

**ZONING AND PLATTING COMMISSION  
SITE PLAN WAIVER REQUEST REVIEW SHEET**

**CASE NUMBER:** SP-2018-0092C **PC HEARING DATE:** Dec. 4, 2018

**PROJECT NAME:** The Greens on Cooper Lane

**ADDRESS:** 7601 Cooper Lane

**COUNCIL DISTRICT #:** 2

**APPLICANT:** Townbridge Homes (512) 800-4534  
P.O. Box 90638  
Austin, TX 78709

**AGENT:** Thrower Design, (Ron Thrower) (512) 476-4456  
P.O. Box 41957  
Austin, TX 78745

**CASE MANAGER:** Rosemary Avila (512) 974-2784  
[Rosemary.avila@austintexas.gov](mailto:Rosemary.avila@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is proposing to construct 30 condominium units with drives, sidewalks, utilities, a water quality/detention pond, and other associated site improvements.

**DESCRIPTION OF WAIVERS:**

The applicant is requesting a waiver from § 25-2-1063, a person may not construct a structure 25 feet or less from a property in an urban family residence (SF-5) or more restrictive zoning district.

The proposed water quality/detention pond for the condominium development is encroaching into the 25' compatibility setback along the east property line and the north property line. The water quality/detention pond is located 15' from the northern property line and 5' from the eastern property line.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver request. The condominium units are not within the 25' compatibility setback. The site complies with all other compatibility standard requirements, such as lighting, screening, and building heights.

**COMPATIBILITY:**

Section 25-2-1051 states that Article 10 Compatibility Standards apply if a use in a SF-6 or less restrictive zoning district is located on a property across the street from or adjoining a property on which a use is permitted in a SF-5 or more restrictive zoning district is located. That section also states that Development Reserve (DR) zoning district does trigger compatibility standards.

The proposed development is subject to Compatibility standards on the north, east, and west property lines. All buildings, parking and drives meet the setback requirement; the water quality/detention pond is the only structure that triggers the waiver request. The plans call out a 6' privacy fence around the perimeter of the property for screening. The driveway setback is 3' due to the front site width [25-2-1067(H)].

**PROJECT INFORMATION:**

|                                |  |                 |
|--------------------------------|--|-----------------|
| <b>SITE AREA</b>               | 209,500 square feet                          | 4.809 acres     |
| <b>EXISTING ZONING</b>         | SF-6-CO                                      |                 |
| <b>WATERSHED</b>               | South Boggy Creek                            |                 |
| <b>WATERSHED ORDINANCE</b>     | Comprehensive Watershed Ordinance (Suburban) |                 |
| <b>TRAFFIC IMPACT ANALYSIS</b> | Not required                                 |                 |
| <b>CAPITOL VIEW CORRIDOR</b>   | None   |                 |
| <b>PROPOSED ACCESS</b>         | Cooper Lane                                  |                 |
|                                | <b>Allowed</b>                               | <b>Proposed</b> |
| <b>FLOOR-AREA RATIO</b>        | --   | 0.35:1          |
| <b>BUILDING COVERAGE</b>       | 40%  | 19%             |
| <b>IMPERVIOUS COVERAGE</b>     | 55%  | 52.74%          |
| <b>PARKING</b>                 | 60 required                                  | 75              |

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>                      | <b>LAND USES</b> |
|--------------|------------------------------------|------------------|
| <i>Site</i>  | SF-6-CO                            | Condominium      |
| <i>North</i> | SF-2 (front lot) and DR (back lot) | Single Family    |
| <i>South</i> | DR                                 | Single Family    |
| <i>East</i>  | DR                                 | Vacant           |
| <i>West</i>  | Cooper Lane                        | ---              |

**ABUTTING STREETS:**

| <b>Street</b> | <b>Right-of-Way Width</b> | <b>Pavement Width</b> | <b>Classification</b> |
|---------------|---------------------------|-----------------------|-----------------------|
| Cooper Lane   | 60'                       | 20'                   | Residential Collector |

**NEIGHBORHOOD ORGNIZATIONS:**

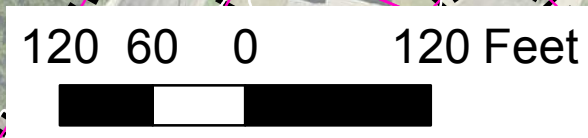
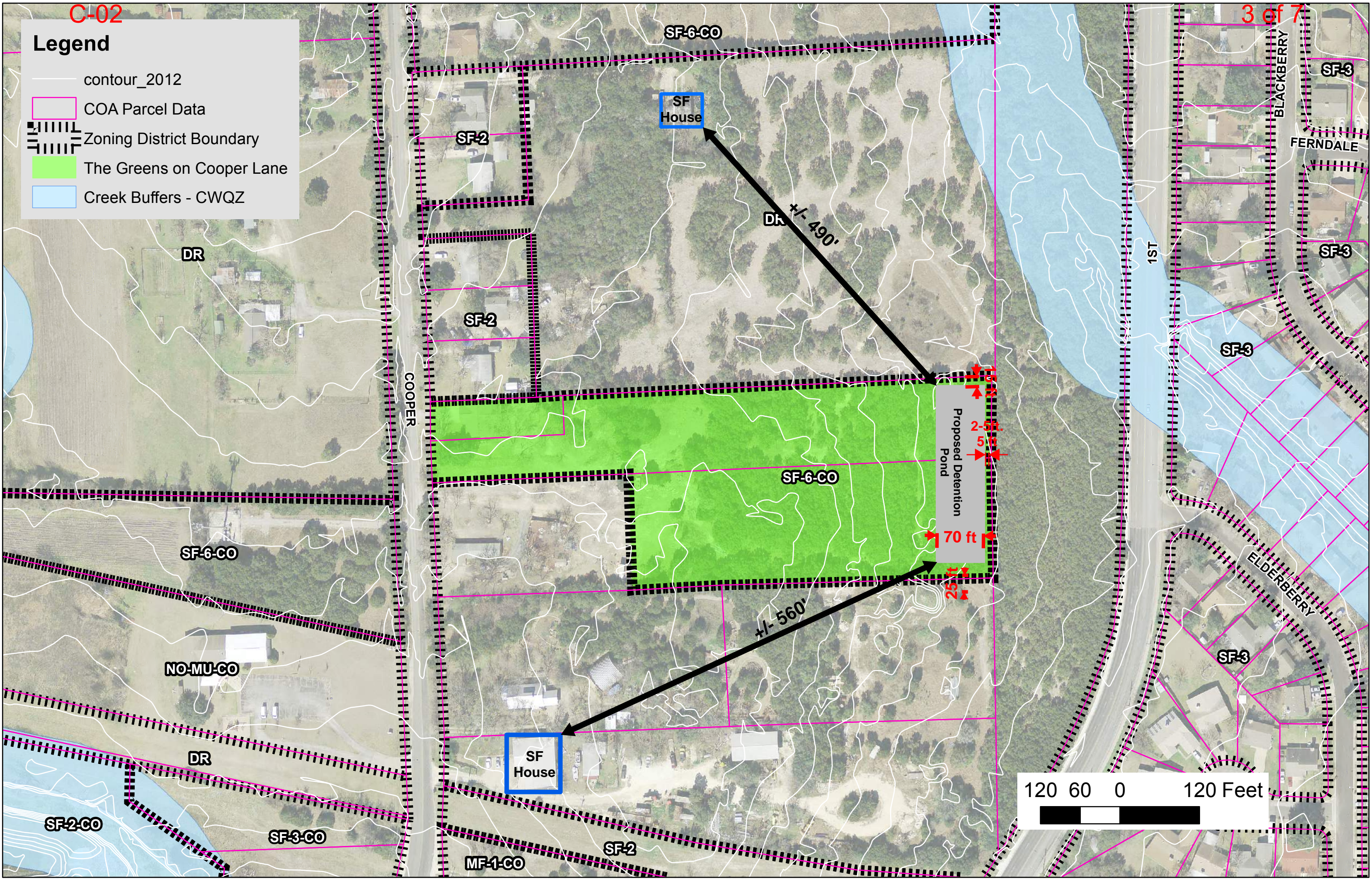
Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Friends of Williams Elementary  
 Go!Austin/Vamos!Austin (GAVA)-78745  
 Homeless Neighborhood Association  
 Matthews Lane Neighborhood Assn.  
 Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.  
 Preservation Austin  
 SEL Texas  
 Sierra Club, Austin Regional Group  
 South Austin Neighborhood Alliance  
 South Boggy Creek Environmental Association  
 South Boggy Creek Neighborhood Association  
 South Park Neighbors



**Legend**

- contour\_2012
- COA Parcel Data
- Zoning District Boundary
- The Greens on Cooper Lane
- Creek Buffers - CWQZ





## *Throuwer Design*

510 S. Congress Avenue, Ste. 207  
P. O. Box 41957  
Austin, Texas 78704  
(512) 476-4456

November 19, 2018

Mr. Rodney Gonzalez, Director  
Development Services Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: The Greens on Cooper Lane – 7601 Cooper Lane  
SP-2018-0092C

Dear Mr. Gonzalez,

This firm represents the landowner and developer for the above referenced project in process with review at the City of Austin. Zoning for the property is SF-6-CO, Townhouse and Condominium Residence, which was completed with Ordinance #20151217-087 (attached) which allows for 30 units with other conditions. The site plan for the property is for a condominium development with 30 residential units and associated parking and drainage.

Topography for the site is gentle sloping conditions from west to east with a nearby offsite drainage way that will accept stormwater runoff from the pond system located at the eastern end of the property. Surrounding zoning is DR, Development Reserve, to the north, south, and east at the eastern end of the property which triggers compatibility standards. The design of the site is compliant to all applicable site development standards for setbacks other than the pond located at the eastern end of the project boundary. A waiver to the compatibility standards is required for the pond walls located on the eastern property line as well as the northern property line to the extent of the wall portions only.

The property to the north is an 8.22-acre tract and has an existing home located +/-490' from the proposed pond. Should that property be rezoned and developed in the future, it is highly likely that their pond would be located adjacent to the proposed pond because of the natural topographic conditions. The property to the east is a narrow strip of land with frontage along S. 1<sup>st</sup> Street and no house exists on that property. To the south of the proposed pond is a 4.708-acre property that appears to have a business operation, but

the house located on the property is +/-560' from the proposed pond. However, the waiver is not sought for the pond wall along the southern property line.

Height of the pond walls is approximately 4'-4.5' at the highest part proximate to the property lines. Dimensionally, the pond walls are located 5' along the eastern property line with drainage infrastructure (grate inlet) within 5' of the eastern property line. There is also buried reinforced concrete pipe buried along that property line as a part of the underground drainage infrastructure. On the north, the pond wall is 15' from the northern property line. Strict compliance to the compatibility standards is a 25' setback.

We respectfully request positive consideration for a waiver to Compatibility Standards section 25-2-1063(B) to allow for a structure within 5' of the east property line and 15' on the north property line the pond wall setbacks based on the above findings and conditions.

To be clear, there is not any request for a setback variance along the southern property line. The location of the pond walls are in compliance to the compatibility standards along the southern property line.

Should you have any questions, please contact me at my office.

Respectfully submitted,

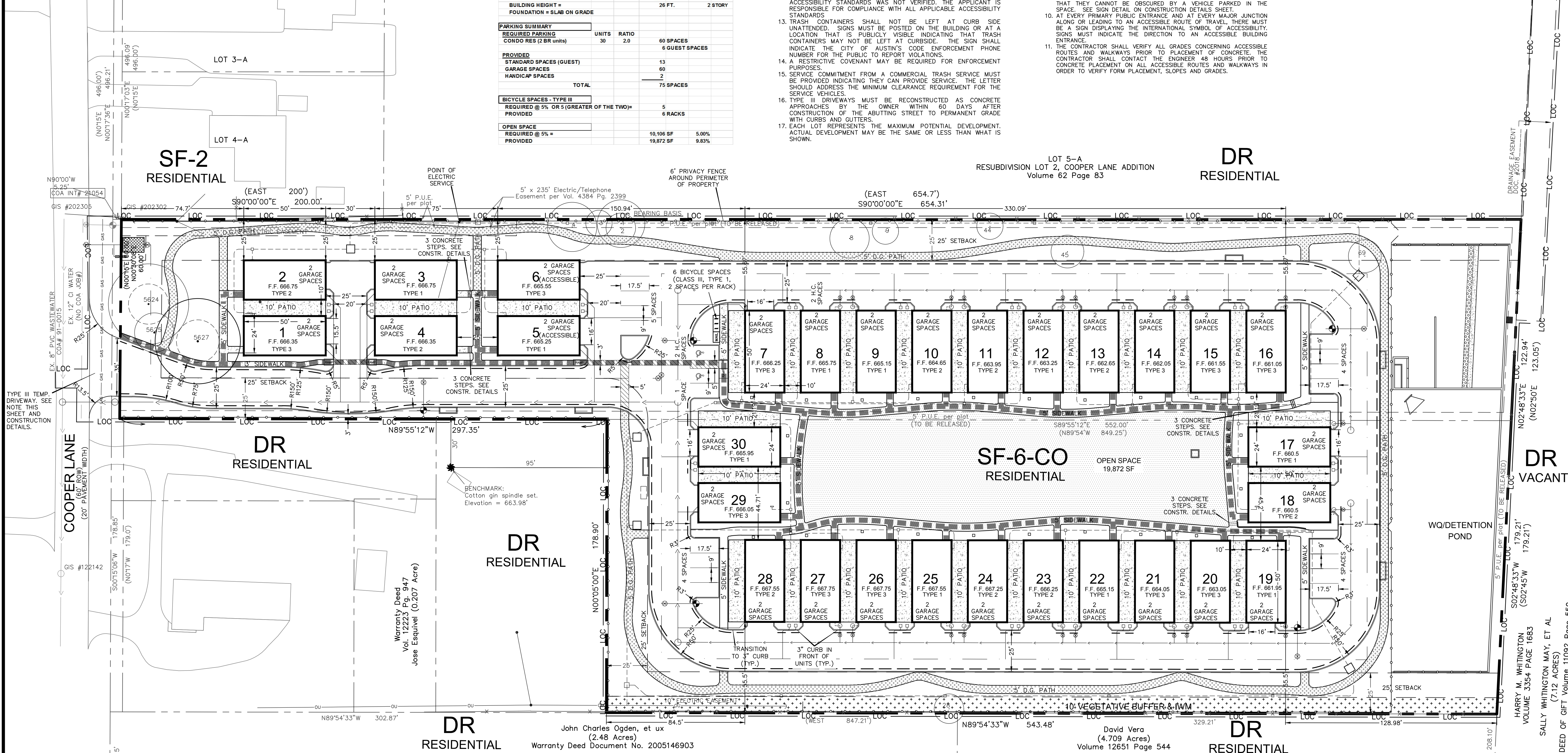
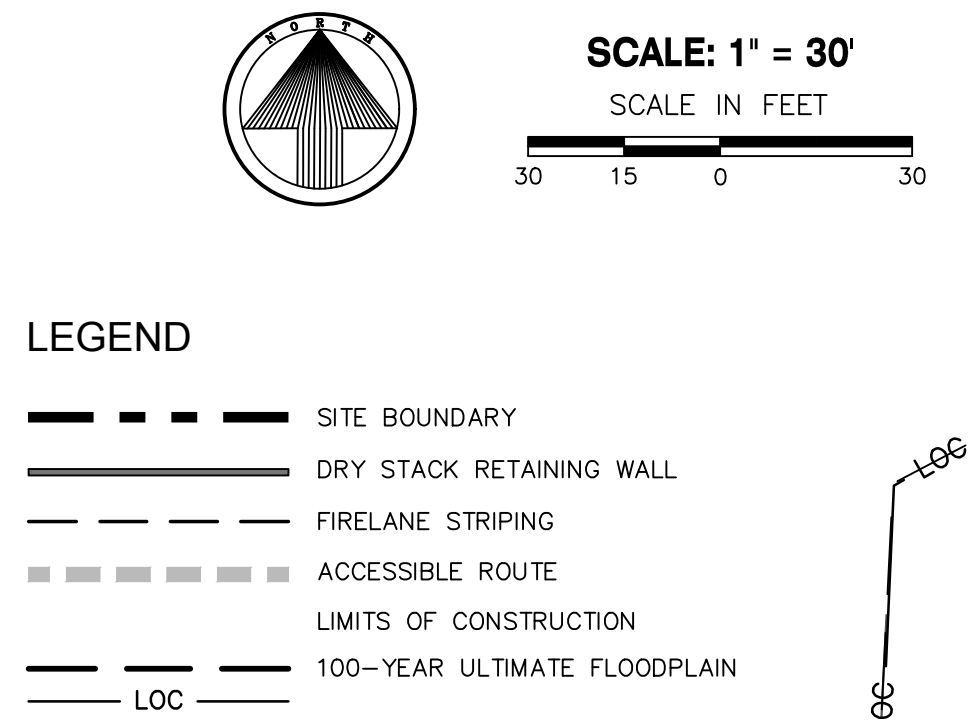
A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower



## ACCESSIBILITY NOTES

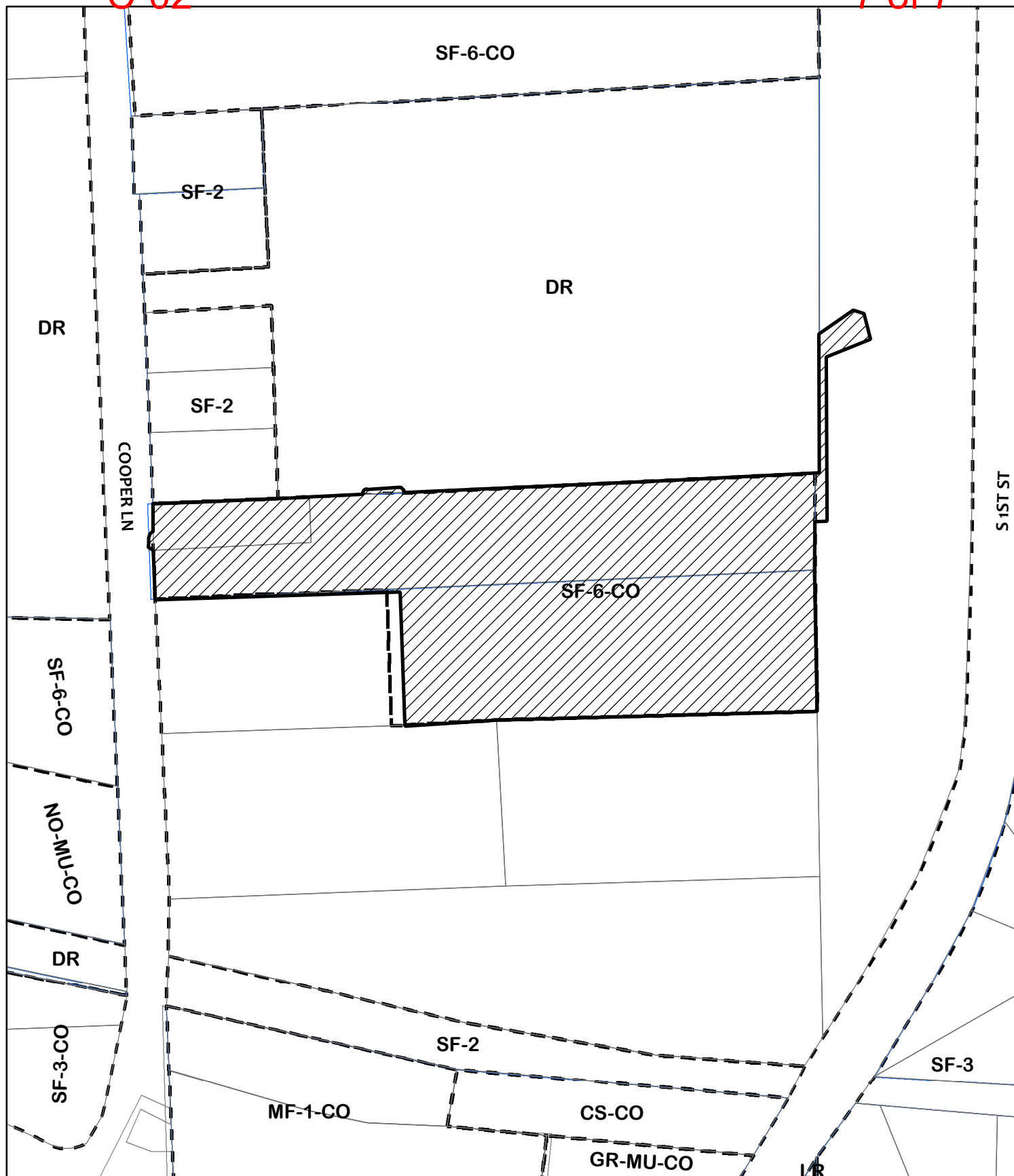
2. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, AT LEAST ONE ACCESSIBLE ROUTE MUST BE PROVIDED BETWEEN ACCESSIBLE ELEMENTS, FACILITIES AND BUILDINGS.
3. ACCESSIBLE ROUTES TO ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:49.
5. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
6. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12; THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
7. DETECTABLE WARNINGS FOR CURB RAMPS SHALL FOLLOW TDRS. DETECTABLE WARNING SURFACES SHALL HAVE TEXTURES CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL .09 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER TO CENTER SPACING OF NOMINAL 2.0 IN. IN BOTH DIRECTIONS. DETECTABLE WARNING SURFACES, EITHER LIGHT OR DARK, OR CENTER ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.
8. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH SLOPE NOT EXCEEDING 1:48.
9. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE.
10. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES, IN ADJACENT PARKING, ACCESSIBLE PARKING SPACES MUST BE DISPersed TO FACILITIES WITH MULTIPLE ENTRANCES.
11. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST BE AN INTERSECTION OF TWO EQUAL LENGTHS. THE SIGN SHALL BE "RESERVED" OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SURFACE. THE SIGN CANNOT BE LOCATED IN THE PARKING SPACE. SEE SIGN PAGE ON CONSTRUCTION DETAILS SHEET.
12. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION OF A LEADING AN ACCESSIBLE ROUTE, THERE SHALL BE A SIGN. THE SIGN SHALL BE A SQUARE, THE SYMBOL OF ACCESSIBILITY. SIGNS MUST INDICATE THE DIRECTION TO AN ACCESSIBLE BUILDING ENTRANCE.
13. THE CONTRACTOR SHALL VERIFY ALL GRADES CONCERNING ACCESSIBLE ROUTES AND WALKWAYS PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO CONSTRUCTION OF ANY GRADES. THE CONTRACTOR SHALL VERIFY ALL GRADES IN ORDER TO VERIFY FORM PLACEMENT, SLOPES AND GRADES.





FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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 **SUBJECT TRACT**  
 **ZONING BOUNDARY**

0 80 160 320 Feet

CASE#: SP-2018-0092C  
 ADDRESS: 7601 Cooper Lane  
 CASE NAME: The Greens on Cooper Lane  
 MANAGER: Rosemary Avila

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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

