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

CASE: SP-2012-0122C

PLANNING COMMISSION DATE: October 9, 2012

PROJECT NAME: IBC Bank Mueller View

ADDRESS OF SITE: 1218 E 51st St.

APPLICANT: International Bank of Commerce (Robert B Barnes) (512) 397-4500

AGENT: Bury & Partners, Inc., (Jonathan Fleming) (512) 328-0011

AREA: 1.46 acres

WATERSHED: Tannehill Branch (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (urban)

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a 4,450 sq. ft. financial services building, with a 2-lane drive-through, parking, detention and water quality. The development is taking access to Lancaster Court and E 51st St.

EXISTING ZONING:

The proposed financial services property is zoned GR-MU-V-CO-NP. Financial Services is a permitted use in the base zoning district, GR. The conditional overlays limit traffic to no more than 2,000 trips per day, and limit drive in service as financial services accessory use to two driving lanes. The site plan complies with the zoning ordinance.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1067(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.

The applicant requests a waiver from a 25-foot to a 9.91-foot compatibility setback for a driveway. The site plan is adjacent to a single-family use in NO-MU-NP zoning district. The proposed driveway varies in setback from 20.68 feet to 9.91 feet at the rear corner of the NO-MU-NP zoned property.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1067(G) to reduce the Compatibility driveway setback requirement from 25 feet to 9.91 feet from adjacent NO-MU-NP zoned property used as single family. The adjacent single-family house is on the north side of its driveway. Therefore, the proposed driveway will be located next to the single-family driveway, with a 6-foot wooden fence in between the two driveways for additional buffering and screening.

CASE MANAGER: Donna Galati
Donna.Galati@austintexas.org

PHONE: 974-2733

PROJECT INFORMATION: 1.46 acres

EXIST. ZONING: GR-MU-V-CO-NP

MAX. BLDG. COVERAGE : 75%

MAX. IMPERV. CVRG.: 90%

ALLOWED F.A.R.: 1:1

HEIGHT: 60'

REQUIRED PARKING: 13

PROPOSED ACCESS: Driveway access to East 51st St. and Lancaster Court.

PROP. BUILDING CVR: 5,370.75 sq. ft (8.5%)

PROP. IMP. CVRG.: 36,395.3 sq. ft. (57.28%)

PROPOSED F.A.R.: 0.07:1

PROP. HEIGHT: 18'8" (1 story)

PROVIDED PARKING: 23 spaces

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SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a waiver from Compatibility standards to reduce the setback for a driveway from 25 feet to 9.91 feet in order to construct a financial services building with drive-through canopy. The site plan also proposes an open space/pedestrian amenity area along the sidewalk on E 51st St. equal to 15% of the site's gross site area. The site plan will comply with all applicable regulations upon site plan approval.

The conditional overlay in zoning ordinance C14-2011-0103 limits trip generation to no more than 2,000 trips per day, prohibits drive in service other than financial services and consumer convenience services uses, and limits financial services to a 2 lane drive-in, (1 lane for consumer convenience services). The zoning ordinance also establishes off-site accessory parking as a conditional use and prohibits the following uses: automotive repair services, automotive rentals, automotive sales, automotive washing (of any type) service station, funeral services, commercial off street parking, and bail bond services.

Environmental:

The site is located with the Tannehill Branch watershed, which is classified as an Urban Watershed. There are no critical environmental features. Heritage tree preservation is included in the open space/pedestrian amenity area.

Transportation:

Access to the proposed financial services will be from East 51st St. and Lancaster Court. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

PLANNING COMMISSION ACTION:

The zoning case IBC Mueller View, C14-2011-0103 was recommended by Planning Commission February 14, 2012, and approved by City Council April 2, 2012.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-2-NP (Multi-Family) and NO-MU-NP (Single-Family)

South: E 51st St., then PUD (Hotel, under construction)

East: Lancaster Court, then GR-MU-V-CO-NP (Single-Family)

West: GR-MU-V-CO-NP (Multi-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Lancaster Court	50'	25'	Collector
E 51 st St.	78'	68'	Minor Arterial

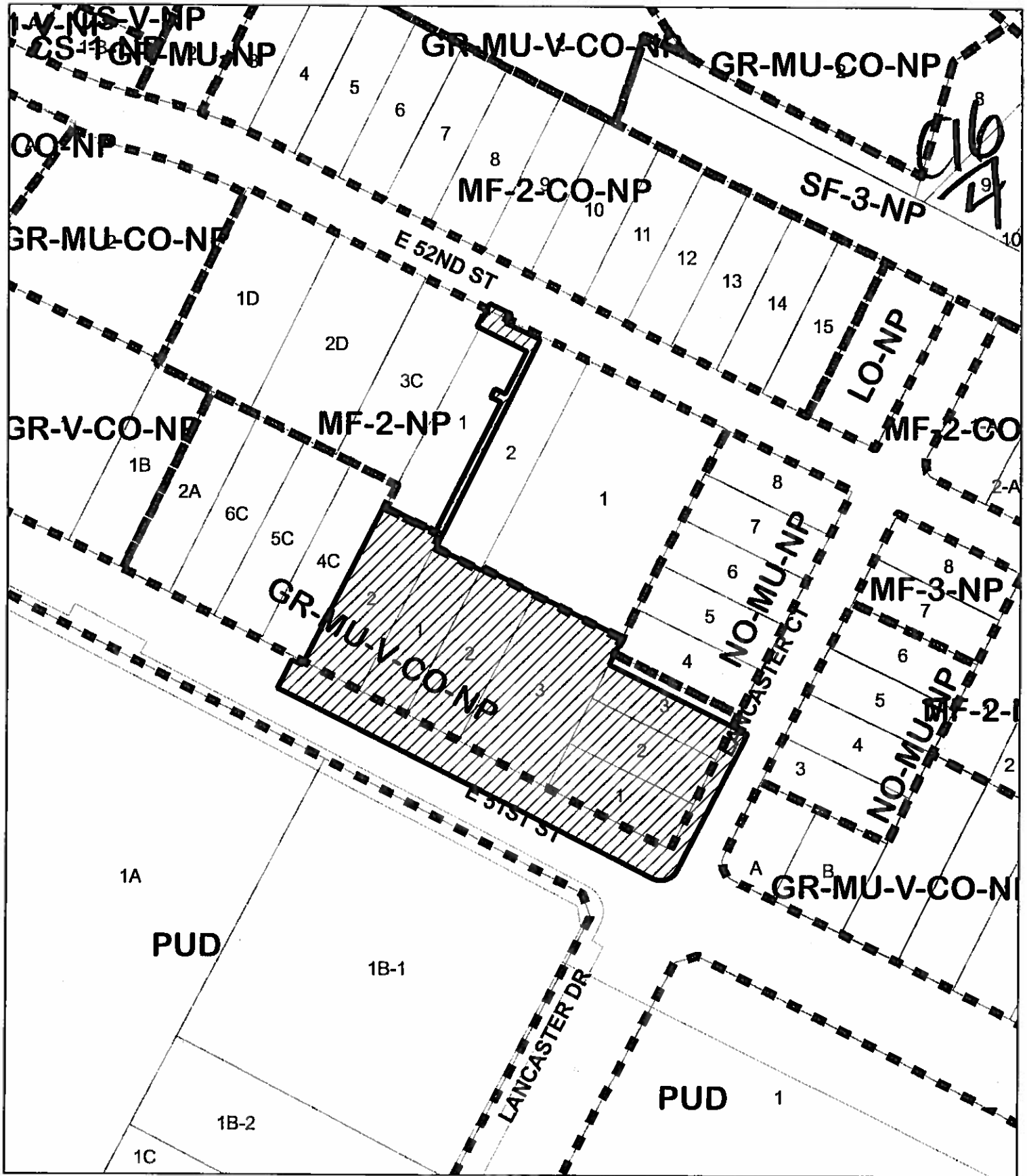
NEIGHBORHOOD ORGANIZATIONS:

Anberly Airport Association

Austin Heritage Tree Foundation

Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Del Valle Community Coalition
Home Builders Association of Greater Austin
Homeless Neighborhood Assn.
League of Bicycling Voters
Mueller Master Community Inc.
Mueller Neighborhood Assn
Mueller Property Owners Association
PODER
Responsible Growth for Windsor Park
SELTEXAS
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real estate Council of Austin, Inc.
Windsor Park Neighborhood Assn.
Windsor Park Neighborhood Plan Contact Team
Windsor Park Pecan Springs Heritage Neighborhood Association

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SITE PLAN



CASE#: SP-2012-0122C

ADDRESS: 1218 E 51st St.

CASE NAME: IBC Bank Mueller View

MANAGER: Donna Galati



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

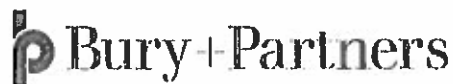
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property 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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September 28, 2012

Ms. Donna Galati
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: IBC Bank – Mueller View – Variance Request
SP-2012-0122C
1218 East 51st Street
Austin, Texas 78723

Dear Ms. Galati:

Please accept this letter as our request for a variance from the City of Austin Land Development Code Section 25-2-1069(G) which states that 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 in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located. We understand that the goal of this guideline is to provide a buffer between single-family housing and commercial driveways. The variance is being requested due to the fact that the property is located next to a use permitted in an SF-5 or more restrictive zoning district.

The driveway in question is located on a site which is ± 150 feet wide and the majority of the driveway is separated ± 20 feet from the lot it is required to be separated from. The south west corner of the adjacent lot is separated ± 9.9 feet from the driveway. Since this adjacent lot is located in the NO-MU-NP (Neighborhood Office, Mixed-Use, Neighborhood Plan) zoning district, we are requesting that the provided separation be acceptable. Please note that there will be a six (6) foot privacy fence located along the north property line to assist with compatibility. We believe that this separation distance and the narrow site width provide adequate justification for this variance. Please review this request and should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

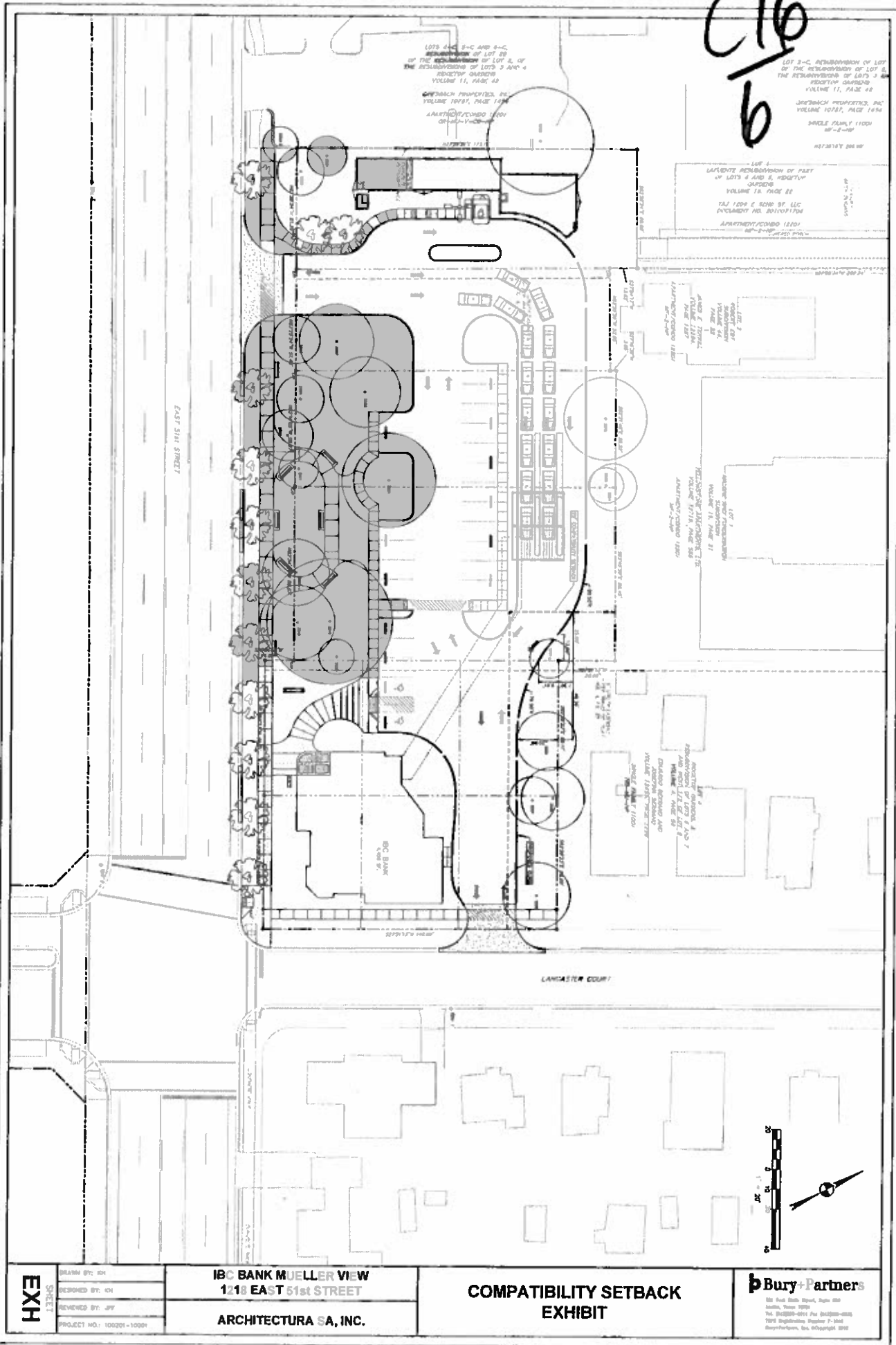
Katie Hammen
Engineer Associate

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BURY+PARTNERS
221 West Sixth Street, Suite 600
Austin, TX 78701

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

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EXH

DRAWN BY: JH
DESIGNED BY: JH
REVIEWED BY: JH
PROJECT NO.: 100201-10001

IBC BANK MUELLER VIEW
1218 EAST 51st STREET
ARCHITECTURA SA, INC.

COMPATIBILITY SETBACK
EXHIBIT

Bury+Partners
100 East 51st Street, Suite 200
Anchorage, Alaska 99503
Tel: (907) 555-4111 Fax: (907) 555-4115
100% Satisfaction Guarantee
Bury+Partners, Inc. © Copyright 2002