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**ZONING AND PLATTING COMMISSION SITE PLAN  
WAIVER ONLY  
REVIEW SHEET**

**CASE NUMBER:** SP-2010-0042C                      **ZONING AND PLATTING COMMISSION  
HEARING DATE:** October 5, 2010

**PROJECT NAME:**                      Negrete Office Building Renovation & Addition

**ADDRESS:**                              11720 North IH 35 SVRD SB

**APPLICANT:**                          David Negrete - (512) 461-8810  
1405 Tamar Lane  
Austin, TX 78727

**AGENT:**                                 FNF Cadd Services (Fred Fuentes) (512) 470-1489  
604 Lakeway Dr.  
Georgetown, TX 78628

**CASE MANAGER:**                      Nikki Hoelter                      Phone: 974-2863  
[Nikki.hoelter@ci.austin.tx.us](mailto:Nikki.hoelter@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

The applicant is requesting approval of a second story addition and renovation to an existing single family building which will be converted to an office, it will also include construction of a surface parking lot behind the building, a driveway and detention and water quality pond.

**DESCRIPTION OF WAIVERS:**

Waiver requests are as follows:

1) Request approval of a variance to allow a structure within a compatibility setback of 24.5 feet or less from a lot which a use permitted in an SF-5 or more restrictive zoning district is permitted.

[LDC 25-2-1062(C)].

The applicant is requesting a 10.2 foot building setback for the office building and a 7.2 foot building setback for the detention pond. Detention and water quality ponds are considered structures.

2) Request approval of a variance to allow a parking area within a compatibility setback of 21 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1067(H)].

The applicant is requesting a 5 foot setback for a parking area.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of both waiver requests to reduce the compatibility setback for a building, detention pond and surface parking along the northern property line. The property to the north which triggers the compatibility standard setback is zoned LO, Limited Office, However the use of the property to the north is a vacant single family residence. The residence hasn't been occupied for some time. Staff recommends approval based on the zoning of the adjoining property, its location along a major arterial and the subject site is not large enough to reconfigure the parking or pond.

The site plan complies with all requirements of the Land Development Code

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**PROJECT INFORMATION**

<b>SITE AREA</b>	17,860 square feet	0.410 acres	
<b>EXISTING ZONING</b>	LO		
<b>WATERSHED</b>	Walnut Creek (Suburban)		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance		
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required		
<b>CAPITOL VIEW CORRIDOR</b>	None		
<b>PROPOSED ACCESS</b>	Frontage road of IH-35 southbound		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	.7:1	.14:1	.25:1
<b>BUILDING COVERAGE</b>	50%	2577 sq. ft.	2705 square feet
<b>IMPERVIOUS COVERAGE</b>	70%	24.8%	66.7%
<b>PARKING</b>	13	1	14

**SUMMARY COMMENTS ON SITE PLAN:**

The proposed site is currently a single family residence, in which the owner proposes to convert to an office building. The applicant is proposing to pave the rear portion of the tract for surface parking and construct a drive along the southern side of the building to access the parking.

**COMPATIBILITY**

The single family homes to the north and south will be screened by a six foot privacy fence. This lot is 99.96 feet wide and according to Compatibility Standards Design Regulations [LDC 25-2-1067(H)]; the minimum required setback for parking is 21 feet. The parking is proposed to be setback 5 feet from the northern property line. Based on LDC 25-2-1062(C), if a site has a street frontage of 97.51 to 99.99 feet the side and rear setback is 24.5 feet. The building setback will be 10.2 feet and the pond will be 7.2 feet from the northern property line.

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO	Office
<i>North</i>	LO	Single family residence
<i>South</i>	LO	Vacant
<i>East</i>	Right of way	IH35
<i>West</i>	SF-1	Single Family residence

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
IH-35	varies	298 ft	Major Arterial

**NEIGHBORHOOD ORGNIZATIONS:**

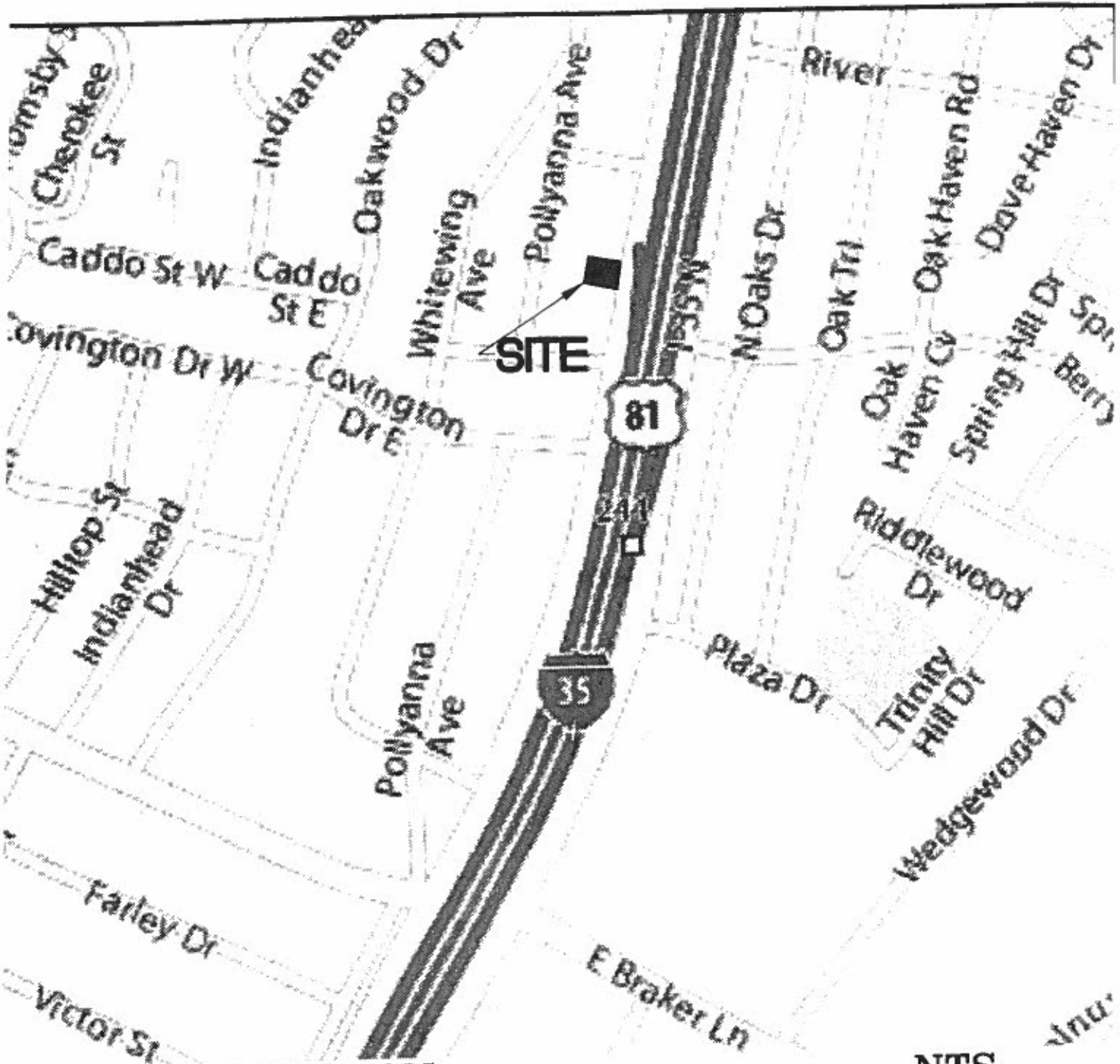
- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1236 - The Real Estate Council of Austin, Inc

114 - North Growth Corridor Alliance  
85 - Walnut Creek Neighborhood Association  
1228 - Sierra Club of Austin Regional Group  
1113 - Austin Park Foundation

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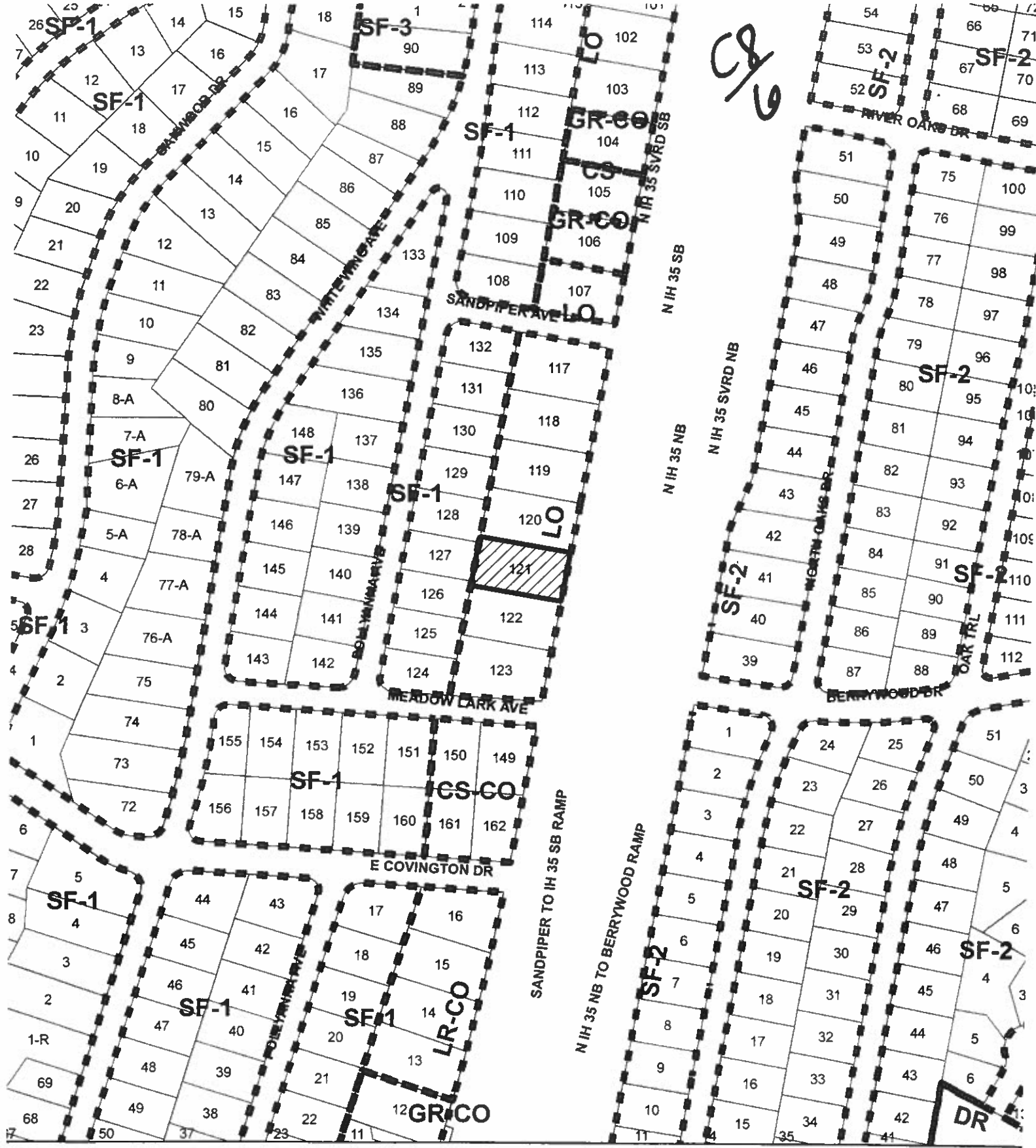


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

SITE LOCATION

NTS



SP-2010-0042C



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SP-2010-0042C  
 ADDRESS: 11720 N IH 35 SvrD SB  
 GRID: M32  
 MANAGER: NIKKI HOELTER

OPERATOR: C.Casillas



This map has been produced by sita plan review for the sole purpose of geographic reference.