



**NEIGHBORHOOD PLAN:** Bouldin Creek Neighborhood Plan

**TIA:** Waived

**WATERSHED:** East Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council  
South Central Coalition  
Bouldin Creek Neighborhood Association  
Viewpoint Condominium Homeowners Association

**BASIS FOR RECOMMENDATION**

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

The recommended zoning will allow for a communication services facility use to be allowed for a ground lease for a cable hub for the surrounding community.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The recommended zoning will promote a transition between nearby commercial and multi-family zoned properties and will facilitate utility service availability to the surrounding area.

**EXISTING CONDITIONS**

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin 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:**

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

A traffic impact analysis is not required for this case because the traffic generated by the proposed land use will not exceed the threshold of 2,000 vehicle trips per day. LDC, 25-6-113.

S. 1<sup>st</sup> Street is classified in the Bicycle Plan as Bike Route No. 33.

Capital Metro bus service (Routes No. 10, 110, and 484) is available along S. 1<sup>st</sup> Street.

There are existing sidewalks along both sides of S. 1<sup>st</sup> Street.

**Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
S. 1 <sup>st</sup> Street	Varies	MNR-4	Minor Arterial	24,650

**Site Plan:**

Any new development is subject to Subchapter E. Design Standards and Mixed Use, and South 1<sup>st</sup> Street is a core transit corridor.

Please be aware of the height restrictions and other requirements of § 25-2-839 Telecommunication Towers.

This property is within 500 ft. of property used as single family and compatibility is therefore triggered.

Direct view and reflective glare from any site lighting must be minimized from adjacent single-family residential views.

This site plan is NOT subject to Subchapter E of the Land Development Code (Commercial Design Standards) per exemption 1.2.3.A.7 (data center use).

**CITY COUNCIL DATE:** January 12, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

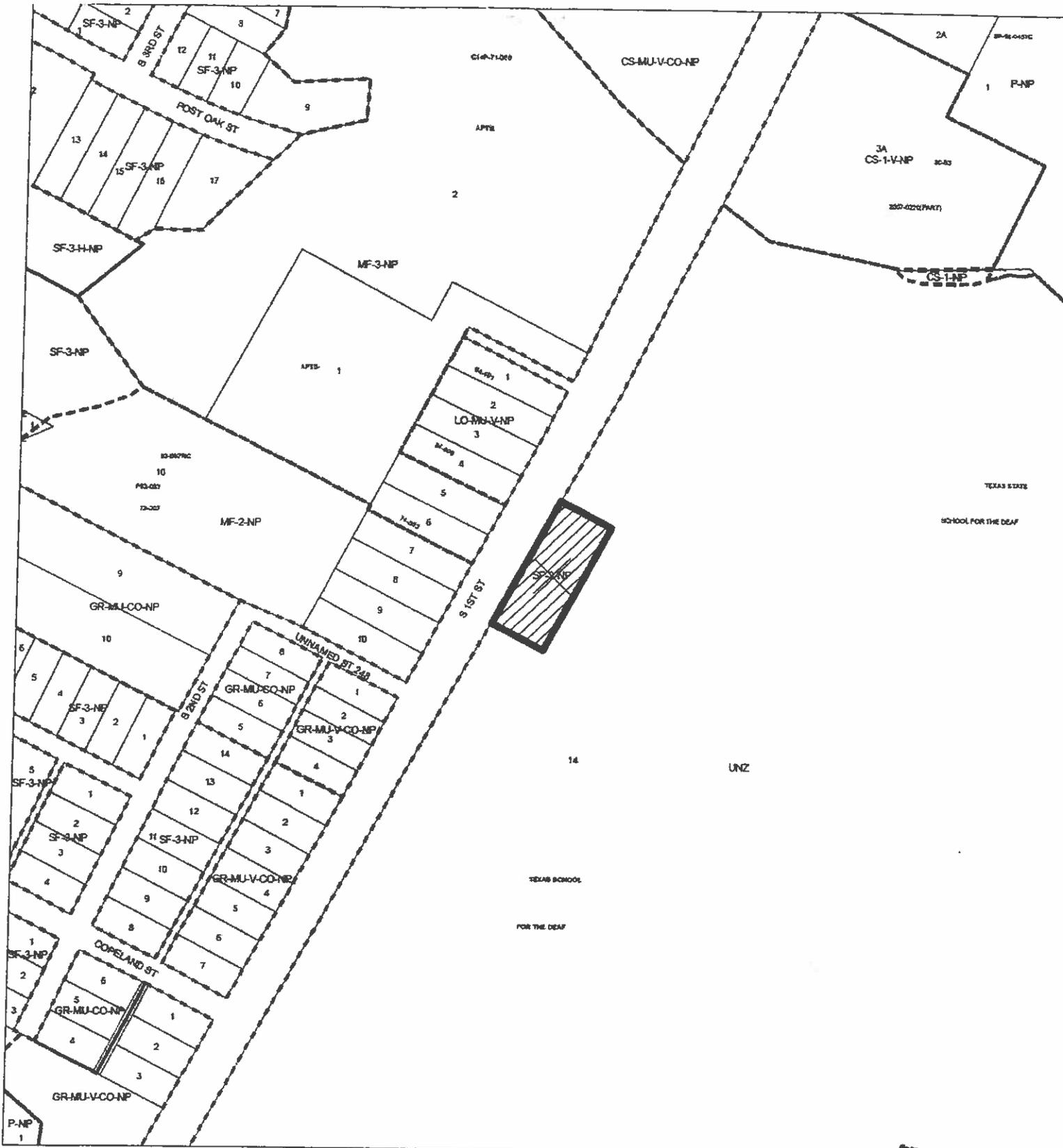
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

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



**ZONING**

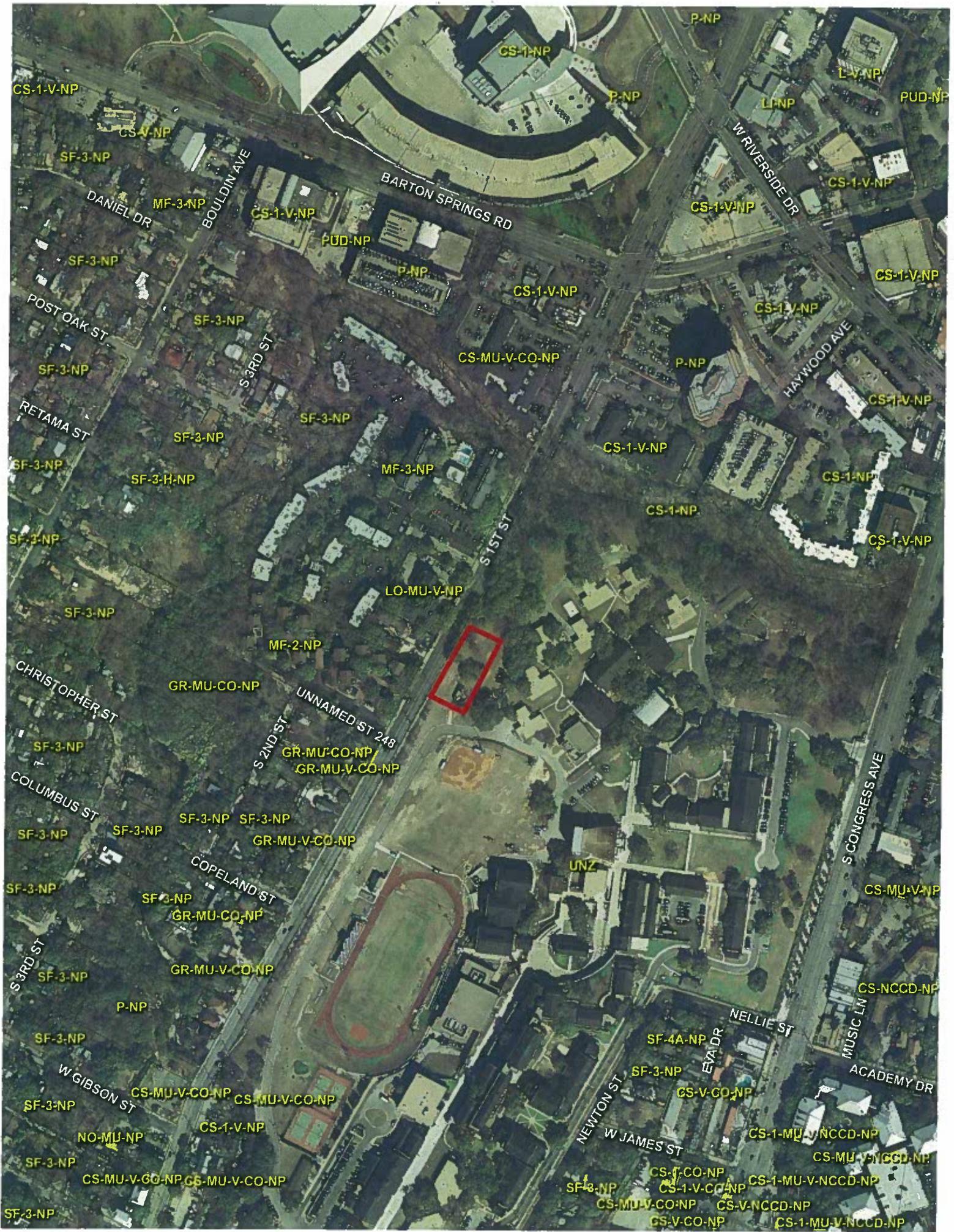
ZONING CASE#: C14-2011-0159

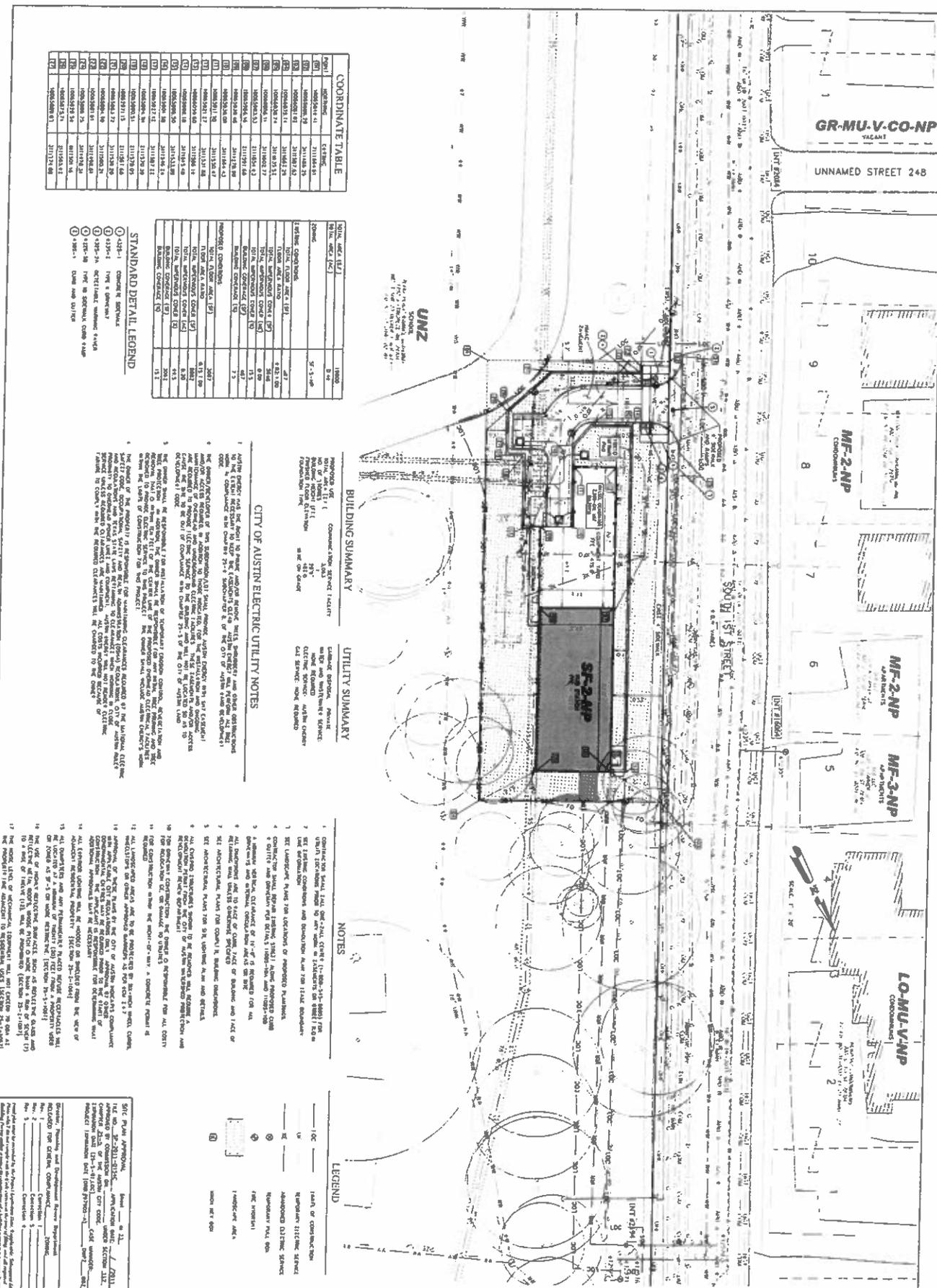
-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

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





**COORDINATE TABLE**

POINT	NORTHING	EASTING
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3	1000000.00	1000000.00
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**STANDARD DETAIL LEGEND**

- 0-135-1 CONCRETE SURFACE
- 0-135-2 FINE & OPEN GRAVEL
- 0-135-3 DETAIL DETAIL NUMBER 135-3
- 0-135-4 FINE & OPEN GRAVEL
- 0-135-5 CURB AND GUTTER

**BUILDING SUMMARY**

**UTILITY SUMMARY**

**CITY OF AUSTIN ELECTRIC UTILITY NOTES**

**NOTES**

**LEGEND**

**TIME WARNER CABLE - HUB K**  
 201 1/2 South 1st Street  
 Austin, Texas 78704  
**SITE PLAN**

**AXIOM**  
 CONSULTING ENGINEERS

12276 Research Blvd Ste 206  
 Austin, Texas 78750  
 Tel: (512) 252-7000-8150  
 Fax: (512) 252-5046-8217  
 www.axiomtx.com  
 Texas P.E. License No. 6-48

DATE: 08/20/11

NO. DATE REVISION APPROVED

**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: C14-2011-0159  
 Contact: Stephen Rye, (512) 974-7604  
 Public Hearing: Dec 13, 2011, Planning Commission  
 Jan 12, 2012, City Council

*MURRAY HARVEL*  
 Your Name (please print)  I am in favor  
 I object

*700 South First Street*  
 Your address(es) affected by this application

*Murray Harvel* *12/5/2011*  
 Signature Date

Daytime Telephone: *(512) 344-5468*

Comments: *South First Street has NO traffic light in the 700-800 blocks at a very high traffic congested street. No more driveways or other access points to S. J. ST. Should be allowed unless OR until a traffic signal is installed at the 700 block or 800 block unnamed streets. No stoplight, No New Neighbors Office should be allowed.*

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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Item	Description	Quantity	Unit
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3	REINFORCE	1000	lbs
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**CITY OF AUSTIN ELECTRIC UTILITY NOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRIC UTILITY SPECIFICATIONS AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE CITY OF AUSTIN.

2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN OR UNDER HIS SUPERVISION.

3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF AUSTIN.

4. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S REQUIREMENTS.

5. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S REGULATIONS.

6. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S ORDINANCES.

7. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S POLICIES.

8. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S PROCEDURES.

9. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S STANDARDS.

10. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S BEST PRACTICES.

11. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S SAFETY REQUIREMENTS.

12. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S QUALITY REQUIREMENTS.

13. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S ENVIRONMENTAL REQUIREMENTS.

14. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S COMMUNITY REQUIREMENTS.

15. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S HISTORIC REQUIREMENTS.

16. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S CULTURAL REQUIREMENTS.

17. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S ECONOMIC REQUIREMENTS.

18. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S SOCIAL REQUIREMENTS.

19. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S POLITICAL REQUIREMENTS.

20. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S LEGAL REQUIREMENTS.

**BUILDING SUMMARY**

Project Name: COMMERCIAL OFFICE BUILDING

Address: 12345 SOUTH STREET, AUSTIN, TX 78704

Owner: GR-MU-V-CO-NP

Contract No: 123456789

Design No: 123456789

Scale: 1/8" = 1'-0"

**UTILITY SUMMARY**

Building Electrical Service: 400 AMP, 480V, 3-PHASE

Service Entrance: 400 AMP, 480V, 3-PHASE

Panel Schedule: SEE PANEL SCHEDULE

Grounding: SEE GROUNDING PLAN

Lighting: SEE LIGHTING PLAN

Power: SEE POWER PLAN

Communication: SEE COMMUNICATION PLAN

Fire Alarm: SEE FIRE ALARM PLAN

Security: SEE SECURITY PLAN

Other: SEE OTHER UTILITY PLANS

**NOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ELECTRIC UTILITY SPECIFICATIONS AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE CITY OF AUSTIN.

2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN OR UNDER HIS SUPERVISION.

3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF AUSTIN.

4. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S REQUIREMENTS.

5. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S REGULATIONS.

6. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S ORDINANCES.

7. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE CITY OF AUSTIN'S ELECTRICAL UTILITY DEPARTMENT'S POLICIES.

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