

Item E-4

Case No. C15-2021-0098

McKinney Falls Apartments
5200 McKinney Falls Parkway

Seeking variance from 25-2-1063(C) -
Height Limitations and Setbacks for Large Sites

October 11, 2021

Overview

- ▶ To increase maximum height to 47' when 50' or less from triggering property (30' required).
- ▶ To increase maximum height to 47' when between 50-100' from triggering property (40' required).
- ▶ To increase maximum height to 47' from 40' plus one foot for each 10' of distance in excess of 100' from triggering property [achieves 47' at 170' setback] (required).

Overview

- ▶ Purpose: To construct 251 multifamily housing units.
- ▶ Zoning: MF-4 (approved September 2, 2021).



Zoning Map



Reasonable Use

- ▶ Multifamily development at this location is reasonable.
- ▶ No single-family uses in the vicinity.

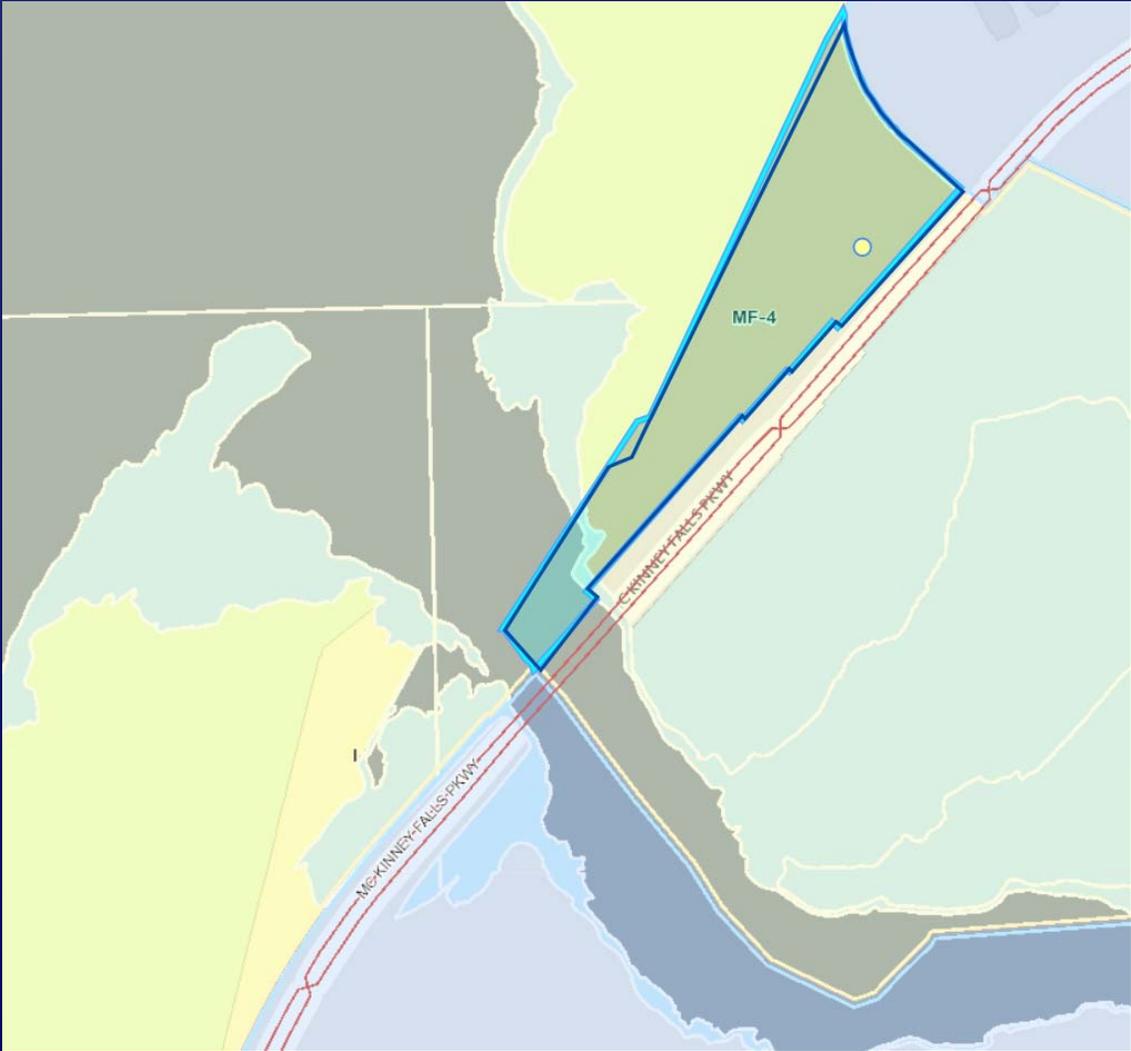
Reasonable Use

- ▶ Triggering property is state property that is not subject to City of Austin zoning regulation.
- ▶ Application of the zoning regulations significantly reduces the number of units that can be developed while not providing any protection to any single-family residential use or future use.

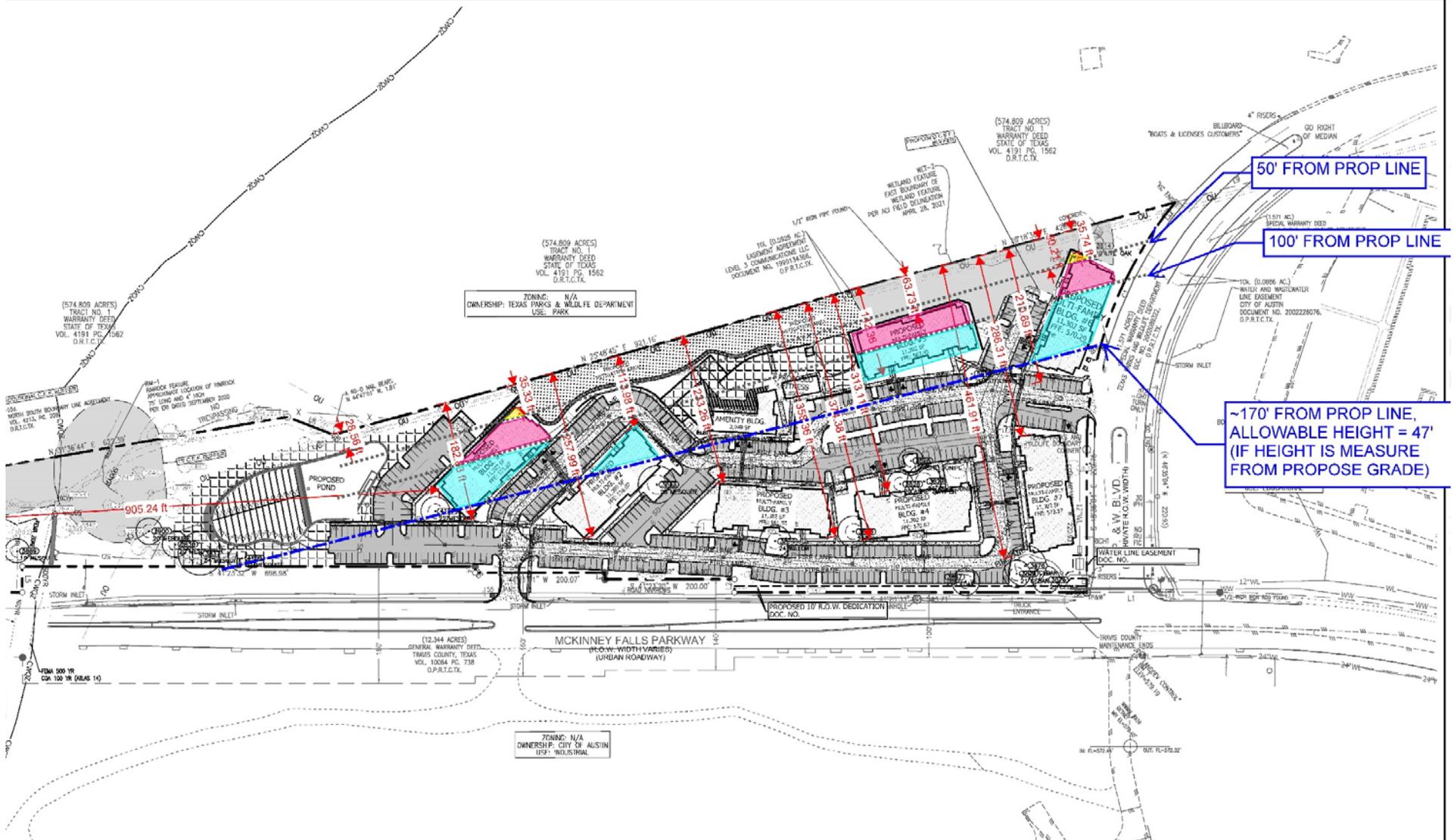
Hardship

- ▶ Floodplain makes the southern end of the property less developable.
- ▶ The addition of the compatibility regulations reduce the buildable area by an additional 32.95%, making development infeasible.

Floodplain Map



E-4/10-PRESENTATION



Hardship

- ▶ Number of dwelling units on the tract is reduced from 251 to 188.
- ▶ Adjacent similarly shaped triangular tract to the southwest is distinguished from the subject tract because that tract is covered by floodplain; while the subject tract would be buildable if it were not subject to compatibility.

Approval Does Not Alter Character of Neighborhood

- ▶ Multifamily use is a desirable and compatible use with the nearby McKinney Job Center and supported by Imagine Austin policies.
- ▶ Moderate density multifamily is suitable near arterial roadway (McKinney Falls Parkway).
- ▶ Multifamily use at this location is consistent with the purpose state of the MF-4 zoning district to provide residential units near significant employment opportunities.



MCKINNEY FALLS
BY GRAHAM DEVELOPMENT

