2016-0034 701 Rio Grande | GO to DMU | To Grant DMU-CO; The Conditional Overlay would limit height to 60 feet. (05/24/2016) | Approved DMU-CO; The Conditional Overlay would add the following prohibited uses: Cocktail Lounge, Pawnshop Services, Outdoor Entertainment, Bail bond Services, Liquor Sales. (06/16/2016) |
| C14-2012-0105 702 San Antonio St | DMU-H-CO to DMU-H-CO | To Grant DMU-H-CO for an additional 10' of height. (10/09/2012) | Approved DMU-H-CO as Planning Commission Recommended (11/8/2012) |
| C14-2010-0207 | MF-4 to DMU | To Grant DMU-CO; The Conditional Overlay will make a bail bond services, | Approved DMU-CO; The Conditional Overlay will prohibit bail bond services, cocktail lounge, and |

| | | | |
|-----------------------------|--|---|---|
| Robinson Foundation Offices | | cocktail lounge, and liquor sales a conditional use; prohibit pawn shop services use and limit vehicle trips to less than 2,000 per day. (6/4/2011) | liquor sales, will make food preparation and food sale a conditional use and limit height to 90 feet. (6/28/2011) |
|-----------------------------|--|---|---|

RELATED CASES:

C14-2015-0111: Gilfillan House – The applicant requested to rezone the property from GO-H to DMU-H. This case was indefinitely postponed at Planning Commission on 11/10/2015. This case was indefinitely postponed at City Council on 12/10/2015. Note: This case expired.

C14-2017-0074: Gilfillan Place - This case expired on 11-5-2018: The Applicant requested to rezone 0.4158 acres from GO-H, GO-MU, and GO to DMU-H. Note: Case Expired on 11-05-2018, 181 days after Indefinite Postponement approved by City Council.

C14-2019-0157: 603 W 8th Street

The Applicant requested to rezone approximately 0.4158 acres from GO-H, GO, GO-MU-H to DMU-H. Note: Case Expired per Mayor's Order No. 20211220-036 - Permit Expiration Date and Extension.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 603 W 8TH STREET. C14-2024-0174. Project: Gilfillan House Adaptive Reuse. 0.4158 acres from GO-H-ETOD-DBETOD to GR-H-ETOD-DBETOD. Downtown Austin Plan NP. FLUM: n/a. Existing: office. Proposed: restaurant. Demolition is not proposed. Note that this case falls within the boundaries of the ETOD Overlay (Ordinance 20240516-005).

| Yes | Imagine Austin Decision Guidelines |
|--------------------------------------|---|
| Complete Community Measures * | |
| Y | Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Located within Downtown Regional Center |
| Y | Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.15 miles to Metro Rapid bus stop along Guadalupe St |
| Y | Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along W 8th Street and Nueces St |
| Y | Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Within 0.5 miles of Goods and Services, and Employment |
| Y | Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. |

| | |
|----|---|
| | <ul style="list-style-type: none"> • 0.4 miles to Central Market |
| | Connectivity and Education *: Located within 0.50 miles from a public school or university. |
| Y | Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.3 miles to Duncan neighborhood park; 0.3 miles to Wooldridge Square park; 0.3 miles to Republic Square park; 0.5 miles to Shoal Beach at Town Lake Metropolitan park |
| Y | Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • 0.4 miles to Austin Medical Wellness clinic; 0.4 miles to Total Men's Primary Care clinic |
| | Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. |
| | Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. |
| | Mixed use *: Provides a mix of residential and non-industrial uses. |
| Y | Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.2 miles to the Austin History Center; 0.5 miles to The Contemporary art museum; 0.5 miles to Austin Central Library |
| Y | Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site. <ul style="list-style-type: none"> • Site is home to the historic Gilfillan House |
| | Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.) |
| | Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training. |
| | Industrial Land : Preserves or enhances industrial land. |
| Y | Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone |
| 10 | Number of "Yes's" |

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire:

There are no comments at this time.

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site plans will be required for any new development other residential only project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site lies partially within the Barton Creek Pedestrian Bridge Capitol View Corridor. If any new construction is proposed, a Capitol View Corridor analysis will be required at time of site plan submittal.

Austin Transportation Department – Engineering Review:

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for NUECES ST. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for NUECES ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W 8TH ST. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for W 8TH ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

| Name | ASMP Classification | ASMP Required ROW | Existing ROW | Existing Pavement | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|-----------|-----------------------------|-------------------|--------------|-------------------|-----------|-------------------------|-------------------------------|
| NUECES ST | Corridor Mobility - Level 3 | 80 feet | 77 feet | 37 feet | No | Shared lane (on-street) | Yes |
| W 8TH ST | Corridor Mobility - Level 3 | 80 feet | 78 feet | 33 feet | No | No | Yes |

Austin Water Utility:

No comments on zoning change.

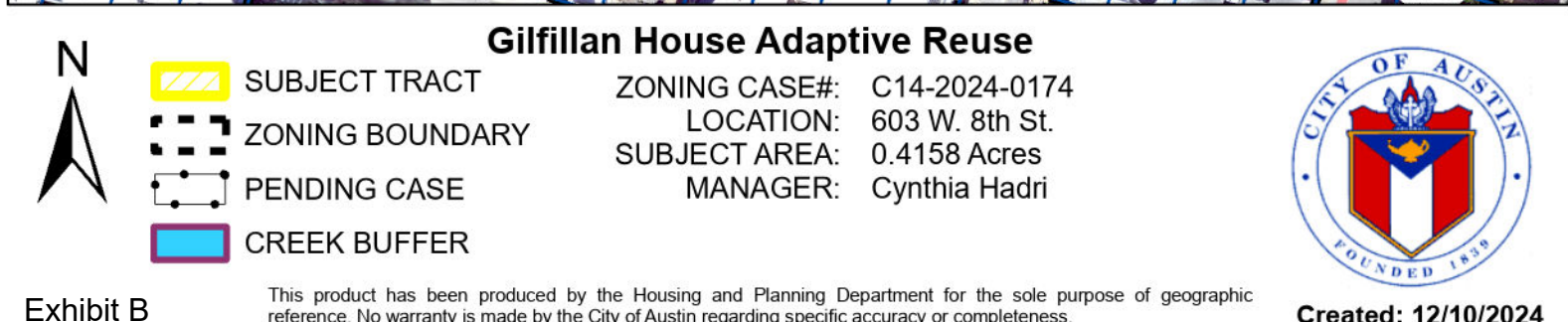
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Downtown Austin Plan

Created: 12/3/2024



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November 25, 2024

Joi Harden, Zoning Officer
Planning Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

Subject: Rezoning application related to 603 W. 8th St. (the "Property")

Dear Ms. Harden,

On behalf of 2015 Austin Gilfillan LP (the "Owner"), I am submitting the attached application package requesting that the city rezone the Property's base zoning district from GO to GR to allow for the adaptive reuse of the historic Gilfillan House.

Case Rationale

The Property is roughly 0.42 acres located downtown and zoned for GO-H-ETOD-DBETOD. It also contains the historic Gilfillan House, which the city designated as a landmark in December 1980. The Owner currently operates the Gilfillan House as an office, though they hope to adaptively reuse it for a restaurant. To accomplish this, they have requested GR-H-ETOD-DBETOD zoning.

For reference, the Environmental Protection Agency describes "adaptive reuse" as using "existing buildings to serve new functions," which can help to "preserve the historical and social fabric of the place, while creating new opportunities."

In this case, we believe an adaptive reuse strategy is appropriate for the following reasons:

- **Adaptive reuse will help improve and maintain the Gilfillan House.** The draft Equity-Based Preservation Plan recommends that the city "support stewards of older and historic properties in designating, maintaining, and improving their buildings." While the plan primarily envisions achieving this recommendation through financial incentives – such as tax abatements, exemptions, and credits – the city can also support such stewardship through adaptive reuse policies that provide owners with a greater range of potential uses and encourage owners to continue to improve and maintain these structures over time.
- **Adaptive reuse will allow more people to experience this historic space.** The Owner currently operates this space as an office, which makes the Gilfillan House available primarily to the people who work in this office space. Under this proposal, however, the Owner adaptively reusing this space as a restaurant – a use that will invite a broader range of people in to experience and enjoy this historic space.
- **Historic zoning will continue to ensure city approval and enforcement of this landmark.** Approving rezoning to a GR base zoning district will only allow for a greater range of uses that better support adaptive reuse – it will not affect the city's power to enforce its historic regulations. Ultimately, as the Gilfillan House is an historic landmark, the city will retain the ability to review any building permit applications and enforce its historic preservation standards. This zoning request does not alter those standards in any way.
- **The Owner's request for GR base zoning is narrowly tailored to allow for appropriate uses.** The block that the Property is located on currently features a mix of DMU and GO base zoning. Rather than request the

more intensive DMU base zoning, however, the Owner is proposing a more narrowly tailored GR base zoning, which would allow for more activated uses without significantly changing other base entitlements.

Conclusion

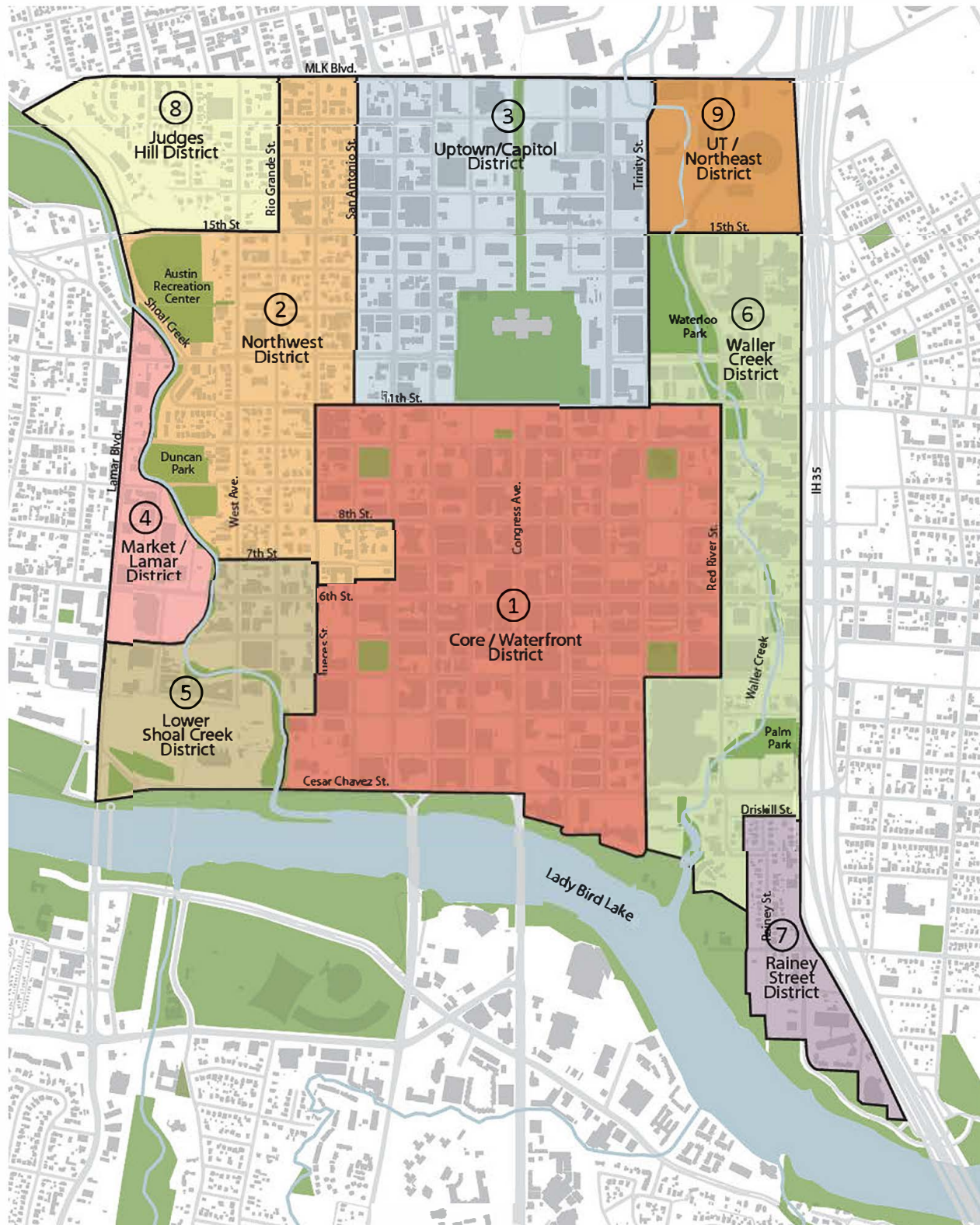
The Owner believes that their request for GR-H-ETOD-DBETOD is appropriate and is narrowly tailored to an adaptive reuse strategy. We believe this adaptive reuse strategy will better support the Owner in maintaining and improving the Gilfillan House over time and will allow more people to experience and enjoy this historic space. Importantly, this request will maintain the city's full authority over the Gilfillan House as an historic landmark.

We appreciate your consideration – and I am available to discuss this case further and answer questions.

Respectfully,

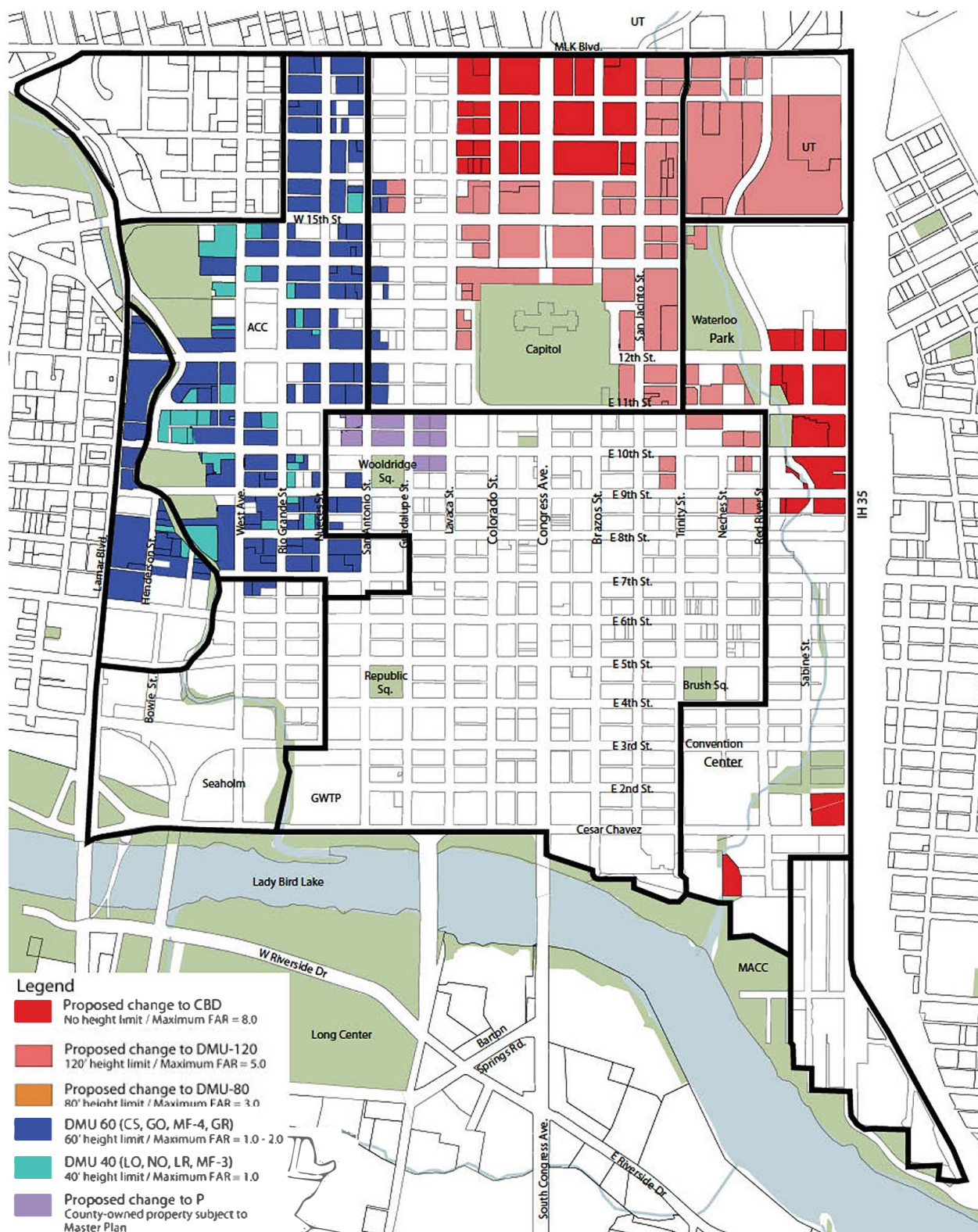
A handwritten signature in black ink, appearing to read 'Michael J. Whellan', with a stylized, flowing script.

Michael J. Whellan

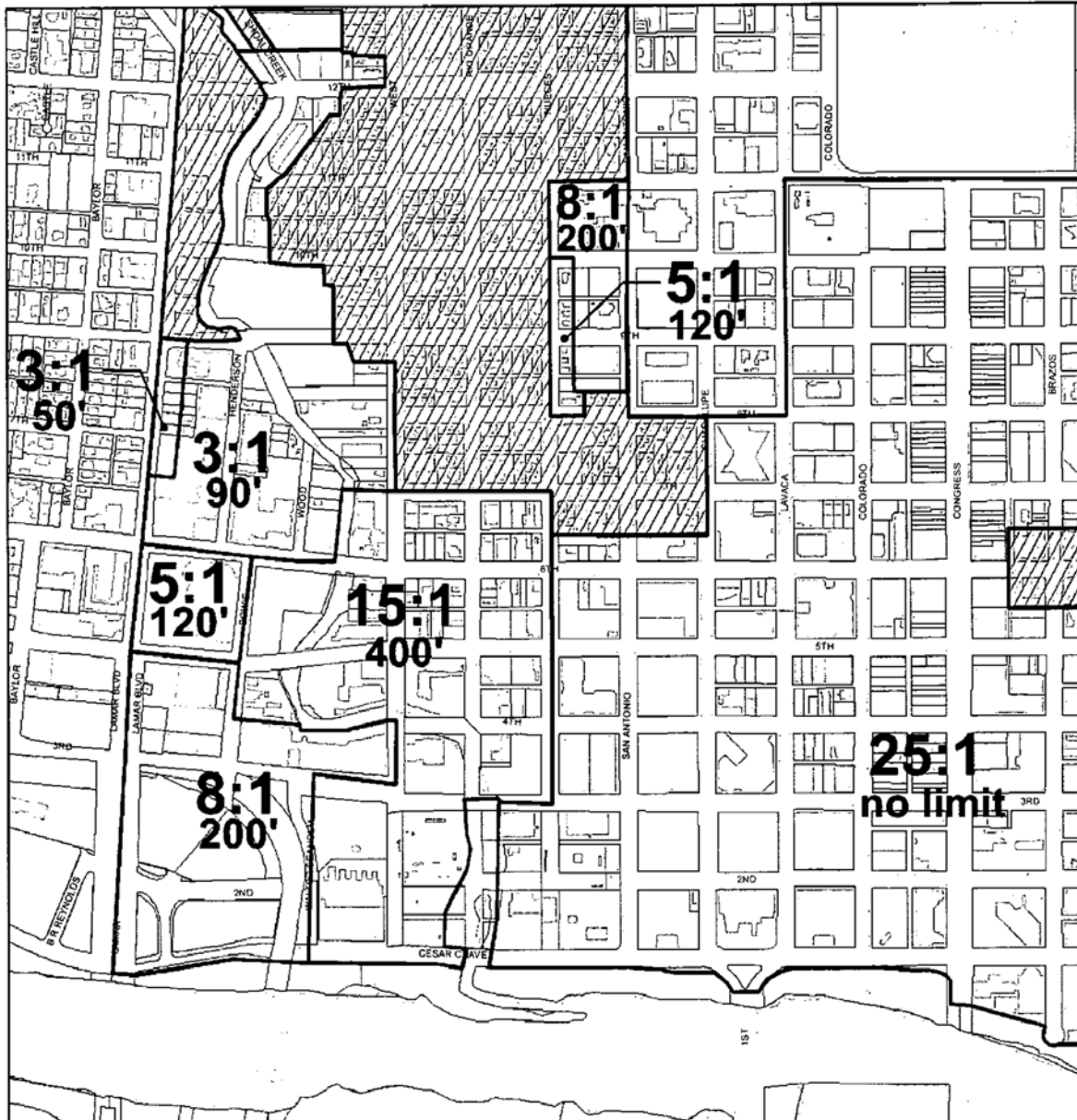


Downtown Districts Map

Exhibit D



Proposed Downtown Zoning Changes



Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 6

- Maximum Floor Area Ratio (FAR)
- Maximum Height (Feet)
- Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
- Public Parks/ Open Space (ineligible)
- TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.

0 0.05 0.1 0.2 Miles



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

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. It 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.

1/27/2014

- (4) The maximum heights and maximum floor-to-area ratios on Figure 2 do not modify a site's primary entitlement. If the maximum height or maximum floor-to-area ratio allowed under a