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

CASE: SP-2011-0175C **PC DATE:** September 13, 2011

PROJECT NAME: 720 34th @ West

ADDRESS OF SITE: 720 W 34th St.

AREA: 1.584 acres

WATERSHED: Shoal Creek & Waller Creek (Urban) **JURISDICTION:** Full Purpose

OWNER: Rob Golding
4330 Gaines Ranch Loop, Suite 100
Austin, Texas 78735

AGENT: Bury & Partners (Steven Bertke, P.E.)
221 W 6th St., Suite 600
Austin, TX 78701

EXISTING ZONING: LO-NP, LO-CO-NP

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a 2-story mixed office building (business and administrative office and medical office), parking, drives, and water quality.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from 25-2-1064, which requires a front building line setback of 25 feet from the right-of-way if the tract adjoins property on which a use permitted in a SF-5 or more restrictive district is located. The adjacent lot on W 34th St. is zoned LO-NP, and there is an existing single-family house in use on the property. The proposed building will be located 10.17 feet, and the awning 5 feet, from the right-of-way of W 34th St, requiring a variance of up to 20 feet.

The applicant is requesting a waiver from 25-2-1067-G(2), which requires a parking area or driveway setback of 25 feet from a lot that is in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive district is located. The proposed parking area perpendicular to W 34th St. is 23.93 feet from the single-family house zoned LO-NP, requiring a variance of 1.07 feet. The corner of the Northwestern-most parking space on the proposed site plan is located 20 feet from property zoned SF-3-CO-NP, requiring a variance of up to 5 feet.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The front building setback on W 34th St. is proposed to conform to Subchapter E (Commercial Design Standard) sidewalk and building placement requirements. The parking perpendicular to W 34th St. requires only a 1.07 foot variance, and meets minimum parking space and driveway widths. The Northwestern-most parking space will be replacing existing impervious cover.

The site adds trees and landscaping to areas currently covered by asphalt, adds a water quality rain garden, and proposes a bike and pedestrian path through private property from W 35th St. to West St. The development is consistent with the Central Austin Combined Neighborhood Plan and complies with all other requirements of the Land Development Code.

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PROJECT INFORMATION:

SITE AREA	68,999 square feet	1.584 acres	
EXISTING ZONING	LO-NP, LO-CO-NP		
WATERSHED	Shoal Creek & Waller Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL CORRIDOR VIEW	None		
PROPOSED ACCESS	W 34 th St. & West Ave		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	0.7:1	0.15:1	0.33:1
BUILDING COVERAGE	50%	11%	17.3%
IMPERVIOUS COVERAGE	70%	56.6%	70%
PARKING	92		102

SUMMARY COMMENTS ON SITE PLAN:

The site has an existing building and parking lot to be demolished. The proposed 2-story building will be 23,150 sq. ft. gross floor area (1st and 2nd story combined). 92 parking spaces are required, and 102 parking spaces are proposed. Both the West Avenue and W 34th St. sidewalks will be improved according to Subchapter E (Commercial Design Standards) requirements.

The adjacent lot to the West on 34th St. is zoned LO-NP. The existing single-family house was built in 1930, and was re-zoned from SF-3 to LO with case number C14-04-0021, the Central Austin Combined Neighborhood Plan zoning ordinance associated with the neighborhood plan.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the single-family use, zoned LO-NP, to the West, on W 34th St. and due to the single-family houses, zoned SF-3-NP to the North on West Ave. and to the West on W 34th St.

Land Development Code section 25-2-1064 requires a front building line setback of 25 feet from the right-of-way if the tract adjoins property on which a use permitted in a SF-5 or more restrictive district is located.

Land Development Code section 25-2-1067-G(2) requires a parking area or driveway setback of 25 feet from a lot that is in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive district is located.

The applicant is proposing the addition of a 6-foot wooden fence in addition to landscaping to screen the adjacent single-family homes, in compliance with compatibility screening requirements. Additionally, the site plan is in compliance with all other compatibility requirements including height and design regulations.

PLANNING COMMISSION ACTION:

N/A

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EXISTING ZONING AND LAND USES:

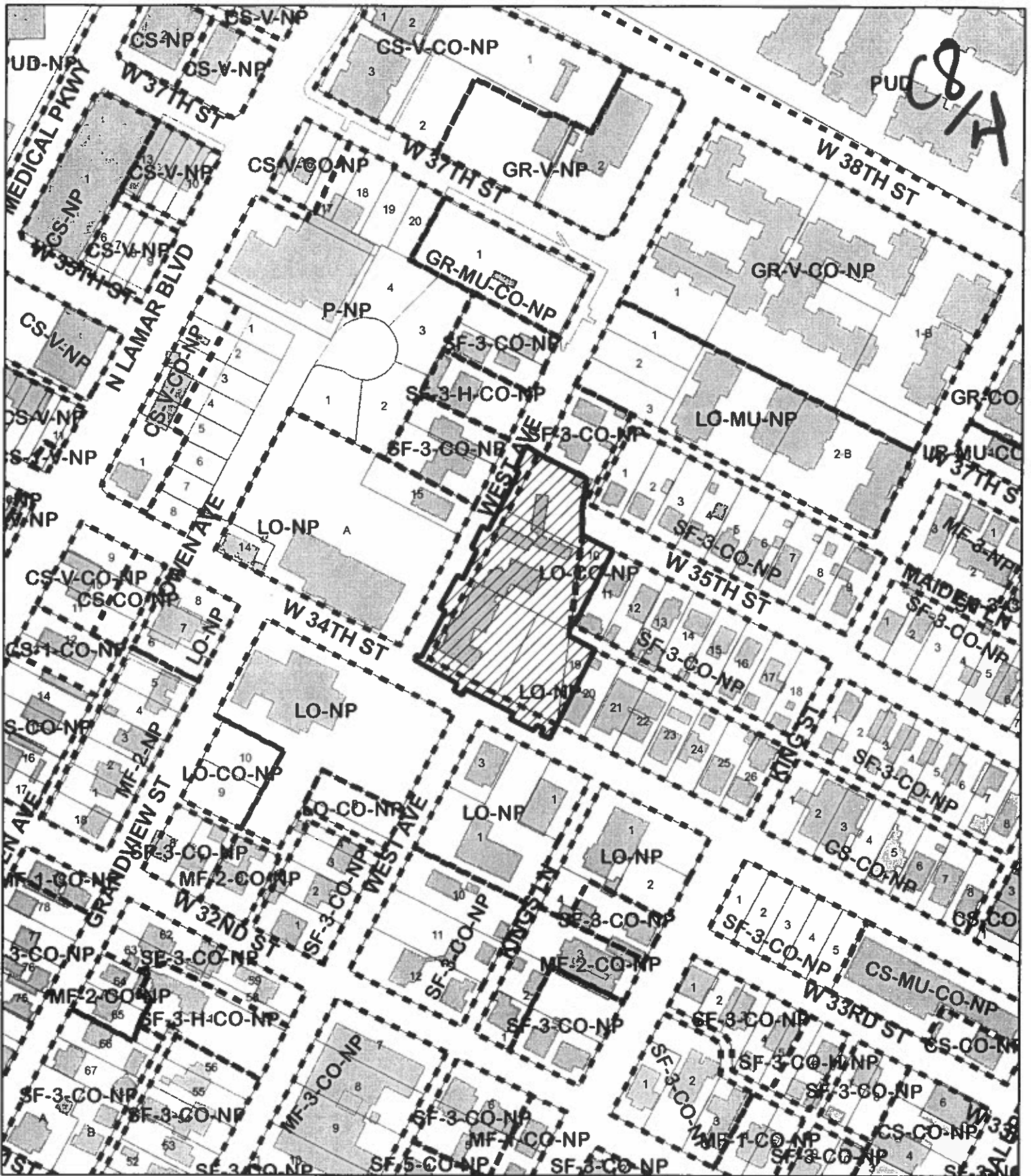
	ZONING	LAND USES
<i>Site</i>	LO-NP, LO-CO-NP	Proposed 2-story mixed office building
<i>North</i>	SF-3-CO-NP	Single family
<i>South</i>	W 34 th St., then LO-NP	Medical office
<i>East</i>	LO-NP	Single family
<i>West</i>	West Ave, then LO-NP	Medical office

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
West Avenue	53 ft	26 ft	Local Street
W 34 th St.	54 ft	35 ft	Collector Street

NEIGHBORHOOD ORGNIZATIONS:

- 33—Heritage Neighborhood Assn.
- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 754—CANPAC (Central Austin Neigh Plan Area Committee)
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc



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SITE PLAN

CASE#: SP-2011-0175C
 ADDRESS: 720 W 34th St.
 CASE NAME: 720 34th @ West
 MANAGER: Donna Galati



- SUBJECT TRACT
- 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Donna Galati

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August 18, 2011

Mr. Greg Guernsey
City of Austin
Watershed Protection Development Review
505 Barton Springs Road, Suite 850
Austin, Texas 78704

Re: Variance Request – LDC Section 25-2-1067 and 25-2-1064
720 34th at West Subdivision – SP-2011-0175C
Austin, Travis County, Texas

Dear Mr. Guernsey:

We respectfully request variance from the following sections of the Land Development Code of the City of Austin:

§ 25-2-1067 DESIGN REGULATIONS

(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

Source: Section 13-2-738(a) through (f); Ord. 990225-70; Ord. 010329-18; Ord. 031211-11; Ord. 20060504-039

We request variance from this item to provide a full width drive aisle that is accessible for emergency service vehicles. The proposed encroachment into the 25 foot compatibility varies between 1.5 and 4.0 feet resulting in no less than a 21 foot setback from SF-5 uses. Additionally the parking and drive aisle will be screened from view of the properties zoned or used as SF-5 or more restrictive as per City of Austin Code. The site proposed no vertical construction within the 25 foot Compatibility Setback.

BURY+PARTNERS, INC.
221 West Sixth Street, Suite 600
Austin, Texas 78701

TEL (512) 328-0011
FAX (512) 328-0325

CS
/A

§ 25-2-1064 FRONT SETBACK

A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed:

- (1) adjoins property:
 - (a) in an urban family residence (SF-5) or more restrictive zoning district; or
 - (b) on which a use permitted in a SF-5 or more restrictive district is located; and
- (2) fronts on the same street as the adjoining property.

Source: Section 13-2-736(a); Ord. 990225-70; Ord. 031211-11.

We request variance from this item in order to comply with Subchapter E Building Placement standards. The intent is to provide the required tree/furniture zone, clear zone, and supplemental zones as per Subchapter E Standards. The neighboring property (712 West 34th Street) is zoned Limited Office-Neighborhood Plan (LO-NP) and voluntarily opted in to the current zoning but continues to be used as a single family rent house. We have not received any comments or concerns from this property owner. Additionally the property located at 712 West 34th Street is one of very few single family uses located on 34th Street as the street becomes more commercial thoroughfare. The proposed office building is adjacent to other commercial uses both across West 34th and West Avenue.

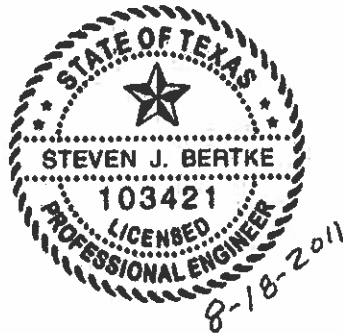
Thank you for your consideration. I will be the primary contact for this project and can be reached at (512) 328-0011 or by email at sbertke@burypartners.com.

If you should require any additional information, please do not hesitate to contact our office.

Sincerely,



Steven J. Bertke, P.E.
Project Engineer



TBPE Registration No. F-1048

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PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: 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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2011-0175C

Contact: Donna Galati, (512) 974-2733 or
Elsa Garza, (512) 974-2308

Public Hearing: Planning Commission, Sep 13, 2011

CAMPAC / ADAM STEPHENS
Your Name (please print)

<input type="checkbox"/> I am in favor
<input type="checkbox"/> I object

CAMPAL MEA
Your address(es) affected by this application

[Signature]
Signature

9/7/11
Date

Daytime Telephone: 512-689-7650

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning and Development Review - 4th floor
Donna Galati
P. O. Box 1088
Austin, TX 78767-8810