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

**CASE:** SP-2010-0229C

**PC DATE:** June 14, 2010

**PROJECT NAME:** Leija Villa

**ADDRESS OF SITE:** 3306 E. 5<sup>th</sup> Street

**AREA:** 1.19 acres

**WATERSHED:** Boggy (Urban)

**JURISDICTION:** Full Purpose

**OWNER:** The Lunaire Group LP (Dr. Graciela Leija)  
585 W. Jefferson Street  
Brownsville, Texas 78520

**AGENT:** Cuatro Consultants, Ltd. (Hugo Elizondo)  
3601 Kyle Crossing, Suite B  
Kyle, TX 78640(512-312-5040)

**CASE MANAGER:** Sue Welch Telephone: 974-3294  
[Sue.Welch@ci.austin.tx.us](mailto:Sue.Welch@ci.austin.tx.us)

**EXISTING ZONING:** GR-MU-NP (.58 acres) & SF-3-NP (.62 acres)

**NEIGHBORHOOD PLAN:** Govalle Neighborhood Plan

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Not Required

**PROPOSED DEVELOPMENT:**

The applicant is proposing mixed-use building with a parking lot on the western side to be within 5 feet of property zoned or used SF-5 or more restrictive. The primary access will be from a driveway on 5<sup>th</sup> Street and is complying with the setbacks. There will be a northern driveway with limited function only for emergency access only.

**DESCRIPTION OF WAIVERS:**

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

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from LDC Section 25-2-1067 to allow a parking to be within 5 feet from adjacent property, which is zoned or used as single family.

**DEPARTMENT COMMENTS:**

The subject site is located within the Boggy 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). Several of the abutting tracts to the west are zoned or used as a single family residence.

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Applicant requests a waiver from Land Development Code Section 25-2-1067; because the tract is less than 125 feet wide, the setback for the parking area is 14 ft. and the setback for the driveway is 9 ft. The applicant is complying with the driveway setback. The applicant is proposing a 5 ft. setback for the parking lot.

The tract is zoned GR-MU and SF-3. The proposed use must be located entirely within the GR portion of the lot. Due to four heritage size trees on site, the building and the parking layout, and driveway location was constricted to save these trees. The applicant has also worked with the Fire Department for the approval of the driveway location/radii to help reduce the impact to these trees. The applicant has been working with the arborists from the Parks, and Planning and Development Review Departments. The applicant is proposing to screen and buffer the western property line with a wooden fence and additional trees.

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:**

Related Zoning case: C14-2010-0014; on March 23, 2010 Planning Commission approved staff’s recommendation for GR-MU-NP (Tr 1) and SF-3-NP (Tr 2) by consent (8-0)

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

- North:** Hidalgo Street ROW, then MF-2 use
- East:** GR-N & W/LO-NP, commercial uses
- South:** E 5<sup>th</sup> Street ROW, LI-CO-NP, industrial uses
- West:** GR-MU, SF-3 & MF-2, single family and apartment uses

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
E. 5 <sup>th</sup> Street	60’	42’	Collector
Hidalgo Street	varies	35’	Collector

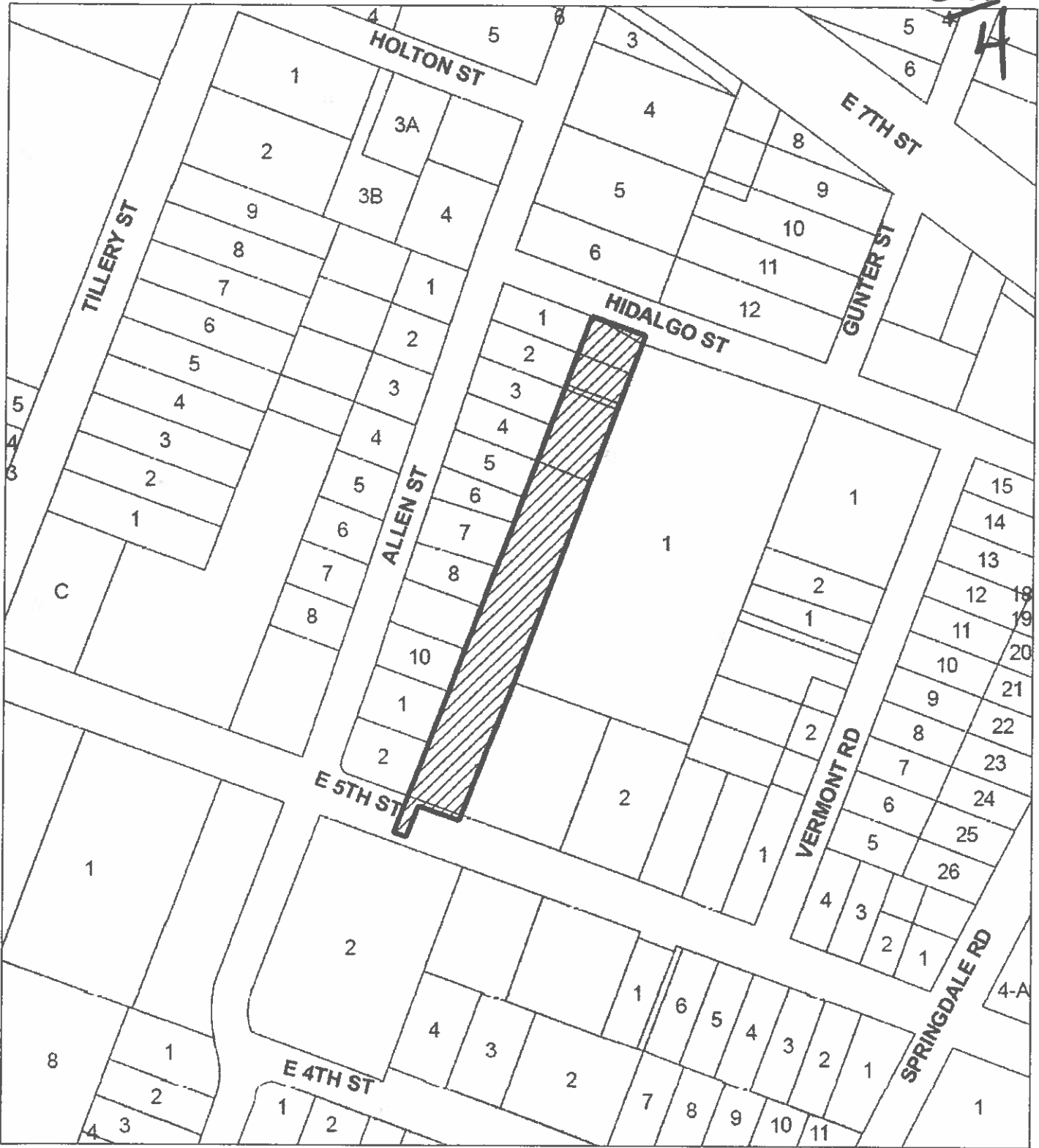
**NEIGHBORHOOD ORGANIZATIONS:**



- Austin Independent School District
- Austin Neighborhoods Council
- Austin Monorail Project
- Austin Parks Foundation
- Buena Vista Neighborhood Assn.
- Cristo Rey Neighborhood Assn.
- Del Valle Community Coalition
- East River City Citizens
- El Concilio, Coalition of Mexican American Neigh. Assn.
- Greater East Austin Neighborhood Association
- Govalle/Johnston Terrace Planning Team of Neigh. Orgs.
- Govalle/Johnston Terrace Planning Area
- Guadalupe Neighborhood Development Corp.
- Homeless Neighborhood Organization
- Home Builders Association of Greater Austin
- League of Bicycling Voters

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PODER, People Organized in Defense of Earth & Her Resources  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
Tejano Town  
The Real Estate Council of Austin, Inc.  
United East Austin Coalition

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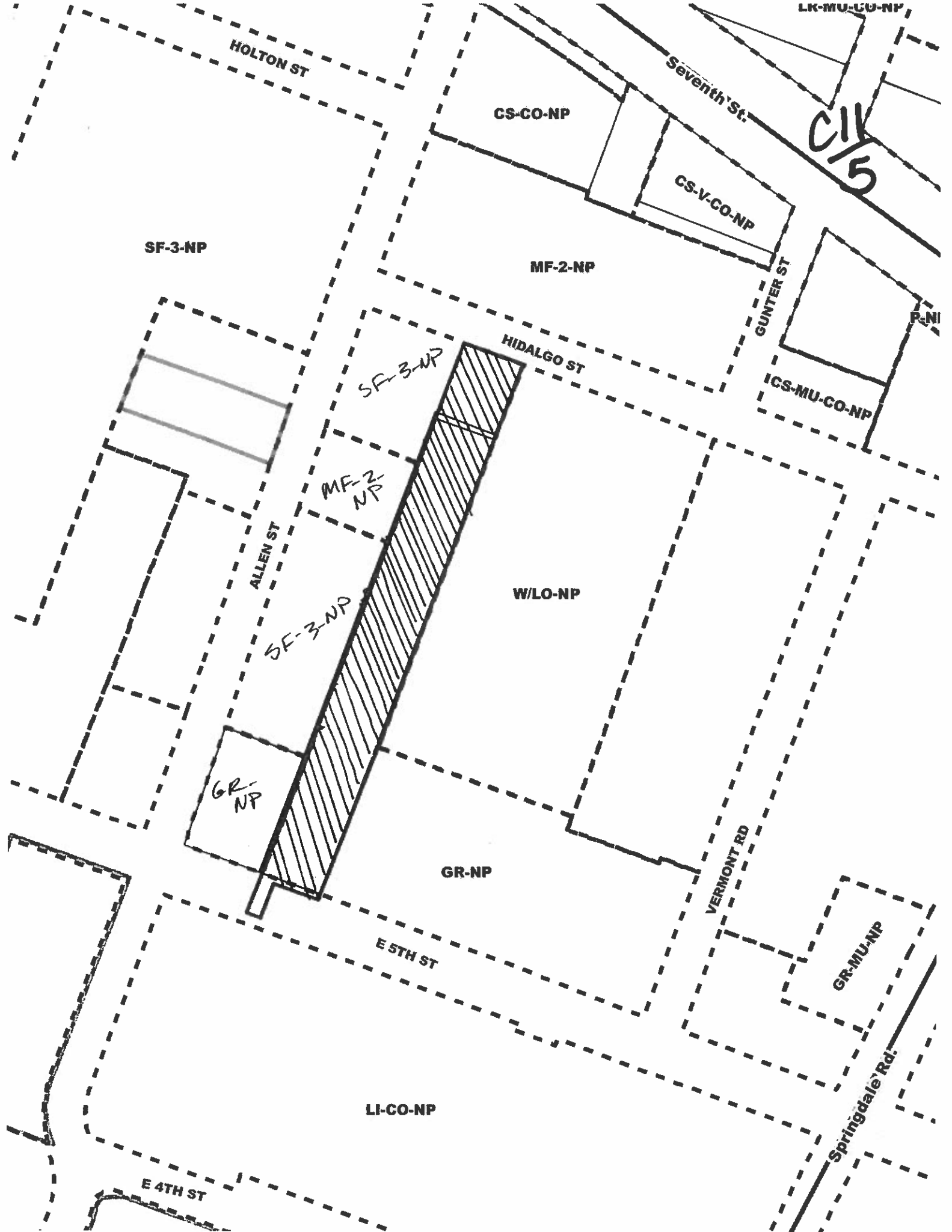
-  Subject Tract
-  Base Map

Leija Villa  
 CASE#: SP-2010-0229C  
 ADDRESS: 3306 E 5th Street  
 MANAGER: Sue Welch

1" = 400'

OPERATOR: D. SUSTAITA

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



LK-MU-CO-NP

HOLTON ST

Seventh St.

C1/5

CS-CO-NP

CS-V-CO-NP

SF-3-NP

MF-2-NP

GUNTER ST

P-NI

HIDALGO ST

ICS-MU-CO-NP

SF-3-NP

MF-2-NP

ALLEN ST

W/LO-NP

SF-3-NP

GR-NP

GR-NP

VERMONT RD

E 5TH ST

GR-MU-NP

LI-CO-NP

Springdale Rd.

E 4TH ST



