

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

CASE NUMBER: SP-2019-0591C

PLANNING COMMISSION

HEARING DATE: July 28, 2020

PROJECT NAME: 924 E. 7th St. Development

ADDRESS: 924 E 7th Street

APPLICANT: 7th & San Marcos, LLC (512) 328-8363
2004 Lakeshore Drive
Austin, Texas 78746-2907

AGENT: LJA Engineering, Inc. (David J. Hildebrandt, P.E.) (512) 439-4700
7500 Rialto Blvd
Building II, Suite 100
Austin, TX 78735

CASE MANAGER: Randall Rouda (512) 974-3338
Randall.Rouda@austintexas.gov

NEIGHBORHOOD PLAN: Central East Austin NP Area

PROPOSED DEVELOPMENT:

The applicant is proposing to redevelop five vacant narrow lots, zoned TOD-NP (Plaza Saltillo Transit Oriented Development - Neighborhood Plan) into a five story office building with a restaurant and retail space on the ground level and five floors of below grade parking. Total gross floor area (excluding below grade parking) is 104,723 square feet, with a total of 249 vehicle parking spaces (including 12 ADA spaces) and 72 bicycle spaces. The restaurant consists of 4,559 square feet and the ground floor retail would be 3,588 square feet. The site will have a single driveway accessing San Marcos Street, with trash and loading in the alley to the north. Public sidewalk improvements are proposed along 7th Street and along San Marcos 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 20 feet for the north setback. [LDC § 25-2-1063]

SUMMARY STAFF RECOMMENDATION:

The parcel to the north is separated from the subject site by a 20 foot wide public alley. That parcel is developed with an historic use (the French Legation) and is within the SF-3-H-HD-NP (Family Residence – Historic – Historic District - 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 new paving to serve a proposed loading zone. While the building wall is placed at 25 feet from the residentially zoned property to the north, in conformance with the compatibility setbacks, the new on-site paving for loading access and trash collection wall require a variance for construction beginning 20 feet south of those parcels. No written objections to the proposed variance have been received. The owner of the parcel to the north has submitted written comments in general support of the project.

The Plaza Saltillo TOD Regulating Plan establishes the majority of the land use and building placement

standards for the subject site. The TOD modifies but does not eliminate the regulations regarding compatibility which are found in Article 10 of the LDC. The use and form – being, five-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 and employment 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 Floor Area Ratio exceeds the maximum standard set by the TOD for the site. The Applicant is pursuing a Density Bonus which would permit the proposed FAR if approved.

PROJECT INFORMATION

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TOTAL SITE AREA	27,912sq. ft.	0.64 acres	
EXISTING ZONING	TOD-NP		
PROPOSED ZONING	TOD-NP		
WATERSHED	Waller Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	San Marcos Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2.0:1	N/A	3.76:1
BUILDING COVERAGE	95%	N/A	90.12%
IMPERVIOUS COVERAGE	95%	N/A	94.56%
PARKING	213	N/A	249

*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, to the north. The proposed loading zone paving will be typical of urban development. No vertical improvements are proposed within the 25 foot setback. The property is not being used for residential purposes, and an existing wall on the south side of the French Legation Property will limit visibility of the proposed paved loading zone. The property to the east is in a residential use, however, it does not trigger compatibility within the Plaza Saltillo TOD.

The site complies with all other compatibility standard requirements.

EXISTING ZONING AND LAND USES

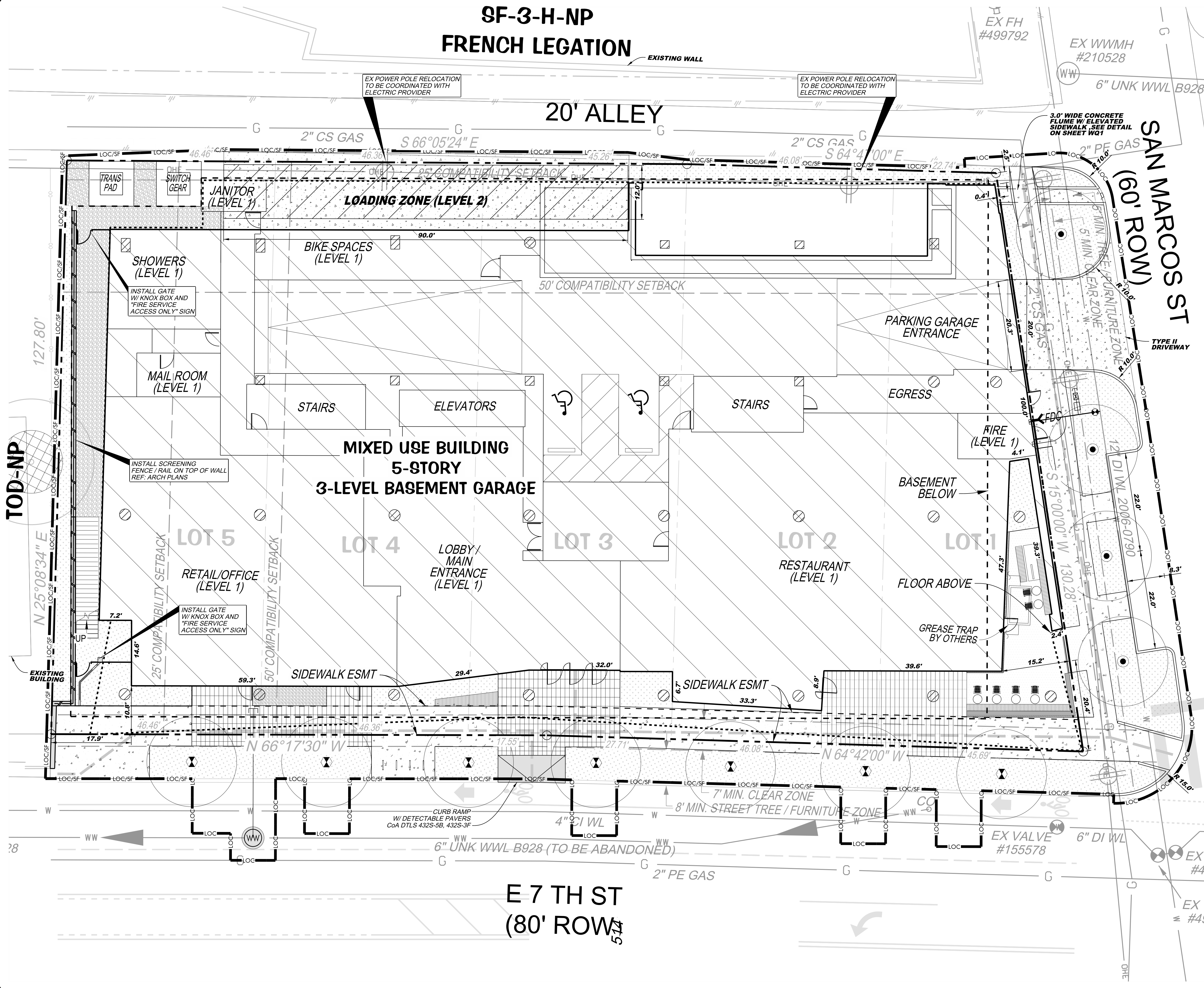
	ZONING	LAND USES
<i>Site</i>	TOD-NP	Vacant
<i>North</i>	SF-3-H-HD-NP	French Legation
<i>South</i>	TOD-NP	East 7 th then Commercial and vacant
<i>East</i>	TOD-NP	Single-family residential
<i>West</i>	TOD-NP	San Marcos Street then Commercial

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
East 7 th Street	80 feet	37 feet	Core Transit Corridor
San Marcos	60 Feet	25 feet	Urban

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Association for an Improved Neighborhood
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Organization of Central East Austin Neighborhoods
 Plaza Saltillo TOD Staff Liaison
 Preservation Austin
 SELTexas
 Sierra Club
 Austin Regional Group
 Waterloo Greenway



LEGEND :

- BASEMENT OUTLINE
- - - BUILDING OVERHANG
- - - ACCESSIBLE ROUTE
- △ SIDEWALK
- BIKE RACK
- BENCH
- LIGHT POLE
- TREE AND GRATE
- COLUMNS
- LOC — LIMITS OF CONSTRUCTION
- LOC/SF — LIMITS OF CONSTRUCTION /SILT FENCE
- SAVED TREE
- HALF CRITICAL ROOT ZONE

- NOTE:**
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH PLAZA SALTILLO REGULATING PLAN SECTION 4.6.2 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 4.6.2.E.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - THIS SITE IS COMPOSED OF FIVE (5) LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. UDA DOC #

811
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SITE PLAN RELEASE

FILE NUMBER: SP-2019-0591C EXPIRATION DATE: _____
CASE MANAGER: RANDY ROUDA APPLICATION DATE: Dec. 20, 2019
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Development Services Department
DATE OF RELEASE: _____ Zoning: TOD-NP
Rev. No. 1 Correction No.1
Rev. No. 2 Correction No.2
Rev. No. 3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

924 E. 7TH STREET DEVELOPMENT
924 E 7TH ST, AUSTIN, TX 78702
SITE PLAN

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DRAWING NAME: _____

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

JOB NUMBER: A530-1001
SP1
SHEET NO. 8 OF 34 SHEETS



Subject Tract



Base Map

CASE#: SP-2019-0591C
LOCATION: 924 E 7th St.



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.