

15-2017-0007

63

**1615 SOUTH 2ND. ST**  
Board of Adjustments

April 10, 2017

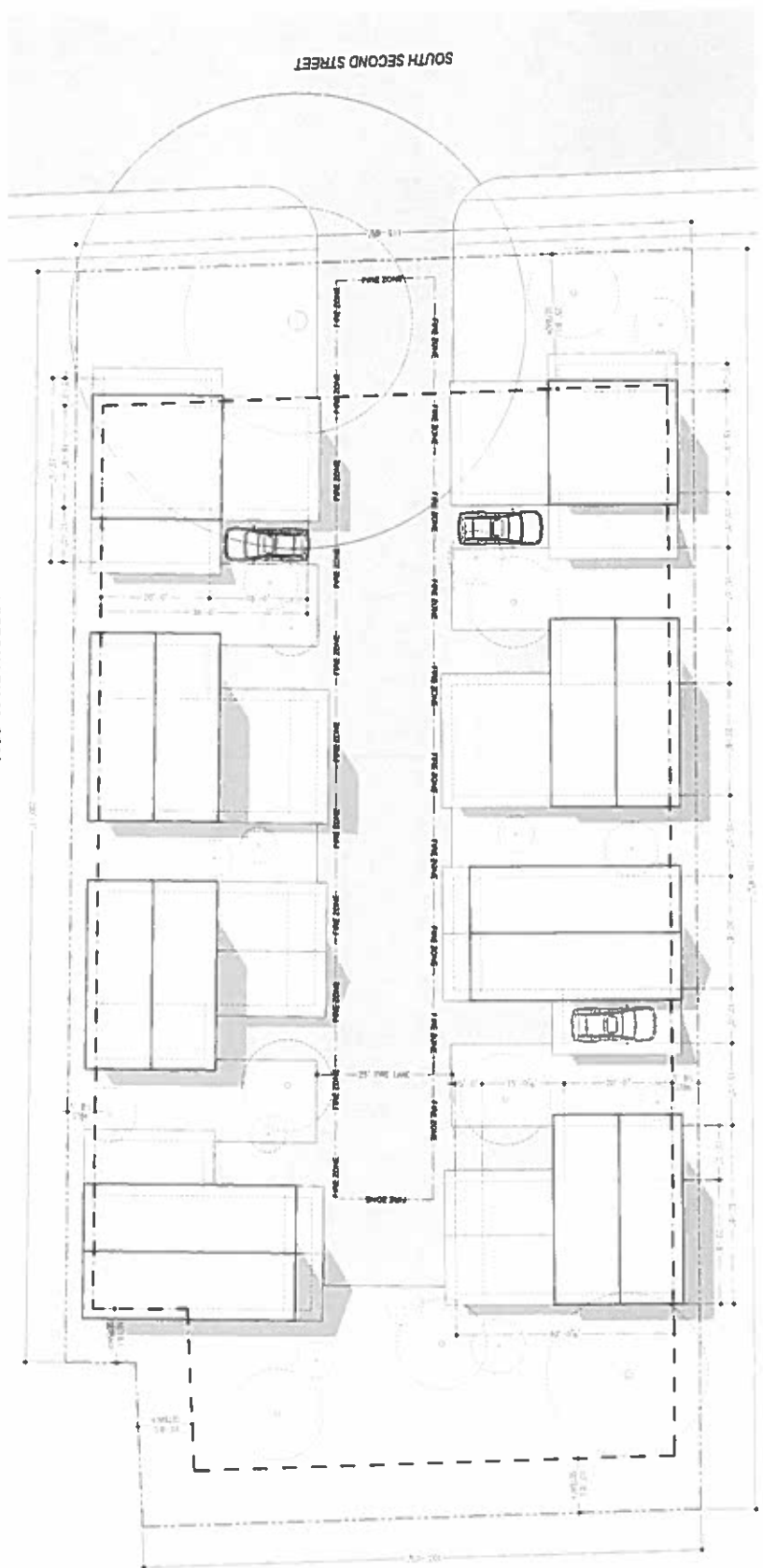


architecture

1615 South 2nd Street  
Suite 100  
Tampa, FL 33606  
813.251.1000

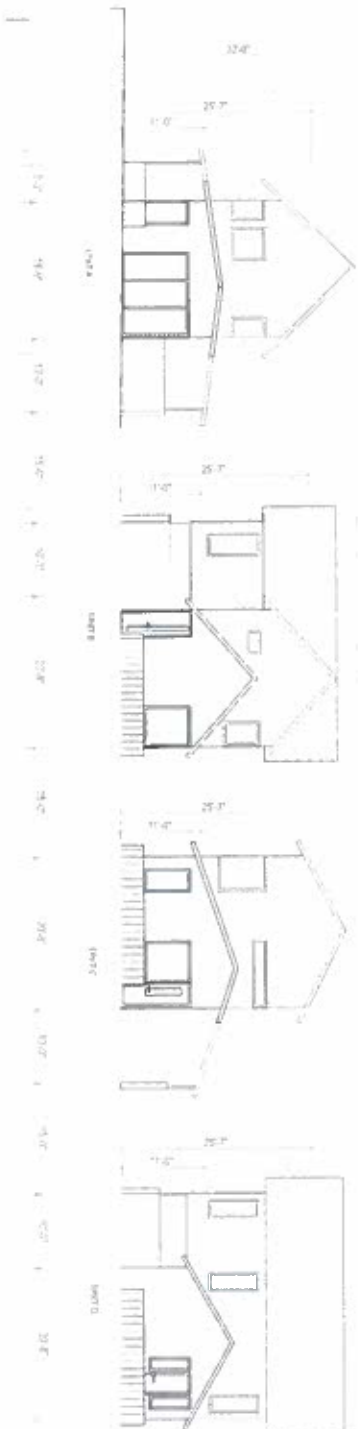
16-07-2017

1615 South 2nd Street



SOUTH SECOND STREET

SITE PLAN APPROVED BY PLANNING COMMISSION AND CITY COUNCIL ON FEBRUARY 11, 2016



EXTERIOR ELEVATIONS INCLUDED IN RESTRICTIVE COVENANT

PG. 2

INITIAL DESIGN  
APPROVED  
BY PLANNING  
COMMISSION, CITY  
COUNCIL, AND BCNA

SOUTH 2ND ST  
E. 100' WIDE

100' WIDE



architecture

100' WIDE  
100' WIDE  
100' WIDE  
100' WIDE

100' WIDE

100' WIDE

ORDINANCE NO. 20160211-024

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1615 AND 1617 SOUTH 2<sup>ND</sup> STREET IN THE BOULDER CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-5-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0145, on file at the Planning and Zoning Department, as follows:

A 0.600-acre (26,130 square foot) tract of land located in the Isaac Decker League, Abstract No. 8, Travis County, Texas, in the city of Austin, Texas, being all of a called 0.603-acre tract of land conveyed to Condo Paradiso, LLC by special warranty deed with vendor's lien dated November 24, 2015 recorded in Document No. 2015194070 of the Official Public Records of Travis County, Texas; said 0.600-acre of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property").

locally known as 1615 and 1617 South 2<sup>nd</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- Development of the Property may not exceed 8 residential units.
- The maximum height of a building or structure on the Property shall not exceed 2 stories or 35 feet.
- The maximum height of an exterior wall of a building or structure on the Property shall not exceed 20 feet from finished floor.

- The maximum footprint square footage for a residential unit on the Property shall not exceed 799 square feet. Additionally, no less than 2 residential units on the Property shall have a maximum square footage of 15 percent less than the average square footage of the remaining residential units on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) district and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 20020523-33 that established zoning for the Boulder Creek Neighborhood Plan.

PART 4. This ordinance takes effect on February 22, 2016.

PASSED AND APPROVED

February 11, 2016

APPROVED: Anne L. Morgan  
City Attorney

ATTEST: Jannette S. Goodall  
City Clerk

The owner received the following email

correspondence from City Planners to help

inform which section of code in 25-2-776-

*Condominium Residential Use* would apply to this project. Andrew Moore, the case manager for this project, sent this email to Christine Barton Holmes asking for clarification.

Hi Christine, I'm the zoning case manager for this one. I have a question for you. The subject property is zoned R-1. The owner is asking to have a local residential street to say this is a condominium can't take access to a local residential street and be required to have 3500 sq ft of site area per unit. This project is .599 acres, proposing 8 units and access to a 5<sup>th</sup> street which is a local residential street. They would have a site plan with a private drive. Am I interpreting this correctly?

**Andy**

- **25-2-776 - CONDOMINIUM RESIDENTIAL USE.**

(A) For a condominium residential use in a SF-5, SF-6, or multi-family district, the base zoning district regulations are superseded by the requirements of this section.

(B) The minimum site area for a condominium residential use is 14,000 square feet.

c) At least 3,500 square feet of site area is required for each condominium.

(D) This subsection applies in an SF-5 district.

- (1) A condominium site must be at least 300 feet from other condominium sites in an SF-5 district.

(2) A condominium use is prohibited on a site with access only to a local residential street.

(3) A condominium site may include not more than ten condominium units.

(4) A parking space may not be located in a required front street yard, except for a parking space in a driveway.

(E) This subsection applies in an SF-6 district.

- (1) The building official may not issue a certificate of occupancy until the owner of the property has complied with state requirements concerning condominiums. A note regarding this requirement must be included on the site plan.

(2) A parking space may not be located in a required front street yard, except for a parking space in a driveway.

(F) A condominium use with 10 or more dwelling units in a building constructed after the effective date of this ordinance must comply with the open space requirements in [Chapter 25-2, Subchapter E, Section 2.7 \(Private Common Open Space and Pedestrian Amenities\)](#) except as provided by this subsection.

(1) Subchapter E, Section 2.7 (*Private Common Open Space and Pedestrian Arteries*) is not required if the development is:

(a) located in:

- (i) the University Neighborhood Overlay and the applicant elects to comply with Subchapter C, Article 3, *District 9 (University Neighborhood Overlay District)* of this chapter; or
- (ii) the central business district (CBD); or
- (iii) the downtown mixed use (DMU) district; or

(b) certified under a local, state, or federal affordable housing program and located within  $\frac{1}{2}$  mile safe pedestrian travel distance of an existing and developed public park or multi-use trail, measured from the boundary of the site to the nearest public entrance of the park or multi-use trail.

(2) In evaluating safe pedestrian travel distances under Paragraph (1)(b), consideration shall be given to factors affecting the suitability of the area for pedestrian travel, including physical or topographic barriers, traffic volumes, pedestrian crosswalks, and accessible routes compliant with the Americans with Disabilities Act.

(G) A condominium use with less than 10 dwelling units must provide private personal open space in accordance with the requirements of this subsection.

- (1) The open space must be a minimum of five percent of the gross site area of the property.
- (2) An area of private personal open space at ground level must contain at least 100 square feet and may not be less than ten feet across in each direction.
- (3) An area of private personal open space above ground level must contain at least 50 square feet and may not be less than five feet across in each direction.
- (4) The requirements of this subsection do not apply to a condominium unit located within development that meets the requirements in Subsection (F)(1) of this section.

Source: Section 13-2-257; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11; Ord. 20111215-096.

**Andrew Moore**

### Senior Planner

City of Austin - Planning &amp; Zoning Department

505 Barton Springs Road, 5<sup>th</sup> Floor

EMAIL  
CORRESPONDENCE  
RECEIVED BY OWNER



architecture

**Email Correspondence**

The owner received the following email correspondence from City Planners to help inform which section of code in 25-2-776-*Condominium Residential Use* would apply to this project. Andrew Moore, the case manager for this project, sent this email to Christine Barton Holmes asking for clarification.

**From:** Moore, Andrew

**Sent:** Tuesday, November 17, 2015 4:22 PM

**To:** Barton-Holmes, Christine

**Subject:** C14-2015-0145

Hi Christine, I'm the zoning case manager for this one. I have a question for you. I read 25-2-776 to say that SF-5 condominiums can not take access to a local residential street and are required to have 3500 sq ft of site area per unit. This project is .599 acre, proposing 8 units and access to S. 2<sup>nd</sup> which is a local residential street. They would have a site plan with a private drive. Am I interpreting this correctly?

Thanks,

Andy

- 25-2-776 - CONDOMINIUM RESIDENTIAL USE.

(A) For a condominium residential use in a SF-5, SF-6, or multi-family district, the base zoning district regulations are superseded by the requirements of this section.

(B) The minimum site area for a condominium residential use is 14,000 square feet.

(C) At least 3,500 square feet of site area is required for each condominium.

**Email Correspondence**

Christine Barton Holmes' reply to Andrew Moore helped inform the owners as to which section of the code would apply to the project. This decision initiated the acquisition of the property at 1615 South 2nd St. and the project moved forward based on this information.

**From:** "Barton-Holmes, Christine" <Christine.Barton-Holmes@austintexas.gov>

**Date:** November 17, 2015 at 5:19:08 PM CST

**To:** "Moore, Andrew" <Andrew.Moore@austintexas.gov>

**Subject:** RE: C14-2015-0145

Hi, Andy,

Yes, and no.... since there are only 8 units, Subsection G applies, and they would only have to provide private open space (100 sf at ground level or 50 sf above ground level), and it must total 5% of the gross site area, so as long as patios and decks equaled 1304.622 sf, they're ok. However, they would have to go to BOA for the residential street access (25-2-472).

Thanks,

Christine



## Code Requirement

The owners needed clarification on this part of the Land Development Code in order to determine if the potential project at 1615 South 2nd St was viable.

### 25-2-776 - CONDOMINIUM RESIDENTIAL USE.

- (A) For a condominium residential use in a SF-5, SF-6, or multi-family district, the base zoning district regulations are superseded by the requirements of this section.
- (B) The minimum site area for a condominium residential use is 14,000 square feet.
- (C) At least 3,500 square feet of site area is required for each condominium.
- (D) This subsection applies in an SF-5 district.
- (1) A condominium site must be at least 300 feet from other condominium sites in an SF-5 district.
- (2) A condominium use is prohibited on a site with access only to a local residential street.
- (3) A condominium site may include not more than ten condominium units.
- (4) A parking space may not be located in a required front street yard, except for a parking space in a driveway.
- (E) This subsection applies in an SF-6 district.
- (1) The building official may not issue a certificate of occupancy until the owner of the property has complied with state requirements concerning condominiums. A note regarding this requirement must be included on the site plan.
- (2) A parking space may not be located in a required front street yard, except for a parking space in a driveway.
- (F) A condominium use with 10 or more dwelling units in a building constructed after the effective date of this ordinance must comply with the open space requirements in Chapter 25-2, Subchapter E, Section 2.7 ( Private Common Open Space and Pedestrian Amenities ) except as provided by this subsection.
- (1) Compliance with the open space requirements in Chapter 25-2, Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities ) is not required if the development is:
- (a) located in:
- (i) the University Neighborhood Overlay and the applicant elects to comply with Subchapter C, Article 3, Division 9 ( University Neighborhood Overlay District ) of this chapter; or
- (ii) the central business district (CBD); or
- (iii) the downtown mixed use (DMU) district; or

(b) certified under a local, state, or federal affordable housing program and located within ½ mile sole pedestrian travel distance of an existing and developed public park or multi-use trail, measured from the boundary of the site to the nearest public entrance of the park or multi-use trail.

PG. 7

(2) In evaluating safe pedestrian travel distances under Paragraph (1)

(b), consideration shall be given to factors affecting the suitability of the area for pedestrian travel, including physical or topographic barriers, traffic volumes, pedestrian crosswalks, and accessible routes compliant with the Americans with Disabilities Act.

(G) A condominium use with less than 10 dwelling units must provide private personal open space in accordance with the requirements of this subsection.

(1) The open space must be a minimum of five percent of the gross site area of the property.

(2) An area of private personal open space at ground level must contain at least 100 square feet and may not be less than ten feet across in each direction.

(3) An area of private personal open space above ground level must contain at least 50 square feet and may not be less than five feet across in each direction.

(4) The requirements of this subsection do not apply to a condominium use located within development that meets the requirements in Subsection (F)(1) of this section, minimum depth and width of 20 feet and a minimum total area of 650 square feet.



architecture

1401 FARMER AVENUE  
900 EAST 10TH STREET  
SUITE 100  
AUSTIN, TEXAS 78702

214-442-5334

WWW.MTFARCHITECT.COM



(G) A condominium use with less than 10 dwelling units must provide private personal open space in accordance with the requirements of this subsection.

Pg. 8

(1) The open space must be a minimum of five percent of the gross site area of the property.

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architecture

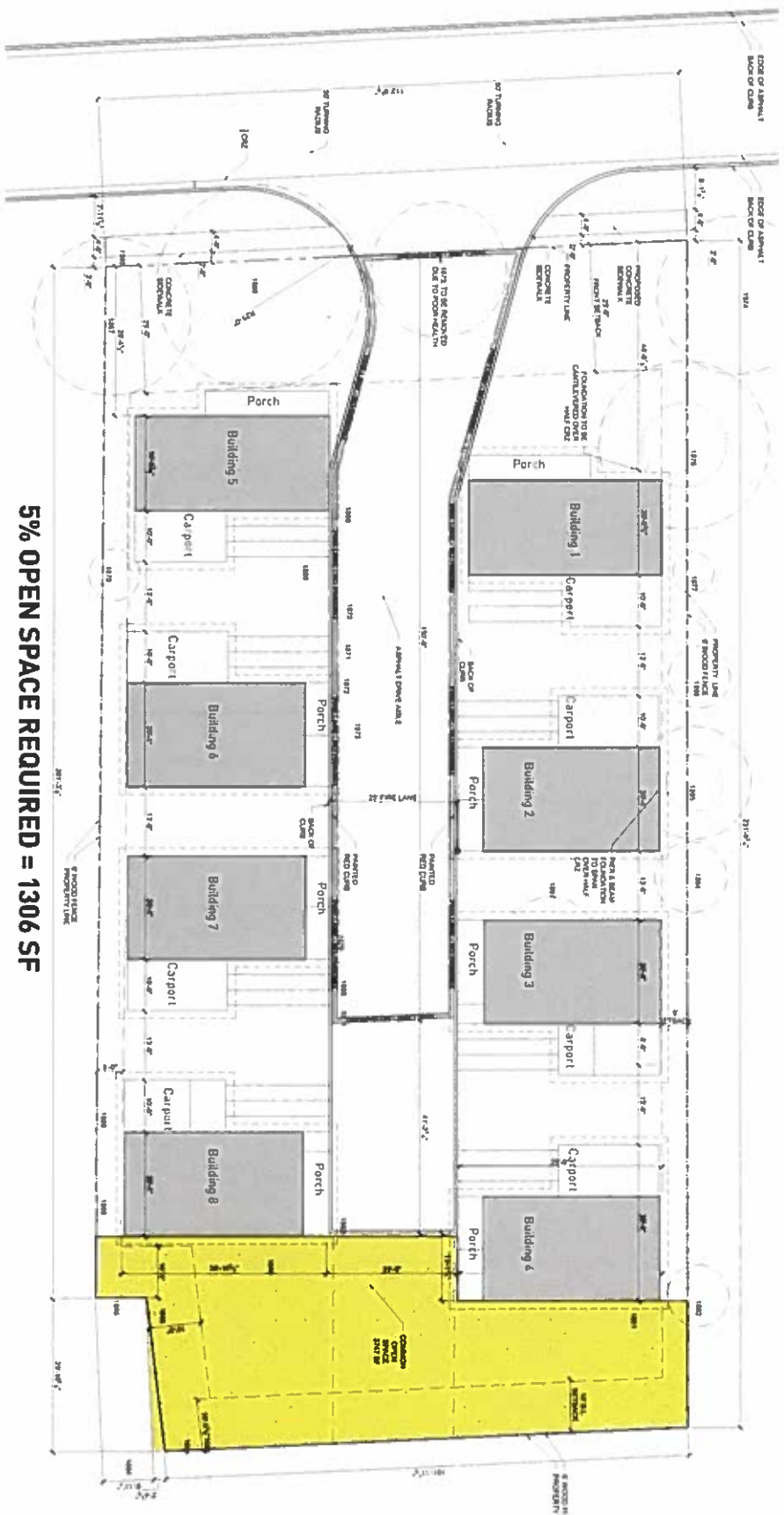
1001 E. 1st St. Suite 100  
Anchorage, AK 99501  
Phone: 907.258.2577  
www.mtfarch.com



**Open Space Diagram:**  
 This diagram depicts the location for the Private Open Space requirement.

The area highlighted in green shows the private personal space for the entire site, which satisfies the open space requirement per 25-2-776 (b) 1.

**5% OPEN SPACE REQUIRED = 1306 SF**  
**14% OPEN SPACE PROPOSED = 3747 SF**



**TOTAL SITE AREA: 26131**  
**Pg. 9**  
**PRIVATE OPEN SPACE**  
**3747 = 14.32%**  
**OF LOT**



7000 E. 1st Avenue, Suite 100  
 Denver, CO 80231  
 303.733.1111  
 www.m7farchitecture.com

# Site Plan Review - Scott Grantham - 512-974-2942

## LAND USE / CONDOMINIUM

- SP2 At least 3,500 square feet of site area is required for each condominium in an SF-5 district, which would allow for 7 total units on the site. 25-2-776(C). Please revise design.

## Site Area requirement: 25-2-776 (c)

At least 3,500 square feet of site area is required for each condominium.

The calculations below show the difference in site area per unit.

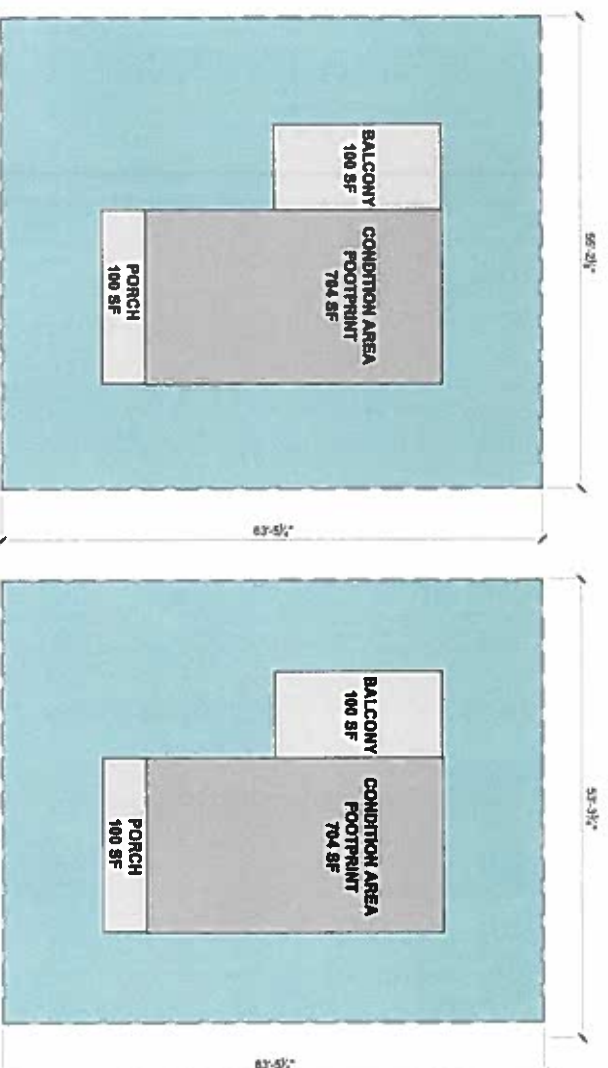
### Per code

A) 26,131 / 3,500 sf = 7.5 units

### Proposed

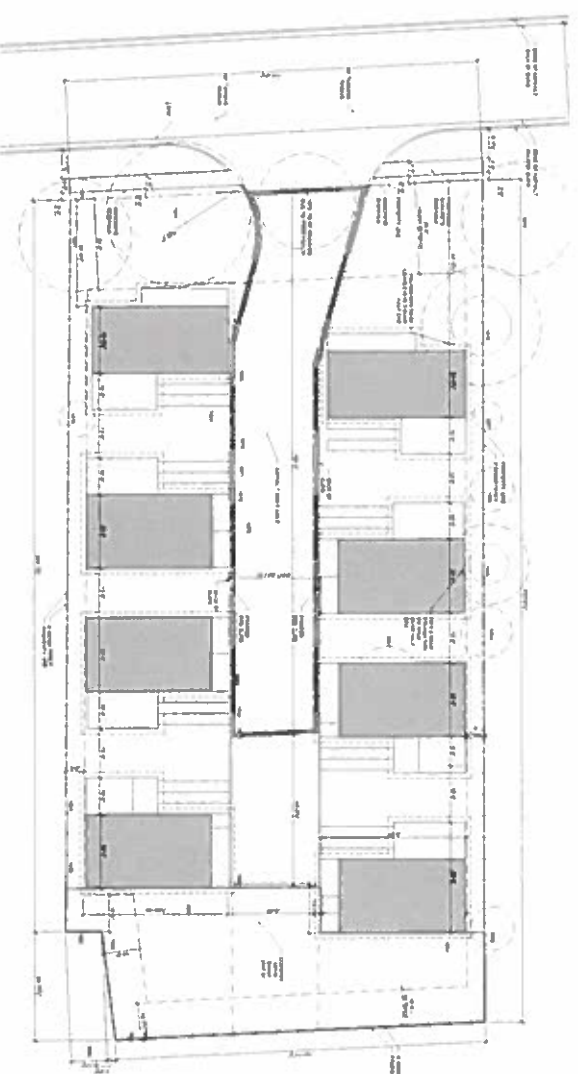
B) 26131 / 3,266 sf = 8 units

Difference in site area  
between 7 vs 8 units = 234 sf



Per Code  
A) 26,131 Site Area / 3,500 SF = 7.5 Units

Proposed  
B) 26,131 Site Area / 3,266 sf = 8 Units



PG. 11

TOTAL SITE AREA: 26131

■ SITE AREA PER UNIT

SITE AREA PER UNIT  
REQUIREMENT

SOUTH 2ND ST  
BAYVIEW APTS

Map 11.11



mtf architecture

11400 Bayview Avenue  
Suite 110  
Apt 11.11 Bayview

Map 11.11

www.mtfarch.com

## Code Requirement

The owners needed clarification on this part of the Land Development Code in order to determine if the potential project at 1615 South 2nd St was viable.

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(b) certified under a local, state, or federal affordable housing program and located within ¼ mile safe pedestrian travel distance of an existing and developed public park or multi-use trail, measured from the boundary of the site to the nearest public entrance of the park or multi-use trail.

(2) In evaluating safe pedestrian travel distances under Paragraph (1) (b), consideration shall be given to factors affecting the suitability of the area for pedestrian travel, including physical or topographic barriers, traffic volumes, pedestrian crosswalks, and accessible routes compliant with the Americans with Disabilities Act.

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- (4) The requirements of this subsection do not apply to a condominium use located within development that meets the requirements in Subsection (F)(1) of this section, minimum depth and width of 20 feet and a minimum total area of 650 square feet.



## 25-2-776 - CONDOMINIUM RESIDENTIAL USE.

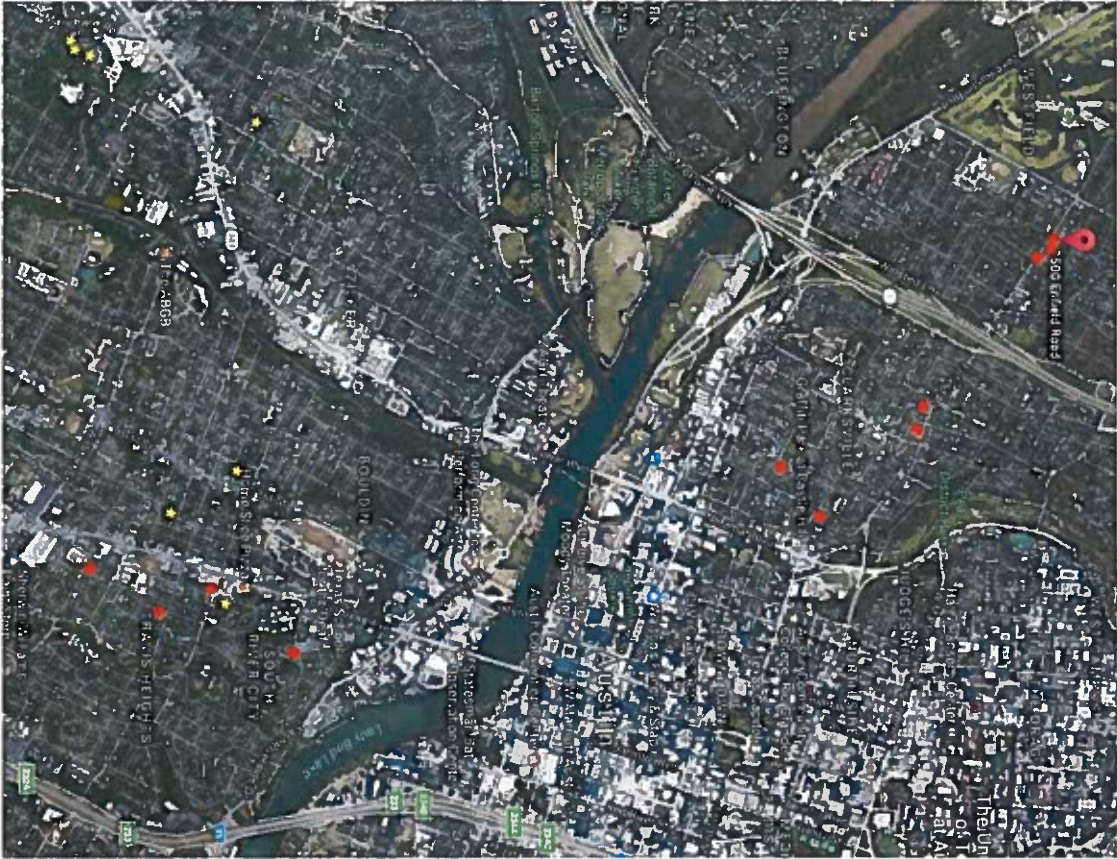
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Condo projects in violation of 25-2-776 (c)  
This page shows properties that are in  
violation of 25-2-776 (c) and do not meet  
the minimum 3,500 sf per unit



TCAD ID	ADDRESS	UNIT	AREA
553227	1901 GLEN ALLEN ST 1 TX 78704	UNIT 1 17.5% INT IN COM AREA	2,631
553228	1901 GLEN ALLEN ST 2 TX 78704	UNIT 2 17.5% INT IN COM AREA	2,631
553229	1901 GLEN ALLEN ST 3 TX 78704	UNIT 3 17.5% INT IN COM AREA	2,631
553230	1901 GLEN ALLEN ST 4 TX 78704	UNIT 4 17.5% INT IN COM AREA	2,631
553241	1901 GLEN ALLEN ST 5 TX 78704	UNIT 5 15.5% INT IN COM AREA	2,310
553242	1901 GLEN ALLEN ST 6 TX 78704	UNIT 6 16.5% INT IN COM AREA	2,180
Total			15,035
Per unit			2,504



TCAD ID	ADDRESS	UNIT	AREA
832423	2118 BRACKENRIDGE ST 1 TX 78704	UNIT 1 19.422% INT IN COM AREA	2,394
832424	2118 BRACKENRIDGE ST 2 TX 78704	UNIT 2 19.422% INT IN COM AREA	2,394
832425	2118 BRACKENRIDGE ST 3 TX 78704	UNIT 3 19.422% INT IN COM AREA	2,394
832426	2118 BRACKENRIDGE ST 4 TX 78704	UNIT 4 13.911% INT IN COM AREA	1,715
832427	2118 BRACKENRIDGE ST 5 TX 78704	UNIT 5 13.911% INT IN COM AREA	1,715
832428	2118 BRACKENRIDGE ST 6 TX 78704	UNIT 6 13.911% INT IN COM AREA	1,715
Total			12,327
Per unit			2,054



TCAD ID	ADDRESS	UNIT	AREA
822207	3102 GLENORA ST 101 TX 78704	UNIT 101 25.0% INT IN COM AREA	2,000
822208	3102 GLENORA ST 102 TX 78704	UNIT 102 25.0% INT IN COM AREA	2,000
822209	3102 GLENORA ST 103 TX 78704	UNIT 103 25.0% INT IN COM AREA	2,000
822210	3102 GLENORA ST 104 TX 78704	UNIT 104 25.0% INT IN COM AREA	2,000
Total			8,001
Per unit			2,000



TCAD ID	ADDRESS	UNIT	AREA
762655	1202 MARSHALL LN 1 TX 78703	UNIT 1202 1.712% INT IN COM AREA	1,136
762656	1202 MARSHALL LN 2 TX 78703	UNIT 1202 6.897% INT IN COM AREA	1,100
762657	1202 MARSHALL LN 3 TX 78703	UNIT 1202 10.37% INT IN COM AREA	1,635
762658	1202 MARSHALL LN 4 TX 78703	UNIT 1202 8.797% INT IN COM AREA	1,272
762659	1202 MARSHALL LN 5 TX 78703	UNIT 1202 8.626% INT IN COM AREA	1,315
762660	1202 MARSHALL LN 6 TX 78703	UNIT 1202 9.417% INT IN COM AREA	1,502
762661	1202 MARSHALL LN 7 TX 78703	UNIT 1202 6.171% INT IN COM AREA	1,135
762662	1202 MARSHALL LN 8 TX 78703	UNIT 1202 6.897% INT IN COM AREA	1,100
762663	1202 MARSHALL LN 9 TX 78703	UNIT 1202 10.37% INT IN COM AREA	1,635
762664	1202 MARSHALL LN 10 TX 78703	UNIT 1202 4.797% INT IN COM AREA	1,272
762665	1202 MARSHALL LN 11 TX 78703	UNIT 1202 5.826% INT IN COM AREA	1,315
762666	1202 MARSHALL LN 12 TX 78703	UNIT 1202 4.941% INT IN COM AREA	1,502
Total			15,950
Per unit			1,330



TCAD ID	ADDRESS	UNIT	AREA
712000	1301 W 9 1/2 ST 101 TX 78703	UNIT 101 16.0% INT IN COM AREA	2,214
712001	1301 W 9 1/2 ST 102 TX 78703	UNIT 102 18.0% INT IN COM AREA	2,491
712002	1301 W 9 1/2 ST 103 TX 78703	UNIT 103 16.0% INT IN COM AREA	2,214
712003	1301 W 9 1/2 ST 104 TX 78703	UNIT 104 18.0% INT IN COM AREA	2,491
712004	1301 W 9 1/2 ST 105 TX 78703	UNIT 105 30.2% INT IN COM AREA	4,428
Total			13,838
Per unit			2,768

PRECEDENTS IN VIOLATION

PG. 14

SOUTH 2ND ST

ARCHITECTURE

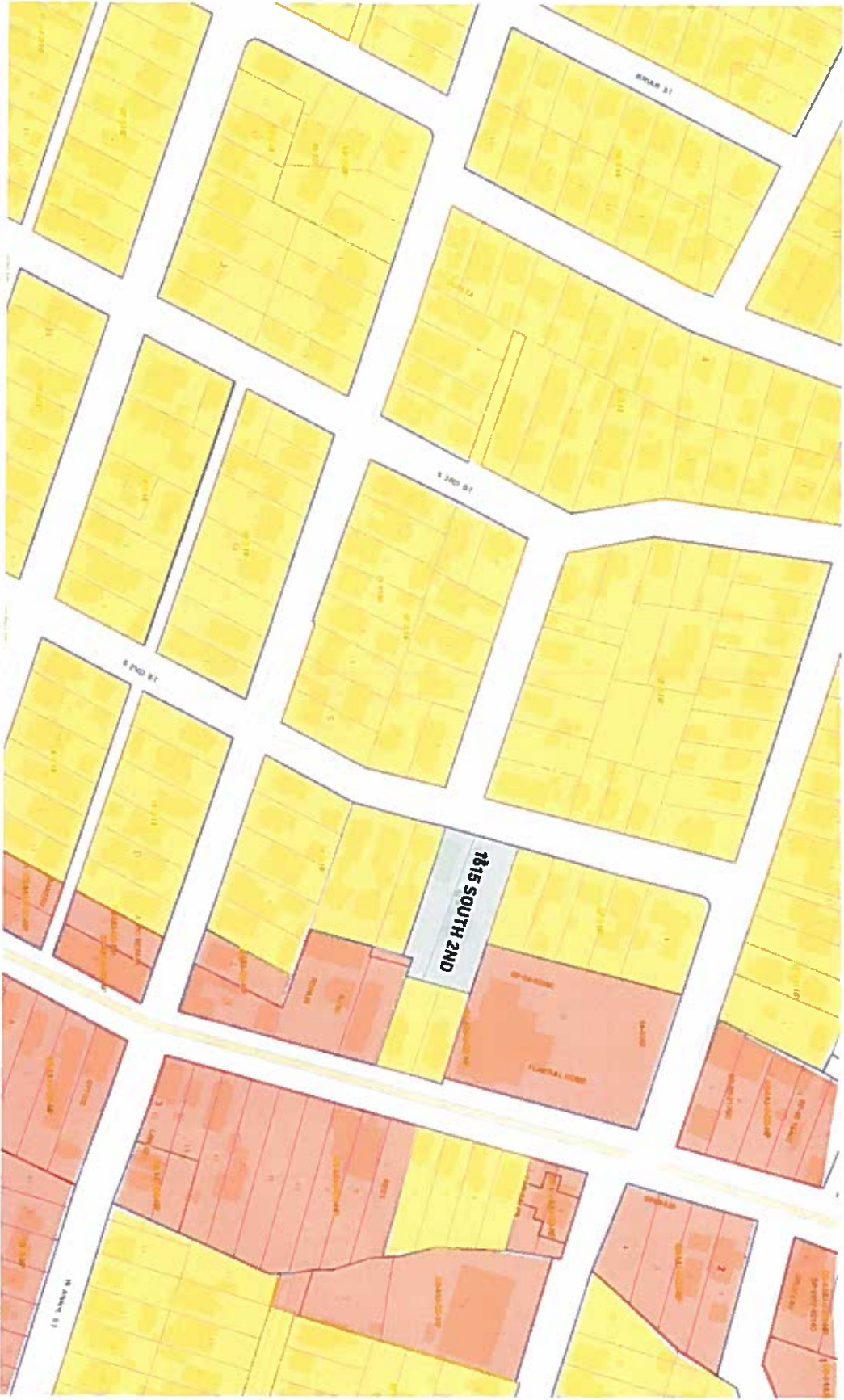
mf



**Zoning Context**

This page shows the unique nature of the lot. The lot is zoned SF-5 and is surrounded by SF-3 and Commercially zoned properties

- SF-3
- SF-5
- COMMERCIAL



Pg. 15

**ZONING CONTEXT**

SOUTH 2ND ST

1615 SOUTH 2ND

1615 SOUTH 2ND



architecture

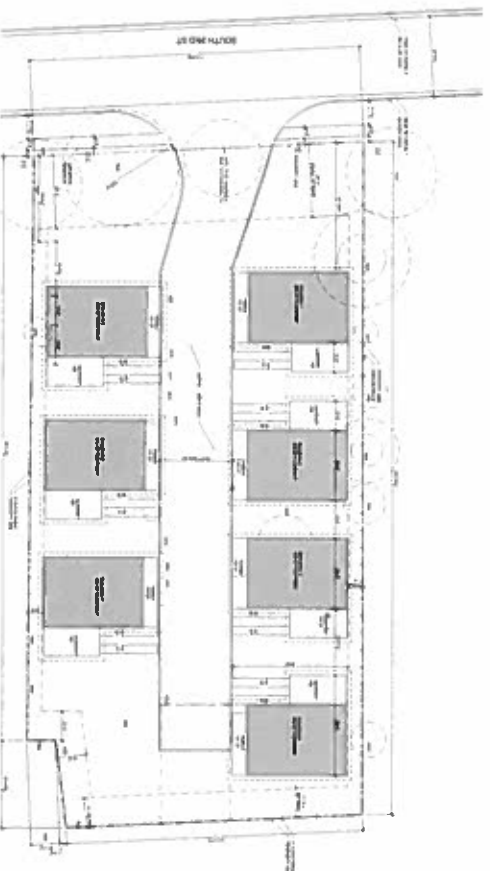
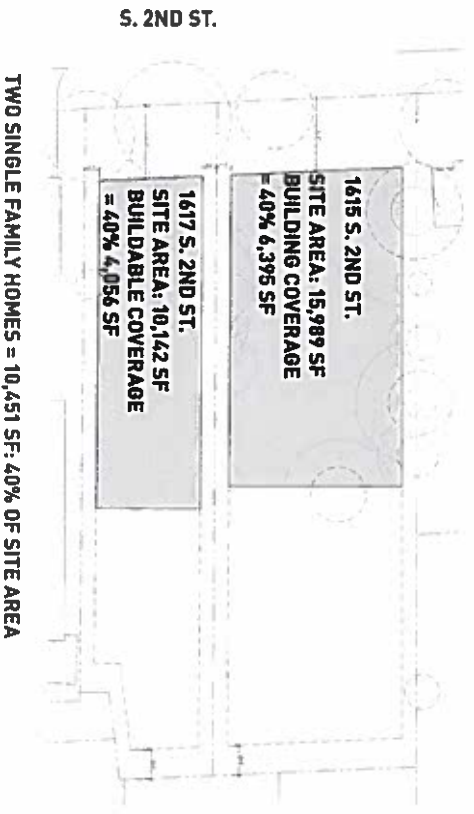
1615 SOUTH 2ND ST  
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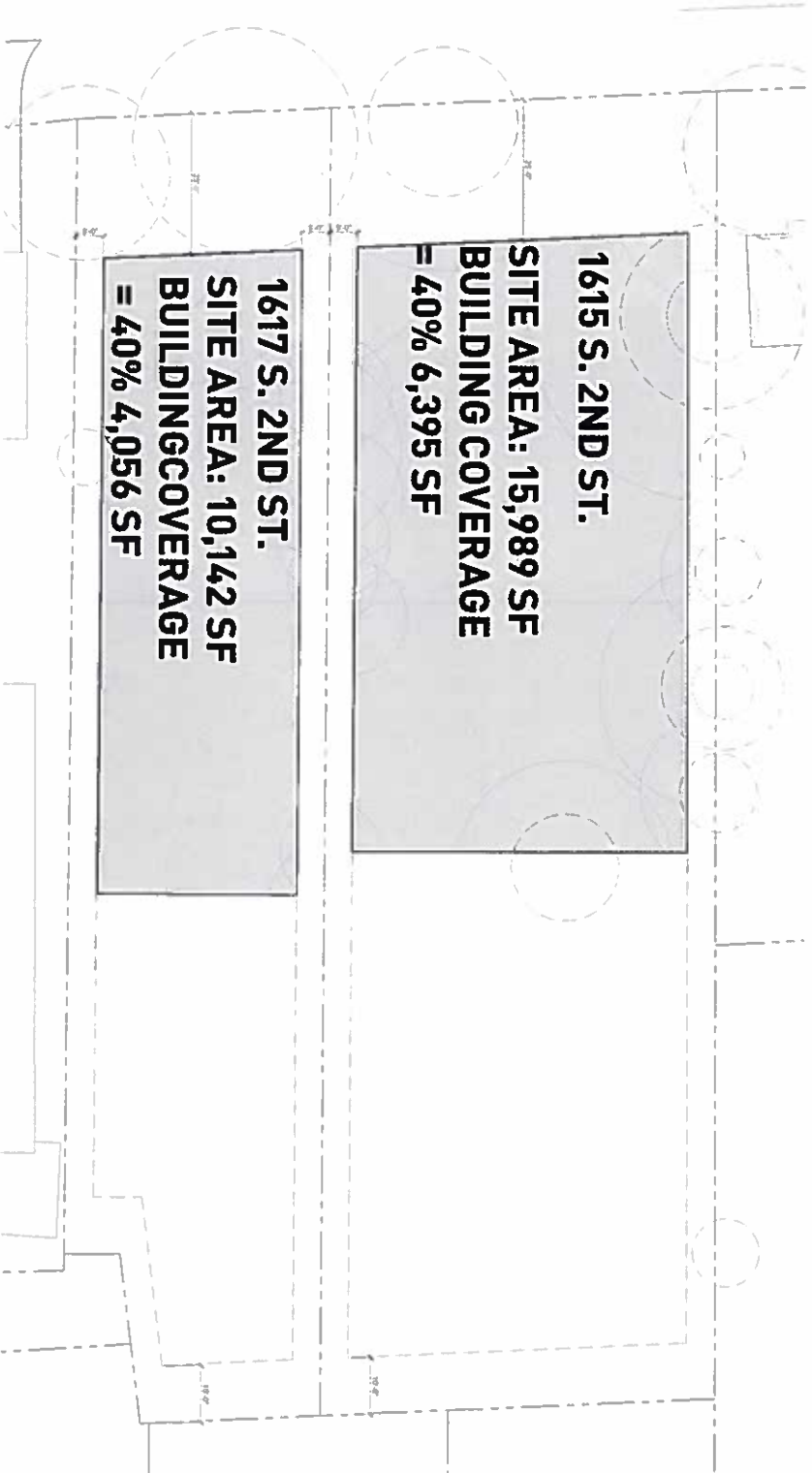
1615 SOUTH 2ND ST



**Distribution of Square Footage**  
 The maximum building coverage on site is 40% or 10,452 sf



S. 2ND ST.



**TOTAL BUILDING COVERAGE FOR TWO SINGLE  
FAMILY HOMES = 40% 10,451 SF**

pg. 17

**SINGLE FAMILY  
DEVELOPMENT UNDER  
CURRENT LDC**

**BUILDING COVERAGE  
MAX = 40% 10,452**

**SOUTH 2ND ST**



**architecture**

**1615 S. 2ND ST. & 1617 S. 2ND ST.  
SOUTH 2ND ST. & S. 2ND ST.  
SOUTH 2ND ST. & S. 2ND ST.**

**1615 S. 2ND ST.**

**1617 S. 2ND ST.**





Imagine Austin key concepts regarding density

- Grow as compact, connected city
- Growth within city's urban core will involve redevelopment and increase in density
- Infill housing may be used to meet the growing demands for higher density and affordable housing



Pg. 20

IMAGINE AUSTIN  
KEY GOALS

SOUTH 2ND ST  
East Austin, City of Austin

April 16, 2013



Matt F. Powell, Esq. City Manager  
900 Congress Ave., Suite 1100  
Austin, Texas 78701

Imagine Austin

www.imagineaustin.com



DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS

This Declaration of Covenants, Conditions, and Restrictions (this "Declaration") is made as of the 11<sup>th</sup> day of February, 2016, by Candia Paradiso LLC, a Texas limited liability company ("Declarant").

RECITALS

WHEREAS, Declarant is the owner of approximately 0.599 acres of land located at 1615 and 1617 South 2<sup>nd</sup> Street, Austin, Texas, and more particularly described on Exhibit "A" attached hereto (the "Property");

WHEREAS, Declarant currently intends to develop a project (the "Project") on the Property that consists of eight (8) single family residences (the "Residences");

WHEREAS, the Property is zoned SF-3-NP pursuant to City of Austin Ordinance No. 020623-33;

WHEREAS, Declarant is proposing a rezoning of the Property to SF-3-CO-NP to permit the construction of the Project (the "Zoning Case");

WHEREAS, in consideration of support for the Zoning Case by the Bouldin Creek Neighborhood Association (the "BCNA"), Declarant has agreed to establish certain restrictive covenants, which are described herein, in connection with the development of the Property.

NOW, THEREFORE, for and in consideration of BCNA's support before the City of Austin City staff, Planning Commission, and City Council of the Zoning Case, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned agrees to hold, sell and convey the Property subject to the following covenants, conditions, and restrictions, which are impressed upon the Property by this Declaration.

DECLARATION

I. Covenants, Conditions, and Restrictions

1.1 General Design Standards. Subject to all of the terms and conditions of this Declaration, including, without limitation, and subject to any conflicting requirements of applicable federal, state, or municipal law, statute, or ordinance, development on the Property shall comply with the following design requirements (the "Design Standards").

- A. The site layout and configuration of the Residences in the Project are described on the Site Layout Plan, attached hereto as Exhibit "B". The residences shall be configured as shown on the Site Layout Plan.
- B. The two (2) Residences with frontage on South 2nd Street shall be designed to maintain the continuity of the existing street.
- C. Each Residence will have either a carport or a garage. Each Residence is restricted to a one (1) car garage or a one (1) car carport (the "Parking Structure"). The Parking Structure opening shall be equal to or less than forty percent (40%) of the linear frontage of the total structure. The Parking Structures shall be setback from the front facade of the Residences (i.e., the facade facing the internal private drive) twenty feet (20').
- D. Recessed street parking spaces will be reduced consistent with the Site Layout Plan.
- E. Pedestrian scale lighting is defined as lighting poles that shall not exceed 14 feet in height measured from the ground, and shall be hooded and shielded downward (the "Pedestrian Lighting"). The Pedestrian Lighting shall be located in the common area shown on the Site Layout Plan.
- F. No more than eight (8) garbage or recycling containers may be placed upon South 2<sup>nd</sup> Street at a time.
- G. A rooftop deck is defined as a deck that is located at the highest usable area of a Residence (the "Rooftop Deck"). Rooftop Decks are prohibited. Walk-out porches from bonus attic spaces that are included in the one half (1/2) story space, and balconies that extend from the second floor of a Residence are permitted.
- H. The design intent of the Residence is described on the Design Intent Exhibit, attached hereto as Exhibit "C". The design of the Residences is intended to provide variety analogous to the neighborhood fabric.
- I. Dormers, if used, must be set back two feet (2') from the exterior wall plane.
  - i. Shed Dormers shall have a minimum roof slope of 3:12 and a maximum length of thirteen feet (13').



1.2 Bouldin Creek Neighborhood Plan Design Guidelines. Subject to all of the terms and conditions of this Declaration, including, without limitation, and subject to any conflicting requirements of applicable federal, state, or municipal law, statute, or ordinance, developments on the Property shall comply with the following design requirements (the "BCNA Design Guidelines"), attached hereto as Exhibit "D".

- A. Second floors built as components of first floor roof; second story located at center of first floor - provide structures designed to correspond to the Design Example Exhibit, attached hereto as Exhibit "E"; many of these integrate half (1/2) story rooms within the roof structure using dormers to provide visual interest and reduce scale.
- B. Roofs should be predominantly gabled or hipped with a pitch of 5:12 to 12:12.
- C. Shed roofs are not prohibited, but must be used in a restrained manner and in a percentage consistent with Exhibit C.
- D. The shape of the Footprint of the Residences shall be simple rectangles or L-shaped, and bays can be used.
- E. Provide at least two (2) vertical or square windows on first and second story of each Residence on the side of the Residence that faces the internal private drive or South 2<sup>nd</sup> Street shown on the Site Layout Plan.
- F. Residences shall have covered, forward-facing front porches with three (3) open sides, approximately five feet (5') forward of the main plane of the Residence.
- G. Landscaped yards including elm trees or oak trees are required for each Residence.
- H. Contextual materials such as wood, stucco, brick or stone will be used on the exterior walls of the Residences.
  - i. If stucco is used, it shall not be more than forty percent (40%) of the exterior wall surface.
  - ii. Horizontal siding is permitted.

RESTRICTIVE  
COVENANT

SOUTH 2ND ST  
EAST OF VINTAGE BL

April 10, 2017



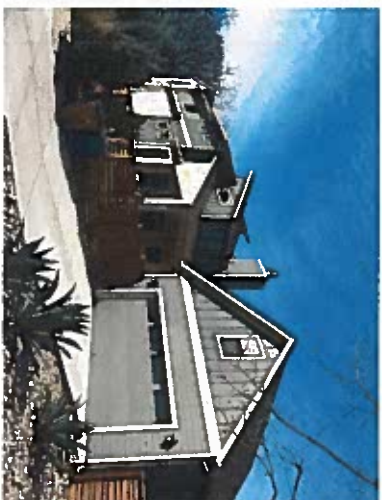
architecture

1000 14th Street, NW  
Suite 1000  
San Francisco, CA 94103  
415.774.8888

www.mtfarch.com

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Neighborhood Context



Elevation Along South 2nd. St.



architecture

3535 F. Ave. Suite 100  
 Austin, TX 78704  
 (512) 476-1111  
 www.mfarchitecture.com

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Neighborhood Context



1615 South 2nd St. : North Side Elevation Interior Drive



1615 South 2nd St. : South Side Elevation Interior Drive





Pg. 25

## PERSPECTIVE VIEWS

SOUTH 2ND ST  
 BUILT 1900-1910  
 ARCHITECTURE



architecture

1000 1st Ave. N  
 Suite 100  
 Austin, Texas 78701

202.662.0123

www.mfarchitecture.com