

**PLANNING COMMISSION
SITE PLAN – COMPATIBILITY WAIVER ONLY**

CASE NUMBER: SP-2021-0321C

PLANNING COMMISSION

HEARING DATE: September 27, 2022

PROJECT NAME: Gillis & Casey Residences

ADDRESS: 4315 Gillis Street

COUNCIL DISTRICT: 5

OWNER: Urban Gravity, LLC (512) 259-6877
8733 Shoal Creek Blvd.
Austin, TX 78757

ENGINEER: Civiltude LLC (Alejandra Flores) (512) 761-6161
5110 Lancaster Ct
Austin, TX 78723

CASE MANAGER: Kate Castles (512) 978-4555
Kate.Castles@austintexas.gov

NEIGHBORHOOD PLAN: South Manchaca Neighborhood Plan Area

PROPOSED DEVELOPMENT:

The applicant is proposing to redevelop existing single-family residential land uses on three tracts of one lot zoned LO-MU-V-CO-NP and MF-2-NP into a 10-unit multi-family residential land use. There are five existing residential buildings on the site, which would be demolished. The applicant is proposing to build three (3) two-story residential units with habitable attics and seven (7) three-story residential units. The gross floor areas of the units range from 1,680 square feet to 2,746 square feet. All units have at least 3 bedrooms, double car garages, and private pools. The site will have a single driveway accessing Gillis Street and will provide rain gardens, landscaping, on-site bicycle parking, and public sidewalk improvements on 0.75 acres. Two waivers from compatibility setback requirements are being requested.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1063(B)(1), which requires a structure setback of 25 feet from property zoned as SF-5 or more restrictive. A retaining wall, bicycle rack, driveway, two pools, and one residential unit are located within the 25-foot compatibility setback from the property line of the SF-3-NP zoning district located to the east. The retaining wall is currently located approximately 11 feet from the adjacent property line of the SF-3-NP zoning district.

The applicant is also requesting a waiver from § 25-2-1067(F)(2), which requires an intensive recreational use, including a pool, to be at least 50 feet from property zoned as SF-5 or more restrictive. Two pools are located within the 50-foot compatibility setback from the property line of the SF-3-NP zoning district located to the east. The pool associated with Building 1 is located approximately 12 feet from the adjacent property line of the SF-3-NP zoning district.

SUMMARY STAFF RECOMMENDATION:

While zoned as SF-3-NP, the adjacent property immediately to the east is developed as religious assembly

use. The adjacent property to the north is zoned GR-NP and developed as automotive repair services use. Of the remaining block, one single family house is developed further north, and the rest of the block contains commercial uses. The adjacent block to the west is similar, containing multi-family apartment across Gillis Street to the west and commercial uses to the north. The blocks to the south across Casey Street contain single-family, duplex, and multi-family residential uses.

Ordinance No. 20060608-098 rezoned the northern portion of the property from SF-3 to LO-MU-CO in 2006 and prohibited medical office use. The South Manchaca Neighborhood Planning Area Ordinance (Ord. 20141106-087) did not place any additional restrictions or conditional overlays on the site beyond what the LDC requires, and the NPA's Future Land Use Map identifies this site for "Neighborhood Transition." As stated in the neighborhood plan, "Neighborhood Transition districts in particular present an opportunity to incorporate more missing middle housing types that are compatible with the neighborhood." The proposed development is also consistent with Imagine Austin's goals of creating complete communities with compact and connected development that creates economically mixed and diverse neighborhoods with a range of housing options.

Compatibility can be triggered by a zoning district or by a land use. For this site, compatibility setbacks are triggered by an adjacent zoning district only, as the adjacent land use is religious assembly. Based on these findings and proposed design of the project, staff recommends approval of the two requested compatibility variances.

The site plan complies with all other compatibility standards, such as lighting, screening, and building heights.

PROJECT INFORMATION

TOTAL SITE AREA	32,664.05 sq. ft.	0.750 acres	
EXISTING ZONING	LO-MU-V-CO-NP, MF-2-NP		
WATERSHED	Williamson Creek (Suburban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Gillis Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	LO-MU-V-CO-NP: 0.70:1 MF-2-NP: -	LO-MU-V-CO-NP: 0.14:1 MF-2-NP: 0.16:1	LO-MU-V-CO-NP: 0.69:1 MF-2-NP: 0.76:1
BUILDING COVERAGE	LO-MU-V-CO-NP: 50% MF-2-NP: 50%	LO-MU-V-CO-NP: 13.8% MF-2-NP: 15.8%	LO-MU-V-CO-NP: 39.3% MF-2-NP: 29.7%

IMPERVIOUS COVERAGE	LO-MU-V-CO-NP: 70% MF-2-NP: 60%	LO-MU-V-CO-NP: 24.3% MF-2-NP: 24.0%	LO-MU-V-CO-NP: 48.1% MF-2-NP: 58.8%
PARKING	20		20

COMPATIBILITY:

The site is subject to Compatibility Standards due to the SF-3-NP zoning district to the east.

§ 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.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LO-MU-V-CO-NP, MF-2-NP	Single-family residential
<i>North</i>	GR-NP	Automotive Repair Services
<i>South</i>	SF-3-NP	Casey Street, then Single-family residential
<i>East</i>	SF-3-NP	Religious Assembly
<i>West</i>	GR-NP	Gillis Street, then Multi-family residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Gillis Street	50 feet	30 feet	Local City Street
Casey Street	60 feet	30 feet	Local City Street

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Friends of Austin Neighborhoods

Go Austin Vamos Austin 78745

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Onion Creek Homeowners Association

Preservation Austin

SelTexas

Sierra Club, Austin Regional Group

South Austin Neighborhood Alliance (SANA)

South Manchaca Neighborhood Plan Contact Team

Southwood Neighborhood Association

TNR CVP- Travis County Natural Resources



August 31, 2022

To: Kate Castle
Development Services Department

Re: Compatibility Setback Waiver
4315 Gillis St (SP-2021-0321CS)
4315 Gillis St, Austin, TX 78704

Dear Ms. Castle,

On behalf of our client, Zach Savage Homes, we are submitting a waiver request for the 4315 Gillis St project. We are requesting the following waiver to the Land Development Code to make the project feasible:

Request: Allow a reduction of the 25' no build setback to 11' [LDC 25.2.1063(B)] and allow a swimming pool to be 12' from the adjoining SF-3 lot [LDC 25.2.1067(F)]

§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(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.

The site is composed of 3 tracts of land adding up to approximately 0.75 acres. Out of the total site area, 0.28 acres are zoned as MF-2 and 0.47 acres are zoned LO-MU-V-CO-NP. To the immediate east of the site are SF-3 zoned properties (religious assembly use) and to the immediate north are GR-NP zoned properties (commercial use – Auto Repair Shop). The property to the East being zoned as SF-3 creates the requirement for a 25' compatibility setback which does not allow for construction in the first 25' off the property line and does not allow for a swimming pool (considered an intensive recreational use) 50' off the property line.

In order to properly drain the proposed development the site must be graded to drain from east to west. This requires fill to be placed across a large portion of the site and creates the need for a continuous 3' retaining wall which is approximately 11' from the adjacent property line. The need for the retaining walls within 25' of the property stems from the site needing to meet water quality and detention requirements on-site and to allow for a single site discharge location to the adjacent right-of-way.

It should be noted that the SF-3 lot which the compatibility setbacks are triggered by is currently a religious assembly facility and, based on historical aerial imagery, has been a religious facility since the early 1970's. The proposed development is within the South Manchaca Neighborhood Planning Area. Per the South Austin Combined Neighborhood Plan, the site is within the Neighborhood Transition zone which, per the neighborhood planning document, prioritizes residential housing at a higher density than in the adjacent residential core. The desire for denser residential development in this area and the restrictions imposed by the LDC's compatibility requirements are in direct contrast with each other. The proposed development aligns with the intent of the neighborhood planning document.

We would like to request that the compatibility standards are modified to reduce the structure setback from 25' to 11' and allow a swimming pool to be used for a private single-family home 12' from the property triggering compatibility. Attached to this letter is the proposed dimensional site plan.

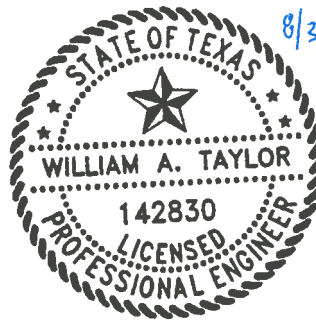
We believe this request does not disrupt the neighborhood's feel and meets the intent of the code, such that no high density or commercial developments occur in proximity to a single-family lot.

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

Sincerely,



Will Taylor, P.E.
Project Engineer





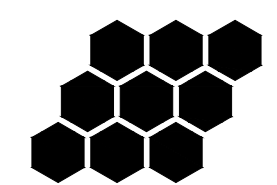
APPROVAL STAMP

NO.	DATE	REVISIONS	SHEET
-----	------	-----------	-------

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

GILLIS & CASEY RESIDENCES
4315 GILLIS ST, AUSTIN, TEXAS 78704

SITE PLAN



CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT,
PHONE 512 761 6161

AUSTIN, TX 78723
FAX 512 761 6167

FIRM REG # F12469
INFO@CIVILITUDE.COM



09.20.2022 SH

EET NO.
07
31



9/17/2022 8:04:49 AM

Gillis Casey Residences

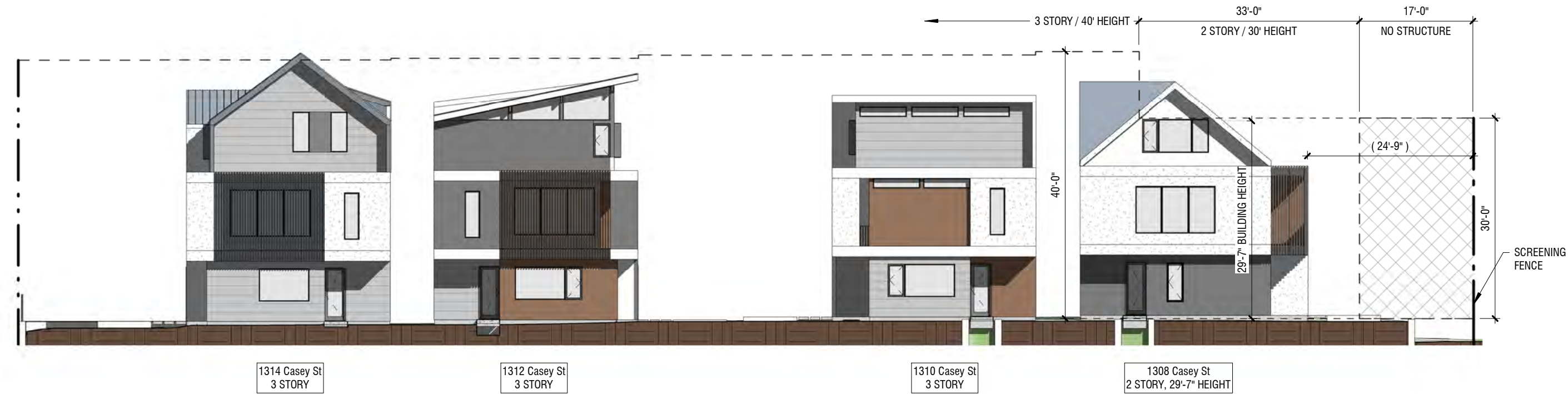


Gillis Casey Residences



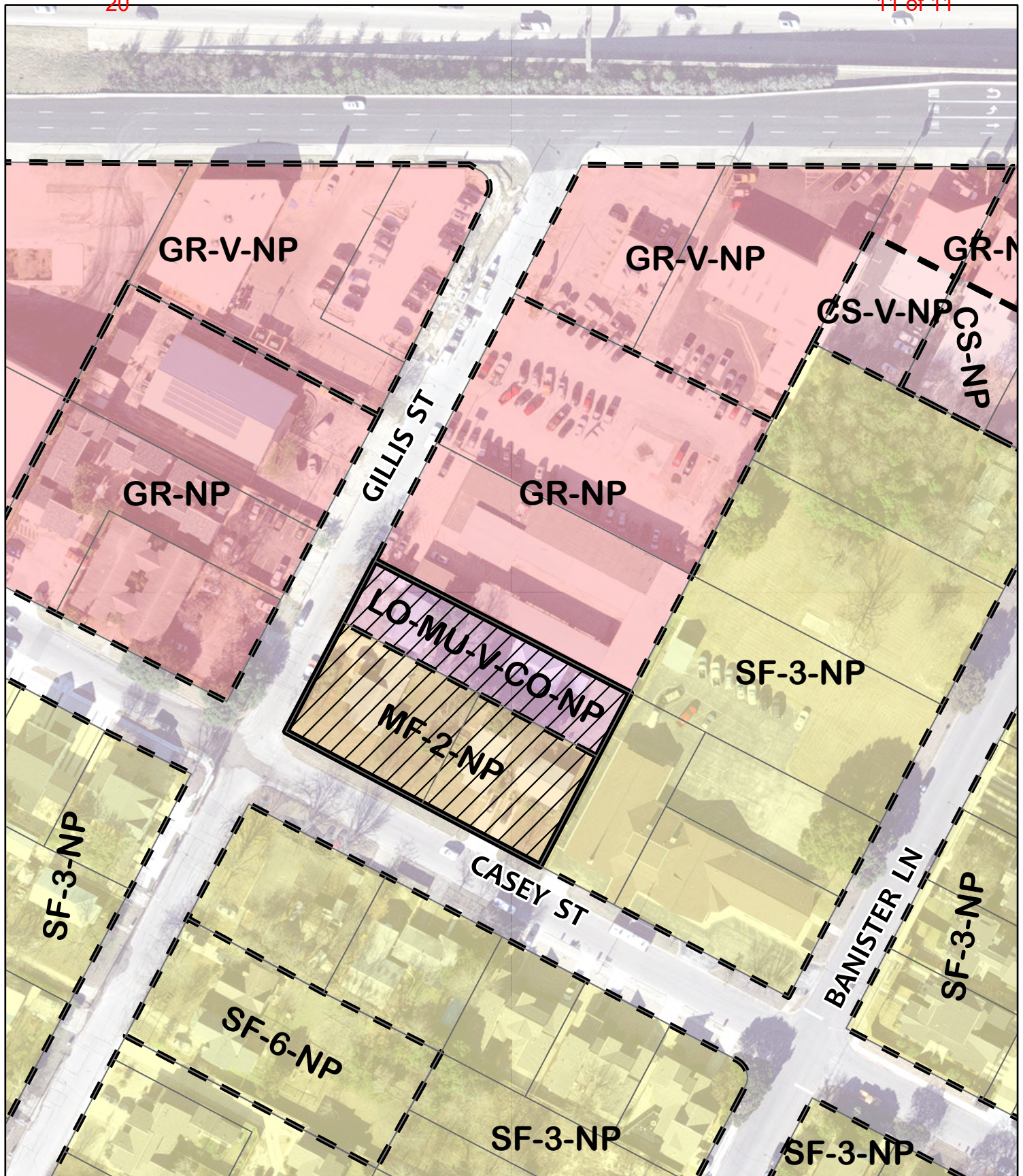


2 Site Elevation - North
1/16" = 1'-0" 03



1 Site Elevation - South
1/16" = 1'-0" 03

9/17/2022 8:04:56 AM



0 25 50 100 Feet

CASE#: SP-2021-0321C
 ADDRESS: 4315 Gillis St.
 CASE NAME: Gillis & Casey Residences
 MANAGER: Kate Castles



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.

OPERATOR: K. Castles