

the compatibility setbacks, the guardrail and retaining wall require a variance for construction beginning 15 feet south of those parcels. No written objections to the proposed variance have been received.

The Central East Austin Neighborhood Planning Area Ordinance (Ord. 011213-42) places some modest land use restrictions on the subject site, and otherwise permits development pursuant to the LDC, and the NPA’s Future Land Use Map identifies this site for mixed use development. The use and form – being, two-story construction with vertical and horizontal articulation, built to the back of the sidewalk, with a planting zone adjacent to traffic is consistent with Imagine Austin’s goals of creating complete communities with compact and connected development in a walkable environment, while preserving the character and history of its places, and creating 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 requested compatibility variance.

The site plan complies with all other compatibility standards.

The proposed residential density exceeds the currently permitted density as a Mixed Use development. A Change of Zone is currently being processed to permit Vertical Mixed Use development on the site. If approved by the City Council, the project will comply with permitted density as well as all other development regulations. Staff is recommending a condition of approval to permit development only if the requested Change of Zone is approved.

PROJECT INFORMATION

TOTAL SITE AREA	31,567 sq. ft.	0.72 acres	
EXISTING ZONING	CS-CO-MU-NP		
PROPOSED ZONING	CS-CO-V-NP		
WATERSHED	Ladybird Lake (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Webberville Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2.0:1	N/A	1.7:1
BUILDING COVERAGE	95%	N/A	92%
IMPERVIOUS COVERAGE	95%	N/A	94.6%
PARKING	72	N/A	78

*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 zoning and land uses, to the north. The proposed guard rail within the 25 foot setback will be typical of urban roadway improvements and the retaining wall will primarily be below grade and not visible to adjacent residences. The property to the east is vacant and zoned for CS-CO-MU-NP and the parcels across Webberville Road and East 7th street to the south and across Prospect Avenue to the west are zoned and developed with a variety of commercial uses.

The site complies with all other compatibility standard requirements.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
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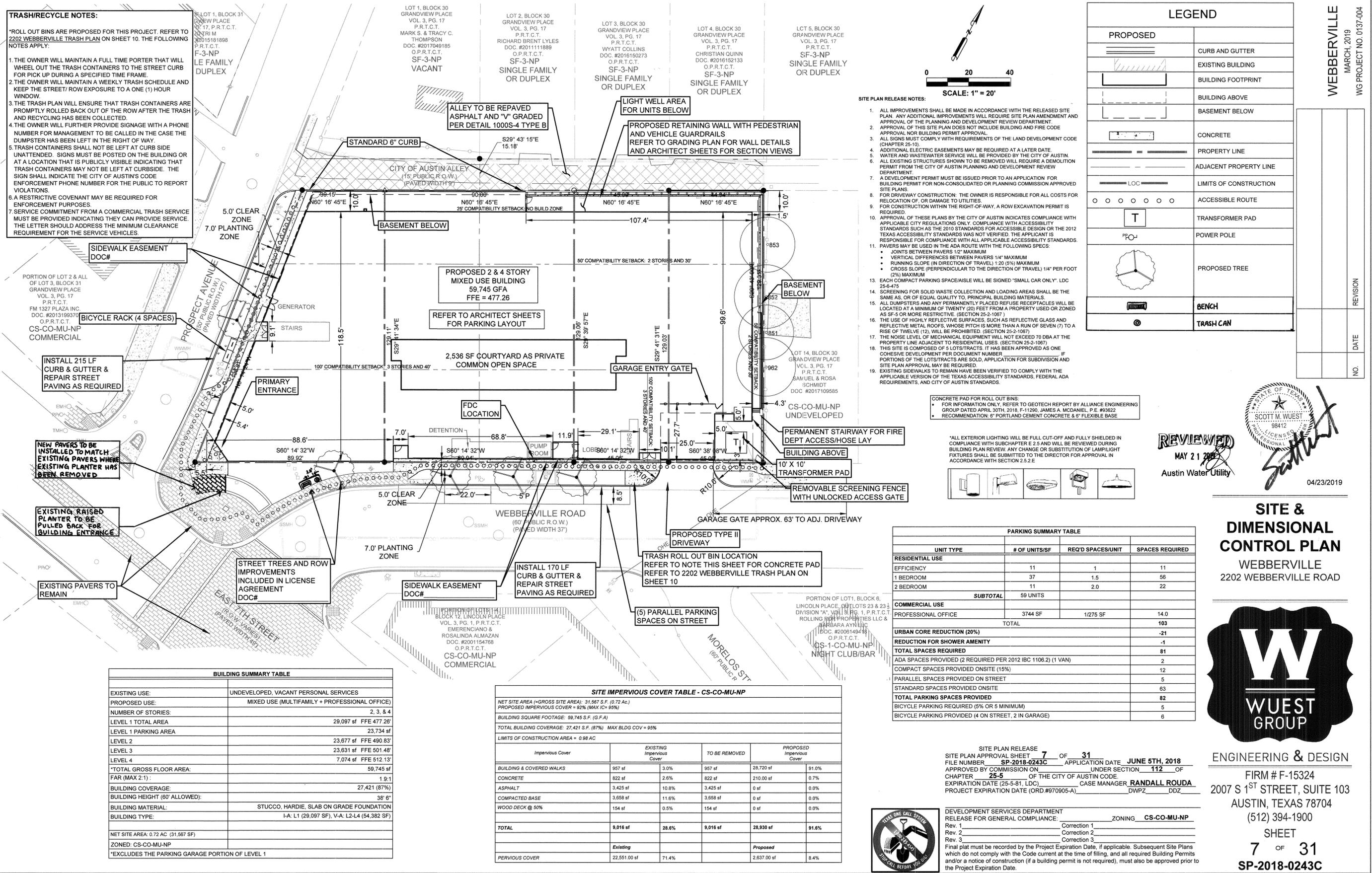
<i>Site</i>	CS-CO-MU-NP	Vacant and Single-family residential
<i>North</i>	SF-3-NP	Alley then Single-family residential
<i>South</i>	CS-CO-MU-NP	East 7 th then Commercial
<i>Southeast</i>	CS-CO-MU-NP/CS-1-CO-MU-NP	Commercial
<i>East</i>	CS-CO-MU-NP	Vacant then Single-family residential
<i>West</i>	CS-CO-MU-NP	Prospect Avenue then Commercial

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Webberville Road	60 feet	37 feet	
Prospect Avenue	50 Feet	27 feet	
East 7 th Street	Varies	49 feet	Core Transit Corridor

NEIGHBORHOOD ORGNIZATIONS:

- African American Cultural Heritage District Business Association
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Black Improvement Association
- Blackshear-Prospect Hill
- Central Austin Concerned Architects
- Claim Your Destiny Foundation
- Del Valle Community Coalition
- East Austin Conservancy
- El Concilio Mexican-American Neighborhoods
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- Hill Country Conservancy
- Neighborhood Empowerment Foundation
- Neighbors United for Progress
- Organization of Central East Austin Neighborhoods
- Preservation Austin
- SeITexas
- Sierra Club, Austin Regional Group
- United East Austin Coalition



REVIEWED
MAY 21 2018
Austin Water Utility

STATE OF TEXAS
SCOTT M. WUEST
88412
LICENSED PROFESSIONAL ENGINEER

04/23/2019

SITE & DIMENSIONAL CONTROL PLAN
WEBBERVILLE
2202 WEBBERVILLE ROAD



ENGINEERING & DESIGN
FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512) 394-1900
SHEET
7 OF 31
SP-2018-0243C



DEVELOPMENT SERVICES DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING CS-CO-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.



CLIENT:
 2202 WEBBERVILLE RD. LLC
 JOELLEN EGGERT POWELL
 504 WEST 24TH STREET, STE. D
 AUSTIN, TX 78705
 512-835-4890

PROJECT NUMBER:
 PROJECT STATUS:
 90% PERMIT PROGRESS SET

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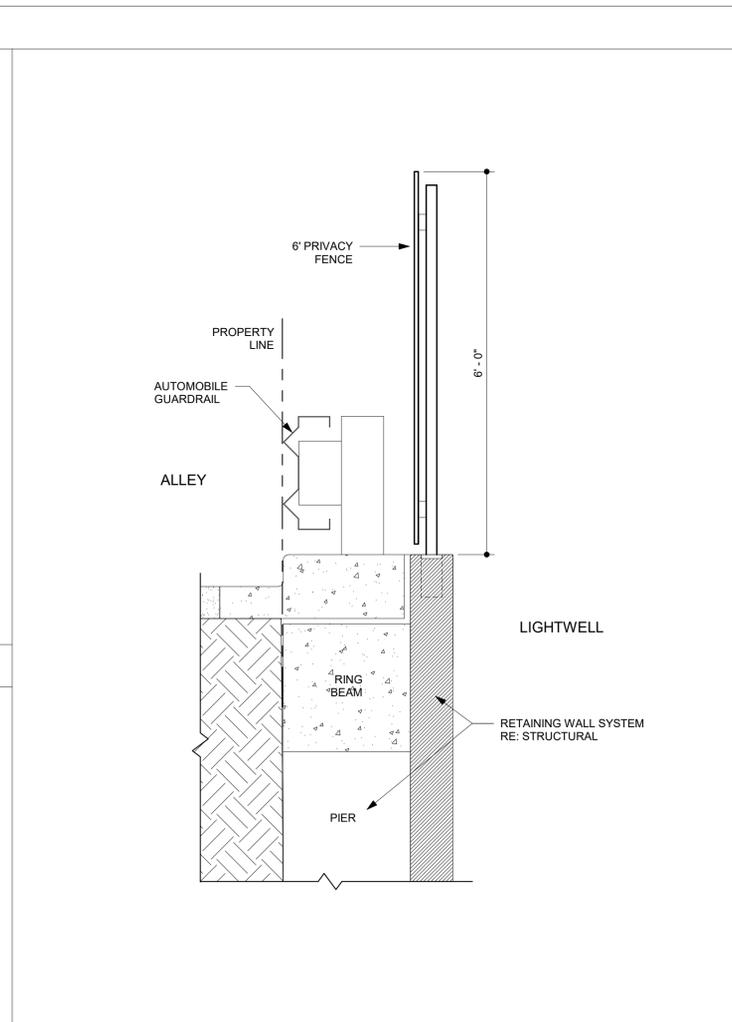
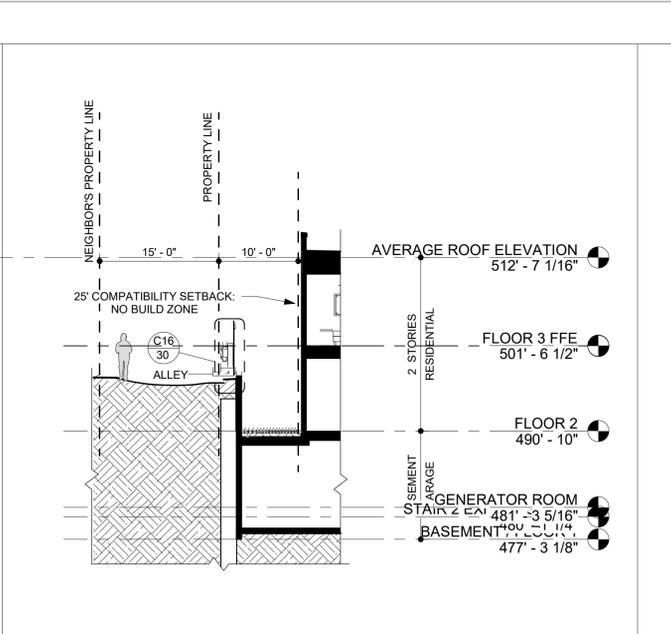
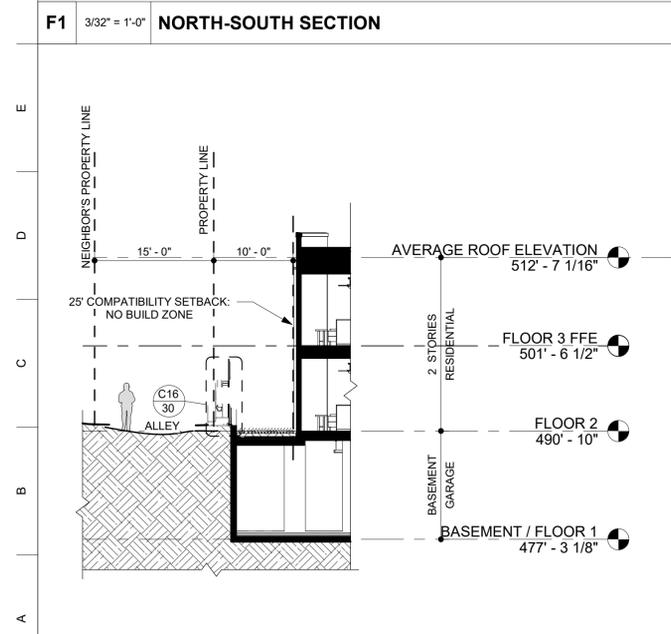
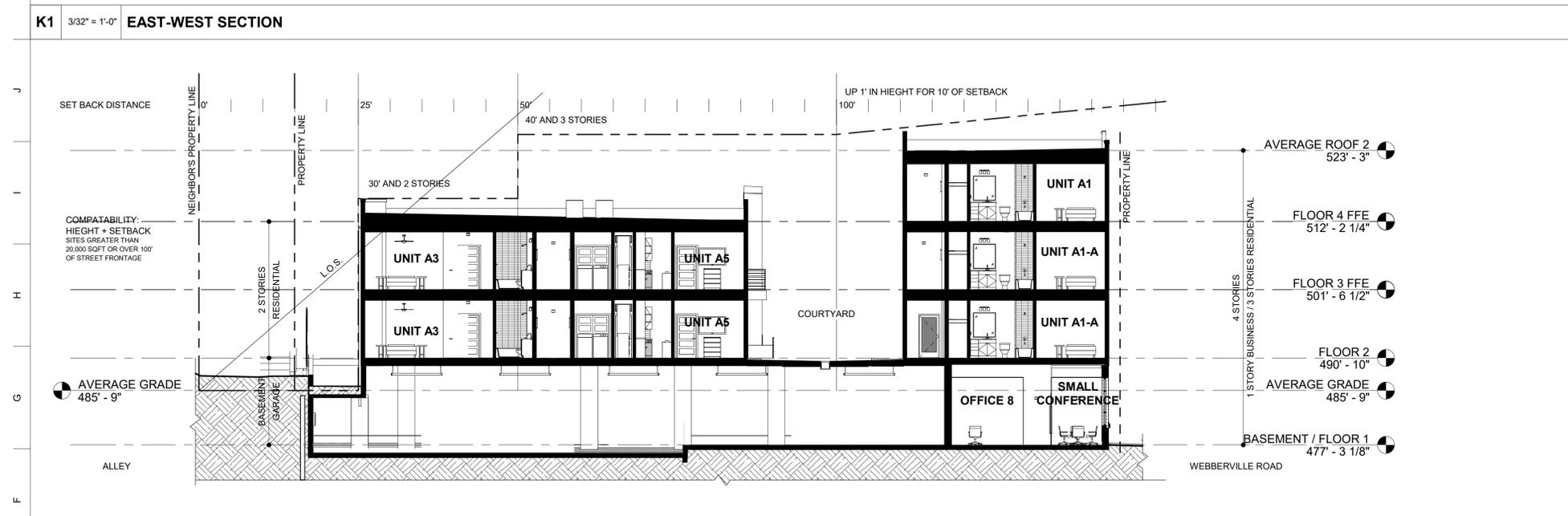
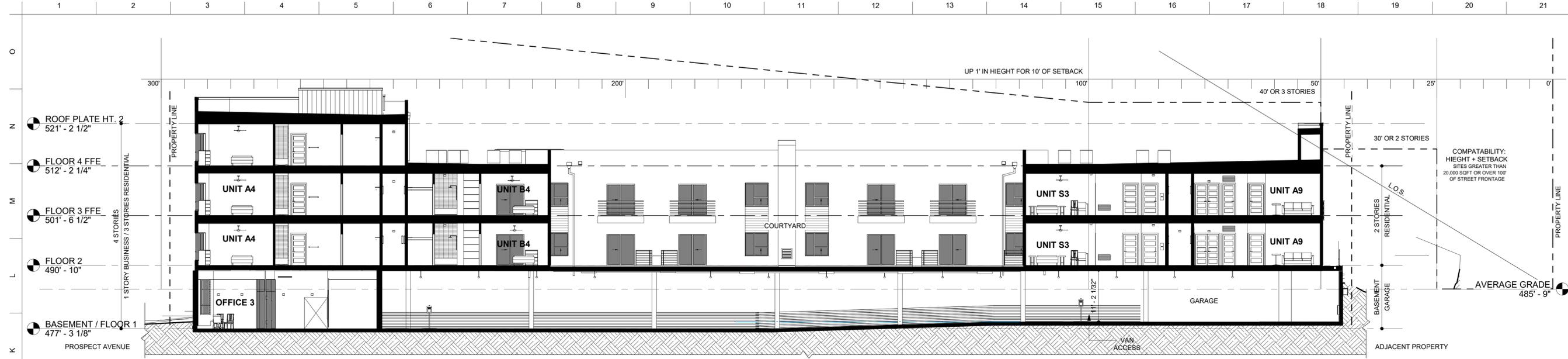
FIRM # F-15324
 2007 S 1ST STREET, SUITE 103
 AUSTIN, TEXAS 78704
 512-394-1900

WEBBERVILLE
 2202 WEBBERVILLE
 AUSTIN, TEXAS 78702

REVISIONS:	#	DESCRIPTION	DATE

DRAWN BY: DFL
 CHECKED BY: RJL
 DESIGNED BY: DFL
 ISSUE DATE: 05/31/2019

SHEET: 30 OF 31

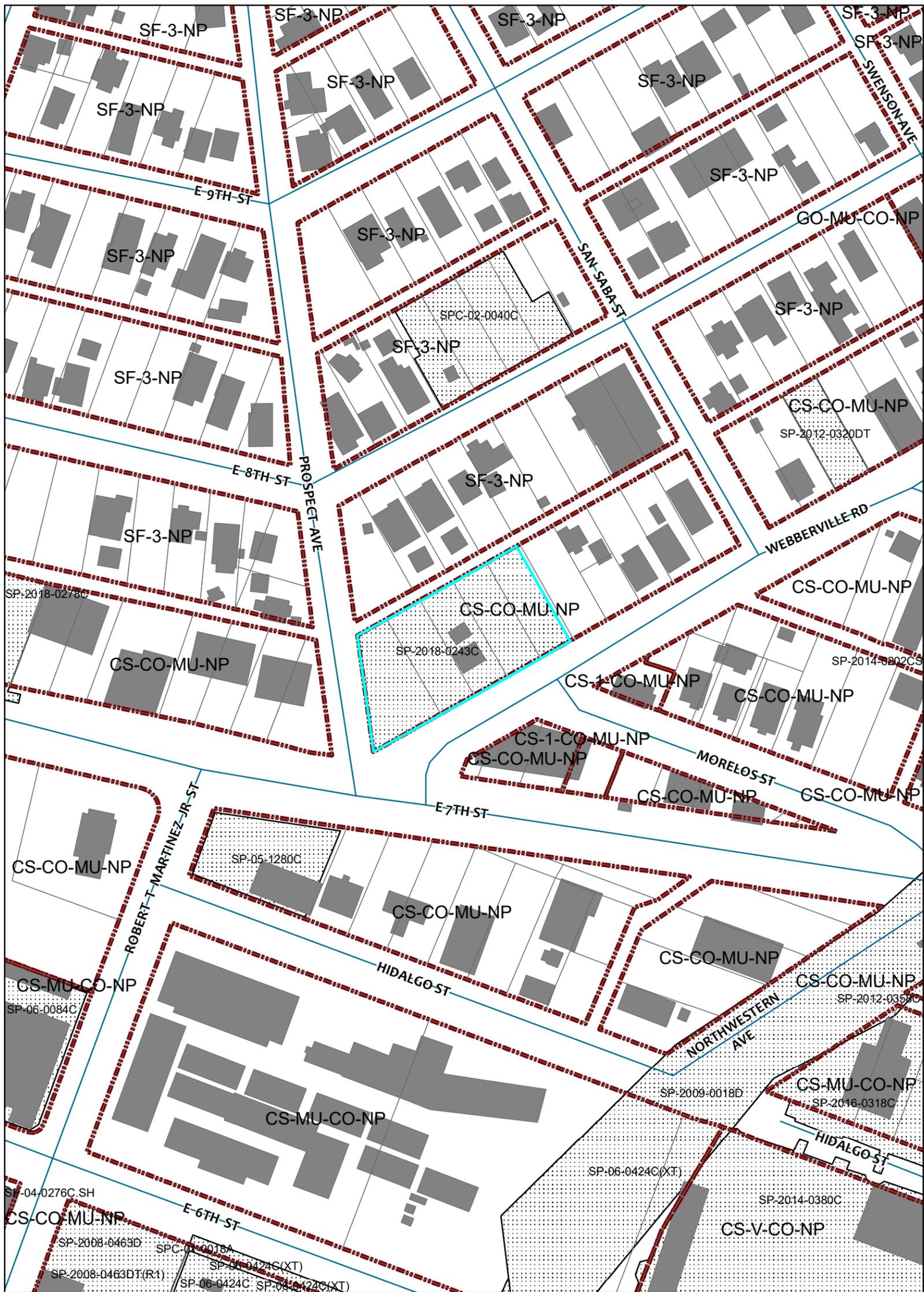


NOTES:
 VAN-ACCESSIBLE PARKING SPACES PROVIDED HAVE A MINIMUM VERTICAL CLEARANCE OF 98"

SITE PLAN RELEASE
 SITE PLAN APPROVAL SHEET 30 OF 31
 FILE NUMBER SP-2018-0243C APPLICATION DATE JUNE 5, 2018
 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 RANDALL ROUDA
 PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

DEVELOPMENT SERVICES DEPARTMENT
 RELEASE FOR GENERAL COMPLIANCE: ZONING CS-CO-MU-NP
 Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3

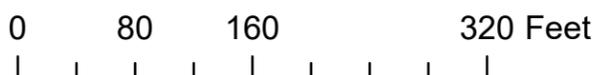
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Legend

-  Site Plan Case
-  Zoning

CASE#: SP-2018-0243C
 ADDRESS: 2202 Webberville Road
 CASE NAME: Webberville
 MANAGER: Randall Rouda



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