

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

CASE NUMBER: SP-2023-0004C **ZAP DATE:** May 7th, 2024

PROJECT NAME: The Shire

ADDRESS: 2408 S 3rd St.

COUNCIL DISTRICT: 3

APPLICANT: Third Street Austin, LLC

AGENT: Wuest Group (Caroline Eckert) (512) 394-1900

CASE MANAGER: Clarissa Davis (512) 974-1423
Clarissa.Davis@austintexas.gov

AREA: 0.98 Acres

WATERSHED: East Bouldin Creek (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A

CAPITOL VIEW: N/A

APPLICANT REQUEST:

The applicant requests a compatibility waiver from a 25-foot compatibility setback along the south and west property line to the following: West: 10", South: 10'.

STAFF RECOMMENDATION:

Staff recommends approval of the Compatibility Standards setback based on the unique shape of the lot. The proposed land use stays the same as the existing use and the site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION:

EXISTING ZONING: MF-2

MAX. BLDG. COVERAGE: 50%

MAX. IMPERVIOUS COVER: 60%

REQUIRED PARKING: 38

PROPOSED ACCESS: South 3rd Street

PROPOSED BLDG. COVER: 38%

PROPOSED IMPERVIOUS COVER: 58%

PROVIDED PARKING: 38 spaces.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The property is zoned MF-2; Multifamily Residence Low Density. The property has an existing multifamily use. This site is immediately adjacent to the San Jose Catholic Church and San Jose Catholic High School to the west and south zoned LO-CO, as well as single-family homes to the east and north zoned SF-3. These uses trigger compatibility. Instead of 25 feet, the site plan proposes modified setbacks detailed in the Applicant Request portion of this document. The parking spaces will be located underground.

Environmental: The site is located in the East Bouldin Creek Watershed and subject to Urban Watershed regulations.

Transportation: The property has access to South 3rd Street and will be used as primary access, as well as alley way.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: SF-3: Single-family

East: SF-3: Single-family

South: LO-CO; LO-V-CO: Religious Assembly

West: LO-CO: Religious Assembly

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District,

Austin Lost and Found Pets,

Austin Neighborhoods Council,

Bouldin Creek Zoning Committee,

Friends of Austin Neighborhoods,

Galindo Area Patriotic People's Porch,

Galindo Elementary Neighborhood Assn.,

Homeless Neighborhood Association,

Neighborhood Empowerment Foundation,

Perry Grid 614,

Preservation Austin,

SELTexas,

Sierra Club,

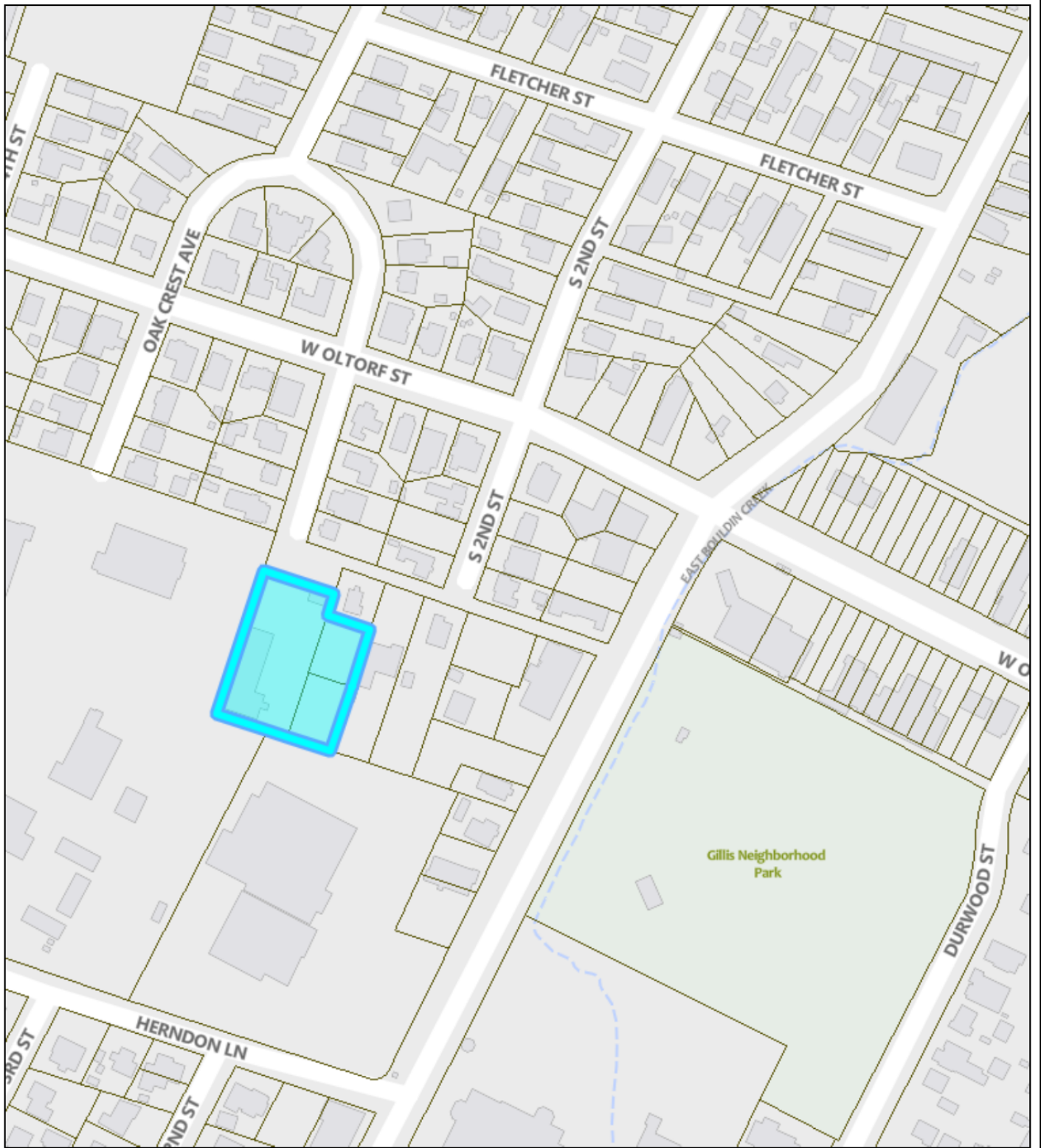
Austin Regional Group,

South Central Coalition

DESCRIPTION OF COMPATIBILITY 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.



Lot Lines
Lot Line

1: 2400

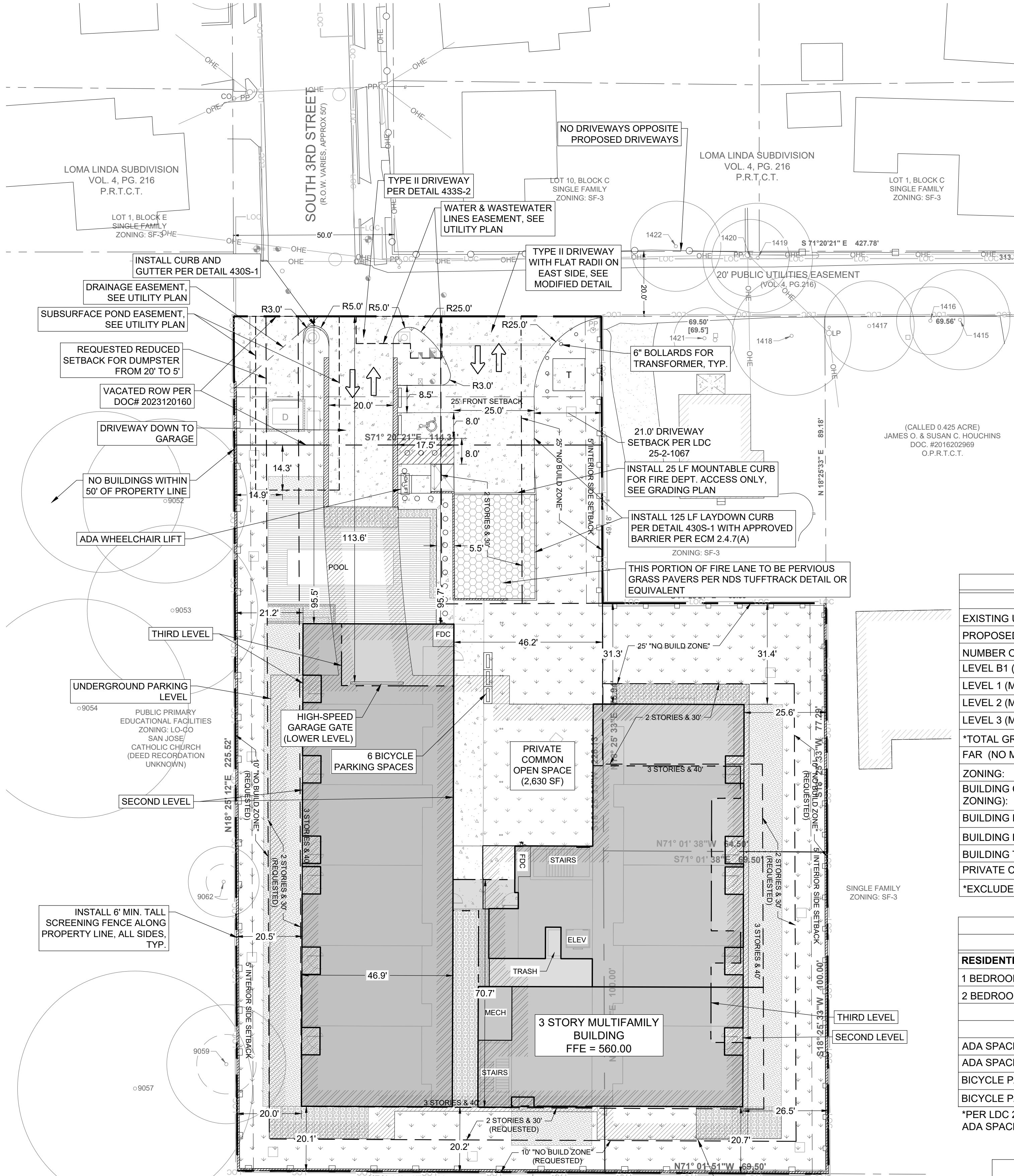
2/6/2023

SP-2023-0004C

2408 S 3RD STREET



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.



SITE PLAN RELEASE NOTES:

- 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.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN [OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN].
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- 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.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPLE BUILDING MATERIALS.
- COMPLIANCE WITH THE COMMERCIAL AND MULTIFAMILY RECYCLING ORDINANCES IS MANDATORY FOR MULTIFAMILY COMPLEXES, BUSINESSES, AND OFFICE BUILDINGS.

NOTE:

- 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.

COMPATIBILITY STANDARDS NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (LDC § 25-2-1064).
- 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 (LDC § 25-2-1067).
- 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 (LDC § 25-2-1067).
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (LDC § 25-2-1087).
- 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).

BUILDING SUMMARY TABLE

PROPOSED BUILDING 1		
EXISTING USE:	MULTIFAMILY	
PROPOSED USE:	MULTIFAMILY	
NUMBER OF STORIES:	3 (+ 1 LOWER LEVEL)	FFE
LEVEL B1 (PARKING)	20086 sf	545.0
LEVEL 1 (MULTIFAMILY)	10899 sf	560.0
LEVEL 2 (MULTIFAMILY)	11690 sf	571.50
LEVEL 3 (MULTIFAMILY)	10488 sf	583.00
*TOTAL GROSS FLOOR AREA:	33,077 sf	
FAR (NO MAX):	0.77:1	
ZONING:	MF-2	
BUILDING COVERAGE (50% MAX PER ZONING):	16,219 SF (38%)	
BUILDING HEIGHT (40' MAX):	39'	
BUILDING MATERIAL:	CONCRETE PODIUM, WOOD FRAME	
BUILDING TYPE:	I-A (LOWER LEVEL GARAGE), III-B (LEVELS 1-3)	
PRIVATE COMMON OPEN SPACE REQUIRED: 2,135 SF (5%) PROVIDED: 2,630 SF (6%)		
*EXCLUDES PARKING		

PARKING SUMMARY TABLE

USE	# OF UNITS/SF	REQ'D SPACES/UNIT	SPACES REQUIRED
RESIDENTIAL			
1 BEDROOM	2	1.5	3
2 BEDROOM	16	2.0	32
SUBTOTAL	18 UNITS		
TOTAL SPACES REQUIRED*			35
ADA SPACES REQUIRED			2
ADA SPACES PROVIDED (2 VAN)			2
BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM)			5
BICYCLE PARKING PROVIDED			6
*PER LDC 25-6-471(A): STANDARD MOTOR VEHICLE PARKING IS NOT REQUIRED, SHOWN TO DETERMINE REQUIRED ADA SPACES ONLY			

DENSITY CALCULATIONS

25-2-561 - MF-2			
	# UNITS	MINIMUM SITE AREA PER UNIT (SF)	REQUIRED SITE AREA (SF)
1 BEDROOM	2	2,000 sf	4,000 sf
2 BEDROOM	16	2,400 sf	38,400 sf
TOTAL =			42,400 sf
PROVIDED SITE AREA =			42,692 sf
25-2-63 - MF-2			
MAXIMUM DENSITY = 23 UNITS PER ACRE			
TOTAL # UNITS =	18		
ACRES =	0.98		
PROVIDED DENSITY =	18.4	UNITS/ACRE	

LEGEND

PROPOSED	
	CURB AND GUTTER
	BUILDING LEVEL 1 FOOTPRINT
	BUILDING LEVEL 2 FOOTPRINT
	BUILDING LEVEL 3 FOOTPRINT
	UNDERGROUND PARKING LEVEL
	LANDSCAPING
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	EXISTING TREE TO REMAIN
	HERITAGE TREE
	BICYCLE RACK
	FENCE

REFER TO EXISTING
CONDITIONS SHEET FOR
TREE TABLE

0 20 40
SCALE: 1" = 20'

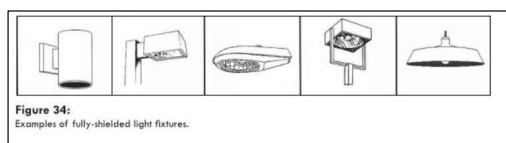
THE SHIRE
WG PROJECT NO. 0219-015

NO.	DATE	REVISION

SITE IMPERVIOUS COVER TABLE

NET SITE AREA (=GROSS SITE AREA): 42,692 S.F. (0.980 Ac.) PROPOSED IMPERVIOUS COVER = 59% (MAX IC= 60%) LIMITS OF CONSTRUCTION AREA = 0.98 AC (ENTIRE SITE)					
Impervious Cover	EXISTING Impervious Cover		TO BE REMOVED	PROPOSED Impervious Cover	
BUILDING & COVERED WALKS	5,117 sf	12.0%	5,117 sf	16,219 sf	38.0%
CONCRETE	743 sf	1.7%	743 sf	8,328 sf	19.5%
ASPHALT	8,672 sf	20.3%	8,672 sf	0 sf	0.0%
COMPACTED BASE	0 sf	0.0%	0 sf	0 sf	0.0%
WOOD DECK @ 50%	0 sf	0.0%	0 sf	334 sf	0.8%
TOTAL	14,532 sf	34.0%	14,532 sf	24,881 sf	58.3%
	Existing			Proposed	
PERVIOUS COVER	28,160.00 sf	66.0%		17,811.50 sf	41.7%

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



SITE PLAN

THE SHIRE
2408 SOUTH 3RD STREET



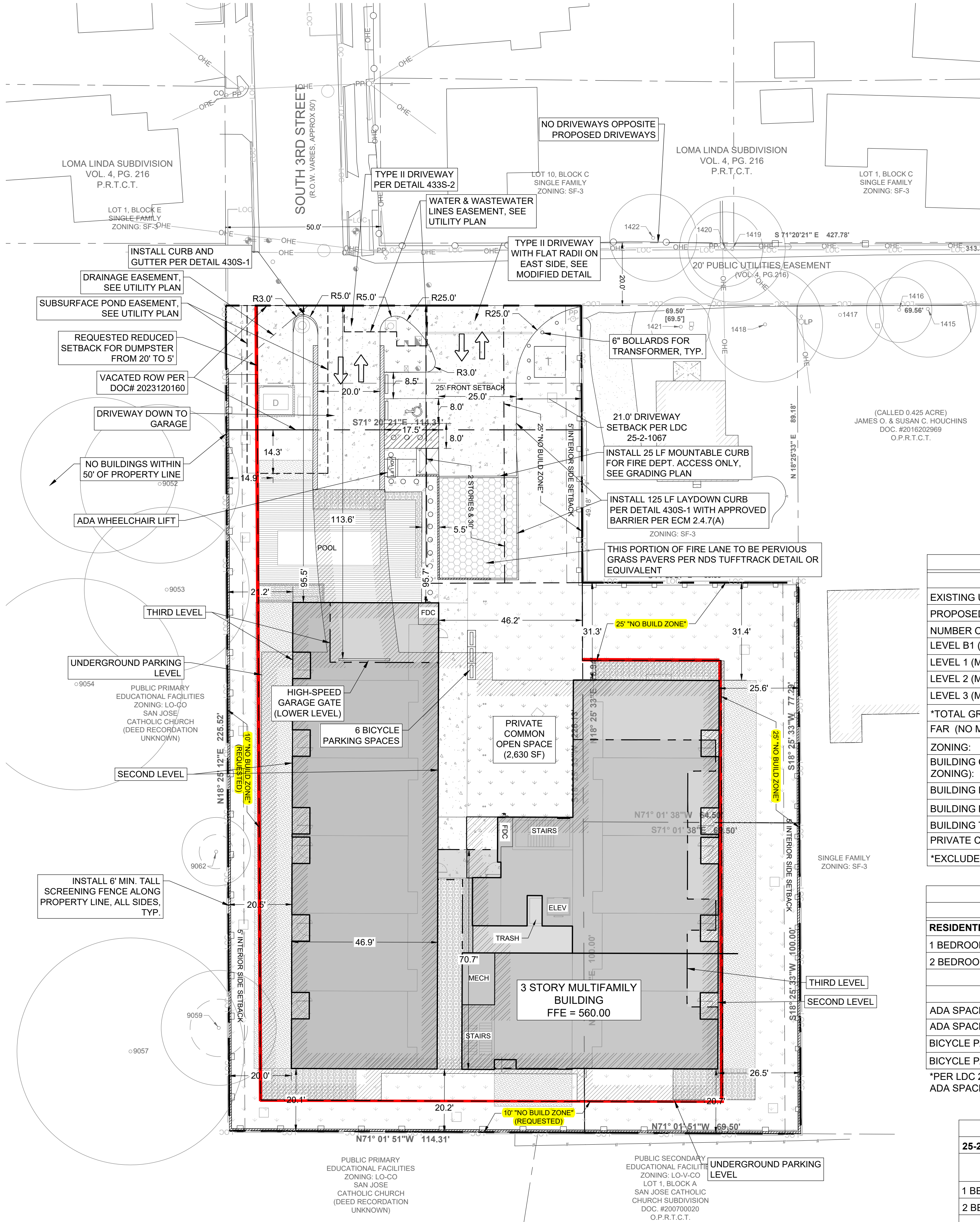
WUEST GROUP
ENGINEERING & SURVEYING

FIRM # F-15324
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AUSTIN, TEXAS 78751
(512) 394-1900

SHEET

8 OF 42
SP-2023-0004C





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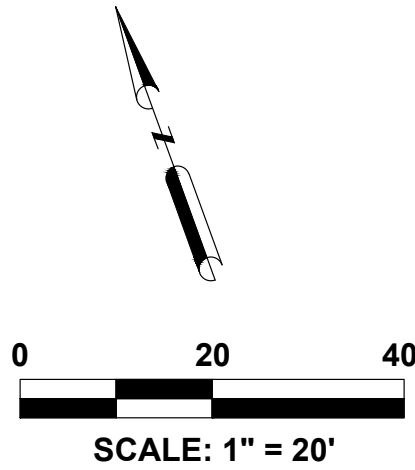
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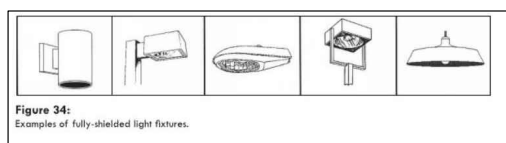
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