5700 Grover Ave. and 5612 Roosevelt Ave.

Variance Request - Multifamily

C15-2021-0096 Board of Adjustment October 11, 2021 David Hartman

Project Overview

4.135 acres, comprised of former Dart Bowl bowling alley at 5700 Grover Avenue and a vacant lot at 5612 Roosevelt Avenue.

August 2021 City Council approved rezoning Ordinance No. 20210826-099 that zoned the property MF-6-CO-NP.

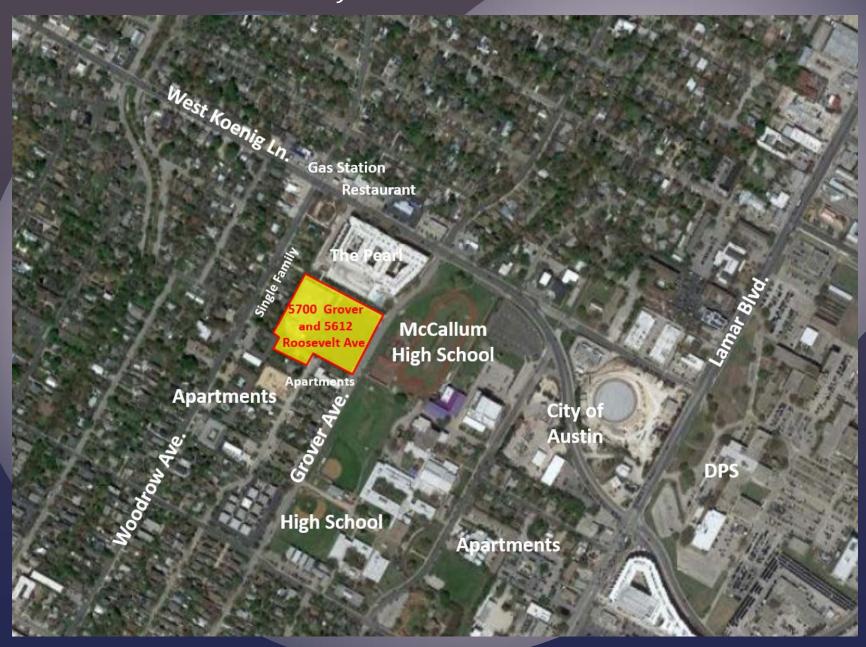
Proposed Recreational Trail connects Woodrow Pocket Park/Recreational Trail to Roosevelt Avenue and Theckla Terrace.

Voluntary 10% affordable housing, via recorded Private Restrictive Covenant with Habitat/HomeBase.

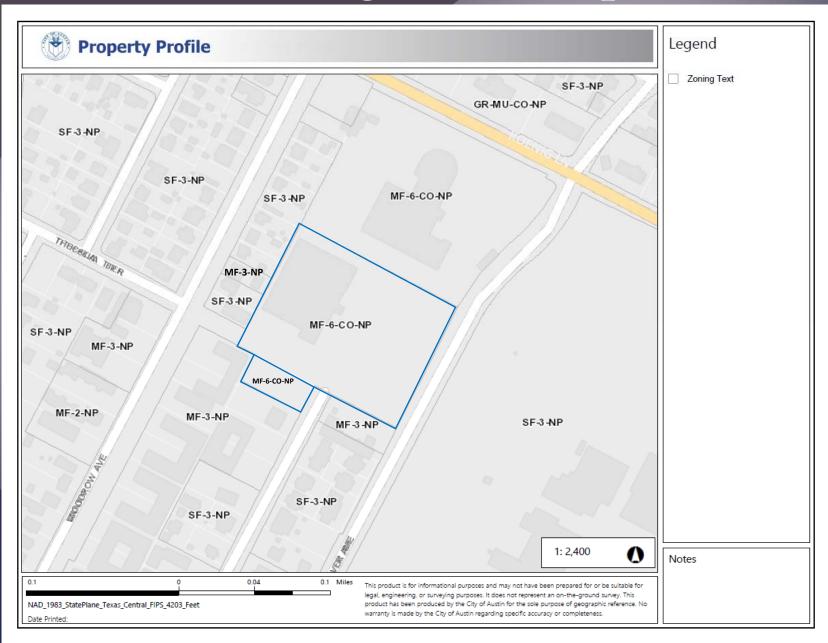
Requesting following variances:

- Maximum 8' fence height along the western Property line adjacent to single family housing along Woodrow Avenue per agreement with Brentwood Neighborhood Association, and
- Compatibility height standards related to adjacent McCallum High School tennis courts/running track/sports field located to the east of the Property along Grover Avenue.

Project Location



Zoning Area Map



E-2/5-PRESENTATION

Compatibility Constraints PCAS PC6675AT739 P-6332 P.O. BOX 3835 EAST 2833 CGAM PARK, EAST 28330 PH-PC (SIG) 356—652 FAX (SIG) 930—7852 LEGEND SF-3-NP AVENUE SF-3-NP WOODROW , SF-3-NP GROVER AVENUE AUSTIN, TEXAS SF-3-NP AVENUE PROPOSED 5700 GROVER MF DEVELOPMENT 5700 MF-3-NP 4.1 ACRES ±300 MF UNITS GROVER SF-3-NP ZONING AND COMPATIBILITY EXHIBIT SF-3-NP THECKLA TERRACE AVENUE MF-3-NP MF-3-NP ROOSEVELT 5 SF-3-NP

E-2/6-PRESENTATION

Compatibility Triggered by SF-3 Zoning to East McCallum High School (Tennis Courts/Running Track/Baseball Field)



Property Constraints

