

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

CASE NUMBER: SP-2018-0092C **PC HEARING DATE:** Jan. 29, 2019

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

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 Applicant requested postponement, consent postponement

Jan. 15, 2019 Neighborhood requested postponement, discussion postponement

PROJECT INFORMATION:

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

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<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:

Street	Right-of-Way Width	Pavement Width	Classification
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. 1st 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.

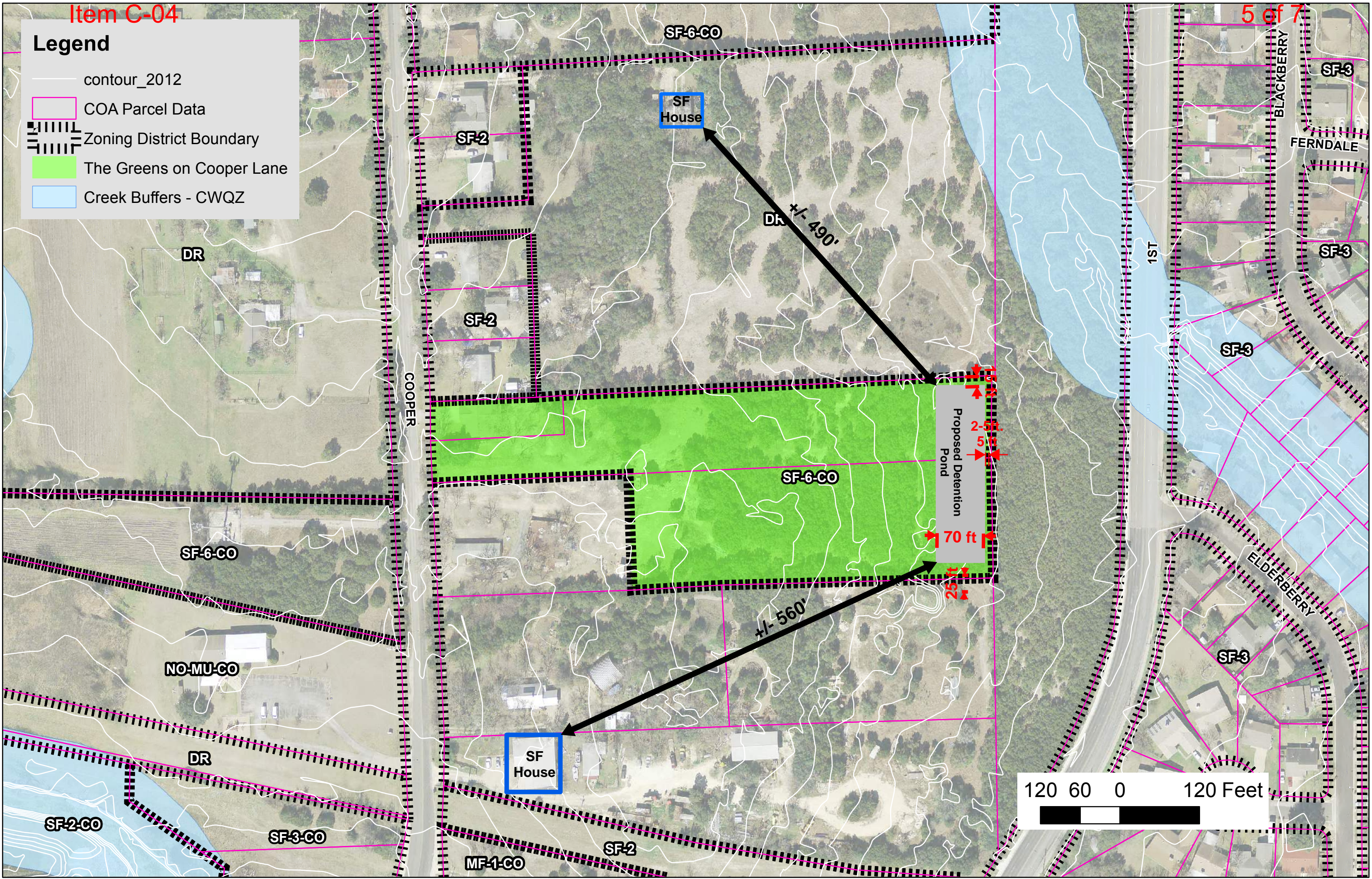
Respectfully submitted,

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



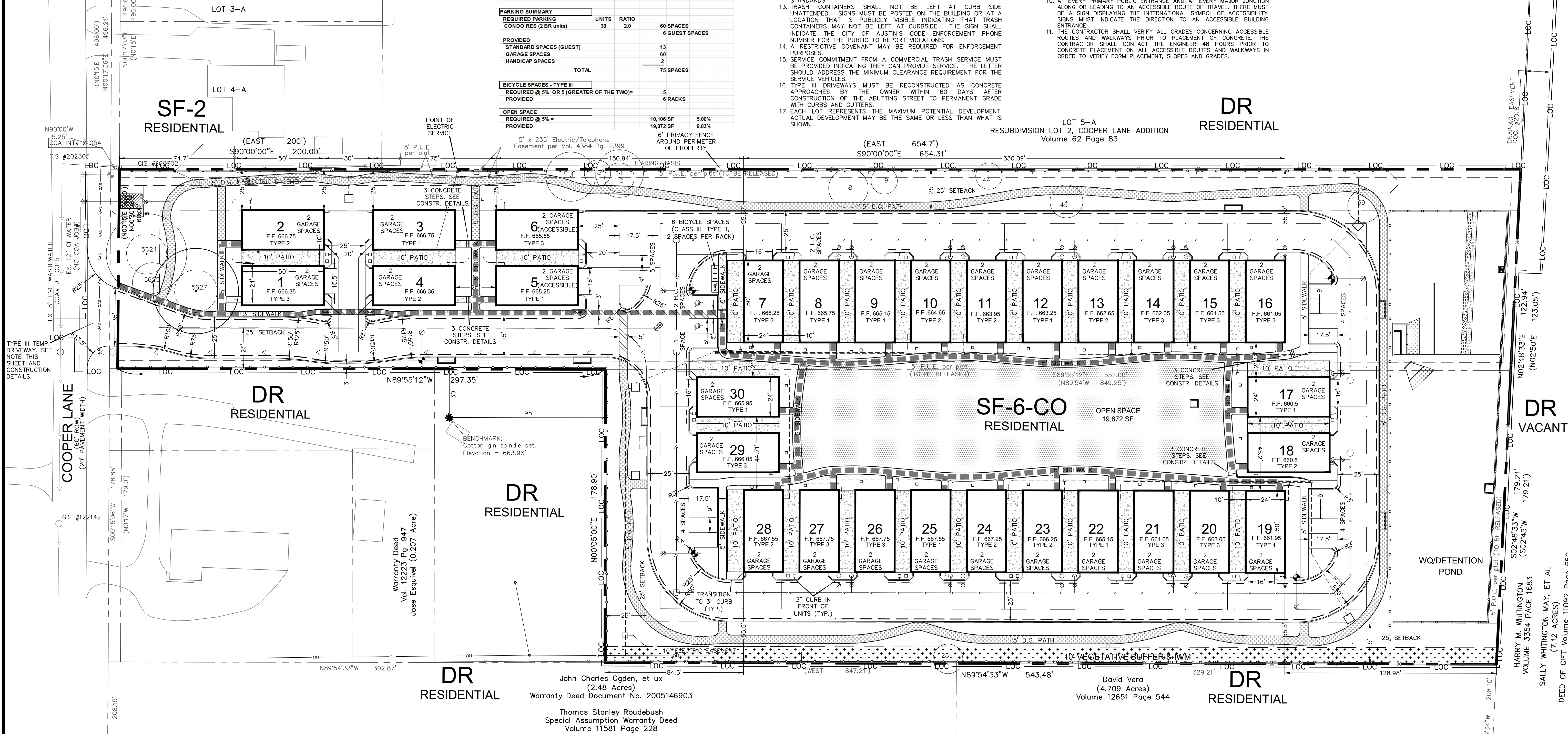
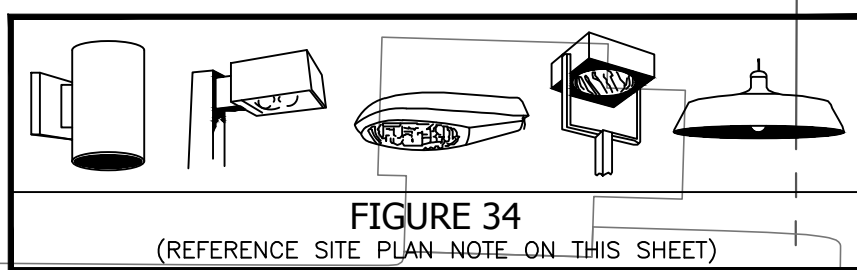
ACCESSIBILITY NOTES

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 BARRIERS FOR CURB RAMPS SHALL FOLLOW TDR REQUIREMENTS. DETECTABLE WARNING BARRIERS HAVE 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 2 IN. IN ALL DIRECTIONS. DETECTABLE WARNING BARRIERS SHALL BE SURFACES, EITHER LIGHT OR DARK, OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE.
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 ADJACENT PARKING, ACCESSIBLE PARKING SPACES MUST BE NEAREST THE CLOSEST ACCESSIBLE BUILDING ENTRANCE.
15. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INDICATE INTENDED USE OF THE SPACE AND THE TYPE OF VEHICLE ("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 COMPLY WITH DETAIL SHEET 10-1.
16. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE MUST BE A COMPLIANT SIGNPOST. THE SIGNPOST MUST BE PLACED IN SUCH A MANNER THAT 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 COMMENCEMENT OF CONSTRUCTION TO VERIFY GRADE. THE CONTRACTOR 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



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.

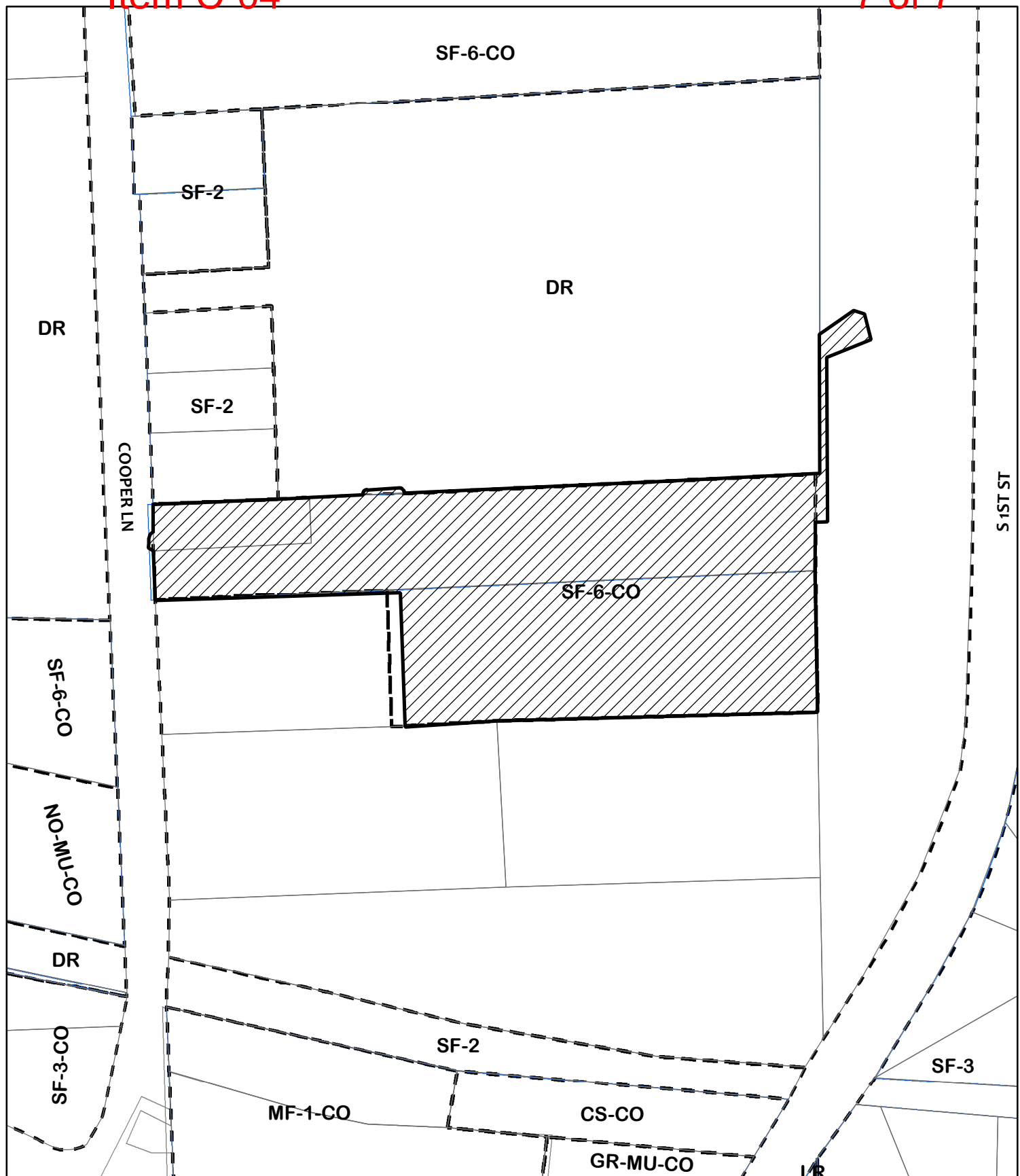
Thrauer Design
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456
LAND PLANNERS



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

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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

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