

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

CASE NUMBER: SP-2017-0206C **PLANNING COMMISSION
HEARING DATE:** August 14, 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. 1st Street
Austin, TX 78704

CASE MANAGER: Anaiah Johnson (512) 974-2932
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. [Update – Variance requests #1 and #3 were approved on consent on 7/24. Due to a posting typo, variance request #2 was postponed to 8/14. Only #2 is being considered on 8/14.]

DESCRIPTION OF VARIANCES:

- 1) From 25 feet to 15 feet for the front setback. [LDC § 25-2-1064]
APPROVED ON CONSENT ON 7/24. ONLY VARIANCE REQUEST #2 IS BEING CONSIDERED ON 8/14.
- 2) From 20 feet to 5* feet for the side/rear setback. [LDC § 25-2-1062]
***CORRECTED FROM ORIGINAL VERSION STATING 10 FEET. IT HAS ALWAYS BEEN A REQUEST FOR 5 FEET. APPLICANT REQUEST, PUBLIC HEARING NOTICE, AND NEIGHBOR SUPPORT LETTERS ALL STATE 5 FEET.**
- 3) From 20 feet to 10 feet for the dumpster setback. [LDC § 25-2-1067(C)]
APPROVED ON CONSENT ON 7/24. ONLY VARIANCE REQUEST #2 IS BEING CONSIDERED ON 8/14.

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 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
FLOOR-AREA RATIO	.75:1	.22:1 / 2,520 sf
BUILDING COVERAGE	60%	2,520 sf / 23%
IMPERVIOUS COVERAGE	70%	4,525 sf / 41%
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

	ZONING	LAND USES
<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

Street	Right-of-Way Width	Pavement Width	Classification
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.

7/18/2018

Kevin Yang & John Iltis

1111 Clermont Ave

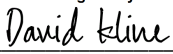
Austin, TX 78702

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

7/23/2018

Kevin Yang & John Iltis

1111 Clermont Ave

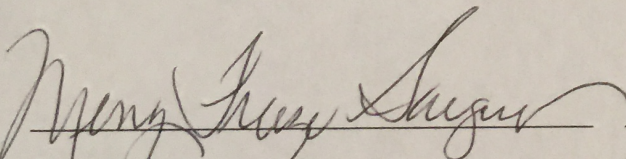
Austin, TX 78702

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 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 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,


Owner's Signature
MERRY FREEZE SAEGERT

07/23/2018

Date

914 Keith Ln

Property Address

SAEGERT ONE LTD

512.533.9219

Owner's Printed Name

Owner's Phone Number

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,



Joan Ternus Angil, P.E.

Wuest Group

Texas Firm Registration No. 15324

Hancock Neighborhood Association

Date 2/28/2016

Kevin Yang
1111 Clermont Ave
Austin TX 78702

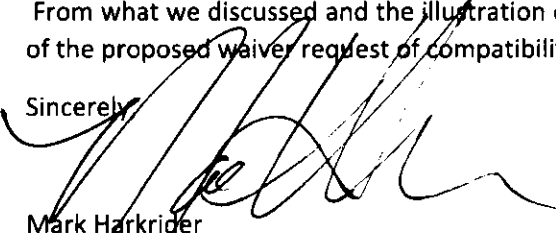
Re: Compatibility Waiver Request for the Redevelopment of 913 Duncan Lane

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.

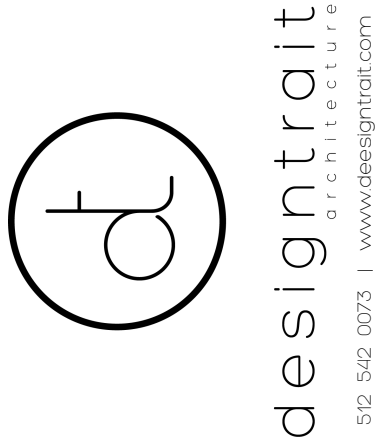
From what we discussed and the illustration of the City of Austin compatibility setbacks, HNA is in favor of the proposed waiver request of compatibility setback.

Sincerely,



Mark Harkrider

President, Hancock Neighborhood Association



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

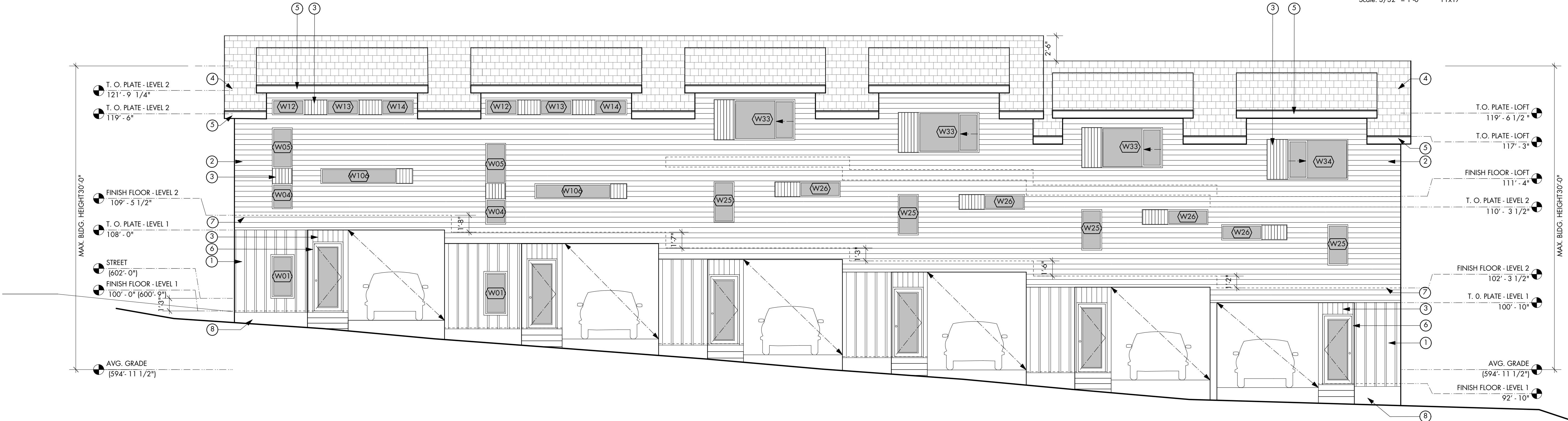
- 1. Board & batten siding.
- 2. Hardie ship lap siding
- 3. Vertical WD siding
- 4. Shingle roof.
- 5. Pld. wood fascia.
- 6. Pld. wood trim.
- 7. Dashed line of floor beyond.
- 8. Underpinning, typ.
- 9. Wood Screen.

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



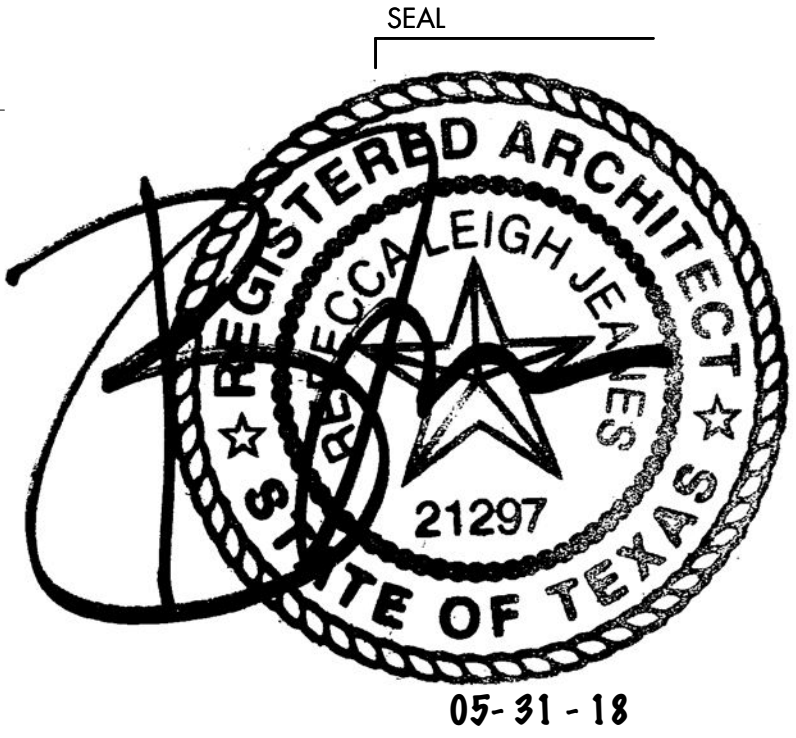
2 NORTHEAST ELEVATION

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

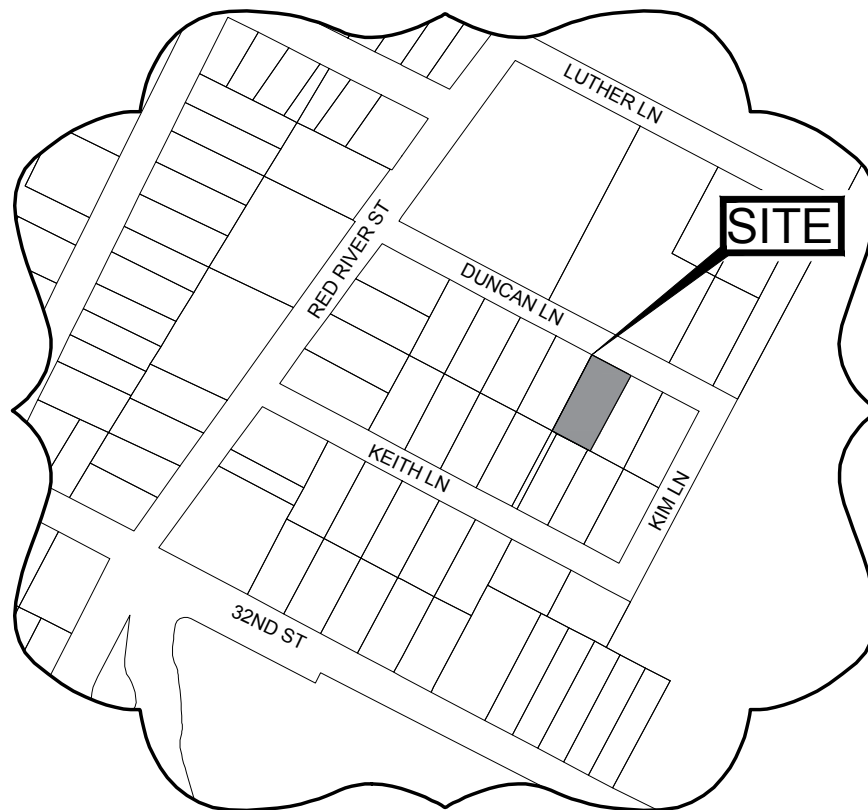
DRAWN BY
mp
SET ISSUE
31 May 2018 | Permit Set

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



NOT TO SCALE

GRID# K24

VICINITY MAP

MAPSCO #585

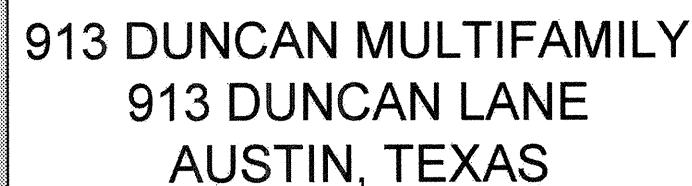


LEGEND	
	1st FLOOR FOOTPRINT
	2ND FLOOR AWNING
	COMMON OPEN SPACE
	CONCRETE
	BICYCLE RACK
	OVERHEAD ELÉCTRIC
	DUMPSTER/ RECYCLING BINS
	TRANSFORMER/ PAD
	LOC
	REQUIRED DUMPSTER SCREENING
	BALL VALVE
	VWV CLEAN OUT
	ADA ROUTE
	PROPOSED TREE

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.



1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN, ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING COMMISSION FOR REVIEW OR REGRANTATION.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. THE LAND 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 TO BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN AND THE PLANNING COMMISSION.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-RESIDENTIAL OR 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 OF THE PLANNING COMMISSION AND THE CITY OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
8. DRAINAGE AND CONVEYANCE CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION, OR DAMAGE TO UTILITIES.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW/EASEMENT AGREEMENT IS REQUIRED.
10. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR ALL SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE PRINCIPAL BUILDING MATERIALS.
11. CONTRACTOR TO REFER TO THE GEOTECHNICAL PLANS FOR CONCRETE THICKNESS REQUIREMENTS FOR DRIVES AND PADS.



6 OF 26
SP-2017-0206C

DEVELOPMENT SERVICES DEPARTMENT	
RELEASE FOR GENERAL COMPLIANCE:	ZONING MF-4-NP
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
<p>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 a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.</p>	