

**PLANNING COMMISISON
SITE PLAN WAIVER REQUEST REVIEW SHEET**

CASE NUMBER: SP-2020-0364C **PC HEARING DATE:** March 23, 2021

PROJECT NAME: Lessin Lane Villas

ADDRESS: 221 Lessin Lane

COUNCIL DISTRICT #: 3

OWNER/APPLICANT: 219 Lessin Holdings (Christopher Affinito) (973) 220-3055
117 Lightsey Rd., #B
Austin, TX 78704

ENGINEER: KFM Engineering and Design (Mark Zupan) (512) 628-8281
8701 W. Hwy 71, Ste. 201G
Austin, TX 78735

CASE MANAGER: Rosemary Avila (512) 974-2784
Rosemary.avila@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct seventeen condominium units with parking, sidewalks, detention and water quality ponds, utilities, drive, and other associated site improvements.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1063. The site is subject to a 25' compatibility setback. The proposed development is encroaching into the compatibility 25' setback on the west property line for detention and water quality ponds. The ponds are more than 5' from the property line but within the 25'.

COMPATIBILITY:

Section 25-2-1051 states that Article 10 Compatibility Standards apply if a use in a SF-6 or less restrictive zoning district is located on a property across the street from or adjoining a property on which is zoned SF-5 or more restrictive or a use is permitted in a SF-5 or more restrictive zoning district is located.

§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(A) This section applies to a site that has:

- (1) an area that exceeds 20,000 square feet; or
- (2) a street frontage that exceeds 100 feet.

(B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the compatibility setback waiver request. All proposed units are not within the setback. The site complies with all other compatibility standard requirements, such as lighting, screening, and building heights.

PROJECT INFORMATION:

SITE AREA	1.4664 acres	
EXISTING ZONING	SF-6-NP	
WATERSHED	East Bouldin Creek	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Lessin Lane, Reyna Street, and Krebs Lane	
	Allowed	Proposed
FLOOR-AREA RATIO	N/A	N/A
BUILDING COVERAGE	40%	40%
IMPERVIOUS COVERAGE	55%	42.7%

EXISTING SURROUNDING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-NP	Condominium
<i>North</i>	Lessin Lane SF-3-NP	R.O.W. Single Family
<i>South</i>	Fort McGruder Lane GR-CO-NP	R.O.W. Commercial
<i>East</i>	SF-3-NP Reyna Street Krebs Lane	Single Family R.O.W. R.O.W.
<i>West</i>	SF-3-NP	East Boudin Creek, then Single Family

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Dawson Neighborhood Association
 Dawson Neighborhood Plan Contact Team
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Preservation Austin
 SEL Texas
 Sierra Club, Austin Regional Group
 South Austin Commercial Alliance
 South Central Coalition



February 10, 2021

City of Austin
Planning and Development Review
6310 Wilhemia Delco Drive
Austin, TX 78752

RE: Compatibility Waiver for Ponds in a Setback for Lessin Lane Villas (SP-2020-0364C)

Dear Ms. Avila,

We are requesting a compatibility waiver for the site located in project SP-2020-0364C. The site 1.45 acre lot is located 221 Lessin lane. Since the lot is adjacent to West Bouldin Creek, the property is inundated by the 100-year flood plain, it has multiple heritage trees and compatibility setbacks. We had to be creative in the design and we found the best place for the water quality and detention ponds was as close to the creek as possible. We are submitting this waiver letter from section § 25-2-1063 of the land development code.

- Per § 25-2-1063 Height Limitations and Setbacks for Large Sites, (B) states: In this section, the term “structure” excludes rain gardens using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25-ft or less from property:
 - In an urban family residence (SF-5) or more restrictive zoning district; or
 - On which a use permitted in an SF-5 or more restrictive zoning district is located.

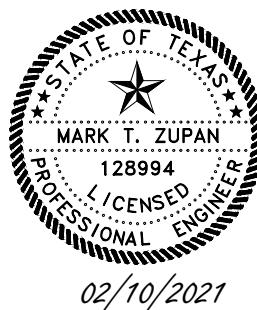
We request that the detention and water quality ponds be allowed to be constructed on the west side of the property bordering West Bouldin Creek adjacent to the 100-yr floodplain in the compatibility setback more than 5-ft but less than 25-ft from the property line . This location is ideal for the ponds due to the proximity to the flood plain. The outfall structure will discharge directly into the creek and have no adverse effects. The ponds are not large and will be shielded from view due to the existing trees and brush.

If you have any questions or concerns, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Zupan'.

Mark Zupan, PE
Senior Project Manager
KFM Engineering & Design
TBPE #: F-20821



From: [Rick Reyna](#)
To: [Avila, Rosemary](#)
Subject: Case #SP-2020-0364C
Date: Monday, March 15, 2021 12:45:25 PM

*** External Email - Exercise Caution ***

Ms. Avila, I have concerns if allowing this group to build retention ponds inside the 25' setback. Won't this easily cause more flooding and pollution in the creek that sits in the setback? All these clowns care about is how many units they can stuff inside the project to make more money. My properties have been in my family for over 90 years and hate to see the neighborhood heading in this direction.

Thank you
Rick Reyna
209 & 211 Dunlap

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR ANY OTHER PERSONS.

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LESSIN LANE VILLAS 221 LESSIN LANE AUSTIN, TEXAS

URBAN ATX CLIENT LESSIN LANE VILLAS SITE DIMENSION CONTROL

DATE: March 10, 2021

CITY APPROVAL

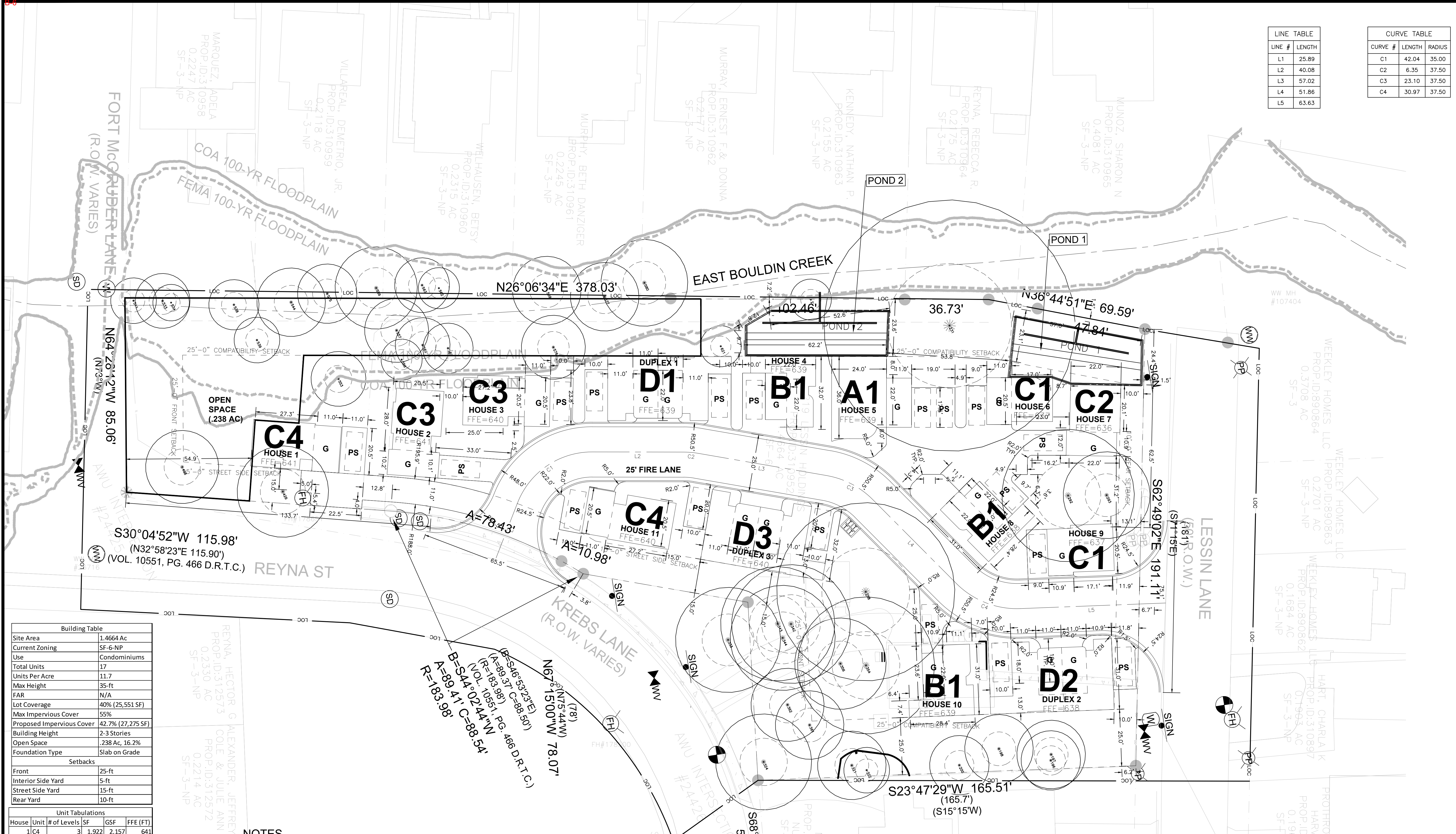
SITE PLAN RELEASE Sheet 7 of 37 FILE NUMBER: SP-2020-0364C EXPIRATION DATE: CASE MANAGER: ROSEMARY AVILA APPLICATION DATE: SEPT 23, 2020 APPROVED ADMINISTRATIVELY ON: APPROVED BY PLANNING COMMISSION ON: APPROVED BY CITY COUNCIL ON: Under Section 112 of Chapter 25-5 of The Austin City Code

Director, Development Services Department DATE OF RELEASE: Zoning: Rev 1 Correction 1 Rev 2 Correction 2 Rev 3 Correction 3

DR. AA, CM, CH, MZ P.M., MZ BOOK JOB 19003839 SHEET NO. 7 OF 37

LINE TABLE with columns LINE #, LENGTH. Rows L1 to L5.

CURVE TABLE with columns CURVE #, LENGTH, RADIUS. Rows C1 to C4.

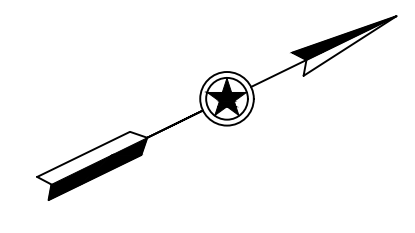


Building Table and Unit Tabulations. Building Table includes Site Area, Current Zoning, Use, Total Units, etc. Unit Tabulations table lists House/Unit, # of Levels, SF, GSF, and FFE (FT).

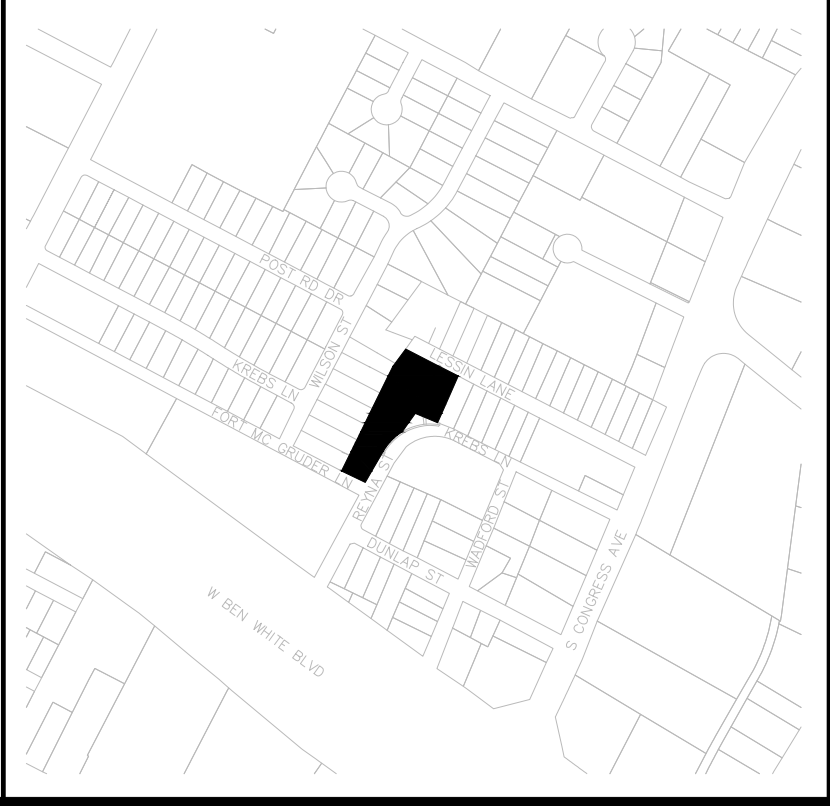
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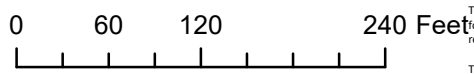
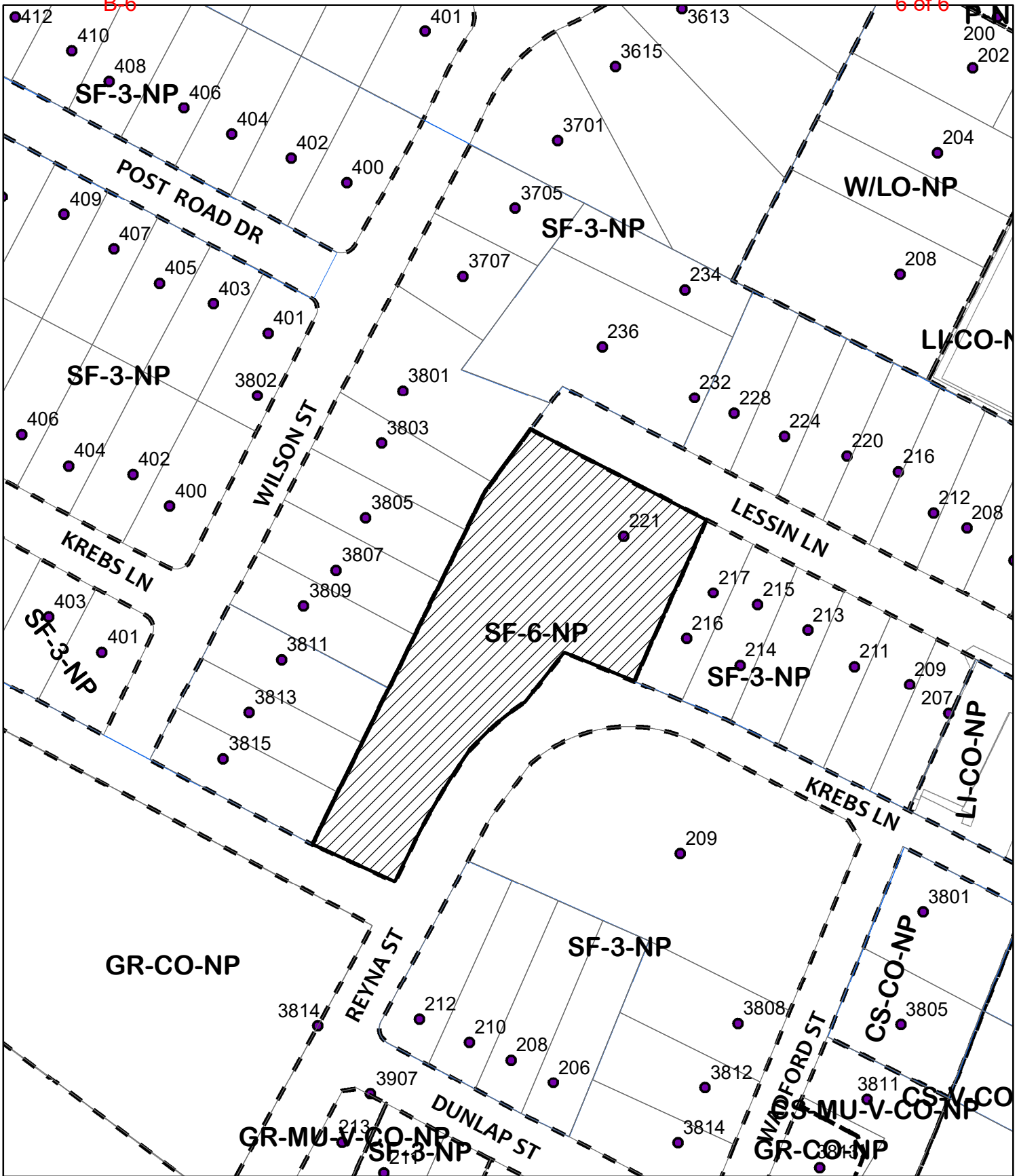
- 1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL ACCESSIBILITY STANDARDS.
2. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE OF NO GREATER THAN 1:50.
3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
4. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP.
5. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15 AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
6. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2E.
7. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
8. ALL DUMPSTERS AND PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF 20 FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
9. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
10. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]
11. THE LOT REPRESENTS THE MAXIMUM POTENTIAL DEVELOPMENT. ACTUAL DEVELOPMENT MAY BE THE SAME OR LESS THAN WHAT IS SHOWN.
12. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION [SECTION 25-2-1066].

NORTH ARROW & SCALE



KEYMAP





CASE#: SP-2020-0364C
 ADDRESS: 221 Lessin Lane
 CASE NAME: Lessin Lane Villas
 MANAGER: Rosemary Avila



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