

CH 2

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 Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association

SCHOOLS:

Mathews Elementary School
O' Henry Middle School
Austin High School

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
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

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.

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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.

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Transportation:

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

Existing Street Characteristics:

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:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
West 8 th 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

ACTION:

ORDINANCE READINGS: 1st

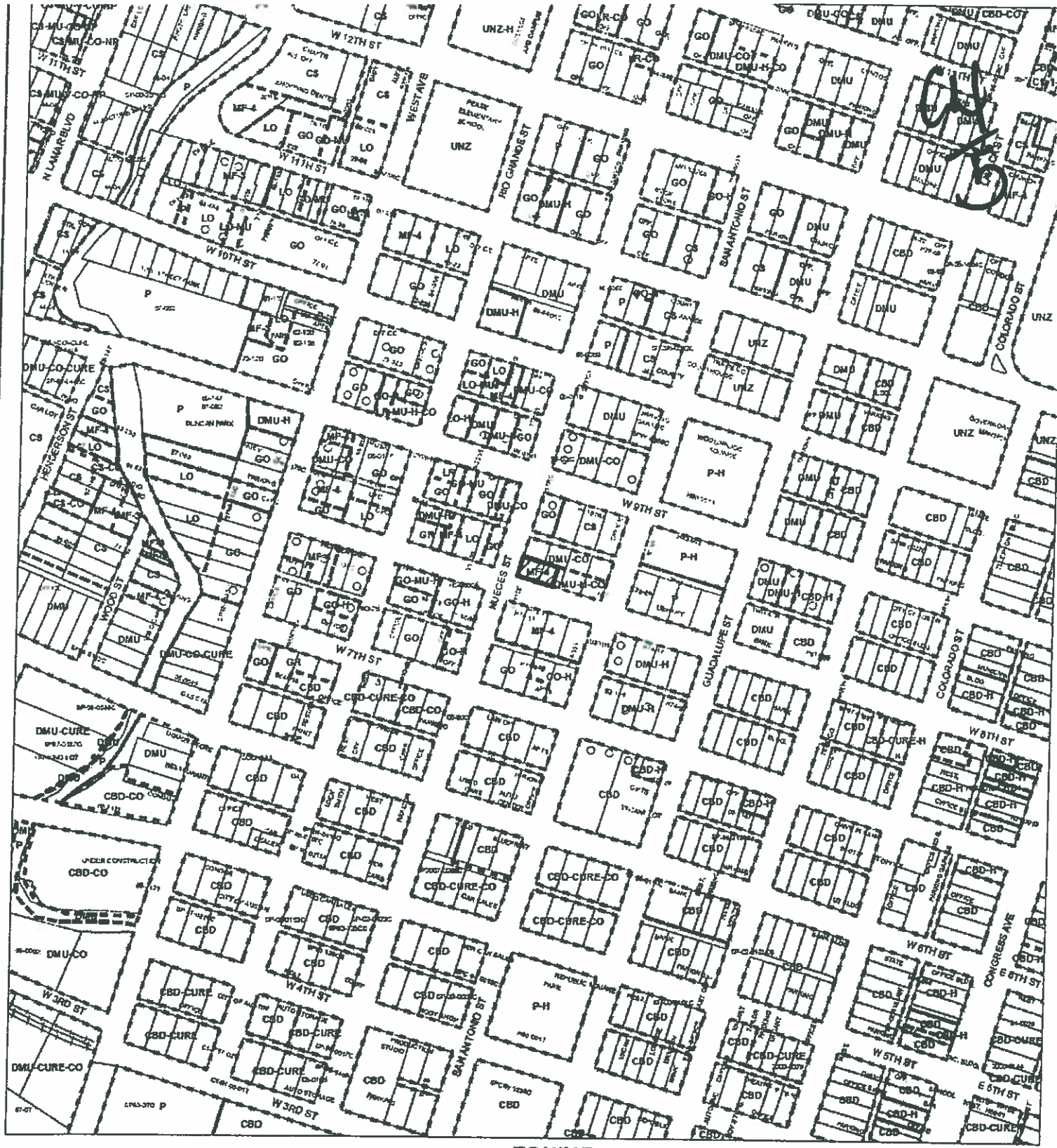
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us



ZONING

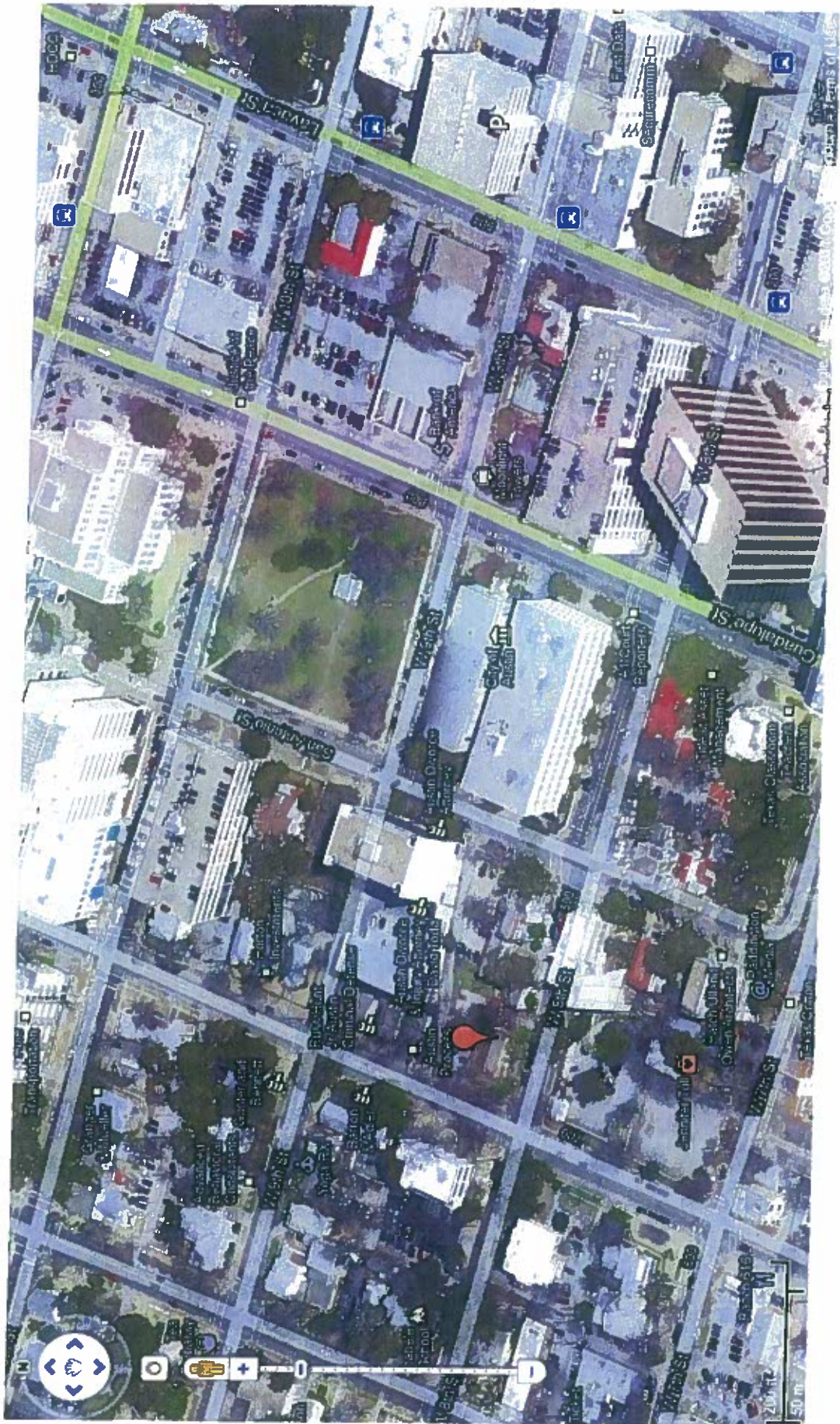
ZONING CASE#: C14-2010-0207
 LOCATION: 510 W 8TH ST
 SUBJECT AREA: 0.1699 ACRES
 GRID: J22
 MANAGER: STEPHEN RYE



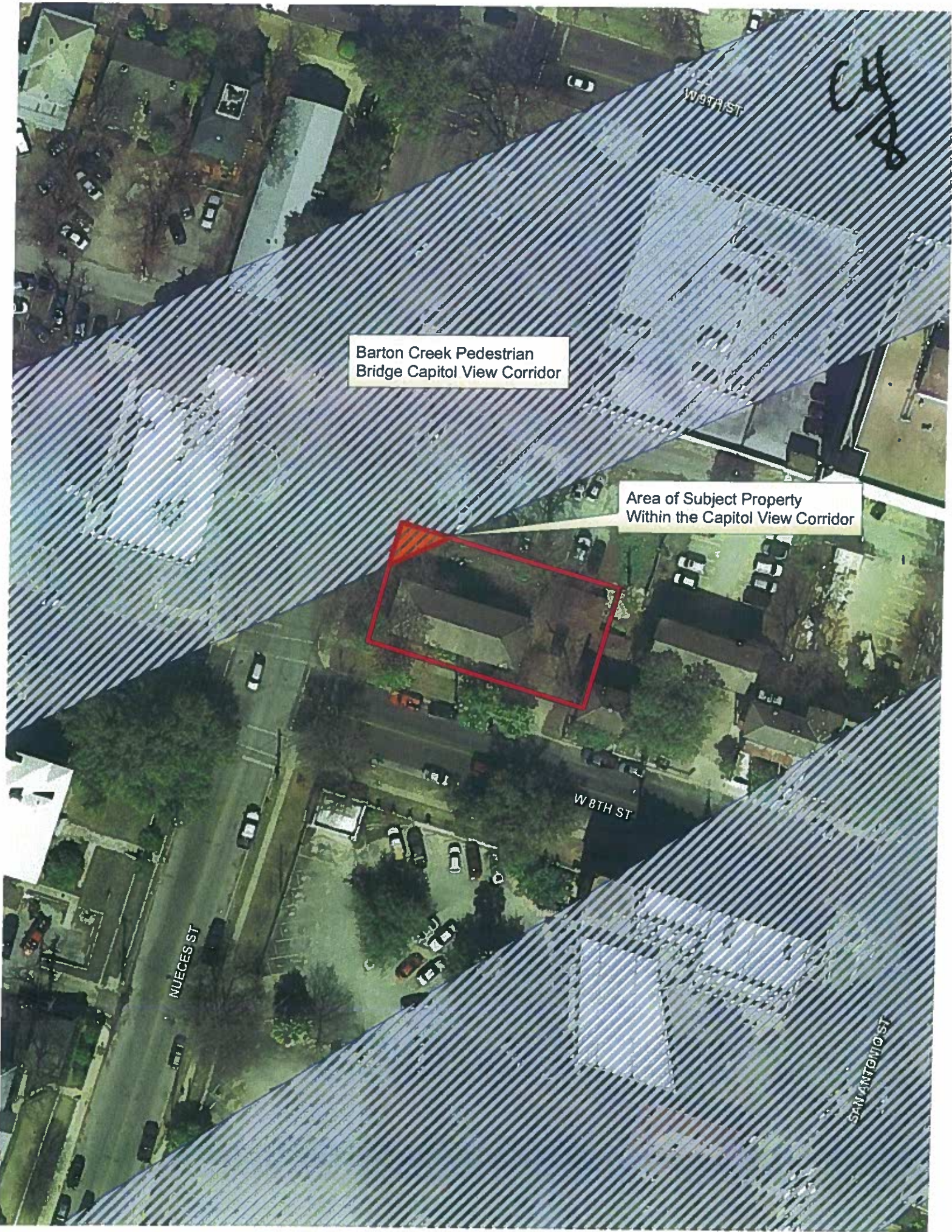
- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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.



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Barton Creek Pedestrian
Bridge Capitol View Corridor

Area of Subject Property
Within the Capitol View Corridor

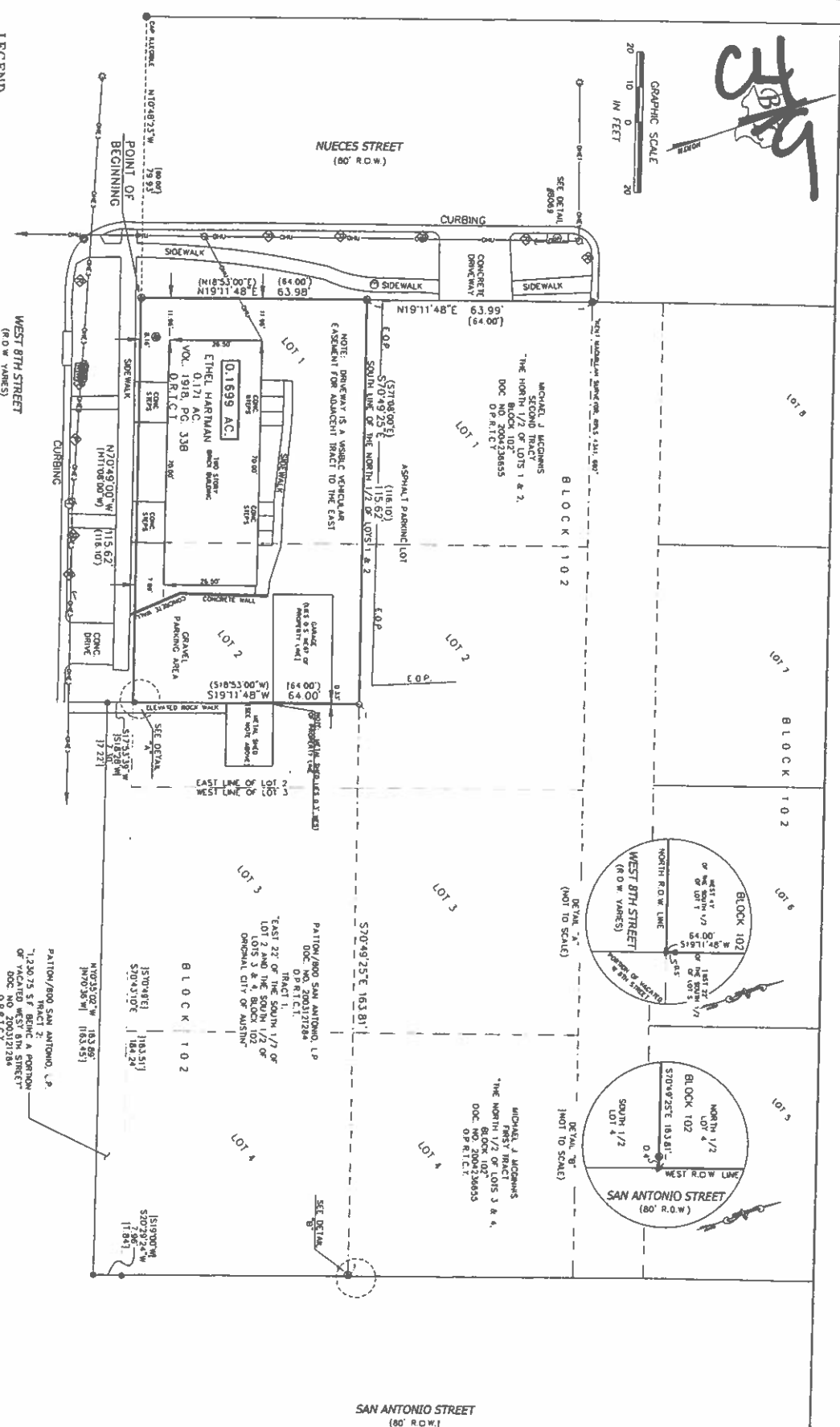


W8TH ST

NUECES ST

W8TH ST

SAN ANTONIO ST



- LEGEND**
- 1/2" REBAR ROUND
 - COTTON SPINDEL ROUND
 - ▲ MAIL FOUND
 - ▲ 40# NAIL FOUND
 - 1/2" REBAR ROUND WITH CAP
 - OVERSET "X" FOUND
 - 1/2" REBAR SET WITH PLASTIC CAP WHICH REVEALS "BASELINE, INC."
 - CALCULATED POINT
 - UTILITY POLE
 - ELECTRIC METER
 - DOWN GUY
 - LOCK POST
 - OVERHEAD ELECTRIC LINE, SHEET PLYST
 - OVERHEAD ELECTRIC LINE, THREE PHASE
 - OVERHEAD UTILITY LINE
 - WATER METER
 - FINE MESH MANTLE
 - MESH MANTLE (CANTON)
 - STORM SEWER MANHOLE
- LEGEND**
- TELEPHONE MANHOLE
 - UNDERGROUND TELEPHONE WARE
 - GAS VALVE
 - PARKING METER
 - RAILING SIGNAL CONTROLLER BOX
 - BROWNSHAW
 - CHAIN LINK FENCE
 - CODE OF PARLANCE
 - MOULD OF WAY
 - RECORD INFORMATION PER VOL. 1918, PG. 338, D.A.T.C.V.
 - RECORD INFORMATION PER VOL. 5315, PG. 1284, D.A.T.C.V.
 - RECORD INFORMATION PER ORIGINAL CITY OF AUSTIN PLAN
 - DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - D.A.T.C.V.
 - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

GENERAL NOTES

1. BEARING BASE: THE NORTH RIGHT OF WAY LINE OF WEST 8TH STREET BEING NORTH 70°47' WEST, AS OTTO M. QUINLAN DEED FROM CITY OF AUSTIN TO FRANK W. HEDER, JR., OF RECORD IN VOLUME 5315, PAGE 1280, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2. THIS TRACT LIES IN ZONE X, AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEDERAL ENGINEERING SURVEY MAP, SHEET NUMBER 4845304045 H, DATED SEPTEMBER 28, 2004.
3. THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMPANIMENT FOR TITLE NO. 1088540 EFFECTIVE AUGUST 9, 2010 BY STEWART TITLE GUARANTY COMPANY, AND ADDITIONAL TITLE RESEARCH WAS PERFORMED BY BASELINE LAND SURVEYORS, INC. FOR THE PURPOSE OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, HERBERT GENT, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS PROFESSIONAL SURVEYORS ACT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I HAVE REVIEWED THE RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT THERE ARE NO APPARENT OVERLAPPING INTERESTS, DISCREPANCIES, OR DISCREPANCIES IN THE RECORDS OF TRAVIS COUNTY, TEXAS, THAT WOULD AFFECT THIS SURVEY. I HAVE ALSO REVIEWED THE RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT THIS PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY OR ACCESS EASEMENT AS SHOWN HEREON.

BASELINE LAND SURVEYORS, INC.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5222

<p>FILE: S:\004 San Antonio SPD\dwg\1510 W 8th St 78de Survey</p> <p>Scale: (1/4" = 1' = 20')</p> <p>Date: 09/21/10</p> <p>Drawn by: RLW</p> <p>Checked by: BHW</p> <p>Revision 1:</p> <p>Revision 2:</p> <p>Revision 3:</p>	<p>LAND TITLE SURVEY OF 0.1699 OF ONE ACRE (7.399 SQUARE FEET) OF LAND, BEING A PORTION OF LOTS 1 & 2, BLOCK 102 IN THE ORIGINAL CITY OF AUSTIN PLAN, ACCORDING TO THE MAP THEREOF RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THE SAME PROPERTY CONVEYED TO ETHEL HARTMAN AND DESCRIBED AS 0.171 ACRES BY INSTRUMENT OF RECORD IN VOLUME 1918, PAGE 338 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS</p>	<p>BASELINE LAND SURVEYORS, INC. PROFESSIONAL LAND SURVEYING SERVICES 8333 CROSS PARK DRIVE AUSTIN TEXAS 78754 OFFICE: 512.374.9722 FAX: 512.873.9743 ron-baseline@austin.rr.com</p>
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West Downtown Alliance
1800 Nueces St.
Austin, Tx. 78701

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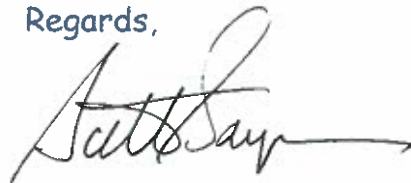
Stephen Rye
505 Barton Springs Road, 5th floor (visit)
P. O. Box 1088 (mail)
Austin, Texas 78767

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. 8th St.

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

Regards,



Scott Sayers
President, WDA