

**PLANNING COMMISSISON  
SITE PLAN – COMPATIBILITY VARIANCES ONLY**

**CASE NUMBER:** SP-2017-0206C

**PLANNING COMMISSION**

**HEARING DATE:** July 24, 2018

**PROJECT NAME:** 913 Duncan Multifamily

**ADDRESS:** 913 Duncan Lane

**APPLICANT:** Kevin Yang and John Iltis (512) 773-9465  
1111 Clermont Avenue  
Austin, TX 78702

**AGENT:** Wuest Group (Joan Ternus P.E.) (512) 394-1900  
2007 S. 1<sup>st</sup> Street  
Austin, TX 78704

**CASE MANAGER:** Anaiah Johnson (512) 974-2932  
[Anaiah.Johnson@austintexas.gov](mailto:Anaiah.Johnson@austintexas.gov)

**NEIGHBORHOOD PLAN:** Hancock NP Area

**PROPOSED DEVELOPMENT:**

The applicant is proposing to redevelop what is an existing single-family residential land use on a lot zoned MF-4-NP into a 12-unit multi-family residential land use. There is one existing residential building on the site which will be demolished. The applicant is proposing to build two two-story residential buildings, each with 3,826 square feet of gross floor area, six dwelling units (four efficiency; two one-bedroom), and six single-car garage bays. The site will have a single driveway accessing Duncan Lane and will be landscaped, will provide on-site bicycle parking, and will provide public sidewalk improvements on 0.256 acres (75 feet wide, by 149 feet deep). Three variances from compatibility setback requirements are being requested.

**DESCRIPTION OF VARIANCES:**

- 1) From 25 feet to 15 feet for the front setback. [LDC § 25-2-1064]
- 2) From 20 feet to 10 feet for the side/rear setback. [LDC § 25-2-1062]
- 3) From 20 feet to 10 feet for the dumpster setback. [LDC § 25-2-1067(C)]

**SUMMARY STAFF RECOMMENDATION:**

While four of the five adjacent neighboring properties are developed with single-family residential land uses (the fifth being a multi-family residential land use to the southeast), the entire block (including the block across the street) is zoned to support multi-family residential land uses (MF-4-NP, with one lot on the same block zoned GO-MU-NP). Compatibility can be triggered by a zoning district or by a land use. For this site, compatibility is triggered by solely by land use. Even so, the surrounding neighbors – both individually and collectively *viz a viz* organizations/associations – have shown overwhelming support for the variances requested (letters of support are included in this backup packet).

The Hancock Neighborhood Planning Area Ordinance (Ord. 040826-59) places no restrictions or conditional overlays on the site beyond what the LDC requires, and the NPA's Future Land Use Map identifies this site for multi-family redevelopment. The use and form – being multi-building, two-story, gabled roof design thematically sensitive to the surrounding architecture – are also consistent with Imagine Austin's goals of creating complete communities with compact and connected development that, while preserving the character and history of its places, also creates economically mixed and diverse neighborhoods with a range of housing options.

Based on these findings and proposed design of the project, staff recommends approval of the three requested compatibility variances.

The site plan complies with all other compatibility standards, as well as all other development regulations.

#### PROJECT INFORMATION

TOTAL SITE AREA	11,139 sq. ft.	0.256 acres	
EXISTING ZONING	MF-4-NP		
WATERSHED	Waller Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Duncan Lane		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	.75:1	.22:1 / 2,520 sf	.69:1 / 7,652 sf
BUILDING COVERAGE	60%	2,520 sf / 23%	4,684 sf / 42%
IMPERVIOUS COVERAGE	70%	4,525 sf / 41%	7,627 sf / 68.5%
PARKING	14		12*

\*A 20% parking reduction is permitted in the urban core and Subchapter E permits parking reductions.

#### COMPATIBILITY

The subject site is bordered by single-family residential land uses, to the east, west, southwest, and south, but all adjacent properties are zoned MF-4-NP. The immediate dumpster area will be properly screened, and the applicants propose to provide dumpster screening along the western property boundary. The property across Duncan Lane to the north is a multi-family residential land use and is zoned MF-4-NP.

The site complies with all other compatibility standard requirements.

#### EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-4-NP	Single-family residential
<i>North</i>	MF-4-NP	Duncan Lane, then Single-family residential
<i>South</i>	MF-4-NP	Single-family residential
<i>Southeast</i>	MF-4-NP	Multi-family residential
<i>Southwest</i>	MF-4-NP	Single-family residential
<i>East</i>	MF-4-NP	Single-family residential
<i>West</i>	MF-4-NP	Single-family residential

#### ABUTTING STREETS

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Duncan Lane	50 feet	30 feet	Local City Street

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Neighborhoods Council  
Bike Austin  
Black Improvement Association  
CANPAC (Central Austin Neigh Plan Area Committee)  
Central Austin Community Development Corporation  
Concordia Neighborhood Association  
Friends of Austin Neighborhoods  
Hancock Neighborhood Assn.  
Homeless Neighborhood Association  
Preservation Austin  
SelTexas  
Sierra Club, Austin Regional Group



June 6, 2018

Mr. Anaiah Johnson  
Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: Compatibility Variance  
913 Duncan Multifamily (W/R SP-2016-0243C)  
SP-2017-0206C  
913 Duncan Lane  
Austin, Travis County, Texas

Dear Mr. Johnson,

Please accept this letter as our formal request for variances per Land Development Code Chapter for the following items:

- 25-2-1062 (Side and Rear Setback) Allow for a building located on a tract adjoining property on which a use permitted in a SF-5 or more restrictive district is located (single family home) to have side and rear setbacks less than 20 feet (5') from the property line
- 25-2-1064 (Front Setback). Allow for a building located on a tract adjoining property on which a use permitted in a SF-5 or more restrictive district is located (single family home) to have a front building line setback of less than 25 feet (15') from a right-of-way.
- 25-2-1067(C)(2) Allow for a dumpster to be placed less than 20 feet (10') from an adjacent property on which a use permitted in an SF-5 or more restrictive zoning district is located

The site is part of the Hancock Neighborhood Plan and along with all the lots on this block, it is zoned multifamily (COA Ordinance 040826-59). However, neighboring properties are used as student housing in single family dwellings and thus trigger compatibility on the subject property.

Per LDC 25-2-1062, the site is considered a small site and is subject to 20' side and rear setbacks. A 25' front setback line (LDC 25-2-1064) applies to the front of the site. Per LDC 25-2-1067(C)(2), a waiver for the proximity of the dumpster is required. The dumpster has been placed as far away from the adjacent lot as feasible. Proper dumpster screening will be adhered to.

This site and the encompassing block is zoned MF-4 (highest-density) to promote the development of multifamily and student housing. This is the first lot on the block to redevelop as multifamily. Because of the small size of these formerly single family lots, waivers for compatibility will be necessary until all of the lots have been redeveloped as multifamily, as the neighborhood plan proposes.

The owner has been in communication with the adjacent neighbors and no objection is expected.

If there are any questions, please feel free to contact me at (512) 394-1900. Thank you for your consideration and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Ternus Angil". The signature is fluid and cursive, with a large initial "J" and "A".

Joan Ternus Angil, P.E.

Wuest Group

Texas Firm Registration No. 15324



BUILDING SUMMARY TABLE						
	EXISTING BUILDING		PROPOSED BUILDING #1		PROPOSED BUILDING #2	
EXISTING USE:	MULTIFAMILY		N/A		N/A	
PROPOSED USE:	TO BE DEMOLISHED		MULTIFAMILY		MULTIFAMILY	
NUMBER OF STORIES:	1		2		2	
	GFA	FFE	GFA	FFE	GFA	FFE
LEVEL 1 (PARKING)	-	-	1,140 sf		1,140 sf	
LEVEL 1 (CONDITIONED SPACE)	2,520 sf	600.58'	1,186 sf	593.42-600.07	1,186 sf	593.42-600.07
LEVEL 2*			2,640 sf	601.7-609.2	2,640 sf	601.7-609.2
GROSS FLOOR AREA:	2,520 sf		3,826 sf (34%)		3,826 sf (34%)	
FAR (MAX = 0.75:1)	0.05:1		0.34:1		0.34:1	
BUILDING COVERAGE:	2,520 sf	22.6%	2,342 sf	21.0%	2,342 sf	21.0%
BUILDING HEIGHT (MAX 60'):	15'		29.42'		29.42'	
BUILDING MATERIAL:	BRICK, Type IIIA		WOOD, Type IIIA		WOOD, Type IIIA	
FOUNDATION:	SLAB		SLAB		SLAB	
* SOME UNITS INCLUDE LOFTS (NOT COUNTED AS A THIRD STORY, BUT INCLUDED IN GFA)						
NET SITE AREA: 0.256 AC. (11,139 SF)						
ZONED: MF-4-NP						
BUILDING COVERAGE ALLOWED: 60%			TOTAL BUILDING COVERAGE PROPOSED: 42%			
F.A.R. MAXIMUM: 0.75:1			TOTAL PROPOSED F.A.R. = 0.69:1			
PRIVATE COMMON OPEN SPACE (11,139 SF X 5% = 556.95)			REQUIRED(MIN)=	650 sf	PROVIDED=	1,366 sf

LEGEND	
	1st FLOOR FOOTPRINT
	2ND FLOOR AWNING
	COMMON OPEN SPACE
	CONCRETE
	BICYCLE RACK
	OVERHEAD ELECTRIC
	DUMPSTER/ RECYCLING BINS
	TRANSFORMER/ PAD
	LOC
	REQUIRED DUMPSTER SCREENING
	BALL VALVE
	WW CLEAN OUT

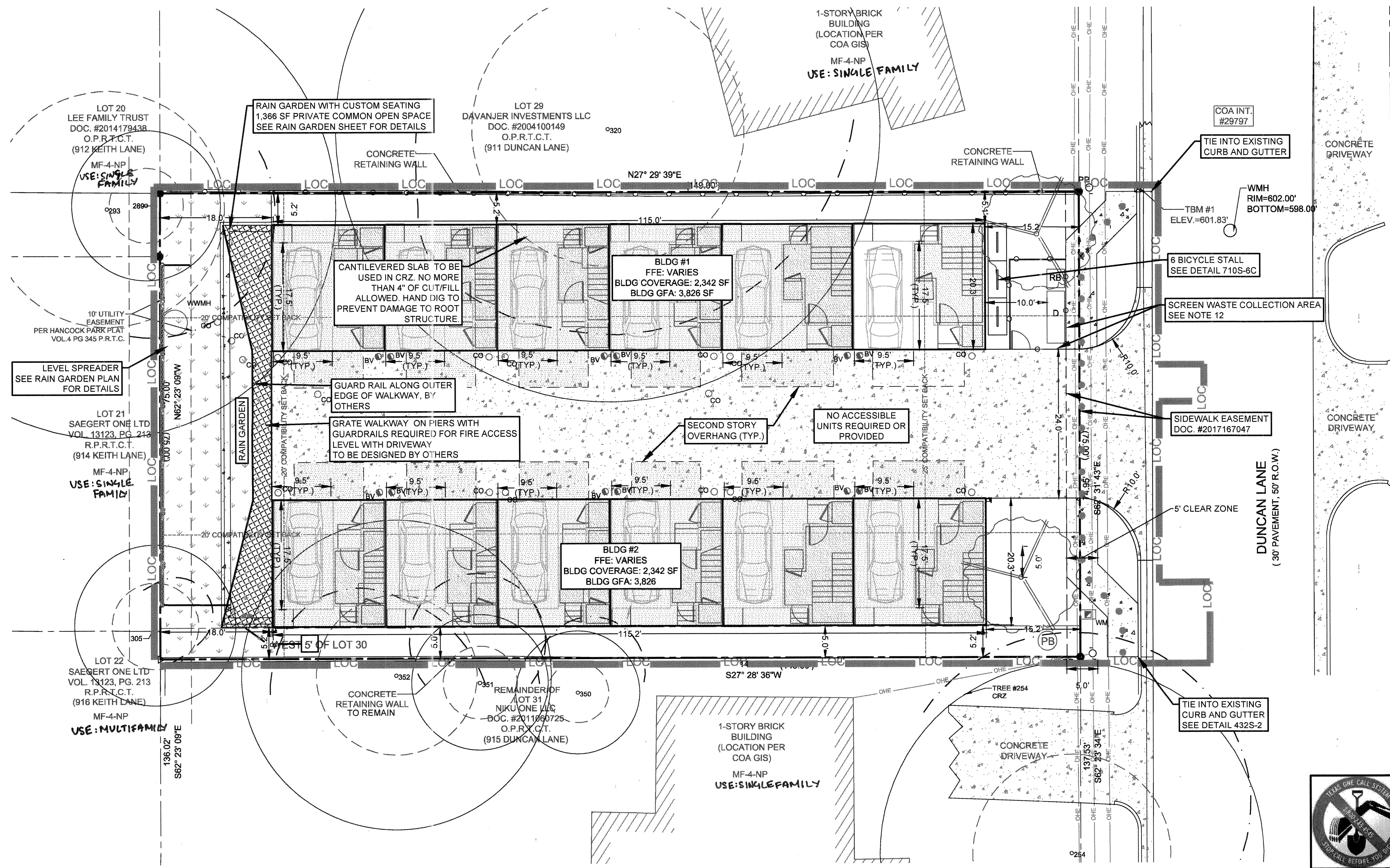
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E

### COMPATIBILITY STANDARDS NOTES

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
2. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
3. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

## TRASH NOTES

1. TRASH CONTAINERS SHALL NOT BE LEFT AT THE CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT ANY LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT THE CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
2. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
3. PUBLIC WORKS WILL RECOMMEND THE APPROPRIATE SIGNAGE FOR THE LOADING SPACE. A FEE MAY BE REQUIRED BY PUBLIC WORKS TO PAY FOR THE SIGNAGE.

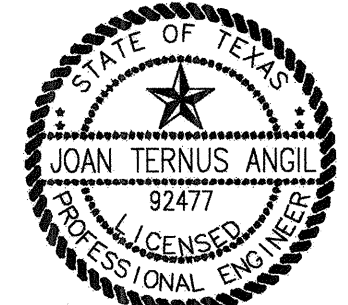


**SITE PLAN RELEASE NOTES:**

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL CHANGES WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVALS FOR BUILDING OR BULIDING.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
6. THE STRUCTURE SHALL BE REMOVED WITHIN THE TIME FRAME OF A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT. A NON-CONSOLIDATED PLANNING COMMISSION APPROVED SITE PLANS. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 25-10. THE REMOVED WALLS COULD BE A VIOLATION OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR REPAIR OF OR DAMAGE TO UTILITIES.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
10. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS REQUIRED FOR MULTI-FAMILY BUILDINGS, BUSINESSES AND OFFICE BUILDINGS.
11. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE PRINCIPAL BUILDING MATERIALS.
12. CONTRACTOR TO REFLECT ALL TECHNICAL PLANS FOR CONCRETE THICKNESS DETAILS FOR DRIVES AND PADS.



5/10/2018



*John L. Anzil*

## SITE PLAN

913 DUNCAN MULTIFAMILY  
913 DUNCAN LANE  
AUSTIN, TEXAS



## SCHEMATIC OF BUILDINGS



## ENGINEERING & DESIGN

FIRM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
(512) 394-1900

SHEET

6 OF 26  
SP-2017-0206C



GENERAL NOTES | ELEVATION

1. Do not scale the drawings. If a specific dimension is not given, contact Designtrait for clarification.
2. Keynotes located on this sheet are for this sheet only.
3. Reference elevation set at 100'-0", Real elevation noted in parenthesis (xxx'-x")

KEYNOTES | ELEVATION

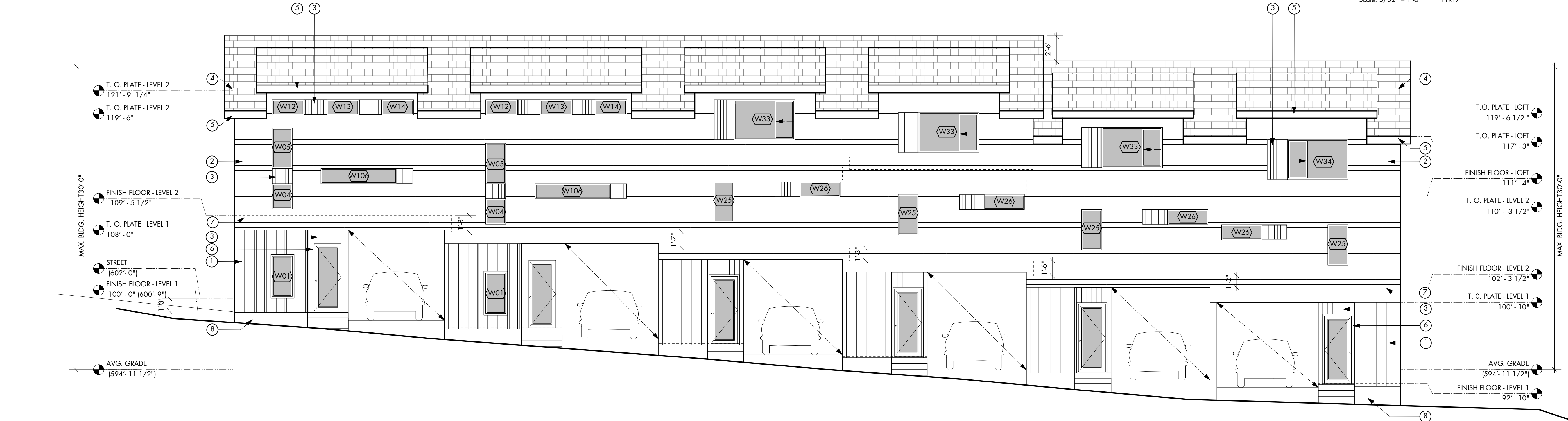
1. Board & batten siding.
2. Hardie ship lap siding
3. Vertical WD siding
4. Shingle roof.
5. Pld. wood fascia.
6. Pld. wood trim.
7. Dashed line of floor beyond.
8. Underpinning, typ.
9. Wood Screen.

NOTE:  
REFER TO SEPARATE SUMMITAL FOR RESPECTIVE BLDG. PLANS.



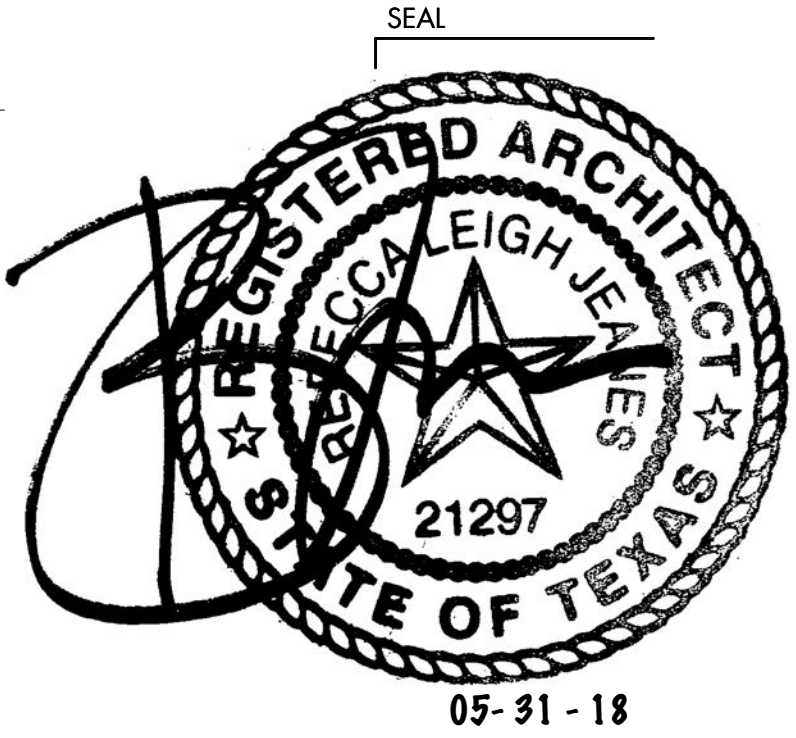
2 NORTHEAST ELEVATION

Scale: 3/16" = 1'-0" 24x36  
Scale: 3/32" = 1'-0" 11x17



1 NORTHWEST ELEVATION

Scale: 3/16" = 1'-0" 24x36  
Scale: 3/32" = 1'-0" 11x17



PROJECT  
Duncan Lane MF  
913 Duncan Lane  
Austin, TX 78705

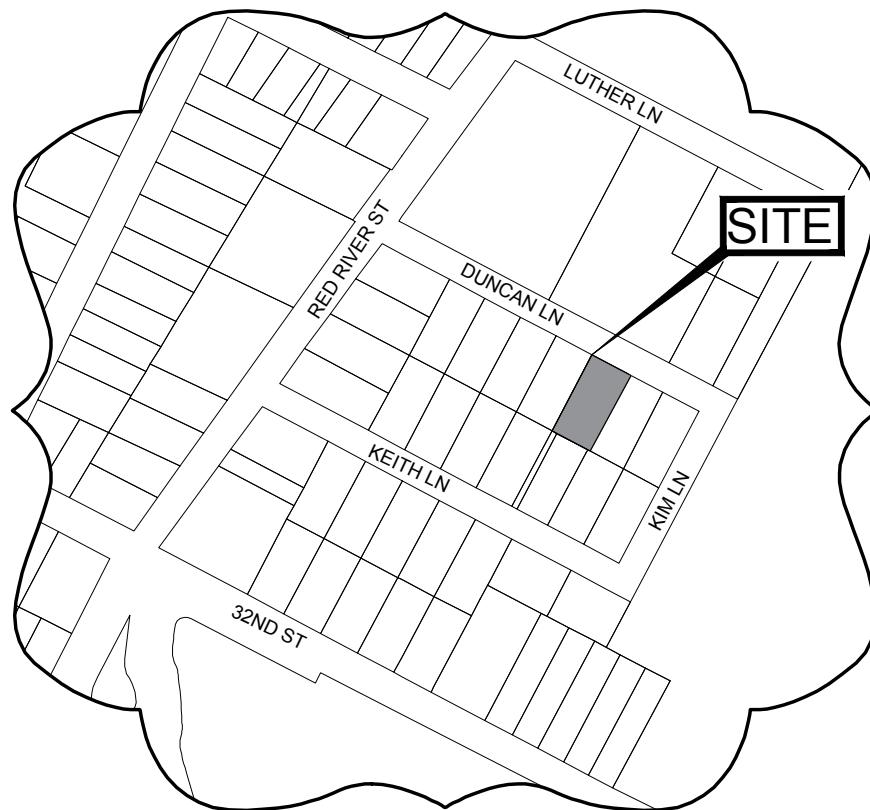
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mp  
SET ISSUE  
31 May 2018 | Permit Set

SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET  
A2.1

CAUTION: DO NOT SCALE DRAWINGS  
THESE DRAWINGS ARE THE PROPERTY OF  
THE ARCHITECT, AND MAY ONLY BE USED  
IN CONJUNCTION WITH THIS PROJECT

**913 DUNCAN MULTIFAMILY**  
**913 DUNCAN LANE**  
**AUSTIN, TEXAS 78705**



GRID# K24

VICINITY MAP

MAPSCO #585

NOT TO SCALE





Hancock Neighborhood Association

Date 2/28/2016

Kevin Yang  
1111 Clermont Ave  
Austin TX 78702

*Re: Compatibility Waiver Request for the Redevelopment of 913 Duncan Lane*

Thank you for meeting with Hancock Neighborhood Association and the HNA Zoning/Development Committee regarding your request for a compatibility waiver for your project at 913 Duncan Lane..

The Hancock Neighborhood Membership discussed your proposed waiver request of compatibility setbacks from 25' to 5' on the east, west and south sides of 913 Duncan Lane and voted to approve it on September 9, 2015.

From what we discussed and the illustration of the City of Austin compatibility setbacks, HNA is in favor of the proposed waiver request of compatibility setback.

Sincerely,



Mark Harkrider

President, Hancock Neighborhood Association

7/18/2018

*Kevin Yang & John Iltis*

*1111 Clermont Ave*

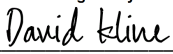
*Austin, TX 78702*

*Re: Compatibility Waiver Request for the Redevelopment of 913 Duncan Lane*

Thank you for meeting with me to discuss your proposed waiver request of compatibility setbacks from 20' to 5' on the west side of 913 Duncan Lane, along my east property line. From what we discussed and the illustration of the City of Austin compatibility setbacks, we are in favor of the proposed waiver request of for the following compatibility setbacks.

- LDC 25-2-1062 Reduce Structure side and rear setbacks from 20' to 5'
- LDC 25-2-1064 Reduce Building front setback from 25' to 15' and
- LDC 25-2-1067(C)(2) Reduce dumpster setback from adjacent property from 20' to 10'

Sincerely,

<small>DocuSigned by:</small>  <small>050D80B717174BA...</small>	<u>07/18/2018</u>	<u>911 Duncan Ln</u>
Owner's Signature	Date	Property Address

<u>Davanjer Investment, LP</u>	<u>512.499.0001</u>
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Owner's Printed Name

Owner's Phone Number



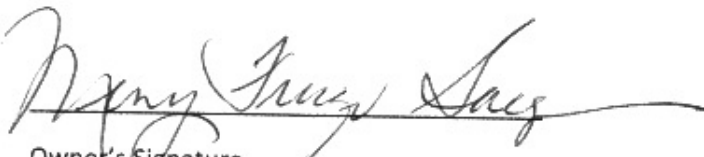
8/20/15

Kevin Yang  
1111 Clermont Ave  
Austin, TX 78702

Re: *Compatibility Waiver Request for the Redevelopment of 913 Duncan Lane*

Thank you for meeting with me to discuss your proposed waiver request of compatibility setbacks from 20' to 10' on the south side of 913 Duncan Lane, along my north property line. From what we discussed and the illustration of the City of Austin compatibility setbacks, we are in favor of the proposed waiver request of compatibility setback.

Sincerely,

  
Owner's Signature  
FOR SAEGERT ONE LTD.

MERRY FREEZE SAEGERT 512 533 9219

Owner's Printed Name

Owner's Phone Number