

**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

CASE: SP-2020-0162C

PLANNING COMMISSION DATE: March 22, 2022

COUNCIL DISTRICT: 1

PROJECT NAME: 51st Street Multifamily

ADDRESS OF SITE: 3001 E 51st Street

APPLICANT: Austin Home Support (Kurt Thiemer)

AGENT: Southwest Engineers (Matt Dringenberg, P.E.)

AREA: 0.543 acre

WATERSHED: Fort Branch (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing a multifamily development with seven free-standing units, with associated improvements and is requesting a waiver from 25-2-1063 to allow for a reduced setback.

EXISTING ZONING:

The site is zoned MF-2-NP. The use and site plan comply with the zoning ordinance.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1063(B): 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 district is located.

The applicant requests a waiver from a 25-foot to a five-foot compatibility setback for residences and related improvements.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1063 to reduce the Compatibility setback requirement from 25 feet to approximately five feet from adjacent MF-2-NP zoned properties used as single family. The site's buildable area is constrained by several large trees, including a heritage live oak, and will be compatible with the scale of residential development in the surrounding area.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 23,653 square feet

EXIST. ZONING: MF-2-NP

MAX. BLDG. COVERAGE : 50%

MAX. IMPERV. CVRG.: 60%

ALLOWED F.A.R.: NA

HEIGHT: 30' per compatibility

REQUIRED PARKING: 12 spaces

PROPOSED ACCESS: from E 51st Street

PROP. BUILDING CVR: 25% (5899 sf)

PROP. IMP. CVRG.: 47% (11,141 sf)

PROPOSED F.A.R.: NA

PROP. HEIGHT: 35;29'11"

PROVIDED PARKING: 14 spaces

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant requests a waiver from a 25-foot to a five-foot compatibility setback for four individual residences. The site is adjacent to single-family uses to the east and north, multifamily to the west, and undeveloped land to the south. The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the Fort Branch Watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed multifamily development will be from E 51st Street. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

PLANNING COMMISSION ACTION: NA

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: E 51st St, then SF-2-NP (single-family)

South: MF-2-NP (undeveloped)

East: MF-2-NP, then SF-3-NP (single-family)

West: NO-MU-NP (multifamily)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
E 51 st Street	100'	45'	Minor arterial

NEIGHBORHOOD ORGANIZATIONS:

Anberly Airport Association

Austin Lost and Found Pets

Austin Independent School District

Austin Neighborhoods Council

Bike Austin

Del Valle Community Coalition

East Austin Conservancy

East MLK Combined Neighborhood Contact Team

Windsor Park – Pecan Springs Heritage NA

Senate Hills Homeowner's Association

Pecan Springs/Springdale Hills Neighborhood Assoc.

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Preservation Austin

Sierra Club, Austin Regional Group

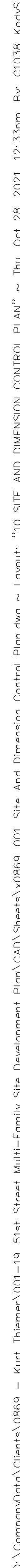
Neighborhood Empowerment Foundation

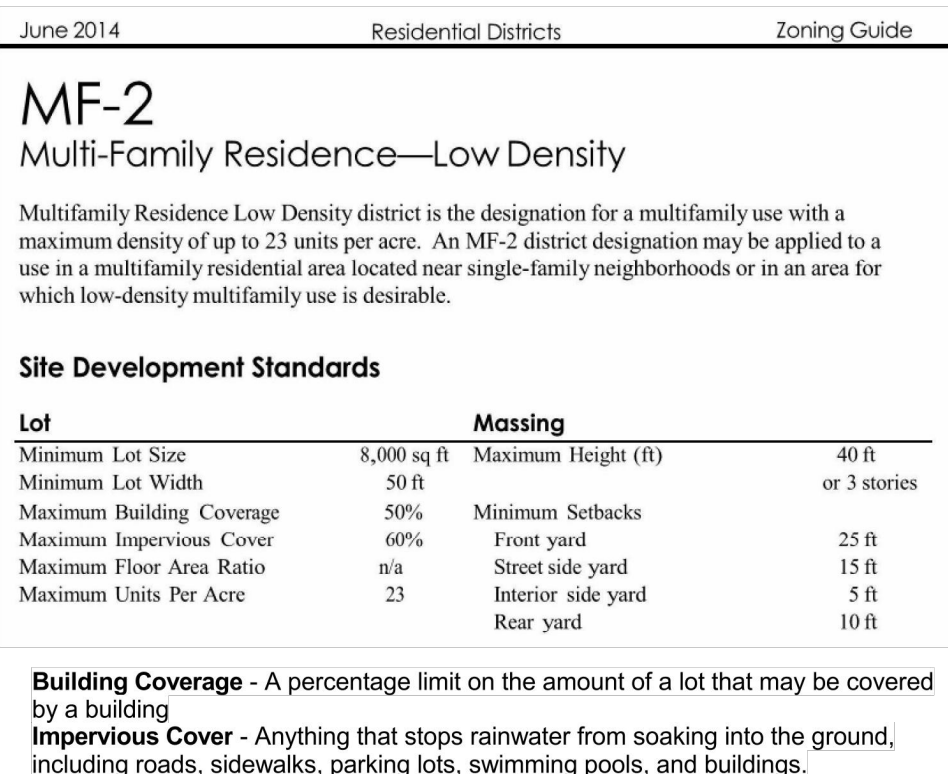
Friends of Northeast Austin

Homeless Neighborhood Assn.

Neighbors United for Progress

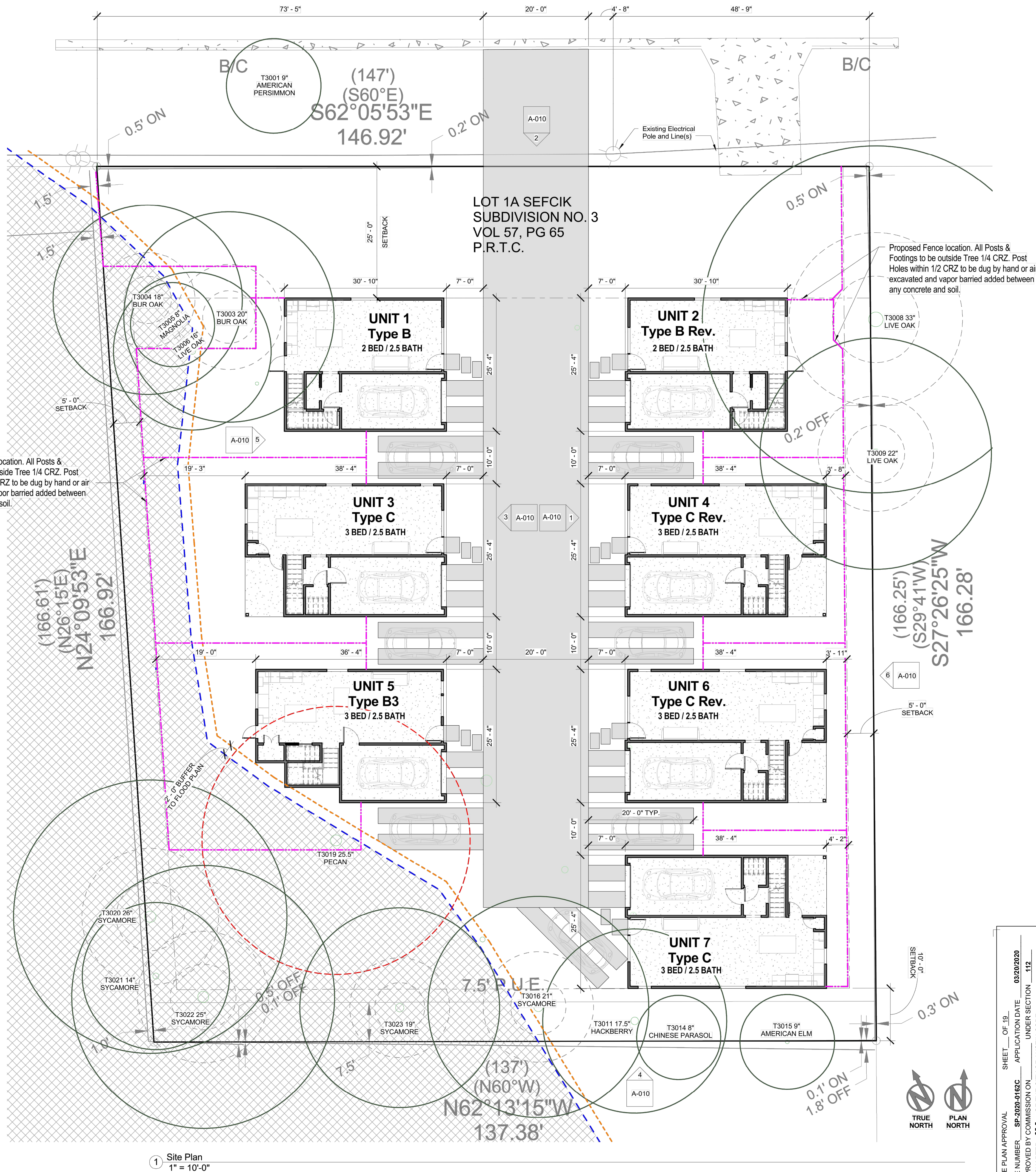
SEL Texas





AREA SCHEDULE - UNIT C			
Unit Type	Level	Space Type	Area
Unit C	Second Floor	Conditioned	962 SF
Unit C	First Floor	Conditioned	621 SF
Conditioned Total = 1583 SF			
Unit C	First Floor	Garage	253 SF
un-Conditioned Total = 253 SF			
Enclosed Total = 1836 SF			

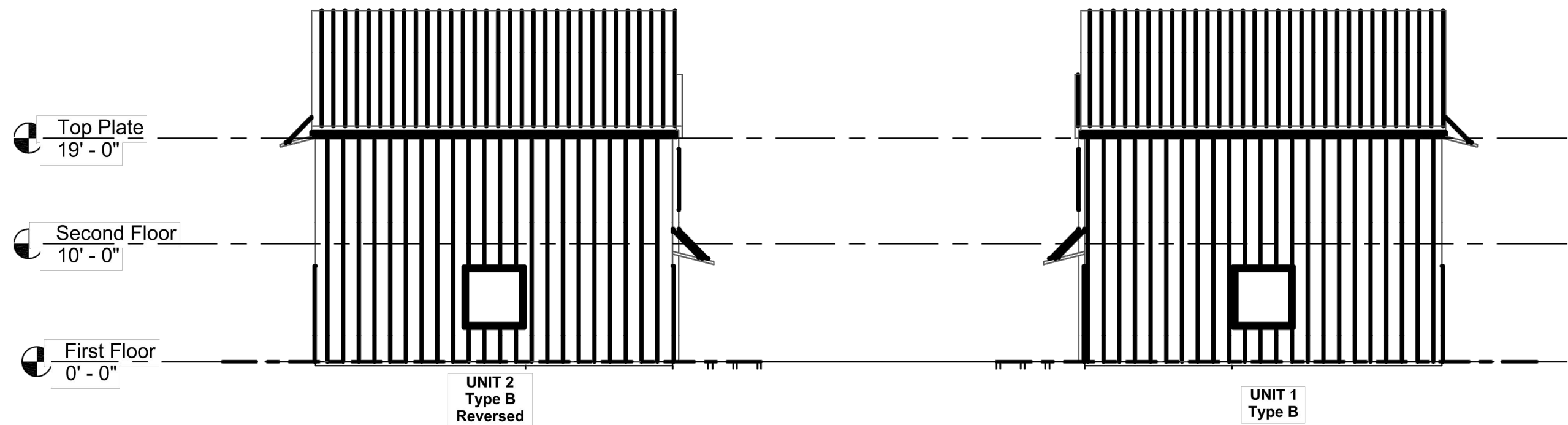
TREE LEGEND			
Tree ID#	Botanic Name	Width	Status
T3000	AMERICAN PERSIMMON	9"	
T3003	BUR OAK	20"	
T3004	BUR OAK	18"	
T3005	MAGNOLIA	8"	
T3006	LIVE OAK	15"	
T3008	LIVE OAK	33"	
T3009	LIVE OAK	22"	
T3011	HACKBERRY	17.5"	
T3014	CHINESE PARASOL	8"	
T3015	AMERICAN ELM	9"	
T3016	SYCAMORE	21"	
T3019	PECAN	25.5"	DEMOLISH
T3020	SYCAMORE	26"	
T3021	SYCAMORE	14"	
T3022	SYCAMORE	25"	
T3023	SYCAMORE	19"	



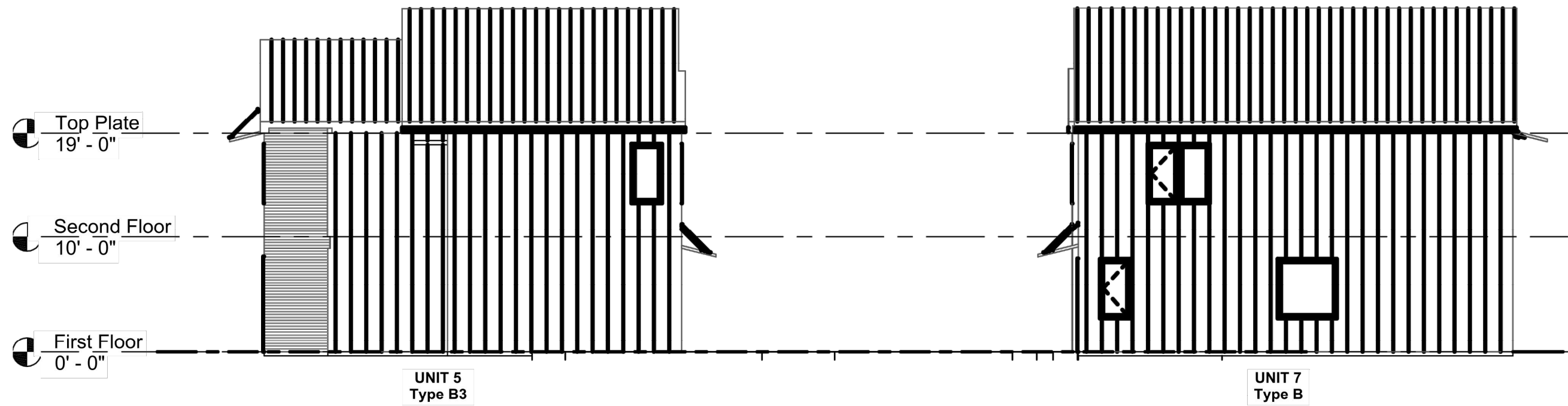
SITE PLAN APPROVAL		SHEET ____ OF 19	
FILE NUMBER	SP-2020-0163C	APPLICATION DATE	03/20/2020
APPROVED BY	COMMISSION ON	UNDER SECTION	112
OF CHAPTER	255	OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE	(25-5-81, LDC)	CASE MANAGER	ANN DESANTICIS
PROJECT EXPIRATION DATE	(OR 07/09/05-A)		
DWPZ	DDZ X		
Planning and Development Review Department			
RELEASED FOR			
GENERAL COMPLIANCE		ZONING	MF-2-NP
Rev. 1		Correction 1	
Rev. 2		Correction 2	
Rev. 3		Correction 3	
Final plan must be recorded by the Project Expiration Date. If applicable, the applicant must submit a copy of the final plan to the Planning and Development Review Department. The applicant must also submit a copy of the final plan to the City of Austin, Texas, and all required Building Permits and/or a notice of construction (if a building permit is not required). Building Permits must also be approved prior to the Project Expiration Date.			



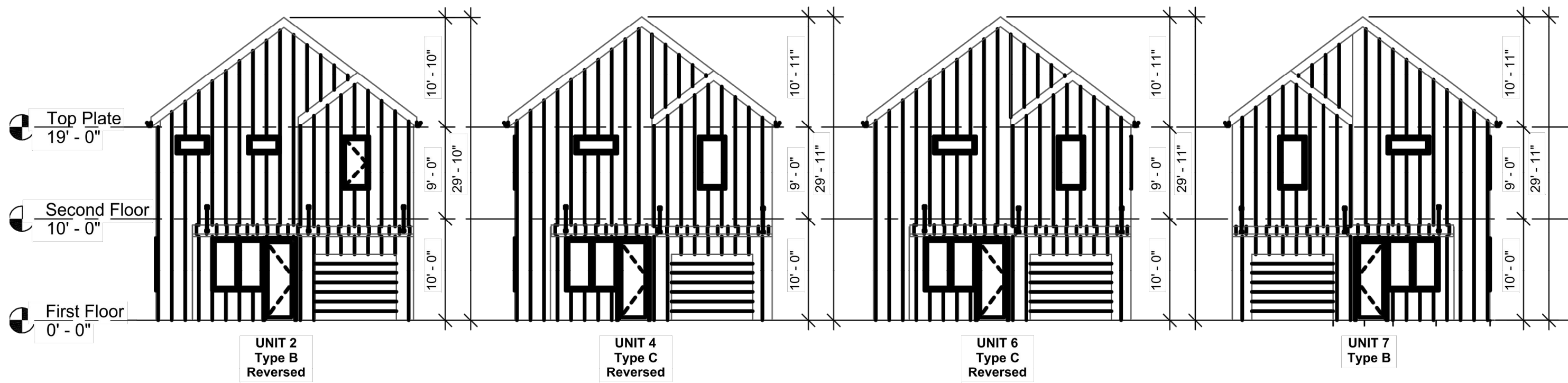
8 3D VIEW FROM STREET



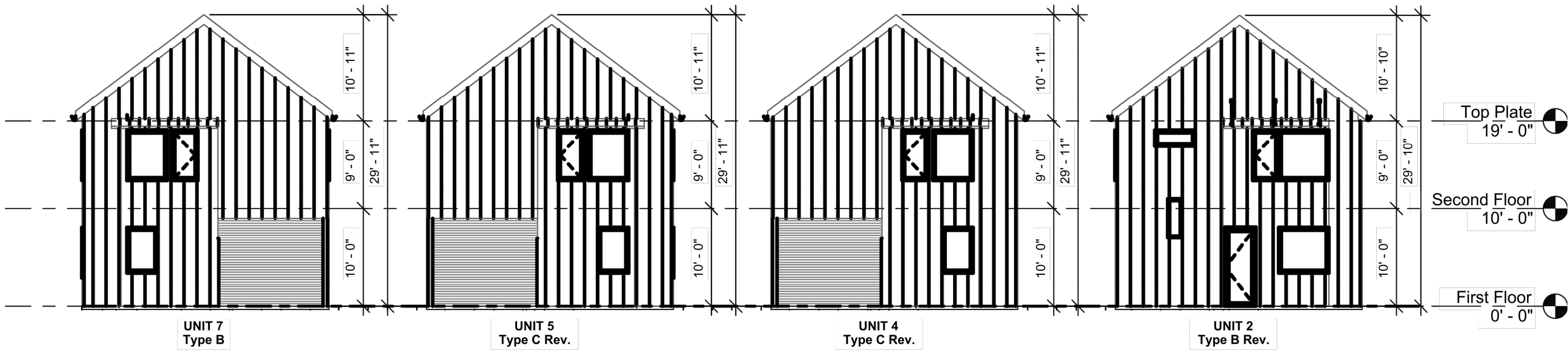
2 SITE ELEVATION - FROM E 51st
1" = 10'-0"



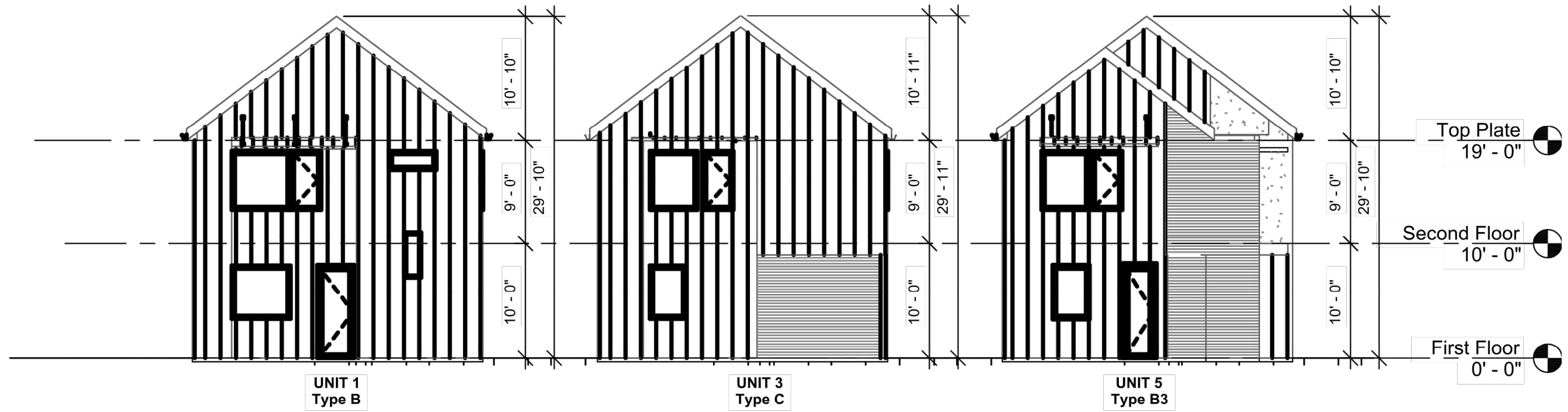
4 SITE ELEVATION - FROM REAR OF LOT
1" = 10'-0"



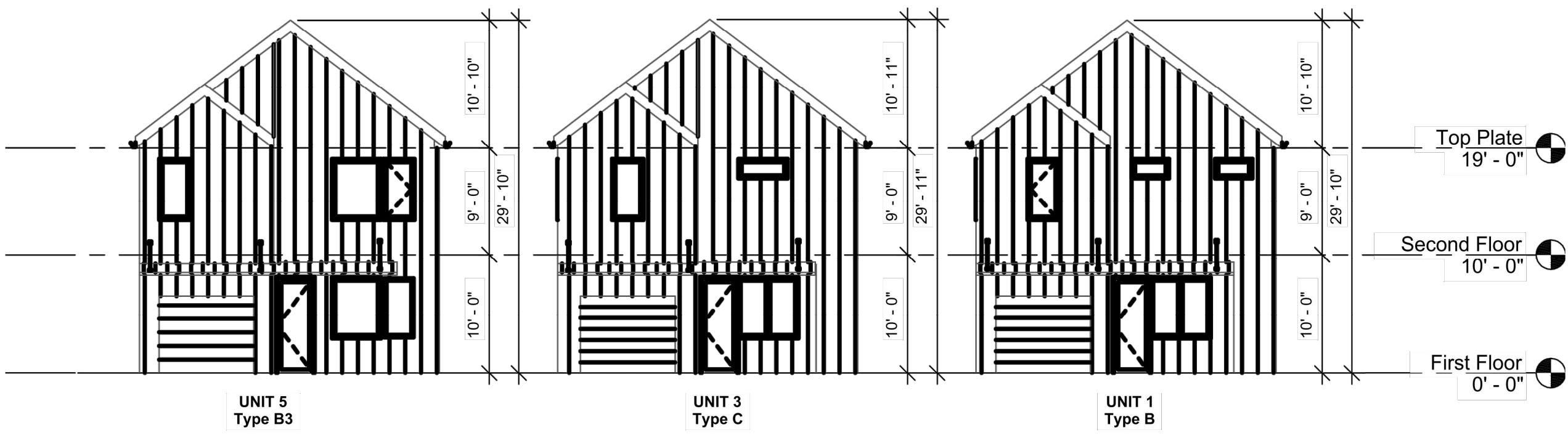
1 SITE ELEVATION - FROM MAIN DRIVE E
1" = 10'-0"



6 SITE ELEVATION - EAST
1" = 10'-0"



5 SITE ELEVATION - FROM MAIN DRIVE W
1" = 10'-0"



3 SITE ELEVATION - WEST
1" = 10'-0"

SITE PLAN APPROVAL SHEET OF 19

FILE NUMBER SP-2020-0162C APPLICATION DATE 03/20/2020

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 ANN DESANCTIS

PROJECT EXPIRATION DATE (ORD #970905-A)

DWPZ DDZ X

Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

Find plot must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

ZONING MF-2-NP

Project # 2019003

Date 10/26/2021

Drawn by Author

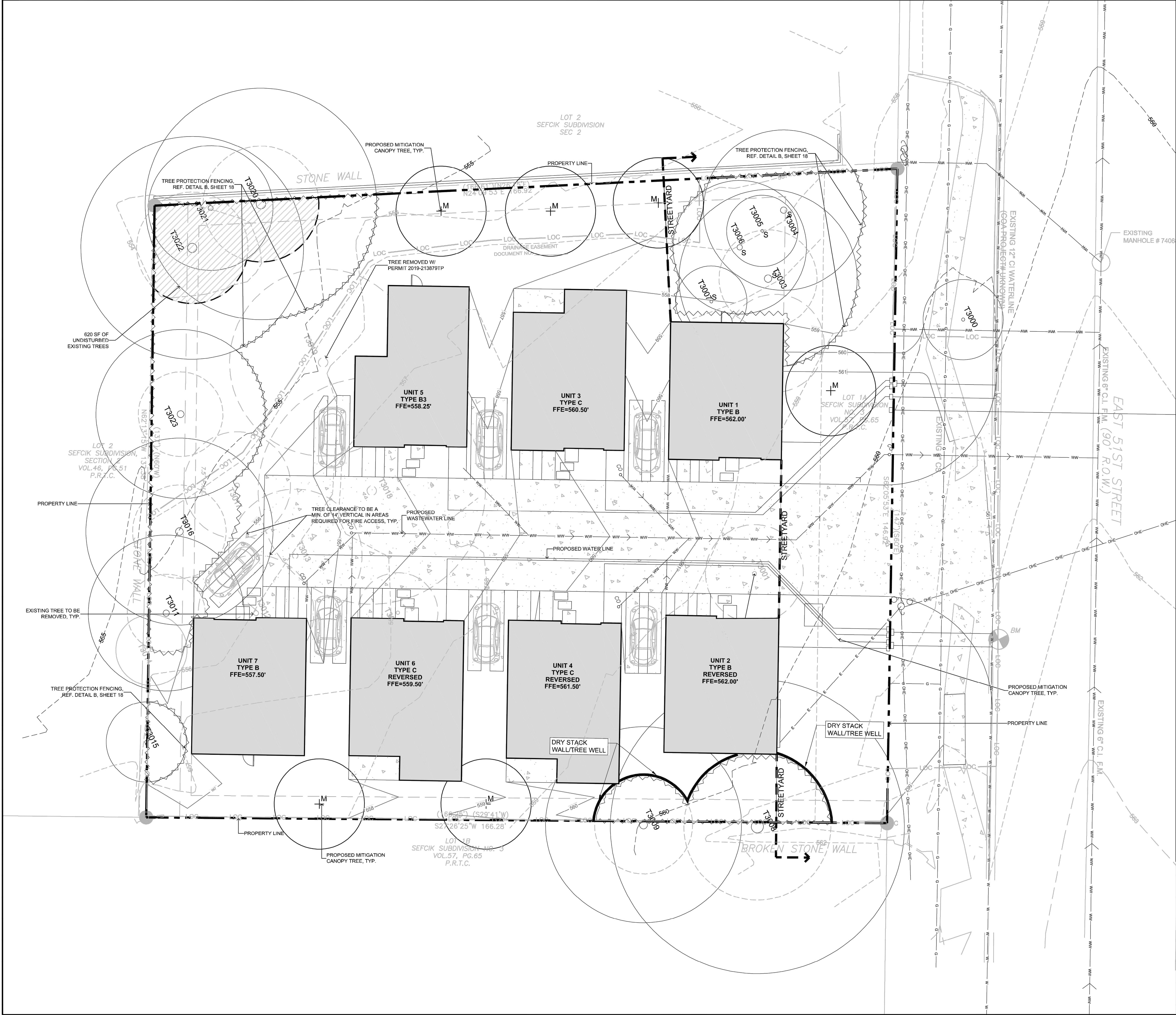
Checked by Checker

Site Plan Review Stage

Site Elevations

A-010

Scale 1" = 10'-0"

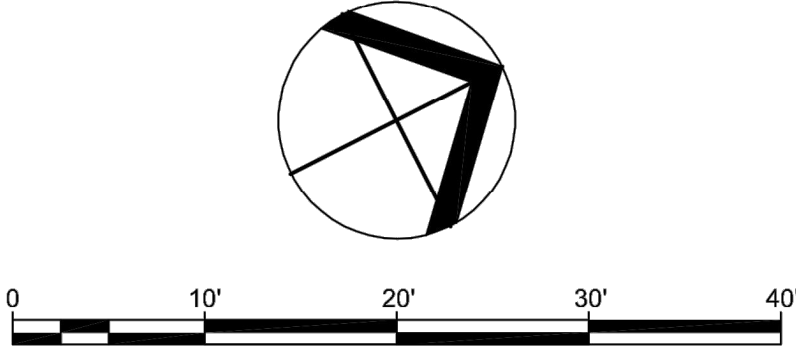


LEGEND		
SYMBOL	CALLOUT	DESCRIPTION
S	Streetyard Tree	Tree to count towards street yard requirements
M	Mitigation Tree	Tree to count towards mitigation requirements
b	Buffer Tree	Tree to count towards buffer requirements

SHADE TREES		
SYMBOL	COMMON NAME	SIZE AND CONDITION
+	Cedar Elm	4" Caliper Minimum
	Live Oak	4" Caliper Minimum
	Texas Red Oak	4" Caliper Minimum
	Mexican Sycamore	4" Caliper Minimum

TREE LIST			
Tree#	Caliper "	Tree Type	Notes
3000	9"	PERSIMMON	R.O.W.
(R) 3001	11"	PERSIMMON	
3002	11"	PERSIMMON	
3003	20"	BUR OAK	
3004	18"	BUR OAK	
3005	8"	MAGNOLIA	
3006	15"	LIVE OAK	
3007	8"	PERSIMMON	
3008	33"	LIVE OAK	HERITAGE
3009	22"	LIVE OAK	
(R) 3010	9"	PECAN	
3011	17.5"	HACKBERRY	
(R) 3012	13"	LIVE OAK	
(R) 3013	15"	PECAN	
(R) 3014	8"	CHINESE PARASOL	INVASIVE
3015	9"	AMERICAN ELM	
3016	21"	SYCAMORE	
(R) 3017	12"	PECAN	
(R) 3018	25.5"	PECAN	HERITAGE / HAZARD
(R)(N) 3019	21"	PECAN	DDI
3020	26"	SYCAMOARE	
3021	14"	SYCAMOARE	
3022	25"	SYCAMOARE	
3023	19"	SYCAMOARE	

(*) DENOTES A TREE TO REMAIN, BUT BE MITIGATED FOR
(R) DENOTES A TREE TO BE REMOVED
(N) TREE REMOVED WITH PERMIT 2019-213879 TP



SITE PLAN RELEASE

FILE NUMBER **SP-2020-0162C** APPLICATION DATE **3/20/2020**

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 **ANN DESANCTIS**

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ **DDZ** **X**

Director, Development Services Departments

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REVISIONS

Date	Description

51ST STREET MULTI-FAMILY PLAN

3001 E. 51ST STREET AUSTIN, TEXAS 78723

LANDSCAPE SUBMITTAL PLAN

DATE: 08-10-21

SCALE: 1" = 10'-0"

ECOLAND

DESIGN GROUP

2523 E. 84TH FRESHWATER DR. SUITE 1100 AUSTIN, TEXAS 78724

WWW.ECOLANDTX.COM (512) 444-6274

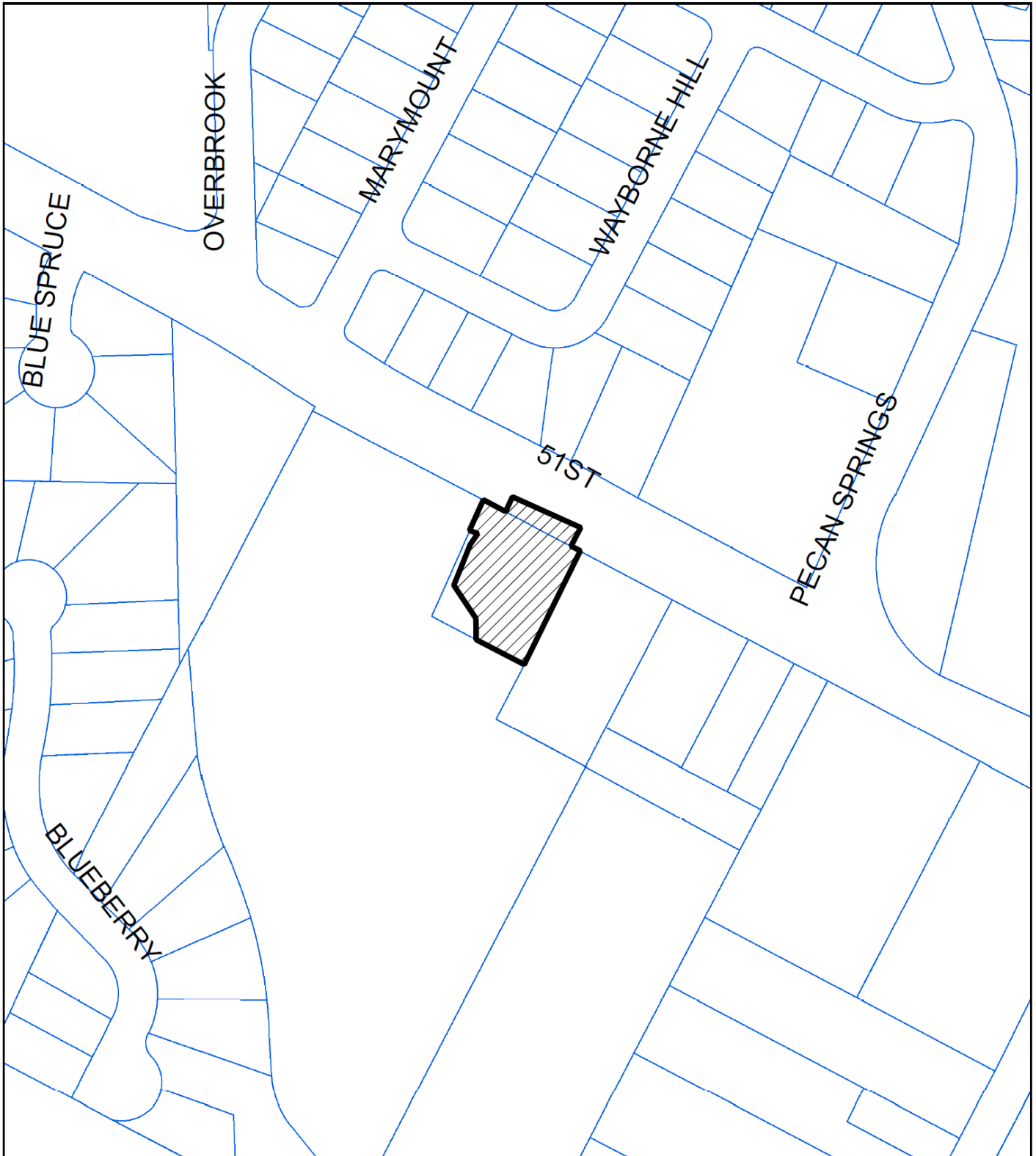
Sheet:

18 of 19

JOB#: E166-01

SP-2020-0162C

SHEET 18 OF 19



Subject Tract



Base Map

CASE#: SP-2020-0162C
LOCATION: 3001 E 51ST ST



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.