

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

**CIB**  
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**CASE:** SP-2014-0281C

**PLANNING COMMISSION DATE:** July 28, 2015

**PROJECT NAME:** 1713 Bluebonnet

**ADDRESS OF SITE:** 1713 Bluebonnet Lane

**APPLICANT:** 1713BB LLC (Dan Foster), 512-413-9566

**AGENT:** KBGE (Chad Kimbell, P.E.), 512-439-0400

**AREA:** 0.37 acres

**WATERSHED:** West Bouldin Creek (Urban)

**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 five condominiums, with parking, detention and water quality. The development is taking access to Bluebonnet Lane.

**EXISTING ZONING:**

The site is zoned MF-2. The site plan complies with the zoning ordinance.

**DESCRIPTION OF WAIVER:**

Waiver request is as follows: LDC Section 25-2-1062(B):

If a site has street frontage of 50 feet or less, a person may not construct a structure 15 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 15-foot to an approximately 5-foot compatibility setback for a detention pond. The site is adjacent to offices and three-and four-plexes to the north, duplexes to the south, and single-family residential to the east, southeast, and west. The detention pond is proposed to be screened with a privacy fence and landscaping.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from LDC Section 25-2-1062 to reduce the Compatibility driveway setback requirement from 15 feet to approximately five feet from adjacent SF-3- zoned property used as single family. There are duplexes to the north and south of the site, and single-family to the rear/east of the site. The buildings meet the required setback, and the detention pond will be screened with a wall and landscaping.

**CASE MANAGER:** Christine Barton-Holmes, LEED AP    **PHONE:** 974-2788  
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**PROJECT INFORMATION:** 0.37 acres (16,117 sq. ft.)

**EXIST. ZONING:** MF-2

C13/2

**MAX. BLDG. COVERAGE :** 50%  
**MAX. IMPERV. CVRG.:** 60%  
**ALLOWED F.A.R.:** NA  
**HEIGHT:** 40'3 stories  
**REQUIRED PARKING:** 10 spaces  
**PROPOSED ACCESS:** Driveway access to Bluebonnet Lane

**PROP. BUILDING CVR:** 6464 sq.ft. (41%)  
**PROP. IMP. CVRG.:** 9,594 sq.ft. (58%)  
**PROPOSED F.A.R.:** 0.19:1  
**PROP. HEIGHT:** 40' (2 stories)  
**PROVIDED PARKING:** 10 spaces

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a waiver from Compatibility standards to reduce the setback for parking from 25 feet to approximately five feet in order to construct five condominiums. The proposed condominiums will be similar in scale and use to adjacent single-family residences, and the detention pond will be screened with fencing and landscape. The site plan will comply with all applicable regulations upon site plan approval.

**Environmental:**

The site is located with the West Bouldin Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

**Transportation:**

Access to the proposed restaurant will be from Bluebonnet Lane. 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.

**PLANNING COMMISSION ACTION:**

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: CS (offices and three/four-plexes), then Anita Drive

South: SF-3 (duplexes and single-family), then Ford Street

East: SF-3 (single-family)

West: Bluebonnet Lane, then SF-3 (single-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Bluebonnet Lane	55'	35'	City Collector

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Bike Austin

Friends of the Emma Barrientos MACC

Homeless Neighborhood Assn.

Perry Grid 614

Preservation Austin

Save Our Springs Alliance

Sierra Club, Austin Regional Group

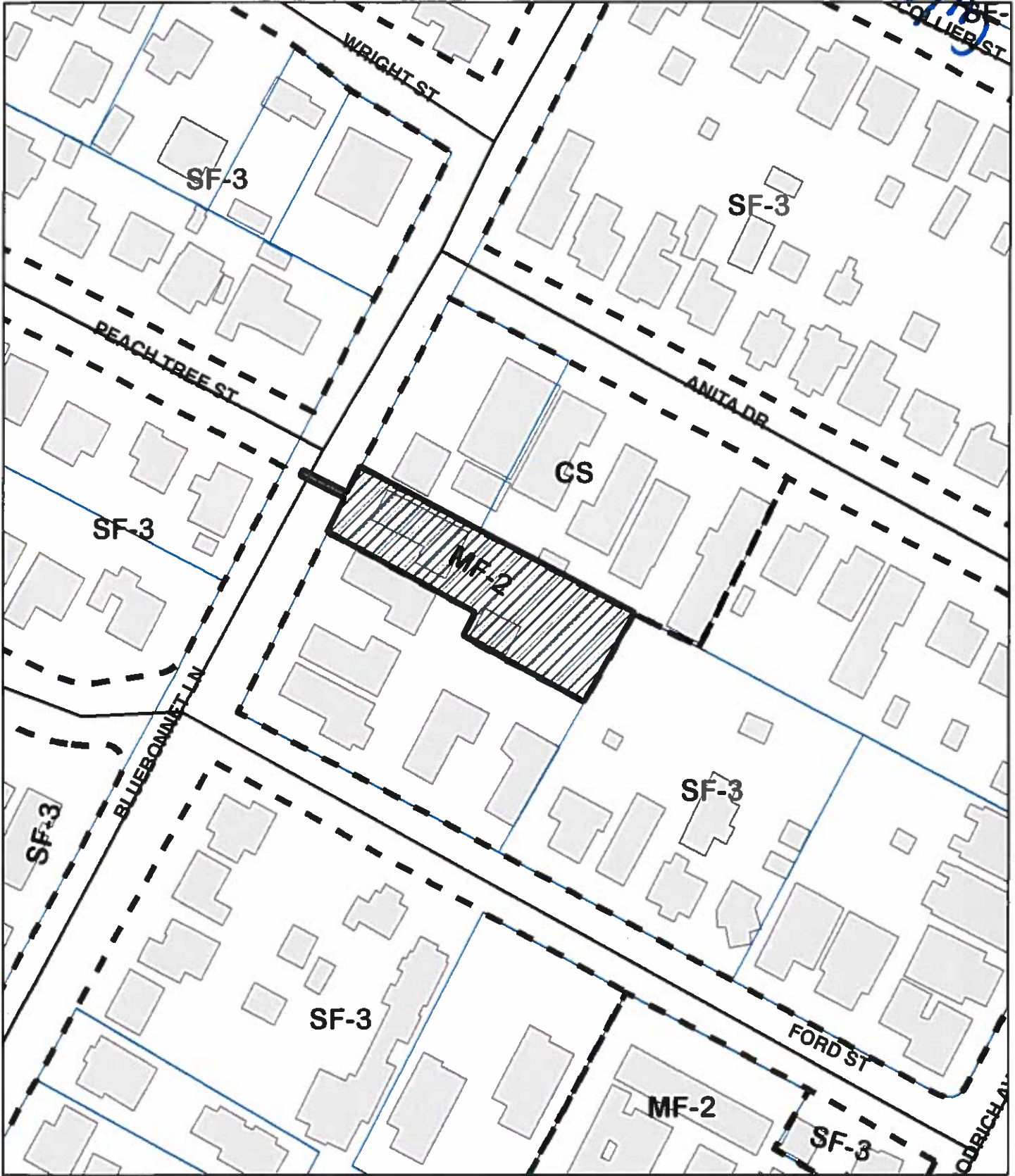
South Central Coalition

Super Duper Neighborhood Objectors and Appealers Organization

The Real Estate Council of Austin, Inc.



Zilker Neighborhood Association

CL3  
7/2/13

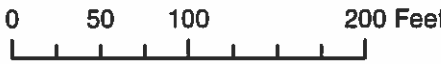


SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SP-2014-0281C  
 ADDRESS: 1713 Bluebonnet Lane  
 CASE NAME: 1713 Bluebonnet  
 MANAGER: Christine Barton-Holmes



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OPERATOR: Christine Barton-Holmes

