

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0041 Bowie St. Rezoning

P.C. DATE: 06/14/11

ADDRESS: 309, 311 & 315 Bowie Street

AREA: 0.972 Acres

APPLICANT: Bowie Street Partners, Ltd.
(Perry Lorenz)

AGENT: Cerco Development, Inc.
(Jamil Alam)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A. No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: DMU – Downtown Mixed Use

ZONING TO: DMU-CURE – Downtown Mixed Use – Central Urban Redevelopment

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-CURE-CO, Downtown Mixed Use – Central Urban Redevelopment - Conditional Overlay. The CURE overlay would allow a floor to area ratio of 12-1 and a maximum height of four hundred feet (400'). The Conditional Overlay would defer the Traffic Impact Analysis to the site plan.

DEPARTMENT COMMENTS:

The Downtown Mixed Use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand. The subject tract is located in and amongst various zoning districts, including DMU, GO, CS and LO. The most recent surrounding case histories were requests to the DMU zoning district. This request is similar to other requests to add the "CURE" overlay to properties located in the urban core to allow for additional height for vertical mixed use development. The applicant is proposing an office/residential structure with some mixed use on the ground floor. This property is in between the Spring Residential Tower to the West (@ 400') and the Monarch Residential Tower to the East (@ 300'). This site is located within the "desired development zone" where development is encouraged to locate. Note: Single family, multifamily and commercial uses on properties zoned CBD or DMU are required to meet a 1-star rating under Austin Energy's Green Building Program.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for DMU-CURE-CO zoning, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0.

BASIS FOR RECOMMENDATION:

Granting of the request should result in an equal treatment of similarly situated properties.

Granting CURE overlay would be in keeping with other similarly situated properties in the area that have recently received the CURE overlay as well.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|-----------------|----------------------|
| SITE | DMU | Office/Retail |
| NORTH | DMU-CURE | Parking Lot |
| SOUTH | DMU-CO | Multi-family |
| EAST | CBD-CO | Multi-family |
| WEST | DMU | Office/Retail |

CASE HISTORIES:

| CASE NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|---|-------------------------|----------------------------------|----------------------------------|
| C14-00-02127 The Monarch Residential Tower | From DMU to CBD- CO | Approved CBD-CO [Vote: 7-0] | Approved CBD- CO [Vote: 7-0] |
| C14-05-0136 The Spring Residential Tower | From DMU to DMU-CURE | Approved DMU-CURE [Vote: 7-0] | Approved DMU-CURE [Vote: 5-0] |
| C14-05-0005 The Gables Residential Development | From DMU to DMU-CURE | Approved DMU-CURE [Vote: 7-0] | Approved DMU-CURE [Vote: 7-0] |
| C14-99-0002 The Pole Yard | From P to DMU-CO | Approved DMU-CO [Vote: 8-0] | Approved DMU-CO [Vote: 5-1] |
| C14-07-0223 | From GO to DMU | Approved DMU-CO [Vote: 7-0] | Approved DMU- CO [Vote: 7-0] |

NEIGHBORHOOD ORGANIZATION:

- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association
- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Austin City Lofts HOA
- West End Austin Alliance
- Original Austin Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School, O' Henry Middle School, Austin High School

SITE PLAN:

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

This site abuts the Shoal Creek Buffer Zone.

ENVIRONMENTAL:

1. 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.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

No additional right-of-way is needed at this time.

The traffic impact analysis for this site will be required at the time of site plan application to mitigate any adverse effects of the traffic generated by the proposed site on the surrounding roadway system.

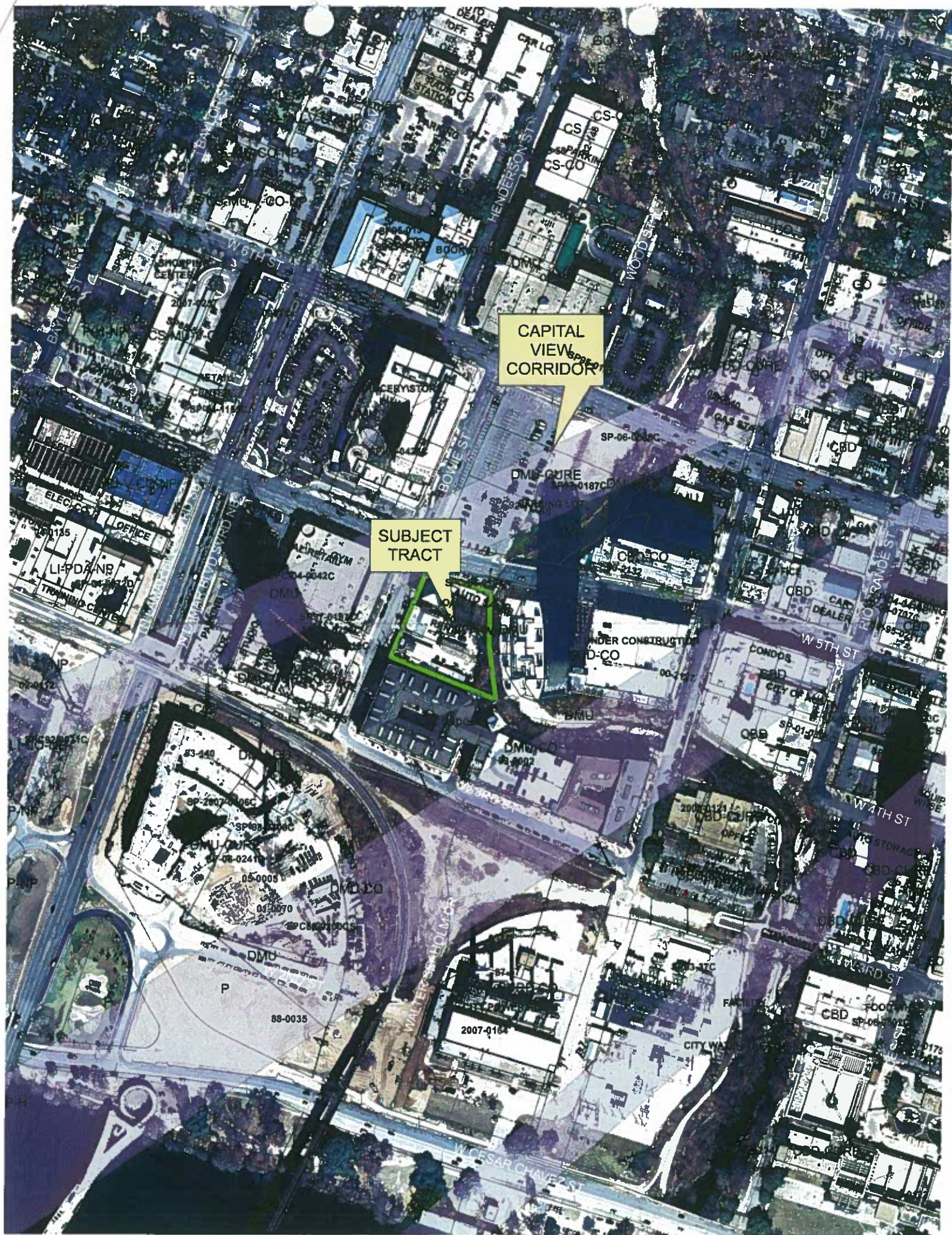
Existing Street Characteristics:

| Name | ROW | Pavement | Class | Sidewalk? | Bus Route? | Bike Route? |
|--------------|-----|----------|-----------|-----------|------------|-------------|
| Bowie Street | 80 | 40 | Collector | Yes | NA | NA |

CITY COUNCIL DATE: June 23rd, 2011**ACTION:****ORDINANCE READINGS:**1ST2ND3RD**ORDINANCE NUMBER:**

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 614-2011-0041
Contact: Clark Patterson, 512-974-7691
Public Hearing: June 14, 2011, Planning Commission
June 24, 2011, City Council

BETSY FOSTER
Your Name (please print)

550 BOWIE STREET
Your address(es) affected by this application

Betsy Foster
Signature

6/9/11
Date

Daytime Telephone: 512-542-0420

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810