

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

|                            |                                                                                                      |                                       |
|----------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>CASE NUMBER:</b>        | SP-2018-0092C                                                                                        | <b>PC HEARING DATE:</b> Jan. 15, 2019 |
| <b>PROJECT NAME:</b>       | The Greens on Cooper Lane                                                                            |                                       |
| <b>ADDRESS:</b>            | 7601 Cooper Lane                                                                                     |                                       |
| <b>COUNCIL DISTRICT #:</b> | 2                                                                                                    |                                       |
| <b>APPLICANT:</b>          | Townbridge Homes<br>P.O. Box 90638<br>Austin, TX 78709                                               | (512) 800-4534                        |
| <b>AGENT:</b>              | Thrower Design, (Ron Thrower)<br>P.O. Box 41957<br>Austin, TX 78745                                  | (512) 476-4456                        |
| <b>CASE MANAGER:</b>       | Rosemary Avila<br><a href="mailto:Rosemary.avila@austintexas.gov">Rosemary.avila@austintexas.gov</a> | (512) 974-2784                        |

**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. The water quality/detention pond is located 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)].

**PREVIOUS ZAP ACTIONS:**

Dec. 4, 2018 Consent postponement requested by the applicant

**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

## *Throuwer Design*

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

January 8, 2019

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 only. The north and south property lines are in full compliance to the compatibility standards for the pond.

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 and this is the only property for which relaxed standards are sought.

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. 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. However, the waiver is not sought for the pond wall along the southern or northern property line.

Height of the pond walls is approximately 4'-4.5' at the highest part proximate to the east property line. 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 and south, the pond wall is 25' 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 for the pond wall based on the above findings and conditions.

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

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

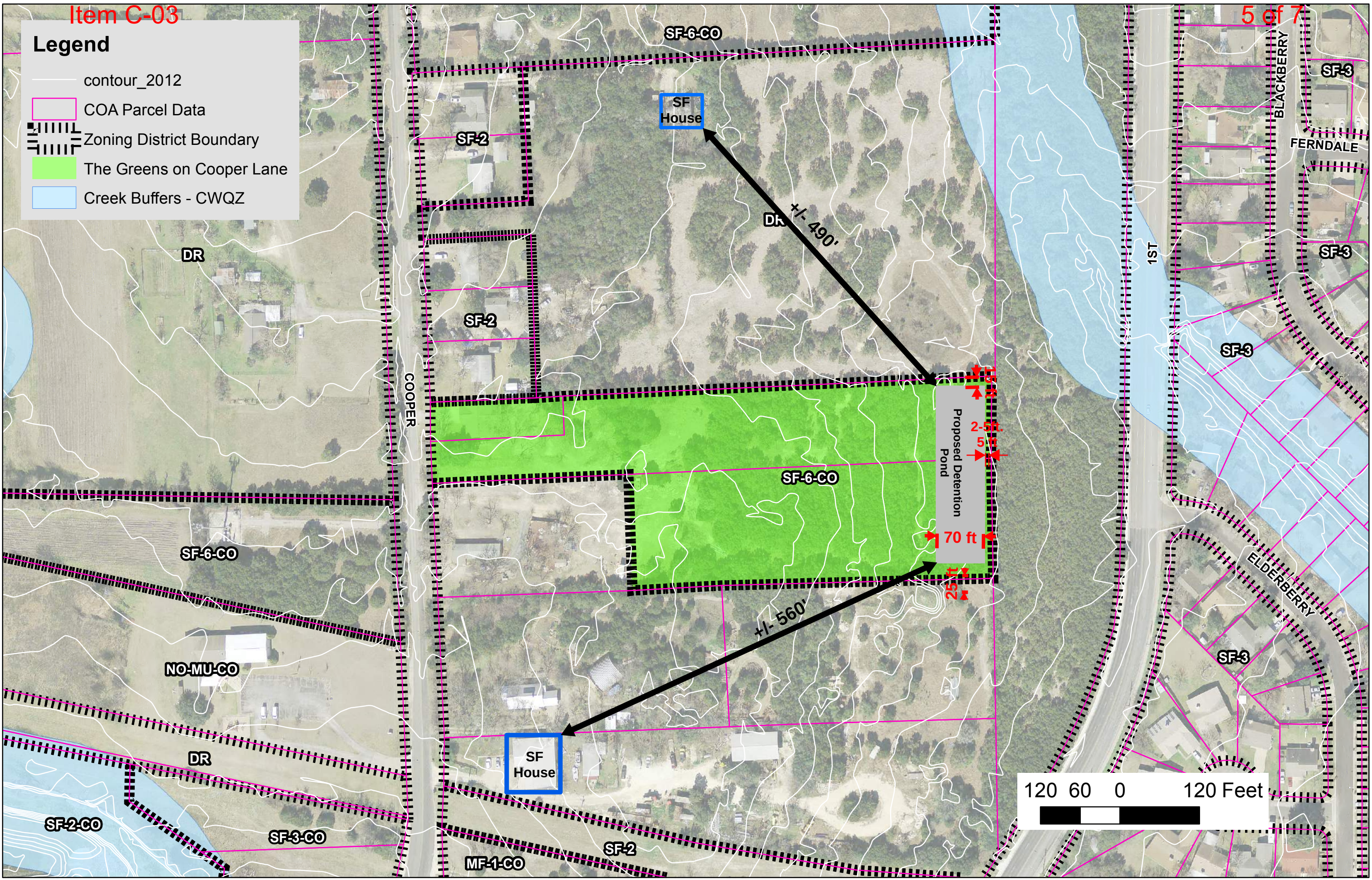
Respectfully submitted,

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

A. Ron Thrower

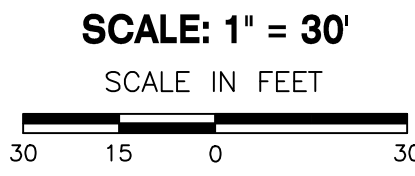
Legend

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



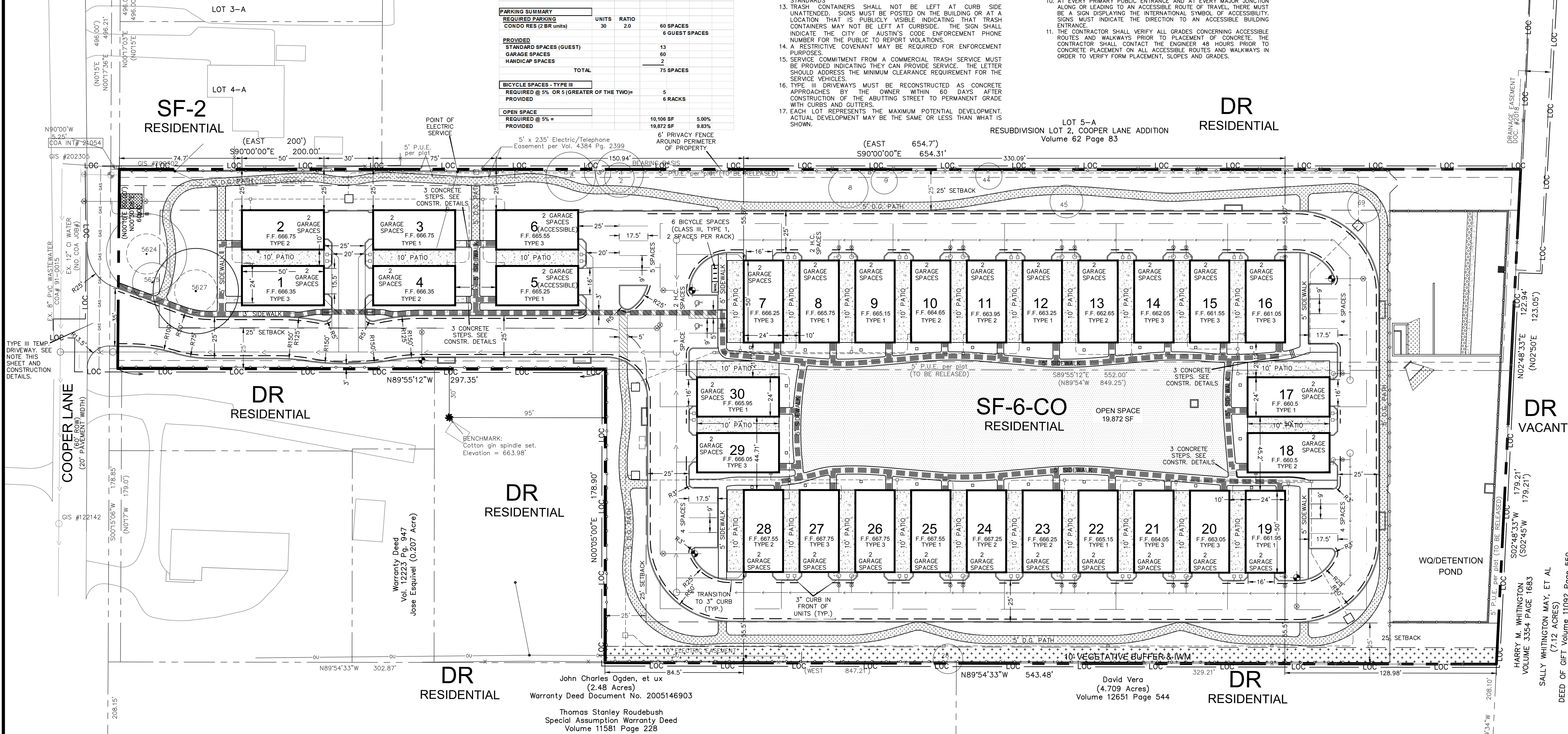
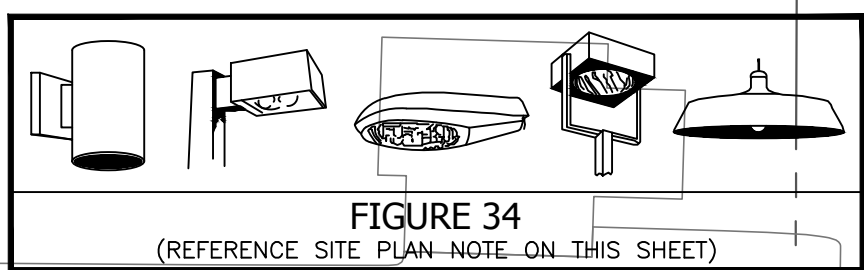
## ACCESSIBILITY NOTES

7. 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.
8. SLOPE OF AN ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
9. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
10. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
11. MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12; THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
12. DETECTABLE WARNING PATTERNS FOR CURB RAMPS SHALL FOLLOW TDLR (TEXAS DEPARTMENT OF TRANSPORTATION) DESIGN TEXTURES CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL .09 IN., A HEIGHT OF NOMINAL .02 IN. AND A CENTER TO CENTER SPACING OF 6 IN. IN BOTH DIRECTIONS. DETECTABLE WARNING PATTERNS SHALL BE PLACED BEFORE, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE FINISH.
13. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH SLOPE NOT EXCEEDING 1:48.
14. ACCESSIBLE PARKING SPACE MUST BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES WITH ADJUNCT PARKING, ACCESSIBLE PARKING SPACES MUST BE DISPersed TO PROVIDE SHORTEST ROUTE OF TRAVEL.
15. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INDICATE INTENT TO PROVIDE ACCESSIBLE PARKING SPACE. THE SIGN ("RESERVED" OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OCCURRED BY A VEHICLE PARKED IN THE SPACE). THE SIGN DETAIL SHALL BE TAKEN FROM SHEET D-1.
16. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE MUST BE A SIGNPOST OR SIGN IDENTIFYING THE ROUTE OF TRAVEL. THESE SIGNS MUST INDICATE THE DIRECTION TO AN ACCESSIBLE BUILDING ENTRANCE.
17. 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 THE BEGINNING OF CONSTRUCTION TO VERIFY THE GRADES AND WALKWAYS TO ORDER TO VERIFY FORM PLACEMENT, SLOPES AND GRADES.



**LEGEND**

|  |                              |
|--|------------------------------|
|  | SITE BOUNDARY                |
|  | DRY STACK RETAINING WALL     |
|  | FIRELANE STRIPING            |
|  | ACCESSIBLE ROUTE             |
|  | LOC                          |
|  | LIMITS OF CONSTRUCTION       |
|  | 100-YEAR ULTIMATE FLOODPLAIN |



SHEET \_\_\_\_ OF 28  
FEBRUARY 27, 2019

FILE NUMBER: SP-2018-0092C APPLICATION DATE: FEBRUARY 27, 2018  
APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_ UNDER SECTION 112  
OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER ROSEMARY AVILA  
PROJECT EXPIRATION DATE (ORD. #970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **SF-6-CO**

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

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.

ENGINEERING AND  
CONSTRUCTION  
CONSULTANTS

P.O. BOX 341555  
AUSTIN, TEXAS 78734  
512-385-2911  
512-385-5400 FAX  
TEXAS REGISTERED  
ENGINEERING FIRM E-1708



*Thrauer Design*  
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456  
**LAND PLANNERS**

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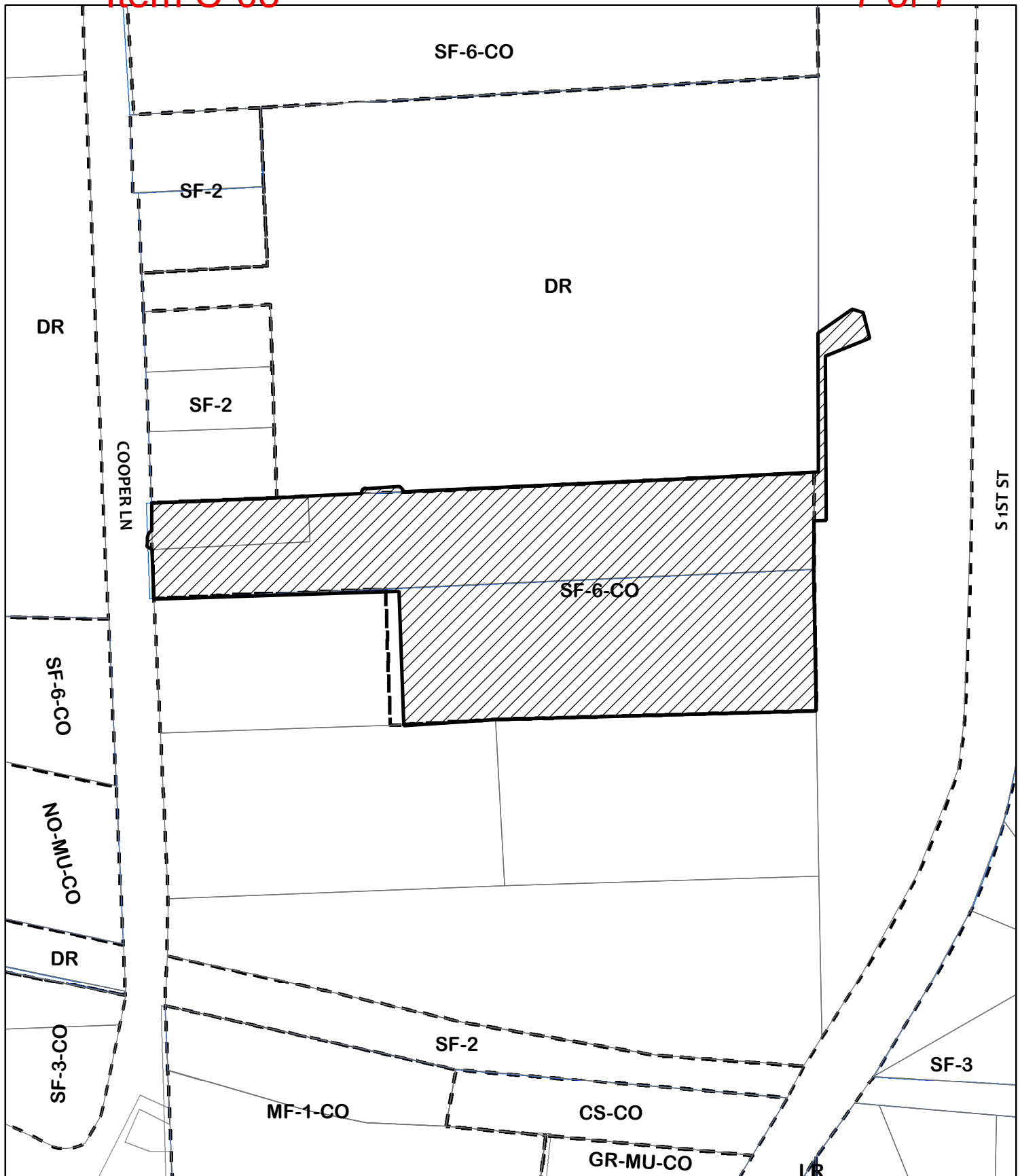
**THE GREENS ON COOPER LANE**  
**SITE PLAN**  
7601 COOPER LANE  
AUSTIN, TEXAS

## SITE PLAN

SHEET NO.

**8** of 28

SP-2018-0092C



 **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.

