

# Mike McHone

## Real Estate

### Site Plan Appeal

1106 Lambie Street (SP-2013-0484 C) Water Front Planning Advisory Board  
June 10, 2014

1. Appellant: Mike McHone Real Estate (by Mike McHone)  
P. O. Box 8142  
Austin, Texas 78713-8142  
Phone: 512-554-8440
2. Applicant: MX3 Homes LLC. (Sal Martinez)  
Prossner & Associates (Kurt Prossner)
3. Decision Appealed: Waterfront Planning Advisory Board  
Site Plan Variance for Impervious Cover 1106 Lambie Street
4. Date of Decision: Regular meeting of May 12, 2014)
5. Appellant: Mike McHone Real Estate is the agent for the owner MX3 Homes LLC

6. Reasons:

1106 Lambie Street is located in the Festival Beach Sub-district of the Waterfront Overlay District (25-2-735). The variance request was for a variance from requirement (D) which limits the impervious cover to 40%. The request was for 55.45% impervious cover

This property is located in the northern edge of the District (in the last block north of Lady Bird Lake).

The base district zoning is CS-MU-CO-NP which typically has a 95% impervious cover allowance. The Site Plan which has been reviewed and approved pending the granting of the requested variances is for the construction of four townhome units each with a separate carport and rear uncovered wooden deck.

The units are two stories, 3 bedroom units of 1652 sq ft. These multifamily units are designed to be sold as condominiums to families to live in the neighborhood. (See attached site plan)

The planning staff assigned to the Waterfront Planning and Advisory Board supported the variance requested. The proposed development is consistent with the goal and policies of the Town Lake Corridor Study in that it is providing housing in the center of the city.

1904 Guadalupe "On the Drag" ▪ ph: 512-481-9111 ▪ fax: 512-481-1002 ▪ mchone1234@sbcglobal.net  
mailing address: P.O. Box 8142, Austin, TX, 78713

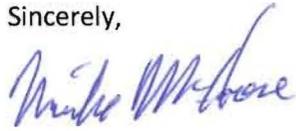
Additionally, the project helps to implement Imagine Austin's Priority Program for a Compact Connected Austin by promoting a mix of housing types and encouraging infill redevelopment opportunities that place residential land uses in proximity to maximize walking, biking, and transit opportunities.

The major feature driving the increased impervious cover increase is the read uncovered decks. The developer wants to make these small urban homes attractive to families by adding this amenity.

These homes will be one block from Sanchez Elementary and with 3 bedrooms, ideal for young families.

Finally, the Water Front Planning Advisory Board approved a variance for 62% impervious cover for a similar project in December of 2013 located at 1013 Lambie Street. (See attached).

Sincerely,



Mike McHone

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.
WOOD DECK	120 s.f.	120 s.f.	120 s.f.	120 s.f.
BEDROOMS	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 = 10  
 +20% REDUCTION PER UC = 2 (10 x 20%)  
 PARKING PROVIDED +10 - 2 = 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 5,660 s.f.  
 F.A.R. 0.6858:1

OPEN SPACE REQUIRED .05x8,353 = 418 s.f. PROVIDED = 2,160 s.f.

- NOTE: NO OPPOSING DRIVEWAYS 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 MIRRORRED GLASS AND GLARE PRODUCING GLASS SURFACE BUILDING MATERIALS ARE PROHIBITED.

**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:



- Public street and pedestrian lighting;
- Parking lots;
- Pathways;
- Recreational areas;
- Billboards;
- Product display area lighting; and
- Building overhangs and open canopies.

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

NOTE: EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT. (SECTION 25-2-385)

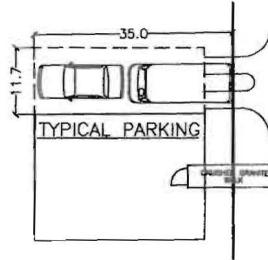
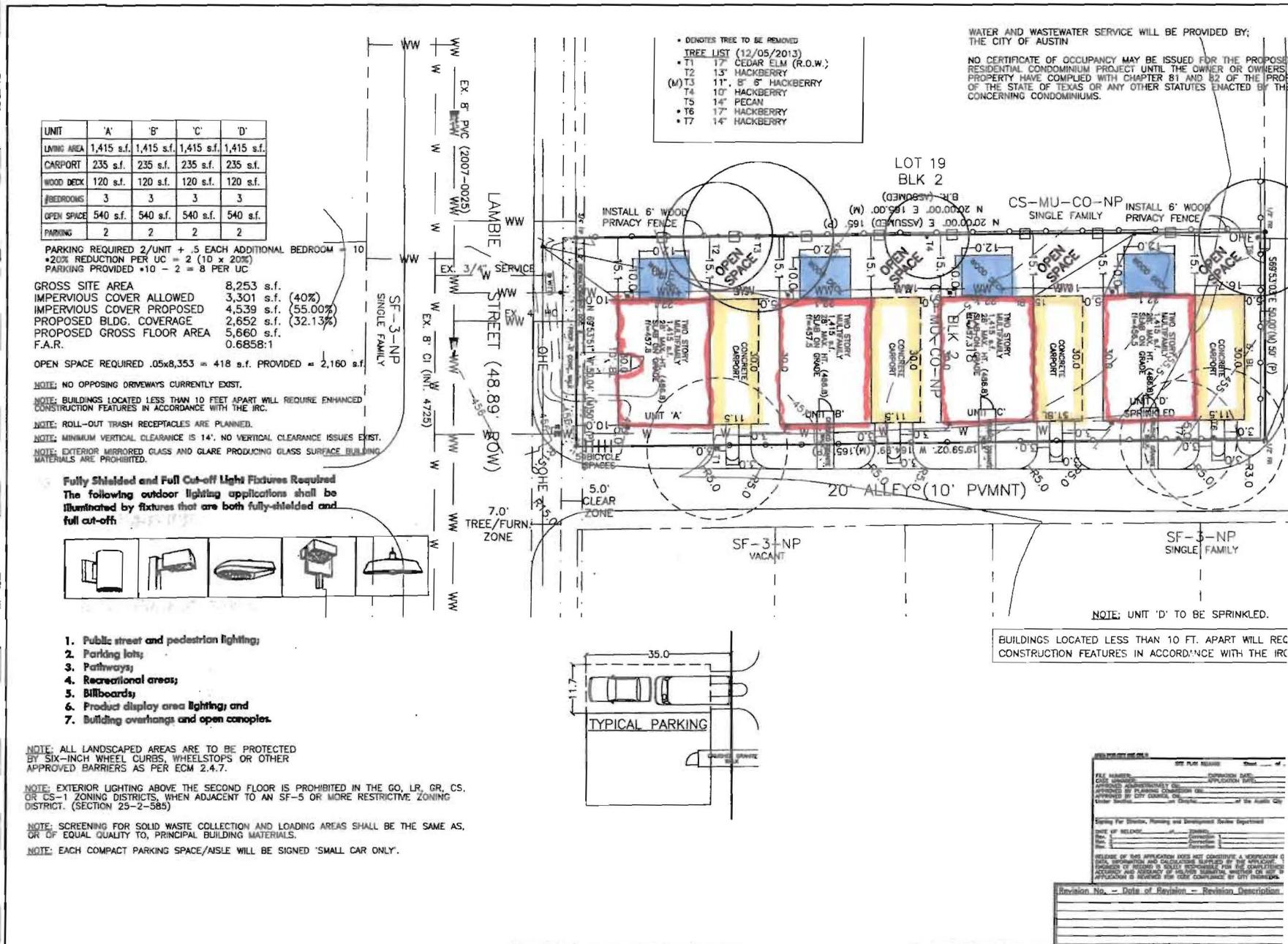
NOTE: SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

NOTE: EACH COMPACT PARKING SPACE/ISLE WILL BE SIGNED 'SMALL CAR ONLY'.

- \* DENOTES TREE TO BE REMOVED
- TREE LIST (12/05/2013)
- T1 17' CEDAR ELM (R.O.W.);
- T2 15' HACKBERRY
- (M) T3 11' 8" S HACKBERRY
- T4 10' HACKBERRY
- T5 14' PECAN
- T6 17' HACKBERRY
- T7 14' HACKBERRY

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

NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROVISIONS OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE OF TEXAS CONCERNING CONDOMINIUMS.



NOTE: UNIT 'D' TO BE SPRINKLED.

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

SEE PLAN NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Revision No.	Date of Revision	Revision Description

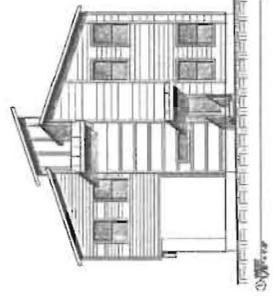
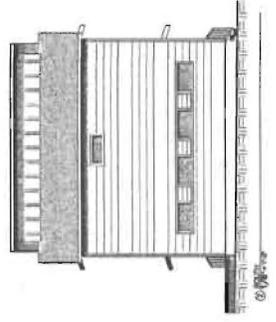
1106 LAMBIE STREET, AUSTIN TEXAS  
BUILDING ELEVATIONS

This working is completed by:  
Prosser and Associates, Inc.  
Consulting Engineers  
Type Form #P-1005  
15077 State Highway 16, Suite 104  
Pflugerville, TX 78660

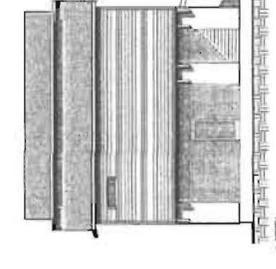
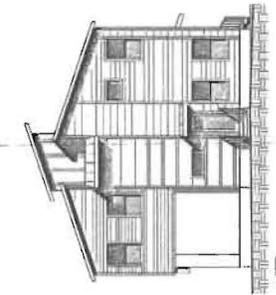
APPROVED FOR CONSTRUCTION BY: [Signature]  
DATE: 11/14/17  
PROJECT: 1106 LAMBIE STREET, AUSTIN, TEXAS  
OWNER: [Name]  
SCALE: 1/8"=1'

REVISION No. — Date of Revision — Revision Description — Approved By

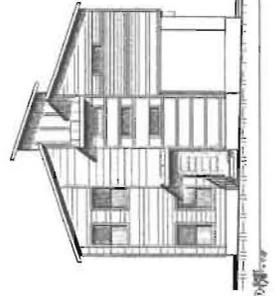
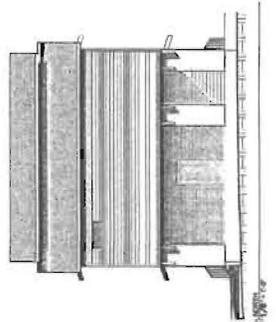
NOT TO SCALE  
CONFORMANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER C, IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE WITH BUILDING CODE GENERAL.



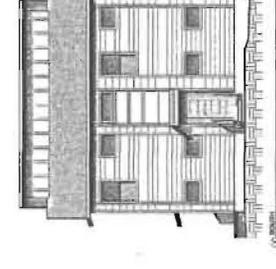
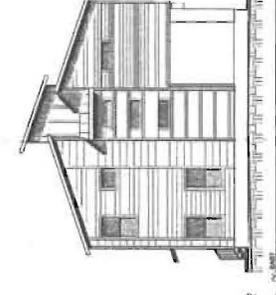
LINE C - ELEVATIONS



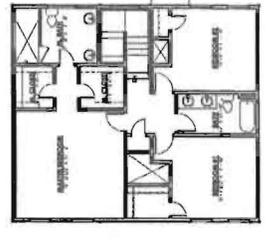
LINE A - ELEVATIONS



LINE C - ELEVATIONS



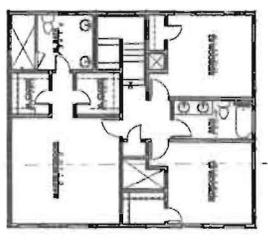
LINE A - ELEVATIONS



LINE C - FLOOR PLANS



LINE C - FLOOR PLANS



LINE C - FLOOR PLANS



LINE A - FLOOR PLANS



LINE C - FLOOR PLANS



LINE A - FLOOR PLANS

**WATERFRONT PLANNING ADVISORY BOARD**  
**STAFF REPORT**

**WPAB DATE:** May 12, 2014

**CASE:** 1106 Lambie Street (SP-2013-0484C)

**APPLICANT:** Prossner & Associates (Kurt M. Prossner, P.E.)

**ZONING:** CS-MU-CO-NP

**REQUEST:** To exceed the maximum allowable impervious cover of 40% in the Festival Beach Subdistrict

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**STAFF COMMENTS:** The applicant proposes to construct four (4) two-story detached residential condominiums on a 0.189-acre lot, and requests to exceed the 40 percent maximum allowed within the Festival Beach Subdistrict of the Waterfront Overlay Combining District (LDC 25-2-735, *Festival Beach Subdistrict Regulations*). According to site plans submitted on December 18, 2013, 4,576 sq. ft. (or 55.45%) of impervious cover is proposed for this development.

**DESCRIPTION OF PROCESS:** As per LDC Section 25-2-713 (*Variances*), an applicant may request a variance from the Waterfront Planning Advisory Board, and may recommend approval of the variance after determining that:

1. The proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and
2. The variance is the minimum required by the peculiarities of the tract.

If the Board recommends approval of the variance, this recommendation will be forwarded to the Planning Commission, which will consider the variance at the next regularly-scheduled meeting for which notice can be provided.

If the Board recommends denial, the applicant may appeal the Board's recommendation to the City Council.

**SUMMARY STAFF RECOMMENDATION:** To recommend approval of the request to provide a maximum of 55.45% impervious cover within the proposed multi-family development.

Across Street

**PLANNING COMMISSION  
SITE PLAN WATERFRONT OVERLAY AND COMPATIBILITY WAIVER REQUEST  
REVIEW SHEET**

**CASE:** SP-2013-0169C

**PLANNING COMMISSION DATE:** December 10, 2013

**PROJECT NAME:** 1013 Lambie Street

**ADDRESS OF SITE:** 1013 Lambie Street

**APPLICANT:** BDB Ventures and Associates, Inc. (Shawn Breedlove) (512) 368-4000

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

**AREA:** 7,501 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 three single-family condominium units (1,684 sq. ft. each) with parking and garages. The development is taking access to Lambie Street.

**EXISTING ZONING:**

The property is zoned GR-MU-CO-NP, which allows for Condominium Residential use. The site plan complies with all components of the zoning ordinance, including the conditional overlay which limits traffic to no more than 2,000 trips per day. .

**DESCRIPTION OF WAIVERS:**

Waiver request is as follows: LDC Section 25-2-735(D) Festival Beach Subdistrict Regulations:

For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40%.

The project is not included in the 150 foot required setback, with the rear of the site being 1,509 feet from Lady Bird Lake. The applicant requests a waiver from 40% to 66.18% impervious cover in order to accommodate the construction of three condominium units with the required parking. The Waterfront Planning Advisory Board recommends the variance with the total site impervious cover not to exceed 62%.

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 in an SF-5 or more restrictive zoning district.

The applicant requests a waiver from the 25-foot front setback to a 7-foot setback. The building façade maintains a 12-foot setback. There is a 5-foot covered front porch which requires the 7-foot setback. (Please note: Section 25-2-513(G) allows a covered porch open on three sides to project five feet into a required yard for MF-3 or more restrictive. Because this property has a base zoning of GR, this section does not apply and the applicant must request a 7-foot setback, rather than 12-foot).

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 GR, 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.

**CASE MANAGER:** Donna Galati

**PHONE:** 974-2733

[Donna.Galati@austintexas.gov](mailto:Donna.Galati@austintexas.gov)

**PROJECT INFORMATION:** 7,501 sq. ft.

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

**MAX. BLDG. COVERAGE :** 75%

**MAX. IMPERV. CVRG.:** 40%\*

**ALLOWED F.A.R.:** 1:1

**HEIGHT:** 60'

**REQUIRED PARKING:** 6

**PROPOSED ACCESS:** Lambie Street

\* Festival Beach Subdistrict Waterfront Overlay impervious cover limit

**PROP. BUILDING CVR:** 2,653 sq. ft (35.38%)

**PROP. IMP. CVRG.:** 4,963 sq. ft. (66.18%) →

**PROPOSED F.A.R.:** 0.67:1

**PROP. HEIGHT:** 28' (2 story)

**PROVIDED PARKING:** 6 spaces

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:**

The applicant is requesting a waiver from Waterfront Overlay impervious cover limit from 40% to 66.18% and a waiver from the compatibility standards front setback of 25' to 7' in order to construct three single-family condominium units. Condominium residential is a permitted use in GR-MU base zoning district. The conditional overlay in zoning ordinance C14-00-2102 limits trip generation to no more than 2,000 trips per day.

**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 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 waiver.

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**WATERFRONT PLANNING ADVISORY BOARD ACTION:**

On September 9, 2013, the Waterfront Planning Advisory Board voted 5-0 to recommend the waiver with the total site impervious cover not to exceed 62%.

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: Lambie Street, then LO-MU-CO-NP (Office. This site is directly across from the driveway into the office parking lot)

South: GR-MU-V-CO-NP (Auto Sales)

East: SF-3-NP (Duplex)

West: GR-MU--CO-NP (Vacant)

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

**WATERFRONT PLANNING ADVISORY BOARD ACTION:**

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<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

Downtown Austin Neighborhood Assn. (DANA)

Downtown Austin Neighborhood Coalition

East River City Citizens

East Town Lake Citizens Neighborhood Org.

Festival Beach Community Garden

Friendly Fiends of Haskell Street

Greater East Austin Neighborhood Association

Guadalupe Neighborhood Development

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

Tejano Town

The Real estate Council of Austin, Inc.

United East Austin Coalition

Waller Creek Conservancy