

**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 6th St**APPLICANT:** 1010 W 26th 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
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PROJECT INFORMATION: 20,342.5 sf

EXIST. ZONING: MF-4-NP

MAX. BLDG. COVERAGE : 60%

MAX. IMPERV. CVRG.: 70%

ALLOWED F.A.R.: 0.75:1

HEIGHT: 30'2 stories

REQUIRED PARKING: NA

PROPOSED ACCESS: from W 6th St and Theresa Avenue

*Pending outcome of BOA hearing

PROP. BUILDING CVR: 27.7% (5,642 sf)

PROP. IMP. CVRG.: 65% (13,287 sf)

PROPOSED F.A.R.: 0.75:1

PROP. HEIGHT: 30'3 stories*

PROVIDED PARKING: 24 spaces

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 6th 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 6th 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 6th Street and Mopac onramp

East: MF-4-NP, LO-NP, and GR-NP (single family and professional office)

West: W 6th Street and Mopac

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
W 6 th Street	varies	32'	Regional Mobility
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

THERESA AVENUE

ALLEY

6TH STREET

PROJECT HVAC VS NON-HVAC:
 NON-HVAC (GARAGE) AREA: 4,541 s.f.
 HVAC AREA: 14,863 s.f.

PROJECT CRITERIA:
 0.467 ACRE (20,342 S.F.)

BUILDING COVERAGE:
 60% ALLOWED (12,206 S.F.)
 28% PROVIDED (5,603 S.F.)

IMPERVIOUS COVER:
 70% ALLOWED (14,239 S.F.)
 65% PROVIDED (13,287 S.F.)
 7,387 S.F. PAVING
 5,900 S.F. BUILDINGS

F.A.R:
 75% ALLOWED (15,257 S.F.)
 73% PROVIDED (14,863 S.F.)

Project

Job No.

Date

Sheet

REVISED SITE

09/22/23

SITE
A1

1808 W. 6th Street
 Austin, Tx

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