

5700 Grover Ave. and 5612 Roosevelt Ave.

Variance Request - Multifamily

C15-2021-0096
Board of Adjustment
October 11, 2021
David Hartman

Project Overview

4.135 acres, comprised of former Dart Bowl bowling alley at 5700 Grover Avenue and a vacant lot at 5612 Roosevelt Avenue.

August 2021 City Council approved rezoning Ordinance No. 20210826-099 that zoned the property MF-6-CO-NP.

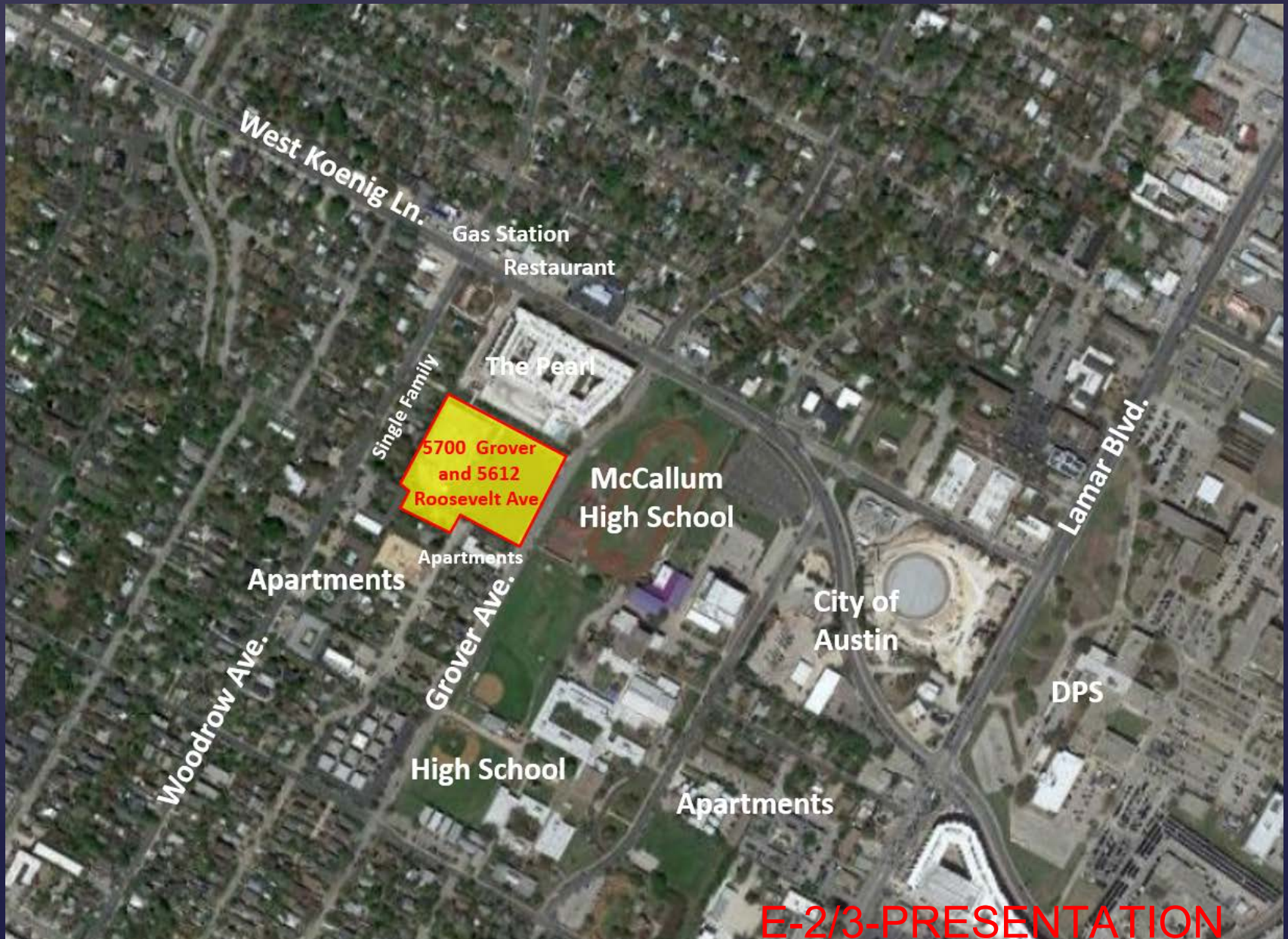
Proposed Recreational Trail connects Woodrow Pocket Park/Recreational Trail to Roosevelt Avenue and Theckla Terrace.

Voluntary 10% affordable housing, via recorded Private Restrictive Covenant with Habitat/HomeBase.

Requesting following variances:

- Maximum 8' fence height along the western Property line adjacent to single family housing along Woodrow Avenue per agreement with Brentwood Neighborhood Association, and
- Compatibility height standards related to adjacent McCallum High School tennis courts/running track/sports field located to the east of the Property along Grover Avenue.

Project Location



E-2/3-PRESENTATION



Property Profile



Legend

☐ Zoning Text

Notes

0.1 0 0.04 0.1 Miles

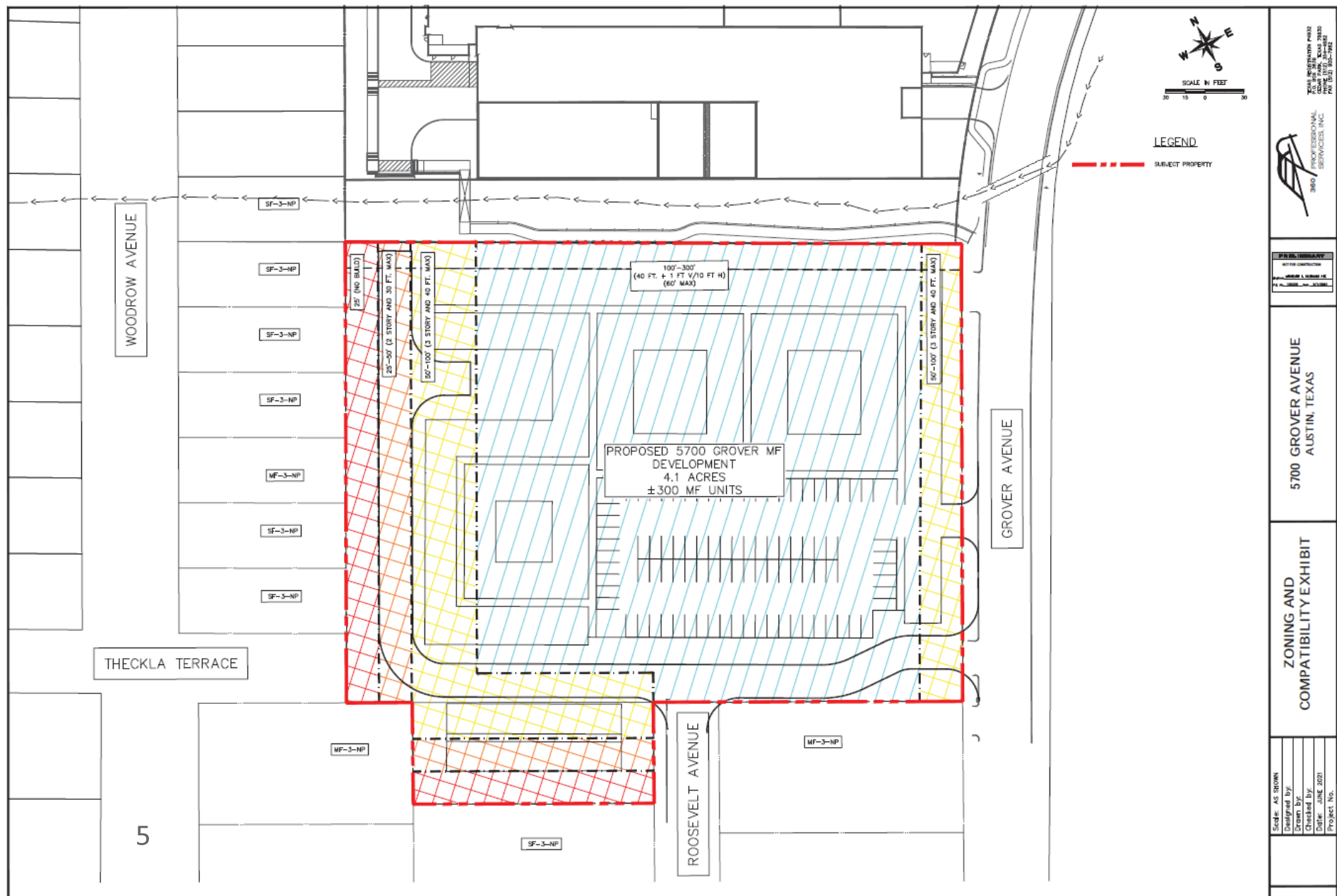
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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E-2/4-PRESENTATION

E-2/5-PRESENTATION

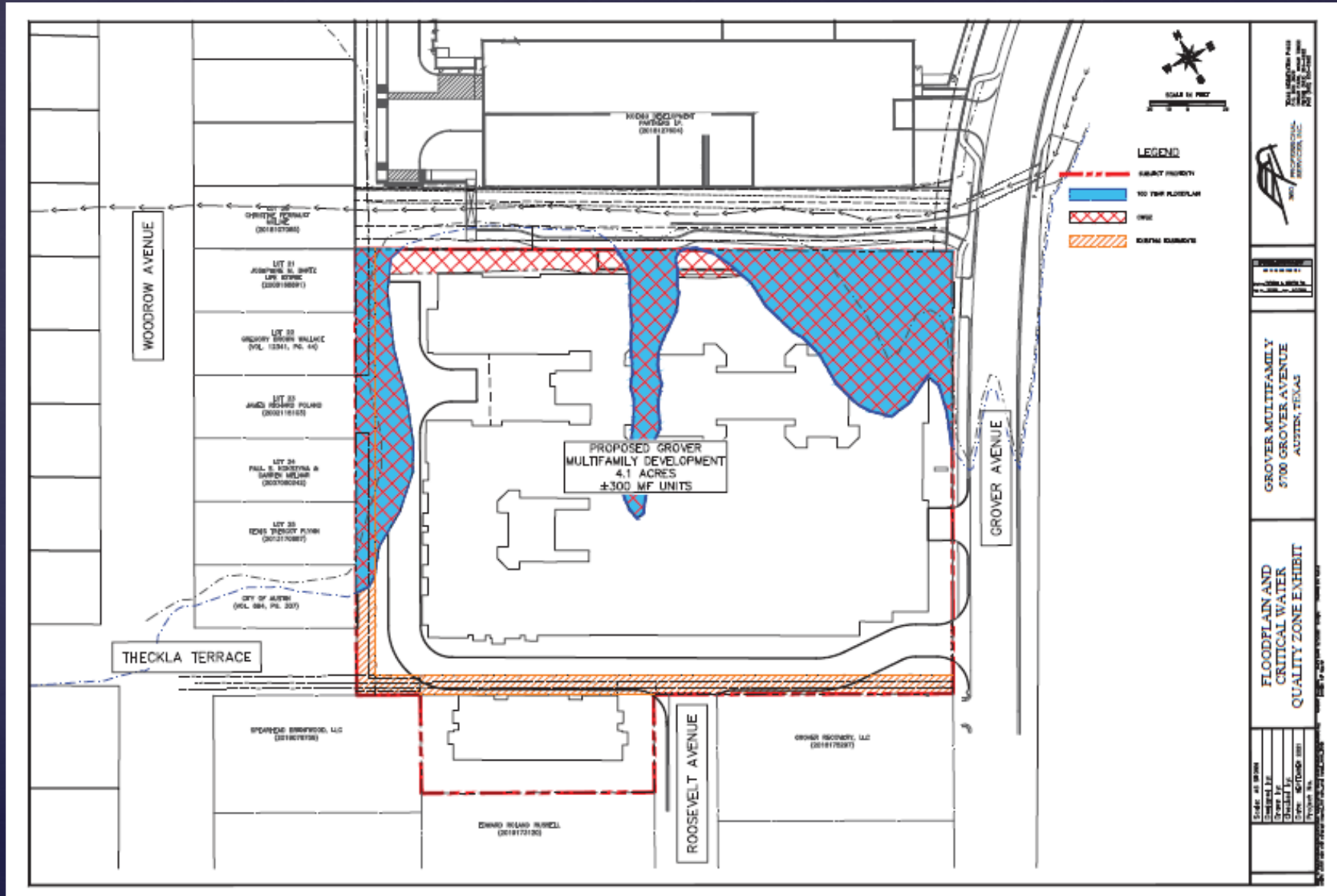


Compatibility Triggered by SF-3 Zoning to East
McCallum High School (Tennis Courts/Running Track/Baseball Field)



E-2/6-PRESENTATION

Property Constraints



E-2/7-PRESENTATION

E-2/8-PRESENTATION



Area Street Views



Area Street Views



**DART BOWL LOOKING TOWARD
MCCALLUM HIGH SCHOOL**

E-2/10-PRESENTATION

Preliminary Concept Plan

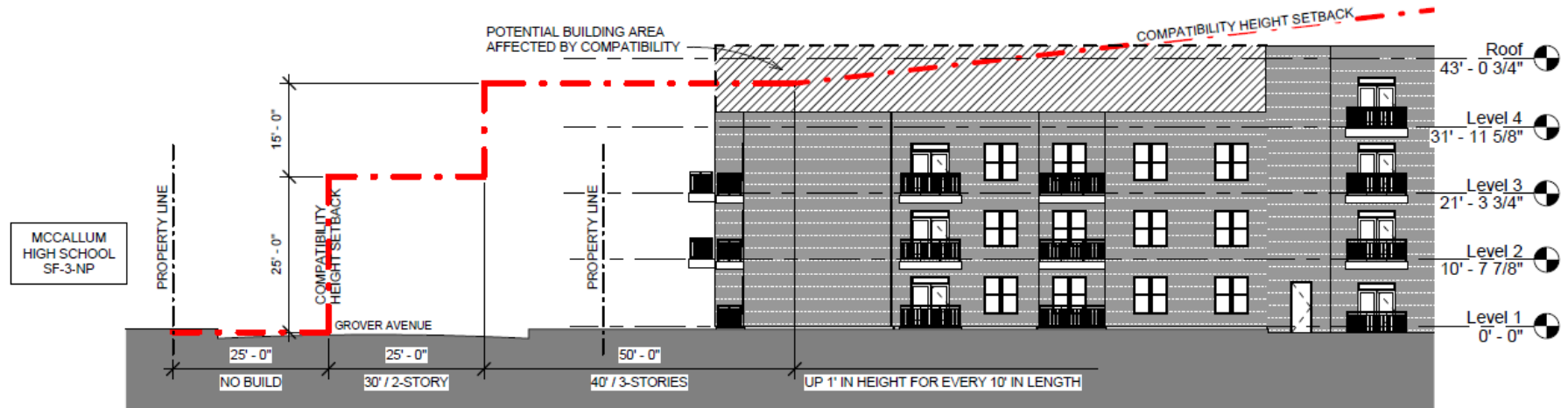


5700 Grover Ave.
Preliminary Concept Plan - Option

Requested Variances (Supported by Brentwood Neighborhood Association)

1. LDC Section 25-2-1063 Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards, (C)(2) (Height Limitations and Setbacks for Large Sites) to increase the height limit from 3 stories and 40 feet (required/permitted) to 4 stories and 45 feet (requested) in order to erect a 4 story apartment building. Request is applicable to east property line only.
2. LDC Section 25-2-1063 Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards, (C)(3) (Height Limitations and Setbacks for Large Sites) to increase the allowed height of a structure more than 100 feet but not more than 300 feet from property in an SF-5 or more restrictive zoning district, from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive (required/permitted by LDC), to a maximum 45 feet (requested) in order to erect a 4 story apartment building. Request is applicable to the east property line only.
3. LDC Section 25-2-899(D)&(E)(Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet or a maximum of 7 feet (required/permitted) to 8 feet average height (requested) on the west property line only.

North Elevation (East Property Line) – Existing Compatibility 40' Max. Height, 3 story Max. **Without** Variance



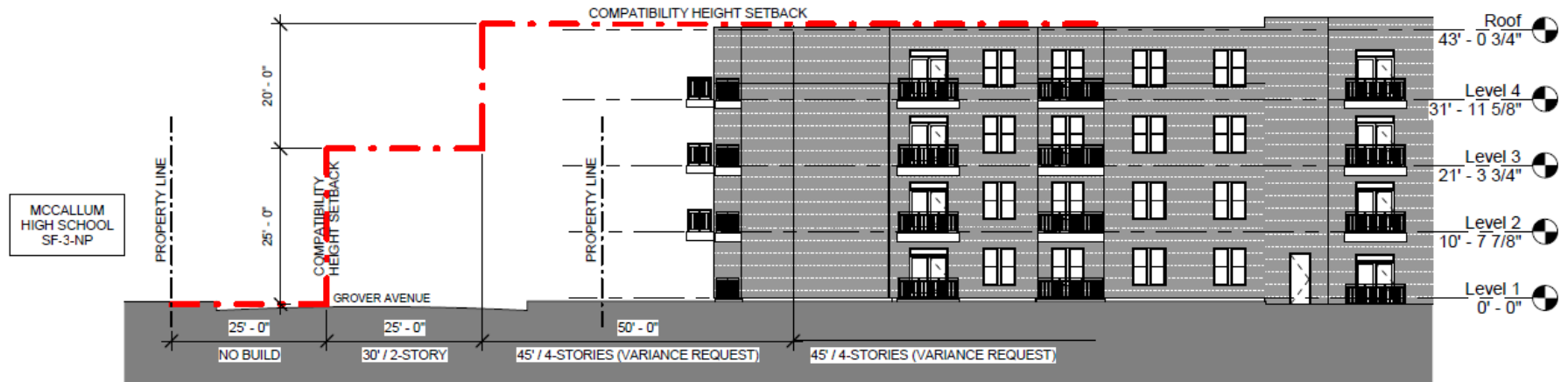
1 North Elevation - Variance Exhibit Existing
1/16" = 1'-0"

Height Exhibit
01
Oden Hughes Taylor

DAVIES
COLLABORATIVE

Grover Multifamily
21026
September 9, 2021
1/16" = 1'-0"

North Elevation (East Property Line) 45' Max. Height, 4 Story Max. **With** Variance



1 North Elevation - Variance Exhibit Proposed
1/16" = 1'-0"

Height Exhibit

02

Oden Hughes Taylor

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DAVIES
COLLABORATIVE

Grover Multifamily

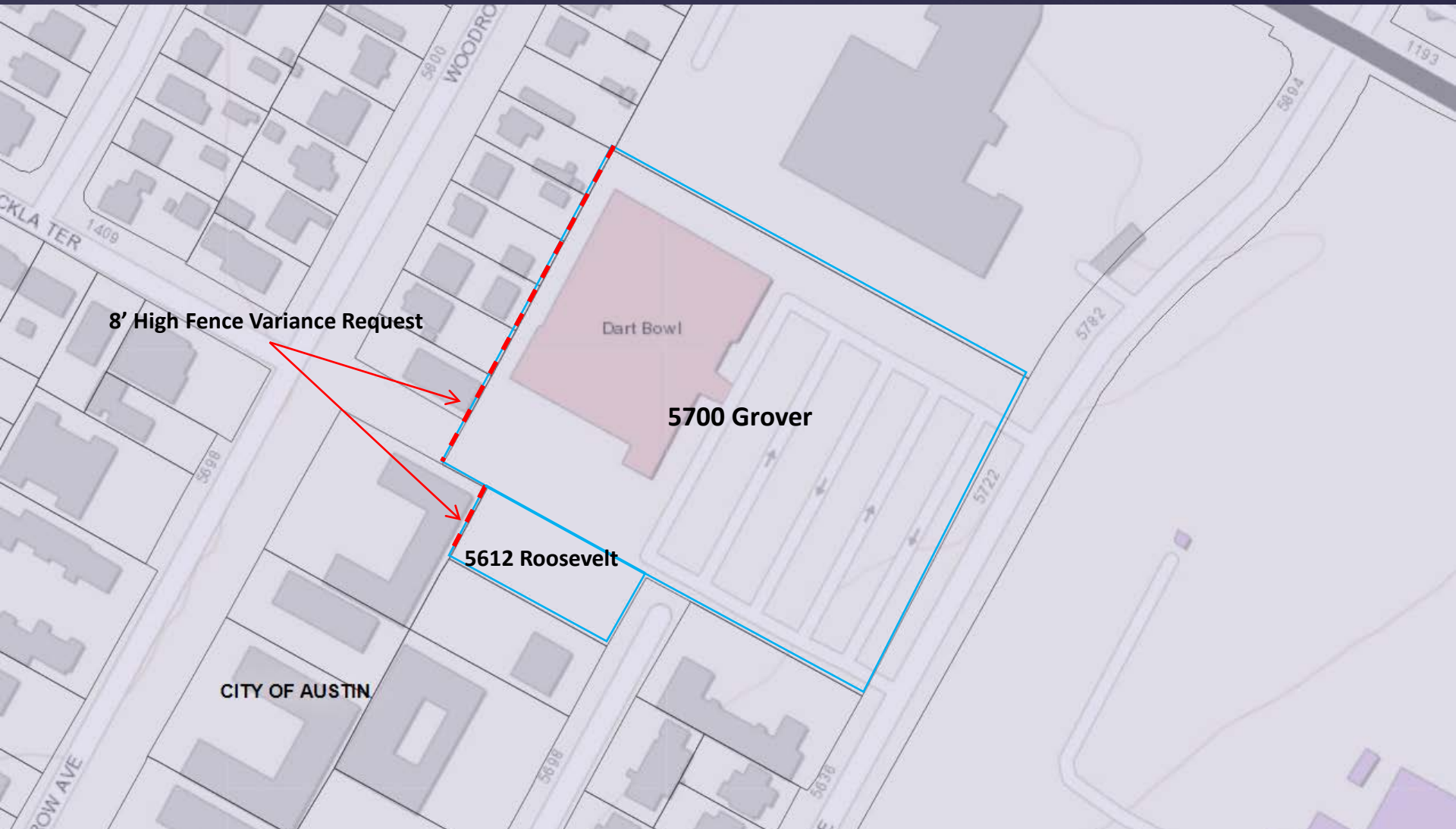
21026

September 9, 2021

1/16" = 1'-0"

E-2/14-PRESENTATION

8' High Fence Variance Location (West Property Line)



Findings – Reasonable Use

The property is located along Grover Avenue, a Level 2/Local Mobility Street per the ASMP, and the Project Connect Orange Line Koenig Station is proposed roughly 1/3 mile to the east. The proposed multifamily development is bounded by single-family uses to the west/southwest part of the property, and McCallum High School tennis courts/running track/sport field zoned SF-3 to the east which triggers compatibility limitations thereby significantly limiting redevelopment of the property. Hardships related to the site have significant negative impact on the site. The variance will help provide much needed housing consistent with City goals for housing, including affordable housing.

Findings – Hardships

The hardship for which the variance is requested is unique to the property in that critical water quality zone, easements, floodplain, enhanced 40' building setback along the west property line, and firelane location constraints uniquely encumber the property and reduce the geometric footprint for the proposed multifamily development. Multiple easements exist along the southern and western property line. These numerous site constraints are not common to other properties, and limit the ability for an alternative configuration of the proposed apartment building.

The hardship is not general to the area in which the property is located because the property constraints listed above are unique to the property. Existing tracts in the vicinity are zoned multifamily that have more room to construct as they are not limited by site constraints described above, and are not affected by McCallum High zoned SF-3 to the east. The property is uniquely constrained by CWQZ, easements, floodplain, and other on-site constraints not general to the area.

Findings – Area Character

The variance will not:

- **Alter character of area adjacent to the property:** The proposed development is similar to other “peer” proposed apartments in the area that are also located adjacent to single family. The requested variances to compatibility height restrictions are applicable only to the eastern property line adjacent to McCallum High School tennis courts/running track/sport field and are not requested along the western property line adjacent to single family residences.
- **Impair the use of adjacent conforming property:** The proposed development incorporates buffering per agreement with Brentwood Neighborhood Association via an enhanced 40’ building setback from west property line, and screening per LDC compatibility requirements. The requested variance to increase height of fence along the western property line of single family residences adjacent to Woodrow Avenue provides additional buffering/screening and ensures design that is sensitive to existing residential neighbors.
- **Impair the purpose of the regulations of the zoning district in which the property is located:** The maximum height of MF-6 zoning district are higher than under the proposed development as authorized pursuant the variance. The proposed development, with the approved variance, would be less intense than allowed pursuant to development intensity authorized pursuant to development standards under MF-6 zoning.



Brentwood Neighborhood Association

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

September 23, 2021

Re: Board of Adjustment Case C15-2021-0096, 5700 Ave. and 5612 Roosevelt Ave.

The Brentwood Neighborhood Association Steering Committee supports the following specific variance requests set forth in the above-reference Board of Adjustment Case application pertaining to the redevelopment at 5700 Ave. and 5612 Roosevelt Ave.:

1. The compatibility setback along the eastern property line adjacent to Grover Avenue, which is across the street from the McCallum High School (zoned SF-3, which is triggering setback). No waivers for the western property line adjacent to Woodrow Avenue are requested by the applicant or supported.
2. We support the height variance increase to 45' because of unique property constraints.
3. We support the variance to build higher fencing along the western property line adjacent to the single-family housing on Woodrow Avenue.

Kristine Poland
President, Brentwood Neighborhood Association

Summary

Requesting following variances:

- Maximum 8' fence height along the western Property line adjacent to single family housing along Woodrow Avenue per agreement with Brentwood Neighborhood Association, and
- Compatibility height standards related to adjacent McCallum High School tennis courts/running track/sports field located to the east of the Property along Grover Avenue.

Multiple site constraints uniquely encumber the property and reduce the geometric footprint for the proposed multifamily development including: CWQZ, easements, floodplain, enhanced 40' building setback along the west property line, and location of parkland recreational trail and firelane.

Variances provide much needed housing consistent with City goals for housing , including affordable housing. Voluntary 10% affordable housing, via recorded Private Restrictive Covenant with Habitat/HomeBase.

Increase height of fence along the western property line of single family residences adjacent to Woodrow Avenue provides additional buffering/screening and ensures design that is sensitive to existing residential neighbors.

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Orange Line – North Lamar Transit Center to Koenig

Note: Station locations and names subject to change

