

**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

CASE: SP-2022-0591C

PLANNING COMMISSION DATE: March 26, 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 compatibility setback to varied setbacks from less than one foot to just over 19 feet 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, and a smaller unit located almost wholly within the setback, but over six feet from the triggering property. 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. The site was originally designed under and compliant with the ordinances that allowed for greater height and reduced setbacks. The site design also has height and driveway setback issues that will need to be addressed by the Board of Adjustment at a separate hearing.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP
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PHONE: 974-2788

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 nine-foot setback for two of nine individual residences, a waiver of up to approximately 12 feet for a residence at the northeast corner of the site, and a waiver of approximately 19 feet for a smaller residence six feet away from the triggering property to the north. 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: Postponed at neighborhood request from March 12, 2024 hearing.

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

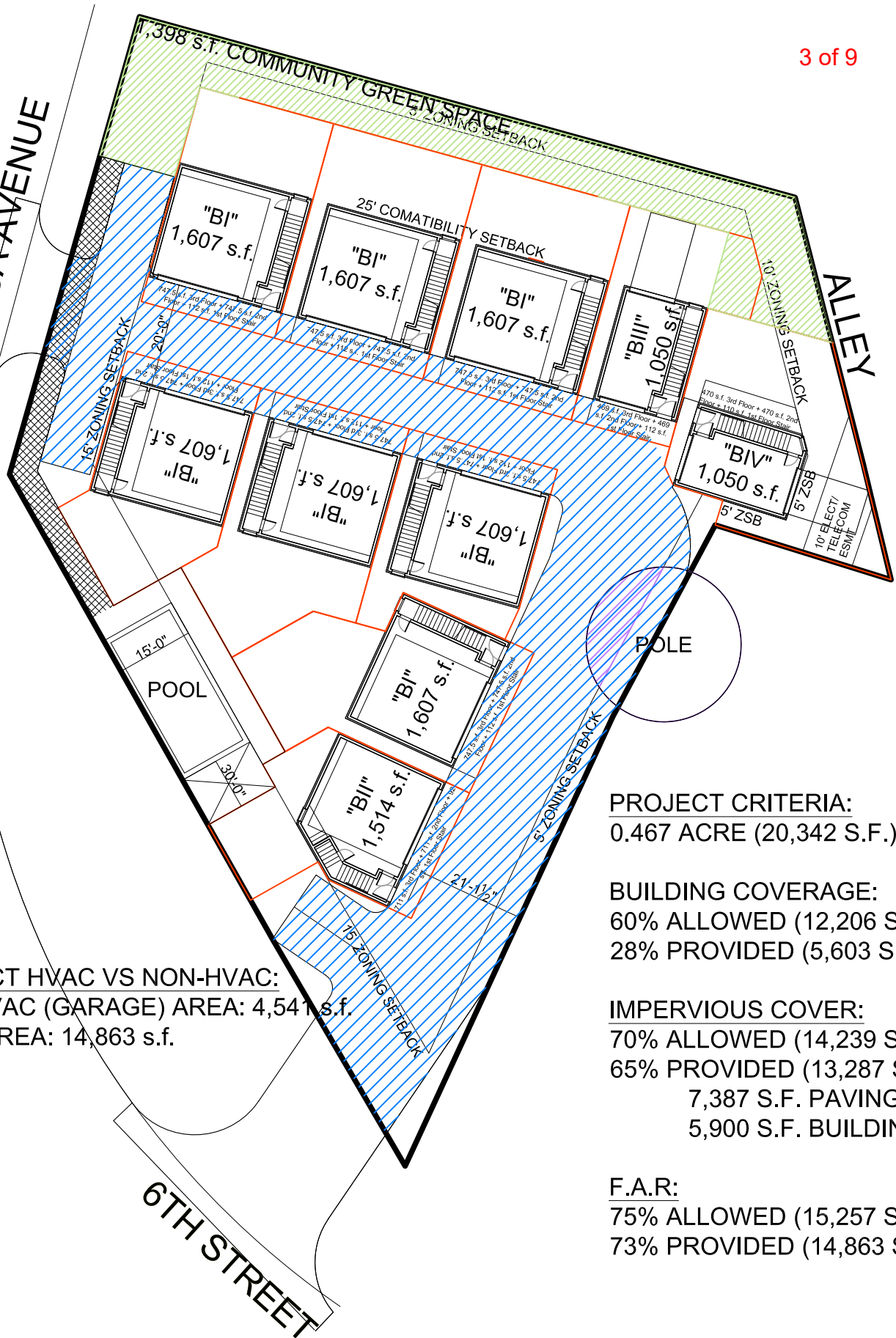
Old West Austin Neighborhood Association

Old West Austin NP Contact Team

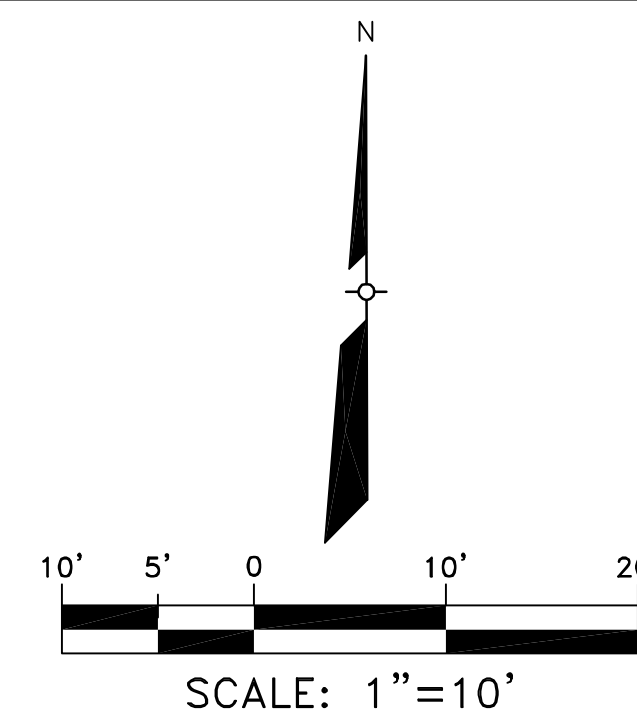
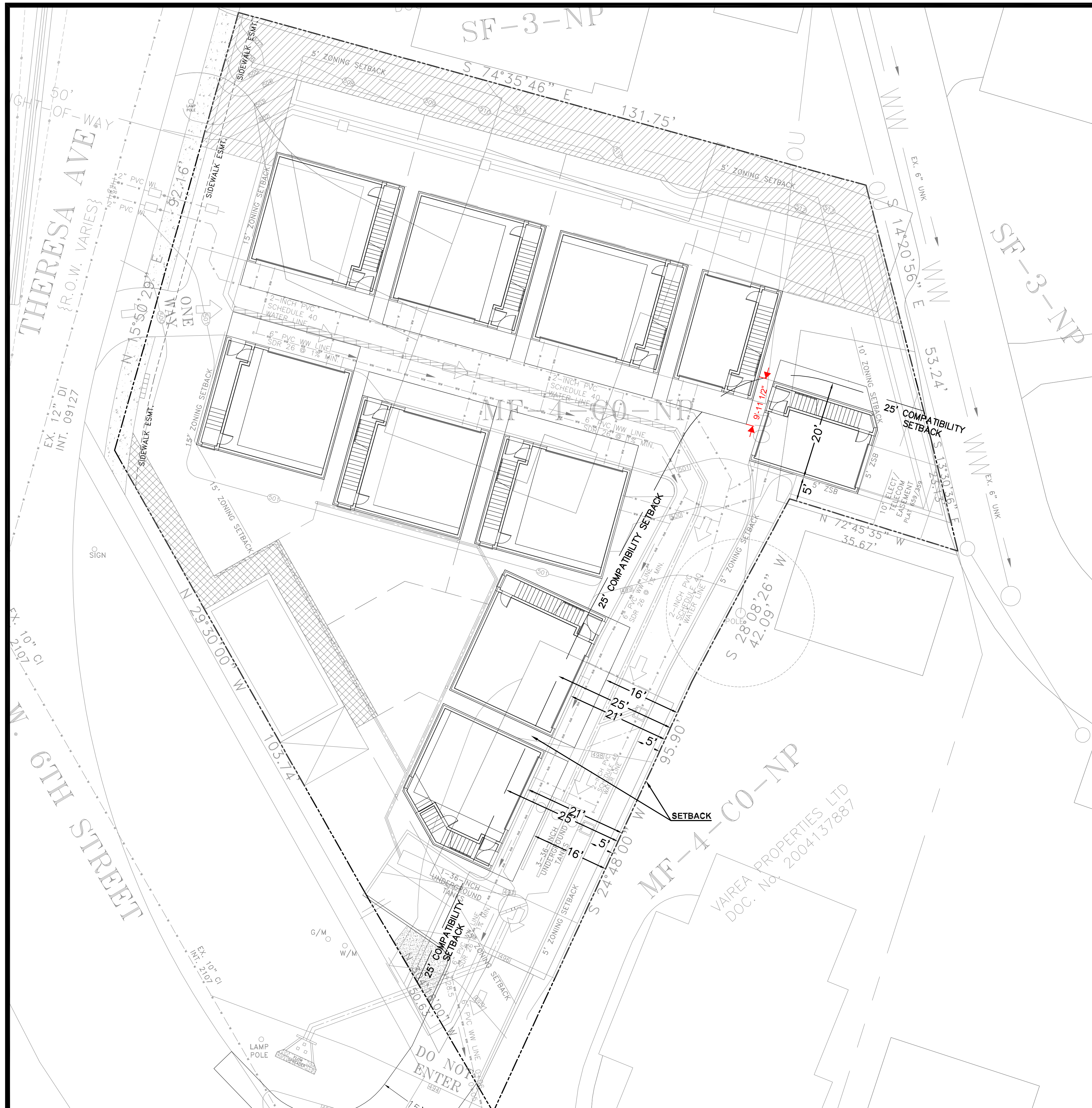
Preservation Austin

Save Barton Creek Association

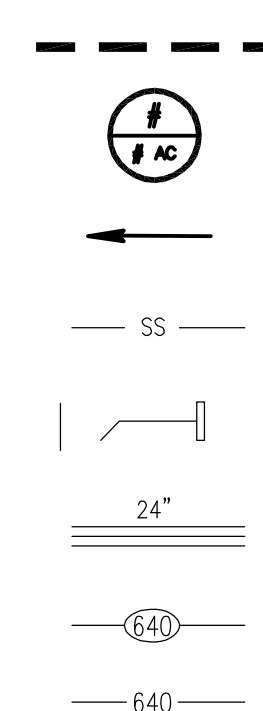
Shoal Creek Conservancy



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



LEGEND



DRAINAGE AREA
BOUNDARY

DRAINAGE AREA
NUMBER/ACREAGE

FLOW DIRECTION ARROW

EXISTING STORMSEWER

EXISTING STORM
DRAIN

PROPOSED STORM
SEWER

PROPOSED CONTOUR

EXISTING CONTOUR

NOTE

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PROVIDED BY
CELCO SURVEYING, DATED JULY 31, 2018.

CONTOUR INFORMATION SUPPLEMENTED BY CITY OF AUSTIN
TOPOGRAPHIC DATA.

CONTRACTOR WARNING:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF ASTORIA. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

[illegible]

SEABACK EXHIBIT
1808 WEST 6TH STREET
AUSTIN, TEXAS 78703

DWG. DATE
03/19/24



SHEET 1 OF 1







