

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

CS
1

CASE: SP-2014-0281C PLANNING COMMISSION DATE: August 25, 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
CAPTOL 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.

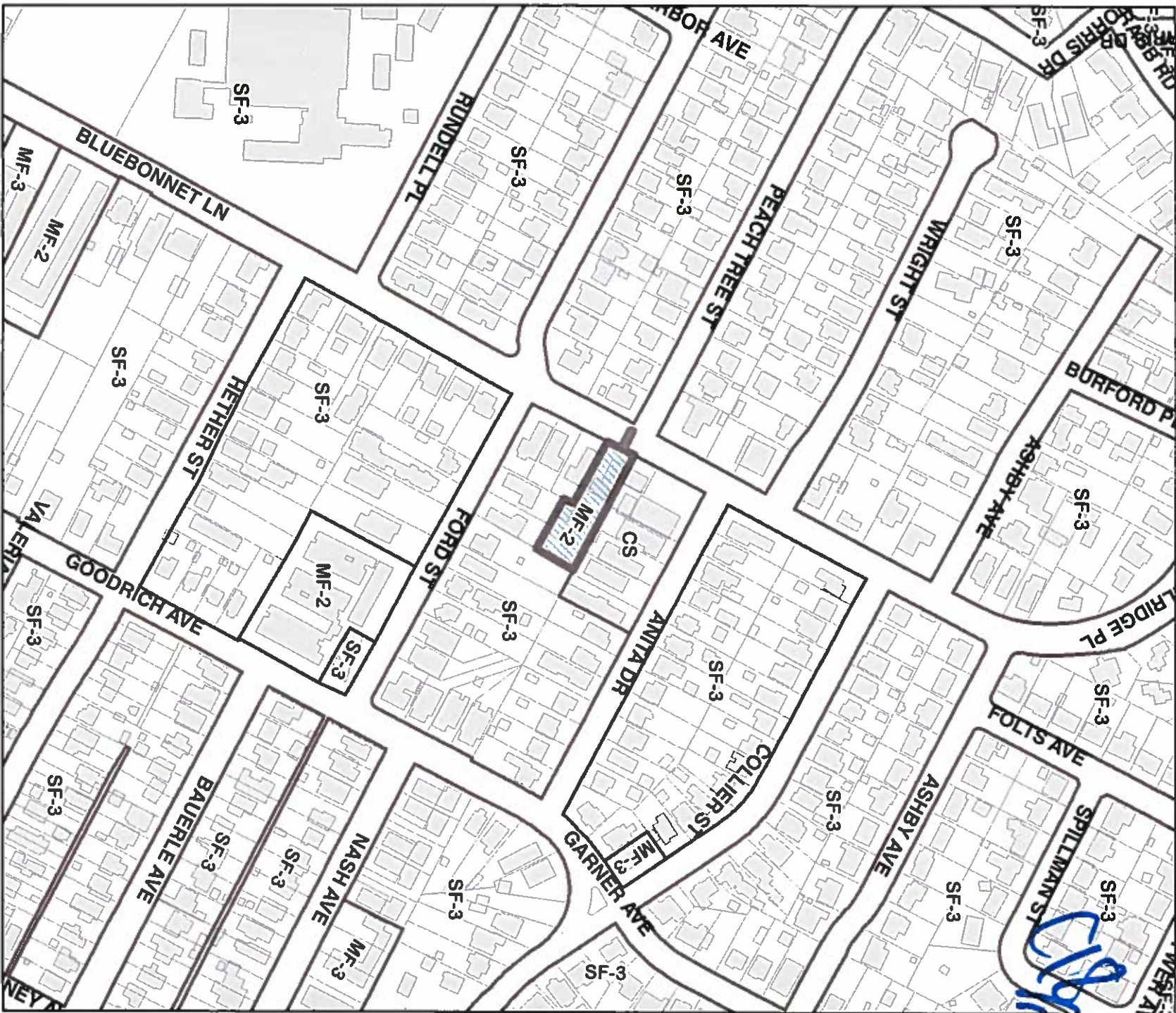
The applicant requests a waiver from a 15-foot to an approximately 5-foot compatibility setback for a detention pond. The detention pond is proposed to be screened with a privacy fence and landscaping. The site is adjacent to offices and three-and four-plexes to the north, duplexes to the south, and single-family residential to the east, southeast, and west.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1062 to reduce the compatibility setback requirement from 15 feet to approximately five feet from the 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. All buildings meet the required setback, and the detention pond will be screened with a wall and landscaping.

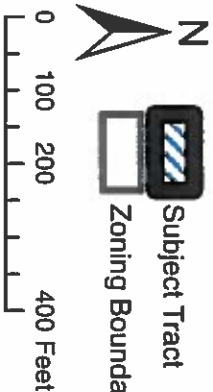
CASE MANAGER: Scott Grantham PHONE: 512-974-2942
Scott.grantham@austintexas.gov

PROJECT INFORMATION: 0.37 acres (16,117 sq. ft.)
EXIST. ZONING: MF-2



Subject Tract

Zoning Boundary



CASE#: SP-2014-0281C

ADDRESS: 1713 Bluebonnet

CASE NAME: 1713 Bluebonnet Lane

MANAGER: Scott Grantham

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.



PUBLIC HEARING INFORMATION

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Case Number: SP-2014-0281C
Contact: Scott Grantham, 512-974-2942 or Cindy Casillas, 512-974-3437
Public Hearing: Planning Commission, Jul 28, 2015

Louise Rector
Your Name (please print) I am in favor
 I object

1804 Anita
Your address(es) affected by this application

[Signature] July 28, 2015
Signature Date

Daytime Telephone: 512 426 8521

Comments: _____

Same comments as
Pam's as far as the hopes
the building style
won't look bland, boring,
and cheap.

If you use this form to comment, it may be returned to:
City of Austin
Development Services Department, 4th Floor
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

[Handwritten Signature]

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 Public Hearing: Planning Commission, Jul 28, 2015

Pam Edwards / Lovie Rector
 Your Name (please print) I am in favor
 I object

1804 Anita Dr.
 Your address(es) affected by this application

Pam Edwards 11 July 15
 Signature Date

Daytime Telephone: 512 426 8521

Comments: Having grown up in this location and lived in the neighborhood forever I've seen it change since the 50s. I'm only hoping the new changes to the proposed property listed here won't turn out looking like another mini-office building or David Koresh compound.
Thanks!

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 Public Hearing: Planning Commission, Jul 28, 2015

Stuart Hutson + Andrea Unts
 Your Name (please print) I am in favor
 I object

2019 Wright
 Your address(es) affected by this application
 Andrea Kule
 Signature Date
 7.14.15

Daytime Telephone: 512.843.8202

Comments: We respectfully object to the proposed development. It will encroach on the privacy of up to 8 adjacent lots, and changing the setbacks from 15' to 5' will increase this burden. Unfortunately, exceptions like this quickly become the rule and can greatly harm this wonderful neighborhood.

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Contact: Scott Grantham, 512-974-2942 or Cindy Casillas, 512-974-3437
Public Hearing: Planning Commission, Jul 28, 2015

Brandie Baker & Eric Martin

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

2014 FORD ST.

Your address(es) affected by this application

Brandie Baker & Eric Martin 7/13/15

Signature

Date

Daytime Telephone: 512-466-0497

Comments: Detention ponds can cause more mosquitos in the neighborhood especially if not well maintained. We are strongly against this solution for runoff. The pond at the school (Zilker Elementary) doesn't hold water for a week at a time, and causes the mosquito population to explode.

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CB/IX

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 Public Hearing: Planning Commission, Jul 28, 2015

KATHERINE KAPPEL
 Your Name (please print) I am in favor
 Subject

1803 ANITA DR AUSTIN 78704
 Your address(es) affected by this application

Katy Kappel
 Signature Date

Daytime Telephone: 512-589-1498

Comments: There is already too much traffic on Bluebonnet. It puts walkers, children at the school, an cyclist in danger.

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 Public Hearing: Planning Commission, Jul 28, 2015

CARY REYNOLDS
 Your Name (please print) I am in favor
 I object

1709 BLUEBONNET LN.
 Your address(es) affected by this application

 7/11/15
 Signature Date

Daytime Telephone: 512 917-5000

Comments: THIS IS A LARGE UNDER-UTILIZED
 LOT AND AM HAPPY TO ENCOURAGE
 THE OWNER TO PROCEED WITH HIS
 PLANS.

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INFORMACION DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no está bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso, o una parte interesada que se identifica como una persona que puede apelar la decisión. El organismo obteniendo la audiencia pública determinará si una persona está legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica un interés a una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y hablan por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web: www.austintexas.gov/devservices.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, el número de caso, y el nombre de la persona designada en la noticia oficial.

ENTERED

Numero de caso: SP-2014-0281C

Persona designada: Scott Grantham, 512-974-2942 o
Cindy Casillas, 512-974-3437

Audiencia Pública: Planning Commission, Jul 28, 2015

GISELA SIERRA

Su Nombre (en letra de molde)

1804 A Hether St

Su domicilio(s) afectado(s) por esta solicitud

[Handwritten Signature]

Firma

7-24-15

Fecha

Comentarios:

This is new construction why should they be allowed any variances whatsoever

Our neighborhood needs to stay a neighborhood.

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Development Services Department, 4th Floor
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

[Handwritten Signature]

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 Public Hearing: Planning Commission, Jul 28, 2015

Kim GEARY
 Your Name (please print) I am in favor
 I object

1804 HETHEIR
 Your address(es) affected by this application

Kim GEARY 7-22-15
 Signature Date

Daytime Telephone: 512 416-0217

Comments: NO VARIANCES ON NEW CONSTRUCTION.

I work with COA, Travis Co, Hays Co, Bastrop, etc. There is NO reason to grant any variance on new construction

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CSG

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VICTORIA Priesmejeiz
 Your Name (please print) I am in favor
 I object

1902 FORD ST
 Your address(es) affected by this application

[Signature]
 Signature Date 7/14/15

Daytime Telephone: 512-657-4765

Comments: * VICTORIA@egp-enterprises.com

If you use this form to comment, it may be returned to:
 City of Austin
 Development Services Department, 4th Floor
 Scott Grantham
 P. O. Box 1088
 Austin, TX 78767-8810

[Handwritten Signature]

