

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0025.SH (St. Martin's Senior Housing) DISTRICT: 9

ADDRESS: 1500 and 1500 ½ Rio Grande Street and 700 and 700 ½ West 15th Street

ZONING FROM: GO, SF-3

TO: DMU-CO

SITE AREA: 0.515 acres

PROPERTY OWNER: St. Martin's Evangelical Lutheran Church

APPLICANT/AGENT: Drenner Group, PC (Leah Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends DMU-CO, Downtown Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will limit the maximum height of development on the property to 60 feet.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2024: Approved staff's rec. of DMU-CO zoning by consent (10-0, P. Howard, A. Phillips-absent and G. Cox-arrived late); F. Maxwell-1st, A. Woods-2nd.

CITY COUNCIL ACTION:

July 18, 2025

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 0.515 acre area that is currently used as a surface parking lot that serves to accommodate overflow from St. Martin's Lutheran Church across Rio Grande Street to the east. To the north, there is a cemetery zoned GO-H. The lot to the south, across W. 15th Street, is developed with a historic structure that has been renovated as an office that houses a non-profit civic use (Humanities Texas) zoned GO-H. To the west, the lots are developed with residential (Hilger's House) and office (Bounce, Maui Med Spa) uses zoned SF-3-H, LO respectively. In this request, the applicant is asking for a rezoning to DMU-CO to allow for an affordable multifamily senior rental development on the property (*please see Applicant's Request Letter – Exhibit C*).

The site under consideration is located within the Judges Hill District of the Downtown Austin Plan. The Downtown Austin Plan does not have a Future Land Use Map ("FLUM"). Therefore, a Neighborhood Plan Amendment (NPA case) is not required. The property is located in a portion of Downtown Austin that is ineligible for participation in the Downtown Density Bonus Program (*please see Downtown Austin Plan Exhibits – Exhibit E*).

The staff recommends DMU-CO zoning because the property meets the intent of the DMU base district. There is DMU-CO zoning a block away to the south across W. 14th Street, DMU-H-CO zoning to the west along West Avenue and DMU-CO zoning to the east along Nueces Street. Although this property is outside of the area that is eligible for Downtown Density Bonus Program, the applicant is proposing a conditional overlay to limit the maximum height of development on the property to 60 feet. This is consistent with the permitted height on the surrounding GO zoned lots to the north, south and east. This site fronts onto W. 15th Street, a Level 4/Major Arterial roadway and there is public transit stop adjacent to this property on that street. In addition, this tract is within Downtown Regional Center and is located 0.21 miles east of Lamar Boulevard Activity Center, as designated by the Imagine Austin Comprehensive Plan.

The proposed DMU-CO zoning will permit the applicant to develop an up to 83-unit senior housing project that will meet S.M.A.R.T Housing Standards with a proposed unit mix of 10% (8 units) at or below 30% MFI, 35% (29 units) at or below 50% MFI, 42% (35 units) at or below 60% MFI and the remaining 13% (11 units) to be available at market rates (*please see S.M.A.R.T. Housing Certification Letter – Exhibit D*).

The applicant agrees with the staff recommendation.

BASIS OF RECOMMENDATION:

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

Downtown Mixed Use district is intended for areas on the periphery of CBD classifications in the central core area, permitting a variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding districts. Site development regulations are intended to permit combinations of office, retail, commercial, and residential uses within a single development.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *The proposed zoning should promote consistency and orderly planning.*

The requested DMU-CO zoning would be consistent with the DMU-CO zoning to the south across W. 14th Street, the DMU-H-CO zoning to the west along West Avenue and the DMU-CO zoning to the east along Nueces Street. The applicant is proposing a conditional overlay (CO) to limit the maximum height of development on the property to 60 feet. This is consistent with the permitted height on the surrounding GO zoned lots to the north, south and east.

The property is located within the Downtown Regional Center and is located 0.21 miles east of Lamar Boulevard Activity Center, as designated by the Imagine Austin Comprehensive Plan.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed DMU-CO zoning would permit the applicant to redevelop the property with residential and other supporting uses that would be consistent with the residential, civic, office and low density commercial uses in this area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO, SF-3	Surface Parking Lot
<i>North</i>	GO-H	Cemetery
<i>South</i>	LO, GO-H	Office (Humanities Texas: Byrne-Reed House)
<i>East</i>	GO	Religious Assembly (St. Martin’s Lutheran Church)
<i>West</i>	SF-3-H, LO	Residence (Hilger’s House), Office (Bounce, Maui Med Spa)

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan

WATERSHED: Shoal Creek

SCHOOLS: Austin I.S.D.
 Mathews Elementary School
 O. Henry Middle School
 Austin High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
 Austin Lost and Found Pets,
 Austin Neighborhoods Council,
 Central Austin Community Development Corporation,
 City of Austin Downtown Commission,
 Downtown Austin Alliance,
 Downtown Austin Neighborhood Assn. (DANA),
 Friends of Austin Neighborhoods,
 Historic Austin Neighborhood Association,
 Homeless Neighborhood Association,
 Judges Hill Neighborhood Association,
 Neighborhood Empowerment Foundation,
 Old Austin Neighborhood Association,
 Preservation Austin,
 SELTexas,
 Shoal Creek Conservancy,
 Sierra Club, Austin Regional Group,
 West Downtown Alliance, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0141 (12th & West Rezoning: 801 and 807 West 12th Street and 1108, 1110, and 1112 West Avenue)	CS to DMU-CO	1/10/ 2023: Approved the applicant's amended request for DMU-CO zoning, with a conditional overlay to limit the height on the property to a maximum of 90 feet, by consent (11-0, P. Howard-absent); A. Azhar-1st, J. Thompson-2nd.	2/09/2023: Approved DMU-CO zoning on 1st reading only by consent (11-0). 2/23/ 2023: Approved second and third readings.
C14-2022-0080 (607 West 14th Street)	GO to DMU	9/13/2022: Approved staff rec. for DMU-CO district zoning by consent (8-0, G. Anderson, Y. Flores, J. Shieh-absent; J. Mushtaler-off the dais); C. Hempel- 1 st , J. Thompson-2 nd .	10/13/2022: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20221013-055 for DMU-CO combining district zoning was approved on Council Member Renteria's motion,

			Council Member Pool's second on a 9-0 vote. Council Members Fuentes and Harper-Madison were off the dais.
C14-2022-0055 (803 /803 ½ West Ave)	MF-4 to DMU	7/12/22: Approved staff's recommendation of DMU-CO zoning, with a CO to limit the height on the property to a maximum of 60 feet, by consent (9-0, Y. Flores, J. Mushtaler, S. Praxis, C. Llanes-Pulido-absent); J. Shieh-1st, J. Thompson-2nd.	9/01/22: Approved DMU-CO zoning by consent on all 3 readings (11-0); A. Alter-1st, K. Tovo-2nd.
C14-2021-0078 (Shoal Cycle: 812 W. 11th Street)	LO, GO, MF-4 to DMU-CO	6/22/21: Approved DMU-CO zoning, with the CO for a maximum height of 90 feet, as applicant requested; with an additional condition that Office use above the 1st floor is conditional (11-0, S. Praxis and C. Llanes-Pulido-abstained); J. Shieh-1st, G. Cox-2nd.	8/26/21: Approved DMU-CO, with CO for max 90ft height as rec. by PC, on all readings
C14-2020-0036 (827 W. 12th Street)	DMU-CO to DMU-CO	5/12/20: Approved staff's rec. of DMU-CO, with a CO to limit the height to 90 feet, on consent (13-0); P. seeger-1st, G. Anderson-2nd.	6/04/20: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No.20200604-039 DMU-CO combining district zoning, to change a condition of zoning was approved on Council Member Flannigan's motion, Council Member Ellis' second on a 10-0vote.Council Member Harper-Madison was off the dais.
C14-2019-0157 (603 W. 8th St.)	GO-H, GO-MUH, and GO to DMU-H	Case expired per Mayor's Order No. 20211220-036 (Permit Expiration Date and Extension)	N/A
C14-2019-0156 (707 Rio Grande Street)	GO to DMU-CO	1/14/20: Approved staff rec. of DMU-CO zoning by consent (10-0, C. Hempel and P. Seeger-absent; C. Llanes-Pullido-off the dais); J. Thompson-1st, C. Kenny-2nd.	2/20/20: Approved DMU-CO as PC rec w/ additional CO for prohibited uses as agreed to by OANA and the applicant: Bail Bond Services, Cocktail Lounge, Exterminating 2/20/20: Approved DMU-CO as PC rec w/ additional CO for

			<p>prohibited uses as agreed to by OANA and the applicant: Bail Bond Services, Cocktail Lounge, Exterminating Services, Funeral Services, Hospital Services (General and Limited), Liquor Sales, Limited Warehousing and Distribution, Outdoor Entertainment and Pawn Shop Services on 1st reading.</p> <p>3/12/20: Approved DMU-CO on 2nd/3rd readings.</p>
C14-2017-0074 (Gilfillan Place: 603 W. 8th St.)	GO-H, GO-MU, and GO to DMU-H	6/19/17: Case expired	N/A
C14-2016-0034 (701 Rio Grande St.)	GO to DMU	5/24/16: Approved DMU-CO, with 60 ft height limit.	6/16/16: Approved DMU-CO, with a 60 ft height restriction (11-0); on all 3 readings
C14-2015-0111 (Gilfillan House: 603 W. 8th St.)	GO-H to DMU-H	7/30/16: Case expired	N/A

RELATED CASES: N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1500 RIO GRANDE STREET. C14-2024-0025.SH. Project: St. Martin's Senior Housing. 0.519 acres from GO and SF-3 to DMU-CO. Downtown Austin Plan. FLUM: N/A. Existing: parking lot. Proposed: 83 multifamily residential senior housing units. This is a SMART Housing Project with proposed unit affordability mix providing 40% of units below 80% MFI at minimum according to the provided SMART Housing Program letter. Conditional overlay limits height to 60 feet.

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"> • Within Downtown Regional Center; 0.21 miles East of Lamar Boulevard Activity 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"> • Adjacent to W 15th St public transit stop
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalks available along W 15th St; Rio Grande St; W 16th St; and West AVE
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
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"> • 0.5 miles to Target Grocery Store
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.3 miles to University of Texas at Austin High School; 0.4 miles to Pease Elementary School; 0.5 miles to the University of Texas
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"> • 0.30 miles to Austin Recreation Center; 0.40 miles to Pease 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.)
Y	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.
Y	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"> • 0.30 miles to Austin Recreation Center
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	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
12	Number of “Yes’s”

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 sq. ft. 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

No comments.

Parks and Recreation

Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601. Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with DMU-CO zoning, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

Always use these three, then add compatibility standards details comments if you see a SF zoning or use:

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

Compatibility Standards

The site is subject to compatibility standards. Along the northern and western property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is: (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.
- A landscape area at least 5 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W. 15 th St	Level 4 – Principle/Major Arterial	100 feet	100 feet	75 feet	Yes	Yes	Yes

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Rio Grande St	Level 1 – Local/Residential Collector	80 feet	80 feet	35 feet	Yes	Yes	Yes

A **transportation assessment/traffic** Impact analysis shall be required at the time of site plan if triggered, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

Water Utility

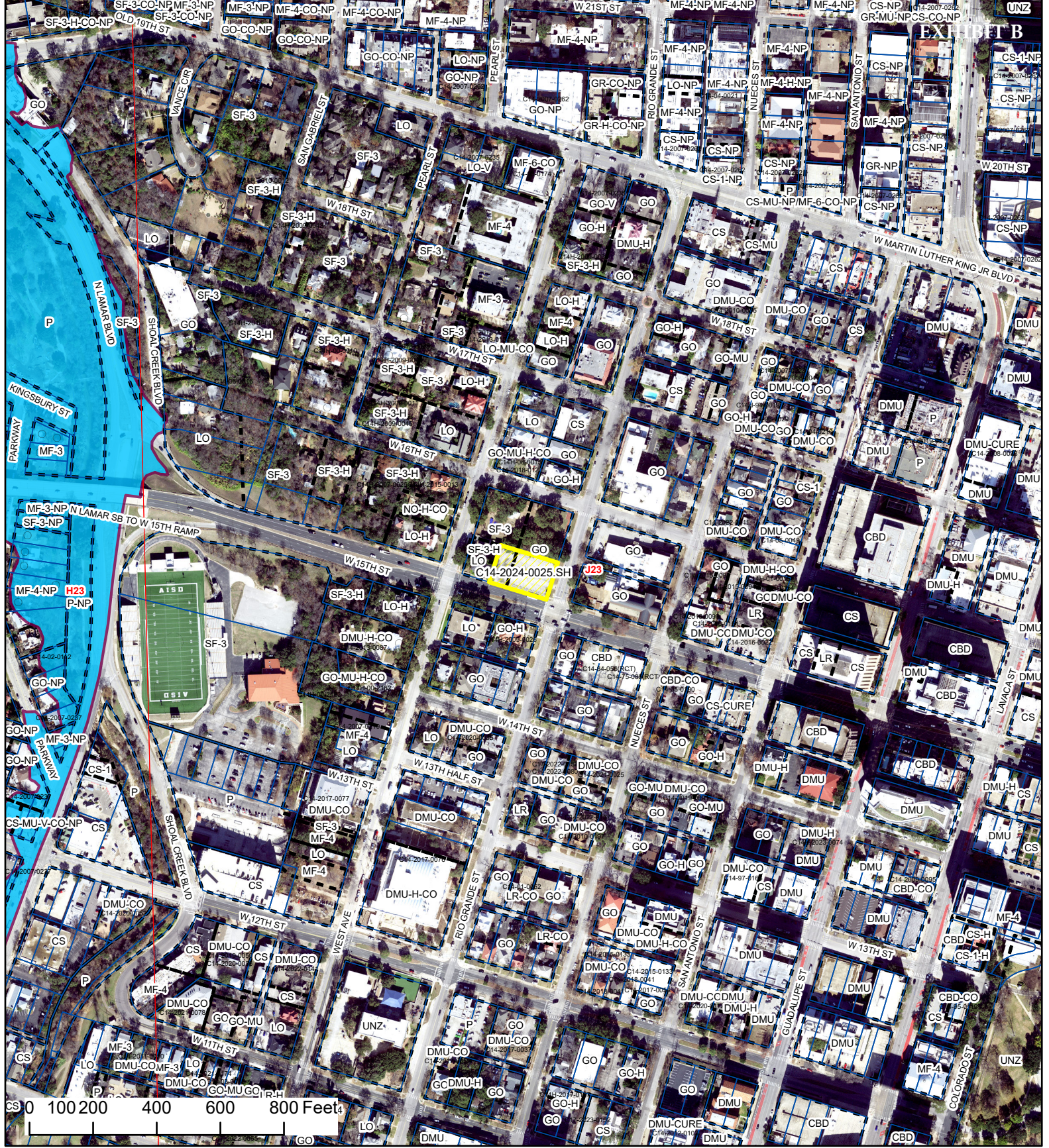
No comments on zoning change.

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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant’s Request Letter
- D. S.M.A.R.T. Housing Certification Letter
- E. Downtown Austin Plan Exhibits
- F. Correspondence from Interested Parties



St. Martin's Senior Housing

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

CASE#: C14-2024-0025.SH
 LOCATION: 1500, 1500 1/2 Rio Grande St;
 700, 700 1/2 W 15th St
 SUBJECT AREA: 0.519 Acres
 GRID: J23
 MANAGER: Sherri Sirwaitis



This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

February 29, 2024

Ms. Lauren Middleton-Pratt
City of Austin
Planning Department
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: St. Martin's Senior Housing – Zoning application for the approximately 0.385-acre property located at 1500 & 1500 1/2 Rio Grande Street and 700 & 700 ½ W 15th Street, in Austin, Travis County, Texas (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled St. Martin's Senior Housing and is approximately 0.385 acres of land, located at the southeast corner of Rio Grande Street and W 15th Street. The Property is within the Full Purpose Jurisdiction of the City of Austin.

The Property is zoned GO (General Office) and SF-3 (Single Family). The requested rezoning is from GO and SF-3 to DMU-CO (Downtown Mixed Use – Conditional Overlay). The conditional overlay is to limit the maximum height of the Property to 60 feet. The proposed rezoning will allow for an affordable 83-unit senior housing development on the Property. The proposed affordable unit mix is for 10% of units to be reserved for households earning 30%, or below, of the Austin area Median Family Income (MFI), 35% of the units to be reserved for households earning 50%, or below, of the MFI, 42% of units to be reserved for households earning 60%, or below, of the Austin area Median Family Income (MFI), and the remaining 13% of units to be available at market rates. The development is participating in the City of Austin S.M.A.R.T. Housing Program and has received certification from the City of Austin Housing Department for the on-site affordable units, the certification accompanies this letter.

The Property is located in the Judges Hill District of the Downtown Austin Plan, which is also identified as a Regional Center within the Imagine Austin Plan. The Downtown Austin Plan does not have a Future Land Use Map ("FLUM"), therefore, a Neighborhood Plan Amendment is not required. The Property is located in a portion of Downtown Austin that is ineligible for participation in the Downtown Density Bonus Program.

This proposed rezoning aligns with the Imagine Austin Plan's stated land use and transportation (LUT) policy no. 3, which is to "[p]romote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs." This proposed affordable

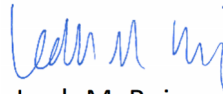
February 29, 2024

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senior S.M.A.R.T. Housing development intends to achieve this through locating adjacent to the CapMetro Rio Grande/W 15th stop and nearby to healthcare providers.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing Department S.M.A.R.T. Housing Program

February 27, 2024

S.M.A.R.T. Housing Certification
DMA Development Company, LLC
 700 W. 15th St. (ID 954-6059)

TO WHOM IT MAY CONCERN:

DMA Development Company, LLC (development contact: Janine Sisak, ph: 512-328-3232, email: janines@dmacompanies.com) is planning to develop address, an 83-unit multifamily senior rental development at 700 West 15th Street, Austin, Texas 7870.

S.M.A.R.T. Housing – Rental – 700 W. 15th St.	
Total units: 83 units	
<u>Minimum Required:</u> 40% (34 units) at or below 80% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 10% (8 units) at or below 30% MFI 35% (29 units) at or below 50% MFI 42% (35 units) at or below 60% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 72/83 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

- | | | |
|---------------------------|-------------------|-------------------|
| AWU Capital Recovery Fees | Concrete Permit | Mechanical Permit |
| Building Permit | Electrical Permit | Plumbing Permit |

Site Plan Review
Construction Inspection
Demolition Permit Fee

Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Zoning Verification
Land Status Determination
Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,

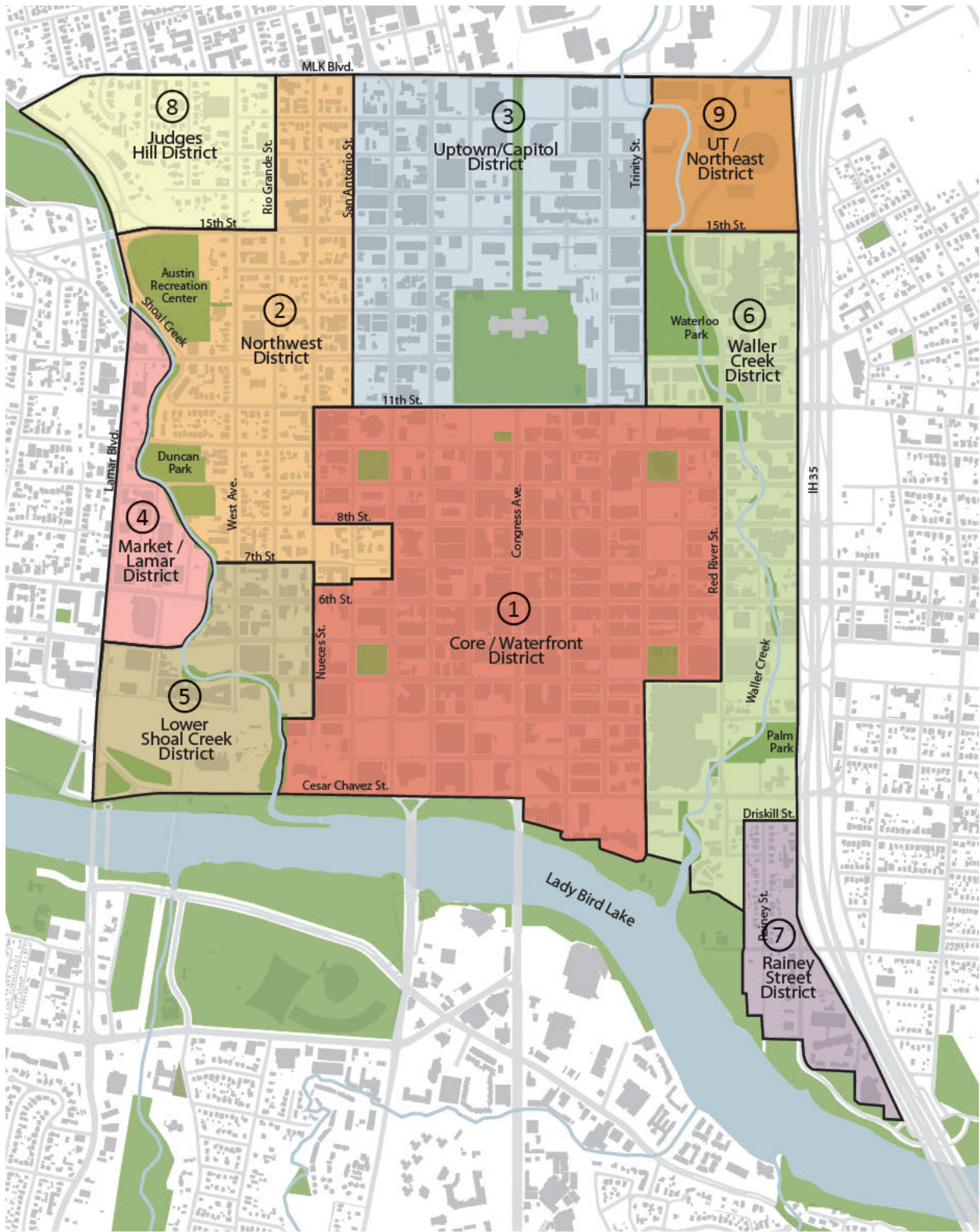


Brendan Kennedy, Project Coordinator
Housing Department

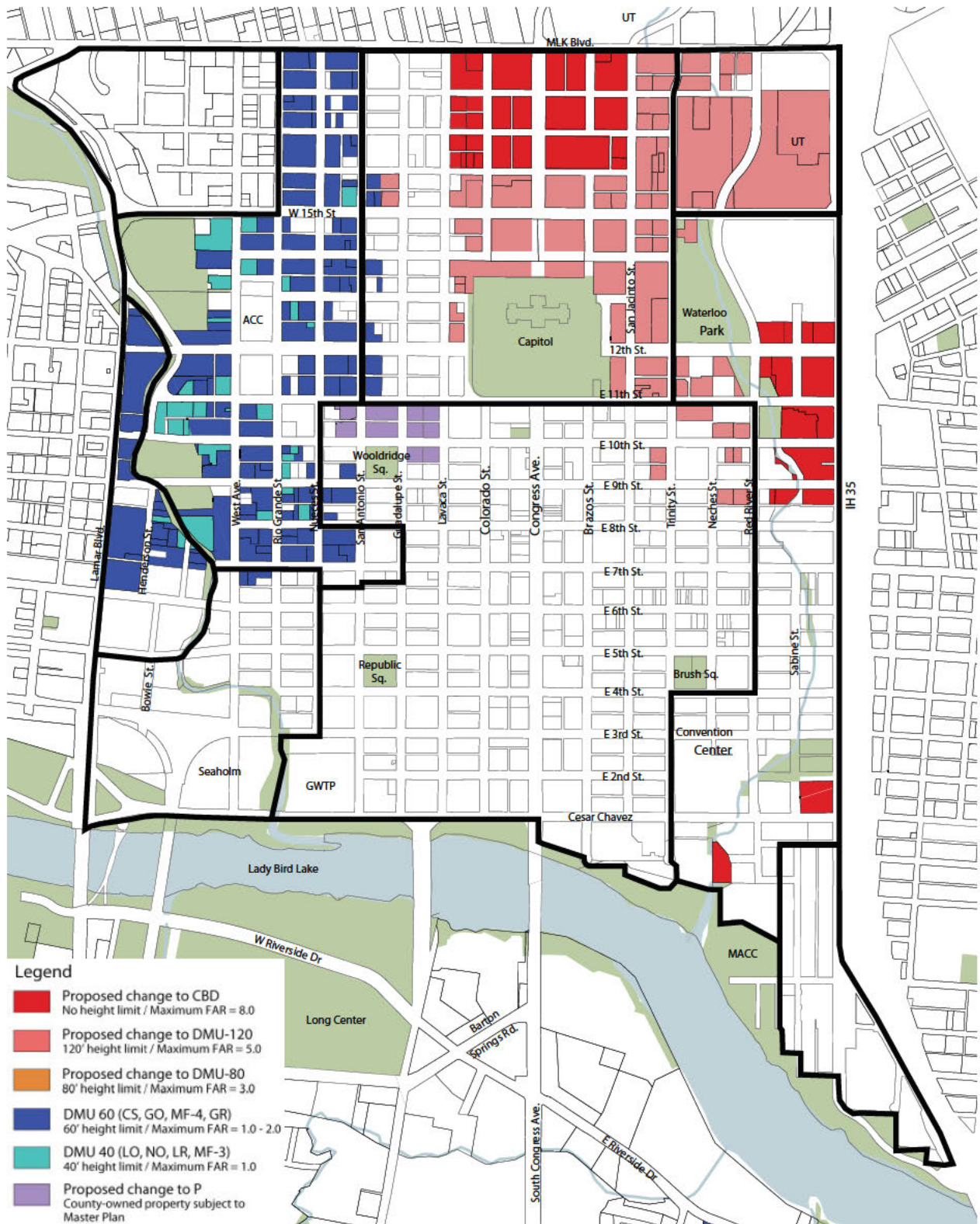
Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

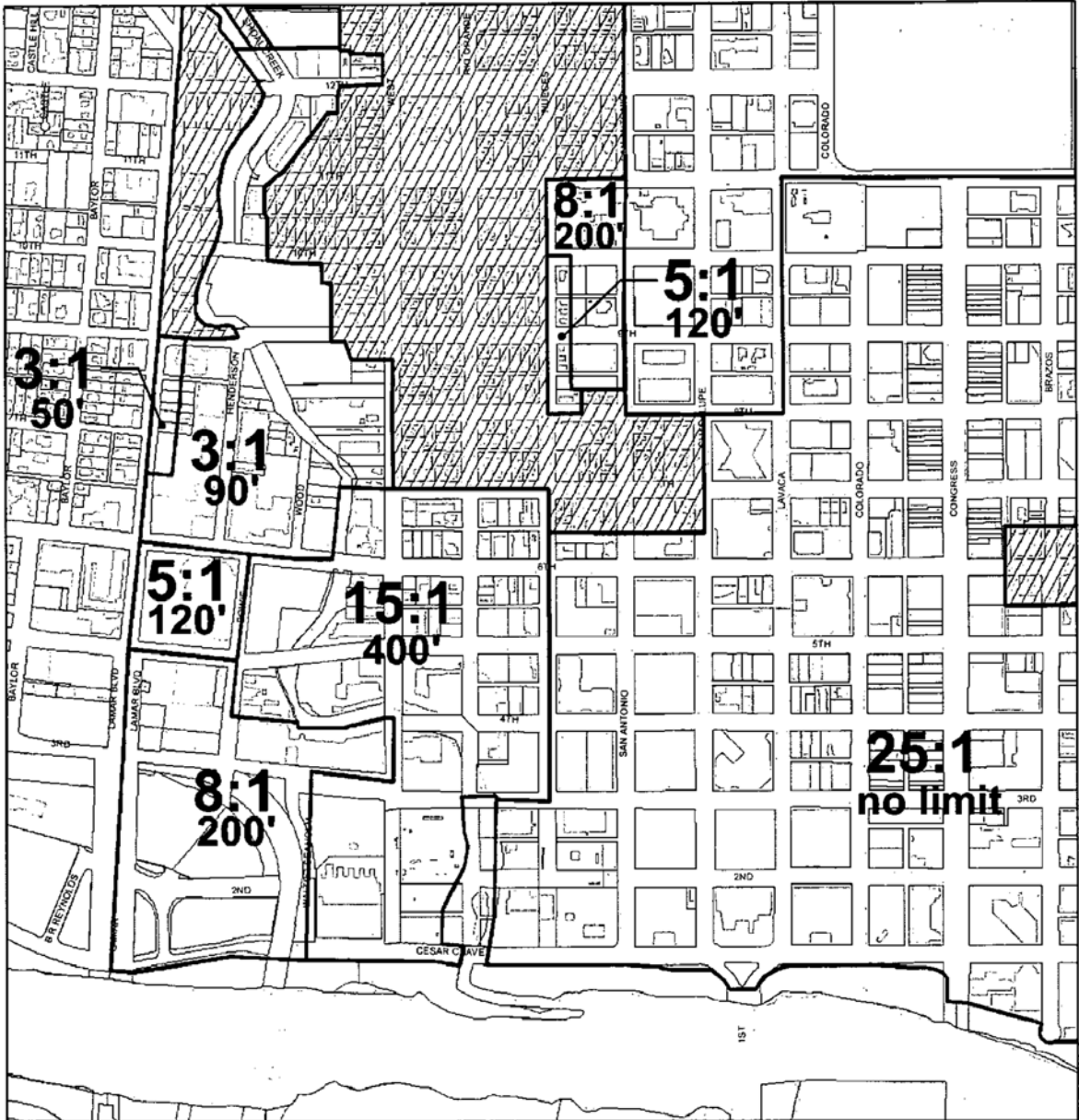
Mashell Smith, ORS








Downtown Districts Map



Proposed Downtown Zoning Changes

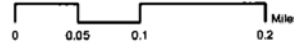


Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 6

-  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.



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

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 participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



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.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2024-0025.SH
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 28, 2024, Planning Commission

SCOTT Sayers

Your Name (please print)

I am in favor
 I object

1800 Nueces St

Your address(es) affected by this application (optional)

Austin TX 78701 5-20-24

Signature

Date

Daytime Telephone (Optional):

512-478-1113

Comments:

*As President of the
West Downtown Alliance
our board approves this
project*

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

Eric Goff
President

Philip Wiley
Vice President

Maria Wiley
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Marshall Geyer
Secretary

Katelynn Nunez
Kimberly Levinson
Bob Bellin
Cyrus Tehrani
Roger L. Cauvin

May 24, 2024

Honorable City Council, Commissioners, and Staff:

The Downtown Austin Neighborhood Association (DANA) supports granting entitlements needed to develop the proposed St. Martin's affordable senior housing project (C14-2024-0025.SH) at 1500 Rio Grande St. We oppose the imposition of overlays or other restrictions that would limit the height or density of future developments on the property.

Earlier this year, DANA proposed that the city relax zoning and land use regulations to promote quadrupling the downtown population by 2039. DANA has also called for the elimination of floor area ratio (FAR) and compatibility restrictions that limit the height, placement, or massing of buildings throughout downtown.

We see our position on the proposed 1500 Rio Grande St. rezoning as consistent with these principles.

The area's proximity to 100,000+ nearby jobs, as well as to the public transit spine for the entire metroplex on Guadalupe, provides an outsized opportunity to support 50/50 mode share by 2039." DANA supports legalizing a greater abundance and diversity of homes throughout the city. But to the extent that policy makers and planners selectively relax land use restrictions to allow greater density, we urge them to prioritize areas best served by current and future mobility options.

We look forward to a thoughtful discussion and debate here on relaxing height and density allowances throughout the Judges Hill District of downtown. This case will help set precedent, and serve as an interim guidepost, for the several other sites in the district that have expressed an interest in adding "DMU" levels of housing.

Sincerely,

Board of Directors
Downtown Austin Neighborhood Association (DANA)
info@downtownaustin.org
(512) 593-2621

