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
504 W. 24th Street
Austin, TX 78705

AGENT: Wuest Group (Joan Ternus P.E.)
2007 S. 1st Street
Austin, TX 78704

CASE MANAGER: Randall Rouda
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**

| 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 |

| 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 by 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 7th 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**

<p>| ZONING | LAND USES |</p>
<table>
<thead>
<tr>
<th>Site</th>
<th>CS-CO-MU-NP</th>
<th>Vacant and Single-family residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>SF-3-NP</td>
<td>Alley then Single-family residential</td>
</tr>
<tr>
<td>South</td>
<td>CS-CO-MU-NP</td>
<td>East 7th then Commercial</td>
</tr>
<tr>
<td>Southeast</td>
<td>CS-CO-MU-NP/CS-1-CO-MU-NP</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>CS-CO-MU-NP</td>
<td>Vacant then Single-family residential</td>
</tr>
<tr>
<td>West</td>
<td>CS-CO-MU-NP</td>
<td>Prospect Avenue then Commercial</td>
</tr>
</tbody>
</table>

### ABUTTING STREETS

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

### NEIGHBORHOOD ORGANIZATIONS:

- 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
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Legend
- Site Plan Case
- Zoning

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CASE NAME: Webberville
MANAGER: Randall Rouda

OPERATOR: Clarissa Davis