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May 06, 2022

To: Zack Lofton
Development Services Department

Re: Compatibility Setback Waiver
1400 Cedar Ave (SP-2021-0102C)
1400 Cedar Ave, Austin, TX 78702

Dear Mr. Lofton,

On behalf of our client, Urban Gravity LLC, we are submitting a waiver request for the 1400 Cedar Ave project. We are requesting the following waiver to the Land Development Code to make the project feasible:

Request: Allow to reduce the 25' no build setback to 5'
Allow to reduce the 50' setback to 20' [LDC 25.2.1063].

The site is composed of 2 tracts of land adding up to 0.28 acres zoned CS-MU-V-CO-NP, surrounded by SF-3-NP properties. If it were to comply with compatibility standards, this site would be forced to be developed within 0.16-acres. To achieve this density, the unit configuration would be forced to be denser in a more compact layout. Constructing townhomes within these standards is not feasible.

We would like to request that the compatibility standards are modified to reduce the no build zone from 25' to 5' and The 50' setback to 20', to build five 3-story townhomes 20' from the western SF-3 property and 25' from the northern SF-3 property. Attached to this letter is the proposed building elevations sheet.

We believe this request does not disrupt the neighborhood's feel and meets the intent of the code, such that no high density or commercial developments occur in a near proximity to a single-family lot. The proposed density is 5 homes for two commercial lots.

Please accept this letter as our official request. If you have any questions, please call us at 512-761-6161.

Sincerely,

Alejandra Flores
Project Engineer