

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

CASE NUMBER: SP-2017-0187C(R1) **PC HEARING DATE:** May 11th, 2021

PROJECT NAME: 2800 Del Curto Site Plan Revision

ADDRESS: 2800 Del Curto

COUNCIL DISTRICT #: 5

NEIGHBORHOOD PLANNING AREA: South Lamar

OWNER/APPLICANT: Del Curto 2712, LLC
501 N IH-35
Austin, Texas, 78702

ENGINEER: LOC Consultants LLP, Civil Div. (Sergio Lozano) (512) 524-0677
1715 E 7th Street
Austin, Texas, 78702

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

PROPOSED DEVELOPMENT:

This site has a previously approved site plan and is proposing to construct multiple private pools with other associated site improvements.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1063 and § 25-2-1067(F). The site is subject to a 25' compatibility setback. The proposed development is encroaching into the compatibility setback on the north property line for the proposed swimming pools. The pools are more than 5' from the property line but within the 25' setback and within the 50' design regulation.

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

§ 25-2-1067 – DESIGN REGULATIONS.

(F) An intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

- (1) in an 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. The site complies with all other compatibility standard requirements, such as lighting, screening, and building heights.

PROJECT INFORMATION:

SITE AREA	2.08 acres	
EXISTING ZONING	SF-6-CO	
WATERSHED	West Bouldin Creek	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Del Curto	
	Allowed	Proposed
FLOOR-AREA RATIO	N/A	N/A
BUILDING COVERAGE	40%	29.7%
IMPERVIOUS COVERAGE	55%	53.50%

EXISTING SURROUNDING ZONING AND LAND USES:

	ZONING	LAND USES
<i>North</i>	SF-3	Single Family
<i>South</i>	SF-6-CO	Townhouses
<i>East</i>	Del Curto Rd	R.O.W.
<i>West</i>	CS-V	Commercial

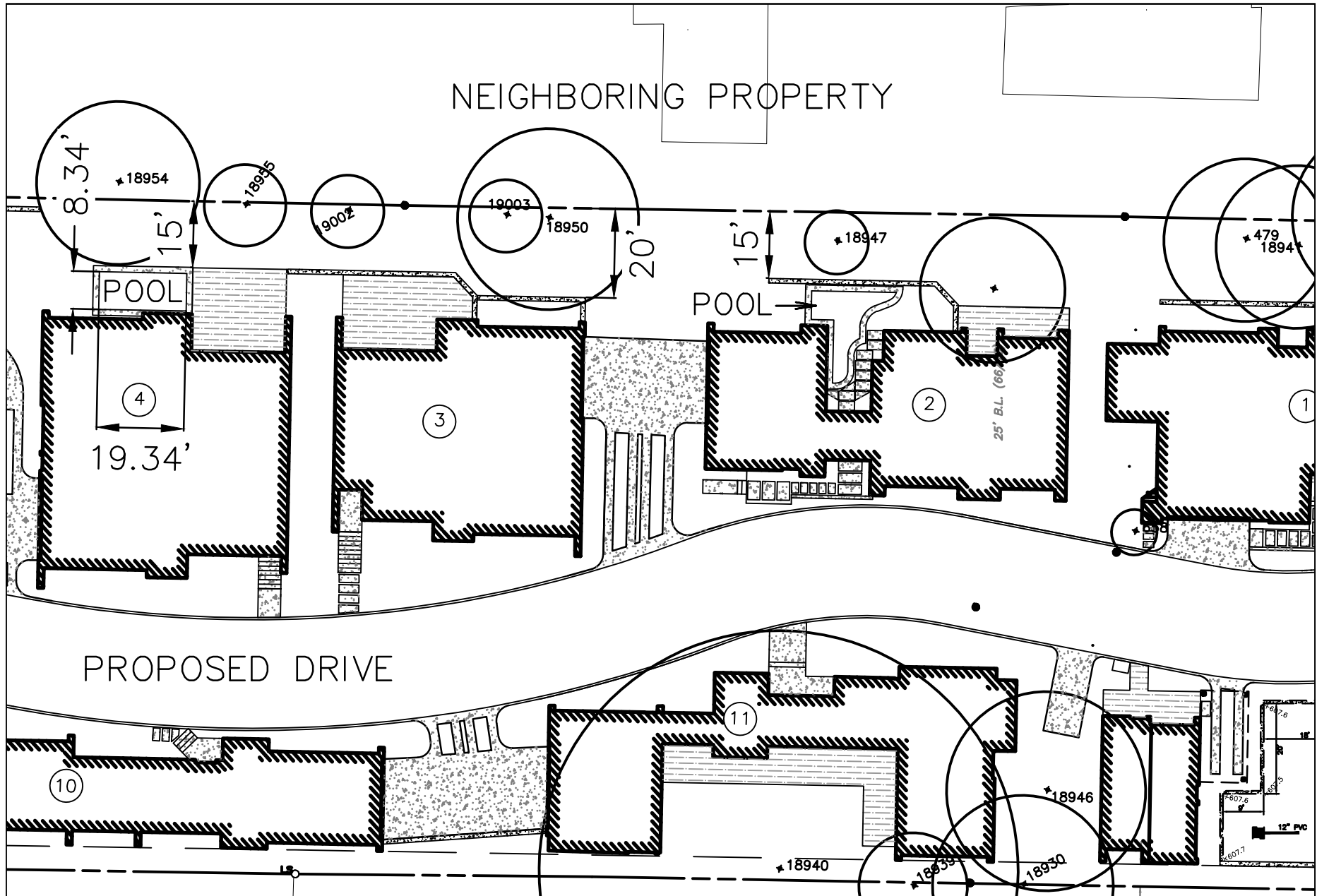
ABUTTING STREETS:

Street	ROW Width	Pavement Width	Classification
Del Curto Road	66.41'	27'	ASMP Lvl 2 Primary collector

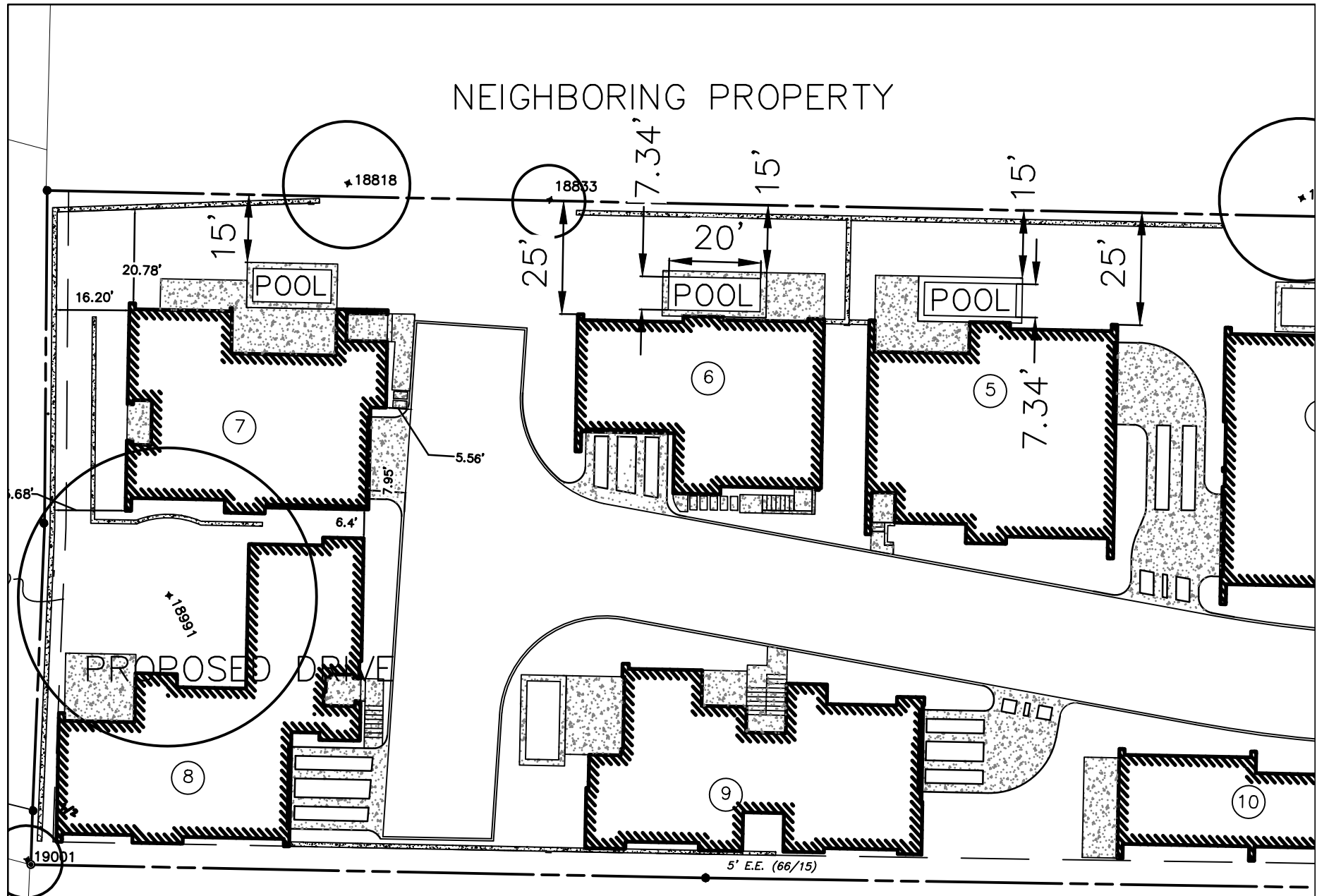
NEIGHBORHOOD ORGNIZATIONS:

- | | |
|-------------------------------------|---|
| Austin Independent School District | Preservation Austin |
| Austin Lost and Found Pets | SEL Texas |
| Austin Neighborhoods Council | Sierra Club, Austin Regional Group |
| Bike Austin | South Central Coalition |
| Friends of Austin Neighborhoods | South Lamar Neighborhood Assoc. |
| Homeless Neighborhood Association | TNR BCP Travis County Natural Resources |
| Neighborhood Empowerment Foundation | |

SP-2017-0187C(1R) - 2800 DEL CURTO ROAD COMPATIBILITY VARIANCE REQUEST - DIMENSIONED EXHIBIT 1



SP-2017-0187C(1R) - 2800 DEL CURTO ROAD COMPATIBILITY VARIANCE REQUEST - DIMENSIONED EXHIBIT 2





2211 S IH35, Suite 107, Austin Texas 78741
FIRM NO. 4756

April 20, 2021

Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78704

RE: 2800 Del Curto Site Plan – Revision 1
SP-2017-0187C(1R)
Compatibility Variance Request

On behalf of our client, Del Curto 2712, LLC, we respectfully request a compatibility variance to **Sec. 25-2-1063(B)(F)** and to **Sec. 25-2-1067(F)** to allow 5 private pools within the 25' compatibility setback.

In the corrections already approved by city staff, private patios and decks were approved within the compatibility setback. When home buyers requested private pools, we asked city staff if the pools could be approved within the compatibility setback. After city staff agreed, we submitted a correction for the pools. Now that pools are shown on the plans to buyers are under contract, city staff says pools and decks are not allowed within the setback, thus denying our correction. As advised by staff, we now submit a revision so that we can request this variance from Planning and Zoning Commission.

The neighbor who owns the lot which sits along this compatibility setback in question, has written the attached letter in support of this variance.

Overall, the development continues to be built as per the intentions of the approved plans and the intentions of the Land Development Code. Your favorable review and approval will be very much appreciated. If you have any questions, please contact me.

Sincerely,



Sergio Lozano-Sanchez, P.E.

January 22, 2021

Dear City of Austin,


My name is Brigitte Edery. I am the sole owner of 2708 Del Curto Rd., the adjacent property to the north of 2712 & 2800 Del Curto Rd. I've owned my property since 1989.

It is my understanding that Del Curto 2712 LLC is requesting a compatibility variance to allow 5 private pools at grade within the 25' compatibility setback, as reflected on a site plan revision (1R) that has been submitted for approved Site Plan SP-2017-0187C.

The Milam Grove project at 2712 & 2800 Del Curto Rd. has enhanced our neighborhood and I'm in support of their efforts.

As the adjacent property owner, I do not object to Del Curto 2712 LLC's variance request to allow 5 pools in the compatibility setback, as described above.

Sincerely,



Brigitte Edery

1/22/21

January 22, 2021

Dear City of Austin,

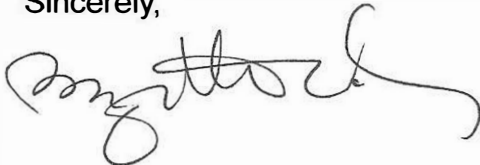
My name is Brigitte Edery. I am the sole owner of 2708 Del Curto Rd., the adjacent property to the north of 2712 & 2800 Del Curto Rd. I've owned my property since 1989.

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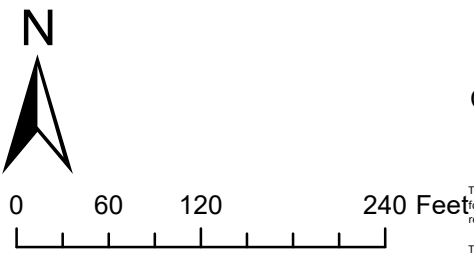
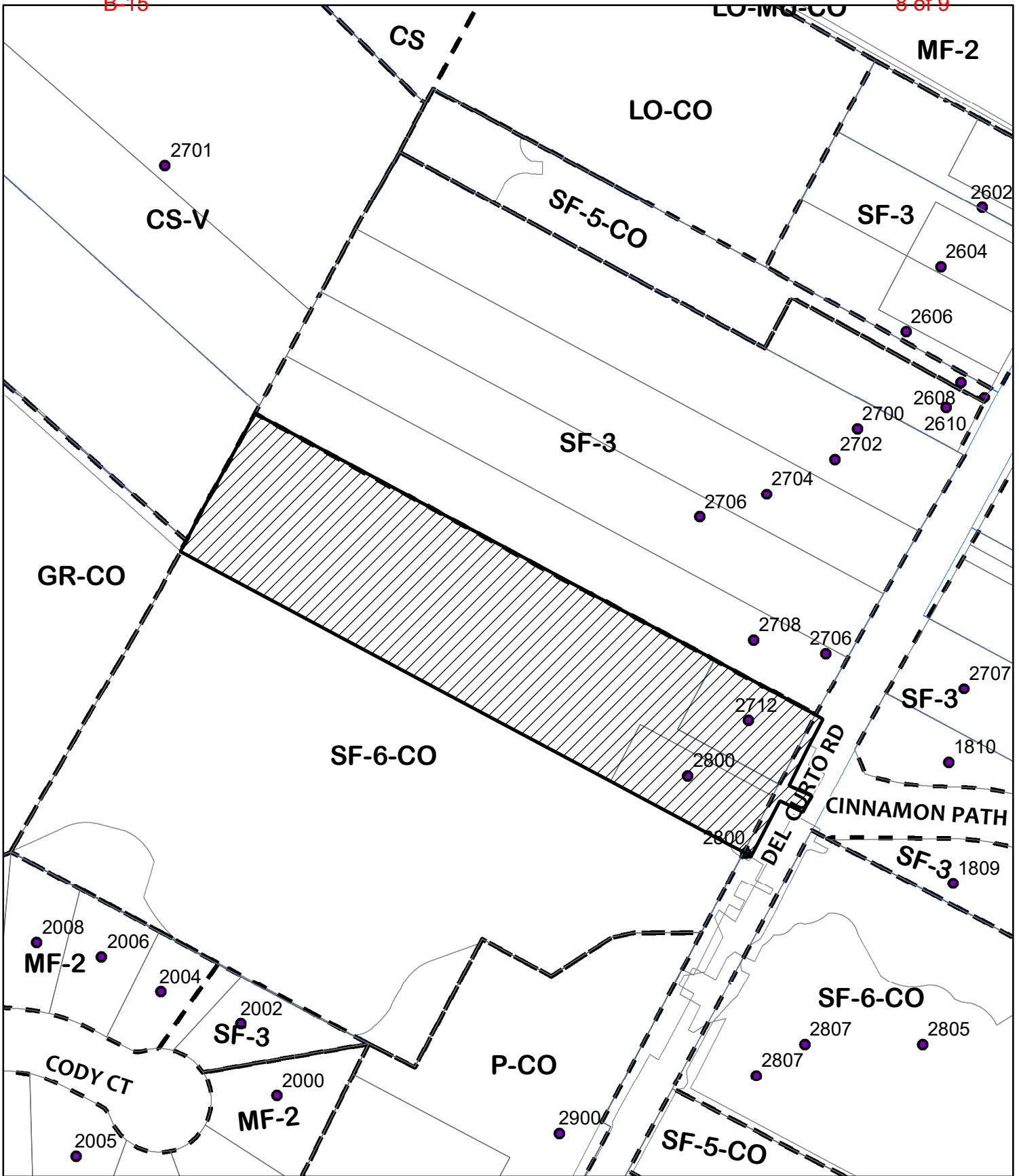
As the adjacent property owner, I do not object to Del Curo 2712 LLC's variance request to allow 5 pools in the compatibility setback, as described above.

Sincerely,



Brigitte Edery

1/22/21

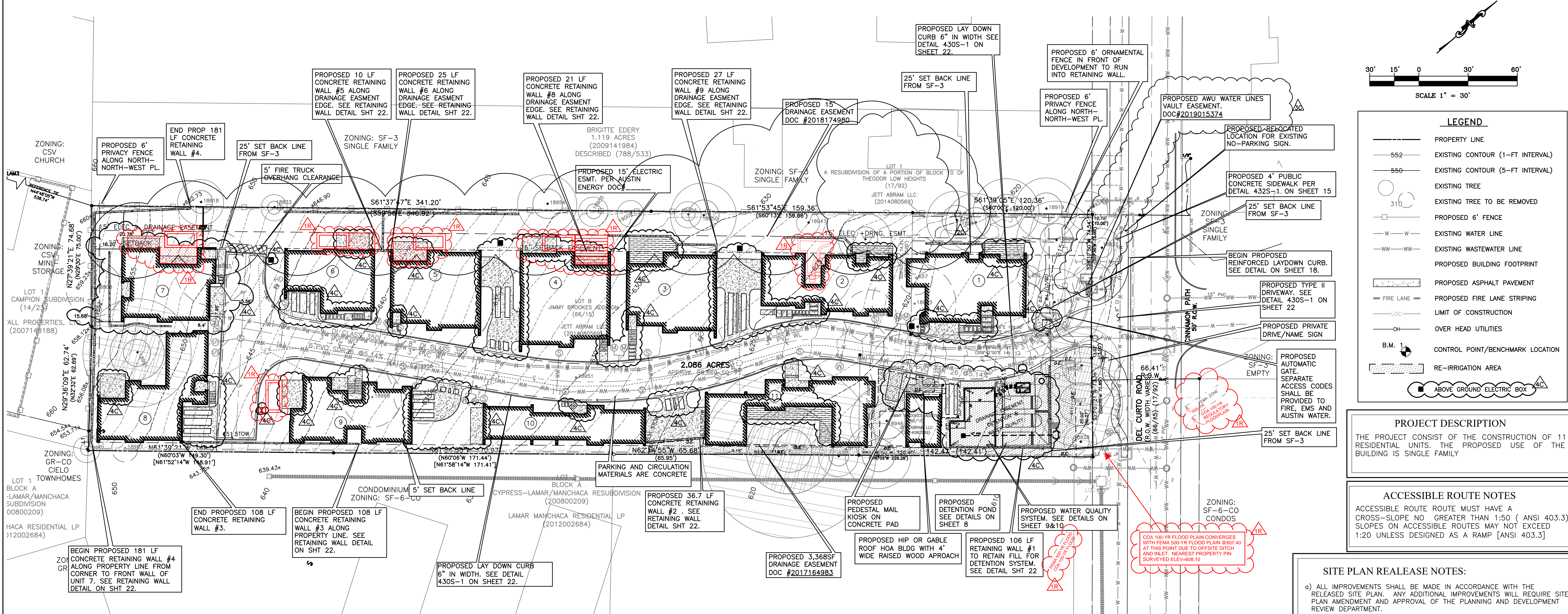


CASE#: SP-2017-0187C(R1)
 ADDRESS: 2800 Del Curto
 CASE NAME: 2800 Del Curto Site Plan Revision
 MANAGER: Rosemary Avila



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.



LEGEND

- 552 — PROPERTY LINE
- 556 — EXISTING CONTOUR (1-FT INTERVAL)
- 556 — EXISTING CONTOUR (5-FT INTERVAL)
- EXISTING TREE
- 310 EXISTING TREE TO BE REMOVED
- PROPOSED 6' FENCE
- W — W — EXISTING WATER LINE
- WW — WW — EXISTING WASTEWATER LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ASPHALT PAVEMENT
- FIRE LANE — PROPOSED FIRE LANE STRIPING
- LOC — LIMIT OF CONSTRUCTION
- OH — OVER HEAD UTILITIES
- B.M. CONTROL POINT/BENCHMARK LOCATION
- RE-IRRIGATION AREA
- ABOVE GROUND ELECTRIC BOX

PROJECT DESCRIPTION

THE PROJECT CONSIST OF THE CONSTRUCTION OF 11 RESIDENTIAL UNITS. THE PROPOSED USE OF THE BUILDING IS SINGLE FAMILY

ACCESSIBLE ROUTE NOTES

ACCESSIBLE ROUTE ROUTE MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 403.3) SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [ANSI 403.3]

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY

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 APPLICABLE ACCESSIBILITY STANDARDS.

Figure 4-16: Examples of fully-shielded light fixtures

COMPATIBILITY STANDARDS NOTES

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
- 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]
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]

NOTE:

YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).

NOTE:

WE REVIEWED THE CAPCO 2010 CLOSED AND ABANDONMENT LANDFILL INVENTORY REPORT WAS REVIEWED AND NO LANDFILLS OR DUMPS WERE IDENTIFIED IN THE SUBJECT PROPERTY OR NEAR THE AREA ON THE SITE

THE SITE IS COMPOSED OF 2 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. A UNIFIED DEVELOPMENT AGREEMENT WAS RECORDED AND FILED IN DOCUMENT NO. 2017164984.

BUILDING USE & SQUARE FOOTAGE

	PROPOSED (SF)
1 SINGLE FAMILY	3421
2 SINGLE FAMILY	3274
3 SINGLE FAMILY	3215
4 SINGLE FAMILY	3649
5 SINGLE FAMILY	3215
6 SINGLE FAMILY	2723
7 SINGLE FAMILY	3320
8 SINGLE FAMILY	3348
9 SINGLE FAMILY	3597
10 SINGLE FAMILY	3086
11 SINGLE FAMILY	3921
12 SINGLE FAMILY	1355
TOTAL	38,124 SF

TREE LIST MARCH 24TH 2016

JAG NO.	DESCRIPTION	JAG NO.	DESCRIPTION
478	20' C	18940	53' LO(H)
479	18' LO	18941	18' LO
482	7' MAG	18942	12' PECAN
657	MS 7' 6" LGS	18943	MS 12' 8" 7' 5" LGS
658	MS 5' 4" 3" LOO	18944	15' LO
659	MS 5' 4" 3" LOO	18945	20' LO
18808	17' CE	18946	22' LO
18818	14' C	18947	7' CB
18823	23' C	18948	MS 11" 10" SOPHORA
18833	8' CE	18950	MS 11" 8" 6" 6" LGS
18919	19' P	18951	MS 13' 13' LO
18920	MS 17" 14" LO (H)	18952	9' HB
18921	12' CE	18954	18' CE
18922	12' PECAN (R.O.W.)	18955	9' HB
18923	12' LO (R.O.W.)	18956	MS 13" 12" C
18924	21' LO	18959	17' C
18925	14" PECAN	18966	18' C
18926	24" LO(H)	18987	8' CE
18927	20" LO(H)	18991	33' LO(H)
18928	10" LO	19001	8' HB
18930	20" CE	19002	8' HB
18939	12" LO	19003	8' HB

SITE PLAN NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
- THERE ARE NO ACCESSIBLE UNITS, ADAPTABLE UNITS, PUBLIC ACCOMMODATIONS OR PUBLIC AMENITIES ON SITE.

SITE DATA TABLE

EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY
GROSS SITE AREA:	90,869 SF
ZONING:	SF-6-CO
MINIMUM SITE AREA REQUIRED:	N/A
TOTAL GROSS AREA:	90,869 SF OR 2.086 AC
BUILDING COVERAGE:	26,791SF OR 29.47 %
IMPERVIOUS COVER:	48,267 SF OR 53.50 %
FLOOR TO AREA RATIO:	1:42
FINISH FLOOR ELEV.:	---
NO. OF STORIES:	ONE AND TWO STORY
BUILDING HEIGHT:	26'2"
EXISTING SQUARE FOOTAGE:	4838.57 S.F.
PROPOSED SQUARE FOOTAGE:	38,124 S.F.
FOUNDATION TYPE:	SLAB ON GRADE
BUILDING CONSTRUCTION:	TYPE V
MAX BLDG. ELEVATION:	680.67 FT

ENGINEER'S CERTIFICATION

A CIVIL ENGINEER REGISTERED IN TEXAS MUST CERTIFY A PLAN OR PLAT AS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBCHAPTER THE DIRECTOR OF WATERSHED PROTECTION DEPARTMENT MAY WAIVE THIS REQUIREMENT AFTER MAKING A DETERMINATION THAT THE PLAN OR PLAT INCLUDES ONLY MINOR ALTERATIONS OR IMPROVEMENTS THAT DO NOT REQUIRE THE SERVICES OF AN ENGINEER.

PARKING CALCULATIONS

USE	#	C.O.A.	PARKING REQUIRED
SINGLE FAMILY	12	2 PARKING PER/HOUSE	24 SPACES

(SEE PHASING PLAN FOR PHASED PARKING TABLE.)

TOTAL PARKING REQUIRED: 24 SPACES

TOTAL PROVIDED PARKING SPACES: 24 SPACES

ZONING

ZONING	SF-6-CO
LOT AREA	90,869 SF
BUILDING HEIGHT	35' / 26'2"
BUILDING COVERAGE	40% / 29.47%
IMPERVIOUS COVER	55% / 53.50%
FLOOR AREA RATIO	N/A / 1:0.42
SETBACKS	SHOWN / SHOWN

IMPERVIOUS COVER CALCULATION

	EXISTING	%	DEMOLITION	%	PROPOSED	%	TOTAL	%
NET SITE AREA	2,087 AC		90,896 SF					
ZONED:	SF-6-CO							
FAR:	1	0.2947						
IMPERVIOUS COVER								
BUILDING/ROOF	4,838.57 SF	5.32	4,838.57 SF	5.32	26,791.00 SF	29.47	26,791.00 SF	29.47
CONCRETE	4,001.87 SF	4.40	4,001.87 SF	4.40	8,620.02 SF	9.48	8,620.02 SF	9.48
CONCRETE PRIVATE ROADWAY	2,793.00 SF	3.07	2,793.00 SF	3.07	12,409.16 SF	13.65	12,409.16 SF	13.65
WOOD DECK	- SF	0.00	- SF	0.00	812.00 SF	0.89	812.00 SF	0.89
TOTAL	11,633.44 SF	12.80	11,633.44 SF	12.80	48,267.00 SF	52.94	48,267.00 SF	53.50
PERVIOUS COVER								
GOOD GRASS	79,262.6 SF	87.20			42,906.00 SF	47.20		

REPLACEMENT SHEET

SITE PLAN APPROVAL

Sheet 4 of 27

FILE NUMBER: SP-2017-0187C APPLICATION DATE: MAY 26, 2017

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: GEORGE ZAPALAC

PROJECT EXPIRATION DATE (ORD#970905-A): DWZ: DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: Zoning: SF-6-CO

Rev. 1: Correction 1

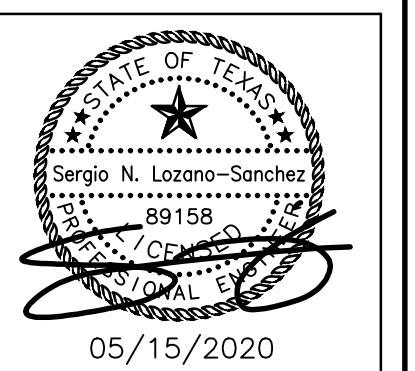
Rev. 2: Correction 2

Rev. 3: Correction 3

SITE PLAN NUMBER: SP-2017-0187C

REVISIONS / CORRECTIONS

NO.	DESCRIPTION
1C	UPDATE SITE PLAN TABLES TO INCLUDE CLUB HOUSE. SHOW RETAINING WALLS ON NORTH EDGE OF PROPERTY. SHOW NEW PARKING SPACE
2C	ADD TWO PARKING SPACES
3C	AMU EASEMENT. RETAINING WALL REMOVE PARKING SPACE. UPDATED BLDG. TABLE
4C	TIRE STRIPS. ADD WALKS, DECKS. REV. IMP. COVER. MOVE UNIT 7. DELETE UNIT 10. DELETE UNIT 11. SHOW AL APPROV. INSPECTED & HOT ELECTRIC. DELETE RET. REVISIONS FOR UNITS 2, 4, 7, 9. NO IMPERVIOUS COVER CHANGE. ADD TO FEMA LABELS.



2800 DEL CURTO
AUSTIN, TEXAS 78704

SITE PLAN

LOC Consultants
Civil Environmental Engineers

Ph: (512) 524-0677
Sergio@loccivil.com

F-4756

1715 E 7th Street
Austin, Texas 78702

SHEET: 4 OF 27