

**SMALL AREA PLANNING JOINT COMMITTEE (SAPJC) SITE PLAN
WATERFRONT OVERLAY REVIEW SHEET**

CASE NUMBER: SP-2019-0328C

SAPJC DATE: 09/21/2020

PROJECT NAME: 1010 Clermont

ADDRESS: 43 N IH 35 SVRD NB

APPLICANT: Cooee Yakka, LLC DBA 1010 Clermont Series (Paul Stables)
P.O. Box 6464
Austin, Texas, 78762
(512) 826-1043

AGENT: Civiltude (Jim Schissler)
5110 Lancaster Court
Austin, Texas, 78723
(512) 761-6161

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

PROPOSED DEVELOPMENT:

The request is for a 3-story, 40 foot tall administrative and business office building with 5,820 square feet of gross floor area on a 0.26 acre site. The total proposed impervious cover is 8,165 square feet (69.1%).

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the site plan as proposed. The site plan will comply with all requirements of the Land Development Code prior to its release.

PROJECT INFORMATION:

SITE AREA	0.26 acres		
ZONING	GR-MU-V-CO-NP		
NEIGHBORHOOD PLAN	East Cesar Chavez		
WATERSHED	Lady Bird Lake		
WATERFRONT OVERLAY	Festival Beach Subdistrict		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
PROPOSED USE	Administrative and Business Office		
TRAFFIC IMPACT ANALYSIS	N/A		
PROPOSED PARKING	11 total vehicle spaces (1 ADA) ¹ , 6 bicycle spaces		
	Allowed/Required	Existing	Proposed
IMPERVIOUS COVER	40%	11,817 SF / 81.3%	8,165 SF / 69.1%
BUILDING COVERAGE	80%	N/A	1,940 SF / 16.4%
BUILDING HEIGHT	40 Feet	N/A	40 Feet
F.A.R	1:1	N/A	0.49:1

SUMMARY STAFF COMMENT ON SITE PLAN:

The project is located in the Festival Beach Waterfront Overlay – outside of the primary and secondary setback areas – and, therefore, has a maximum site impervious cover of 40% or 70% for projects that meet certain specified criteria [LDC Section 25-2-735(D)]. Because the site plan proposes an impervious cover amount of 69.1% without meeting the aforementioned conditions, a waiver to the maximum allowable impervious cover is required by Land Development Code Section 25-2-721(A)(1).

¹ The applicant has submitted a parking waiver to the Board of Adjustment to reduce parking requirements from 15 total required vehicle parking spaces to 11 total required vehicle spaces.

The project is brought to the Small Area Planning Joint Committee for its recommendation to Planning Commission. According to the Land Development Code Section 25-2-721(A)(3)-(4), the Land Use Commission shall seek a recommendation from the Small Area Planning Joint Committee and the Environmental Commission for site plans seeking waivers from the requirements of the Waterfront Overlay Combining Districts.

The applicant proposes to redevelop an existing used car sales lot into a three-story and 40-foot tall building of administrative and business office use with 5,820 square feet of floor area. The proposal reduces site impervious cover from 81.3% to 69.1%.

In order to recommend the project for a variance, staff considered whether “the variance is the minimum required by the peculiarities of the tract” [LDC Section 25-2-713(B)(2)]. The peculiarities of the site include: The small site of the lot which limits the gross floor area as well as available on-site parking; the utility easement that is 17 feet deep and exists along the entire length of the frontage of IH-35 frontage; the small frontage along Clermont Avenue which conflicted with Subchapter E building placement standards and complicates access to the site; the compatibility requirements constraining building placement and height; and, the unusual lot shape. Staff also considered the possible reduction in water pollution which will result from the change of land use. Ultimately, staff requested a slight reduction of the initially proposed impervious cover to be less than 70%, and for the provision of on-site water quality controls. The applicant agreed to those design modifications and the proposal as submitted for consideration is reflective of those changes.

TOWN LAKE CORRIDOR STUDY:

Staff considered the Town Lake Corridor Study and the effect of this project. Staff determined there is no adverse impact of this project to the goals of the study.

WAIVER PROCESS – RECOMMENDING BODIES:

Environmental Commission

Hearing Date: September 2, 2020.

The Environmental Commission voted 9-0 to recommend the variance from LDC 25-2-735 (D) (Festival Beach Subdistrict Regulations) of the Waterfront Overlay with the following staff conditions:

1. Provide water quality treatment with the proposed project such that the proposed development pollutant load will be lower than the existing conditions pollutant load. A rain garden will be constructed to provide treatment for the runoff from the building and porous pavement will be constructed to provide treatment for the runoff from the parking lot and the onsite sidewalks.
2. Provide specific window glazing on the office building to reduce potential of bird strikes.
3. All trees planted on site will be tree species native to Central Texas.

The Environmental Commission motion 202000902-004a is included in the back-up materials.

Planning Commission

Hearing Date: Scheduled for September 22, 2020

The project is required to be heard by the land use commission. According to Land Development Code Section 25-2-721(A)(1), approval by the land use commission is required if a waiver is sought. A waiver is sought for the maximum allowed impervious cover.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU-V-CO-NP	Used Car Sales
<i>North</i>	GR-MU-CO-NP	Single-family
<i>South</i>	N/A	Clermont Avenue
<i>East</i>	GR-MU-V-CO-NP	Commercial
<i>West</i>	N/A	IH-35 Frontage Road

ABUTTING STREETS:

Street	Right-of-Way Width		Pavement Width	Street Type	Street Level
	Existing	ASMP			
IH-35 N Frontage	36	N/A	36	Regional Mobility	4
Clermont Avenue	60	60	30	Local Mobility	1

COMPATIBILITY:

The site is subject to Compatibility Standards due to the proximity of the SF-3 zoning district to the northeast. The site area is required to comply with the Height Limitations and Setbacks for Small Sites because the site area is less than 20,000 square feet and has street frontage along Clermont Avenue that is less than 100 feet [LDC Section 25-2-1062]. The site plan, as proposed, complies with the compatibility regulations.

OTHER ISSUES:

Board of Adjustment

Hearing Date: August 10, 2020.

The Board of Adjustment approved a parking waiver to reduce the required vehicle parking spaces from 15 to 11. The decision sheet is included in the back-up materials.

NEIGHBORHOOD ORGANIZATIONS:

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| Austin Independent School District | Friends of Austin Neighborhoods |
| Austin Lost and Found Pets | Greater East Austin Neighborhood Association |
| Austin Neighborhoods Council | Guadalupe Neighborhood Development Corp. |
| Bike Austin | Homeless Neighborhood Association |
| City of Austin Downtown Commission | Neighborhood Empowerment Foundation |
| Del Valle Community Coalition | Neighborhoods United for Progress |
| Downtown Austin Neighborhood Association | Preservation Austin |
| East Austin Conservancy | SELTexas |
| East Cesar Chavez Neighborhood Association | Sierra Club, Austin Regional Group |
| East Cesar Chavez Neighborhood Plan Contact Team | Tejano Town |
| East Town Lake Citizens Neighborhood Association | Town Lake Neighborhood Association |
| El Concilio Mexican-American Neighborhoods | Waller District Staff Liaison |
| Friendly Fiends of Haskell Street | Waterloo Greenway |
| Friends of the Emma Barrientos MACC | |