

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

CASE NUMBER: SP-2017-0339C **PLANNING COMMISSION
HEARING DATE:** December 12th, 2017

PROJECT NAME: W. 49th Street

ADDRESS: 1306, 1304, & 1210 W 49th Street

NEIGHBORHOOD PLAN: Brentwood

APPLICANT: Civiltude LLC (Eyad Kasemi) - (512) 569-9830
1210 Rosewood Ave
Austin, TX 78702

AGENT: Civiltude LLC (Nhat Ho) - (512) 761-6161
1210 Rosewood Ave
Austin, TX 78702

CASE MANAGER: Clarissa Davis Phone: 974-1423
clarissa.davis@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct an office building located at 1210 W. 49th Street. Associated improvements include parking (located behind the existing structure and underneath the proposed second story units), and landscaping.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1067(H), which requires parking to be setback 25 feet from property used as single-family. The proposed parking encroaches 20 feet into this setback.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The uniqueness of the site causes constraints for development, and while the parking is encroaching, the office building to be constructed is complying with compatibility standards. The development is consistent with the Brentwood Neighborhood Plan. The site plan complies with all other requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA	18,171 square feet	0.41 acres
EXISTING ZONING	LO-MU-NP	
WATERSHED	Waller Creek (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	W. 49 th Street	
	Allowed/Required	Existing Proposed
FLOOR-AREA RATIO	.7:1	0.43:1
BUILDING COVERAGE	50%	23.69% (Removed) 21.7.5%

IMPERVIOUS COVERAGE	70%	37.81%	67.44%
PARKING	23	-	25

SUMMARY COMMENTS ON SITE PLAN:

The subject site is currently occupied by single-family structures and paved parking area. The applicant is proposing to demolish the existing single-family homes and construct a two story office building. Associated improvements include 25 parking spaces and landscaping.

The lot is zoned LO-MU-NP – Limited Office – Mixed Use – Neighborhood Plan. According to the Brentwood Neighborhood plan, this lot is shown to be “Mixed Use/Office” on the Future Land Use Map. The LO zoning allows for office use predominately serving neighborhood or community needs. The MU zoning is intended to provide for and encourage development and redevelopment that contains a compatible mix of residential, commercial, and institutional uses within close proximity to each other, rather than separating uses. This type of intermediary zoning encourages a transition of uses from the commercial district along Burnet Rd, zoned CS-MU and GR-MU to the west of the site, to the single-family to the east.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the single-family structure, zoned SF-3-NP to the north. Per Section 25-2-1067(H) of the Land Development Code – A site with a width more than 125 ft. must have parking located 25 feet or more from property zoned SF-5 or more restrictive zoning district.

All other compatibility setbacks and standards are met.

PLANNING COMMISSION ACTION:

- Brentwood Neighborhood Plan and Zoning Ordinance C14-04-0012 – February 2004. Zoning changed from LO to LO-MU-NP, Future Land Use Map shows lot to be “Mixed Use/Office”. Approved by Council in May 2004.
- Postponed on November 28th, 2017

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-MU-NP	Single-Family
<i>North</i>	SF-3-NP/LO-MU-NP	Single-Family/ Office
<i>South</i>	CS-MU-V-CO-NP/ LO-MU-NP	Commercial/Single-Family
<i>East</i>	LO-MU-NP	Office
<i>West</i>	LO-MU-NP	Office

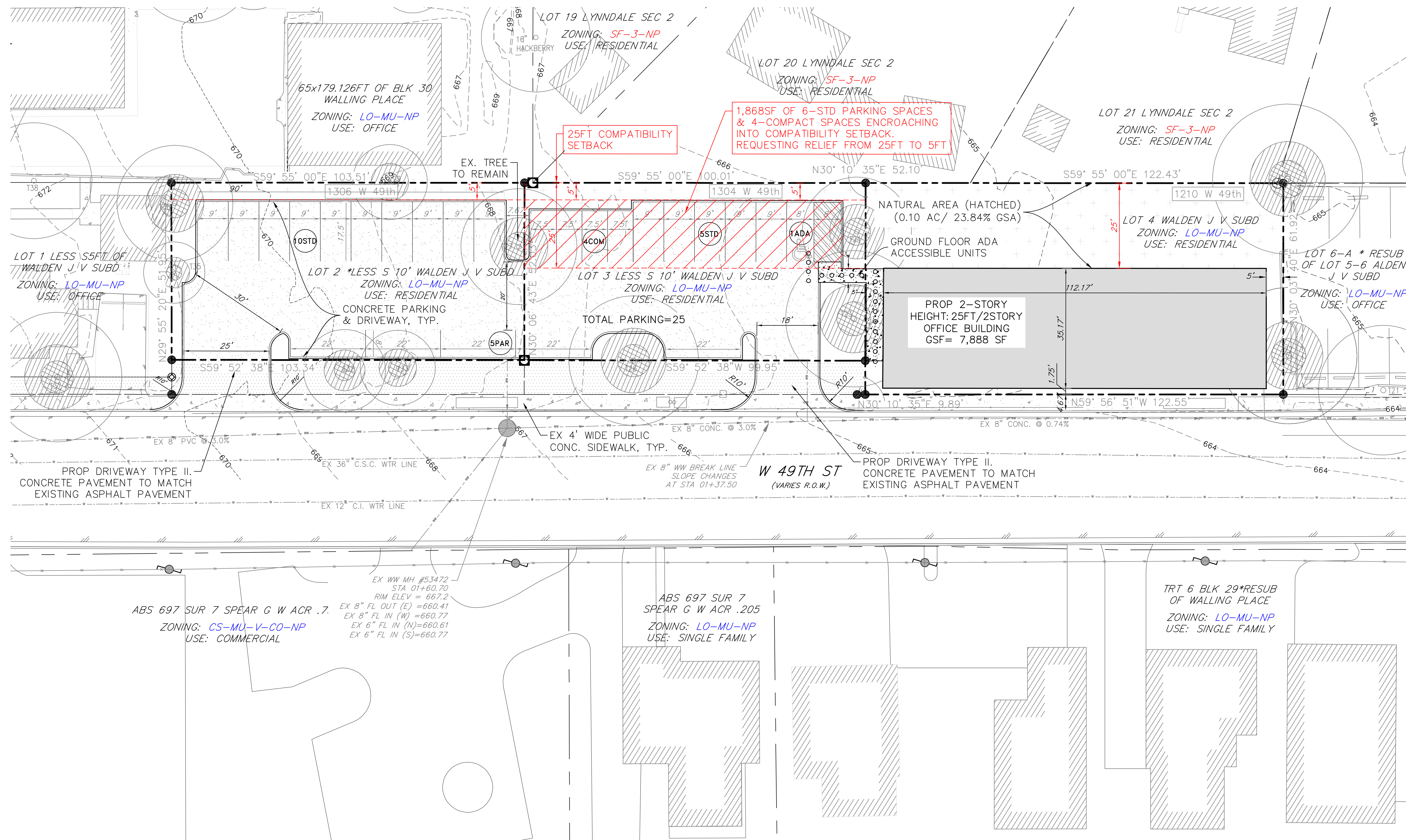
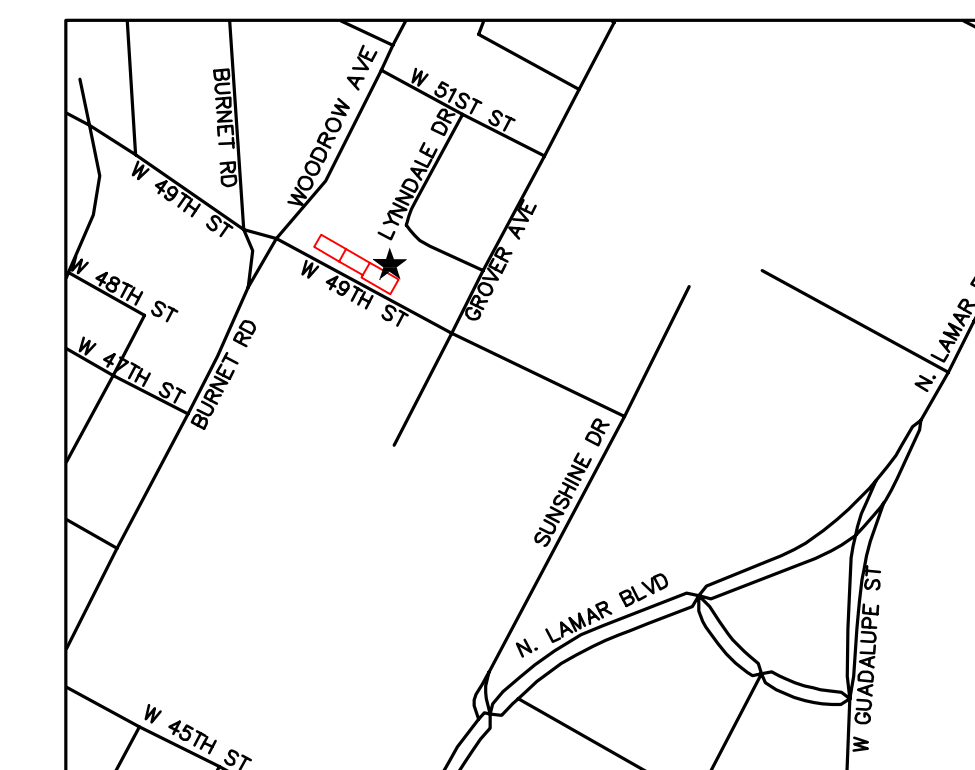
ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
W. 49 th Street	varies	40 ft.	Local

NEIGHBORHOOD ORGNIZATIONS:

Austin Neighborhood Council
SEL Texas
Brentwood Neighborhood Association

The Midtown Alliance
Shoal Creek Conservancy
Homeless Neighborhood Association
Bike Austin
Sierra Club, Austin Regional Group
Austin Independent School District
Preservation Austin
Central Austin Community Development Corporation
Highland Skyview Neighborhood Plan Contact Team
North Austin Neighborhood Alliance
Friends of Austin Neighborhoods
Brentwood Neighborhood Planning Contact Team



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



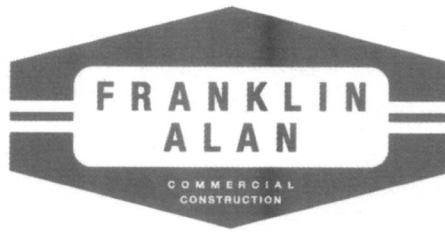
 **SUBJECT TRACT**

 **ZONING BOUNDARY**

CASE#: SP-2017-0339C
ADDRESS: 1306, 1304, & 1210 W 49th Street
CASE NAME: W. 49th Street
MANAGER: Clarissa Davis

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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



October 12, 2017

John Atwater
Franklin-Alan, LLC
1209 W 49th Street
Austin TX 78756

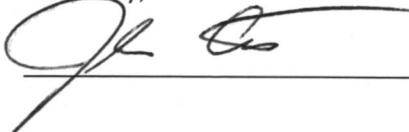
Hon. City of Austin Planning Commissioners;

Thank you for your service on the City of Austin Planning Commission.

We support the request of Thomas Giamboi (Woodrow W. 49th) to place 11 parking spaces in the setback along the northern edge of 1304 W. 49th Street.

We live in the neighborhood, and own commercial property at 1209 W 49th Street, which is directly across the street from this site. It's our belief that this project would benefit the Brentwood neighborhood.

Sincerely,

 10.12.17

John Atwater, Principal, Franklin-Alan LLC
Email:
Phone: 512-323-5358

October 11, 2017

Bobby Girling
Girling Children Partnership, Ltd.

To Whom It May Concern:

My company, the Girling Children Partnership, LTD, owns two properties adjacent to the subject development site.

Our properties:

4900 Grover Avenue, Austin TX 78756 (leased to Wilmington-Gordon)
4902 Grover Avenue, Austin TX 78756 (leased to The Arc Capital Area)

It's our hope that the City of Austin Planning Commission will allow Woodrow W49 Partners LLC, to create 11 the parking spaces they request, along the north side of 1304 W. 49th Street.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read 'R. Girling, IV', written over a horizontal line.

Robert G. W. Girling, IV

Wilmington-Gordon

October 10, 2017

Ken Burger / President
Wilmington-Gordon, Inc.
4900 Grover Ave
Austin TX 78756


512-454-7070

TO: City of Austin Planning Commission

Wilmington-Gordon Inc., leases commercial office property directly to the East of this proposed development, in the Brentwood neighborhood.

We support the request of W49 Partners LLC, to create 11 parking spaces in the set back along the northern edge of 1304 W. 49th Street.

Thank you,

A handwritten signature in black ink that reads "KEN BURGER". The signature is written in a cursive, slightly stylized font.

Ken Burger



October 27, 2017


City of Austin Planning Commission
c/o Andrew Rivera
5th Floor, One Texas Center
505 Barton Springs Rd.
Austin, TX 78704

RE: Case Number SPC-2017-0339A

Chair Oliver and Members of the City of Austin Planning Commission,

I'm the owner and operator of Allure Real Estate, located in Austin, TX. My business leases space at 4903 Woodrow Ave, and I've also been an Austin resident for over 20 years. I support the request by Woodrow W49 Partners LLC to create 11 new parking spaces in the set back along the northern edge of their property, located at 1304 W. 49th Street. I believe this is zoned for an LO use and the replacement of these existing structures with a new office building will be a positive for the community.

Thank you,

DocuSigned by:

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Isaiah Tibbs
Owner of Allure Real Estate
512-423-4343

October 11, 2017

Ella Strawman
Me & Ewe
4903 Woodrow Ave
Austin TX 78756

City of Austin Planning Commissioners:

I am in support of the request by Woodrow West 49 Partners to build their new office, as proposed, which includes 11 parking spaces in the current set back along the northern edge of 1304 West 49th Street. We believe the project will be a great addition to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ella', followed by a period.

Ella Strawman
Owner of Me & Ewe