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

CASE: SP-2013-0484CS

PLANNING COMMISSION DATE: July 8, 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

PREVIOUS ACTIONS:

Planning Commission voted on June 10, 2014 to postpone this item until July 8, 2014, pending the City Council's decision on an appeal of Waterfront Planning Advisory Board's denial of a recommendation to increase impervious cover from 40% to 55%.

On Jun 26, 2014, on a request from the neighborhood and agreement by the applicant, that City Council item has been postponed to August 7, 2014.

Therefore, staff requests a postponement of this hearing to August 12, 2014.

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.

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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.

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.

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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.

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

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Prossner and Associates, Inc.

Consulting Engineers

C16/3
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

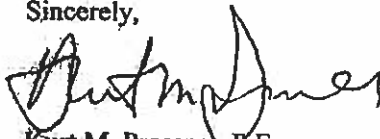
Re: 25 foot setback waiver request for 1106 Lambie Street
Case No. SP-2013-0484CS

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.

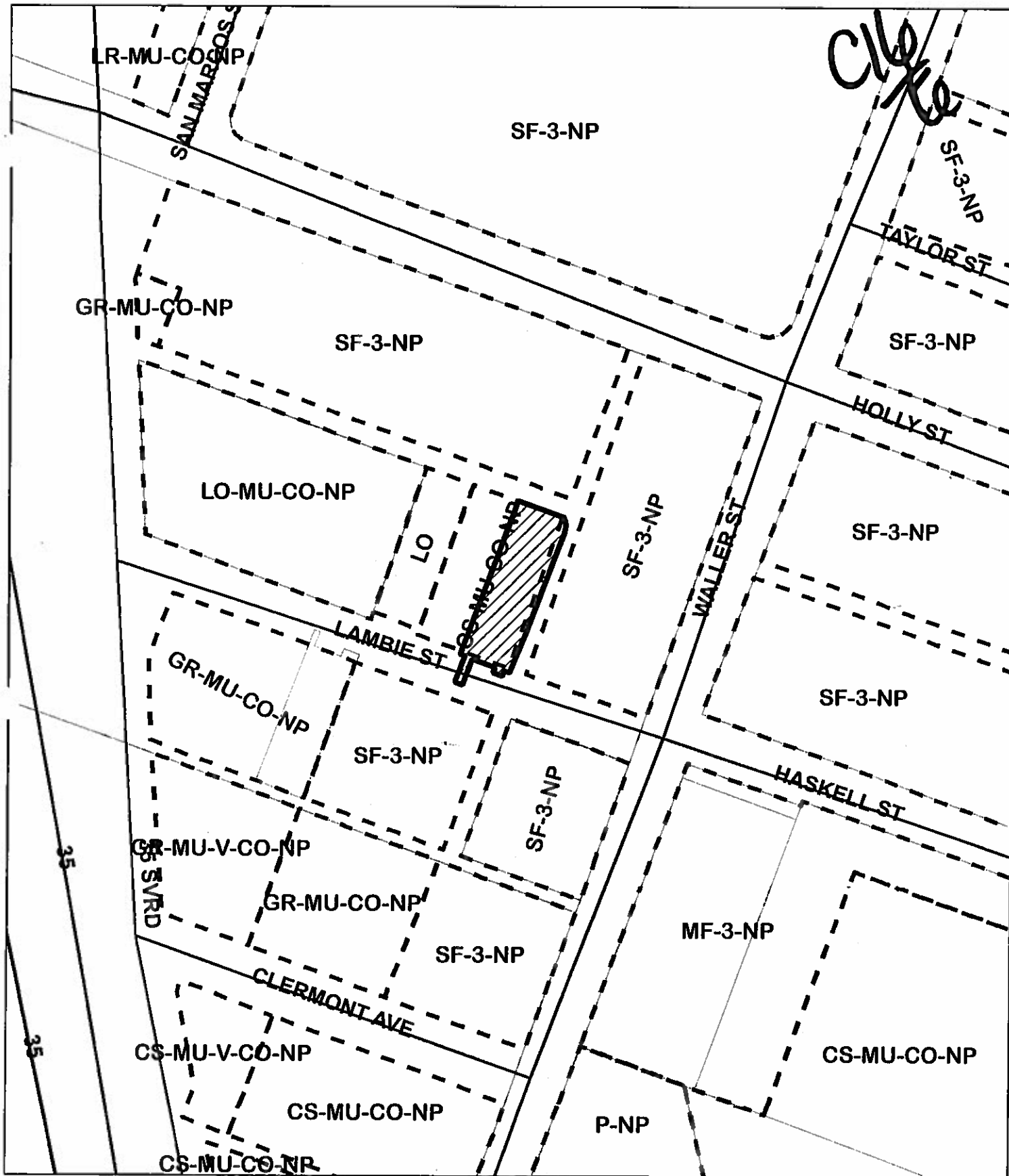
Sincerely,



Kurt M. Prossner, P.E.
President

cc: Mr. Michael Friedman

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



SITE PLAN

CASE#: SP-2013-0484CS
 ADDRESS: 1106 Lambie St.
 CASE NAME: 1106 Lambie
 MANAGER: Donna Galati



SUBJECT TRACT
ZONING BOUNDARY

0 62.5 125 250 Feet

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

10/16/17

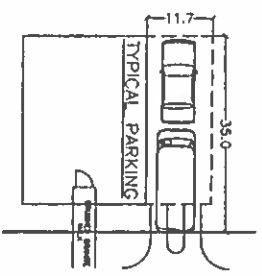
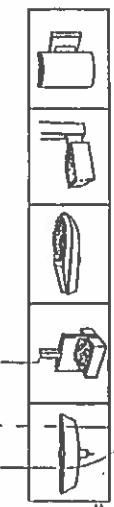
UNIT	A	B	C	D
LINE AREA 1,415 S.F.	1,415 S.F.	1,415 S.F.	1,415 S.F.	1,415 S.F.
CARPORT 235 S.F.	235 S.F.	235 S.F.	235 S.F.	235 S.F.
POOL DECK 120 S.F.	120 S.F.	120 S.F.	120 S.F.	120 S.F.
PORCHES 3 S.F.	3 S.F.	3 S.F.	3 S.F.	3 S.F.
OPEN SPACE 540 S.F.	540 S.F.	540 S.F.	540 S.F.	540 S.F.
TOTAL 2,513 S.F.	2,513 S.F.	2,513 S.F.	2,513 S.F.	2,513 S.F.

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 354,353 = 418 S.F. PROVIDED = 2,160 S.F.

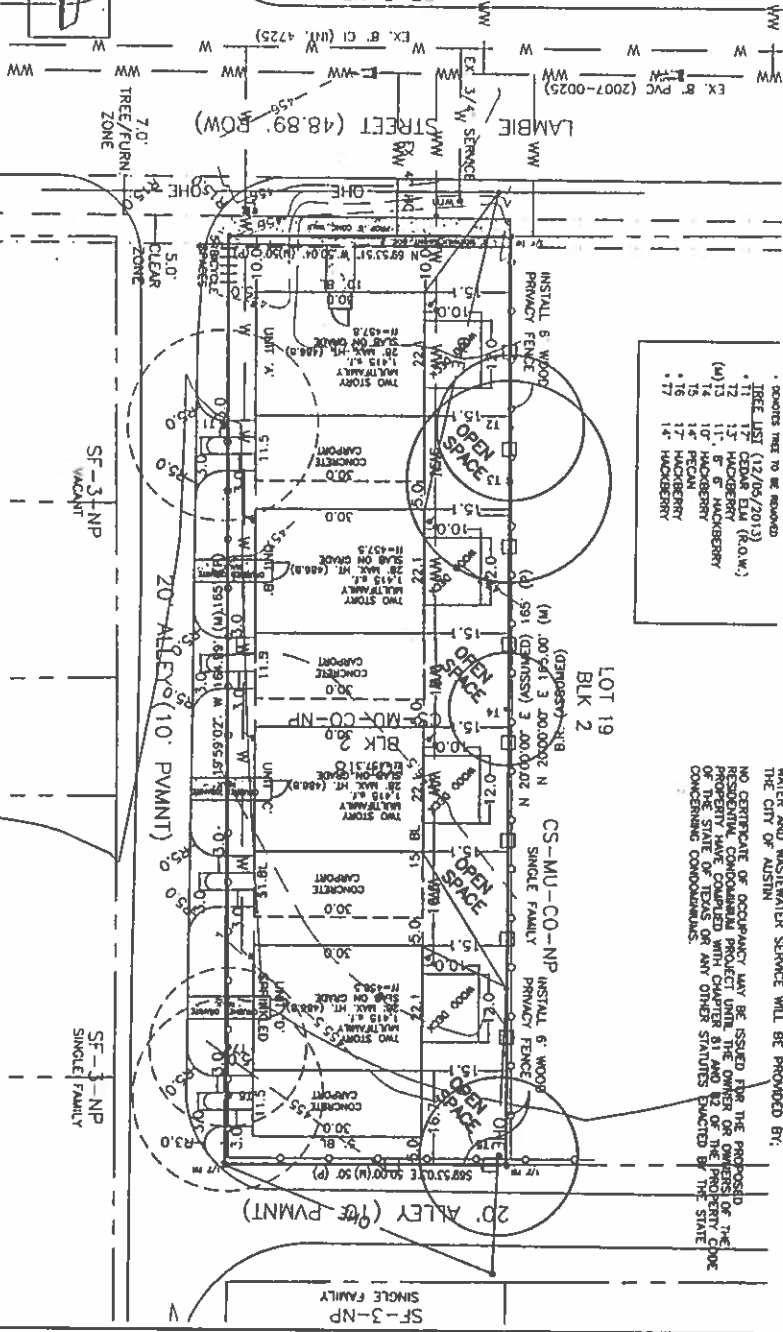
NOTE: NO OPENING OR GROUND CURRENTLY EXIST.
 NOTE: BUILDINGS LOCATED LESS THAN 10 FEET APART WILL REQUIRE ENHANCED CONSTRUCTION FEATURES IN ACCORDANCE WITH THE IRC.
 NOTE: ROLL-OUT TRASH RECEPTACLES ARE PLANNED.
 NOTE: MINIMUM VERTICAL CLEARANCE IS 14' NO VERTICAL CLEARANCE ISSUES FIRST.
 NOTE: EXTERIOR UNPAVED GLASS AND GLAZED PRODUCING GLASS SURFACES, BUILDING UNITS ARE PROHIBITED.
 Fully Shielded and Full Cutoff 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. Billboards;
6. Product display area lighting; and
7. Building overhangs and open canopies.

NOTE: ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CHAIRS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECA 2.4.7
 NOTE: EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LB, OR, 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 ON OR EQUAL QUALITY TO PHYSICAL BUILDING LANDSCAPES
 NOTE: EACH COMPACT PARKING SPACE/ASLT WILL BE SIGNED SMALL CAR ONLY.



- * (SPACES TO BE REMOVED)
- * TREE LIST (12/06/2013)
- * 17 CEDAR ELM (R.O.W.)
- * 17 HICKORY
- * 13 B. WHITE OAK
- * 14 B. WHITE OAK
- * 15 HICKORY
- * 16 PECAN
- * 17 HICKORY
- * 14 HICKORY



WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN
 NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE OBTAINED THE NECESSARY PERMITS FROM THE CITY OF AUSTIN OR THE STATE OF TEXAS OR ANY OTHER STATUTE ENACTED BY THE STATE CONCERNING CONDOMINIUMS.

NOTE: UNIT 'D' TO BE SPRINKLED.
 BUILDINGS LOCATED LESS THAN 10 FT. APART WILL REQUIRE ENHANCED CONSTRUCTION FEATURES IN ACCORDANCE WITH THE IRC.

NO.	DATE	BY	DESCRIPTION
1	10/16/17	PROSSER	REVISION: 1.0 - 1.1 - 1.2 - 1.3 - 1.4 - 1.5 - 1.6 - 1.7 - 1.8 - 1.9 - 2.0 - 2.1 - 2.2 - 2.3 - 2.4 - 2.5 - 2.6 - 2.7 - 2.8 - 2.9 - 3.0 - 3.1 - 3.2 - 3.3 - 3.4 - 3.5 - 3.6 - 3.7 - 3.8 - 3.9 - 4.0 - 4.1 - 4.2 - 4.3 - 4.4 - 4.5 - 4.6 - 4.7 - 4.8 - 4.9 - 5.0 - 5.1 - 5.2 - 5.3 - 5.4 - 5.5 - 5.6 - 5.7 - 5.8 - 5.9 - 6.0 - 6.1 - 6.2 - 6.3 - 6.4 - 6.5 - 6.6 - 6.7 - 6.8 - 6.9 - 7.0 - 7.1 - 7.2 - 7.3 - 7.4 - 7.5 - 7.6 - 7.7 - 7.8 - 7.9 - 8.0 - 8.1 - 8.2 - 8.3 - 8.4 - 8.5 - 8.6 - 8.7 - 8.8 - 8.9 - 9.0 - 9.1 - 9.2 - 9.3 - 9.4 - 9.5 - 9.6 - 9.7 - 9.8 - 9.9 - 10.0 - 10.1 - 10.2 - 10.3 - 10.4 - 10.5 - 10.6 - 10.7 - 10.8 - 10.9 - 11.0 - 11.1 - 11.2 - 11.3 - 11.4 - 11.5 - 11.6 - 11.7 - 11.8 - 11.9 - 12.0 - 12.1 - 12.2 - 12.3 - 12.4 - 12.5 - 12.6 - 12.7 - 12.8 - 12.9 - 13.0 - 13.1 - 13.2 - 13.3 - 13.4 - 13.5 - 13.6 - 13.7 - 13.8 - 13.9 - 14.0 - 14.1 - 14.2 - 14.3 - 14.4 - 14.5 - 14.6 - 14.7 - 14.8 - 14.9 - 15.0 - 15.1 - 15.2 - 15.3 - 15.4 - 15.5 - 15.6 - 15.7 - 15.8 - 15.9 - 16.0 - 16.1 - 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PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2013-0484CS

Contact: Donna Galati, 512-974-2733 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Jun 10, 2014

Sabino Pio Renteria

Your Name (please print)

1511 Haskell St

Your address(es) affected by this application

Sul Pio Renteria

Signature

6/6/2014

Date

Daytime Telephone: 512 4786770

Comments: This request has'n't being

before the Cesar Chavez Planning Team

Vice Chair and sector six rep.
of the East Cesar Chavez Neighborhood Planning Team

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Donna Galati

P. O. Box 1088

Austin, TX 78767-8810

C/G
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PUBLIC HEARING INFORMATION

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Case Number: SP-2013-0484CS

Contact: Donna Galati, 512-974-2733 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Jun 10, 2014

DM TOUTELLE

Your Name (please print)

1107 HOLLY ST

Your address(es) affected by this application

I am owner

6/4/14

Signature

Date

Daytime Telephone: 512 479-8888

Comments:

We are concerned about the

water run off from the irrigation

coner. The drains already clay

from ally run off

Concerned about action to the property

Leptie in already crowded + the

alley are over used + under maintained

Concerned about burning pipe

family area into wedding hall

condo/rental/oph area. Too

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Donna Galati

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: SP-2013-0484CS

Contact: Donna Galati, 512-974-2733 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Jun 10, 2014

Joseph A Martin

Your Name (Please print)

42 Waples ST

Your address(es) affected by this application

6-6-14

Signature

Date

512-507-4244

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Donna Galati

P. O. Box 1088

Austin, TX 78767-8810

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