

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

CASE NUMBER: SP-2018-0486C

PLANNING COMMISSION

HEARING DATE: August 27, 2019

PROJECT NAME: Manchaca

ADDRESS: 5107 Manchaca Road

APPLICANT: Urban Design Group (512) 347-0040
4209 Ovilla Cv
Austin, TX 78749

AGENT: **PSW (Emily Cole)** (210) 912-1745
2007 S. 1st Street
Austin, TX 78704

CASE MANAGER: Randall Rouda (512) 974-3338
Randall.Rouda@austintexas.gov

NEIGHBORHOOD PLAN: South Manchaca

PROPOSED DEVELOPMENT:

The applicant is proposing to redevelop two lots, zoned SF-6-NP (Townhouse and Condominium Residence – Neighborhood Plan) with 12 single family condominium units, with parking and a pool. Two existing residences will be demolished.

Each new residential building will be two stories (approximately 30 feet) in height. Ten of the buildings will have three bedrooms and two of the buildings will have four bedrooms. Each building includes a two-car garage, with a total of five visitor parking spaces and five bicycle spaces also provided on-site.

The site will have a single driveway accessing Manchaca Road. Open space is provided by a landscaped yard near the entrance to the development and a pool located in the northeast corner of the site.

DESCRIPTION OF VARIANCE:

- 1) Reduce the 50 foot compatibility setback for intensive recreational uses (pool) to 19 feet from the northerly property line and to 29 feet from the easterly property line.
[LDC § 25-2-1067]

SUMMARY STAFF RECOMMENDATION:

The site plan includes a proposed 20 foot X 34 foot pool, generally located in the northeast corner of the property. LDC Section 1067 identifies pools as an “intensive recreational use” and requires a 50 foot setback from adjacent single family residential parcels. The proposed pool is set back approximately 19 feet from the northerly property line and approximately 29 feet from the easterly property line (see attached site plan). Approximately four adjacent properties in the SF-3-NP (Family Residence – Neighborhood Plan) will be affected. Each of the adjacent properties is developed with a single family residence. No written objections to the proposed variance have been received. The applicant has provided

e-mails (attached) from the South Manchaca Neighborhood Contact Team indicating that their group has voted to support the request.

Aside from the requested reduction in the compatibility waiver, the site plan complies with the requirements of the SF-6-NP Zoning, the CO Overlay, Article 10 (Compatibility) and Subchapter E. The use and form – being, two-story residential construction of a moderate density, 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.

PROJECT INFORMATION

TOTAL SITE AREA	82,154 sq. ft.	1.89 acres	
EXISTING ZONING	SF-6-NP		
WATERSHED	Williamson Creek (Suburban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Manchaca Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	Not Applicable	Not Applicable	Not Applicable
BUILDING COVERAGE	40%	Not Available	19.7%
IMPERVIOUS COVERAGE	55%	Not Available	35%
PARKING	24	Not Available	29

COMPATIBILITY

The subject site is bordered by single-family residential zoning and land uses, to the north, east and south. The proposed swimming pool is of a modest residential scale. An existing swimming pool on the southerly parcel will be demolished as a part of the project. The existing pool is similarly sized and is also located within the 50 foot intense recreation setback from the property line. The properties to the north and east, closest to the proposed pool are developed with single family residences and are zoned for SF-3-NP uses.

The site complies with all other compatibility standard requirements.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-6-NP	Single family residences.
<i>North</i>	SF-3-NP	Single family residences
<i>South</i>	SF-3-NP	Single family residences
<i>Southeast</i>	SF-3-NP	Manchaca Road then Single family residences

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Manchaca Road	80-90 feet	Approx. 42 feet	Suburban

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Go Austin Vamos Austin 78745
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Onion Creek Homeowners Assoc.
Preservation Austin
SelTexas
Sierra Club, Austin Regional Group
South Austin Neighborhood Alliance
South Manchaca Neighborhood Plan Contact Team
South Park Neighbors
Southwood Neighborhood Association
TNR BCP Travis County Natural Resources

South Manchaca Neighborhood Contact Team E-Mails

-----Original Message-----

From: Dana Dreinhofer <wyobluebonnet825@gmail.com>

Sent: Monday, July 22, 2019 9:09 AM

To: Jarred Corbell <jarred.corbell@pswrealestate.com>

Cc: eraycollins@gmail.com

Subject: Variance

Jarred- your pool variance is approved. Two of our members have done so with comments that need clarification. I have medical appointments today. Will get back to you soon.

- Dana

Dana Lynn Dreinhofer

wyobluebonnet825@gmail.com

From: Ray Collins <eraycollins@gmail.com>

Sent: Wednesday, July 31, 2019 10:30 PM

To: Jarred Corbell <jarred.corbell@pswrealestate.com>

Cc: southmanchacacontactteam@gmail.com

Subject: variance approved

Jarred,

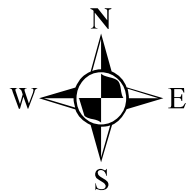
Your variance request is approved.

I will have some details for you soon that do not affect the fact that the team approved your request with one abstention, but do address some concerns of team members which you heard at the first meeting but who weren't there tonight.



Ray Collins

Chair

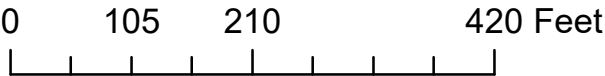
SMNP contact team



Legend

-  Site Plan Case
-  Zoning

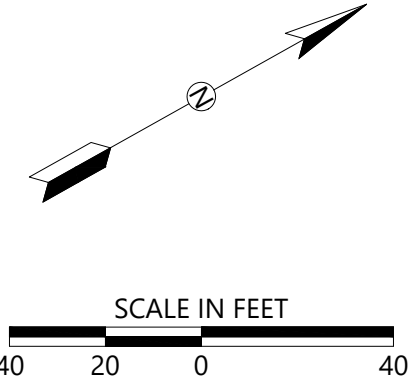
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ADDRESS: 5107 Manchaca Road
CASE NAME: Manchaca
MANAGER: Randall Rouda



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OPERATOR: Clarissa Davis



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MANCHACA
EXHIBIT
POOL HOUSE

5107 & 5109 MANCHACA ROAD, AUSTIN, TEXAS 78745

PROJECT NUMBER: 1803
PROJECT NAME:
MANCHACA
5107 & 5109 MANCHACA RD
Austin, Texas 78723

PREPARED FOR:	NO.	DATE	DESCRIPTION	BY

DRAWN BY: GM
CHECKED BY: JC

PAGE NUMBER: