# PLANNING COMMISSION SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET

CASE: SP-2022-0591C PLANNING COMMISSION DATE: March 13, 2024

**COUNCIL DISTRICT:** 9

**PROJECT NAME:** Avalon Flats at Sixth

ADDRESS OF SITE: 1808 W 6<sup>th</sup> St

APPLICANT: 1010 W 26<sup>th</sup> LLC (Sudhakar Allada)

AGENT: Rivera Engineering (Michael Rivera, PE)

**AREA:** 0.4661 acre

WATERSHED: Johnson Creek (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 nine 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-4-CO-NP. The use and site plan generally 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 approximately 24'6-foot compatibility setback for residences and related improvements.

# SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to allow an encroachment of less than one foot of the two units on the southeast side of the lot into the compatibility setback triggered by the adjacent single-family use. The driveway is wholly within the compatibility setback, and the buildings as designed do not meet current height requirements. The site was originally designed under and compliant with the ordinances that allowed for greater height and reduced setbacks. The height and driveway setback issues will need to be addressed by the Board of Adjustment at a separate hearing. The site's buildable area is constrained by its shape and being bounded by three rights-of-way, 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: 20,342.5 sfEXIST. ZONING: MF-4-NPMAX. BLDG. COVERAGE : 60%PROP. BUILDING CVR: 27.7% (5,642 sf)MAX. IMPERV. CVRG.: 70%PROP. IMP. CVRG.: 65% (13,287 sf)ALLOWED F.A.R.: 0.75:1PROPOSED F.A.R.: 0.75:1HEIGHT: 30'/2 storiesPROP. HEIGHT: 30'/3 stories\*REQUIRED PARKING: NAPROVIDED PARKING: 24 spacesPROPOSED ACCESS: from W 6<sup>th</sup> St and Theresa Avenue\*Pending outcome of BOA hearing

# SUMMARY COMMENTS ON SITE PLAN:

**Land Use:** The applicant requests a waiver from a 25-foot to 24.5-foot setback for two of nine individual residences. The site is adjacent to single-family uses to the north and east, and W 6<sup>th</sup> Street and Mopac to the south and west. The site plan will comply with all applicable regulations upon site plan approval.

# **Environmental:**

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

#### **Transportation:**

Access to the proposed multifamily development will be from West 6<sup>th</sup> Street and Theresa Avenue. 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

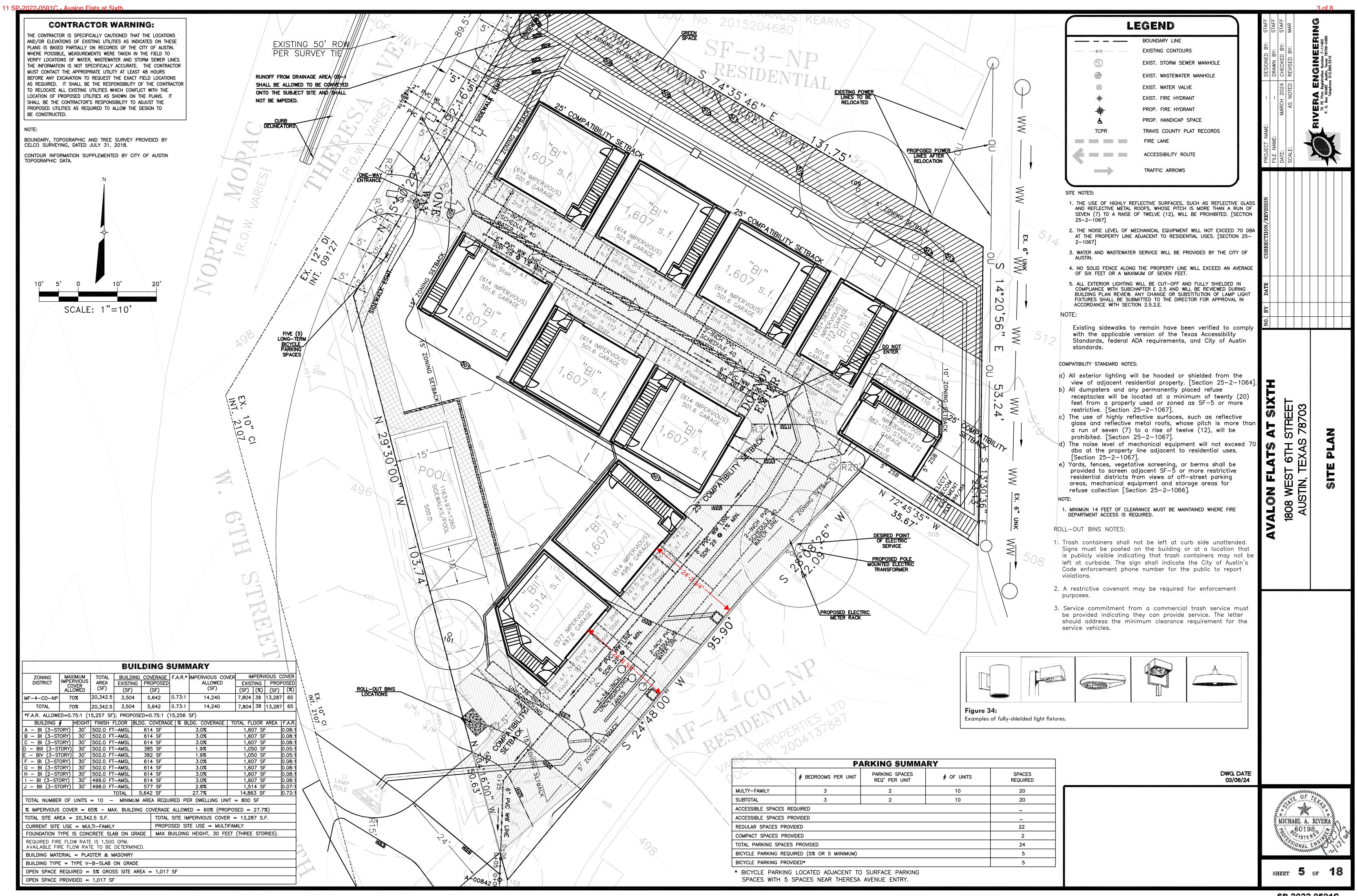
# SURROUNDING CONDITIONS:

Zoning/ Land Use
North: SF-3-NP (single family)
South: West 6<sup>th</sup> Street and Mopac onramp
East: MF-4-NP, LO-NP, and GR-NP (single family and professional office)
West: W 6<sup>th</sup> Street and Mopac

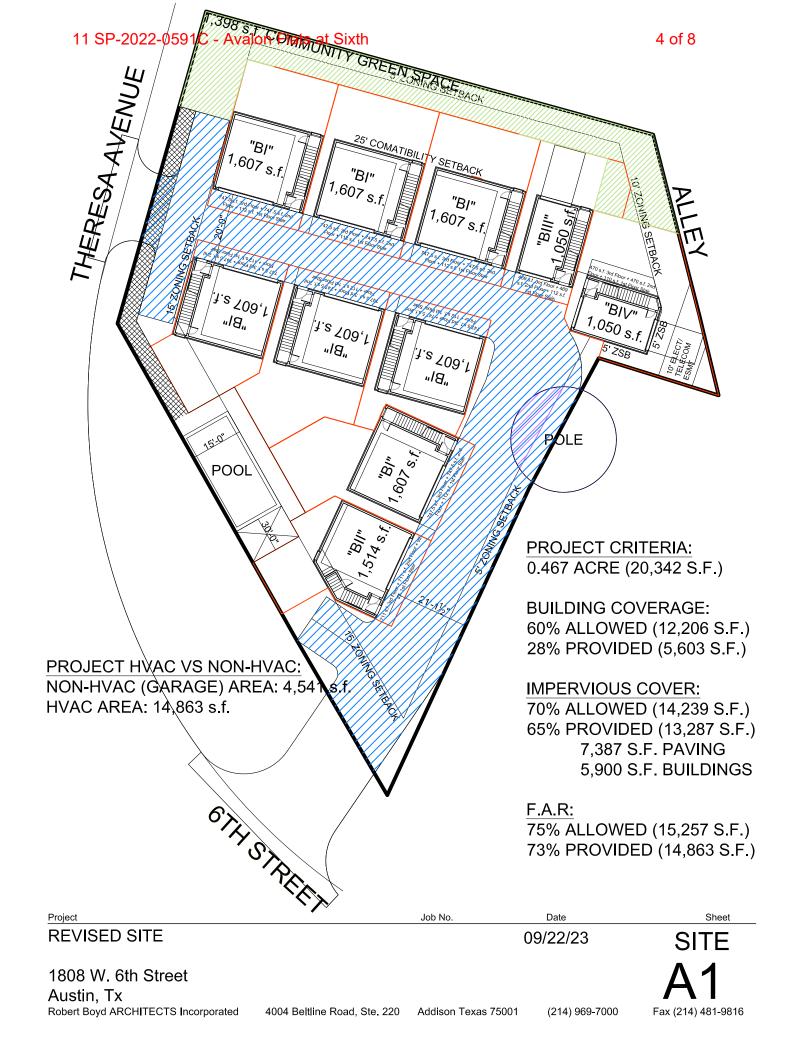
STREET:	R.O.W.	SURFACING	CLASSIFICATION
W 6 <sup>th</sup> Street	varies	32'	<b>Regional Mobility</b>
Theresa Avenue	varies	32'	Local Mobility

# **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District Austin Neighborhoods Council Friends of Austin Neighborhoods Homeless Neighborhood Assn. Neighborhood Empowerment Foundation Old West Austin Neighborhood Association Old West Austin NP Contact Team Preservation Austin Save Barton Creek Association Shoal Creek Conservancy



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