

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

**CASE NUMBER:** SP-2021-0321C **PLANNING COMMISSION**  
**HEARING DATE:** September 27, 2022

**PROJECT NAME:** Gillis & Casey Residences

**ADDRESS:** 4315 Gillis Street

**COUNCIL DISTRICT:** 5

**OWNER:** Urban Gravity, LLC (512) 259-6877  
8733 Shoal Creek Blvd.  
Austin, TX 78757

**ENGINEER:** Civiltude LLC (Alejandra Flores) (512) 761-6161  
5110 Lancaster Ct  
Austin, TX 78723

**CASE MANAGER:** Kate Castles (512) 978-4555  
[Kate.Castles@austintexas.gov](mailto:Kate.Castles@austintexas.gov)

**NEIGHBORHOOD PLAN:** South Manchaca Neighborhood Plan Area

**PROPOSED DEVELOPMENT:**

The applicant is proposing to redevelop existing single-family residential land uses on three tracts of one lot zoned LO-MU-V-CO-NP and MF-2-NP into a 10-unit multi-family residential land use. There are five existing residential buildings on the site, which would be demolished. The applicant is proposing to build three (3) two-story residential units with habitable attics and seven (7) three-story residential units. The gross floor areas of the units range from 1,680 square feet to 2,746 square feet. All units have at least 3 bedrooms, double car garages, and private pools. The site will have a single driveway accessing Gillis Street and will provide rain gardens, landscaping, on-site bicycle parking, and public sidewalk improvements on 0.75 acres. Two waivers from compatibility setback requirements are being requested.

**DESCRIPTION OF WAIVERS:**

The applicant is requesting a waiver from § 25-2-1063(B)(1), which requires a structure setback of 25 feet from property zoned as SF-5 or more restrictive. A retaining wall, bicycle rack, driveway, two pools, and one residential unit are located within the 25-foot compatibility setback from the property line of the SF-3-NP zoning district located to the east. The retaining wall is currently located approximately 11 feet from the adjacent property line of the SF-3-NP zoning district.

The applicant is also requesting a waiver from § 25-2-1067(F)(2), which requires an intensive recreational use, including a pool, to be at least 50 feet from property zoned as SF-5 or more restrictive. Two pools are located within the 50-foot compatibility setback from the property line of the SF-3-NP zoning district located to the east. The pool associated with Building 1 is located approximately 12 feet from the adjacent property line of the SF-3-NP zoning district.

**SUMMARY STAFF RECOMMENDATION:**

While zoned as SF-3-NP, the adjacent property immediately to the east is developed as religious assembly

use. The adjacent property to the north is zoned GR-NP and developed as automotive repair services use. Of the remaining block, one single family house is developed further north, and the rest of the block contains commercial uses. The adjacent block to the west is similar, containing multi-family apartment across Gillis Street to the west and commercial uses to the north. The blocks to the south across Casey Street contain single-family, duplex, and multi-family residential uses.

Ordinance No. 20060608-098 rezoned the northern portion of the property from SF-3 to LO-MU-CO in 2006 and prohibited medical office use. The South Manchaca Neighborhood Planning Area Ordinance (Ord. 20141106-087) did not place any additional restrictions or conditional overlays on the site beyond what the LDC requires, and the NPA's Future Land Use Map identifies this site for "Neighborhood Transition." As stated in the neighborhood plan, "Neighborhood Transition districts in particular present an opportunity to incorporate more missing middle housing types that are compatible with the neighborhood." The proposed development is also consistent with Imagine Austin's goals of creating complete communities with compact and connected development that creates economically mixed and diverse neighborhoods with a range of housing options.

Compatibility can be triggered by a zoning district or by a land use. For this site, compatibility setbacks are triggered by an adjacent zoning district only, as the adjacent land use is religious assembly. Based on these findings and proposed design of the project, staff recommends approval of the two requested compatibility variances.

The site plan complies with all other compatibility standards, such as lighting, screening, and building heights.

#### PROJECT INFORMATION

<b>TOTAL SITE AREA</b>	32,664.05 sq. ft.	0.750 acres	
<b>EXISTING ZONING</b>	LO-MU-V-CO-NP, MF-2-NP		
<b>WATERSHED</b>	Williamson Creek (Suburban)		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance		
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required		
<b>CAPITOL VIEW CORRIDOR</b>	None		
<b>PROPOSED ACCESS</b>	Gillis Street		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	LO-MU-V-CO-NP: 0.70:1 MF-2-NP: -	LO-MU-V-CO-NP: 0.14:1 MF-2-NP: 0.16:1	<b>LO-MU-V-CO-NP: 0.69:1 MF-2-NP: 0.76:1</b>
<b>BUILDING COVERAGE</b>	LO-MU-V-CO-NP: 50% MF-2-NP: 50%	LO-MU-V-CO-NP: 13.8% MF-2-NP: 15.8%	<b>LO-MU-V-CO-NP: 39.3% MF-2-NP: 29.7%</b>

<b>IMPERVIOUS COVERAGE</b>	LO-MU-V-CO-NP: 70% MF-2-NP: 60%	LO-MU-V-CO-NP: 24.3% MF-2-NP: 24.0%	<b>LO-MU-V-CO-NP: 48.1% MF-2-NP: 58.8%</b>
<b>PARKING</b>	20		<b>20</b>

**COMPATIBILITY:**

The site is subject to Compatibility Standards due to the SF-3-NP zoning district to the east.

§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(A) This section applies to a site that has:

- (1) an area that exceeds 20,000 square feet; or
- (2) a street frontage that exceeds 100 feet.

(B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

§ 25-2-1067 - DESIGN REGULATIONS.

(F) An intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO-MU-V-CO-NP, MF-2-NP	Single-family residential
<i>North</i>	GR-NP	Automotive Repair Services
<i>South</i>	SF-3-NP	Casey Street, then Single-family residential
<i>East</i>	SF-3-NP	Religious Assembly
<i>West</i>	GR-NP	Gillis Street, then Multi-family residential

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Gillis Street	50 feet	30 feet	Local City Street
Casey Street	60 feet	30 feet	Local City Street

**NEIGHBORHOOD ORGANIZATIONS:**

- |                                     |   |
|-------------------------------------|---|
| Austin Independent School District  | Preservation Austin                           |
| Austin Lost and Found Pets          | SeTexas                                       |
| Austin Neighborhoods Council        | Sierra Club, Austin Regional Group            |
| Friends of Austin Neighborhoods     | South Austin Neighborhood Alliance (SANA)     |
| Go Austin Vamos Austin 78745        | South Manchaca Neighborhood Plan Contact Team |
| Homeless Neighborhood Association   | Southwood Neighborhood Association            |
| Neighborhood Empowerment Foundation | TNR CVP- Travis County Natural Resources      |
| Onion Creek Homeowners Association  |   |



**CIVILITUDE**  
ENGINEERS & PLANNERS

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Firm Registration #12469 info@civiltude.com  
www.civiltude.com

August 31, 2022

**To: Kate Castle**  
**Development Services Department**

**Re: Compatibility Setback Waiver**  
**4315 Gillis St (SP-2021-0321CS)**  
**4315 Gillis St, Austin, TX 78704**

Dear Ms. Castle,

On behalf of our client, Zach Savage Homes, we are submitting a waiver request for the 4315 Gillis St project. We are requesting the following waiver to the Land Development Code to make the project feasible:

**Request: Allow a reduction of the 25' no build setback to 11' [LDC 25.2.1063(B)] and allow a swimming pool to be 12' from the adjoining SF-3 lot [LDC 25.2.1067(F)]**

§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

§ 25-2-1067 – DESIGN REGULATIONS

(F) An intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

The site is composed of 3 tracts of land adding up to approximately 0.75 acres. Out of the total site area, 0.28 acres are zoned as MF-2 and 0.47 acres are zoned LO-MU-V-CO-NP. To the immediate east of the site are SF-3 zoned properties (religious assembly use) and to the immediate north are GR-NP zoned properties (commercial use – Auto Repair Shop). The property to the East being zoned as SF-3 creates the requirement for a 25' compatibility setback which does not allow for construction in the first 25' off the property line and does not allow for a swimming pool (considered an intensive recreational use) 50' off the property line.

In order to properly drain the proposed development the site must be graded to drain from east to west. This requires fill to be placed across a large portion of the site and creates the need for a continuous 3' retaining wall which is approximately 11' from the adjacent property line. The need for the retaining walls within 25' of the property stems from the site needing to meet water quality and detention requirements on-site and to allow for a single site discharge location to the adjacent right-of-way.

It should be noted that the SF-3 lot which the compatibility setbacks are triggered by is currently a religious assembly facility and, based on historical aerial imagery, has been a religious facility since the early 1970's. The proposed development is within the South Manchaca Neighborhood Planning Area. Per the South Austin Combined Neighborhood Plan, the site is within the Neighborhood Transition zone which, per the neighborhood planning document, prioritizes residential housing at a higher density than in the adjacent residential core. The desire for denser residential development in this area and the restrictions imposed by the LDC's compatibility requirements are in direct contrast with each other. The proposed development aligns with the intent of the neighborhood planning document.

We would like to request that the compatibility standards are modified to reduce the structure setback from 25' to 11' and allow a swimming pool to be used for a private single-family home 12' from the property triggering compatibility. Attached to this letter is the proposed dimensional site plan.

We believe this request does not disrupt the neighborhood's feel and meets the intent of the code, such that no high density or commercial developments occur in proximity to a single-family lot.

Please accept this letter as our official request. If you have any questions, please call us at 512-761-6161.

Sincerely,



Will Taylor, P.E.  
Project Engineer







APPENDIX Q - 2 IMPERVIOUS COVER

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

IMPERVIOUS COVER ALLOWED AT 60.00 % X GROSS SITE AREA = 0.45 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY TOTAL ACERAGE 15-20% = 0.00 X 10% = 0.00

PROPOSED TOTAL IMPERVIOUS COVER TOTAL PROPOSED IMPERVIOUS COVER = 0.41 ACRES = 54.9% %

PROPOSED IMPERVIOUS COVER ON SLOPES

Table with columns: SLOPE CATEGORIES, ACRES, IMPERVIOUS COVER, % OF CATEGORY. Rows for 0-15%, 15-25%, 25-35%, OVER 35%.

TOTAL SITE AREA 0.75 ACRES

BUILDING SUMMARY TABLE with columns: Building No., Use, SF, # Stories, Height, FFE, Sprinkler System, Foundation Type, Gross Floor Area (SF, % of GSA).

\* - INDICATES THIRD FLOOR IS A HABITABLE ATTIC AND NOT COUNTED TOWARDS BUILDING GROSS SF

PARKING SUMMARY TABLE with columns: Land Use, Quantity, Parking Ratio, Required Spaces.

SITE DATA TABLE with columns: Gross Site Area, Net Site Area, Proposed Use, Overall Building Coverage, Overall Impervious Cover, Overall Gross SF, Overall FAR, Open Space.

SITE DATA BY ZONING DISTRICT with columns: Area, MF-2, LO-MU-V-CO-NP, Max Allowed, Proposed, Density, Building Coverage, Impervious Cover, Gross SF, FAR.

DOWNSPOUTS: ALL UNITS MUST HAVE DOWNSPOUTS DIRECTING FLOW INTO THE PROPOSED PRIVATE DRIVEWAY.

NOTES:

- 1. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY... 2. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50... 3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50... 4. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP... 5. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12... 6. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES... 7. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE SAME AS, OR OF EQUAL QUALITY AS PRINCIPAL BUILDING MATERIAL... 8. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH MLK TOD REGULATING PLAN SECTION 4.6... 9. MINIMUM VERTICAL CLEARANCE OF AN ACCESSIBLE ROUTE SHALL BE 80 INCHES... 10. ALL SEEDING TO BE APPLIED AS HYDROSEED WITH TACKIFIER WITHIN AND ADJACENT TO THE CEF SETBACK... 11. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS... 12. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED... 13. EACH BUILDING FOOTPRINT REPRESENTS THE MAXIMUM POTENTIAL DEVELOPMENT. ACTUAL DEVELOPMENT MAY BE THE SAME OR LESS THAN WHAT ITS SHOWN.

FIRE PROTECTION NOTES:

- 1. A WOOD PANEL FENCE DETAIL IS PROVIDED ON THE SITE DETAIL SHEET. DUE TO THE FENCES BEING OVER 4FT IN HEIGHT, A MAN GATE MUST BE PROVIDED ON THE BACKSIDE OF BUILDINGS IN ORDER FOR FIRE ACCESS TO BE MET. SHOULD THE PROPOSED FENCE/GATE DETAIL CHANGE, A SITE PLAN CORRECTION WILL BE REQUIRED.

BUILDING ACCESSIBILITY STANDARDS NOTES:

- ALL GROUND-FLOOR-LEVEL UNITS OR UNITS ACCESSIBLE BY ELEVATOR MUST BE ADAPTABLE (A FAIR HOUSING ACT FEDERAL REQUIREMENT)... • 10% OF ALL MULTI-FAMILY UNITS MUST BE ACCESSIBLE, BUT GRAB BARS DO NOT NEED TO BE INSTALLED UNTIL A PROSPECTIVE OR CURRENT RESIDENT REQUESTS INSTALLATION... • AN ACCESSIBLE ROUTE IS REQUIRED TO CONNECT THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE AND ADAPTABLE FIRST FLOOR UNITS AND COMMON AREAS... • ACCESSIBLE ENTRANCES, DOORWAYS, AND BATHROOMS ARE REQUIRED IN THE FIRST FLOOR UNITS... • SAFE REFUGE AREAS ARE REQUIRED FOR ACCESSIBLE UNITS THAT ARE LOCATED ABOVE THE FIRST FLOOR (PARTICULARLY IN BUILDINGS WITH ELEVATORS)... • THE BUILDING CODE AND FAIR HOUSING ACT REQUIRE 2% OF TOTAL PARKING SPACES TO BE ACCESSIBLE. IF TENANTS REQUEST ADDITIONAL ACCESSIBLE PARKING SPACES, OWNERS MUST INSTALL SIGNAGE AND RESTRIPE AT NO COST TO THE TENANT. APPLICANTS ARE NOT REQUIRED TO MAKE MORE THAN 10% OF SPACES ACCESSIBLE.

ROLL-OUT TRASH CONTAINER NOTES:

- TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS... • SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.

COMPATIBILITY STANDARD NOTES:

- A. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (LDC § 25-2-1064). SECURITY LIGHTING IS NOT REQUIRED TO BE HOODED OR SHIELDED (ILA § 2.6). B. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE (LDC § 25-2-1067). C. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (LDC § 25-2-1067). D. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

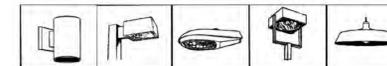


Figure 34: Examples of fully-shielded light fixtures.

APPROVAL STAMP area with grid lines.

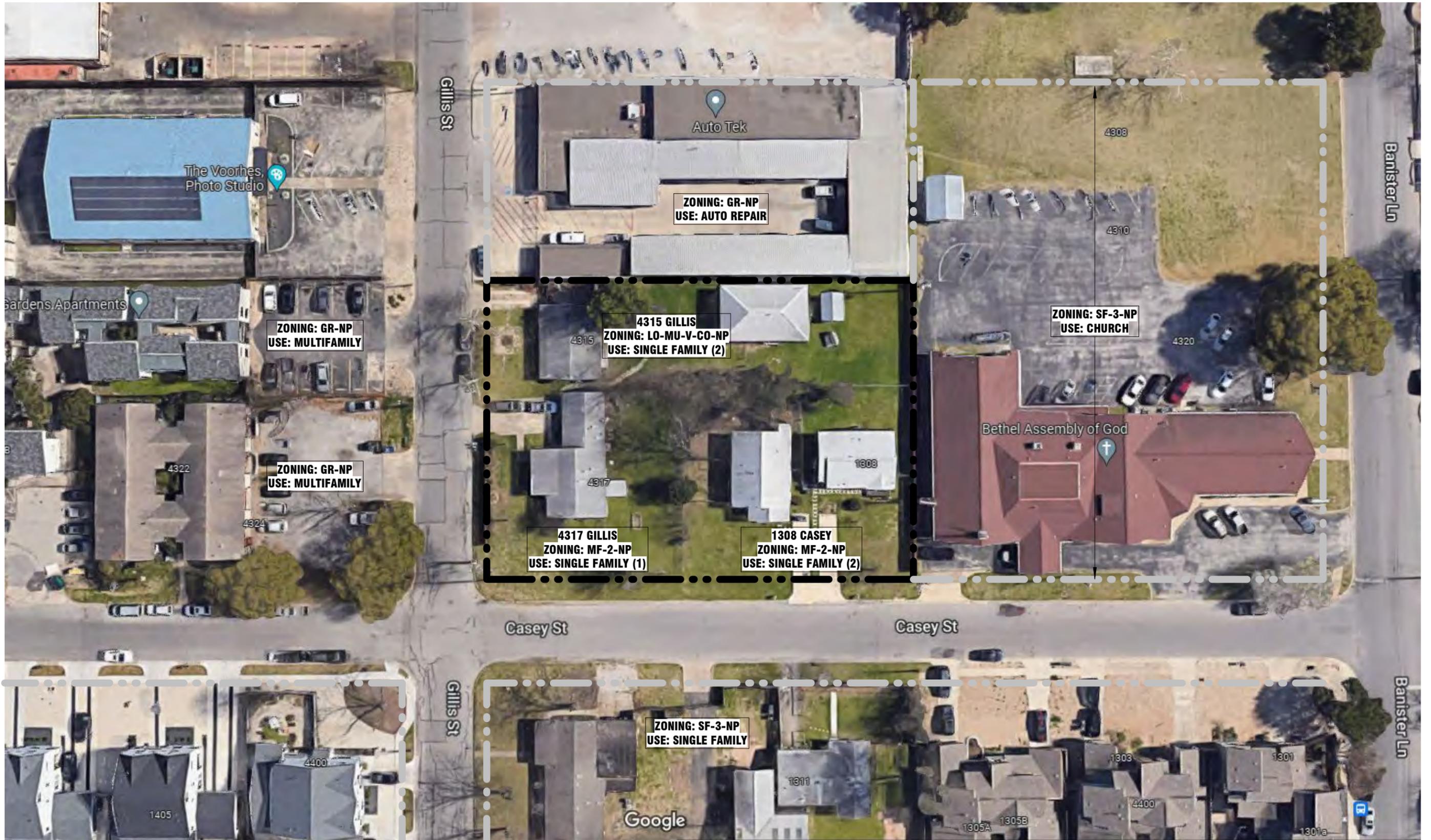
Table with columns: NO., DATE, REVISIONS, SHEET.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

GILLIS & CASEY RESIDENCES 4315 GILLIS ST, AUSTIN, TEXAS 78704 SITE PLAN TABLES AND NOTES

CIVILITUDE ENGINEERS & PLANNERS logo and contact information: 5110 LANCASTER CT, AUSTIN, TX 78723, FIRM REG # F12469, INFO@CIVILITUDE.COM

Professional Engineer Seal for NHAT M. HO, LICENSED PROFESSIONAL ENGINEER, 119194, dated 09.20.2022. SHEET NO. 08 OF 31



9/17/2022 8:04:49 AM

**LLVLL**  
 DESIGN BUILD INFO@LLVLL.WORK  
 512.565.0016

PRELIMINARY  
 Not for regulatory approval,  
 permitting, or construction.  
 W Travis Lucy TX 21664  
 09/15/22

# Gillis Casey Residences

Planning & Zoning Hearing  
**01**



Proposed Variance:  
25' "No Build Zone"  
reduction to 17'

# Gillis Casey Residences



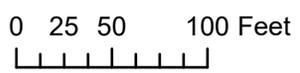
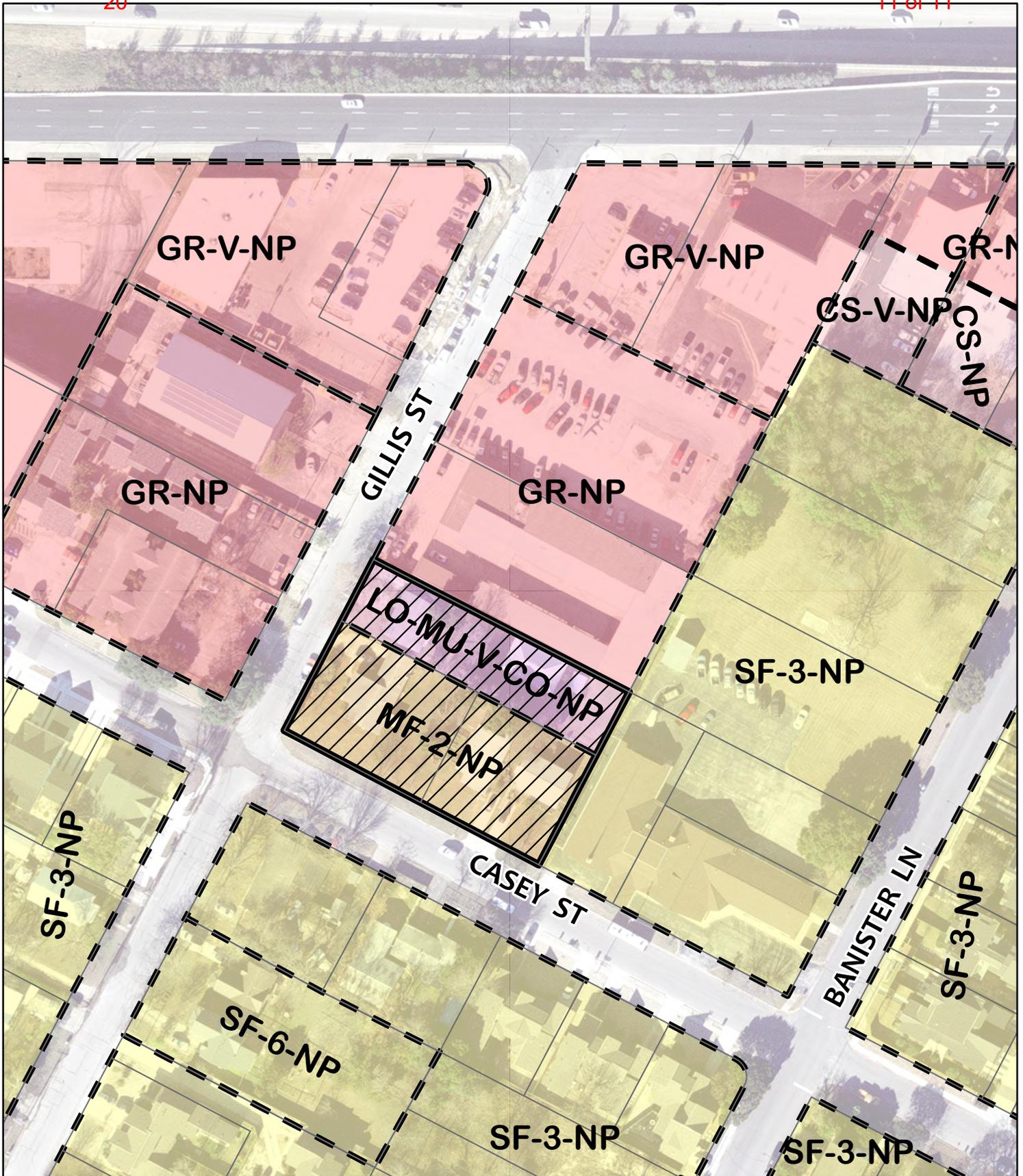


2 Site Elevation - North  
 1/16" = 1'-0" 03

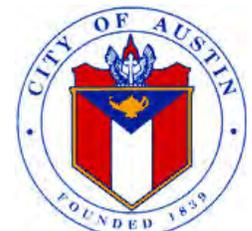


1 Site Elevation - South  
 1/16" = 1'-0" 03

9/17/2022 8:04:56 AM



CASE#: SP-2021-0321C  
 ADDRESS: 4315 Gillis St.  
 CASE NAME: Gillis & Casey Residences  
 MANAGER: Kate Castles



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