

**ZONING AND PLATTING COMMISSION  
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

**CASE:** SP-2015-0032C

**ZAP COMMISSION DATE:** December 1, 2015

**PROJECT NAME:** Stately Hill Condominiums

**ADDRESS OF SITE:** 8101 Peaceful Hill Lane, Austin, TX 78748

**APPLICANT:** Peaceful Hill Partners, LLC (Joe Straub), 512-731-9923

**AGENT:** Alm Engineering (Matthew Mitchell), 512-457-0344 (ext. 201)

**AREA:** 9.51 acres

**COUNCIL DISTRICT:** 2

**WATERSHED:** South Boggy 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 sixty (60) single family condominiums, with parking, detention and water quality. The development is taking access to Peaceful Hill Lane and Shallot Way

**EXISTING ZONING:**

The site is zoned SF-6-CO. The site plan complies with the zoning ordinance.

**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 6-foot compatibility setback for a section of driveway, sidewalk, and a portion of three parking spaces. Driveways, sidewalk, and parking are proposed to be screened with privacy fences. The site is adjacent to single family houses to the south and west, and to industrial and warehouse sites to the north and east.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from LDC Section 25-2-1063 to reduce the compatibility setback requirement from 25 feet to 6 feet from the adjacent single family uses to the south and west. The proposed condominiums will be in the form of single family houses, similar in scale to the surrounding single family development. All buildings meet the required setback. The driveways, sidewalk, and parking will be screened with privacy fences at least 6 feet in height.

**CASE MANAGER:** Scott Grantham

**PHONE:** 512 -974-2942

**EMAIL:** scott.grantham@austintexas.gov

**PROJECT INFORMATION:** 9.51 acres (41,4103 sq. ft.)

**EXIST. ZONING:** SF-6-CO

**MAX. BLDG. COVERAGE:** 40%

**MAX. IMPERVIOUS COVER:** 55%

**ALLOWED F.A.R.:** NA

**HEIGHT:** 35'

**REQUIRED PARKING:** 120

**PROPOSED ACCESS:** Driveway access to Peaceful Hill Lane and Shallot Way

**PROP. BLDG. COVERAGE:** 98,515 sq ft (24%)

**PROP. IMPERVIOUS COVER:** 184,578 sq.ft (45%)

**PROPOSED F.A.R.:** 0.414:1

**PROP. HEIGHT:** Max of 33.2 ft (2 stories)

**PROVIDED PARKING:** 132

#### **SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a waiver from compatibility standards to reduce the setback from 25 feet to 6 feet in order to construct a driveway, sidewalk, and a portion of three parking spaces as an accessory to sixty (60) proposed condominiums. The proposed condominiums will be similar in scale and use to adjacent single-family residences, and the driveway, sidewalk, and parking will be screened with privacy fencing. The site plan will comply with all applicable regulations upon site plan approval.

#### **Environmental:**

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

#### **Transportation:**

Access to the proposed condominiums will be from Peaceful Hill Lane and Shallot Way. The proposed development did not require a Traffic Impact Analysis.

#### **ZONING AND PLATTING COMMISSION ACTION:**

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.

#### **SURROUNDING CONDITIONS:**

Zoning (Land Use)

North: DR (miscellaneous industrial, warehousing)

South: SF-4A-CO (single family)

East: CS-CO (commercial)

West: Peaceful Hill Lane, then SF-2 (single family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Peaceful Hill Lane	60'	30'	City Collector
Shallot Way	50'	30'	Local City Street

#### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Circle S. Ridge Neighborhood Association

Far South Austin Community Assn.

Friends Of The Emma Barrientos Macc

Friends Of Williams Elementary

Go!Austin/Vamos!Austin (Gava)-78745

Onion Creek Homeowners Association

Parkridge Gardens HOA

Parkridge Gardens Owners Association Inc.

Peaceful Hill Preservation League

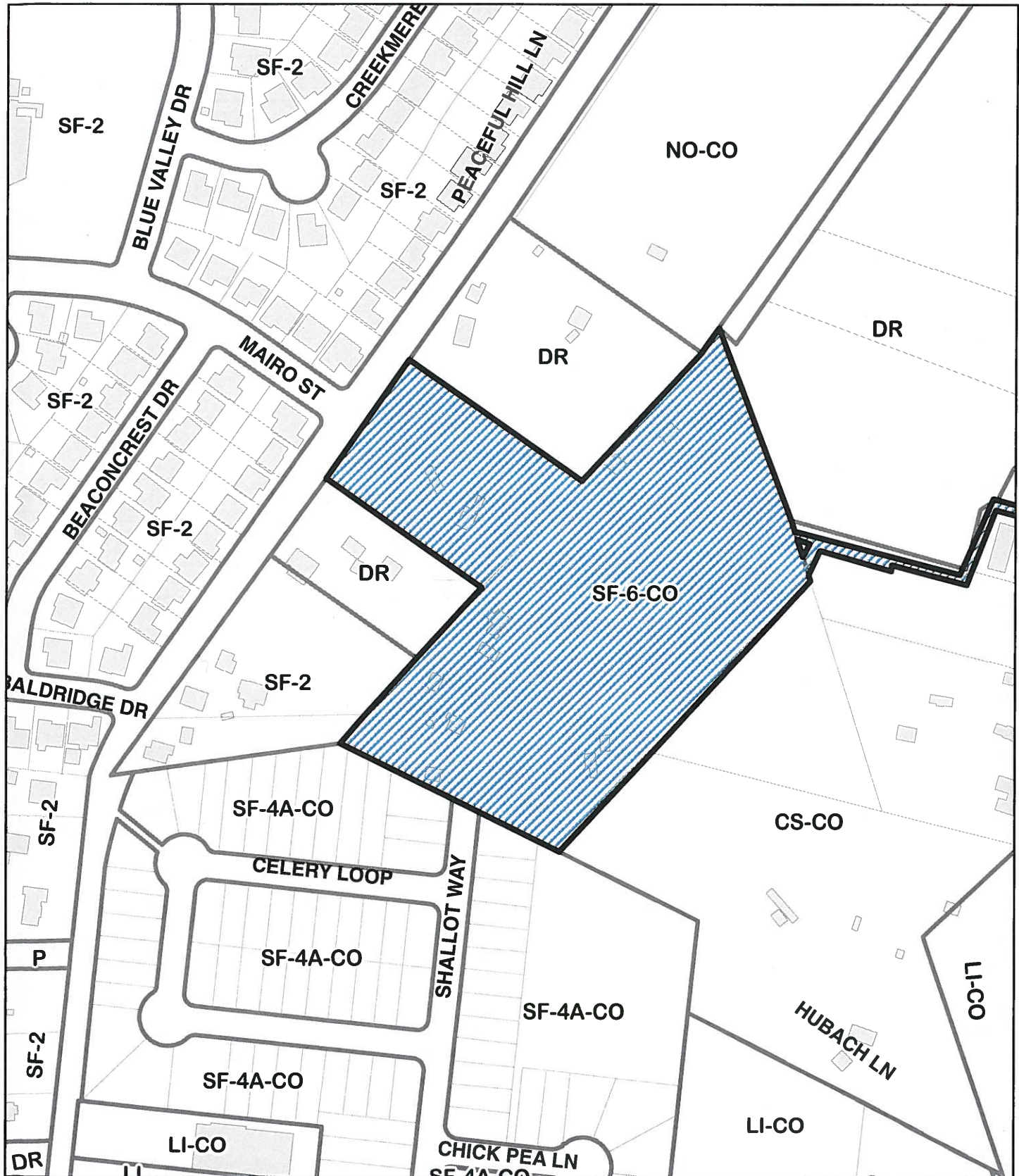
Preservation Austin

Seltexas

Sierra Club, Austin Regional Group

South Boggy Creek Neighborhood Association

The Real Estate Council Of Austin, Inc.



0 75 150 300 Feet



Subject Site

Zoning Boundary

Case Name: Stately Hill Condominiums  
 Case Number: SP-2015-0032C  
 Address: 8101 Peaceful Hill Lane  
 Case Manager: Scott Grantham

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