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

CASE: SP-2013-0484CS

PLANNING COMMISSION DATE: June 10, 2014

PROJECT NAME: 1106 Lambie Street

ADDRESS OF SITE: 1106 Lambie Street

APPLICANT: MX3 Homes, LLC (Sal Martinez) (512) 653-4181

AGENT: Prossner and Associates (Kurt Prossner, P.E.) (512) 918-3343

AREA: 8,233 sq. ft.

WATERSHED: Lady Bird Lake (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 four single detached multifamily units (1,415 sq. ft. each) with parking and garages. The development is taking access to the alley off Lambie Street.

EXISTING ZONING:

The property is zoned CS-MU-CO-NP, which allows for Multifamily Residential use. The site plan complies with all components of the zoning ordinance, including the conditional overlay.

The conditional overlay (CO) for this tract limits the height to 40 feet.

The CO prohibits the following uses: Auto washing, building maintenance svcs, business or trade school, business support svcs, campground, college & university facilities, commercial off-street parking, communications svc facilities, communications svcs, construction sales & svcs, consumer convenience svcs, consumer repair svcs, convenience storage, custom manufacturing, drop-off recycling, electronic prototype assembly, equipment repair svcs, equipment sales, exterminating svcs, financial svcs, funeral svcs, general retail sales (convenience and general), guidance svcs, hospital svcs (limited & general), hotel-motel, indoor entertainment, indoor sports & rec, kennels, laundry svcs, limited warehousing & distribution, local utility svcs, maintenance & svc facilities, medical office (exceeding 5,000 sq. ft.), off-site accessory parking, outdoor sports & rec, pawn shop svcs, personal improvement svcs, plant nursery, professional office, research svcs, residential treatment, restaurant (drive-in, limited, and general), service station, software development, vehicle storage, veterinary svcs, outdoor ent, club or lodge, transitional housing, transportation terminal, and townhouse residential.

The following uses are conditional uses on this property: art & craft studio (general & limited), congregate living, counseling svcs, cultural svcs, food sales, medical office (less than 5,000 sq. ft.), personal svcs, pet svcs, and theater.

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DESCRIPTION OF WAIVERS:

Waiver request is as follows: LDC Section 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 adjoins property on which a use permitted in a SF-5 or more restrictive zoning district is located and fronts on the same street as the adjoining property.

The applicant requests a waiver from the 25-foot front setback to a 10-foot setback.

Waiver request is as follows: LDC Section 25-2-1062 Side Setback:

For a small site with street frontage between 50.01 and 52.5 feet, the side setback is 15 feet.

The applicant requests a waiver from the 15-foot side setback to a 5-foot setback in order to allow for rear wooden decks behind each unit.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1064 to reduce the front yard setback from 25 feet to 10 feet. Additionally, this is a narrow site and would be considered a small site under compatibility regulations. While compatibility regulations have an accommodating range of side and rear setbacks for small sites, all sites adjacent to single-family have a 25-foot front setback requirement, regardless of the site size. Finally, this site has a base zoning of CS, which, under Subchapter E requirements, would otherwise require the building to be pulled up to the sidewalk, in order to encourage engagement between the building and the streetscape.

Staff recommends approval of the waiver from LDC Section 25-2-1062 to reduce the side yard setback from 15 feet to 5 feet. The buildings maintain a 15 foot minimum setback as required. The compatibility waiver is to allow for uncovered wood decks in the rear yard of each unit.

These setback waivers help accommodate four units on the site, which supports Imagine Austin's Priority Program #1; Investing in a Compact and Connected Austin by promoting a mix of housing types and encouraging infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to maximize walking, bicycling, and transit opportunities.

CASE MANAGER: Donna Galati **PHONE:** 974-2733
Donna.Galati@austintexas.gov

PROJECT INFORMATION: 8,233 sq. ft.

EXIST. ZONING: CS-MU-CO-NP

MAX. BLDG. COVERAGE : 95%

MAX. IMPERV. CVRG.: 40%*

ALLOWED F.A.R.: 1:1

HEIGHT: 40'

REQUIRED PARKING: 8

PROPOSED ACCESS: Alley access from Lambie Street

PROP. BUILDING CVR: 2,652 sq. ft. (32.13%)

PROP. IMP. CVRG.: 4,539 sq. ft. (55%)*

PROPOSED F.A.R.: 0.69:1

PROP. HEIGHT: 28' (2 story)

PROVIDED PARKING: 8 spaces

* Festival Beach Subdistrict Waterfront Overlay impervious cover limit. 55% proposed, pending appeal to City Council of Waterfront Overlay Advisory Board's denial of a variance recommendation.

SUMMARY COMMENTS ON SITE PLAN:

Land Use:

The applicant is requesting a waiver from the compatibility standards front setback of 25' to 10' in order to construct four single detached multifamily units. Multifamily residential is a permitted use in CS-MU base zoning district.

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Environmental:

The site is located with the Lady Bird Lake watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed site will be from the alley off of Lambie Street. 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 waivers.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Alley, then SF-3-NP (Duplex)

South: Lambie, then SF-3-NP (Duplex)

East: Alley, then SF-3-NP (Duplex)

West: CS-MU-CO-NP (Single-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Lambie Street	47'	25'	Local

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Monorail Project
- Austin Neighborhoods Council
- Bike Austin
- Del Valle Community Coalition
- East Austin Conservancy
- East River City Citizens
- East Town Lake Citizens Neighborhood Org.
- El Concilio, Coalition of Mexican American Neigh. Assn.
- Festival Beach Community Garden
- Friendly Fiends of Haskell Street
- Friends of Emma Barrientos MACC
- Greater East Austin Neighborhood Association
- Guadalupe Neighborhood Development Corporation
- Homeless Neighborhood Assn.
- PODER
- Preservation Austin
- Save Town Lake.Org
- SELTEXAS
- Sentral Plus East Austin Koalition (SPEAK)
- Sierra Club, Austin Regional Group
- Super Duper Neighborhood Objectors and Appealers Organization
- The Real Estate Council of Austin, Inc.
- United East Austin Coalition
- Waller Creek Conservancy

Prossner and Associates, Inc.

Consulting Engineers

CDF

2601 Chitina Court
Cedar Park, Texas 78613
(512) 918-3343

May 27, 2014

City of Austin Planning Commission
c/o: Ms. Donna Galati, Case Manager
505 Barton Springs Road
Austin, Texas 78701

Re: 25 foot setback waiver request for 1106 Lambie Street
Case No. SP-2013-0484CS

Commissioners,

Please accept this correspondence as a formal request for a waiver from the twenty five (25) foot front building setback to ten (10) feet for a proposed four (4) unit detached multi-family development proposed at 1106 Lambie Street (SP-2013-0484CS) and a side yard setback waiver from fifteen (15) feet to five (5) feet to allow for rear wooden decks. In an attempt to meet the guidelines of the Commercial Design Standards we would like to place the structure ten (10) feet from the front property line.

We would like this request to be placed on the next available Planning Commission agenda. Should you require any additional information please contact our office.

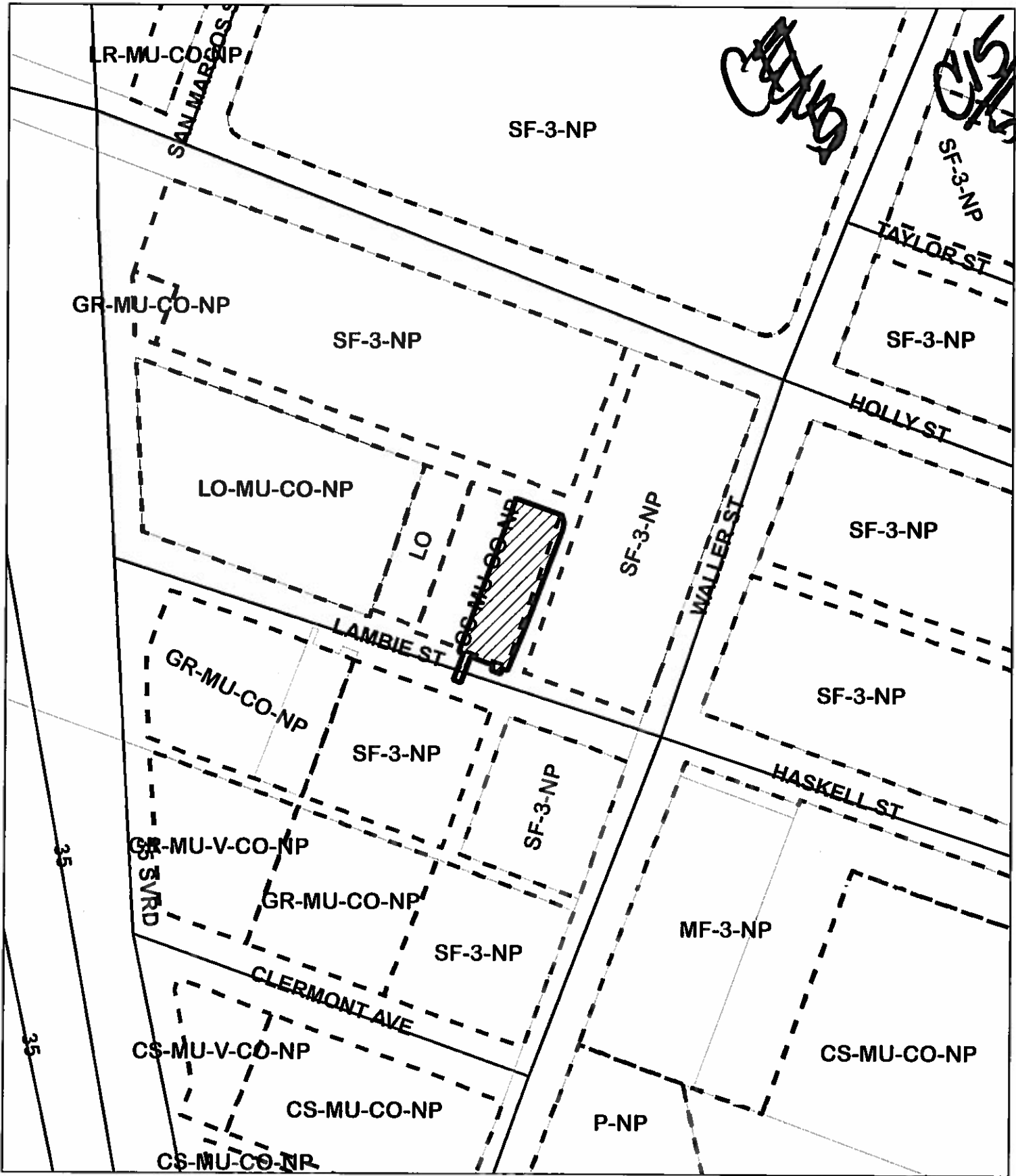
Sincerely,



Kurt M. Prossner, P.E.
President

cc: Mr. Michael Friedman

file:friedman/1106 lambie/front setback waiver.doc





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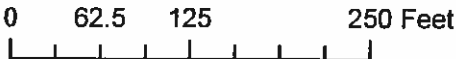
City

SITE PLAN

CASE#: SP-2013-0484CS
 ADDRESS: 1106 Lambie
 CASE NAME: 1106 Lambie
 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

CS

UNIT	A	B	C	D
LIVING AREA	1,415 s.f.	1,415 s.f.	1,415 s.f.	1,415 s.f.
CARPORT	235 s.f.	235 s.f.	235 s.f.	235 s.f.
KITCHEN	120 s.f.	120 s.f.	120 s.f.	120 s.f.
BEDROOMS	3	3	3	3
BATHS	3	3	3	3
OPEN SPACE	540 s.f.	540 s.f.	540 s.f.	540 s.f.
Parking	2	2	2	2

PARKING REQUIRED 2/UNIT + .5 EACH ADDITIONAL BEDROOM = 110
 .20% REDUCTION PER UC = 2 (10 x 20%)
 PARKING PROVIDED = 8 PER UC

GROSS SITE AREA 8,253 s.f.
 IMPERVIOUS COVER ALLOWED 3,301 s.f. (40%)
 IMPERVIOUS COVER PROPOSED 4,539 s.f. (55.00%)
 PROPOSED BLDG. COVERAGE 2,652 s.f. (32.13%)
 PROPOSED GROSS FLOOR AREA 5,680 s.f.
 F.A.R. 0.6858:1

OPEN SPACE REQUIRED .0548:133 = 418 s.f. PROVIDED = 2,180 s.f.

NOTE: NO OPPOSITE SIDEWALK CURRENTLY EXIST.

NOTE: BUILDINGS LOCATED LESS THAN 10 FEET APART WILL REQUIRE ENHANCED CONSTRUCTION FEATURES IN ACCORDANCE WITH THE IRC.

NOTE: ROLL-OUT TRASH RECEPTACLES ARE PLANNED.

NOTE: MINIMUM VERTICAL CLEARANCE IS 14'. NO VERTICAL CLEARANCE ISSUES EXIST.

NOTE: EXTERIOR UNFINISHED WALLS AND GABLE ENDINGS SHALL BE FINISHED WITH FINISH MATERIALS AS PROPOSED.

Fully Shielded and Full-Cut-Off Light Fixtures Required
 The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shielded and full cut-off:

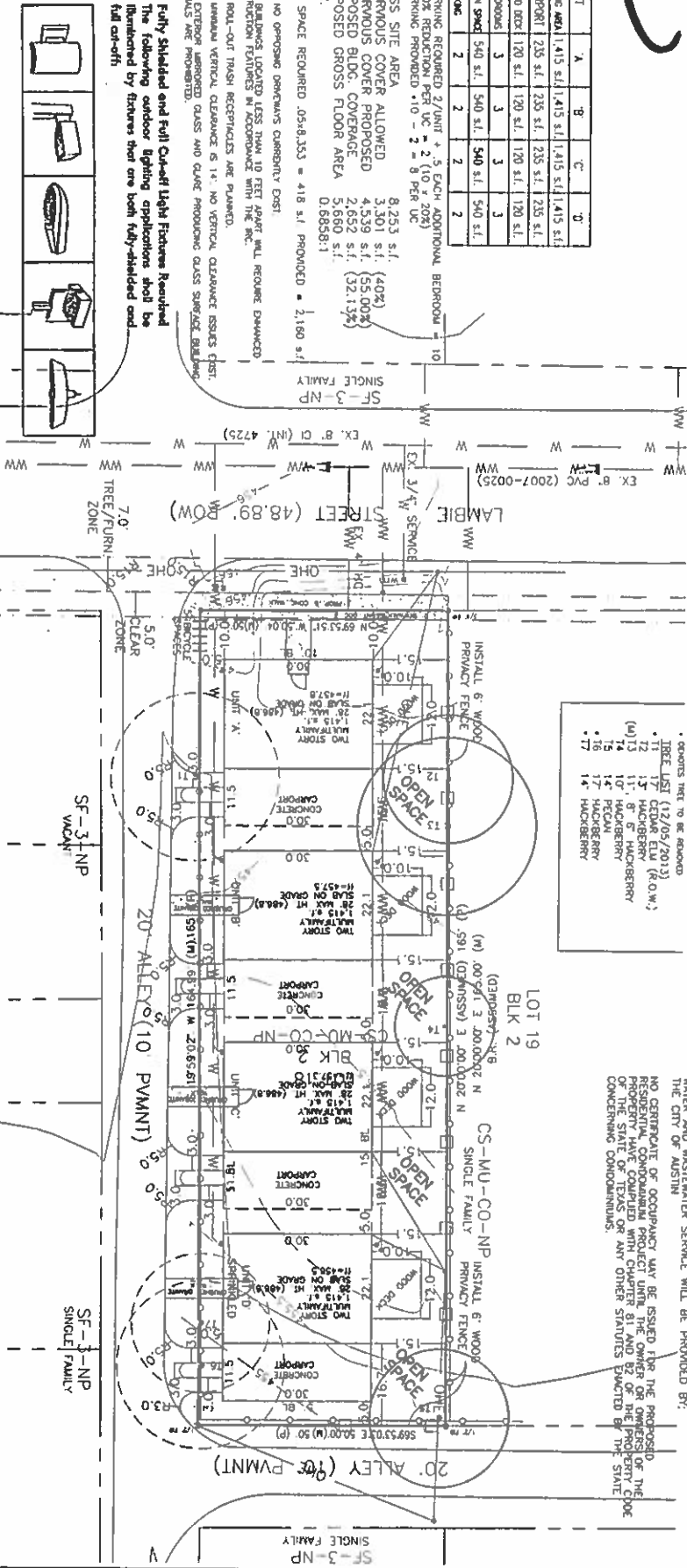
1. Public street and pedestrian lighting;
2. Parking lots;
3. Pathways;
4. Recreational areas;
5. Sidewalks;
6. Product display area lighting; and
7. Building overhangs and open canopies.

NOTE: ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHIELSTOPS OR OTHER APPROVED BARRIERS AS PER ECD 2.4.7.

NOTE: EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LR, GR, CS, OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.

NOTE: SCHEMATIC FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.

NOTE: EACH CONCRETE PARKING SPACE/ISLE WILL BE MARKED SMALL CAR ONLY.



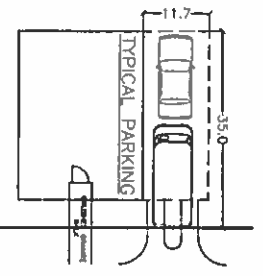
- TREES NOT TO BE REMOVED
- TREE LIST (12/05/2013)
- 17 CEDAR ELM (N.O.W.)
- 17 B. B. HICKBERRY
- (M) 13 B. B. HICKBERRY
- 14 HICKBERRY
- 15 PECAN
- 16 HICKBERRY
- 17 HICKBERRY

WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

NO GUARANTEE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED PROJECT UNLESS THE OWNER OR OWNER'S AGENT OF THE PROPERTY HAS COMPLIED WITH CHAPTER 81, ARTICLES 100E OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.

NOTE: UNITS 'D' TO BE SPRINKLED.

BUILDINGS LOCATED LESS THAN 10 FT. APART WILL REQUIRE ENHANCED CONSTRUCTION FEATURES IN ACCORDANCE WITH THE IRC.



Professional Seal and Title of Engineer/Architect/Designer.

Signature: _____

Date: _____

Project Name: 1106 LAMBIE STREET

**1106 LAMBIE STREET
 SITE PLAN/DIMENSION CONTROL PLAN**

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 Consulting Engineers
 TYPE FORM P-1306

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