

**PLANNING COMMISISON
SITE PLAN WAIVER REQUEST REVIEW SHEET**

CASE NUMBER: SP-2018-0186C **PC HEARING DATE:** Feb. 26, 2019
Previously scheduled for: Feb. 12, 2019
(Mtg did not meet quorum)

PROJECT NAME: Office at Oak Springs

ADDRESS: 3313 Oak Springs Drive

COUNCIL DISTRICT #: 3

OWNER/APPLICANT: 3133 Oak Springs, LLC (Chris Krager) (512) 374-0946
916 Springdale Road Bldg #5, Ste. 101
Austin, TX 78702

ENGINEER: Southwest Engineers, Inc. (512) 312-4336
205 Cimarron Park Loop, Ste B
Buda, TX 78610

CASE MANAGER: Rosemary Avila (512) 974-2784
Rosemary.avila@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct four office buildings (each two-stories in height) with parking, sidewalks, utilities, a driveway, and other associated site improvements.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1064 and § 25-2-1067(G). The site is subject to a 25' compatibility setback on the east property line and subject to a front setback of 25'. The proposed development is encroaching into the front setback for the building and side compatibility setback for the driveway. The proposed building is located 5' from the R.O.W. and the proposed driveway is located 5' from the eastern property line.

COMPATIBILITY:

Section 25-2-1051 states that Article 10 Compatibility Standards apply if a use in a SF-6 or less restrictive zoning district is located on a property across the street from or adjoining a property on which is zoned SF-5 or more restrictive or a use is permitted in a SF-5 or more restrictive zoning district is located.

§ 25-2-1064 - FRONT SETBACK.

A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed:

- (1) adjoins property:
 - (a) in an urban family residence (SF-5) or more restrictive zoning district; or
 - (b) on which a use permitted in a SF-5 or more restrictive district is located; and
- (2) fronts on the same street as the adjoining property.

§ 25-2-1067 - DESIGN REGULATIONS.

(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:

- (1) in an 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.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the two waivers requested. The site has drainage constraints in the rear of the lot, which makes moving the building to the front of the lot a practical design decision. The LDC Compatibility Standards supersede the LDC Subchapter E: Design Standards. If this site wasn't located directly adjacent to a single family residence the applicant would have to build the site according to Urban Roadway standards (Subchapter E- 2.23) which requires the building to be built to up to the sidewalk. The site complies with all other compatibility standard requirements, such as lighting, screening, and building heights. All the exterior lighting will be hooded or shielded from the view of the adjacent single family property. The plans call out a vegetative buffer along the east property line for screening. The zoning allowance for the CS base district zoning is 60 feet. Due to this site being subject to compatibility standards the height allowance Office uses are considered an appropriate zone between the Airport Blvd corridor and the residential area.

PROJECT INFORMATION:

SITE AREA	48,308.04 square feet	1.109 acres
EXISTING ZONING	CS-MU-NP	
WATERSHED	Boggy Creek	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Oak Springs Drive	
	Allowed	Proposed
FLOOR-AREA RATIO	2:1	.48:1
BUILDING COVERAGE	95%	26.8%
IMPERVIOUS COVERAGE	95%	79.8%
PARKING	45	46

EXISTING SURROUNDING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-NP	Admin & Business Offices
<i>North</i>	Oaks Springs Drive	R.O.W.
<i>South</i>	CS-MU-NP	Wells Fargo Bank
<i>East</i>	SF-3-NP CS-MU-NP	Single Family Freedom Home Baptist Church
<i>West</i>	CS-MU-NP CS-MU-NP	Vacant Convenience store

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
Oaks Springs Drive	78'	42'	Minor Arterial

NEIGHBORHOOD ORGNIZATIONS:

- African American Cultural Heritage District
- Austin Independent School District
- Austin Innercity Alliance
- Austin Neighborhoods Council
- Bike Austin
- Black Improvement Association
- Claim Your Destiny Foundation
- Del Valle Community Coalition

Item C-16

3 of 6

3313 Oak Springs Drive

Office at Oak Springs

East Austin Conservancy
East MLK Combined Neighborhood Plan Contact Team
Friends of Austin Neighborhoods
Govalle/ Johnson Terrace Neighborhood Plan Contact Team
Govalle Neighborhood Association
Homeless Neighborhood Association
Homeward Heights Neighborhood Association
Neighborhood Empowerment Foundation
Neighbors United For Progress
PowerFin Partners
Preservation Austin
Rosewood Neighborhood Plan Contact Team
SEL Texas
Sierra Club, Austin Regional Group
Springdale-Airport Neighborhood Association
United East Austin Coalition



916 Springdale Rd, Bldg 5, Ste101,
Austin, TX 78702
512.374.0946

August 9, 2018

To: Rosemary Avila
Fr: Chris Krager, AIA/KRDB
Re: SP-2018-0186C – Compatibility Setback Variance

Rosemary,

With regard to the above Site Plan application, we would like to apply for two variances to the compatibility setback requirements.

We are requesting two variances:

1. SP4 – Reduction of the 25' setback to the east edge of the property to 5' in order to construct our entry drive in this location (25-2-1067).
2. SP10 – Reduction of the required front yard setback per (25-2-1064) from 25' to 5'.

The primary challenge for this site has been figuring out a way to develop and engineer it in order to be able to have the COA release the existing drainage easement, which covers 75% of the lot. After two years, and probably 18 meetings with COA staff, we believe we have a solution that works. I would also like to point out that we are developing the site well under its development potential (about 25% of allowed).

The situation created by the severely undersized storm water drainage pipe that runs under our site, below Airport Blvd, and to the regional detention facility to the west requires that we convey a significant amount of water through our site. This will be accomplished through the construction of a very expensive sub-grade detention pond (estimated at \$300K). This pond only manages the conveyance. Our required detention to handle development impact will be contained in the parking lot to the south of the building.

The complexity of the drainage situation, and the existing infrastructure, leaves little option from a building layout/site plan perspective. We have worked very hard, for two years, to develop a design to accommodate the drainage requirements, as well as a building that will be an asset to the neighborhood.

The requested variance for the driveway to the east has little or no impact on the adjacent property, and will be mitigated by a fence and landscaping. The variance for the front yard setback we would argue is keeping the project in the spirit of the adopted neighborhood plan, and creating a pedestrian oriented streetscape, as well as being appropriate by its scale (only two stories) and location as a transition from a fairly heavy commercial/industrial zone to a lower density residential area.

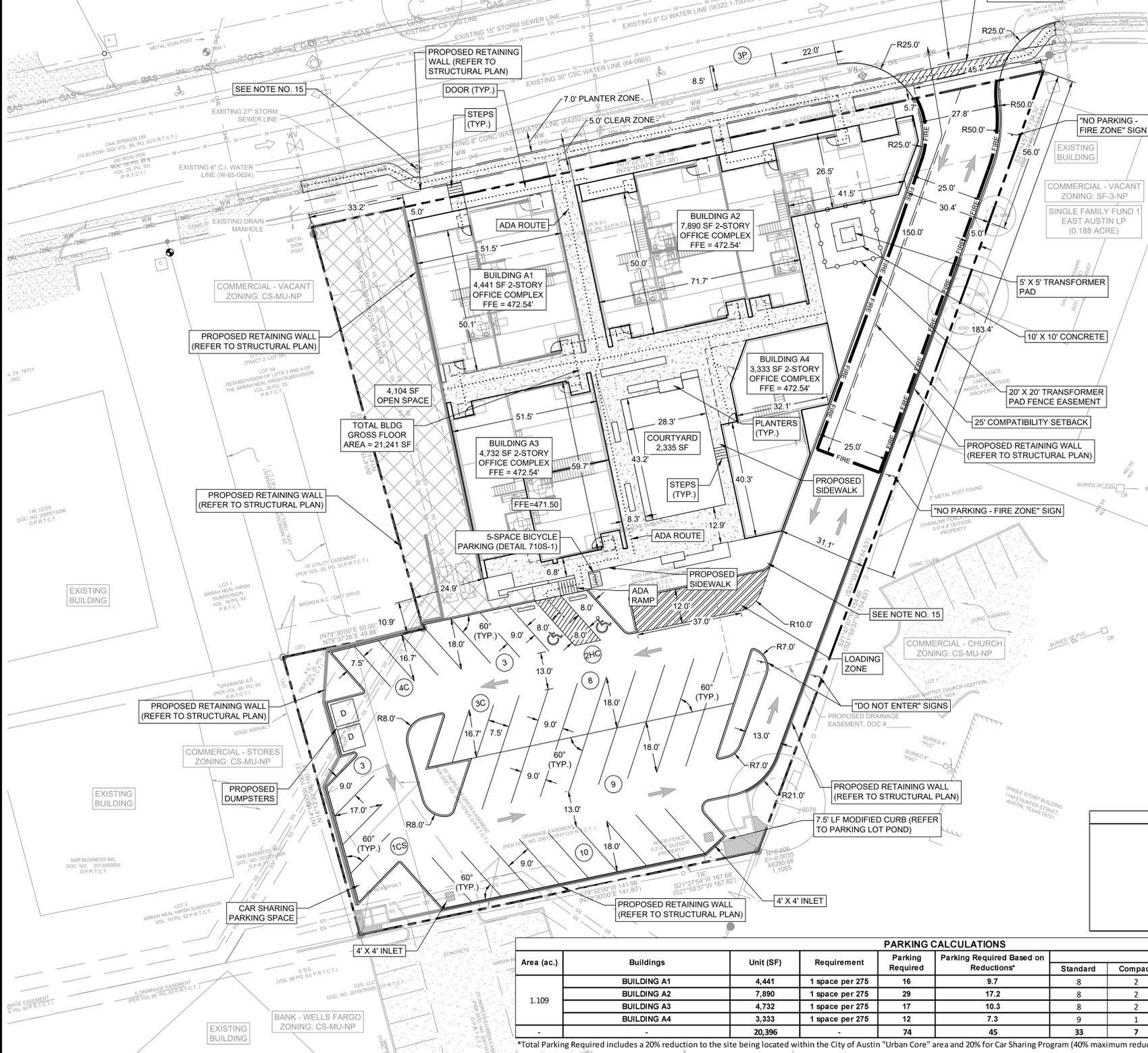
Regards,

A handwritten signature in black ink, appearing to be 'CK' with a long horizontal stroke extending to the right.

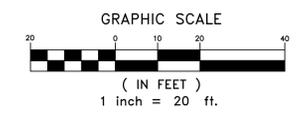
Chris Krager, AIA
Principal, KRDB

SITE AND ZONING TABLE														
Proposed Use	Acreage (ac.)	Zoning	Building Height		Total Bldg. (sf.)	Building Coverage		F.A.R.		Impervious Cover		Open Space		
			Max. (ft)	Prop. (ft)		** Max. (%)	Prop. (%)	** Max. (%)	Prop. (%)	Min. (%)	Prop. (sf)	Prop. (%)		
Administrative & Business Offices	1.1090	CS-MU-NP	60'	25'	20,396	95%	26.8%	2:1	.48:1	95%	79.8%	5%	4104	8%

BUILDING DATA					
Building Number	Gross Floor Area	Number of Floors	Building Height (ft)	Building Material	Foundation Type
ALL BUILDINGS	21,241 SF	2	26'	DECORATIVE CMU VENEER, STUCCO, METAL SIDING	SLAB



- GENERAL NOTES:
- ALL TRAFFIC CONTROLS SHALL CONFORM WITH THE LATEST EDITION OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL DIMENSIONS ARE TO THE FACE OF CURB.
 - ALL DRIVES AND PARKING AREAS TO BE CURB AND GUTTER WITH ASPHALT PAVING UNLESS OTHERWISE NOTED.
 - MINIMUM 14'0" VERTICAL CLEARANCE WITHIN FIRE LINES, INCLUDING TREE LIMBS, FOR ALL DRIVEWAY AND INTERNAL CIRCULATION AREAS ON SITE, WHERE OVERHEAD CLEARANCE IS RESTRICTED.
 - 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 AND DEVELOPMENT REVIEW DEPARTMENT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
 - A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
 - ALL EXTERIOR LIGHTING WILL BE 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 LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPLE BUILDING MATERIALS.
 - PROPOSED FIRE HYDRANT SHALL MAINTAIN A 5-FT CLEAR SPACE AT ALL TIMES WITH NO OBSTRUCTIONS (SUCH AS POST, FENCE, VEHICLE, ETC.) FIRE HYDRANT TO BE IDENTIFIED WITH A BLUE REFLECTIVE ROAD DOT PLACED NEAR THE CENTER OF THE ROADWAY IN FRONT OF THE HYDRANT AND MARKED WITH FIRE LANE STRIPING (REFER TO DETAIL).
 - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICATION CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
 - NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN COUNT ON-STREET SPACES AT THEIR OWN RISK. THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE OR RELOCATE ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET APPLIES FOR AND RECEIVES RESIDENTIAL PERMIT PARKING, THE PARKING FOR THE DEVELOPMENT WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.
- COMPATIBILITY STANDARD NOTES:
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
 - ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
 - 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. [SECTION 25-2-1067].
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
 - EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT [25-2-585].
 - YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDUAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION.
 - THIS PROPERTY IS WITHIN THE CONTROLLED COMPATIBILITY LAND USE AREA DEFINED BY CHAPTER 241 OF THE LOCAL GOVERNMENT CODE. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE CITY OF AUSTIN CODE. AIRPORT HAZAROUS AS DETAILED IN FEDERAL AVIATION REGULATIONS PART 77, AS ADOPTED BY THE CITY IN SECTIONS 25-13-23, ARE PROHIBITED.
 - ALL BUILDING ENTRANCES WILL BE SHADED WITH AN AWNING. REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL DETAILS.



LEGEND	
	PROPERTY LINE (ADJACENT)
	EXISTING EASEMENT
	EXISTING ELECTRICAL
	EXISTING UNDERGROUND ELEC.
	EXISTING OVERHEAD ELEC.
	EXISTING GAS
	EXISTING CONTOURS
	EXISTING CONTOURS
	EXISTING TREE (TO REMAIN)
	PROPOSED PAVEMENT
	PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED ON SITE OR GRADING PLAN)
	PROPOSED FIRE LANE (PAINTED FIRE LANE NO PARKING AND STRIPING ON CURB AND/OR GUTTER AS SPECIFIED & SHOWN)
	PROPOSED SIDEWALK
	PROPOSED PARKING CALLOUT
	TRAFFIC FLOW ARROWS
PROPOSED UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
	WATER
	WASTEWATER
	STORM SEWER
EXISTING UTILITIES:	
	FIRE HYDRANTS
	WATER VALVE
	MANHOLE (STORM)
	MANHOLE (WW)
	INLET
	WATER
	WASTEWATER
	STORM SEWER

PARKING REDUCTIONS FOR PROJECTS PARTICIPATING IN A CAR SHARING PROGRAM

- CAR-SHARING SERVICE NOTES:
- THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR SHARING VEHICLE IS BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
 - THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
 - A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
 - PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.
 - ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT, ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE SITE IS ISSUED.
 - SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
 - THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
 - IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

PARKING PROVIDED	
Standard:	33
Compact:	7
Parallel:	3
Accessible:	2
Car Sharing:	1
Total:	46
Accessible Spaces Required:	2
Bicycle Spaces Provided:	5



TEXAS ONE CALL SYSTEM
1-800-245-4645

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

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

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

ZONING IMPERVIOUS COVER			
Impervious Cover of Proposed Project	Sq. Ft.	Acres	%
Buildings	12,935.91	0.297	26.8%
Driveway(s)	19,581.39	0.450	40.5%
Concrete	4,167.43	0.096	8.6%
Sidewalks/Drive (Located in ROW)	1,864.67	0.043	3.9%
Total Impervious Cover	36,684.73	0.8850	79.8%

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING **CS-MU-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 a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Area (ac.)	Buildings	Unit (SF)	Requirement	Parking Required	Parking Required Based on Reductions*	Parking Provided					
						Standard	Compact	Parallel	Accessible*	Car Sharing	Total
1.109	BUILDING A1	4,441	1 space per 275	16	9.7	8	2	1	0	0	11
	BUILDING A2	7,890	1 space per 275	29	17.2	8	2	2	0	0	12
	BUILDING A3	4,732	1 space per 275	17	10.3	8	2	0	1	1	12
	BUILDING A4	3,333	1 space per 275	12	7.3	9	1	0	1	0	11
		20,396		74	45	33	7	3	2	1	46

*Total Parking Required includes a 20% reduction to the site being located within the City of Austin "Urban Core" area and 20% for Car Sharing Program (40% maximum reduction allowed)

NO.	REVISION	DATE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, P.E. #114260 ON 12/7/18

THE DATE INDICATED, ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



Southwest Engineers

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Suite B, Buda TX 78610
P: 512.312.4336

TBPE NO. F. 1909
www.swengineers.com

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

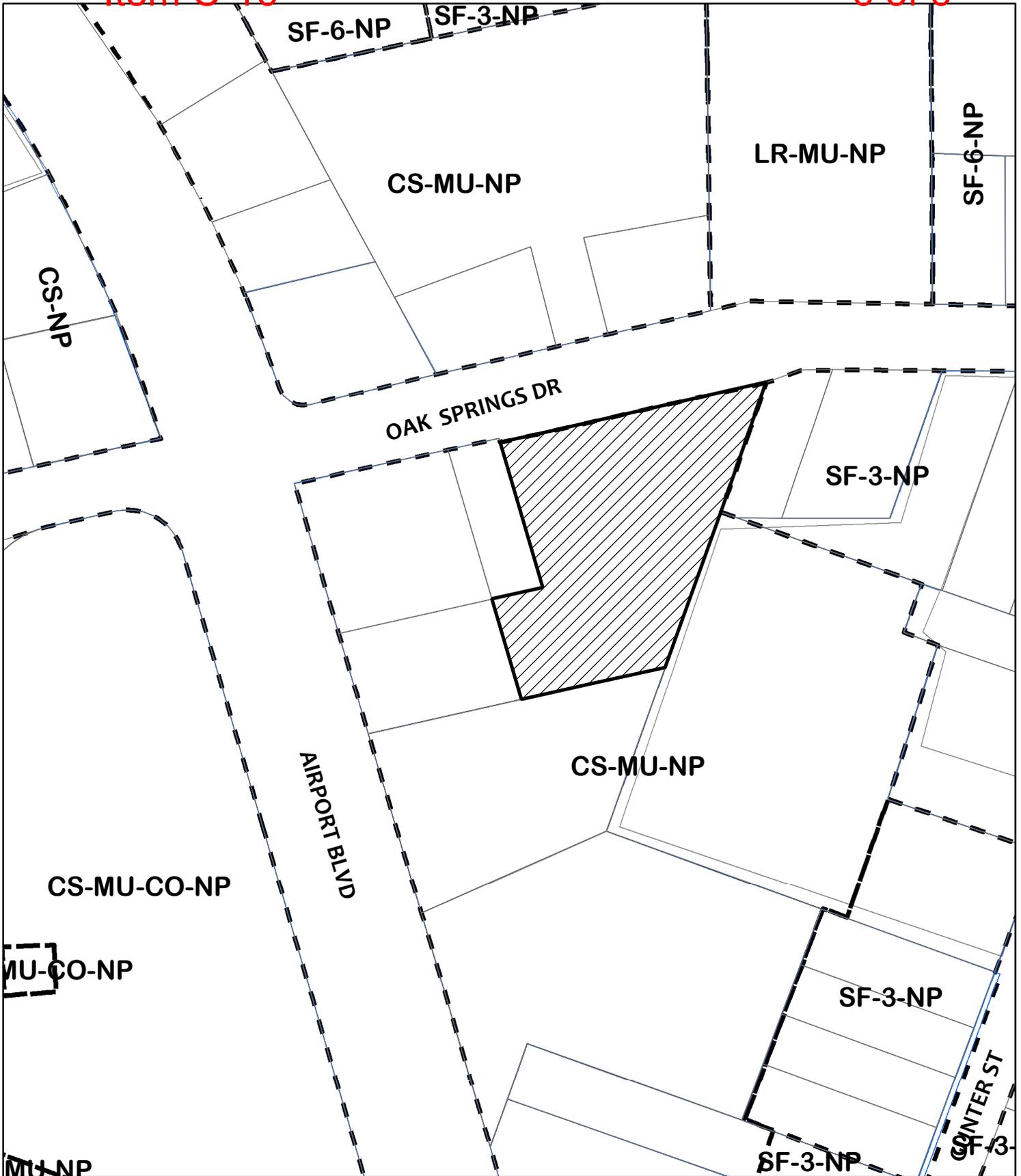
DRAWN BY: HCD DATE: 4/18

CHECKED BY: MD DATE: 4/18

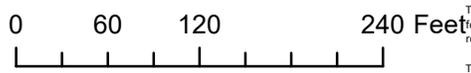
SITE & DIMENSION CONTROL PLAN

OFFICES AT OAK SPRINGS
3313 OAK SPRINGS DRIVE, AUSTIN TEXAS 78721

PROJECT NO.	603-008-17
DRAWING NO.	
SHEET	9 OF 24



 SUBJECT TRACT
 ZONING BOUNDARY



CASE#: SP-2018-0186C
 ADDRESS: 3313 Oak Springs Drive
 CASE NAME: Office at Oak Springs
 MANAGER: Rosemary Avila



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.