

# ZONING CHANGE REVIEW SHEET

**CASE: C14-2010- 0207 – Robinson Foundation Offices**

**P.C. DATE:** February 8, 2011 (Postponed by staff)  
February 22, 2011 (Indefinitely postponed by applicant)  
June 14, 2011 (Approved on consent; 7-0).

**ADDRESS:** 510 W 8<sup>th</sup> Street

**OWNER/APPLICANT:** Darnell Robinson Family, LLC (Michael Ginsberg)

**AGENT:** A.G. Consulting (Alice Glasco)

**ZONING FROM:** MF-4                      **TO:** DMU

**AREA:** 0.1699 acres (7,400 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of DMU-CO (Downtown Mixed Use-Conditional Overlay) district zoning. The Conditional Overlay will make a bail bond services, cocktail lounge, and liquor sales a conditional use; prohibit pawn shop services use and limit vehicle trips to less than 2,000 per day.

**PLANNING COMMISSION RECOMMENDATION:** 6/14/11: The Planning Commission approved the staff recommendation of DMU-CO with the additional conditions as agreed to by the applicant and neighborhood (7-0; Kirk absent, 1 vacancy).

**DEPARTMENT COMMENTS:** This 0.1699 acre site is currently developed with a multifamily structure and zoned MF-4. The applicant seeks to rezone the property to Downtown Mixed Use for construction of an office building. The Downtown Mixed Use (DMU) district is the designation for a use located on the periphery of an area that has a Central Business District (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. It should be noted that this property lies the Criminal Justice Overlay sub-district (§§ 25-2-650), in which a bail bond services, cocktail lounge, and liquor sales use are conditional uses and a pawn shop services use is prohibited. Also, the northeastern corner of the property lies within the Barton Creek Pedestrian Bridge Capital View Corridor.

Through negotiation with the Original Austin Neighborhood Association, the applicant has agreed to the following conditions:

- Maximum height of 90 feet.
- The following uses shall be prohibited: bail bond services, a stand alone cocktail lounge use, pawn shop and liquor sales.
- The following uses shall be conditional: food service and a cocktail lounge use as associated with an on-site club, hotel or bed and breakfast use.

- If the proposed structure exceeds 60 feet in height, a minimum of 50% of the net rentable conditioned space of any such building must be residential.

Based on the site location and limitations, staff recommends approval of DMU-CO district zoning. The rezoning will allow the applicant to achieve site development regulations that will allow for a reasonable office use on the downtown property.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-4	Multi-Family
<i>North</i>	DMU-CO; GO; CS	Parking; Professional Office
<i>South</i>	MF-4; GO; GO-H	Professional Office; Club
<i>East</i>	P; P-H	Library; History Center
<i>West</i>	LO; GO; DMU-CO	Professional Office

**TIA:** Waived

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**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 Coalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Original Austin Neighborhood Association

**SCHOOLS:**

Matthews Elementary School  
O' Henry Middle School  
Austin High School

### **CASE HISTORIES**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>COUNCIL</b>
C14-99-0138	MF-4 to DMU-CO	APVD STAFF REC OF DMU-CO BY CONSENT (8-0)	APVD PC'S REC OF DMU-CO W/CONDS (7-0); ALL 3 RDGS
C14-06-0187	MF-4-H to DMU-H-CO	APVD STAFF ALT REC OF DMU-H-CO (8-0)	APVD DMU-H-CO (5-1, BD/-NO); ALL 3 RDGS

### **RELATED CASES**

C14-2011-0036 (807-811 Nueces)	GO to DMU	APVD STAFF REC OF DMU-CO (8-0)	Pending
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### **BASIS FOR RECOMMENDATION**

1. *Zoning should allow for reasonable use of the property.*

Based on the site location and limitations, staff recommends approval of DMU-CO district zoning. The rezoning will allow the applicant to achieve site development regulations that will allow for a reasonable office use on the downtown property.

2. *Zoning changes should promote a balance of intensities and densities.*

The Granting of this rezoning request should result in an equal treatment of similarly situated properties, and is consistent with other similarly situated properties in the area that promote a combination of office, retail, commercial and residential uses that are compatible with the downtown area.

### **EXISTING CONDITIONS**

#### **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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

### **Water and Wastewater**

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation:**

Name	ROW	Pavement	Classification	Daily Traffic
West 8 <sup>th</sup> Street	80'	40'	Collector	Not Available
Nueces Street	80'	40'	Collector	3362 (COA, 01/27/10)

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

There are existing sidewalks along Nueces Street and a segment of West 8th Street. The sidewalk along West 8th Street terminates in front of a rock wall on the adjoining property.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Existing Street Characteristics:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
West 8 <sup>th</sup> Street	None	None
Nueces Street	Shared Lane	Bike Boulevard (Super Route)

Capital Metro bus service (route no(s). 171, 461, 935, 982 - 984, 986 and 987) is available along Guadalupe Street at West 8th Street.

**Site Plan:**

Any new construction may require compliance with Subchapter E, Commercial Design Guidelines. Additional comments will be made during the site plan review.

**CITY COUNCIL DATE:** March 3, 2011  
July 28, 2011

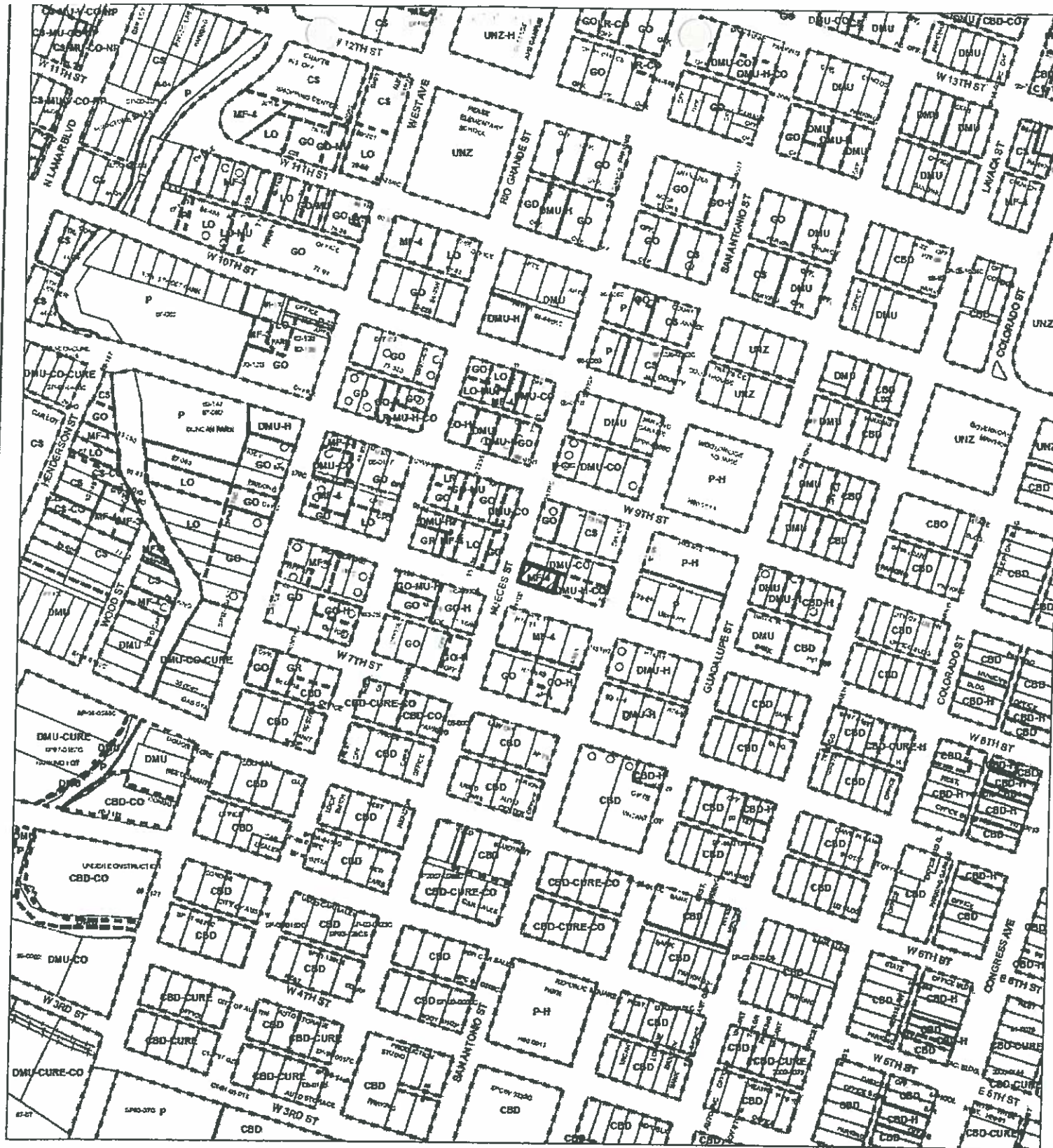
**ACTION:** Indefinitely Postponed by applicant

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604  
[stephen.ryc@ci.austin.tx.us](mailto:stephen.ryc@ci.austin.tx.us)



# ZONING

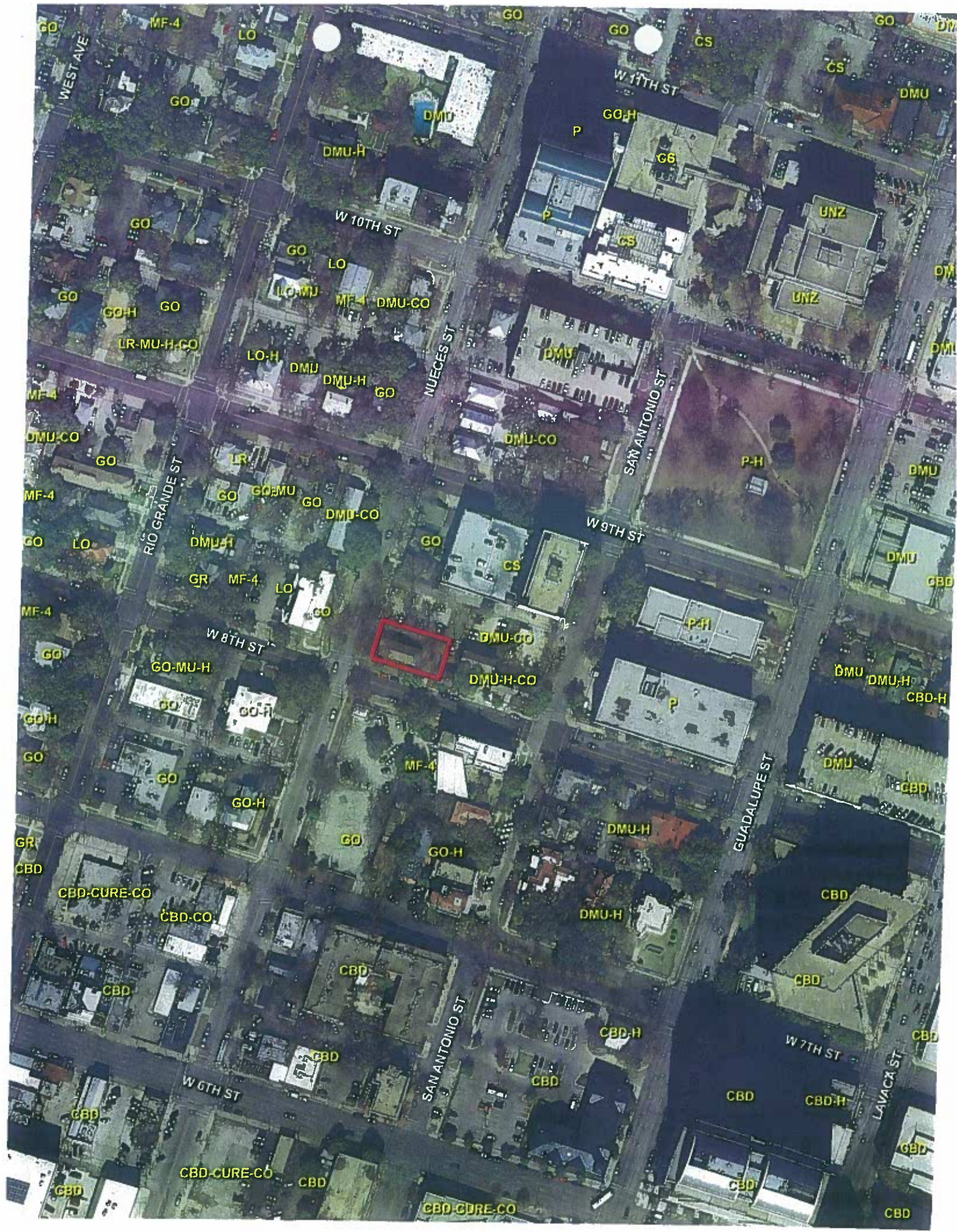
ZONING CASE#: C14-2010-0207  
 LOCATION: 510 W 8TH ST  
 SUBJECT AREA: 0.1699 ACRES  
 GRID: J22  
 MANAGER: STEPHEN RYE



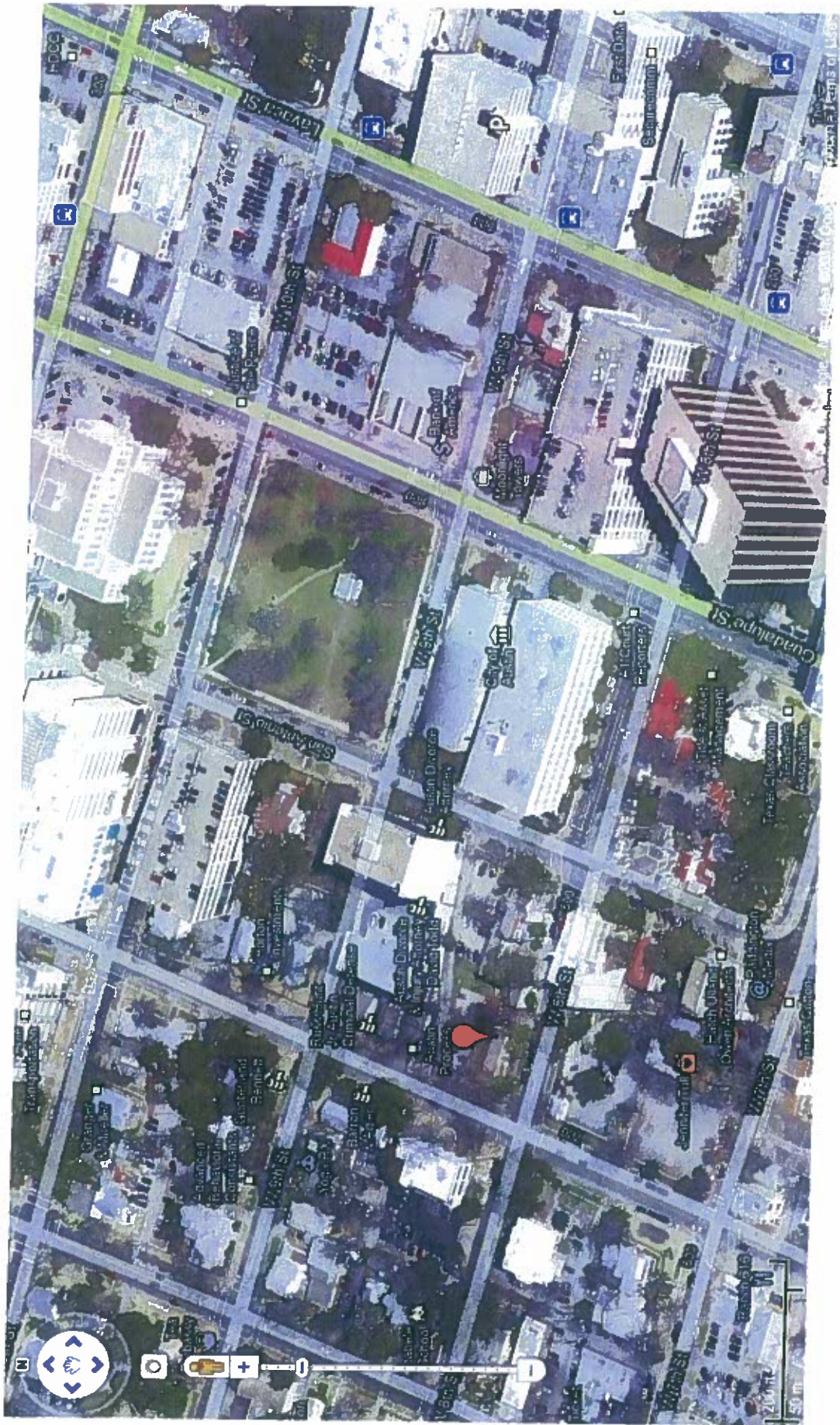
N  
 1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.













Barton Creek Pedestrian  
Bridge Capitol View Corridor

Area of Subject Property  
Within the Capitol View Corridor

NUECES ST

W 8TH ST

SAN ANTONIO ST





***West Downtown Alliance  
1800 Nueces St.  
Austin, Tx. 78701***

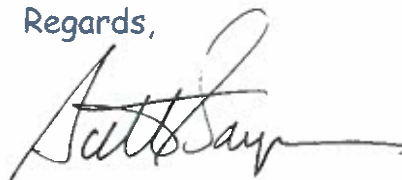
Stephen Rye  
505 Barton Springs Road, 5th floor (visit)  
P. O. Box 1088 (mail)  
Austin, Texas 78767

Dear Mr. Rye,

The board of directors of the West Downtown Alliance supports case #C14-2010-0207 by the Darnell Robinson Family LLC, Michael Ginsberg, for the rezoning of their property at 510 W. 8<sup>th</sup> St.

Please feel free to call me if you have any questions.

Regards,

A handwritten signature in dark ink, appearing to read "Scott Sayers", with a long horizontal flourish extending to the right.

Scott Sayers  
President, WDA



## 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](http://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: C14-2010-0207

Contact: Stephen Rye, 512-974-7604

Public Hearing: Feb. 8, 2011, Planning Commission

Mar. 3, 2011, City Council

Amber Dodson

Your Name (please print)

708 San Antonio Street

Your address(es) affected by this application

2/8/11

Date

Signature

Daytime Telephone: 472-1336

Comments:

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Stephen Rye, 512-974-7604

Public Hearing: Feb. 8, 2011, Planning Commission

Mar. 3, 2011, City Council

Amber Dodson

Your Name (please print)

708 San Antonio Street

Your address(es) affected by this application



Signature

Daytime Telephone: 512-472-1336

Date

2/8/11

☐ I am in favor  
☒ I object

Comments:

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C14-2010-0207**

**Contact: Stephen Rye, 512-974-7604**

**Public Hearing: Feb. 8, 2011, Planning Commission**

**Mar. 3, 2011, City Council**

Van Halley  
Your Name (please print)

☒ I am in favor  
☐ I object

10661 Gault 504 W. 7th Austin, TX  
Your address(es) affected by this application

506 W 7th Austin 78701  
Date

Signature

Daytime Telephone: 214-358-2063

Comments:

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

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



Darnell Robinson Family, LLC  
Michael D. Ginsberg Manager  
14755 Preston Road, Suite 600  
Dallas, Texas 75254

Stephen Rye, Case Manager  
stephen.rye@ci.austin.tx.us  
City of Austin planning and zoning staff  
Case # C14-2010-0207  
City of Austin Planning Commission

April 26, 2011

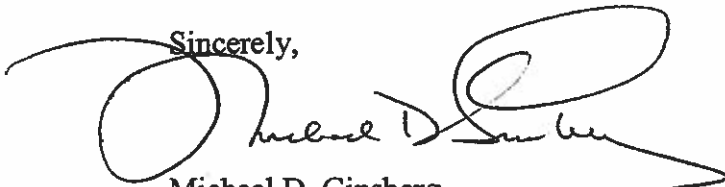
Dear Mr. Rye,

I would like to provide you with an update regarding the above referenced case. As a matter of background I would like to report that applicant's representative has met with and gained the support of the relevant neighborhood groups.

This case was postponed by the applicant in order to continue study of the property. The applicant would like to inform the Commission and all concerned that the property is no longer under consideration as a non-profit use. Alternatives including office, mixed use and/or multi-family residential are at the forefront of contemplated uses.

Applicant will continue to keep you informed and appreciates your assistance in this case.

Sincerely,



Michael D. Ginsberg,  
Manager of the Applicant



**Post Office Box 1282**  
**Austin, TX 78767**  
**[www.originalaustin.com](http://www.originalaustin.com)**  
**[www.citicite.com/oana/](http://www.citicite.com/oana/)**

**February 7, 2011**

Stephen Rye  
City of Austin  
Planning & Development Review Department  
P.O. Box 1088  
Austin, TX 78767

**RE: C-14-2010-0207; 510 West 8th Street**

Dear Mr. Rye:

The Board of Directors of the Original Austin Neighborhood Association (OANA), within whose defined borders the above referenced rezoning request lies, supports the requested rezoning from MF-4 to DMU-CO with the following conditions:

- 1) The maximum height of a building or structure is not more than 90 feet from ground level.
- 2) By agreement between OANA and the applicant, and recognizing that the referenced property lies within the Criminal Justice Overlay, the following Uses are accepted as Prohibited rather than Conditional: bail bond services, a stand alone cocktail lounge use, pawn shop use and liquor/package store. In addition, an outdoor entertainment/amplified music use of the site is prohibited. A food service use and a cocktail lounge use would be a permissible Conditional Use if associated with an onsite club, hotel or bed & breakfast establishment.
- 3) By agreement between OANA and the applicant, if the proposed structure exceeds 60 feet in height then a minimum of 15% of the structure will be residential in use.
- 4) By agreement between the City of Austin and the applicant, vehicle trips per day are limited to less than 2,000.

The neighborhood association is very pleased to have worked with the applicant on this matter, and subject to the above mutually acceptable Conditions, we ask that the Planning Commission and the City Council accept applicant's request to rezone the property.

Ted Siff  
President

Albert Stowell  
Treasurer & Planning & Zoning Chair

**Board of Directors**

**Ted Siff, President**

**Mark Holzbach, Vice President**

**Albert Stowell, Treasurer**

**Blake Tollett, Secretary**

**Jocelyn Dabeau**

**Rick Hardin**

**John Horton**

**Perry Lorenz**

**Bill Schnell**

- A. Who is the Darnell Robinson Foundation? What is the purpose of the foundation - basically, what they do?

The Darnell Robinson Family plans to form a foundation that is scheduled to be headquartered in Texas' capitol, Austin. The foundation would be entirely privately funded. Currently the family's efforts have been focused on issues involving disadvantaged youth and poverty, and hunger in Africa. The Nueces Street property would serve initially as offices for the foundation.

The foundation's vision is to create a nexus between the creative communities here and elsewhere in the United States (west coast) to focus public attention and raise funding for worthy projects like Worldvision in Senegal for example, and other African and third world countries. The Foundation's current focus in the communities of Sine and Tattaguine in western Senegal. Project activities include recruitment, training, and support for young celebrity athletes to act as role models and peer educators, organizing sports and enabling participants to communicate positive messages. This effort to include facilitating local meetings and workshops, and producing TV and radio ads with encouraging and educational messages at this Austin property. Another interest is in The Hunger Project. **The Hunger Project (THP) is a global, non-profit, strategic organization committed to the sustainable end of world hunger. In Africa, South Asia and Latin America, THP seeks to end hunger and poverty by empowering people to lead lives of self-reliance, meet their own basic needs and build better futures for their children. Robinson LLC remains focused primarily on equatorial Africa.**

- B. Easements and height restrictions: Do they exist? With the private height restriction of 80 feet and other easement restrictions, why DMU-120?

Yes, they do exist and are subject to termination by the beneficiary.

The Robinson Family LLC simply wants to be treated fairly, and fit in with the surrounding area. Surrounding zoning and uses are largely DMU and have significant heights. The planned upcoming development next door



adjacent to the north of us, intends to match the height of the existing 812 office building just across the alley to the north at well over 100 feet in height. The Austin Woman's Club atop a hill across 8<sup>th</sup> Street to the south towers above our property. Even two story buildings to the west are elevated in grade above our property. Bear in mind DMU is compatible and appropriate in this location.

C. Will the current residential uses be eliminated once the remodeling commences and upon its completion? They consider the 4 residential units as a positive contribution towards affordable housing in the area.

The badly needed remodeling will be extensive as there has been almost no maintenance or updating for many years. No continued residential occupancy is possible during the remodeling phase.

D. If they decide to support the request for DMU-120, would the Foundation agree to a 50% residential component in the development and prohibit the following uses:

1. Outdoor entertainment/ live amplified music --OK to prohibit.
2. Bail Bond Services-- OK to prohibit
3. Cocktail Lounge --OK to prohibit, unless associated with a restaurant, hotel, or B&B.
4. Liquor Sales— if this means a liquor store (Package Store) okay to prohibit.
5. Pawn Shops – OK to prohibit
6. Restaurant Use --There is a restaurant in the Woman's Club across the street so restaurant is permissible if associated with a club or hotel or B&B.

Residential Uses. If a new building were to be constructed upon the property that exceeded 60 feet in height, we would agree to have at least 15% of that building as residential.

Please understand, due to the extensive restrictions placed on the property by the Seller, and the planned construction next door, any redevelopment is likely years away.

**Rye, Stephen**

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**From:** Ted Siff [ted@legaldigest.com]  
**Sent:** Friday, June 10, 2011 2:18 PM  
**To:** 'Mike Mchone'; Astowell@aol.com; Rye, Stephen  
**Subject:** RE: 510 W 8th Street (C14-2010-0207)

Mike,

I've talk to the Original Austin Neighborhood Association board member(s) who raised concerns and am happy to report that OANA supports and is appreciative of the applicant's willingness to increase the residential requirement as you have described below.

Your zoning change request given your acceptance of all the conditions will result in enhancements to the neighborhood. We hope that the Planning Commission approves it.

Thanks very much, Ted

**Ted Siff, President**  
**Original Austin Neighborhood Association**

Direct: 512.657.5414  
Fax: 512.495.9955  
email. ted@legaldigest.com  
<http://www.originalaustin.org>

 please consider the environment before printing this email

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**From:** Mike Mchone [mailto:mchone1234@sbcglobal.net]  
**Sent:** Friday, June 10, 2011 2:01 PM  
**To:** 'Ted Siff'; Astowell@aol.com; Stephen.rye@ci.austin.tx.us  
**Cc:** 'Mike Mchone'  
**Subject:** FW: 510 W 8th Street (C14-2010-0207)

Greetings Mr. Siff,

It is imperative that this case be heard by the Planning Commission on June 14. I have been instructed to offer an additional condition to this rezoning request to satisfy some recent concerns that have been raised by board member(s) of the Original Austin Neighborhood Association. The applicant will agree to increasing the residential requirement to 50% of the square footage of the building that is constructed above 60ft in height. This email is our request for this provision to be added as a condition of the rezoning request and ask that City Staff make this as a modification to the original agreement. This will replace the 15% residential requirement with a 50% residential requirement for building square footage over 60 ft in height. All other conditions are to remain as originally agreed.

Respectfully,  
Mike McHone, consultant and authorized representative

6/10/2011

**Rye, Stephen**

---

**From:** aliceglasco@mindspring.com  
**Sent:** Monday, June 06, 2011 6:51 PM  
**To:** Rye, Stephen  
**Cc:** Michael Ginsberg  
**Subject:** 510 W 8th Street - C14-2010-0207 - Response to PC Questions

Stephen,

Below is a response to questions raised by the Planning Commission at its meeting of February 8, 2011:

1. **Question:** When was the existing building built (age)?

**Response:** The existing building, which has 3,640 square feet on a lot that is 7,400 square feet, was built in 1940 (71 years old).

2. **Question:** What is the size of the existing units?

**Response:** The units (four), which are vacant, are approximately 910 square feet, each.

3. **Question:** What is the height of the existing building?

**Response:** The existing building has two stories and is approximately 35 feet tall.

4. **Question:** One of the agreements (condition # 3) between the applicant and the Original Austin Neighborhood Association, states that if the proposed structure exceeds 60 feet in height, then a minimum of 15% of the net rentable conditioned space will be residential. How many units does 15% equate to?

**Response:** Fifteen percent (15%) equates to 5 units.

Please let me know if you have any questions.

Alice Glasco, President  
AG Consulting  
5117 Valburn Court, Suite A  
Austin, Texas 78731  
Email: [aliceglasco@mindspring.com](mailto:aliceglasco@mindspring.com)  
Work Phone: 512-231-8110  
Fax: 512-857-0187  
Cell: 512-626-4461

6/7/2011



**Rye, Stephen**

---

**From:** Mike Mchone [mchone1234@sbcglobal.net]  
**Sent:** Friday, June 10, 2011 2:01 PM  
**To:** 'Ted Siff'; Astowell@aol.com; Rye, Stephen  
**Cc:** 'Mike Mchone'  
**Subject:** FW: 510 W 8th Street (C14-2010-0207)

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6/10/2011

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**Subject:** RE: 510 W 8th Street (C14-2010-0207)

Mike,

I've talk to the Original Austin Neighborhood Association board member(s) who raised concerns and am happy to report that OANA supports and is appreciative of the applicant's willingness to increase the residential requirement as you have described below.

Your zoning change request given your acceptance of all the conditions will result in enhancements to the neighborhood. We hope that the Planning Commission approves it.

Thanks very much, Ted

**Ted Siff, President**  
**Original Austin Neighborhood Association**

Direct: 512.657.5414  
Fax: 512.495.9955  
email. ted@legaldigest.com  
<http://www.originalaustin.org>

 please consider the environment before printing this email

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**From:** Mike Mchone [mailto:mchone1234@sbcglobal.net]  
**Sent:** Friday, June 10, 2011 2:01 PM  
**To:** 'Ted Siff'; Astowell@aol.com; Stephen.rye@ci.austin.tx.us  
**Cc:** 'Mike Mchone'  
**Subject:** FW: 510 W 8th Street (C14-2010-0207)

Greetings Mr. Siff,

It is imperative that this case be heard by the Planning Commission on June 14. I have been instructed to offer an additional condition to this rezoning request to satisfy some recent concerns that have been raised by board member(s) of the Original Austin Neighborhood Association. The applicant will agree to increasing the residential requirement to 50% of the square footage of the building that is constructed above 60ft in height. This email is our request for this provision to be added as a condition of the rezoning request and ask that City Staff make this as a modification to the original agreement. This will replace the 15% residential requirement with a 50% residential requirement for building square footage over 60 ft in height. All other conditions are to remain as originally agreed.

Respectfully,  
Mike McHone, consultant and authorized representative

6/10/2011

**Rye, Stephen**

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**From:** aliceglasco@mindspring.com  
**Sent:** Monday, June 06, 2011 6:51 PM  
**To:** Rye, Stephen  
**Cc:** Michael Ginsberg  
**Subject:** 510 W 8th Street - C14-2010-0207 - Response to PC Questions

Stephen,

Below is a response to questions raised by the Planning Commission at its meeting of February 8, 2011:

1. **Question:** When was the existing building built (age)?

**Response:** The existing building, which has 3,640 square feet on a lot that is 7,400 square feet, was built in 1940 (71 years old).

2. **Question:** What is the size of the existing units?

**Response:** The units (four), which are vacant, are approximately 910 square feet, each.

3. **Question:** What is the height of the existing building ?

**Response:** The existing building has two stories and is approximately 35 feet tall.

4. **Question:** One of the agreements (condition # 3) between the applicant and the Original Austin Neighborhood Association, states that if the proposed structure exceeds 60 feet in height, then a minimum of 15% of the net rentable conditioned space will be residential. How many units does 15% equate to?

**Response:** Fifteen percent (15%) equates to 5 units.

Please let me know if you have any questions.

Alice Glasco, President  
AG Consulting  
5117 Valburn Court, Suite A  
Austin, Texas 78731  
Email: [aliceglasco@mindspring.com](mailto:aliceglasco@mindspring.com)  
Work Phone: 512-231-8110  
Fax: 512-857-0187  
Cell: 512-626-4461

6/7/2011



**Rye, Stephen**

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**From:** Mike Mchone [mchone1234@sbcglobal.net]  
**Sent:** Friday, June 10, 2011 2:01 PM  
**To:** 'Ted Siff'; Astowell@aol.com; Rye, Stephen  
**Cc:** 'Mike Mchone'  
**Subject:** FW: 510 W 8th Street (C14-2010-0207)

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Respectfully,  
Mike McHone, consultant and authorized representative

6/10/2011