

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



CASE: SP-2013-0455C

PLANNING COMMISSION DATE: May 13, 2014

PROJECT NAME: 900 S 1st Street Condominiums

ADDRESS OF SITE: 900 S 1st St.

APPLICANT: PSW Real Estate (Ryan Diepenbrock) (512) 326-3905

AGENT: PSW Homes LLC (Jarred Corbell) (318) 230-4084

AREA: 1.26 acres

WATERSHED: East Bouldin Creek (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 47,318 sq. ft. of condominium residential (34 units) with 6,732 sq. ft. of office space. The development is taking access to S. 1st St.

The applicant requests a compatibility waiver for a side yard setback from 25-feet to 18-feet from a use allowed in SF-5 or more restrictive zoning.

EXISTING ZONING:

The proposed condominium residential and office use site is zoned GR-MU-V-CO-NP at the front (St. 1st St. /East) half, and GR-MU-CO-NP on the rear (West) half of the lot. Both Condominium Residential and Office are permitted uses in the base zoning district.

The conditional overlays limit the height to 45 feet, prohibit parking in a required front yard, establish general retail over 20,000 sq. ft. as a conditional use, prohibit drive-in services, pawn shops and other uses (such as auto related uses and service stations). The proposed site plan complies with all conditional overlays on the site.

DESCRIPTION OF WAIVER:

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

In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:

- (1) In an urban family residence (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 an 18-foot compatibility setback for a condominium residential and office building.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1063(B) to reduce the Compatibility driveway setback requirement from 25 feet to 18 feet from adjacent GR-MU-V-CO-NP zoned property permitted as single family. Adequate fencing and screening will be provided.

CASE MANAGER: Donna Galati
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PHONE: 974-2733

PROJECT INFORMATION: 1.26 acres
EXIST. ZONING: GR-MU-V-CO-NP
MAX. BLDG. COVERAGE : 75%
MAX. IMPERV. CVRG.: 90%
ALLOWED F.A.R.: 1:1
HEIGHT: 45'
REQUIRED PARKING: 78
PROPOSED ACCESS: Driveway access to S. 1st St.

PROP. BUILDING CVR: 32,587 sq. ft. (59.5%)
PROP. IMP. CVRG.: 36,590 sq. ft. (66.7%)
PROPOSED F.A.R.: 0.99:1
PROP. HEIGHT: 45'
PROVIDED PARKING: 91 spaces

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a waiver from Compatibility standards to reduce the setback from 25 feet to 18 feet in order to construct a development with condominium residential and office use. The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the East Bouldin Creek 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 development will be from S. 1st 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:

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: ROW, then MF-2-NP (Multi-Family)
South: SF-3-NP & GR-MU-V-CO-NP (Single-family)
East: S. 1st St., then UNZ (Texas School for the Deaf)
West: GR-MU-CO-NP (Vacant)

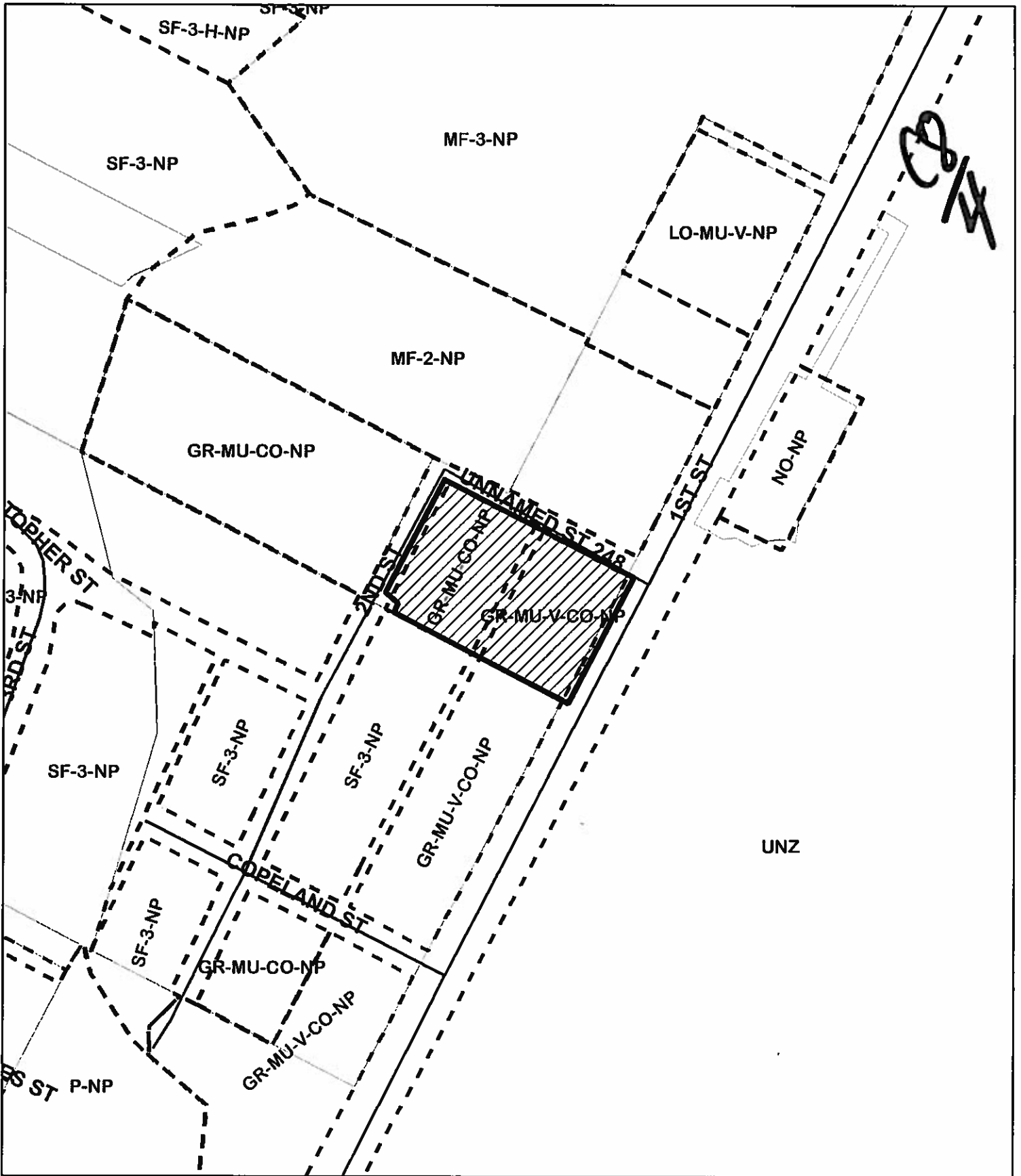
<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
S. 1 st St.	65'	40'	Minor Arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Bike Austin
Bouldin Creek Neighborhood Assn.
Bouldin Creek Neighborhood Planning Team
Homeless Neighborhood Assn.
Perry Grid 614
Preservation Austin
SELTEXAS

Sierra Club, Austin Regional Group
South First IBIZ District
South Central Coalition
Super Duper Neighborhood Objectors and Appealers Organization
The Real estate Council of Austin, Inc.
Wildflower Church

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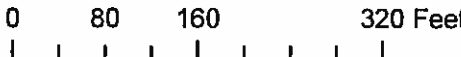
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SITE PLAN

CASE#: SP-2013-0455C
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 MANAGER: Donna Galati



-  SUBJECT TRACT
-  ZONING BOUNDARY



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OPERATOR: Donna Galati

