

C20
1

**PLANNING COMMISISON
SITE PLAN - WAIVER ONLY
REVIEW SHEET**

CASE NUMBER: SP-2012-0284C

PLANNING COMMISSION

HEARING DATE: September 10, 2013

PROJECT NAME: Lightsey Condominiums

ADDRESS: 3001 Del Curto

APPLICANT: KBGE (Brian Estes P.E.)
105 W. Riverside Drive, Suite 110
Austin, Tx 78746

AGENT: PSW Lightsey (Ryan Diepenbrock)
2003 South 1st St.
Austin, TX 78704

CASE MANAGER: Nikki Hoelter Phone: 974-2863
Nikki.hoelter@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing the development of 36 condominium units with parking, private drive, and detention/water quality ponds on 4.69 acres. All buildings will be 2 stories with a garage.

DESCRIPTION OF WAIVER:

To allow the construction of a structure (detention pond) within 25 feet or less from property in an urban family residence (SF-5) or more restrictive zoning district. [LDC Section 25-2-1063(B)(1)]

The applicant is requesting a 5 foot setback for the detention pond.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver request to reduce the compatibility setback for the detention/water quality pond in order to protect two heritage trees in the northeast corner of the site. A six foot privacy fence will be erected along the north and east property lines to screen views of the site from neighboring residences.

C20
2

PROJECT INFORMATION

SITE AREA	204,296 sq. ft.	4.69 acres	
EXISTING ZONING	SF-6-CO		
WATERSHED	West Bouldin (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Del Curto		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	N/A		N/A
BUILDING COVERAGE	40%		24.8%
IMPERVIOUS COVERAGE	55%		44.3%
PARKING	72	0	80

SUMMARY COMMENTS ON SITE PLAN:

The site currently has three single family residences, which will be demolished. The majority of the site is thick with trees and undisturbed vegetation. The development has been designed to protect all existing heritage trees, and a large portion of the other trees will be preserved.

The site was recently rezoned from SF-3 to SF-6-CO, Ordinance No. 20130214-061, with the intent of developing the property with condominiums in the proposed configuration. The conditional overlay 1) restricts the property to 232 trips per day, 2) vehicular access from the property to Lightsey Road is prohibited, all vehicular access to property shall be from other adjacent public streets or through other adjacent property, 3) driveway construction for access to Del Curto Road may not exceed one driveway cut, 4) development of the property may not exceed 36 dwelling units, 5) development of the property may not exceed an impervious coverage of 47.4% and 6) duplex residential and single family attached residential are prohibited uses. The site plan complies with all zoning requirements and conditional overlay restrictions.

All vehicular and pedestrian access will be from the one drive onto Del Curto.

The site plan will comply with all Land Development Code requirements prior to site plan approval and release.

COMPATIBILITY

The single family properties to the north and east will be screened by a six foot privacy fence.

This lot has more than 100 feet of street frontage and more than 20,000 square feet of site area, and according to Compatibility Standards Design Regulations [LDC 25-2-1063(B)(1)]; the minimum required setback for a structure is 25 feet from single family zoning or land use. There are single family homes adjacent to the subject site. All buildings, parking and drives meet the 25 foot setback requirement; the detention/filtration pond at the northeast corner is the only structure that triggers the waiver. The pond will be 5 feet from the property line.

The site complies with all other compatibility standard requirements, such as lighting, building height and setback.

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3

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-6-CO	Single family residences
<i>North</i>	SF-3, SF-5, SF-6-CO	Single family residence, condos (under construction)
<i>South</i>	SF-3	Single family residence
<i>East</i>	SF-3	Single family residence
<i>West</i>	SF-3, P-CO	Single family residence, public park (under construction)

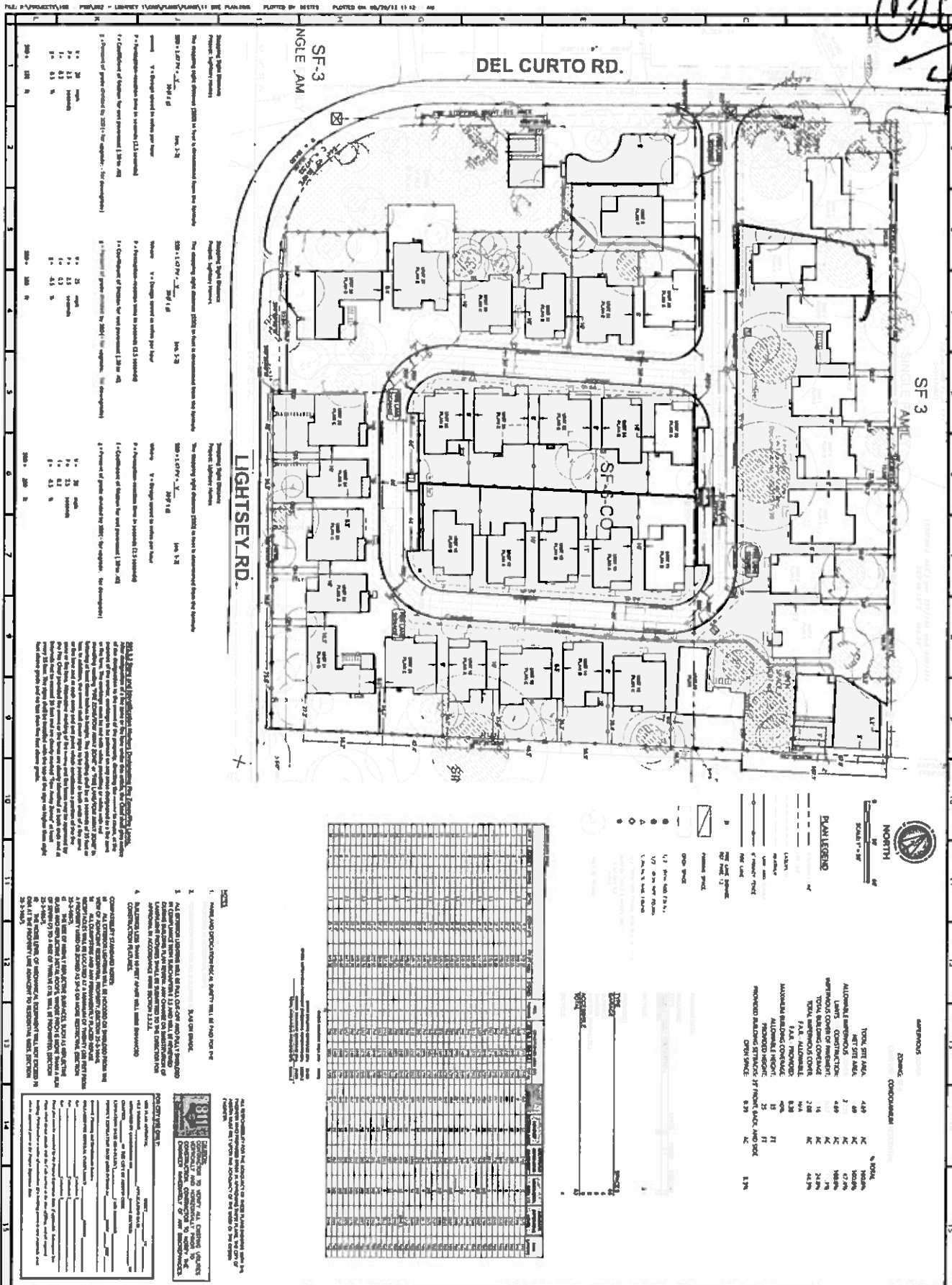
ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Lightsey	Varies	Varies	Collector
Del Curto	Varies	Varies	Collector

NEIGHBORHOOD ORGNIZATIONS:

Austin Neighborhoods Council
 Austin Independent School District
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Super Duper Neighborhood Objectors and Appealers Organization
 Austin Monorail Project
 The Real Estate Council of Austin, Inc
 Austin Park Foundation
 South Lamar Neighborhood Association
 Glen Allen Condo Association
 Austin Heritage Tree Foundation
 The Village at Kinney Court
 South Central Coalition

27



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SP-2012-0284C

LIGHTSEY HOMES

SITE DEVELOPMENT PLANS

CITY OF AUSTIN, TRAVIS COUNTY, TX

SITE PLAN

kbge

KIMBELL | BRUEN | GARCIA | ESTES

105 110 North, Suite 110, Austin, TX 78704

www.kbge-eng.com

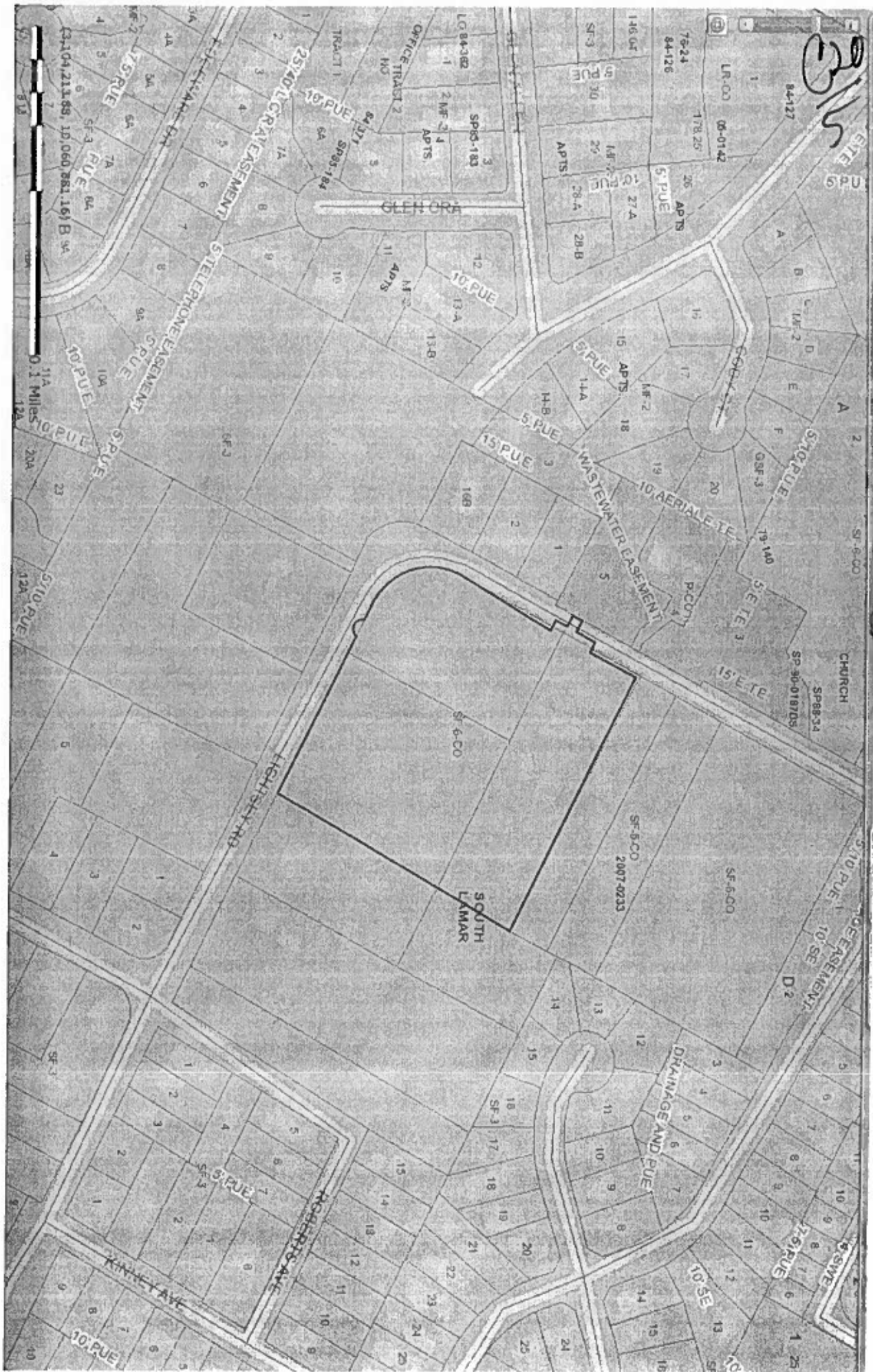
CLIENT INFORMATION

PSW REAL ESTATE

2003 S. 1ST STREET

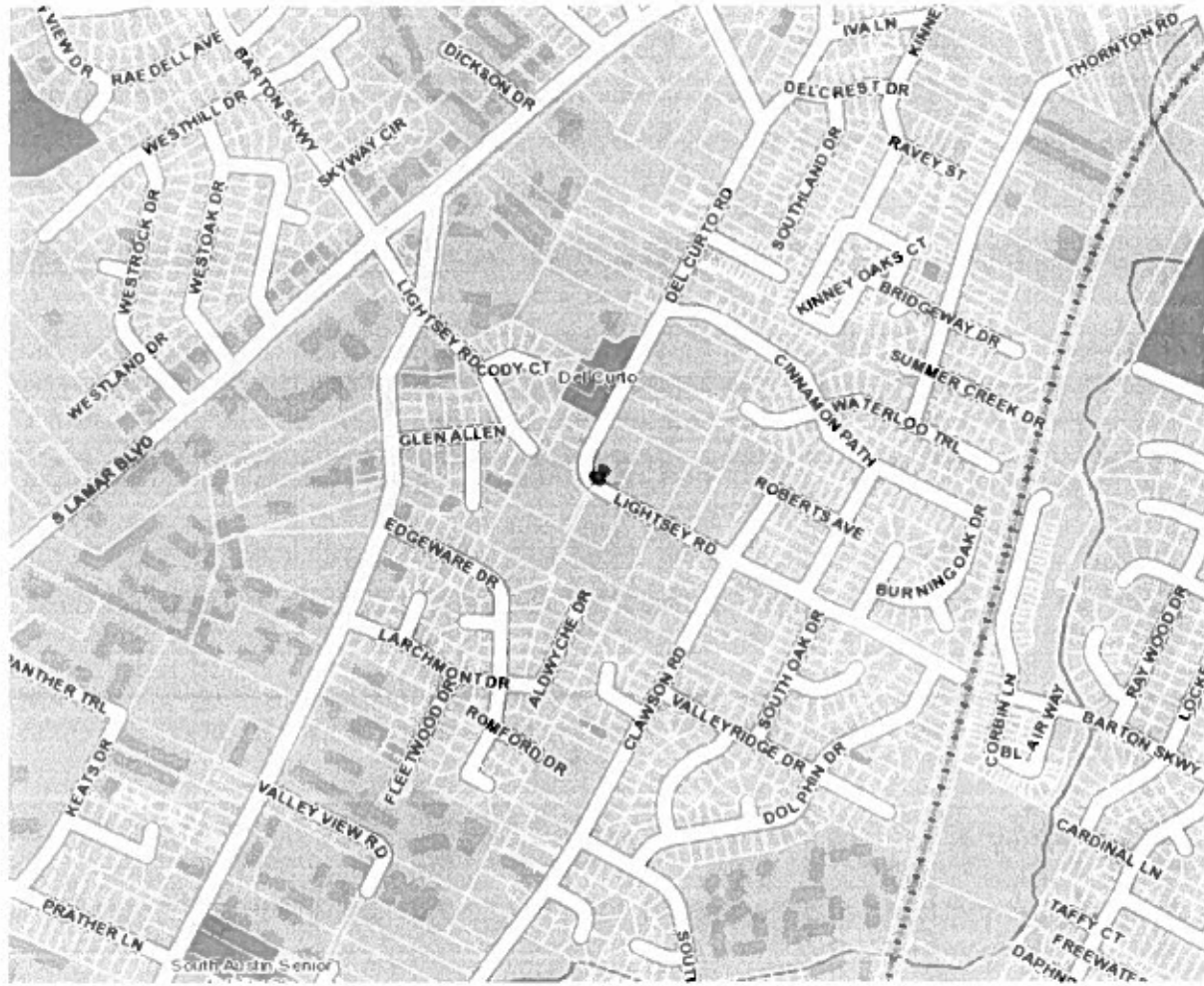
AUSTIN, TEXAS 78704

PHONE: (512) 820-1497



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6

Location: 1706 & 1814 Lightsey and 2905 Del Curto, 78745



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7



105 W Riverside, Suite 110
Austin, Texas 78704
512 | 439 | 0400
kbge-eng.com

KIMBELL | BRUEHL | GARCIA | ESTES

August 26, 2013

Ms. Nikki Hoelter
City of Austin – Planning and Development Review Department
505 Barton Springs Road
Austin, TX 78704

RE: SP-2012-0284C Lightsey Condominiums

Ms. Hoelter,

This letter is to serve as a formal request for a variance regarding location of the proposed water quality and detention facilities for the above-referenced project. Per our discussion, we understand that our proposed pond locations of greater than five linear feet, yet less than twenty-five linear feet from our property line will require approval from the Planning Commission.

Please accept this request on our behalf and call me directly if there are any questions or concerns prior to our placement on the agenda. We truly appreciate your assistance with this request.

Thank you,

A handwritten signature in black ink, appearing to be "B. Estes", written over a horizontal line.

Brian Estes, PE
Principal
kbge

Hoelter, Nikki

C20
8

From: Jay Billig <jay@jaythings.com>
Sent: Thursday, September 05, 2013 9:28 AM
To: Hoelter, Nikki; cindy.csillas@austintexas.gov
Subject: SP-2012-0284C

Nikki and Cindy,

I received notice of the site plan listed above because I own property in the area.

There is a perfect storm of need coming to Del Curto and Lightsey very soon. I am in favor of this project and the one proposed for across the street on Lightsey. With that site plan, there is a connection planned through to Aldwyche which is excellent news. The time has now come to finally connect Lightsey through to the west to allow flow out to Lamar and Manchaca in that direction. Offering another access point into and through the neighborhood will help to ease the congestion on those main arterials as well as on the now-undersized Del Curto/Lightsey/Clawson. The connection has been platted for a decades and now is the time to complete it.

If you are not the correct people to address this issue of connectivity, please direct me to the appropriate party.

Thanks,

JAY BILLIG jay@jaythings.com 512 914 5292