

AGENDA



Thursday, June 8, 2006

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**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL
ACTION**

ITEM 63

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of a two story single family residence at 3202 Greenlee Drive, Austin, TX.

Amount and Source of Funding:

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

Additional Backup Material

(click to open)

No Attachments Available

For More Information: Sylvia Benavidez, 974-2522; Joi Harden, 974-3345

Prior Council Action:

Boards and Commission Action:

On March 9, 2006 the City Council adopted development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. Under Part 5(D)(5) of the ordinance regarding minimum and maximum front yard setbacks, for a building permit to be issued to construct single-family, single family attached, two-family, secondary apartment, and duplex structures for a lot on a block face on which four or more lots are developed for a use described in Subsection (B):

- (a) the lot with the principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principals structures on the remaining lots minus ten percent of the distance of that average; and
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant, the development proposed by the applicant will not adversely affect public health, safety and welfare, and waiving the regulations will not have a substantially adverse impact on neighboring properties.

Applicant Mr. Copp is requesting a waiver from Ordinance No. 20060309-058 in order to

construct a two story single family residence at 3202 Greenlee Drive based on a front yard setback of 165 feet. The average of the maximum front yard setback on the block face is 108 feet. The two story structure will have 4328 square feet of gross floor area. The proposed development complies with the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would also comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.