

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:** [C8-2018-0029.0A - AISD 51st Street; District 1](#)
- 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)



-  Subject Tract
-  Base Map

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

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