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PLANNING COMMISSION SITE PLAN REVIEW SHEET
SITE PLAN WAIVER

CASE NUMBER: SP-2014-0167C

PC DATE: Sept. 23, 2014

PROJECT NAME: 5th

ADDRESS: 2300 S. 5th

AREA: 0.367 acres

APPLICANT: MSGC (Bart Koonse)
5716 Hwy. 290 St. 100
Austin, TX 78735

OWNER: Same as applicant.
Bart Koonse
512-848-4390

EXISTING ZONING: MF-4-NP

EXISTING AND PROPOSED DEVELOPMENT: The site is currently developed with multifamily apartment buildings, and the applicant proposes to completely demolish all existing buildings. The proposed buildings will include 6 attached residential units A-F, with A and F as 2-story, one-bedroom and B-E as 3 story, 2-bedroom, and associated parking and one-way drive aisle. The provided 3-spot parking area will be located mostly within the 25-foot compatibility setback.

AREA STUDY: Chestnut

WATERSHED: West Bouldin (Urban)

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
T.I.A.: Not Required

SUMMARY COMMENTS:

Compatibility waiver request to LDC 25-2-1067(G) to allow parking and driveway within 5.1 feet of a lot with a use permitted in an SF-5 or more restrictive zoning district is located.

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SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-4-NP
East: GR-MU-CO-NP
South: SF-6-NP
West: MF-3-NP

Transportation: A traffic impact analysis was not required for this development. Access to the site will be via existing driveways on S. 5th.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone, and is within the Desired Development Zone.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of site plan waiver. The site plan will comply with all requirements of the Land Development Code prior to release.

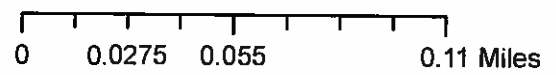
CASE MANAGER: Brad Jackson Telephone: (512) 974-3410
Brad.jackson@austintexas.gov

NEIGHBORHOOD ORGANIZATION(S):

- South Central Coalition
- Austin Independent School District
- Beyond2ndNature
- Homeless Neighborhood Association
- League of Bicycling Voters
- Bouldin Creek Neighborhood Association
- Bouldin Creek Neighborhood Planning Team
- Austin Heritage Tree Foundation
- Sierra Club, Austin Regional Group
- Save Town Lake.org
- SEL Texas
- Del Valle Community Coalition
- United East Austin Coalition
- PODER – People Organized in Defense of the Earth and her Resources
- Chestnut Addition Neighborhood Association
- Friends of Chestnut Neighborhood Planning Team
- Preservation Austin
- Austin Parks Foundation
- Austin Neighborhoods Council
- African-American Cultural Heritage District Business Association
- The Real Estate Council of Austin, Inc.
- Super Duper Neighborhood Objectors and Appealers Organization
- Austin Monorail Project

SITE PLAN COMPATIBILITY WAIVER REQUEST

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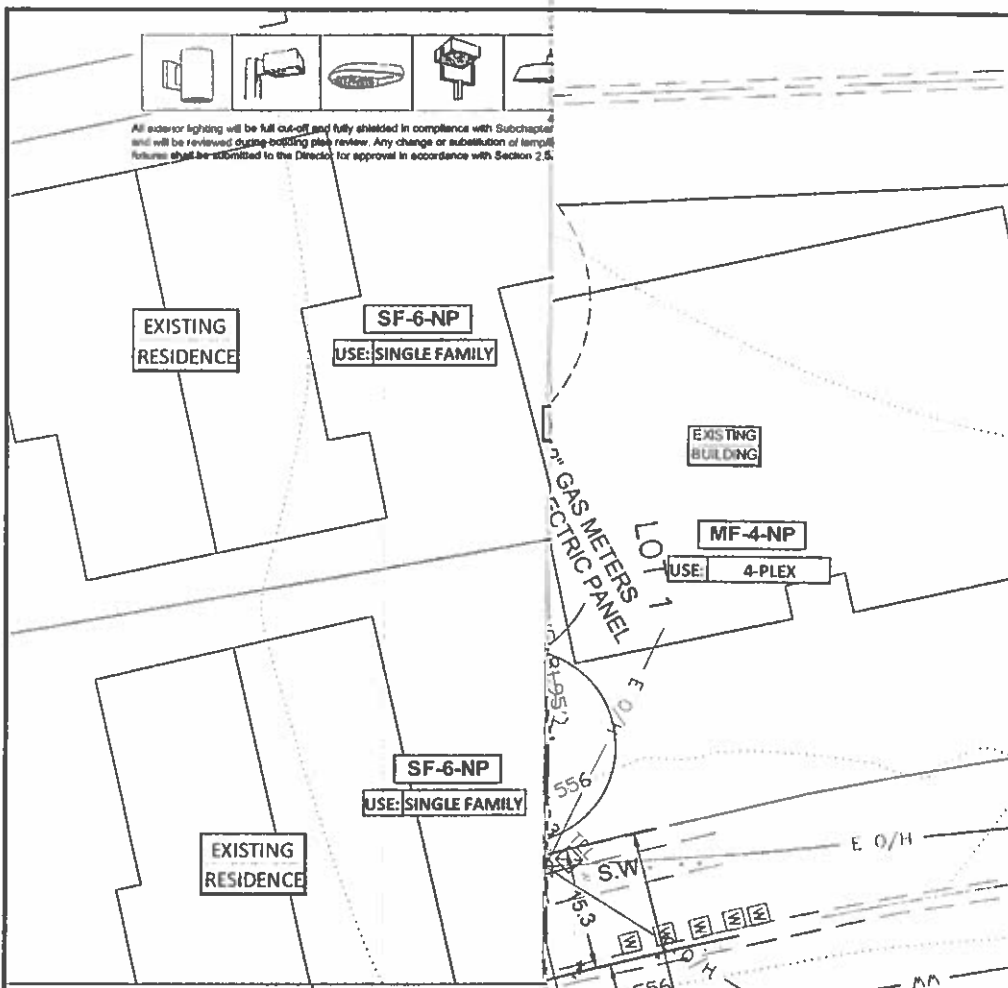
Legend

- Site Plan Case
- EXTERNAL.tcad_parcel
- Zoning
- Street Address Centerline
- Lakes

CASE NO.: SP-2014-0167C
 ADDRESS: 2300 S. 5TH STREET
 CASE MANAGER: BRAD JACKSON



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REVISION	DATE
1	9/3/2014

SCALE: 1"=10'
DATE: 9/3/2014
JOB: SITE
DRAWN BY:
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746.
(512)431-9600 • almeng@abglobal.net



LEGEND

- POWER POLE
- ↓ GUY WIRE
- O.H. — OVERHEAD UTILITY LINE
- ⚡ FIRE HYDRANT
- ⊕ WATER METER
- WATER VALVE
- W — WATER LINE
- WASTEWATER MANHOLE
- WW — WASTEWATER LINE
- CONCRETE

— 740 — CONTOURS 5FT
— 739 — CONTOURS 1FT

MS = MULTI-STEM
CB = CHINABERRY MLB = MULBERRY
HB = HACKBERRY
S&M - SAVED AND MITIGATED
C.A.L. - SEE LETTER FROM CITY ARBORIST

TREE TAG NO. DESCRIPTION

REMOVE 200	10" HB
REMOVE 201	MS 12" 9" HB
REMOVE 202	10" HB
REMOVE 203	28" HB(C.A.L.)
204	17" HB
205	12" HB
REMOVE 206	12" PECAN
REMOVE 207	10" HB
REMOVE 208	14" HB
REMOVE 209	MS 8" 8" DEAD
S&M 210	12" HB
REMOVE 211	MS 17" 9" HB
REMOVE 212	MS 17" 8" HB
REMOVE 213	8" CB
214	8" HB
215	MS 13" 12" HB
216	9" HB
217	10" HB
S&M 218	19" HB
REMOVE 219	MS 13" 12" HB
220	MS 9" 6" HB
S&M 221	11" MLB
222	15" HB

CURVE TABLE

CHORD BEARING	CHORD DISTANCE	ARC LENGTH	ARC RADIUS
S11°08'44"W	85.88'	86.05'	629.15'
(S13°43'W)	(85.95')	(86.00')	
S05°18'25"W	53.36'	53.37'	629.15'
(S07°22'W)	(53.42')	(53.43')	

LINE TABLE

LINE BEARING	DISTANCE
(L1) S28°03'24"W	15.10'
(S30°04'W)	(15.08')

SEQUENCE OF CONSTRUCTION:
SEE EROSION CONTROL PLAN

1. NO PORTION OF THIS SITE IS WITHIN THE FLOOD INSURANCE MAP NUMBER 49463C00804, FOR FEBRUARY 2008.

2. CONTRACTOR SHALL CALL ONE CALL CENTER (1-800-848-8000) OR 811 (1-800-344-2345) ANY WORK IN CITY FACEDMENTS OR STREET E.O.A. BEFORE COMMENCING WORK.

3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE EXPOSED AND MARKED IN WHITE ONLY AND HAVE NOT BEEN INDEPENDENTLY RECONSTRUCTED. THE CONTRACTOR SHALL OBTAIN EXISTING UTILITIES BEFORE COMMENCING WORK. FOR ANY AND ALL DAMAGES WHICH MIGHT BE IN TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

4. ALL CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

5. ALL CURBS ALONG FINE DOZE WILL BE PAINTED WITH WHITE LETTERS AT 10' INTERVALS ALONG CURB. ADDITIONAL MARKS RECORDED OR LERS.

6. WATER SERVICE IS PROVIDED BY THE CITY 656.

7. WASTEWATER SERVICE IS PROVIDED BY THE CITY 656.

8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY (ROW) OF A STREET, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF AUSTIN.

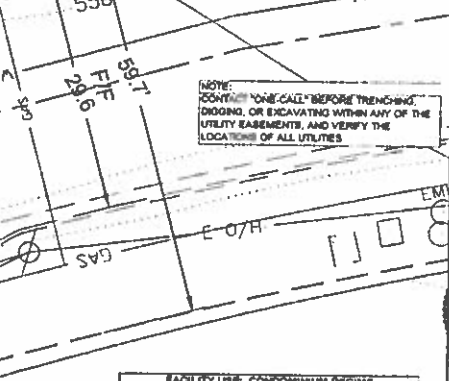
9. ALL ROADWAYS ARE DESIGNED TO SUPPORT 14,000 LBS PER SQ YD LOADS.

10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY (ROW) OF A STREET, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF AUSTIN.

11. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED UNTIL THE PROJECT IS COMPLETE AND ALL OTHER STATUTES ENACTED BY THE STATE COMMISSIONER OF PUBLIC SAFETY ARE COMPLIED WITH.

12. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY (ROW) OF A STREET, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF AUSTIN.

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FACILITY USE: CONDOMINIUM REGIMEN

	AREA	RATE	REQUIRED	TOTAL PROVIDED
1 BEDROOM	2	1.8	3	
2 BEDROOM	4	2.0	8	
TOTAL			11	
BOX OFF STREET			8	8
BICYCLE PARKING			8	5

SITE PLAN APPROVAL SHEET OF _____
PLS NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSIONER OF _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (S1-S4), LDC _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#77803-A) _____ DWG# _____ DOC# _____

Director, Wasteland Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code cannot be the basis of filing, and all required Building Permits under a portion of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

9-3-2014

STATE OF TEXAS
MATTIE MITCHELL
83330
LICENSED PROFESSIONAL ENGINEER

5TH SITE PLAN
2300 S 5TH
AUSTIN, TEXAS

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