

**PLANNING COMMISSION  
COMPATIBILITY WAIVER  
REVIEW SHEET**

**CASE NUMBER:** SPC-2022-0484A      **PC HEARING DATE:** December 12, 2023

**PROJECT NAME:** 1505 / 1209 Multi Family

**ADDRESS OF SITE:** 1505 W 13<sup>th</sup> Street 78703  
Austin, Texas, 78703

**COUNCIL DISTRICT:** 9

**NEIGHBORHOOD PLANNING AREA:** Old West Austin

**WATERSHED:** Lady Bird Lake

**JURISDICTION:** Austin Full Purpose

**OWNER:** 13<sup>th</sup> & 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](mailto: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

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

### EXISTING ZONING AND LAND USES

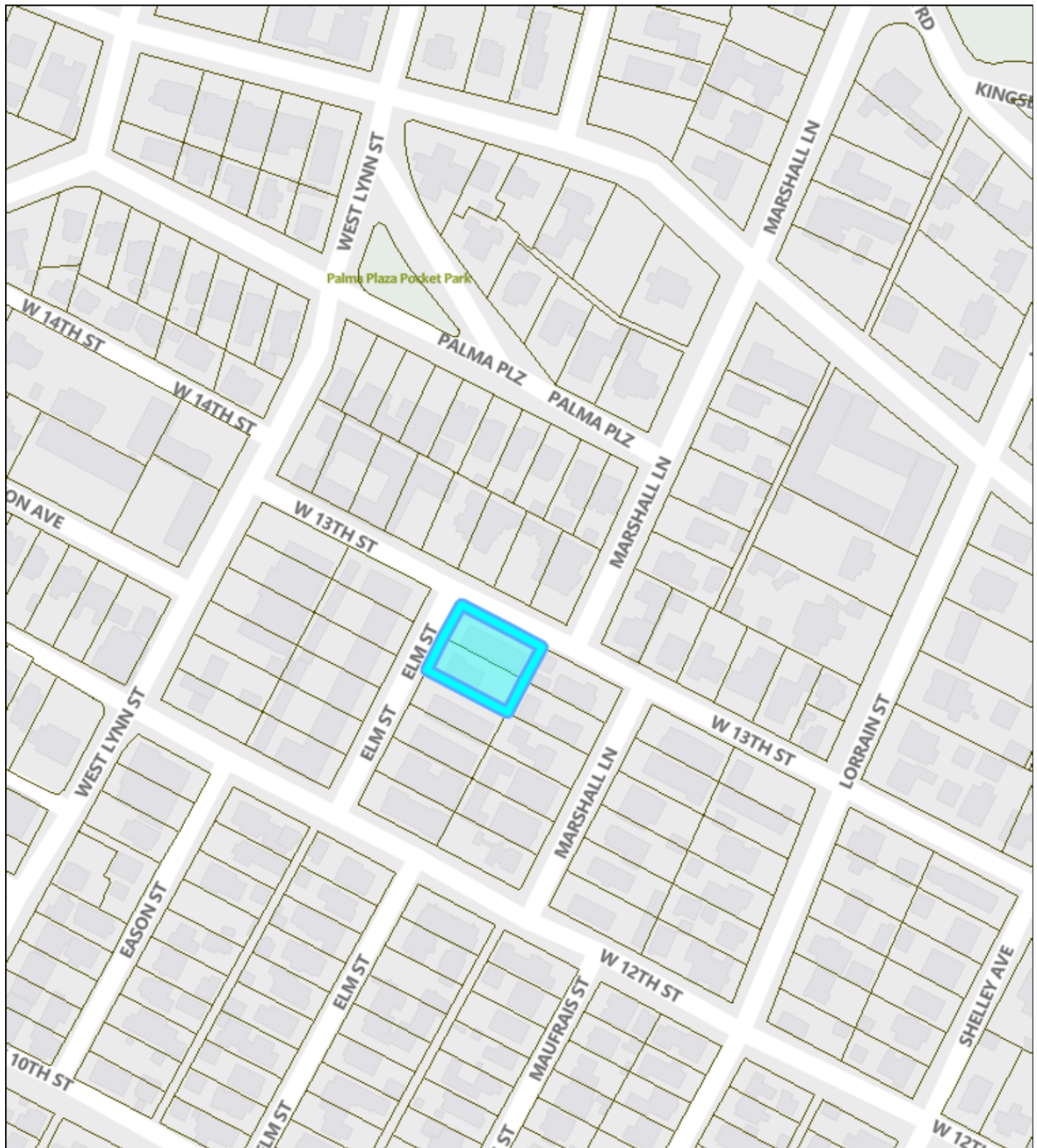
	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-3-NP	Multifamily Residential
<i>North</i>	MF-3-NP	Multifamily Residential
<i>South</i>	MF-3-NP	Multifamily Residential
<i>East</i>	MF-3-NP	Single Family
<i>West</i>	LR-NP	Multifamily Residential

### ABUTTING STREETS

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
W 13 <sup>th</sup> 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

12/14/2022

**SPC-2022-0484**

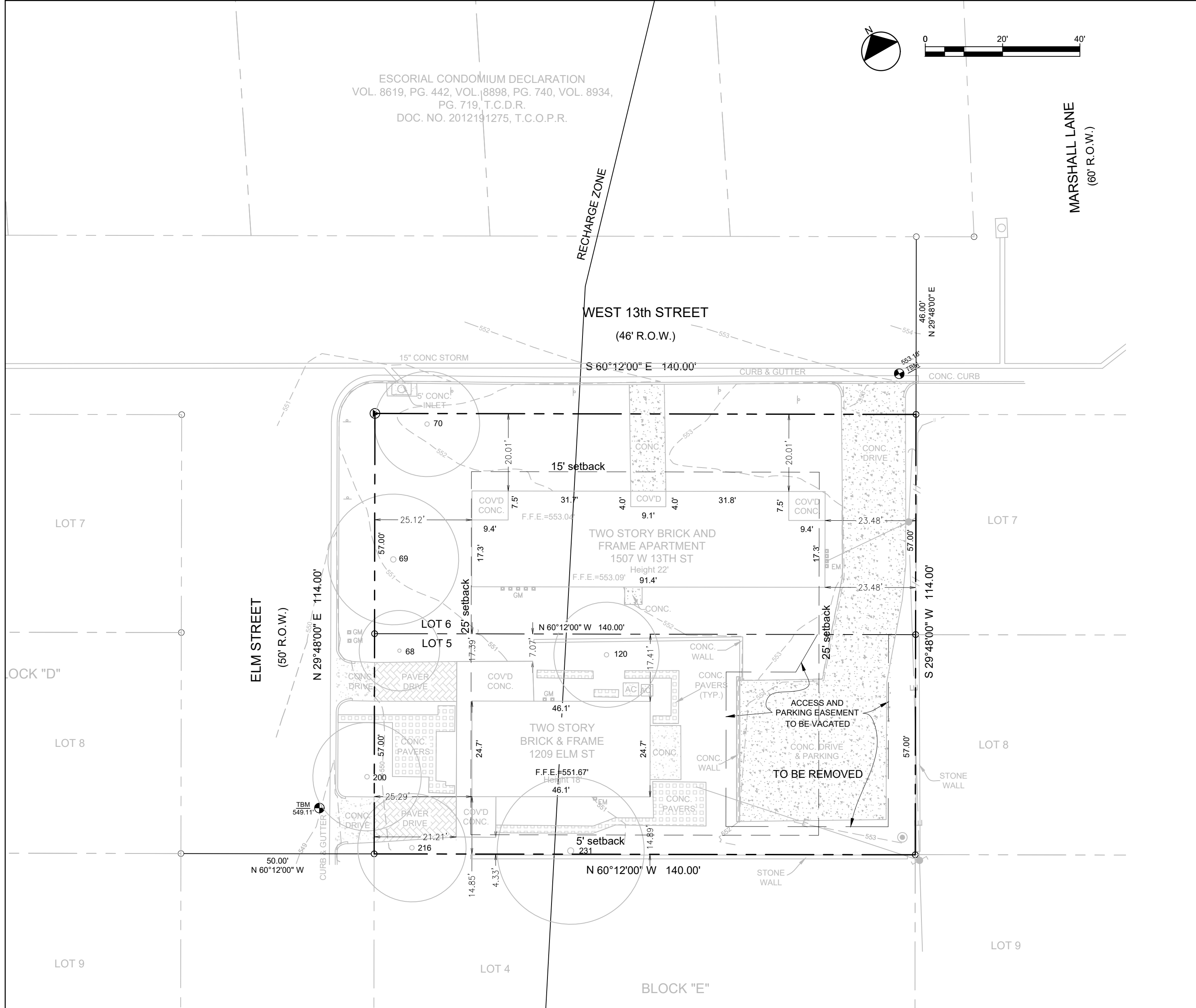
1507 W 13TH STREET



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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%

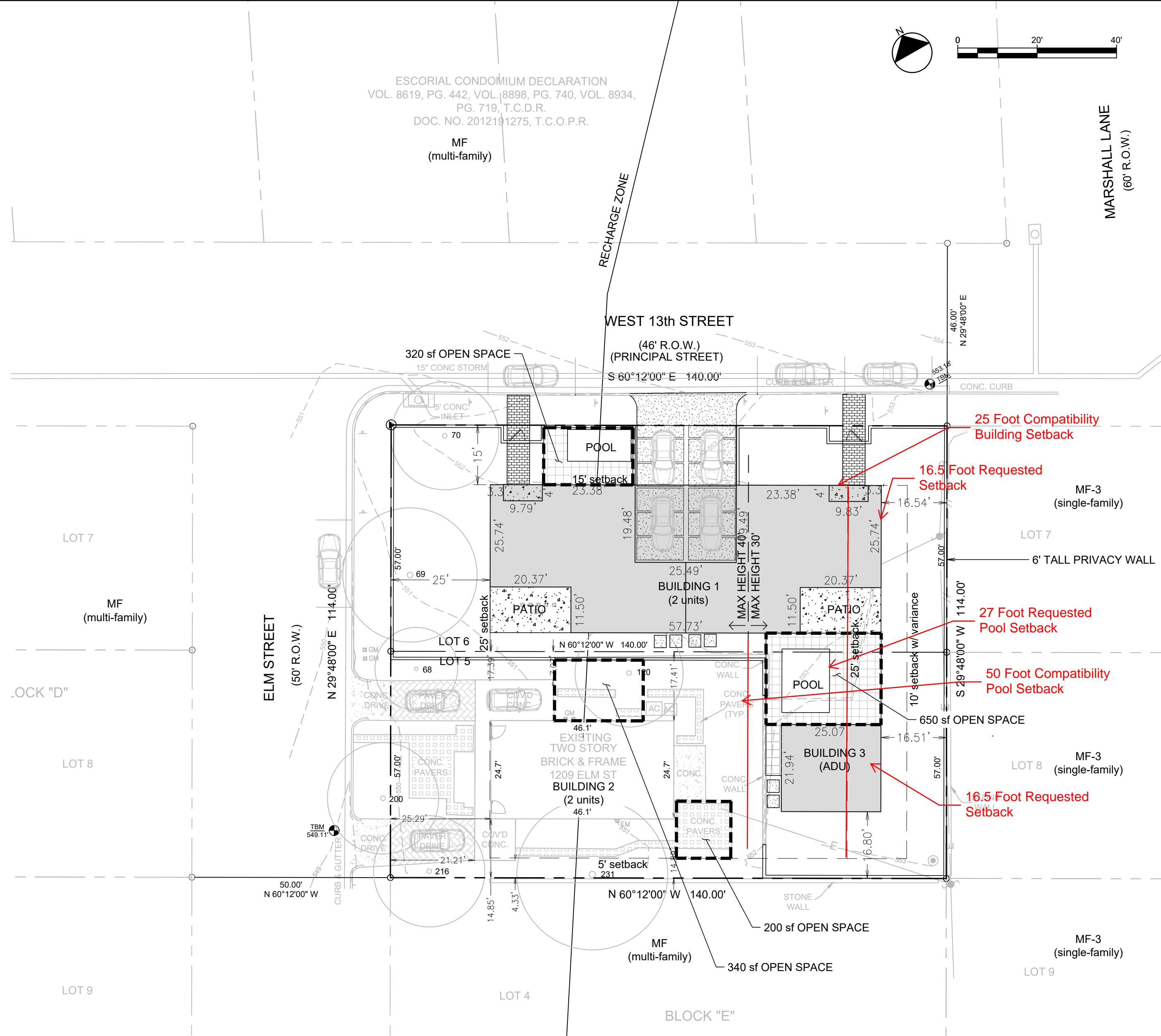
F. DEVELOPED CONDITION IC			
BUILDING	5,356 SF	0.12 AC	33.61%
CANOPY/CARPORT	410 SF	0.01 AC	2.57%
CONCRETE/DRIVES	1,163 SF	0.03 AC	7.30%
POOL/PATIO	715 SF	0.02 AC	4.49%
WALLS	365 SF	0.01 AC	2.29%
PAVER WALKWAYS (90%)	518 SF	0.01 AC	3.25%
DEVELOPED IC	8,527 SF	0.20 AC	53.51%

NET INCREASE	800 SF	0.02 AC	5.02%
REQUIRED	797 SF	PROVIDED	1,510 SF

7) OPEN SPACE (5%)			
8) MINIMUM SITE AREA			
Unit Type	#UNITS	SITE AREA PER UNIT (SF)	AREA (AC)
EFFICIENCY	0	1200	0.00
1 BEDROOM	0	1500	0.00
2 BEDROOM	2	1800	0.08
>2 BEDROOM	2	1800	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)			

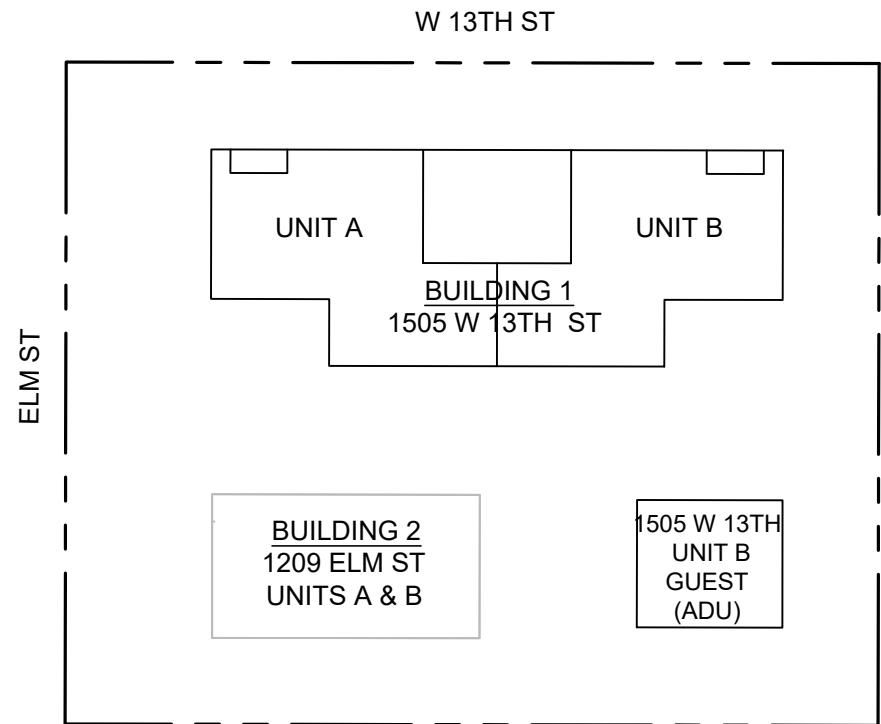
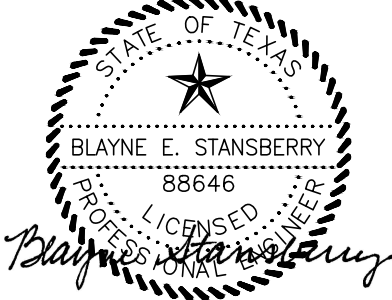


2 PROPOSED SITE PLAN  
SCALE 1" = 20'

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