February 12, 2019 PC Agenda Q&A Report

6. Rezoning: C14-2018-0120 - Herblin-Shoe Historic Mixed Use Rezoning;

District 9

Location: 712 West 16th Street; Shoal Creek Watershed, Downtown NP Area

Owner/Applicant: Historic 712 Cherry Street LLC (Bill Pewitt)

Agent: Thrower Design (Victoria Haase)

Request: SF-3-H to GO-MU-H-CO

Staff Rec.: Recommended

Staff: Scott Grantham, 512-974-3574

Planning and Zoning Department

Question: Commissioner McGraw

The neighborhood does not support the height change. My understanding is that the current height limit is 50' and changing the zoning will add the potential for an additional 15'. I believe this is what is opposed by the neighborhood. Is that your understanding?

Does the staff support the neighborhood position?

Answer: Staff

For this case, UNO supersedes any CO. UNO allows for 50 ft + 15 with a density bonus, so they could build 65 ft today. Unless the UNO map is changed, none of this would change.

The applicant requested removing the CO, and since the CO is essentially non-regulatory (UNO supersedes), staff finds no objection to the removal.

There may be a larger discussion on UNO height in the next few months, in the form of a code amendment.

7. Final Plat: <u>C8-2018-0029.0A - AISD 51st Street; District 1</u>

Location: 4800 East 51st Street; Pecan Springs-Springdale NP Area, Fort

Branch Watershed

Owner/Applicant: AISD

Agent: LJA Engineering (Joseph Sandoval)

Request: Approval of a variance to section 25-4-151 to not extend streets.

This item is for variance only.

Staff Rec.: Recommended

Staff: Natalia Rodriguez, 512-974-3099

Development Services Department

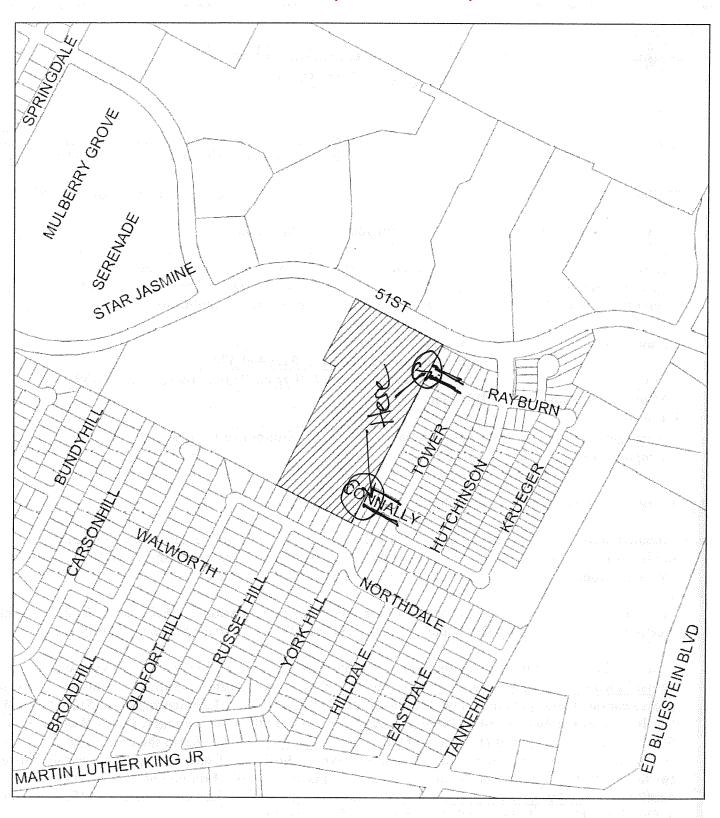
Question: Commissioner McGraw

The streets that are not going through are not visible on the plat. Can you point these out or explain?

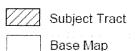
Answer: Staff

Please see Exhibit A

Exhibit A (Item C-13)







CASE: C8-2018-0029.0A LOCATION: 4800 E 51ST STREET

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