

standards for the subject site. The TOD modifies but does not eliminate the regulations regarding compatibility which are found in Article 10 of the LDC. The use and form – being, five-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 and employment 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 Floor Area Ratio exceeds the maximum standard set by the TOD for the site. The Applicant is pursuing a Density Bonus which would permit the proposed FAR if approved.

PROJECT INFORMATION

TOTAL SITE AREA	27,912sq. ft.	0.64 acres	
EXISTING ZONING	TOD-NP		
PROPOSED ZONING	TOD-NP		
WATERSHED	Waller Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	San Marcos Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2.0:1	N/A	3.76:1
BUILDING COVERAGE	95%	N/A	90.12%
IMPERVIOUS COVERAGE	95%	N/A	94.56%
PARKING	213	N/A	249

*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, to the north. The proposed loading zone paving will be typical of urban development. No vertical improvements are proposed within the 25 foot setback. The property is not being used for residential purposes, and an existing wall on the south side of the French Legation Property will limit visibility of the proposed paved loading zone. The property to the east is in a residential use, however, it does not trigger compatibility within the Plaza Saltillo TOD.

The site complies with all other compatibility standard requirements.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	TOD-NP	Vacant
<i>North</i>	SF-3-H-HD-NP	French Legation
<i>South</i>	TOD-NP	East 7 th then Commercial and vacant
<i>East</i>	TOD-NP	Single-family residential
<i>West</i>	TOD-NP	San Marcos Street then Commercial

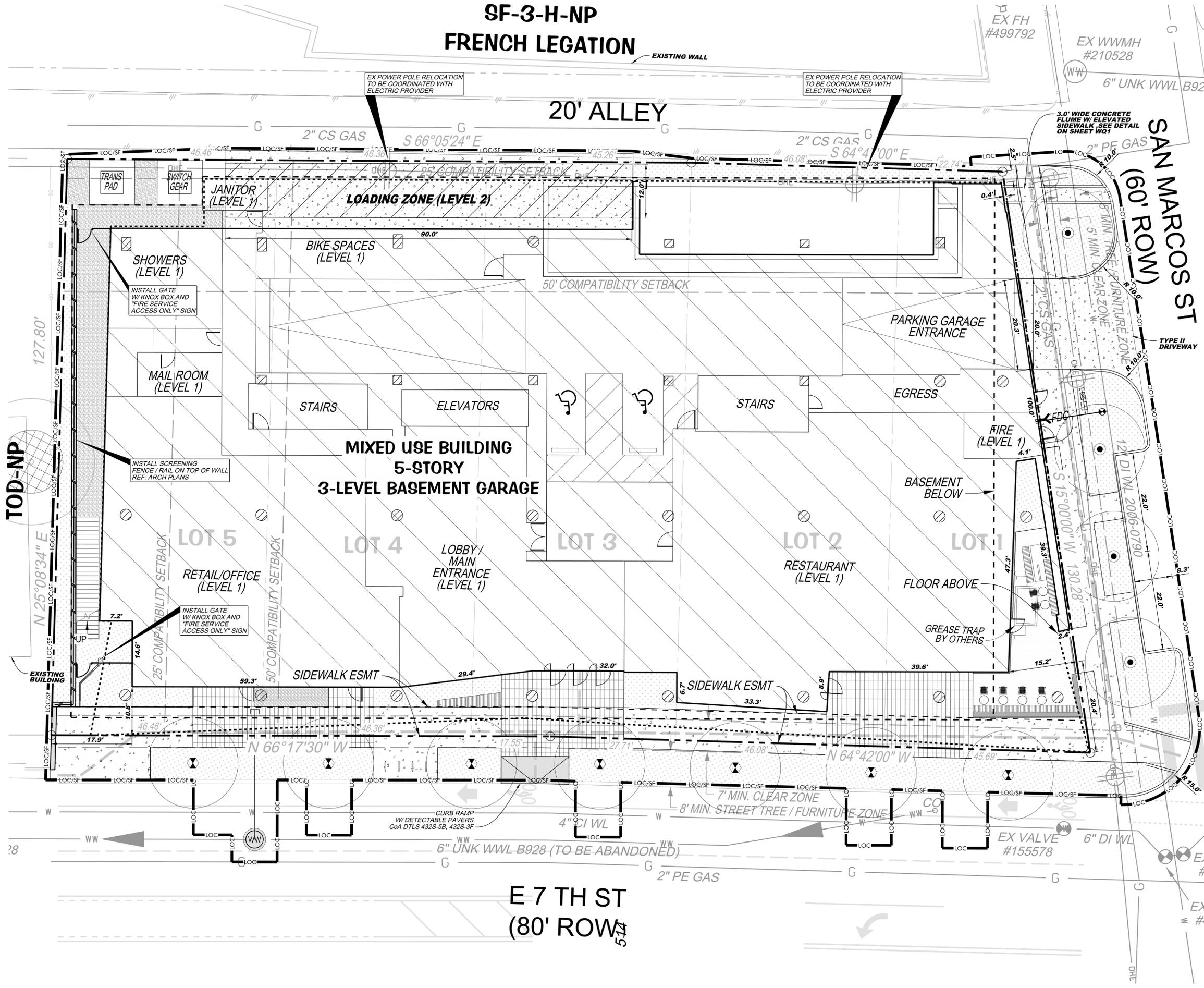
ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
East 7 th Street	80 feet	37 feet	Core Transit Corridor
San Marcos	60 Feet	25 feet	Urban

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Association for an Improved Neighborhood
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Organization of Central East Austin Neighborhoods
 Plaza Saltillo TOD Staff Liaison
 Preservation Austin
 SELTexas
 Sierra Club
 Austin Regional Group
 Waterloo Greenway

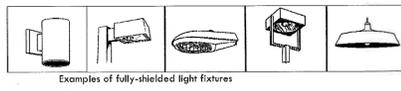
SF-3-H-NP FRENCH LEGATION



- LEGEND :**
- BASEMENT OUTLINE
 - BUILDING OVERHANG
 - ACCESSIBLE ROUTE
 - SIDEWALK
 - BIKE RACK
 - BENCH
 - LIGHT POLE
 - TREE AND GRATE
 - COLUMNS
 - LIMITS OF CONSTRUCTION
 - LIMITS OF CONSTRUCTION /SILT FENCE
 - SAVED TREE
 - HALF CRITICAL ROOT ZONE

NOTE:

- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH PLAZA SALTILO REGULATING PLAN SECTION 4.6.2 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 4.6.2.E.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- THIS SITE IS COMPOSED OF FIVE (5) LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. UDA DOC #



Examples of fully-shielded light fixtures

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SITE PLAN RELEASE

FILE NUMBER: SP-2019-0591C	EXPIRATION DATE: _____
CASE MANAGER: RANDY ROUDA	APPLICATION DATE: Dec. 20, 2019
APPROVED ADMINISTRATIVELY ON: _____	
APPROVED BY PLANNING COMMISSION ON: _____	
APPROVED BY CITY COUNCIL ON: _____	
under Section 112 of Chapter 25-5 of the Austin City Code.	

Director for Development Services Department	Zoning: TOD-NP
DATE OF RELEASE: _____	Correction No.1 _____
Rev. No. 1 _____	Correction No.2 _____
Rev. No. 2 _____	
Rev. No. 3 _____	

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

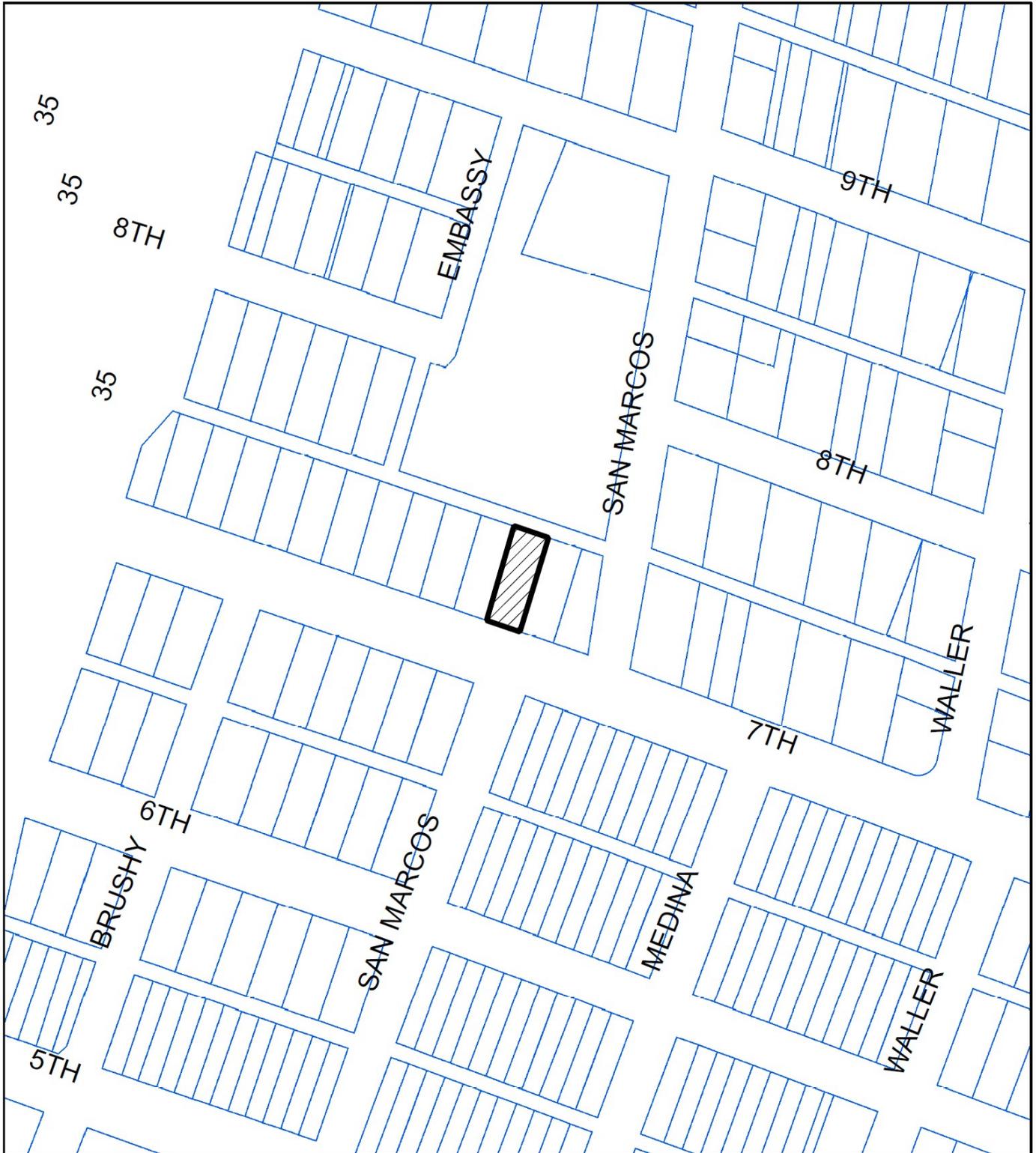
924 E. 7TH STREET DEVELOPMENT
924 E 7TH ST, AUSTIN, TX 78702
SITE PLAN

NO.	REVISIONS	DATE	BY	DATE



LJA Engineering, Inc.
7500 Riatico Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

JOB NUMBER: A530-1001
SP1
SHEET NO. 8
OF 34 SHEETS



-  Subject Tract
-  Base Map

CASE#: SP-2019-0591C
LOCATION: 924 E 7th St.



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.