

**PLANNING COMMISSION
SITE PLAN WAIVER ONLY
REVIEW SHEET**

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CASE: SP-2010-0014C.SH

PC DATE: August 10, 2010

PROJECT NAME: Clawson Multifamily

ADDRESS OF SITE: 3700 Clawson Road

COUNTY: Travis

AREA: 2.211 acres

WATERSHED: West Bouldin (Urban)

JURISDICTION: Full Purpose

OWNER: James Barnett, Martin & Lisa Dupont, Richard Robert
7603 Parkview
Austin, Texas 78731 (512) 338-1662
(Developer: Clawson Partners Management, LLC)

AGENT: ATS Engineers, Inspectors, & Surveyors (Marc Dickey)
4611 Bee Caves Road, Suite 200
Austin, TX 78745 (512-328-6995)

EXISTING ZONING: MF-2-CO (limited to 300 trips per day, the applicant is complying)

NEIGHBORHOOD PLAN: South Lamar Neighborhood Plan

APPLICABLE WATERSHED ORDINANCE: Comprehensive Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROPOSED DEVELOPMENT:

The applicant is proposing a private drive on the southern side to be within 25-feet of property zoned or used SF-5 or more restrictive. The drive will be primary access for the proposed condo development and will connect to the existing Clawson Road. There will be a northern driveway with limited function only.

DESCRIPTION OF WAIVERS:

Waiver requests are as follows: Approval of a waiver from Section 25-2-1067 to allow a driveway to be located with 25 feet of property zoned or use SF-5 or more restrictive.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval with conditions of the waiver from LDC Section 25-2-1067 to allow a driveway to be within 25 feet from adjacent property, which is zoned or used as single family.

DEPARTMENT COMMENTS:

The subject site is located within the West Bouldin Creek watershed, which is classified as an Urban Watershed, and is in the City of Austin's Full Purpose jurisdiction within the Desired Development Zone (DDZ). The abutting tract to the south of the site is used as a single family residence.

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Applicant requests a waiver from Land Development Code Section 25-2-1067 - Driveways shall maintain a setback of 25 feet. The joint access driveway is currently existing and non-complying for compatibility setback. The owner is allowed to retain and maintain the driveway in this location under 25-2-963. He would like to expand the southern driveway further to the north within the compatibility 25 ft. setback, from a width of 15 ft. to 26 ft. to accommodate the traffic for the proposed condos.

Staff consulted with Transportation Department on the location of the driveways due to sight distance issues on Clawson. It was determined that the southern-most driveway should be a joint access driveway with the adjoining owner to help limit the number of driveways onto Clawson. This will serve as the primary access for the development and as a joint use driveway with the adjacent owner, which most effected by the compatibility waiver. The adjoining property is zoned MF-2, but is currently used as single family residence. This adjacent owner has agreed to joint access and has submitted a letter of support.

The Transportation Department also recommended the proposed northern driveway be a limited function driveway for right turn entrance only (for southbound traffic only) with signage and for emergency access only. There will be no exiting allowed except for emergency vehicles. The applicant is complying with these conditions. The driveway designs have been coordinated with the Fire Department and the department's ADA Coordinator as well.

Staff recommends the waiver. If the waiver is granted, this site plan will comply with all other requirements of the Land Development Code prior to its release.

PLANNING COMMISSION ACTION: August 10, 2010

CASE MANAGER: Sue Welch
Sue.Welch@ci.austin.tx.us

PHONE: 974-3294

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-2, apartments

East: Clawson Road ROW then SF-3 single family residence

South: SF-3 single family residence

West: MF-2, apartments and nursing home

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Clawson Road	62'	23'	Collector

NOTIFIED NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council

Austin Parks Foundation

Austin Monorail Project

Homeless Neighborhood Association

Home Builders Association of Austin

League of Bicycling Voters

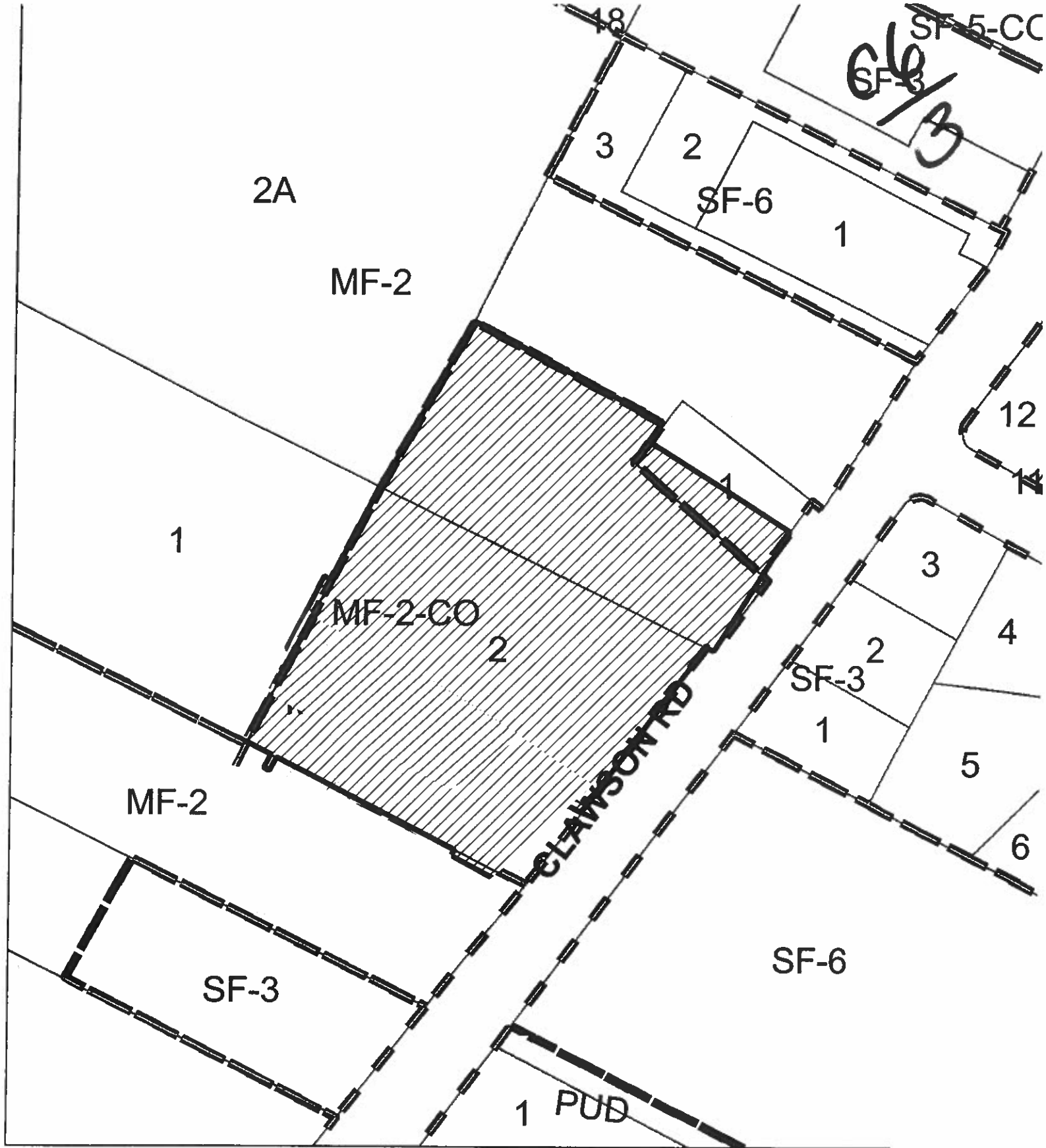
Perry Grid 614

Sierra Club, Austin Regional Group

South Lamar Neighborhood Association

Super Duper Neighborhood Objectors and Appealers Organization

The Real Estate Council of Austin, Inc.



SITE PLAN



SUBJECT TRACT



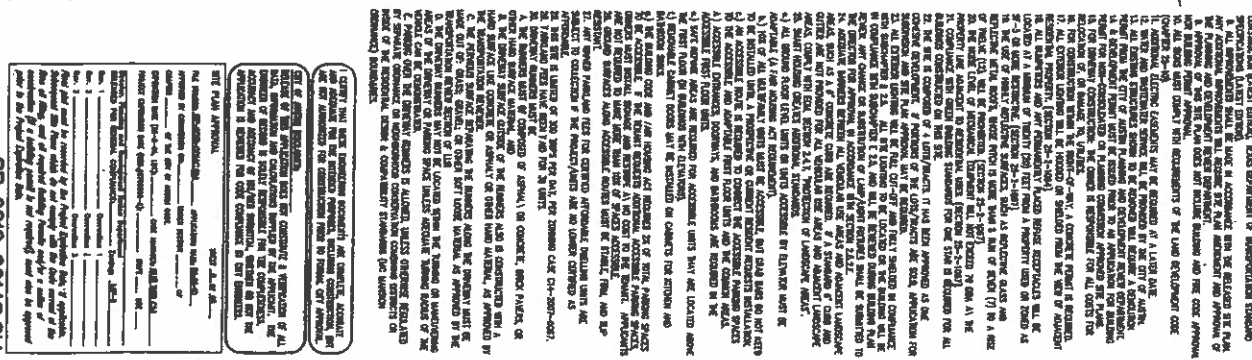
ZONING BOUNDARY

CASE#: SP-2010-0014C.SH
 ADDRESS: 3700 Clawson Road
 GRID:
 MANAGER: SUE WELCH

OPERATOR:

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

2008年12月10日

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CLAWSON MULTIFAMILY
3780 CLAWSON
AUSTIN, TX. 78704
TRAVIS COUNTY

- CIVIL
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- PLUMBING
- SURVEYING
- INSPECTIONS

C6/5

EXISTING

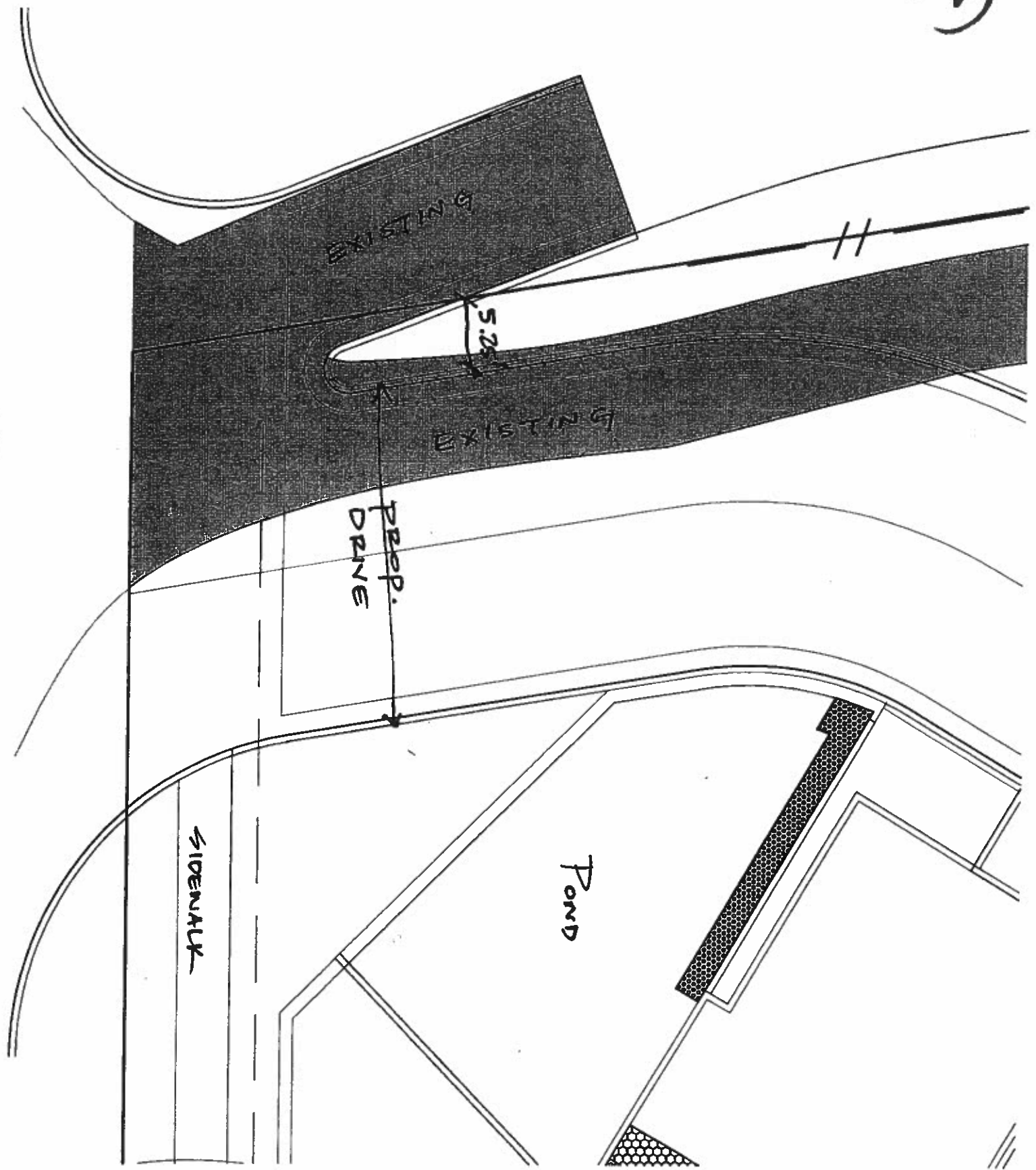
5.25'

EXISTING

PREP.
DRIVE

SIDEWALK

Pond



C6
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BillyLance Corsbie
fiddler/singer
3708 Clawson Road
Austin, Texas 78704-7802

phone 512/443-3199
fax 512/443-9807

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web page: billcorsbie.com

July 8, 2010

Ms. Sue Welch
Planning & Development Review Department
City of Austin
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: 3608 – 3706 Clawson, SP-2010-0014.C.SH (“Clawson Multifamily”)

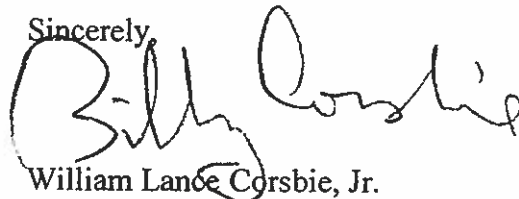
Dear Sue:

As owner of the property at 3708 Clawson Road, I support the proposed compatibility waiver for the properties located at 3608-3706 Clawson under case SP-2010-0014.C.SH.

The proposed waiver will allow existing joint use access for my property and the above mentioned MF-2 property to remain. I understand that the joint use access will be as shown on the enclosed Site Plan and Joint Use Access Easement.

I do hope our City will put some sidewalks on Clawson Road soon. There are children walking in the street here, and it is very dangerous. More residents at the above referenced development means more cars. The sidewalks would be greatly appreciated. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Billy Corsbie". The signature is written in a cursive, flowing style. Below the signature, the name "William Lance Corsbie, Jr." is printed in a standard font.

William Lance Corsbie, Jr.