

**WATERFRONT PLANNING ADVISORY BOARD  
SITE PLAN IMPERVIOUS COVER VARIANCE APPEAL TO COUNCIL**

**CASE:** SP-2013-0484CS                      **COUNCIL HEARING DATE:**                      June 26, 2014

**PROJECT NAME:**    1106 Lambie Street

**ADDRESS OF SITE:** 1106 Lambie Street

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

**AGENT:**                      Mike McHone (512) 481-9111

**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

**APPEAL:**

Mike McHone, the agent for this site plan, has appealed the Waterfront Planning Advisory Board's (WPAB) denial of a recommendation to increase the allowable impervious cover from 40% to 55%.

**PROPOSED DEVELOPMENT:**

The applicant is proposing to construct four single detached multifamily units (1,415 sq. ft. each) with parking and carports. The development is taking access to the alley off Lambie Street.

**DESCRIPTION OF WAIVERS:**

Waiver request as follows: LDC Section 25-2-735, Festival Beach Subdistrict Regulations:

(D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.

**BOARD AND COMMISSION ACTION:**

On May 12, 2014, the WPAB voted to not recommend the variance. Land Development Code section 25-2-713(D)(1) states that if the WPAB recommends denial of a variance, the applicant may appeal the Board's recommendation to the City Council, and the Council shall grant or deny the variance.

The applicant is also pursuing two Compatibility Waivers: a Front Setback waiver (LDC 25-2-1064) from 25-feet to 10-feet, and a Side Setback waiver (LDC 25-2-1062) from 15-feet to 5-feet. A public hearing was conducted by Planning Commission on June 10, 2014. Planning Commission postponed the case to July 8, 2014, pending the results of this Impervious Cover waiver appeal to City Council.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the variance from LDC Section 25-2-735 to increase the impervious cover allowance from 40% to 55%.

The impervious cover variance helps 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.

**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 services (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.

**CASE MANAGER:** Donna Galati **PHONE:** 974-2733  
[Donna.Galati@austintexas.gov](mailto: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 WPAB denial of a variance recommendation.

**SUMMARY COMMENTS ON SITE PLAN:**

**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 variance.

**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)

<b><u>STREET:</u></b>	<b><u>R.O.W.</u></b>	<b><u>SURFACING</u></b>	<b><u>CLASSIFICATION</u></b>
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