

C27
1

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

CASE: SPC-2013-0054C

PLANNING COMMISSION DATE: November 12, 2013

PROJECT NAME: 301 Stassney/Sweetbriar Condominiums

ADDRESS OF SITE: 301 West Stassney Lane

APPLICANT: Perales Engineering LLC (Jerry Perales, PE), 512-297-5019

AGENT: Perales Engineering LLC (Jerry Perales, PE), 512-297-5019

AREA: 3.32 acres

WATERSHED: Williamson Creek (Suburban Watershed)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing to construct 35 detached single-family condominiums with associated improvements, with a reduced compatibility setback on the west side of the site.

EXISTING ZONING:

GO-MU-CO-NP. The proposed use is permitted in the district.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1063(B)(1):

A person may not construct a structure 25 feet or less from property:

- (1) In an urban family residence (SF-5) or more restrictive 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 7-foot minimum compatibility setback for two detached single-family condominium units. The site is adjacent to a community civic and health center, which is zoned SF-3-NP. Screening will be provided with a six-foot privacy fence.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1063(B)(1) to reduce the Compatibility driveway setback requirement from 25 feet to between 7 and 9 feet from the adjacent civic use zoned SF-3-NP.

CASE MANAGER: Christine Barton-Holmes, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

C27
2

PROJECT INFORMATION: 3.32 acres

EXIST. ZONING: GO-MU-CO-NP

MAX. BLDG. COVERAGE : 60%

MAX. IMPERV. CVRG.: 80%

ALLOWED F.A.R.: 1:1

HEIGHT: 60'

REQUIRED PARKING: 70

PROPOSED ACCESS: Driveway access to West Stassney Lane.

PROP. BUILDING CVR: 1.2 acres (36.3%)

PROP. IMP. CVRG.: 2.66 acres (55.6%)

PROPOSED F.A.R.: 0.46:1

PROP. HEIGHT: 30.5' (2-story)

PROVIDED PARKING: 70 spaces

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a waiver from Compatibility standards to reduce the setback for two detached residential structures, from the required 25 feet to between 7 and 9 feet. The residential dwellings will be adjacent to the parking area for a civic use that is zoned SF-3-NP, and will be screened with a 6-foot privacy fence. There will likely be no negative impact on either site. The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the Williamson Creek watershed, which is classified as a Suburban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed restaurant will be from Stassney Lane. 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:

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: GO-MU-NP & GR-MU-CO (single-family and educational)

South: SF-3-NP (single-family residential)

East: CS-MU-CO-NP, then CS-1-MU-CO-NP (convenience storage, then liquor sales)

West: SF-3-NP (Civic use, then single-family residential)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
West Stassney Lane	100'	75'	Major Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation

Austin Independent School District

Austin Monorail Project

Austin Neighborhoods Council

Beyond2ndNature

Bike Austin

Far South Austin Community Association

Homeless Neighborhood Assn

Onion Creek Homeowners' Association

Perry Grid 644

SELTEXAS

Sierra Club, Austin Regional Group

South Austin Neighbor Awareness Project

South Congress Combined Neighborhood Plan Contact Team
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc

C21
3

C27
4



Subject Tract



Base Map

CASE#: SP-2013-0054C
ADDRESS: 301 W. STASSNEY LN



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.

