

**PLANNING COMMISSION
COMPATIBILITY WAIVER
REVIEW SHEET**

CASE NUMBER: SP-2022-1387C **PC HEARING DATE:** November 14, 2023

PROJECT NAME: The Eddy

ADDRESS OF SITE: 6620 Ed Bluestein Blvd SB 78723
Austin, Texas, 78723

COUNCIL DISTRICT: 1

NEIGHBORHOOD PLANNING AREA: University Hills

WATERSHED: Walnut Creek

JURISDICTION: Austin Full Purpose

OWNER: Attn: Luis Zaragoza
Paradisa Homes LLC
7427 North Lamar Blvd, Suite 101
Austin, Texas, 78752
(512) 910-4505

AGENT: Attn: Sergio Lozano-Sanchez
LOC Consultants, Civil Division Inc
2211 S IH 35 Frontage Rd. Suite 107
Austin, Texas 78741
(512) 524-0677

CASE MANAGER: Randall Rouda
Randall.rouda@austintexas.gov
(512) 974-3338

PROPOSED DEVELOPMENT:

Construction of two multi-family residential buildings with a total of 144 residential units on a 3.25 acre parcel. Property adjacent to the northwest is within the SF-2-NP Zone which establishes the requirement to meet Article 10 Compatibility setbacks.

A 25 foot wide fire lane is proposed to be constructed approximately 19.8 feet from the property line of the SF-2-NP Zoned, properties, which requires a waiver of approximately 5.2 feet. Existing and proposed trees and shrubs along the property line will provide visual screening for the Fire Lane. The Fire Lane is proposed for emergency use only and does not provide vehicle access to the site.

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SUMMARY STAFF RECOMMENDATION:

Staff recommends **approval** of this site plan.

SUMMARY COMPONENTS OF SITE PLAN:

LAND USE: All land use comments which are likely to affect site layout have been cleared.

ENVIRONMENTAL: All environmental comments which are likely to affect site layout have been cleared.

TRANSPORTATION: All transportation comments which are likely to affect site layout have been

cleared.

PREVIOUS APPROVALS

Previous site plan: None.

PROJECT INFORMATION

SITE AREA	141,570 sq. ft.	3.25 acres
EXISTING ZONING	GR-MU-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	1:1	0.979:1
BUILDING COVERAGE	75%	35%
IMPERVIOUS COVERAGE	60%	56%
PARKING (at application)	168 spaces	206 spaces

EXISTING ZONING AND LAND USES

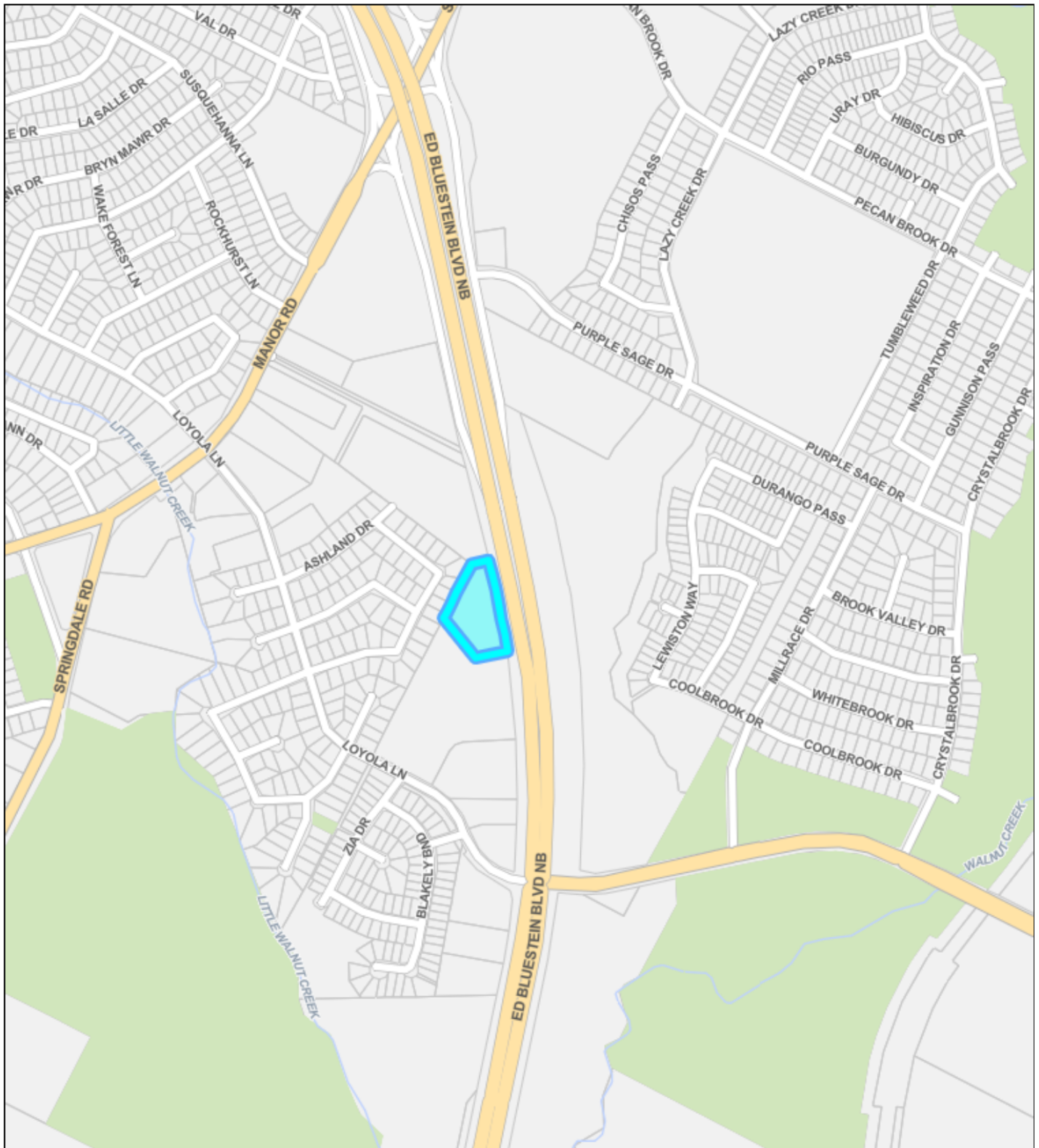
	ZONING	LAND USES
<i>Site</i>	GR-MU-NP	Multifamily Residential
<i>North</i>	GR-CO-NP	Commercial
<i>South</i>	GR-MU-NP	Multifamily Residential
<i>East</i>	GR	Highway
<i>West</i>	SF-2-NP	Single Family

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Ed Bluestein Blvd – Hwy 183 Frontage Road	Varies	Approx. 46 feet	Highway

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Del Valle Community Coalition Nonprofit
 East Austin Conservancy
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 SELTexas
 University Hills Neighborhood Association
 University Hills Neighborhood Plan Contact Team



1: 9600

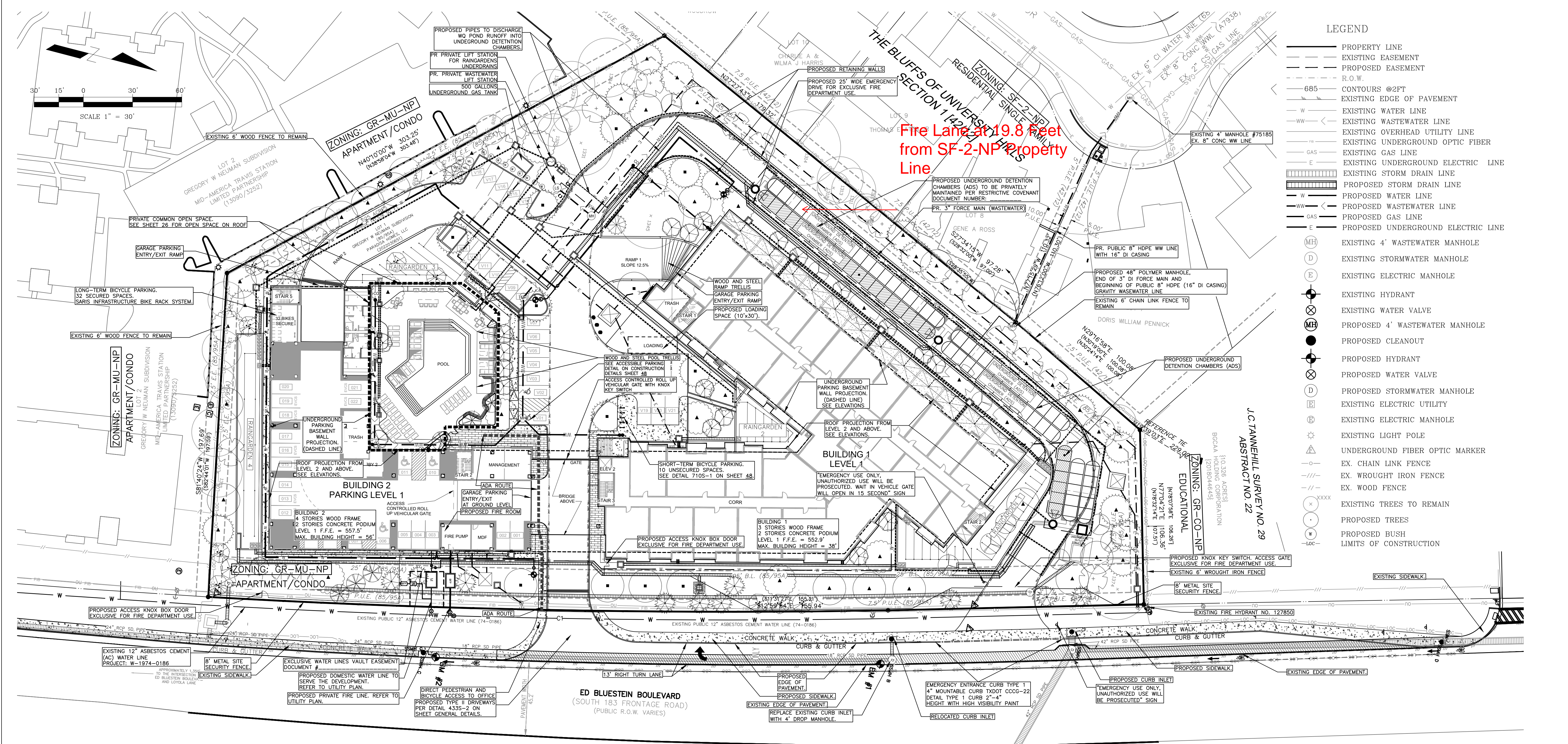
11/3/2022

SP-2022-1387C

6620 ED BLUESTEIN BLVD



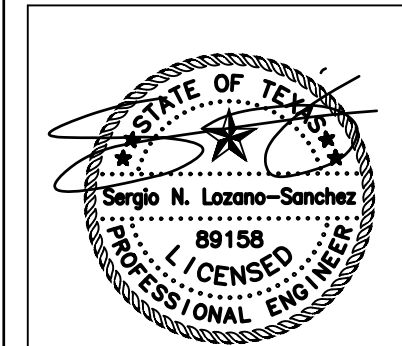
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



- LEGEND
- PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - R.O.W.
 - 685
 - CONTOURS @2FT
 - EXISTING EDGE OF PAVEMENT
 - EXISTING WATER LINE
 - EXISTING WASTEWATER LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING UNDERGROUND OPTIC FIBER
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED WATER LINE
 - PROPOSED WASTEWATER LINE
 - PROPOSED GAS LINE
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - EXISTING 4" WASTEWATER MANHOLE
 - EXISTING STORMWATER MANHOLE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING HYDRANT
 - EXISTING WATER VALVE
 - PROPOSED 4" WASTEWATER MANHOLE
 - PROPOSED CLEANOUT
 - PROPOSED HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED STORMWATER MANHOLE
 - EXISTING ELECTRIC UTILITY
 - EXISTING ELECTRIC MANHOLE
 - EXISTING LIGHT POLE
 - UNDERGROUND FIBER OPTIC MARKER
 - EX. CHAIN LINK FENCE
 - EX. WROUGHT IRON FENCE
 - EX. WOOD FENCE
 - EXISTING TREES TO REMAIN
 - PROPOSED TREES
 - PROPOSED BUSH
 - LIMITS OF CONSTRUCTION

REVISIONS/CORRECTIONS

NO. DESCRIPTION



10/02/2023

THE EDDY
6620 ED BLUESTEIN BLVD.
ASUTIN, TEXAS 78723

SITE PLAN

SITE PLAN RELEASE NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
2. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
3. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
4. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
7. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
8. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
9. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
10. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
11. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
12. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
13. NO STRUCTURES INCLUDING OVERHANGS ARE ALLOWED IN EASEMENTS.
14. VERIFY COMPLIANCE WITH REQUIREMENTS OF SUBCHAPTER E, SEC. 2.6.2 BY:
 - c) SCREENING OF SOLID WASTE COLLECTION AND LOADING AREAS SHALL CONSIST OF THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

TRASH COLLECTION NOTE:

TRASH PICK-UP SHALL OCCUR ON SITE, PUBLIC RIGHT-OF-WAY SHALL NOT BE USED FOR MANEUVERING.

ENGINEER'S CERTIFICATION:

1. AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
2. PROVIDE SECURE INDOOR BICYCLE STORAGE IN BUILDING OR PARKING STRUCTURE.

ACCESSIBILITY STANDARD NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
2. ACCESSIBLE ROUTE ROUTE MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
4. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50 [ANSI 502.5]
5. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [ANSI 403.3]
6. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15; AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2-405.6]
7. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND [IBC 1110.1, ANSI 502.7].

COMPATIBILITY STANDARDS NOTES:

- a) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
- b) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
- c) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
- d) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]
- e) EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT [SECTION 25-2-585].

FIRE ACCESS NOTES:

- PROVIDE A KNOX KEY SWITCH AT ALL POWER OPERATED GATES AND A KNOX BOX AT ALL MANUAL GATES ACROSS FIRE ACCESS ROADS FOR FIRE DEPARTMENT ACCESS.
- ALL GATES ACROSS FIRE ACCESS ROADS SHALL OPEN THE FULL WIDTH OF THE FIRE ACCESS ROAD SO THE FIRE ACCESS ROAD IS NOT OBSTRUCTED IN ANYWAY BY THE GATE OR ANY OF THE GATE COMPONENTS.
- POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION MUST BE DESIGNED, CONSTRUCTED, AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN EVENT OF POWER LOSS IS REQUIRED.
- CURBS ALONG DESIGNATED FIRE LINES SHALL BE PAINTED RED. IN AREAS WITHOUT CURBS, MARKING SHALL CONSIST OF SIX-INCH WIDE STRIPING THAT IS RED IN COLOR. WHITE LETTERING SHALL BE PROVIDED WHICH READS "FIRE LANE - TOW AWAY ZONE". THE LETTERING SHALL BE FOUR-INCHES IN HEIGHT AND SHALL BE SPACED AT INTERVALS NOT EXCEEDING 25 FEET.

PARKING NOTES:

- THIS PROJECT LIES WITHIN THE CITY OF AUSTIN LIMITS AND IS SUBJECT TO TRANSPORTATION REQUIREMENTS WHICH INCLUDE PARKING REQUIREMENTS.
- EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."

LANDSCAPING NOTES:

1. ALL DISTURBED AREAS TO BE SEEDED WITH NUMEX BERMUDA HYDROMULCH. ANY AREAS 3:1 SLOPE OR GREATER TO USE JUTE EROSION CONTROL FABRIC TO STABILIZE.

SUBCHAPTER E/DESIGN STANDARDS:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

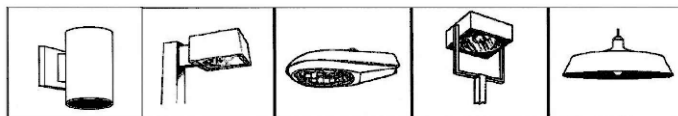


Figure 34: Examples of fully-shielded light fixtures.

OPTIONS TO IMPROVE CONNECTIVITY

1. AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
2. PROVIDE SECURE INDOOR BICYCLE STORAGE IN BUILDING OR PARKING STRUCTURE.

VERTICAL CLEARANCE NOTE:

CLEARANCE OF 14' AVAILABLE FOR FIRE DEPARTMENT ACCESS IN DRIVEWAY.

EASEMENTS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET OUT ON THE MAP OF SAID TRACT/PLAT:

- PURPOSE: PUBLIC UTILITY EASEMENT (P.U.E.) AFFECTS: 7.5' ALONG THE EAST AND NORTH LOT LINES RECORDING NO: VOLUME 85, PAGE 95A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- PURPOSE: PUBLIC UTILITY EASEMENT (P.U.E.) AFFECTS: 15' ALONG THE NORTHWEST LOT LINE RECORDING NO: VOLUME 85, PAGE 95A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- PURPOSE: ELECTRIC EASEMENT (E.E) AFFECTS: 7.5' ALONG THE SOUTH AND SOUTHWEST LOT LINES RECORDING NO: VOLUME 85, PAGE 95A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- BUILDING SETBACK LINE(S) (B.L.) AFFECTS: 25' ALONG THE EAST LOT LINE RECORDING NO: VOLUME 85, PAGE 95A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS

RAINGARDEN HANDRAIL

1. A 42" PEDESTRIAN HANDRAIL HAS TO BE PROVIDED IN THE PERIMETER OF THE RAIN GARDENS, SEE DETAIL 707S-1 ON SHEET 50.

SITE PLAN APPROVAL

SHEET 7 OF 55

FILE NUMBER: **SP-2022-1387C** APPLICATION DATE: **08/25/2022**
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: **RANDALL ROUDA**
PROJECT EXPIRATION DATE (ORD #970905-A): _____ DWPZ: _____ DDZ: _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE

ZONING: **GR-MU-NP**

REV. 1: _____ CORRECTION 1

REV. 2: _____ CORRECTION 2

REV. 3: _____ CORRECTION 3



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SHEET NUMBER:

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