



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0034

LOCATION: 1600 & 1606 S 1ST ST

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 250'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2017-0034 ROW # 11739 280 Tax # 0101011207

Section 1: Applicant Statement

Street Address: 1606 south first street, 78704

Subdivision Legal Description:

1.438 acres of the Deleon Resubdivision (Vol 94, Page 281, C8-94-0098.0A)

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: CS-MU-V-CO-NP (Bouldin)

I/We Casey Giles on behalf of myself/ourselves as
authorized agent for PSW/1600 S. 1st Street, LP affirm that on
Month May, Day 26, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: MU

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-1063 (C) Compatibility tent

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The site constrained by a number of heritage and non-heritage trees, so in an attempt to save as many as possible, the building has been pushed west, away from 1st street and towards the SF-3. This causes the top edge of the elevator shaft at the 4th floor (but no other part of the building) to breach the tent by about 5', approximately 125' from the SF-3 properties. There is also an SF-5 lot that is adjacent to the SW corner of our lot, and it protrudes farther to the east, causing the tent from that location to encroach into a small portion of our 3rd floor and 4th floor. This irregularly shaped lot pushes the tent much farther to the east. They support the variance.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The trees we are saving, and the deep, irregularly shaped SF5 lot cuase the tents to be so restrictive that the development is limited so much that it cannot meet the needs of the area, or the goals of the BCNA neighborhood plan.

b) The hardship is not general to the area in which the property is located because:

The sf-5 lot is abnormally shaped and creates a unique and awkward situation. And the trees along the road that were planted with the original site plan (unlike other lots in this area) are valuable but push the development towards the more restrictive portion of the tent.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance will allow more trees to be saved, and allow for a more complete development that aligns with the goals of the neighborhood plan. For example, the goals of the NP are to provide adequate green space and buffers - we are complying with the 25' setback on the entire west and south property lines, as well as increased front and side setback to save trees....Limit height to 60' - we are under 50'.....improve pedestrian experience - the saved trees and setback will do this.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 05/26/2017

Applicant Name (typed or printed): Casey Giles

Applicant Mailing Address: 2003 S 1st

City: austin State: tx Zip: 78704

Phone (will be public information): (512) 294-3609

Email (optional – will be public information): casey.giles@pswrealestate.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 5/31/17

Owner Name (typed or printed): Ryan Diepenbrock

Owner Mailing Address: 2003 S 1st

City: austin State: tx Zip: 78704

Phone (will be public information): (512) 326-3905

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: casey giles

Agent Mailing Address: 2003 S 1st

City: austin State: tx Zip: 78704

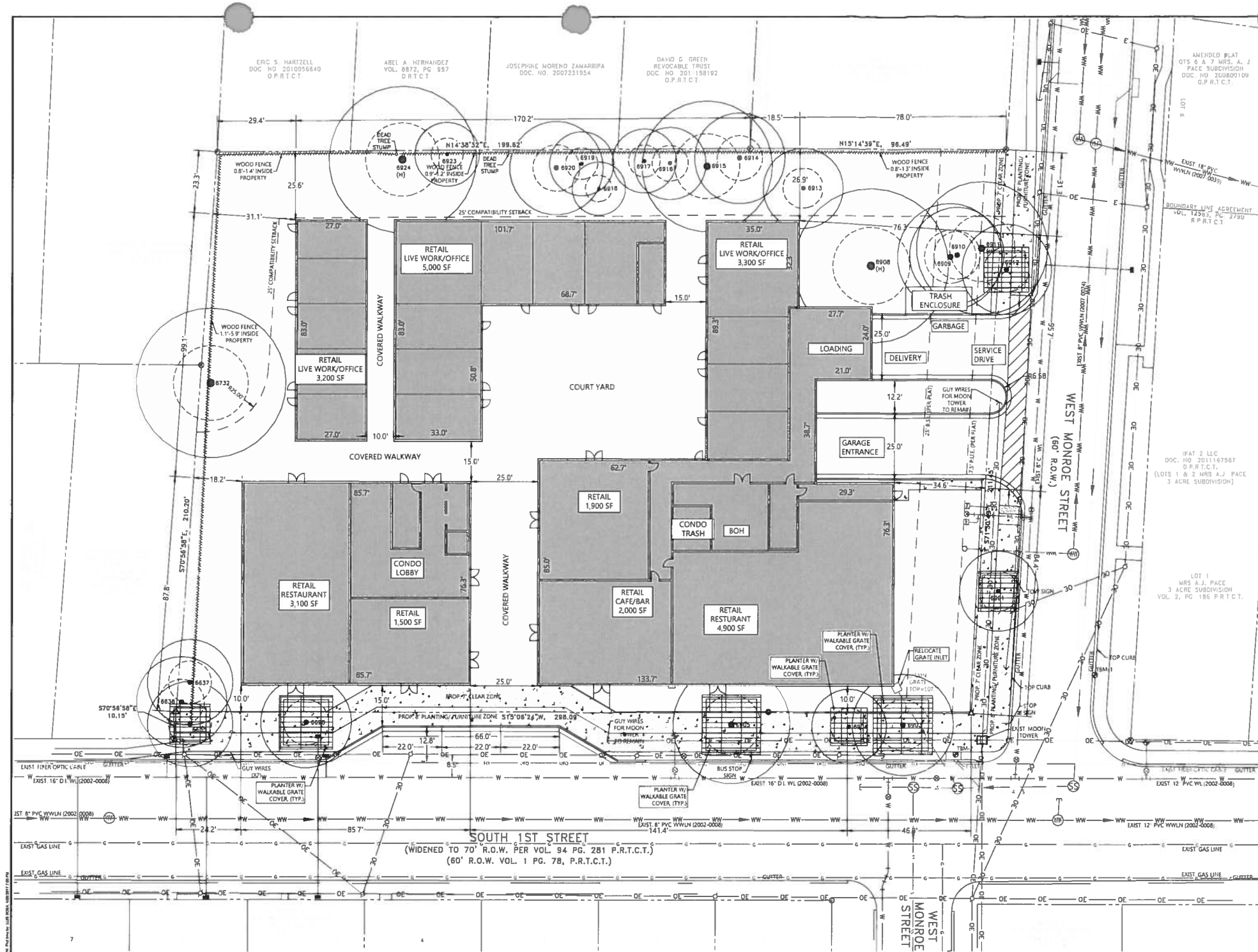
Phone (will be public information): (512) 294-3609

Email (optional – will be public information): same as above

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

We are in negotiations with the neighborhood to address concerns and gain support. We already have a letter of support from the SF-5 property owner and have worked with them to make this a win-win development (via pedestrian access to south 1st for their home owners).



NOTES:

- ALL EXTERIOR LIGHTING WILL BE CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 25.2.E.
- ALL FOUNDATIONS TO BE SLAB ON GRADE.
- PER IFC TABLE 902.1(2), 1-HOUR FIRE RATED EXTERIOR WALL ASSEMBLIES TO BE PROVIDED AT ALL BUILDING WITH SEPARATION LESS THAN 10 FEET. ASSEMBLY TO MEET REQUIREMENTS OF IBC TABLE 721.1(2) #15-114.
- THERE ARE NO FULLY ACCESSIBLE UNITS NOR ADAPTABLE UNITS (TYPE A OR TYPE B) ON THE SITE.
- THE BUILDING OFFICIAL MAY NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL THE OWNER OF THE PROPERTY HAS COMPLIED WITH STATE REQUIREMENTS CONCERNING CONDOMINIUMS.
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE G-1, L-1, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).

- UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

PROPOSED VERTICAL MIXED USE AND GROSS FLOOR AREA

FLOOR	USE	SF
GROUND	COMMERCIAL/OFFICE	29,384
FL2	CONDO	28,752
FL3	CONDO	26,274
FL4	CONDO	9,746
TOTAL		94,056

SITE CHARACTERISTICS

	sq ft	ac	%
Total Project Site	62,596	1.437	
Building Cover	29,284	0.67	46.78
Impervious Cover	43,191	0.99	69.00
GFA (ac)			
FAR	2.159	1.44	1.503

UNIT TYPE / USE	AREA (SF)	BDRMS	BATHS	QUANTITY
COMMERCIAL/OFFICE	22,685			
CONDO/A1	780	1	1	25
CONDO/B2	1,240	2	2	16
CONDO/C3	1,700	3	2	5
CONDO/S1	495	Studio	1	8

TOTAL UNITS 54

LEGEND

EXIST. BOUNDARY	---
EXIST. RIGHT OF WAY	---
EXIST. LOT LINE	---
EXIST. EASEMENT	---
PROP. EASEMENT	---
PROP. CURB AND GUTTER	---
PROP. SUBCHAPTER E SIDEWALK	---
EXIST. CHAIN LINK FENCE	---
EXIST. WOOD FENCE	---
EXIST. WATER LINE	---
EXIST. FIRE HYDRANT	---
EXIST. WATER GATE VALVE	---
EXIST. WATER METER	---
EXIST. WASTEWATER LINE	---
EXIST. WW CLEANOUT	---
EXIST. WASTEWATER MANHOLE	---
EXIST. STORM SEWER LINE	---
EXIST. GAS LINE	---
EXIST. GAS METER	---
EXIST. FIBER OPTIC CABLE	---
EXIST. OVERHEAD ELECTRIC	---
EXIST. ELECTRIC PULL BOX	---
EXIST. ELECTRIC MH	---
EXIST. GUY WIRE	---
EXIST. POWER POLE	---
EXIST. UNDER GROUND CABLE	---
PROP. WATER LINE	---
PROP. FIRE HYDRANT	---
PROP. WATER GATE VALVE	---
PROP. WASTEWATER LINE	---
PROP. WASTEWATER MANHOLE	---
PROP. STORM SEWER LINE	---
PROP. STORM SEWER MANHOLE	---
PROP. GAS LINE	---
TREES TO REMAIN	---
PROP. TRANSFORMER PAD	---
PROP. PLANTER W/ WALKABLE GRATE COVER	---
PROP. STRIPED WALKWAY	---

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR CITY USE ONLY

SITE PLAN APPROVAL SHEET
FILE NUMBER: SP-2017-XXXXX APPLICATION DATE: XXXX.XX.2017
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: XXXXXXXX
PROJECT EXPIRATION DATE (ORD #970905) DWPZ: DDZ

Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: ZONING CS-MU-V-CO-NP

Rev 1 Correction 1
Rev 2 Correction 2
Rev 3 Correction 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR NOTICE OF CONSTRUCTION (IF A BUILDING IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CASE NUMBER: SP-2017-XXXXX

PSW HOMES LLC
2003 S. 1st Street
Austin, Texas 78704
P: 512.376.3904
F: 512.376.3905
T: 512.376.3906
TYPE FIRM #15189



4/26/2017

1600 MIXED USE
1000 S. 1ST STREET, AUSTIN TEXAS, 78704
CONSOLIDATED ADMINSTRATIVE PLAN
SITE PLAN - DIMENSION CONTROL
PLAN

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

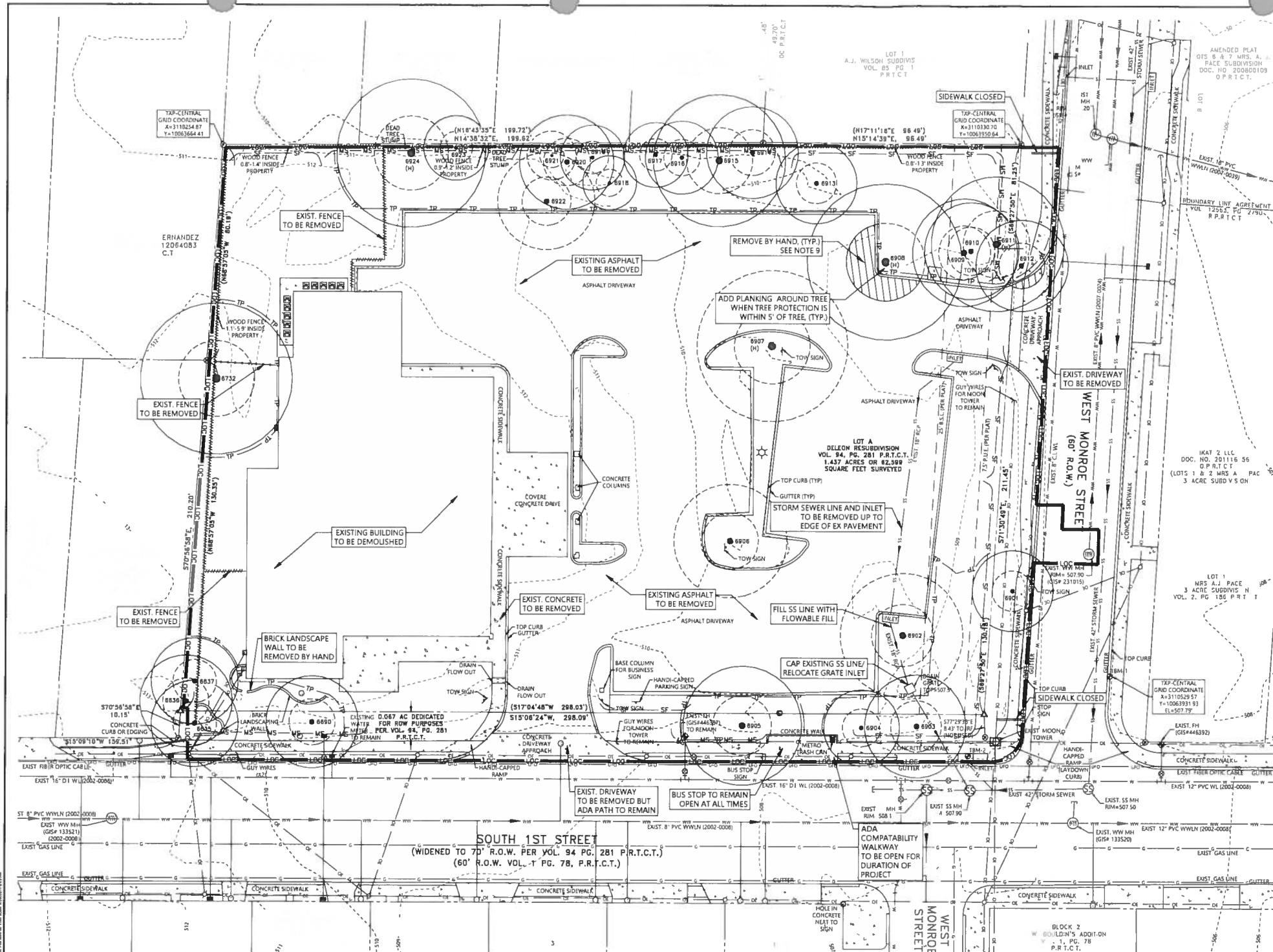
SET	REVISIONS

PROJECT NUMBER: PSW 1001
PROJECT NAME: 1600 MIXED USE
1000 S. 1ST STREET
Austin, Texas 78704
SCALE: VARIES
DRAWN BY: RM
CHECKED BY: JC

PAGE NUMBER

10 of 24

SP-2017-XXXXX



LEGEND

EXIST. CONTOUR	---
BOUNDARY	---
RIGHT OF WAY	---
EXIST. LOT LINE	---
EXIST. EASEMENT	---
EXIST. CHAIN LINK FENCE	---
EXIST. WOOD FENCE	---
IRON PIPE FOUND	⊙
IRON ROD FOUND	⊙
IRON ROD SET	⊙
CALCULATED POINT	Δ
EXIST. SIGN	+
EXIST. ELECTRIC PULL BOX	⊞

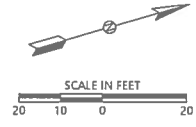
EXIST. ELECTRIC MH	⊞
EXIST. GUY WIRE	---
EXIST. OVERHEAD ELECTRIC	OE
EXIST. UNDERGROUND FIBER OPTIC CABLE	UFO
EXIST. POWER POLE	⊞
EXIST. UNDER GROUND CABLE	---
EXIST. GAS LINE	G
EXIST. GAS METER	⊞
EXIST. FIRE HYDRANT	⊞
EXIST. WATER GATE VALVE	⊞
EXIST. WATER METER	⊞
EXIST. WATER LINE	W
EXIST. VVV CLEANOUT	⊞
EXIST. WASTEWATER LINE	WW

EXIST. WASTEWATER MANHOLE	⊞
EXIST. STORMSEWER MANHOLE	⊞
EXIST. STORM SEWER LINE	SS
TREES TO REMAIN	⊙
TREES TO BE REMOVED	⊙

EROSION CONTROL LEGEND

TREE PROTECTION	TP
SILT FENCE	SF
SILT FENCE	MS

- NOTES:**
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.3, SECTION 5.1]
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
 - J-HOOK SPACING SHALL NOT EXCEED 100 FEET THE UP-GRADIENT SILT FENCE AND J-HOOK SHALL BE ONE CONTINUOUS LINE, WITH THE DOWN-GRADIENT SILT FENCE LINE STARTED AS CLOSE AS POSSIBLE TO THE UP-GRADIENT J-HOOK.
 - ALL DEMOLITION WITHIN THE 50% CRITICAL ROOT ZONE OF PRESERVE TREES WILL BE DONE BY HAND.
 - ESC AND TREE PROTECTION REQUIREMENTS [LDC 25-7-61, 65, 25-8-181, 182, 183, 184]
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - DEMO BY HAND ON 1/2 CRITICAL ROOT ZONE, (TYP.)
 - ALL IMPERVIOUS ON SITE TO BE REMOVED
 - NO PART OF MOONTOWER OR ASSOCIATED ASSEMBLY TO BE TOUCHED AT ANYTIME.



TREE SURVEY

TAG#	DIA"	MULTI-STEMS	TYPE	REMOVE	ROW	COMMENTS
6635	16		ELM		X	
6636	17		PECAN			
6637	16		CHINABERRY			
6690	17		LIVE OAK		X	
6732	28	8,4,6,7,5,6,7,5	LIGUSTRUM			
6901	15		HACKBERRY		X	
6902	23		LIVE OAK	X		
6903	19		LIVE OAK		X	
6904	14		LIVE OAK		X	
6905	22		LIVE OAK		X	
6906	21		PECAN	X		
6907	28		PECAN(H)	X		
6908	29		PECAN(H)			
6909	20		PECAN			
6910	18		PECAN			
6911	25		PECAN(H)			
6912	17		PECAN		X	
6913	15		LIVE OAK			
6914	17		PECAN			
6915	24.5	17,15	CHINABERRY			
6916	13.5	6,5,5,5	LIGUSTRUM			
6917	12		HACKBERRY			
6918	10		LIVE OAK			
6919	12		LIGUSTRUM		X	
6920	17.5	7,6,5,5,5	LIGUSTRUM			
6921	9		CHINABERRY	X		DEAD
6922	18		LIVE OAK	X		
6923	12		HACKBERRY			
6924	27.5	19,17	ASH(H)			
TOTAL TREE INCHES (IN)					533	
TREES REMAINING (IN)					434	
TREES REMOVED (IN)					99	

DATE SURVEY: JANUARY 2016, BY: AT

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS THE CITY OF AUSTIN MUST REPLY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

811 CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR CITY USE ONLY

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 FILE NUMBER: SP-2017-XXXXX APPLICATION DATE: XXXX XX, 2017
 APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER XXXXXXXXX
 PROJECT EXPIRATION DATE (ORD #970905) DWPZ _____ DDZ _____

Director, Watershed Protection and Development Review
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS-MU-V-CO-NP
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR NOTICE OF CONSTRUCTION (IF A BUILDING IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.
 CASE NUMBER: SP-2017-XXXXX

PSW

PSW HOMES LLC
 2003 S. 1st Street
 P.O. Box 1100
 Austin, Texas 78704
 TEL: 512.222.3805
 FAX: 512.222.3805
 WWW.PSWHOMES.COM
 TBP# 15189
 PSW HOMES LLC is a member of the National Association of Home Builders (NAHB) and is a signatory to the NAHB Code of Ethics.

4/26/2017

1600 MIXED USE
 1600 S. 1ST STREET, AUSTIN TEXAS 78704
CONSOLIDATED ADMINISTRATIVE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

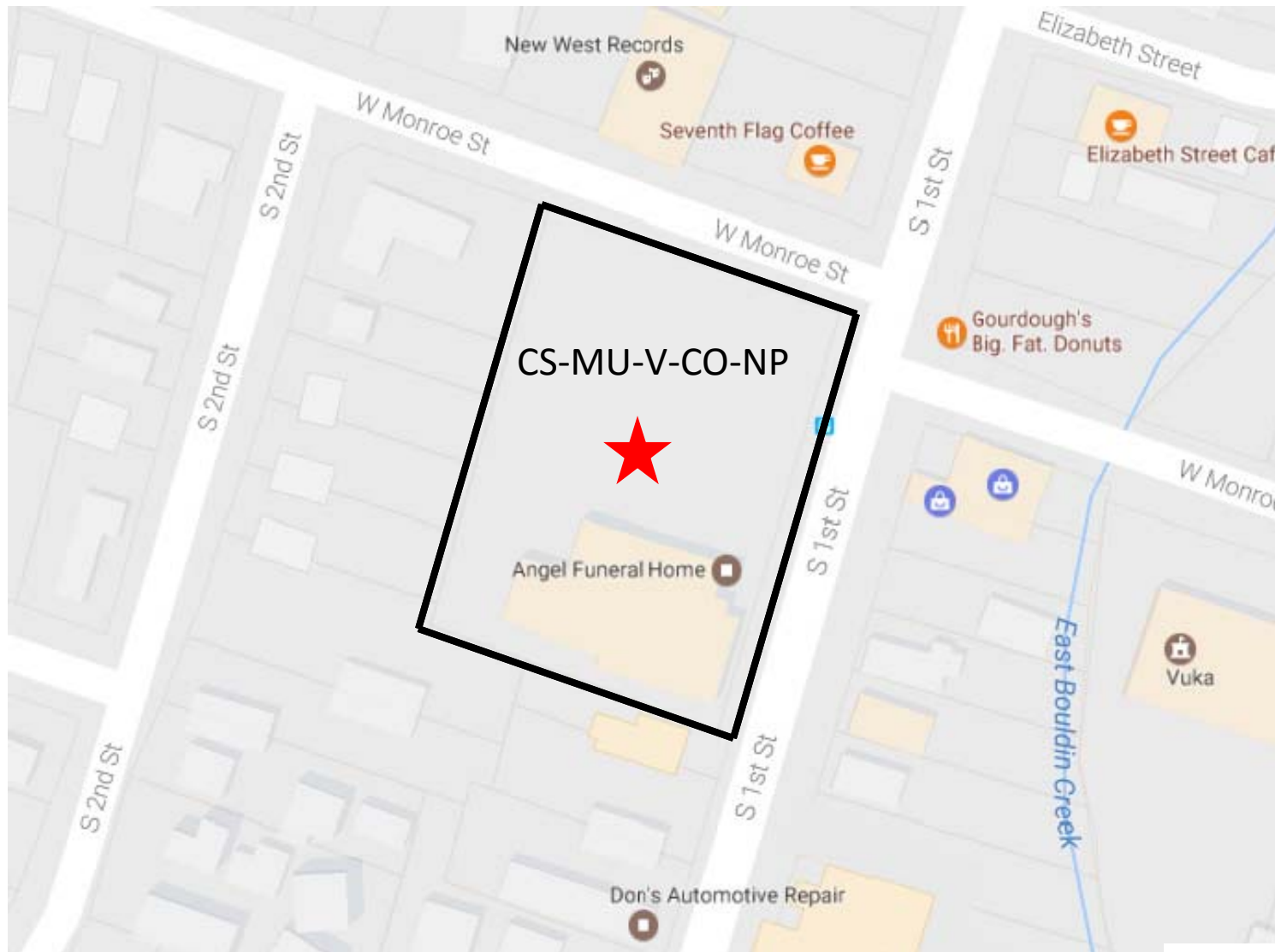
PROJECT NUMBER: PSW 1601
 PROJECT NAME: 1600 MIXED USE
 1600 S. 1ST STREET
 Austin, Texas 78704

SCALE: VARIOUS
 DRAWN BY: RM
 CHECKED BY: JC

PAGE NUMBER: 6 of 24

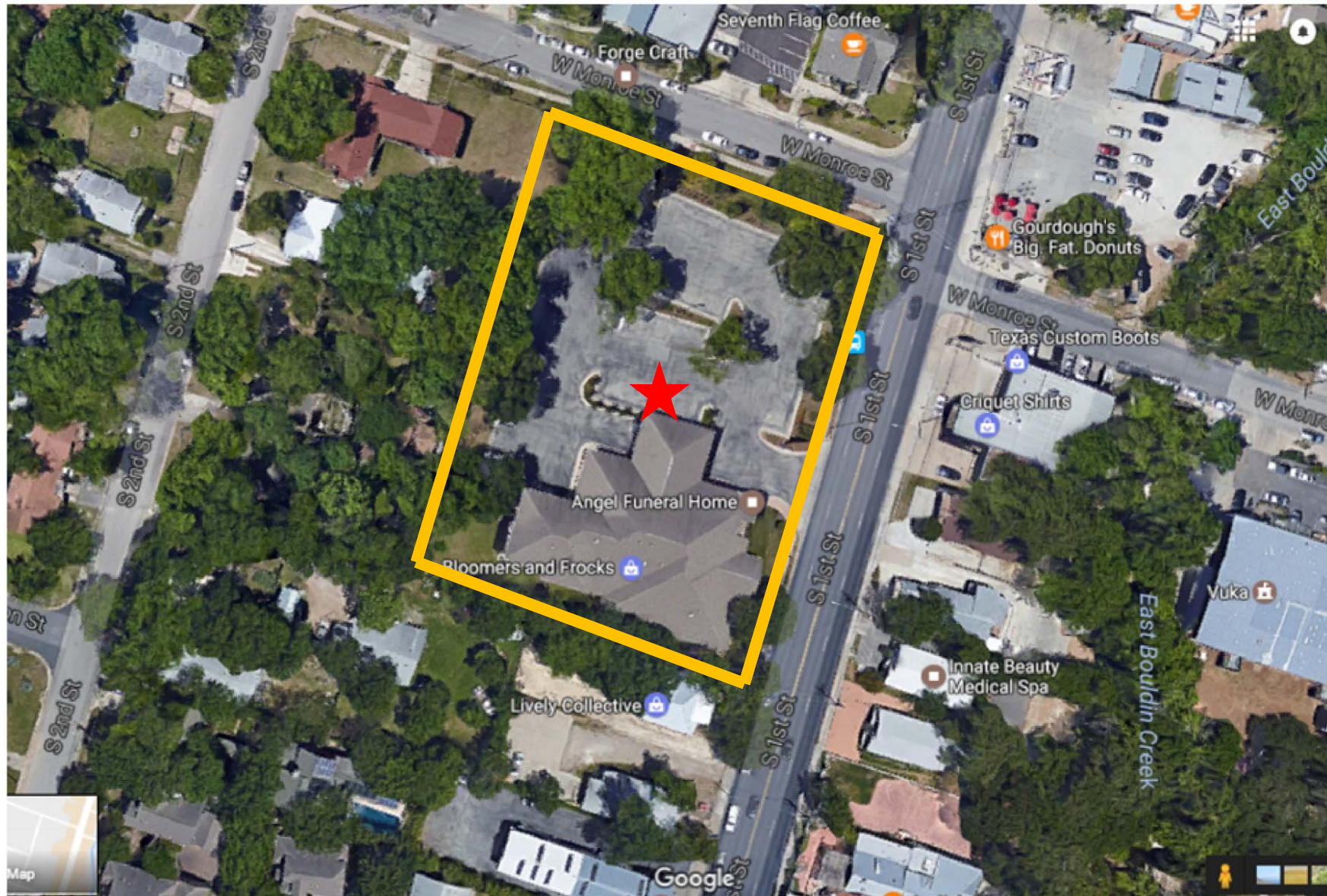
SP-2017-XXXXX

1600 S 1ST STREET REDEVELOPMENT

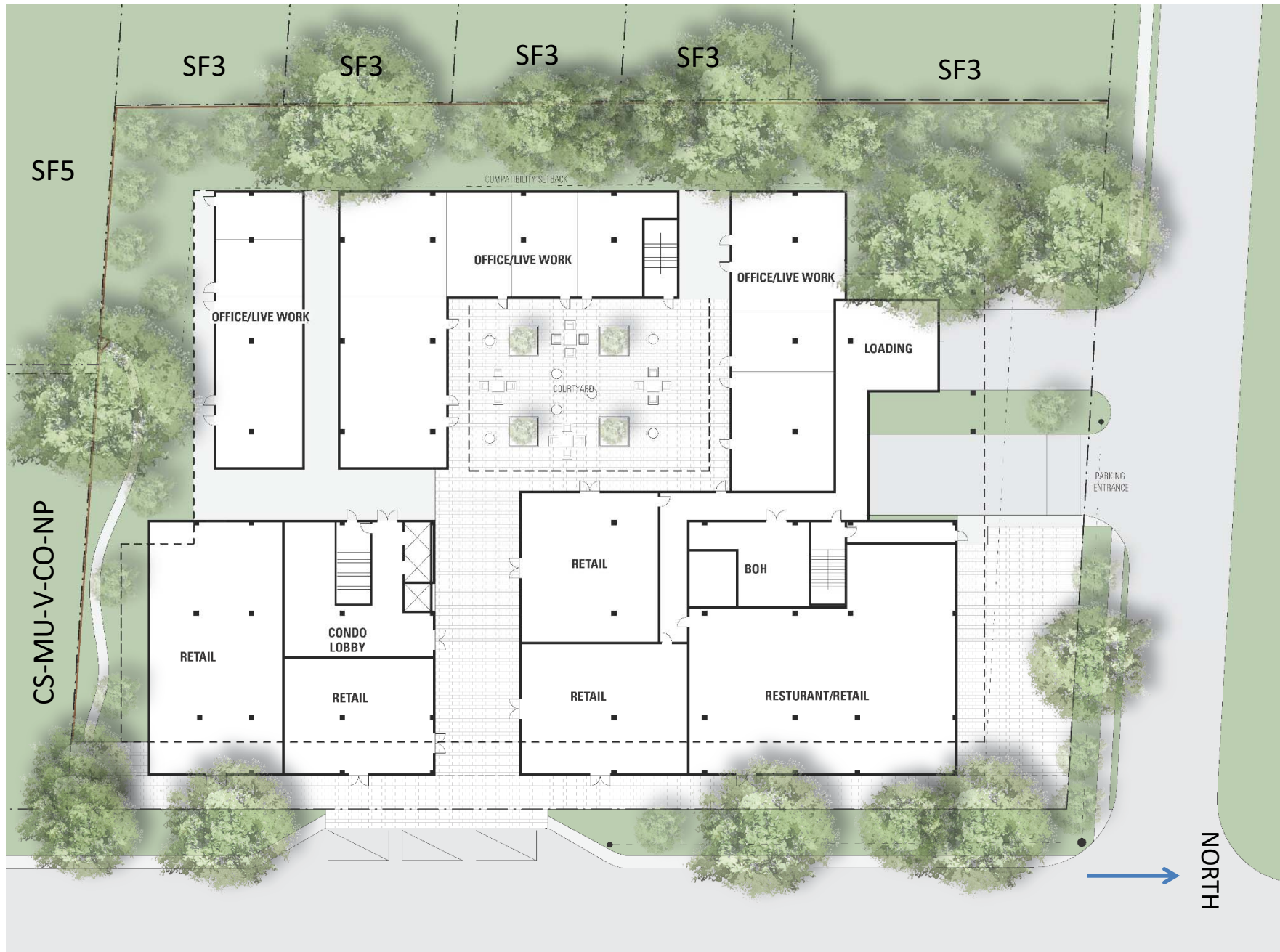


1600 Mixed Use Development

EXISTING FUNERAL HOME SITE



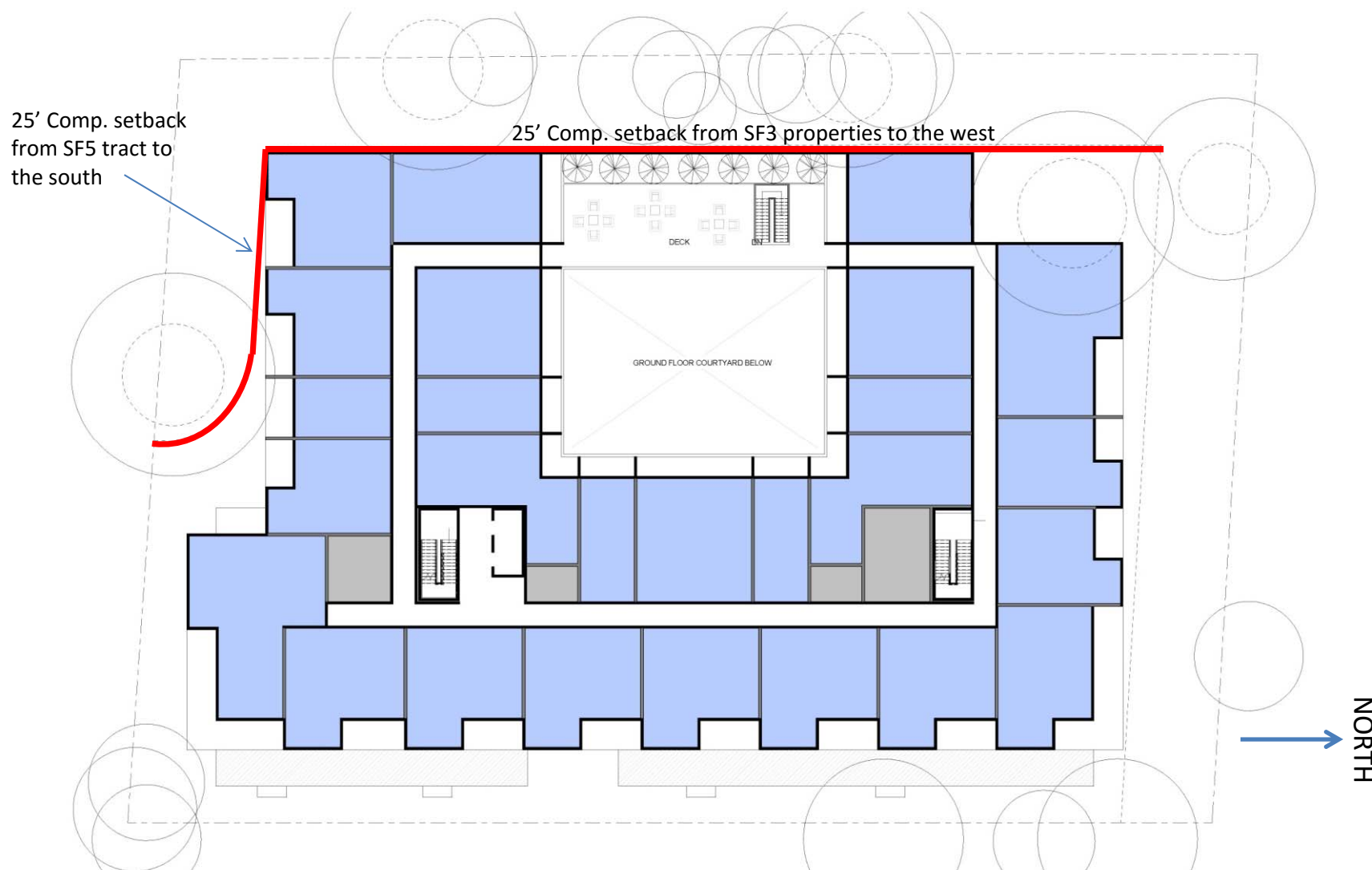
PROPOSED SITE LAYOUT



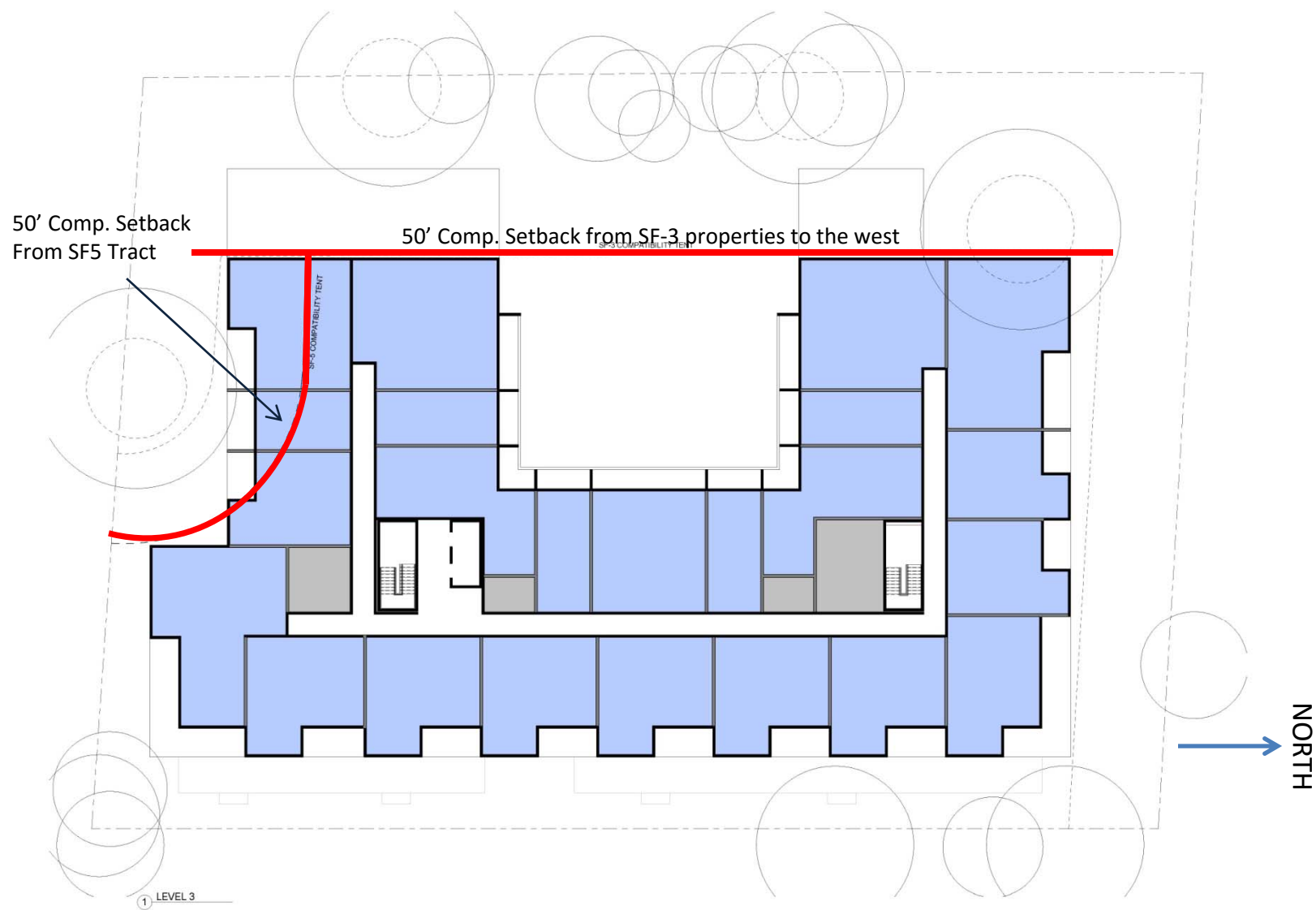
PROPOSED MIXED USE DEVELOPMENT



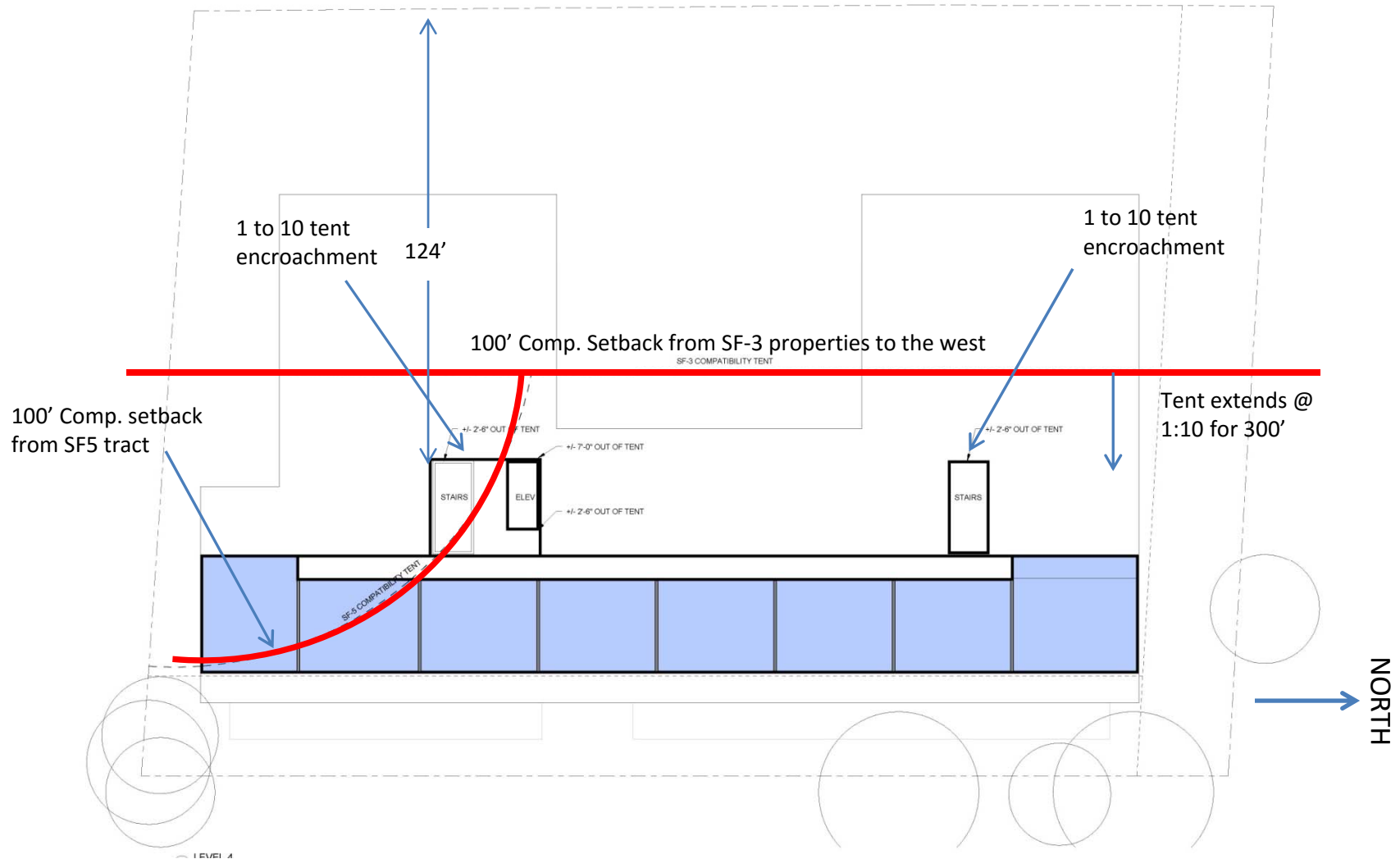
SECOND FLOOR



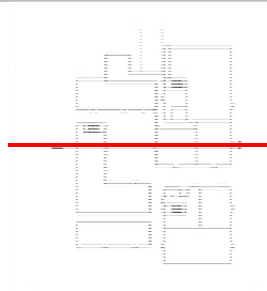
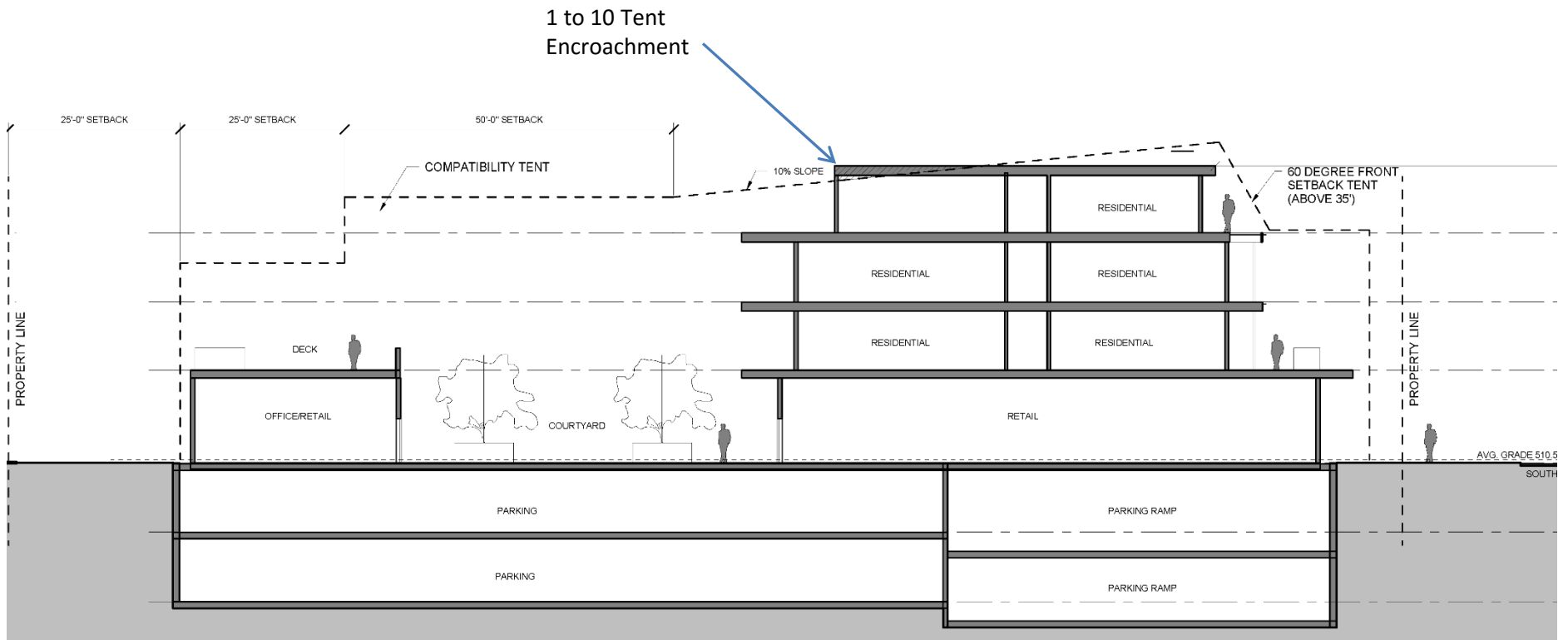
THIRD FLOOR



FOURTH FLOOR

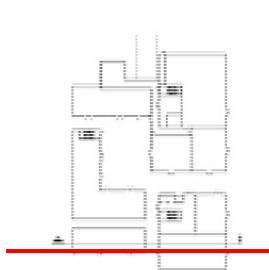
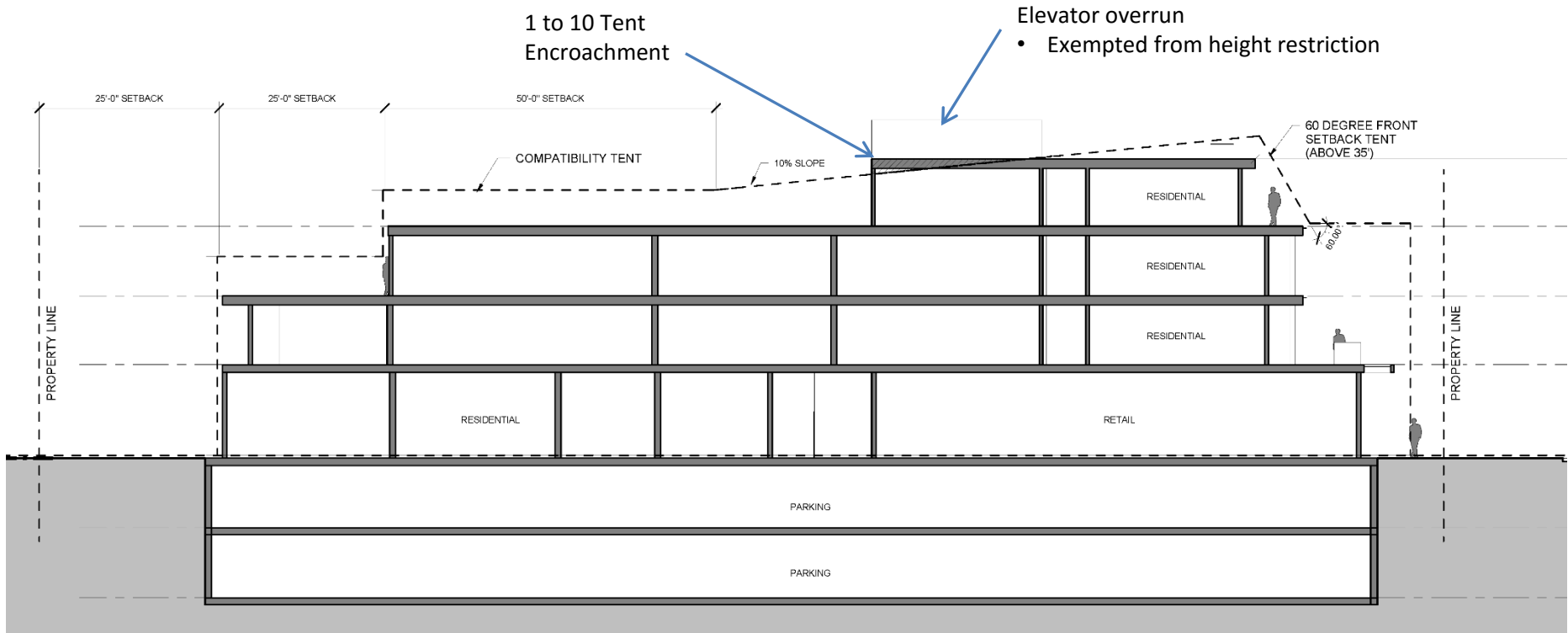


Cross Sections



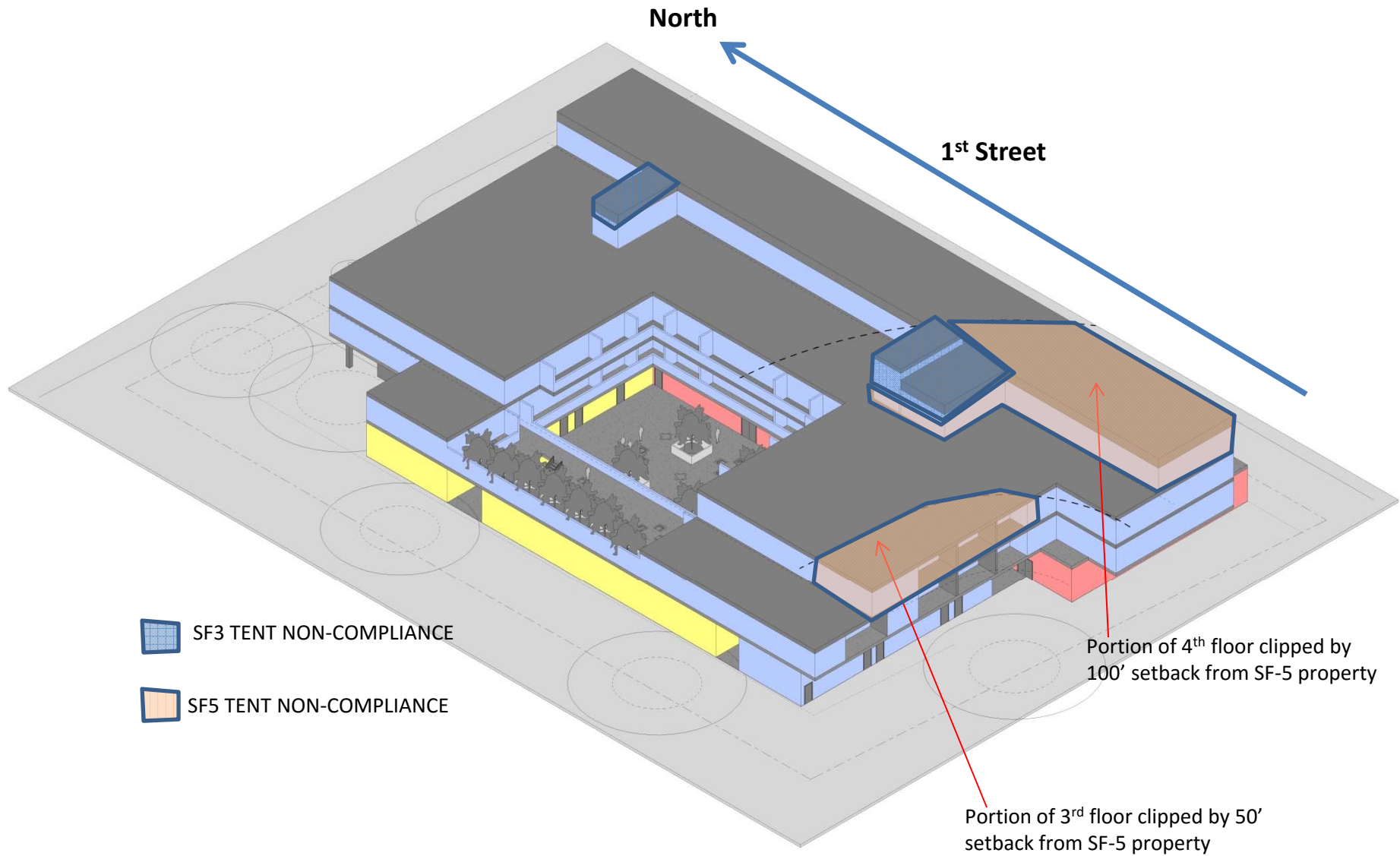
Looking North Thru Middle of Bldg

Cross Sections



Looking North at South End of Bldg

Compatibility Variance



SUPPORT LETTER



March 20, 2017

Board of Adjustment Members,

As the manager of the ownership entity of 1615-1617 South Second Street, we support the variance request by PSW to waive the compatibility tent triggered by our property on their subject property at 1600 South First Street.

We are supportive of this request because we feel any impact created by the additional massing would be appropriately mitigated by the 25' setback and vegetated screening as agreed upon between the two property owners. It is our understanding LDC 25-2-1051 (A)(1) is the specific piece of code for which PSW is seeking a variance.

In addition, it is our opinion the project at 1600 South First Street would be an amenity to our future home-owners as it would provide additional neighborhood retail/commercial space, and provide an agreement for direct access from our property to South First Street. We believe the pedestrian connection to South First Street will be a genuine benefit, not only to us but also to the neighborhood, since we will allow the public to use our private drive for access.

Sincerely,

Pegalo Inc.

501 North I-35 • Austin, Texas • 512-485-3000