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

CASE: SP-2013-0494C(R1)

PLANNING COMMISSION DATE: July 7, 2015

PROJECT NAME: Lynnbrook Condominiums

ADDRESS OF SITE: 2312 Lynnbrook Drive

APPLICANT: Pulte Homes of Texas (Stephen Ashlock), 512.532.3355

AGENT: Carlson, Brigrance, and Doering, Inc. (Bill Couch), 512.280.5160

AREA: 3.854 acres

WATERSHED: Slaughter Creek (Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing to construct 25 detached condominiums with porches. The site will take access from Lynnbrook Drive.

EXISTING ZONING:

The site is zoned SF-6. The proposed use is permitted.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1063(B):

A person may not construct a structure 25 feet or less from property:

- 1) In an urban family residence (SF-5) or more restrictive zoning district; or
- 2) On which a use permitted in an SF-5 or more restrictive zoning district is located

The applicant requests a waiver from a 25-foot to a 23.15-foot compatibility setback for covered porches. The site is adjacent to a developed SF-2-CO single-family lot. The proposed residences are screened with a 6-foot privacy fence.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1063(B) to reduce the Compatibility setback requirement from 25 feet to 23.15 feet from adjacent SF-2-CO-zoned property.

CASE MANAGER: Christine Barton-Holmes, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 3.854 acres
EXIST. ZONING: SF-6
MAX. BLDG. COVERAGE : 40%
MAX. IMPERV. CVRG.: 55%
ALLOWED F.A.R.: NA
HEIGHT: 35'
REQUIRED PARKING: 63

PROP. BUILDING CVR: 1.07 acres (28.2%)
PROP. IMP. CVRG.: 1.70 acres (44.7%)
PROPOSED F.A.R.: 0.28:1
PROP. HEIGHT: 18.10' (2 stories)
PROVIDED PARKING: 70 spaces

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SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed development of single-family condominium units is similar in form to the existing single-family residences to the west, and will be screened by an existing 6'-tall wooden privacy fence. The difference of 1.85 feet represents a minimal deviation from the required setback and is not likely to impact the adjacent single-family residences.

The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the Slaughter Creek watershed, which is classified as a Suburban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed residential development will be from Lynnbrook Drive. The proposed development did not require a TIA.

PLANNING COMMISSION ACTION:

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: 2-Mile ETJ (single-family residential)

South: ISF-4A and 2-Mile ETJ (mobile homes and warehousing)

East: 2-Mile ETJ (Commercial and warehousing)

West: SF-2-CO, then RR-CO (single-family residential and parkland)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Lynnbrook Dr	63'	43'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation

Austin Independent School District

Austin Monorail Project

Bauerle Ranch Homeowners Association

Bike Austin

Homeless Neighborhood Assn

Onion Creek Homeowners Association

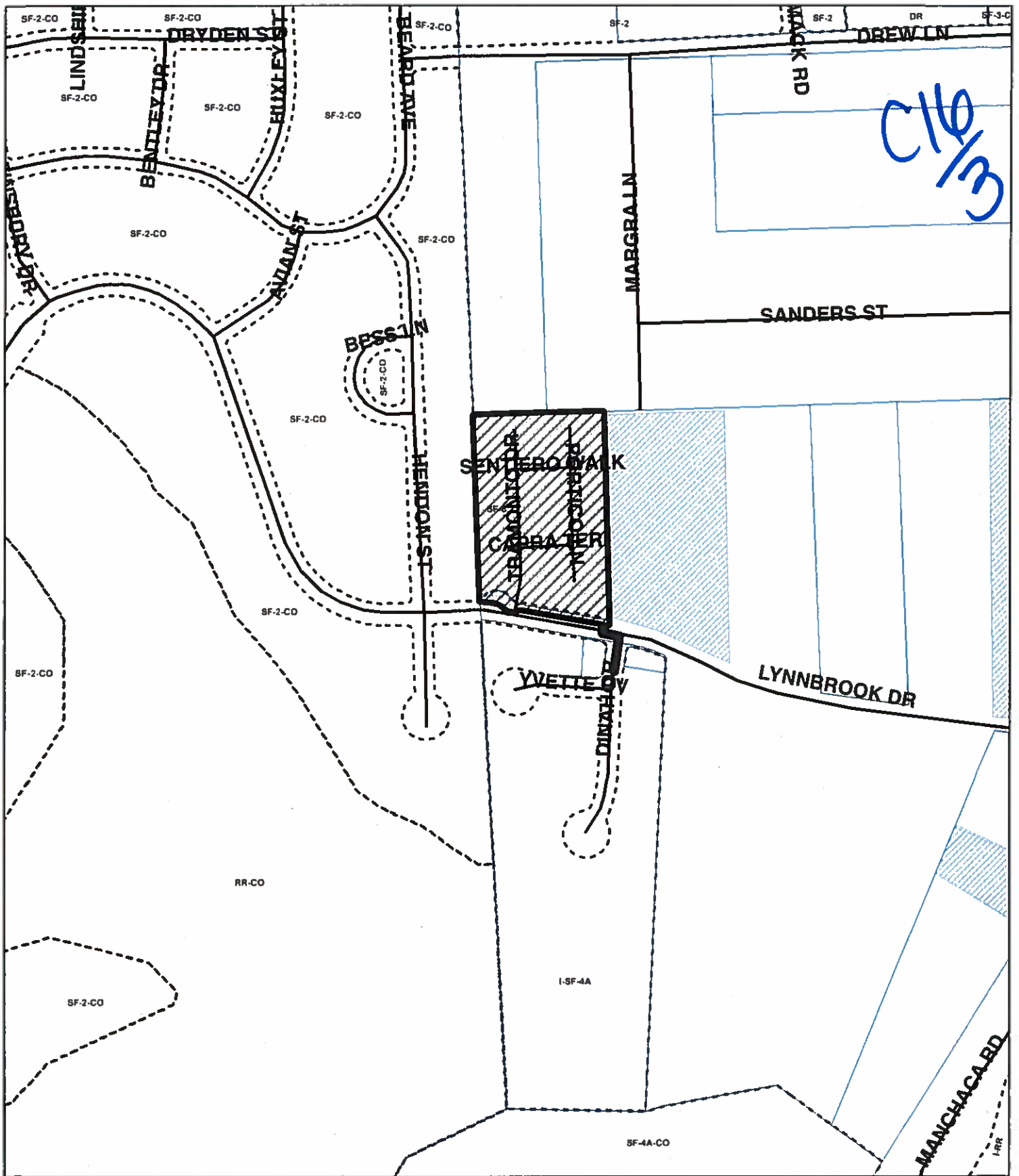
Save Our Springs Alliance

SELTEXAS

Sierra Club, Austin Regional Group

Super Duper Neighborhood Objectors and Appealers Organization

Tanglewood Forest Neighborhood Association



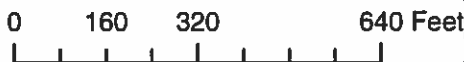
SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY



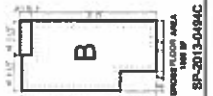
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 ADDRESS: 2312 Lynnbrook Drive
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 MANAGER: Christine Barton-Holmes



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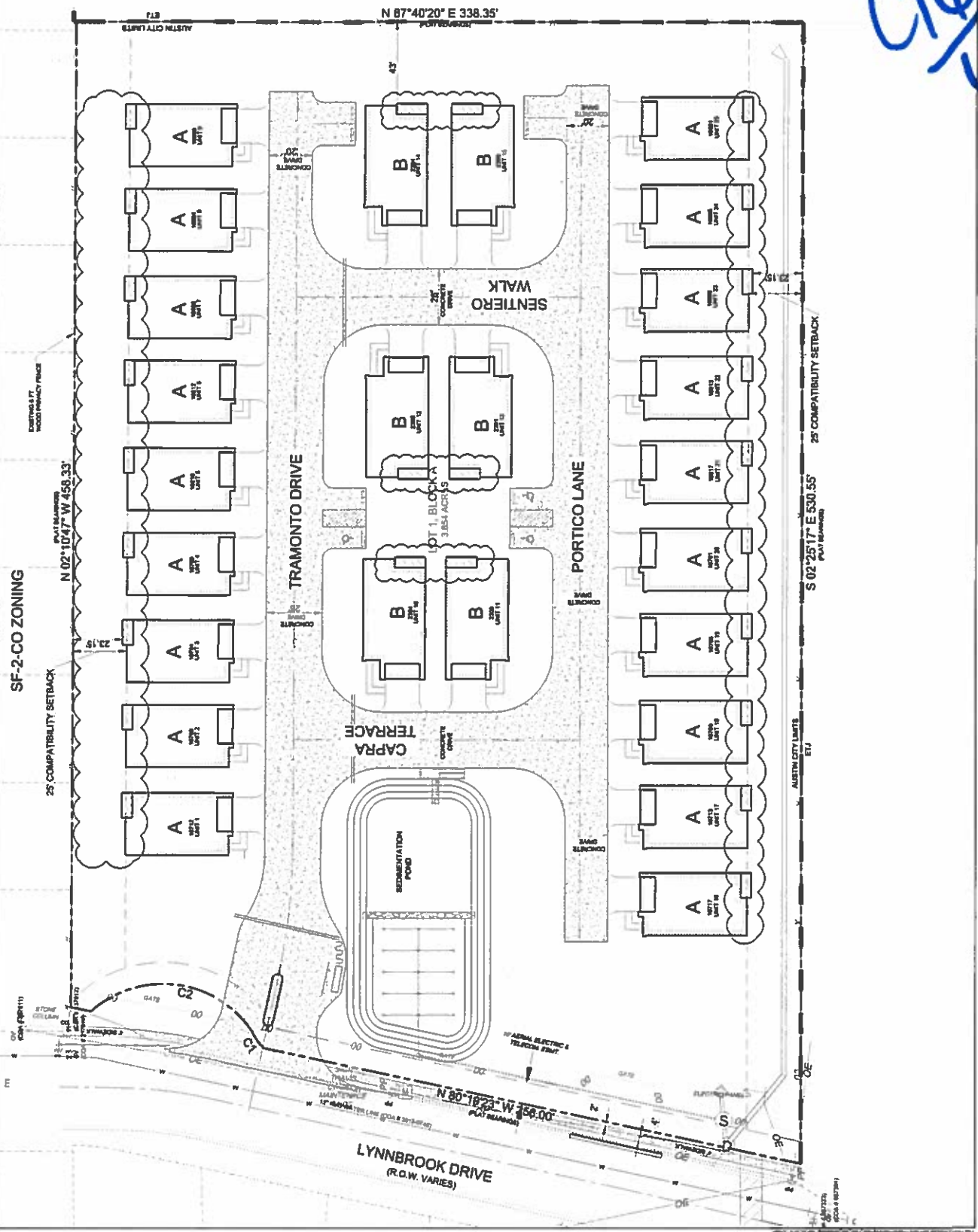
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OPERATOR: Christine Barton-Holmes



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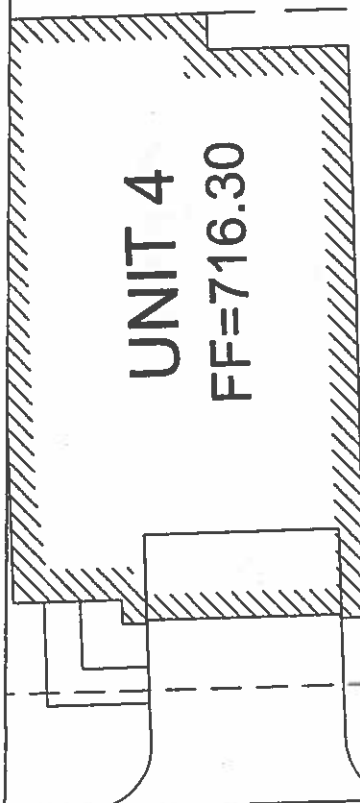
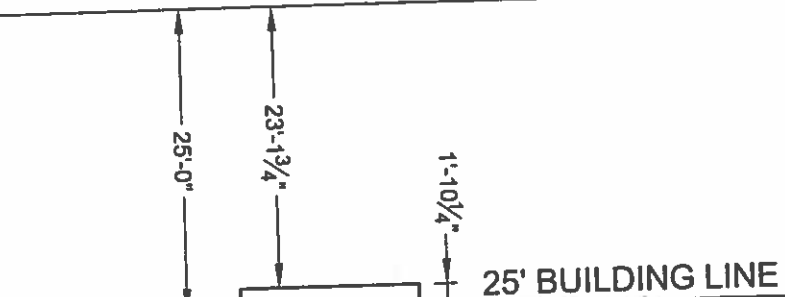
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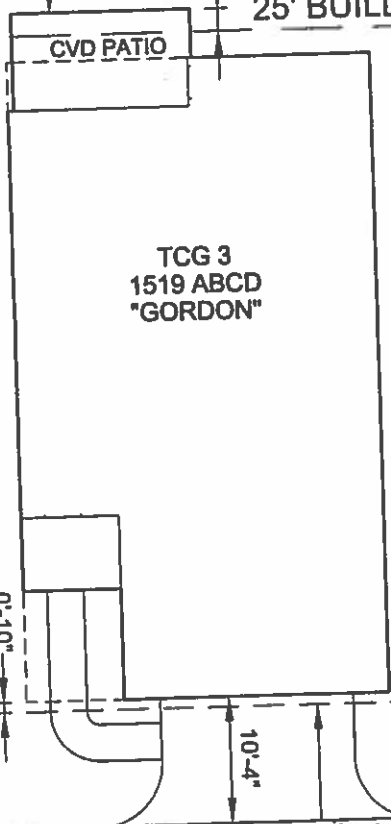
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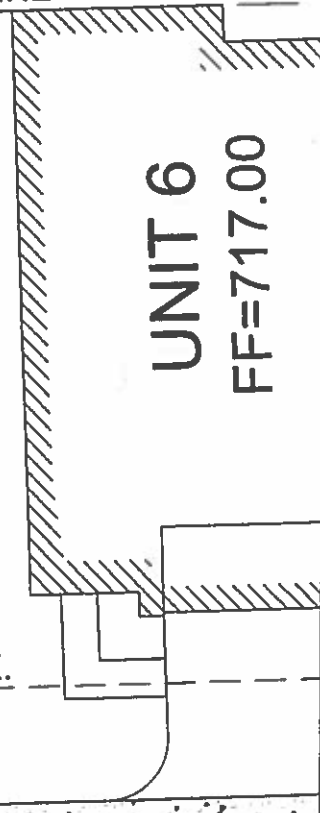


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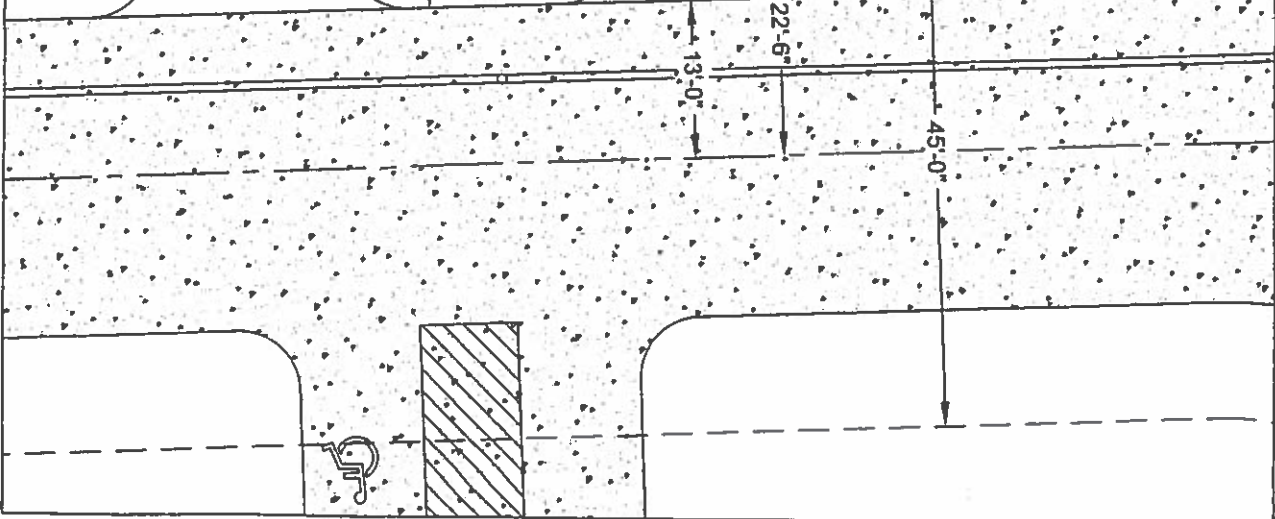


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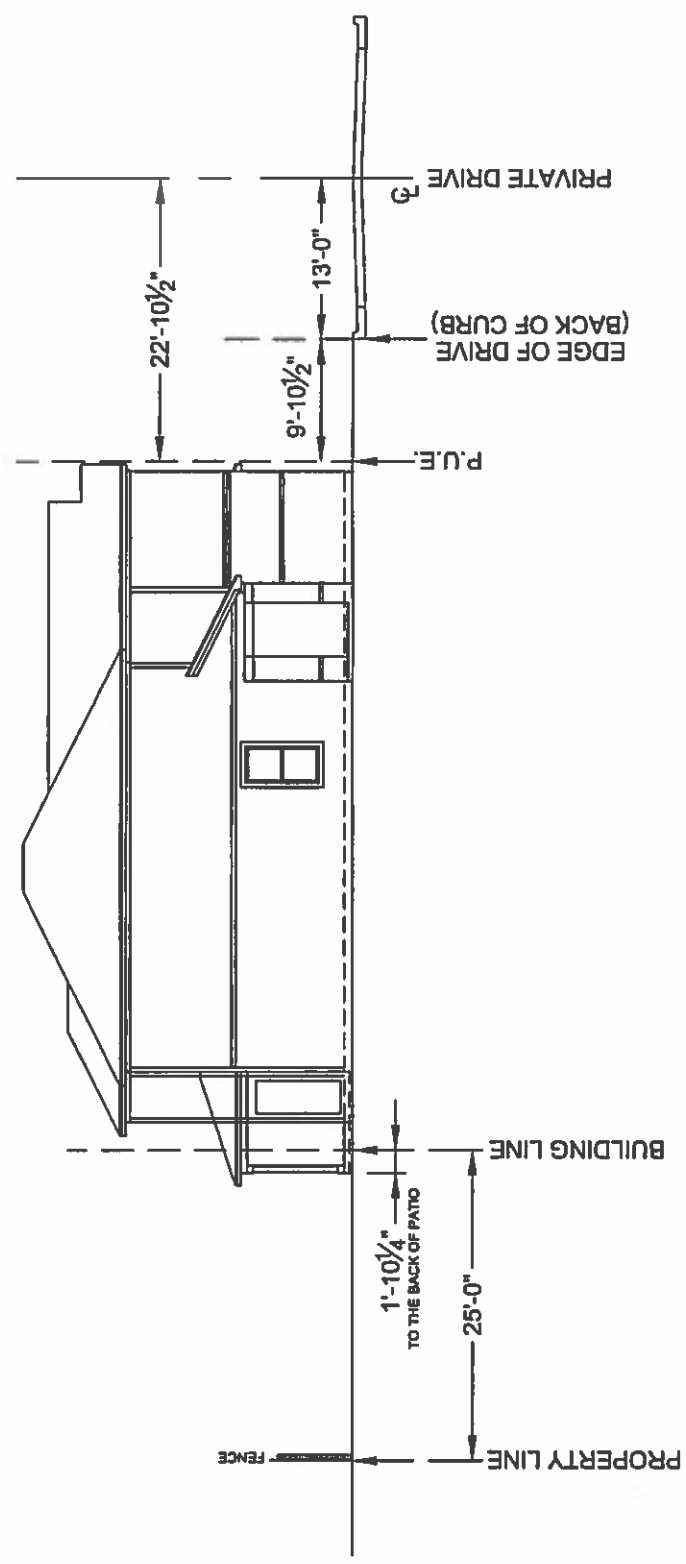


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