

**PLANNING COMMISSION
COMPATIBILITY WAIVER
REVIEW SHEET**

CASE NUMBER: SPC-2022-0484A **PC HEARING DATE:** November 14, 2023

PROJECT NAME: 1505 / 1209 Multi Family

ADDRESS OF SITE: 1505 W 13th Street 78703
Austin, Texas, 78703

COUNCIL DISTRICT: 9

NEIGHBORHOOD PLANNING AREA: Old West Austin

WATERSHED: Lady Bird Lake

JURISDICTION: Austin Full Purpose

OWNER: 13th & Elm, LLC & Kimberlin Family Partnership, LTD
701 S. Lamar Blvd
Austin, Texas, 78704
(512) 416-1234

AGENT: Stansberry Engineering Co., Inc. &
Drenner Group
Leah Bojo
(512) 665-1570

CASE MANAGER: Randall Rouda
Randall.rouda@austintexas.gov
(512) 974-3338

PROPOSED DEVELOPMENT:

This is a land use plan only (does not include construction plans) to allow for consideration of the proposed compatibility waiver. One of two existing residential buildings on the site will be removed and two new buildings will be constructed for a total of five residential units in three buildings. An existing single family residential use on a Multifamily Zoned parcel to the east establishes the requirement to meet Article 10 Compatibility setbacks.

Both new buildings are proposed to be constructed 16.5 feet from the easterly property line, within the 25 foot compatibility setback. An additional site plan will need to be filed and approved before any building permits may be approved. In addition, a new pool is proposed at approximately 27 feet from the property line. Article 10 establishes a 50 foot setback for recreational facilities including pools. Existing impervious cover is 48.5 percent and proposed impervious cover is 53.5 percent.

SUMMARY STAFF RECOMMENDATION:

Staff recommends **approval** of this site plan.

SUMMARY COMPONENTS OF SITE PLAN:

LAND USE: All land use comments have been cleared.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

Note that each review discipline will have the opportunity to make additional comments as needed when the construction site plan is submitted.

PREVIOUS APPROVALS

Previous site plan: None.

PROJECT INFORMATION

SITE AREA	15.936 sq. ft.	0.366 acres
EXISTING ZONING	MF-3-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	0.75:1	0.56:1
BUILDING COVERAGE	95%	25%
IMPERVIOUS COVERAGE	55%	34%
PARKING (at application)	6 spaces	7 spaces

EXISTING ZONING AND LAND USES

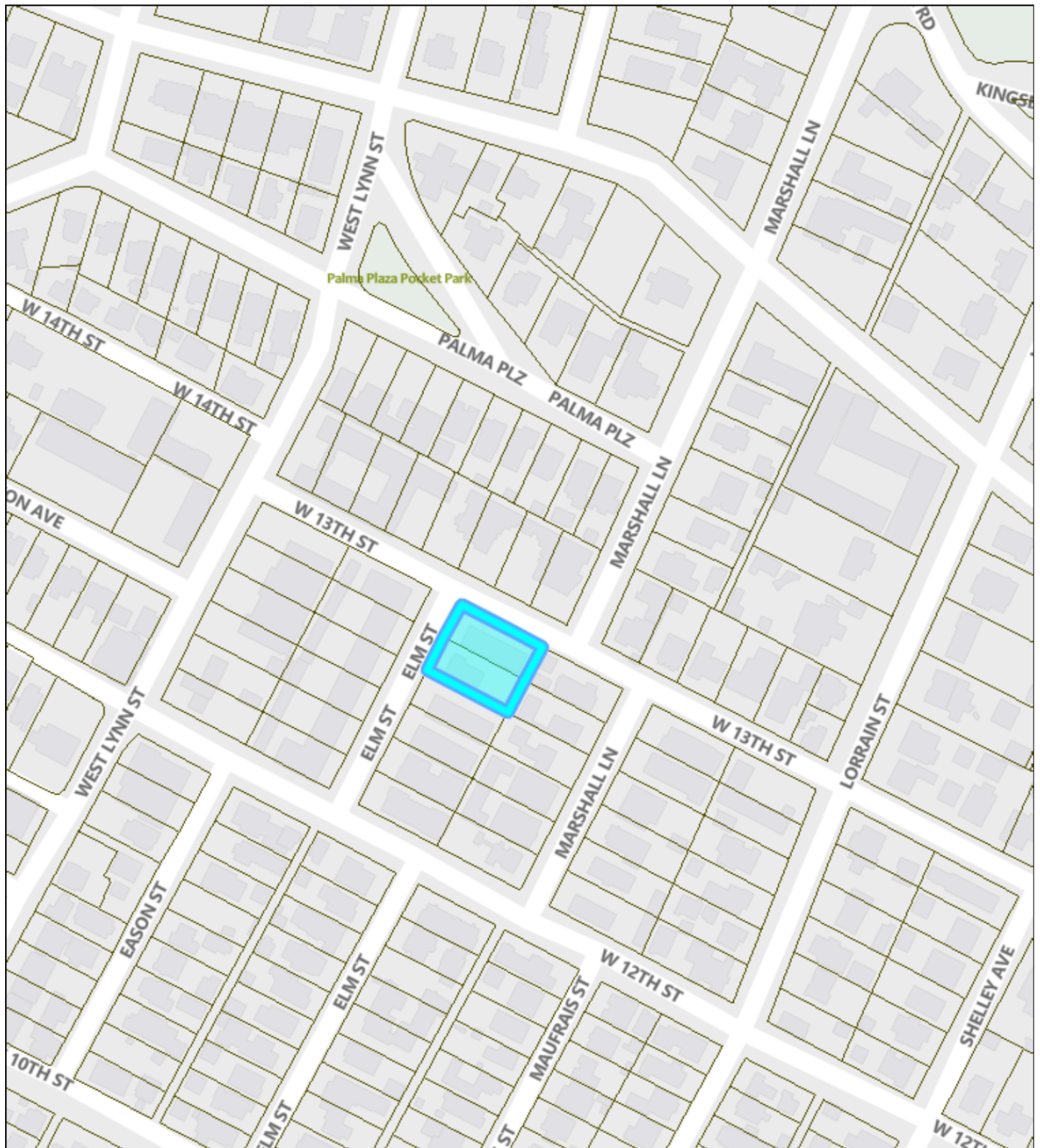
	ZONING	LAND USES
<i>Site</i>	MF-3-NP	Multifamily Residential
<i>North</i>	MF-3-NP	Multifamily Residential
<i>South</i>	MF-3-NP	Multifamily Residential
<i>East</i>	MF-3-NP	Single Family
<i>West</i>	LR-NP	Multifamily Residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
W 13 th Street	46 feet	Approx. 25 feet	
Elm Street	50 feet	Approx 26 feet	

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Old West Austin Neighborhood Association
 Old West Austin Neighborhood Plan Contact Team
 Preservation Austin
 SELTexas
 Save Historic Munny District
 Shoal Creek Conservancy



Lot Lines

Lot Line



1: 2400

SPC-2022-0484

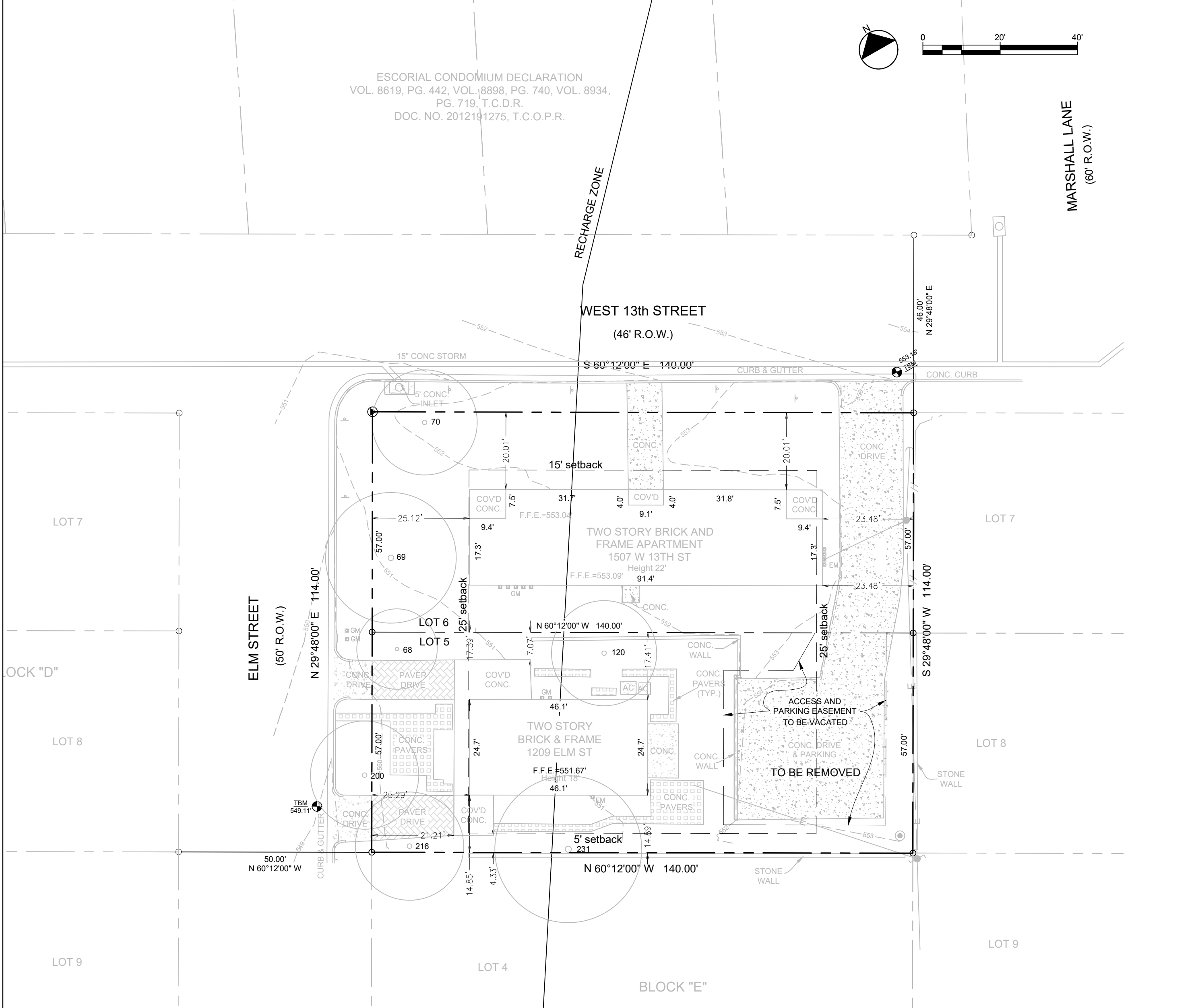
1507 W 13TH STREET



12/14/2022

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PLOTTED: Sep 11, 2023 FILE NAME: Y:\2021268-1507 W 13th\Cad files\A_Land Use Site Plan\VC-SITE.dwg



1 EXISTING SITE PLAN
SCALE 1" = 20'

TREE LIST

NUMBER	SIZE/TYPE
68	10.4" SYCAMORE
69	16.9" PECAN
70	13.6" CHINESE PISTACHE
120	13.6" SYCAMORE
200	14" SYCAMORE
216	14" SYCAMORE
231	19" BLACK LOCUST

There are NO multi trunk trees, ROW trees, or trees proposed for removal.

This is a land use application only and no construction is authorized. Tree protection will be addressed with a site plan exemption or construction element site plan.

SITE CALCULATIONS

1) SITE AREA TOTAL	15,936 SF	0.366 AC
2) ZONING	MF-3-NP	
3) FLOOR AREA RATIO (FAR)	ALLOWABLE FAR	0.75:1
	ACTUAL FAR	0.56:1
4) LAND USE	MULTI-FAMILY RESIDENTIAL	
5) WATERSHED	LADY BIRD LAKE / URBAN	
6) IMPERVIOUS COVER		
A. MAXIMUM ALLOWED	10,358 SF	0.24 AC 65%
B. BASE IC (EXISTING CONDITION)		
BUILDING	3,407 SF	0.08 AC 21.38%
CANOPY/CARPORT	410 SF	0.01 AC 2.57%
CONCRETE/DRIVES	3,309 SF	0.08 AC 20.76%
WALLS	83 SF	0.00 AC 0.52%
PAVER WALKWAYS (90%)	518 SF	0.01 AC 3.25%
TOTAL	7,727 SF	0.18 AC 48.49%
C. REMOVED IC		
CONCRETE/DRIVES	1,500 SF	0.03 AC 9.41%
TOTAL	1,500 SF	0.03 AC 9.41%
D. REDEVELOPED IC		
BUILDING	717 SF	0.02 AC 4.50%
TOTAL	717 SF	0.02 AC 4.50%
E. NEW IC		
BUILDING	1,250 SF	0.03 AC 7.84%
CONCRETE/DRIVES	277 SF	0.01 AC 1.74%
POOL/PATIO	422 SF	0.01 AC 2.65%
WALLS	247 SF	0.01 AC 1.55%
TOTAL	2,196 SF	0.05 AC 13.78%

F. DEVELOPED CONDITION IC

BUILDING	5,356 SF	0.12 AC	33.61%
CANOPY/CARPORT	410 SF	0.01 AC	2.57%
CONCRETE/DRIVES	1,163 SF	0.03 AC	7.30%
POOL/PATIO	715 SF	0.02 AC	4.49%
WALLS	365 SF	0.01 AC	2.29%
PAVER WALKWAYS (90%)	518 SF	0.01 AC	3.25%
DEVELOPED IC	8,527 SF	0.20 AC	53.51%

NET INCREASE 800 SF 0.02 AC 5.02%

	REQUIRED	PROVIDED
7) OPEN SPACE (5%)	797 SF	1,510 SF

8) MINIMUM SITE AREA

Unit Type	#UNITS	SITE AREA PER UNIT	AREA (SF)	AREA (AC)
EFFICIENCY	0	1200	-	0.00
1 BEDROOM	0	1500	-	0.00
2 BEDROOM	2	1800	3,600	0.08
>2 BEDROOM	2	1800	3,600	0.08
Total	4		7,200	0.17

BUILDING

1) BUILDING INFORMATION

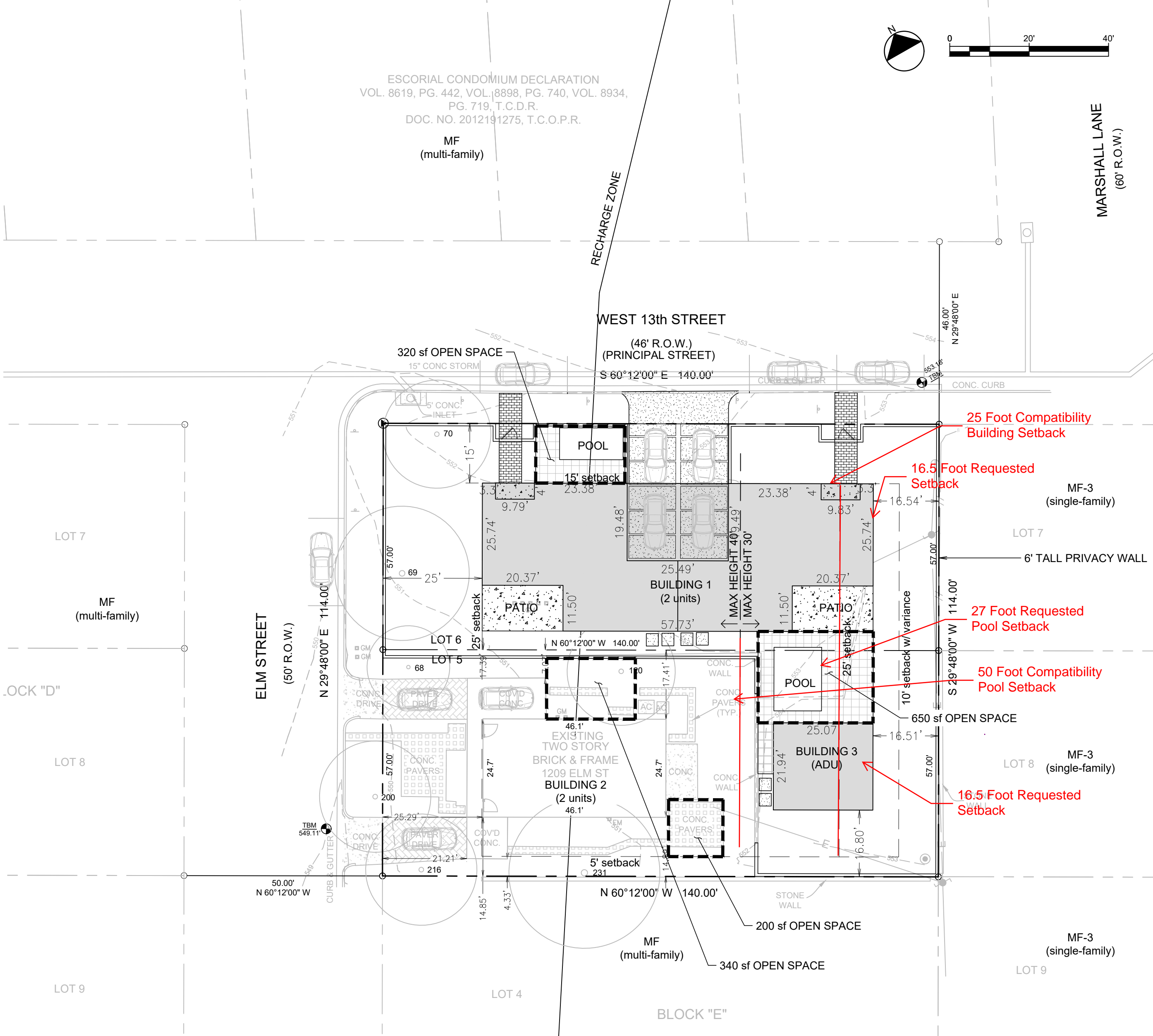
BUILDING #	GROSS FLOOR AREA	STORIES	HEIGHT	FFE	FOUNDATION
1	5,500 SF	2-3	30'-40'	553.25	SLAB ON GRADE
2	2,280 SF	2	18'	551.67	SLAB ON GRADE
3 (ADU)	1,100 SF	2	25'	553.25	SLAB ON GRADE
TOTAL AREA	8,880 SF				

2) BUILDING COVERAGE

MAXIMUM	8,765 SF	55%
ACTUAL	5,356 SF	34%

3) NUMBER OF UNITS

EXISTING	6
PROPOSED	4 (not including ADU)

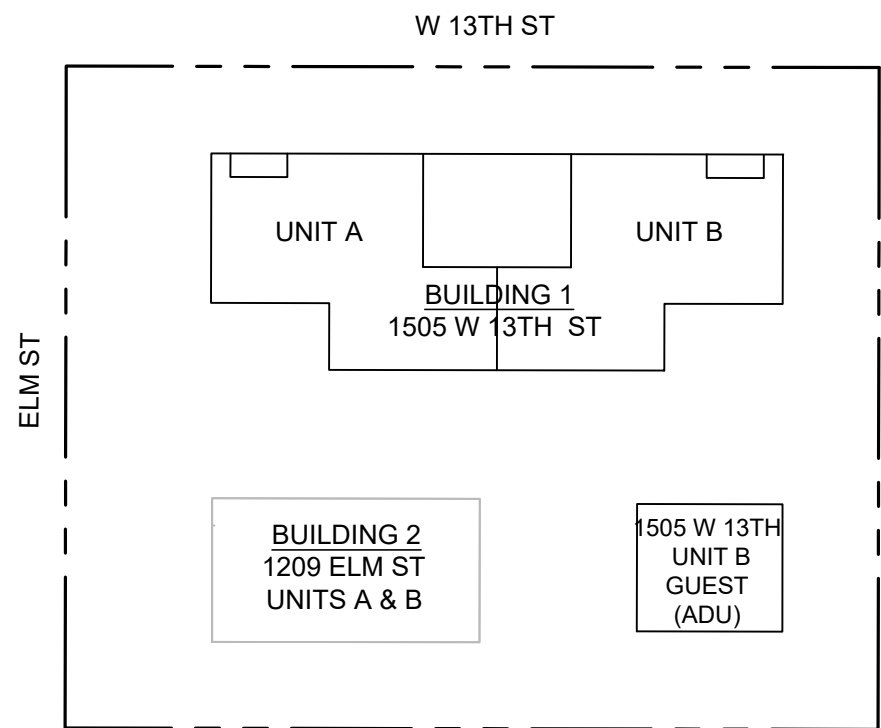
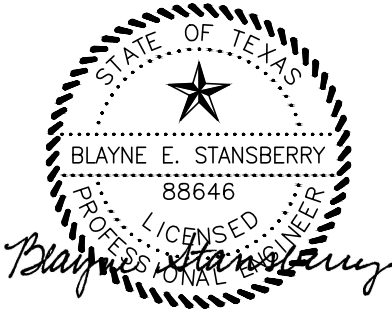


2 PROPOSED SITE PLAN
SCALE 1" = 20'

NOTES

- REFER TO SHEET 1 FOR VARIANCES GRANTED WITH THIS SITE PLAN.
- A PAYMENT IN LIEU OF PUBLIC SIDEWALK WILL BE REQUESTED WITH THE B-PERMIT APPLICATION.
- CONNECTIVITY PER LDC SUBCH E 2.3 SHALL INCLUDE
 - AT LEAST 10% COVERED PARKING
 - SECURE INDOOR BICYCLE STORAGE
- NO CONSTRUCTION IS AUTHORIZED WITH THIS LAND USE ELEMENT SITE PLAN APPROVAL. A CONSTRUCTION ELEMENT SITE PLAN (B-PERMIT) WILL BE SUBMITTED FOR CONSTRUCTION.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
BLAYNE E. STANSBERRY, P.E. 88646
ON SEPTEMBER 11, 2023



3 ADDRESS LAYOUT
SCALE 1" = 40'

SITE PLAN RELEASE

FILE NUMBER SPC-2022-0484A APPLICATION DATE SEP 21, 2022
APPROVED ADMINISTRATIVELY ON _____
APPROVED BY COMMISSION ON _____
under Section 142 of Chapter 25-5 of the Austin City Code
CASE MANAGER RANDALL ROUDA DWP2 DDZ
EXPIRATION DATE (LDC 25-8-81)
PROJECT EXPIRATION DATE (ORD.#970905-A)

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE. Zoning: MF-3-NP
Rev.1 Correction 1
Rev.2 Correction 2
Rev.3 Correction 3