

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SP-2018-0427C

PC DATE: 3/26/2019

PROJECT NAME: Govalle

ADDRESS: 3101 Govalle Avenue

APPLICANT: 3101 Govalle Ave. LLC
504 West 24th Street Suite D
Austin, Texas 78705

AGENT: Wuest Group
2007 South 1st Street Suite 103
Austin, TX 78704
(512) 394-1900

CASE MANAGER: Jeremy Siltala, (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Boggy Creek (Urban)

NEIGHBORHOOD PLAN: Govalle/Johnson Terrace Combined

WAIVER REQUEST:

The applicant requests a waiver under 25-2-1081(A) to reduce the compatibility setback required by 25-2-1067(G).

PROJECT DESCRIPTION:

The applicant proposes a three-story, 74-unit multifamily residential building with associated detention, water quality, utility, sidewalk, parking, and landscape improvements.

STAFF RECOMMENDATION:

Staff recommends approval of the compatibility waiver request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT:

The applicant proposes a multifamily project on the site of an abandoned former nursing home (now demolished). The applicant has an approved site plan exemption (DA-2017-0845) which allows the existing parking (which predates the compatibility ordinance) to be maintained in its current extent. On the east side of the building between the extent of the existing parking and extent of the 25-foot compatibility setback there is a gap or strip of proposed pavement approximately 1.5 feet by 140 feet long for which a waiver is required.

PROJECT INFORMATION:

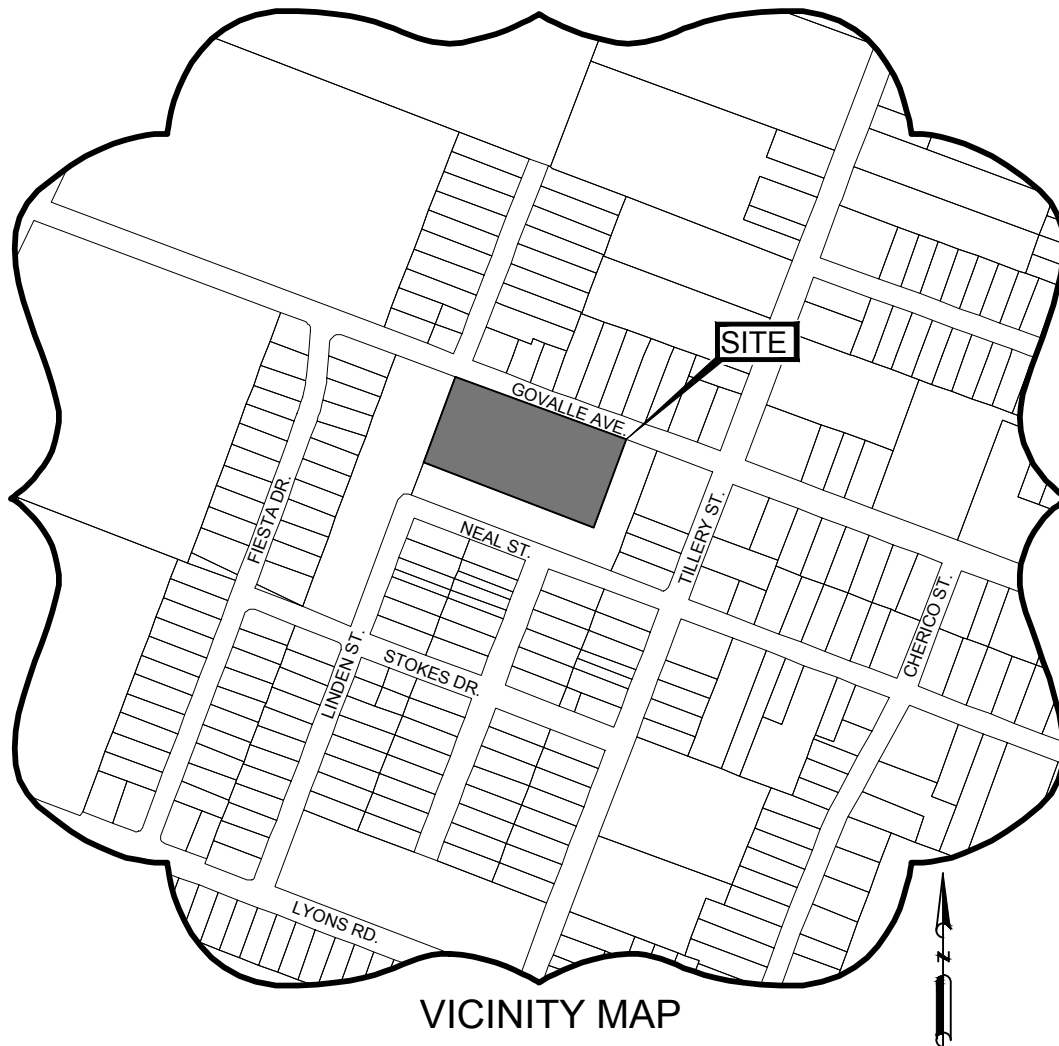
SITE AREA	96,614 SF, 2.22 acres
ZONING	MF-3-NP
PROPOSED USE	Multifamily Residential
PROPOSED IMPERVIOUS COVER	62,704 SF, 64.9%
PROPOSED BUILDING COVERAGE	27,154 SF, 28%
PROPOSED BUILDING HEIGHT	3 stories, 38 feet
PROPOSED F.A.R	0.75:1
PROPOSED ACCESS	Govalle Avenue
PROPOSED PARKING	101 automobile, 6 bicycle

NEIGHBORHOOD ORGANIZATIONS:

African American Cultural Heritage District Business Assoc.
Austin Independent School District
Austin InnerCity Alliance
Austin Neighborhoods Council
Bike Austin
Black Improvement Association
Claim Your Destiny Foundation
Del Valle Community Coalition
East Austin Conservancy
El Concilio Mexican-American Neighborhoods
Friends of Austin Neighborhoods
Govalle Neighborhood Association

Govalle/Johnston Terrace N'hood Plan Contact Team
Guadalupe Neighborhood Development Corporation
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Neighbors United for Progress
Parque Zaragoza Neighborhood Association
Preservation Austin
SELTexas
Sierra Club, Austin Regional Group
United East Austin Coalition

SITE LOCATION MAP



VICINITY MAP

NOT TO SCALE

GOVALLE

3101 GOVALLE AVE.

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



ENGINEERING & DESIGN

FIRM # F-15324
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