

**PLANNING COMMISSION  
SITE PLAN – COMPATIBILITY VARIANCES ONLY**

**CASE NUMBER:** SPC-2018-0243C

**PLANNING COMMISSION**

**HEARING DATE:** June 11, 2019

**PROJECT NAME:** Webberville

**ADDRESS:** 2202 Webberville Road

**APPLICANT:** 2202 Webberville Road, LLC (512) 835-4890  
504 W. 24<sup>th</sup> Street  
Austin, TX 78705

**AGENT:** Wuest Group (Joan Ternus P.E.) (512) 394-1900  
2007 S. 1<sup>st</sup> Street  
Austin, TX 78704

**CASE MANAGER:** Randall Rouda (512) 974-3338  
[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)

**NEIGHBORHOOD PLAN:** Central East Austin NP Area

**PROPOSED DEVELOPMENT:**

The applicant is proposing to redevelop five narrow lots, zoned CS-CO-MU-NP (General Commercial Services – Conditional – Mixed Use – Neighborhood Plan) of which four are currently vacant and one is in an existing single-family residential land use on a lot zoned MF-4-NP into a 53 residential unit Vertical Mixed Use development with ground floor professional office space. There is one existing residential building on the site which will be demolished. The applicant is proposing to build one building with parking below grade and two stories of primarily residential development above grade. Total gross floor area (excluding below grade parking) is 54,637 square feet, with a total of 78 parking spaces (including 2 ADA and 12 compact spaces) and 6 bicycle spaces. The 53 residential units consist of 12 efficiency units, 34 one-bedroom units and 7 2-bedroom units. In addition, 3,725 square feet of Professional Office space is provided. The site will have a single driveway accessing Webberville Road. Private Open Space is provided in an interior courtyard with a pool. Public sidewalk improvements are proposed along Webberville Road and Prospect Avenue and public alley improvements are proposed to the north of the building. One variance from compatibility setback requirements is being requested.

**DESCRIPTION OF VARIANCE:**

- 1) From 25 feet to 15 feet for the north setback. [LDC § 25-2-1063]

**SUMMARY STAFF RECOMMENDATION:**

The four parcels to the north are separated from the subject site by a 15 foot wide public alley. Three of those parcels are developed with single family uses and all are within the SF-3-NP (Family Residence – Neighborhood Plan) Zone. Improvements are proposed to the alley, within the public right of way. At the southern edge of the alley, the project includes a guard rail and a vertical retaining wall, necessary to create an air/light well adjacent to several of the first floor residences in the proposed building. While the building wall is placed at 25 feet from the residentially zoned properties to the north, in conformance with

the compatibility setbacks, the guardrail and retaining wall require a variance for construction beginning 15 feet south of those parcels. No written objections to the proposed variance have been received.

The Central East Austin Neighborhood Planning Area Ordinance (Ord. 011213-42) places some modest land use restrictions on the subject site, and otherwise permits development pursuant to the LDC, and the NPA's Future Land Use Map identifies this site for mixed use development. The use and form – being, two-story construction with vertical and horizontal articulation, built to the back of the sidewalk, with a planting zone adjacent to traffic is consistent with Imagine Austin's goals of creating complete communities with compact and connected development in a walkable environment, while preserving the character and history of its places, and creating economically mixed and diverse neighborhoods with a range of housing options.

Based on these findings and proposed design of the project, staff recommends approval of the requested compatibility variance.

The site plan complies with all other compatibility standards.

The proposed residential density exceeds the currently permitted density as a Mixed Use development. A Change of Zone is currently being processed to permit Vertical Mixed Use development on the site. If approved by the City Council, the project will comply with permitted density as well as all other development regulations. Staff is recommending a condition of approval to permit development only if the requested Change of Zone is approved.

#### **PROJECT INFORMATION**

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TOTAL SITE AREA	31,567 sq. ft.	0.72 acres	
EXISTING ZONING	CS-CO-MU-NP		
PROPOSED ZONING	CS-CO-V-NP		
WATERSHED	Ladybird Lake (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Webberville Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2.0:1	N/A	1.7:1
BUILDING COVERAGE	95%	N/A	92%
IMPERVIOUS COVERAGE	95%	N/A	94.6%
PARKING	72	N/A	78

\*A 20% parking reduction is permitted in the urban core and Subchapter E permits parking reductions.

#### **COMPATIBILITY**

The subject site is bordered by single-family residential zoning and land uses, to the north. The proposed guard rail within the 25 foot setback will be typical of urban roadway improvements and the retaining wall will primarily be below grade and not visible to adjacent residences. The property to the east is vacant and zoned for CS-CO-MU-NP and the parcels across Webberville Road and East 7<sup>th</sup> street to the south and across Prospect Avenue to the west are zoned and developed with a variety of commercial uses.

The site complies with all other compatibility standard requirements.

#### **EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
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<i>Site</i>	CS-CO-MU-NP	Vacant and Single-family residential
<i>North</i>	SF-3-NP	Alley then Single-family residential
<i>South</i>	CS-CO-MU-NP	East 7 <sup>th</sup> then Commercial
<i>Southeast</i>	CS-CO-MU-NP/CS-1-CO-MU-NP	Commercial
<i>East</i>	CS-CO-MU-NP	Vacant then Single-family residential
<i>West</i>	CS-CO-MU-NP	Prospect Avenue then Commercial

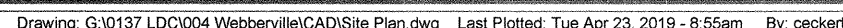
**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Webberville Road	60 feet	37 feet	
Prospect Avenue	50 Feet	27 feet	
East 7 <sup>th</sup> Street	Varies	49 feet	Core Transit Corridor

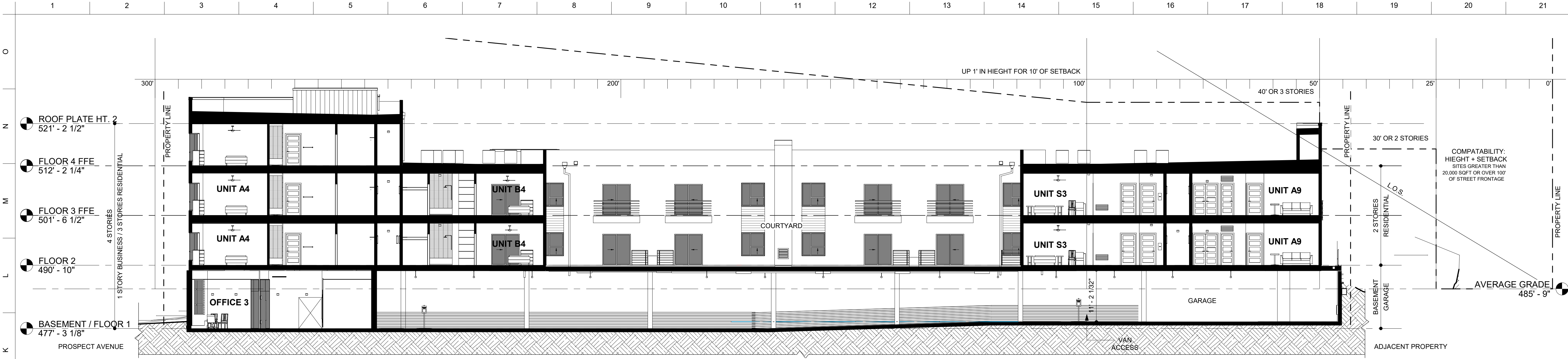
**NEIGHBORHOOD ORGNIZATIONS:**

African American Cultural Heritage District Business Association  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Black Improvement Association  
 Blackshear-Prospect Hill  
 Central Austin Concerned Architects  
 Claim Your Destiny Foundation  
 Del Valle Community Coalition  
 East Austin Conservancy  
 El Concilio Mexican-American Neighborhoods  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Hill Country Conservancy  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 Organization of Central East Austin Neighborhoods  
 Preservation Austin  
 SelTexas  
 Sierra Club, Austin Regional Group  
 United East Austin Coalition

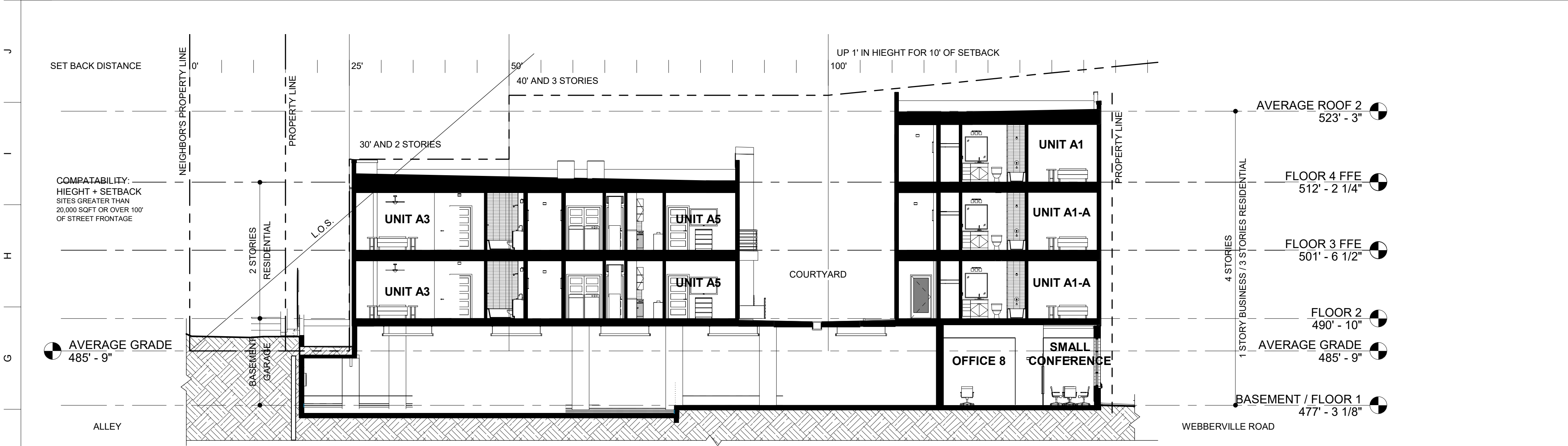




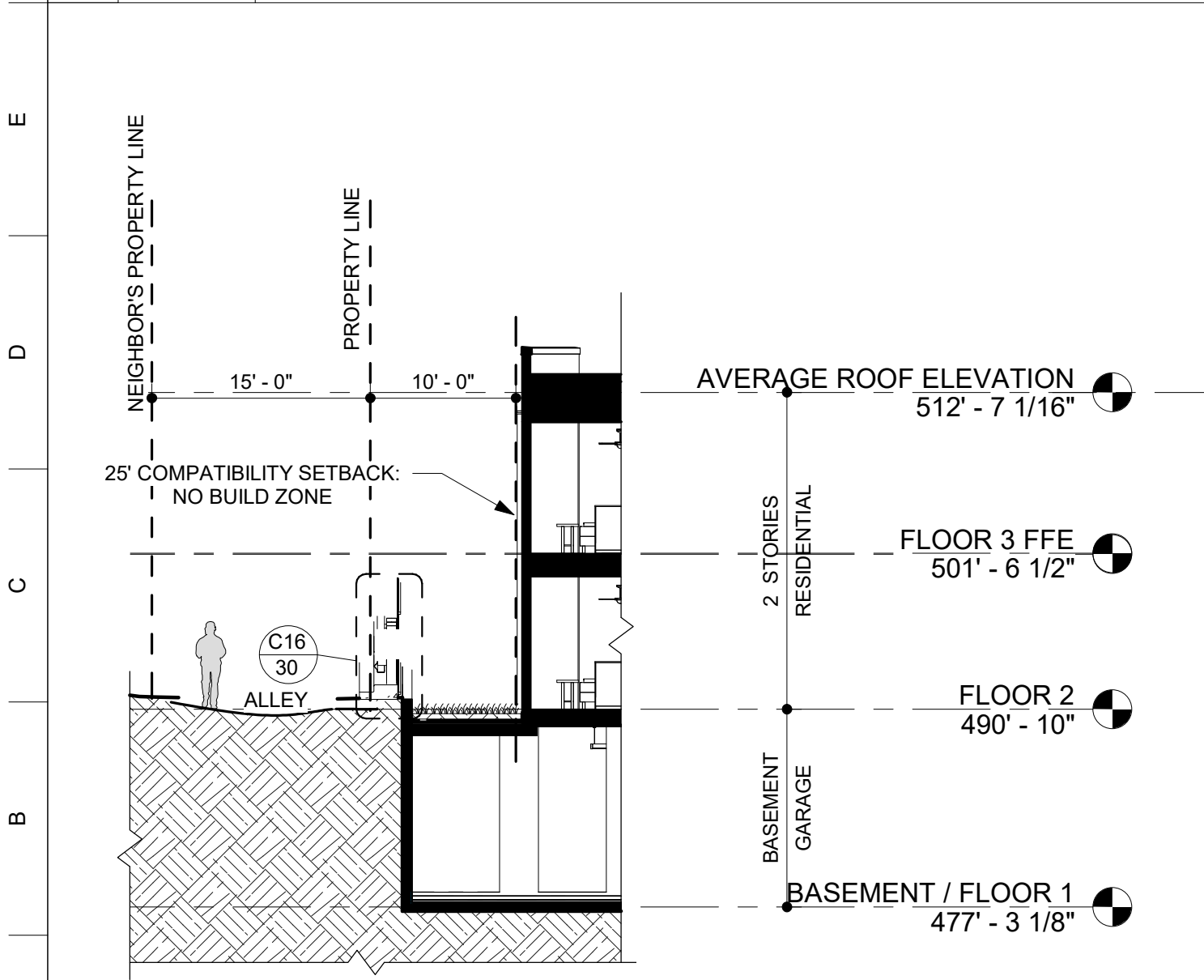




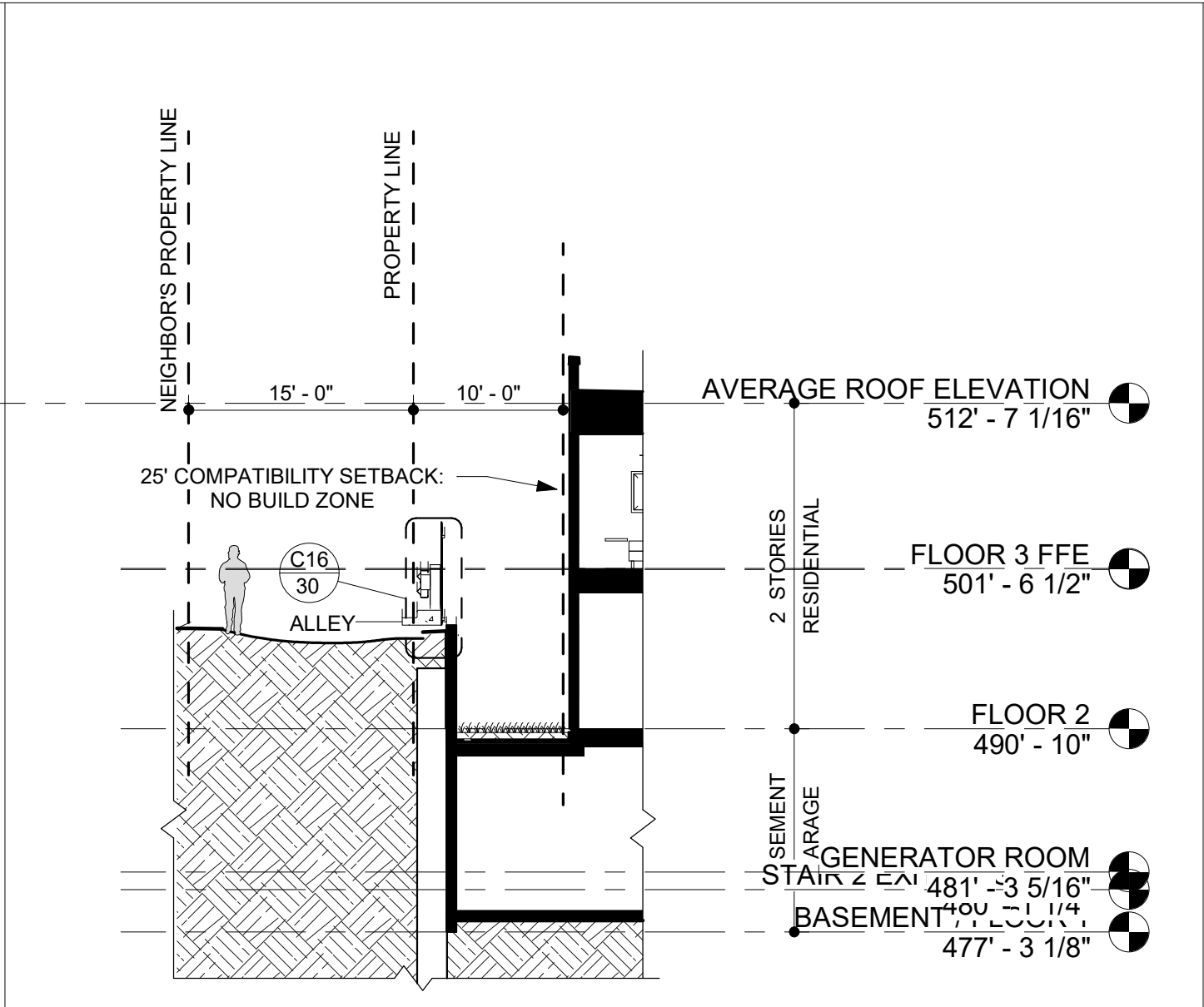
K1 3/32" = 1'-0" EAST-WEST SECTION



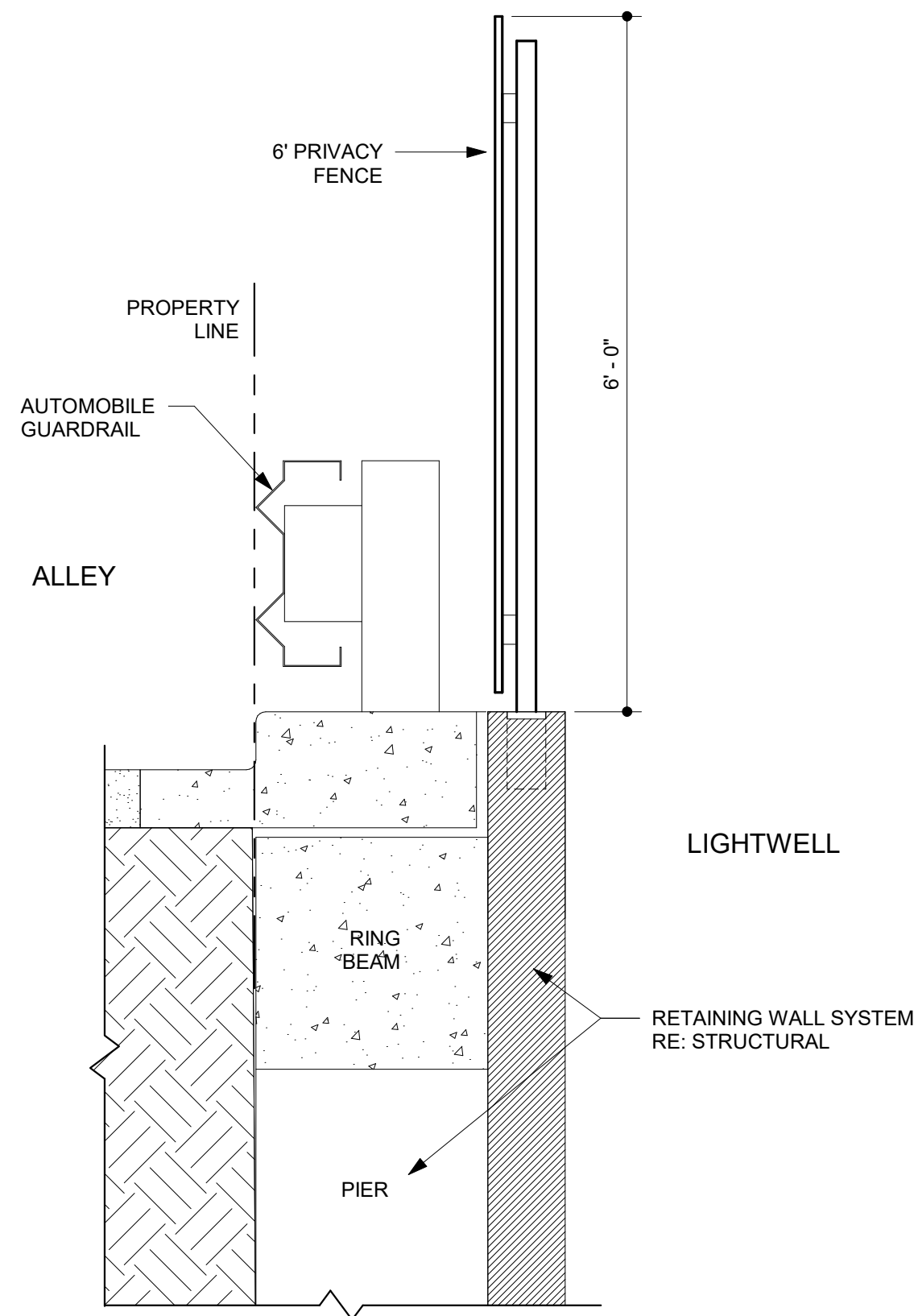
F1 3/32" = 1'-0" NORTH-SOUTH SECTION



A6 3/32" = 1'-0" LIGHTWELL @ RETAINING WALL - LOWEST



A12 3/32" = 1'-0" LIGHTWELL @ RETAINING WALL - HIGHEST



C16 3/4" = 1'-0" GUARDRAIL @ RETAINING WALL

**NOTES:**  
VAN-ACCESSIBLE PARKING SPACES PROVIDED HAVE A MINIMUM VERTICAL CLEARANCE OF 98"

**SITE PLAN RELEASE**  
SITE PLAN APPROVAL SHEET 30 OF 31  
FILE NUMBER SP-2018-0243C APPLICATION DATE JUNE 5, 2018  
APPROVED BY COMMISSION ON UNDER SECTION 112  
OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER RANDALL ROUDA  
PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ DDZ

**DEVELOPMENT SERVICES DEPARTMENT**  
RELEASE FOR GENERAL COMPLIANCE: ZONING CS-CO-MU-NP  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3  
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

MHA

MARK HART ARCHITECTURE

2007 S. 1ST STREET  
AUSTIN, TX 78704  
ph. +1.512/680.7905  
www.markhartarch.com

REGISTERED ARCHITECT

MARK W. HART

20562

STATE OF TEXAS

03-21-2019

EXP: 2020-01-31

CLIENT:

2202 WEBBERVILLE RD. LLC  
JOELLEN EGGERT POWELL  
504 WEST 24TH STREET, STE. D  
AUSTIN, TX 78705  
512-835-4890

PROJECT NUMBER:

PROJECT STATUS:

90% PERMIT PROGRESS SET

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W

WUEST GROUP

ENGINEERING & DESIGN

FIRM # F-15324  
2007 S 1<sup>ST</sup> STREET, SUITE 103  
AUSTIN, TEXAS 78704  
512-394-1900

WEBBERVILLE

2202 WEBBERVILLE  
AUSTIN, TEXAS 78702

REVISIONS:

#

DESCRIPTION

DATE

DRAWN BY:

DFL

CHECKED BY:

RJL

DESIGNED BY:

DFL

ISSUE DATE:

05/31/2019

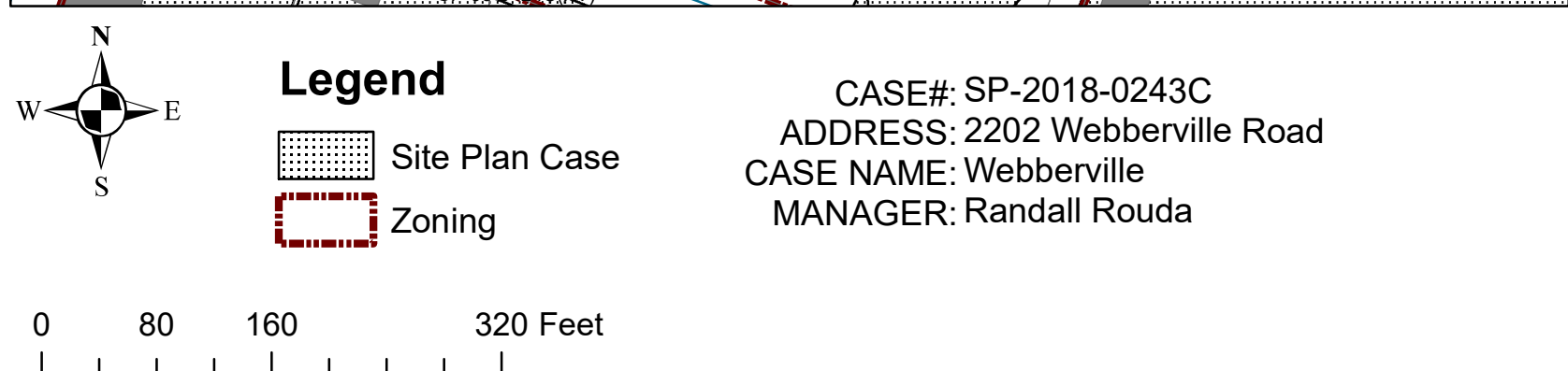
SHEET:

30 OF 31

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BUILDING SECTIONS & TABULATIONS





OPERATOR: Clarissa Davis