

C-2/1-P



1010 Clermont

August 10, 2020

Purpose

- Seeking variance from LDC Section 25-8 Appendix A

REASON

- The triangular shape of the remaining portions of the lots after TxDOT right-of-way purchase for IH 35 severely limits the size of the site and therefore the portion of the site that can be used for parking. The Waterfront Overlay also limits impervious cover to 70 percent, well below the 90 percent allowed by zoning.
- Other lots on the block are rectangular shaped whereas this site is at the end of the block that had TxDOT right-of-way purchased for construction of IH 35. Approximately 47.5 percent of the original lots was purchased by TxDOT.

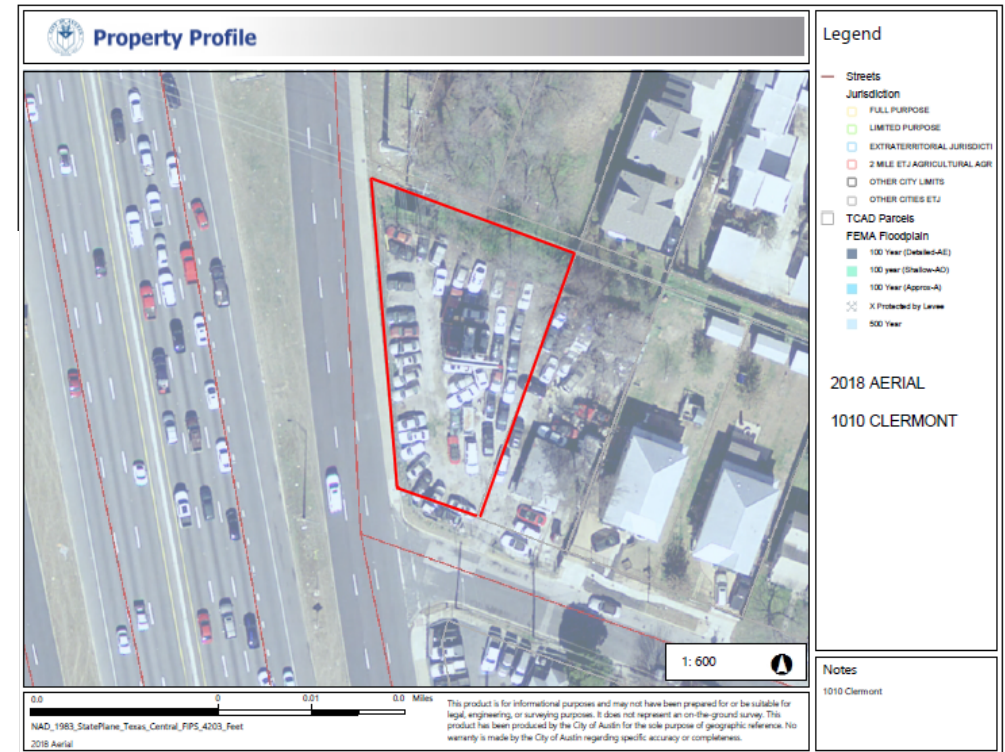
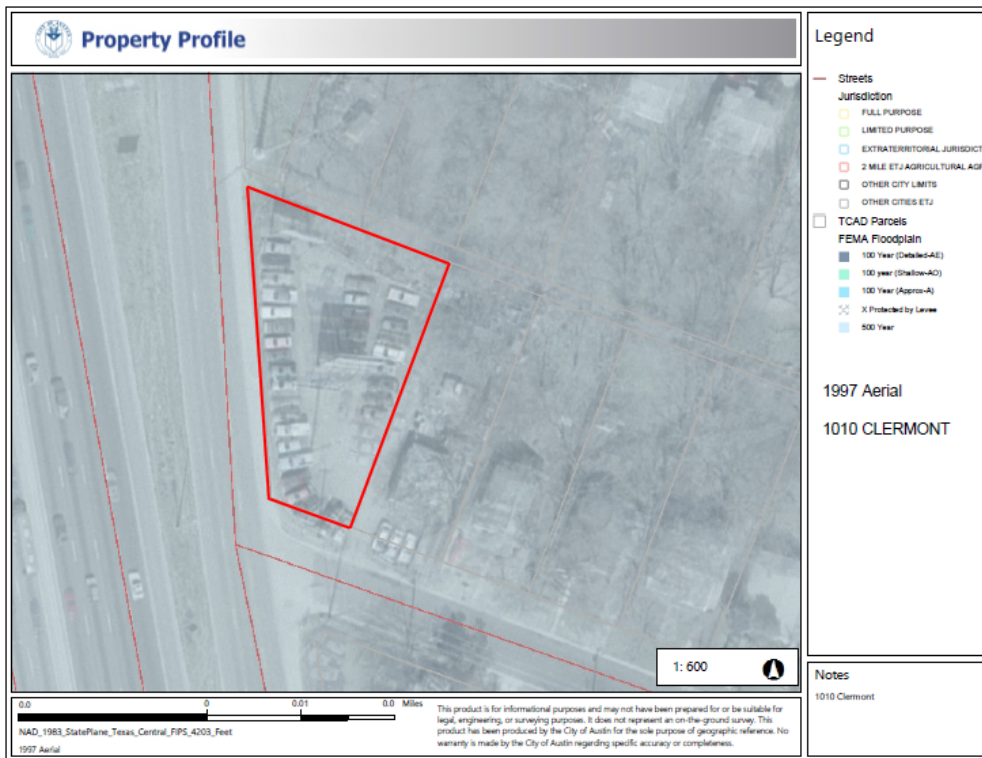
INFORMATION

- Area Character
 - The site is on the IH 35 frontage road and is adjacent to commercial property, the site is zoned to allow administrative office use so will not affect the adjacent uses. The adjacent properties are zoned for commercial uses.

INFORMATION

- Parking
 - The small administrative office building will not generate high traffic volumes and the location on IH 35 frontage road in downtown will facilitate alternate mobility options. A shower will be provided for tenant use to facilitate bicycle riding and alternate transportation options.
 - There are 11 parking spaces on the site, so 73 percent of the required parking is provided. The building is small enough to use City of Austin Resource Recovery for trash collection on Clermont Avenue, and Clermont Avenue has parking on both sides of the street.
 - The project includes a 10-foot wide shared use path along IH-35 frontage road to facilitate pedestrian and bicyclist access to the site from adjacent streets without entering the traffic lanes. A shower will be provided for tenant use.
 - The zoning ordinance for the property restricts the allowable uses by listing over 30 prohibited uses, including medical offices, general retail sales, consumer convenience services, restaurants, software development and all automotive related uses.

Site previously used as used car sales lot with billboard in center and other signage.



Google Maps 1010 Clermont Ave



Image capture: Jun 2018 © 2020 Google

Austin, Texas



Street View



STREET VIEW FROM 2018

Google Maps 30 N Interstate 35 Frontage Rd



Image capture: Jan 2020 © 2020 Google

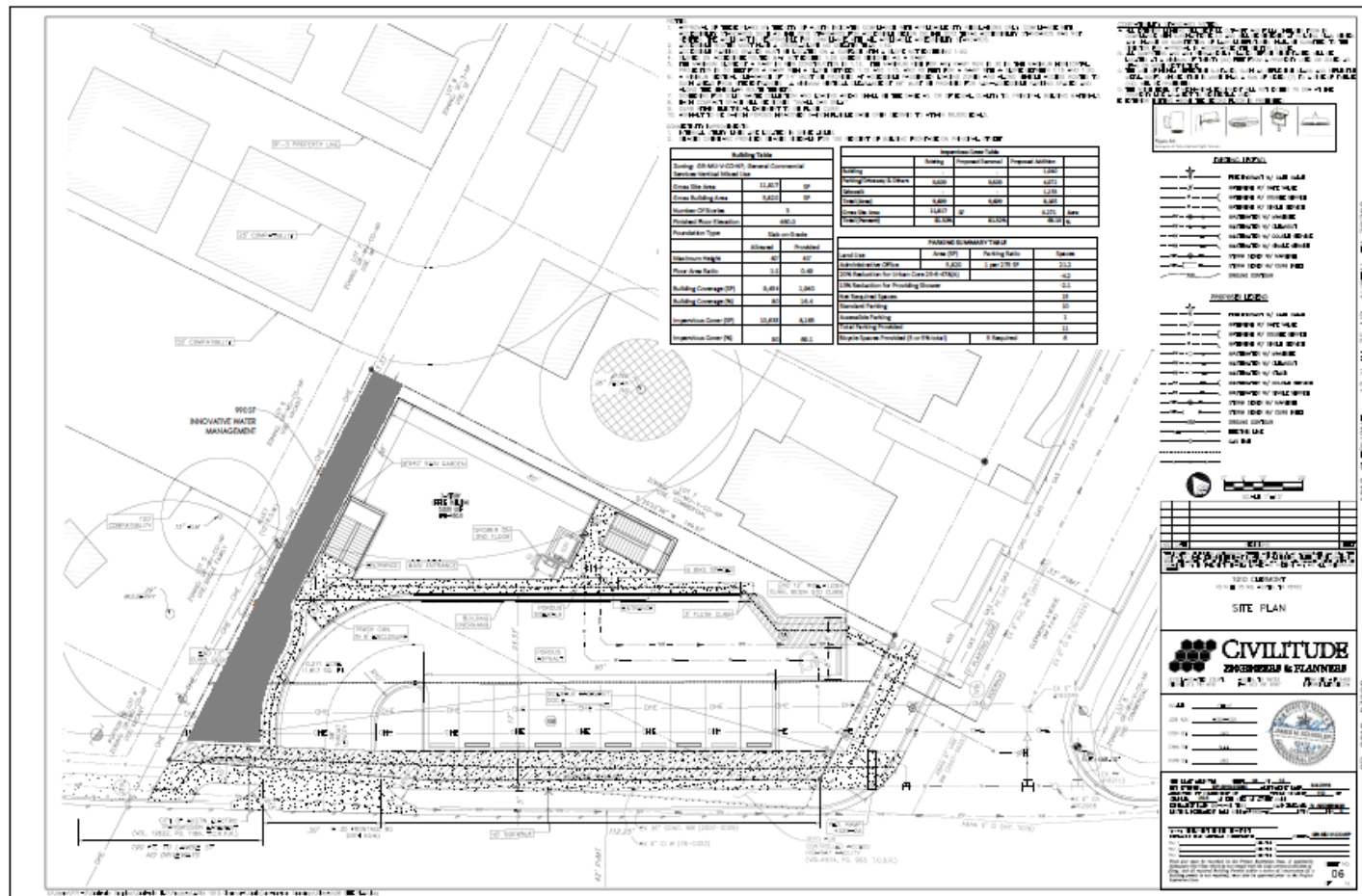
Austin, Texas

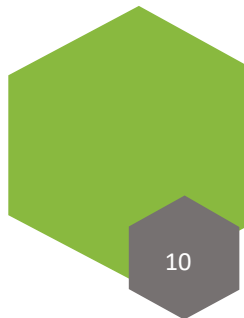
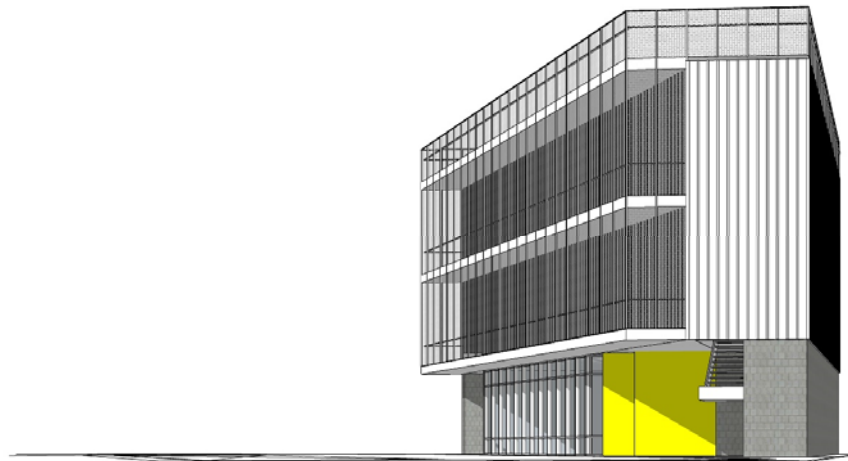
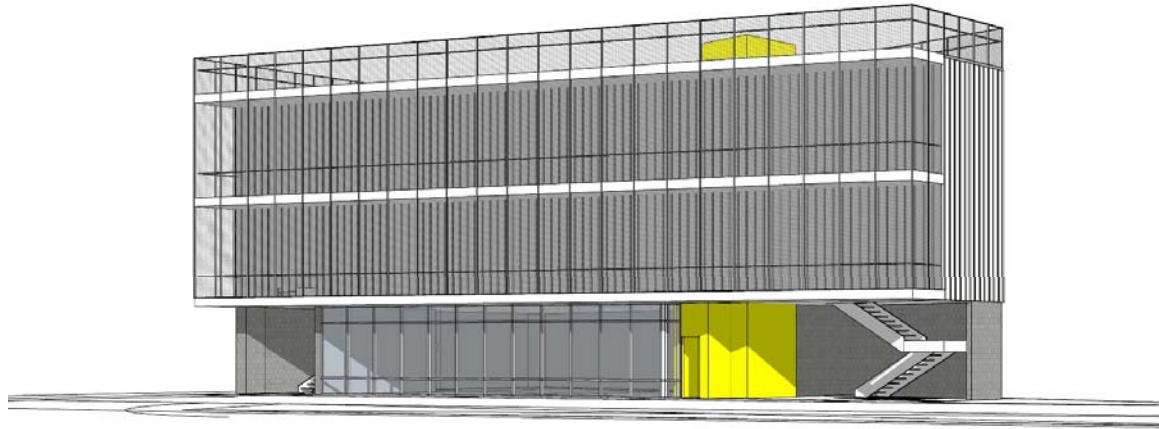


Street View



STREET VIEW FROM 2020







CIVILITUDE
ENGINEERS & PLANNERS

Questions?