

PLANNING COMMISSION SITE PLAN COMPATIBILITY VARIANCE

CASE NUMBER: SP-2022-0536C **PLANNING COMMISSION**
HEARING DATE: March 12, 2024 (Continued)

PROJECT NAME: Kramer Condos

ADDRESS: 1517 Kramer Lane

APPLICANT: Joseph M. and Tina Hood (512) 913-4760
1517 Kramer LLC
13930 Immanuel Rd.
Pflugerville, TX 78660

AGENT: Attn: Esteban Gonzalez (512) 761-6161
CIVILITUDE LLC
5110 Lancaster Court
Austin, TX 78723

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

NEIGHBORHOOD PLAN: North Austin Civic Association

PROPOSED DEVELOPMENT:

The applicant is proposing to remove two existing single family residences and construct 55 multi-family residential units on a 3.88 acre site in the GO-MU-CO-NP and SF-6-NP Zones. The proposed development includes a pool.

DESCRIPTION OF COMPATIBILITY VARIANCE:

- 1) From 50 feet to 25 feet for Intensive Recreation (pool) along the easterly setback.
[LDC § 25-2-1067]

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Compatibility Waiver.

The site consists of two separate parcels to be joined by a Unified Development Agreement. The southerly parcel is relatively narrow and residential development on that portion of the site is somewhat restricted by the SF-6-NP Zoning. The applicant proposes to use that portion of the site for access, the development of 14 of the multifamily residential (condominium) units and an open space area with a pool (approximately 33 feet by 12 feet). The pool is within 50 feet of the rear yard fences of two existing single family residences to the east. A fence is shown along the shared property line.

The site plan complies with all other compatibility standards.

PROJECT INFORMATION

TOTAL SITE AREA	169,170 sq. ft.	3.88 acres
EXISTING ZONING	GO-MU-CO-NP and SF-6-NP	
PROPOSED ZONING	GO-MU-CO-NP and SF-6-NP	

WATERSHED	Little Walnut Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Kramer Land and Macmora Road		
GO-MU-CO-NP PARCEL	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	1:1	N/A	0.92:1
BUILDING COVERAGE	60%	N/A	29%
IMPERVIOUS COVERAGE	80%	N/A	60.9%
SF-6-NP PARCEL	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	NA	N/A	0.52:1
BUILDING COVERAGE	40%	N/A	15%
IMPERVIOUS COVERAGE	55%	N/A	50.4%
TOTAL PROJECT PARKING	0	N/A	118

COMPATIBILITY

The subject site is bordered by a single-family residential land uses to the east and west. All hardscape and vertical improvements are located at least 25 feet from the east and west property lines. The proposed pool is located 25 feet from the easterly property line but is within the 50 foot setback for intensive recreational uses.

The site complies with all other compatibility standard requirements.

EXISTING ZONING AND LAND USES

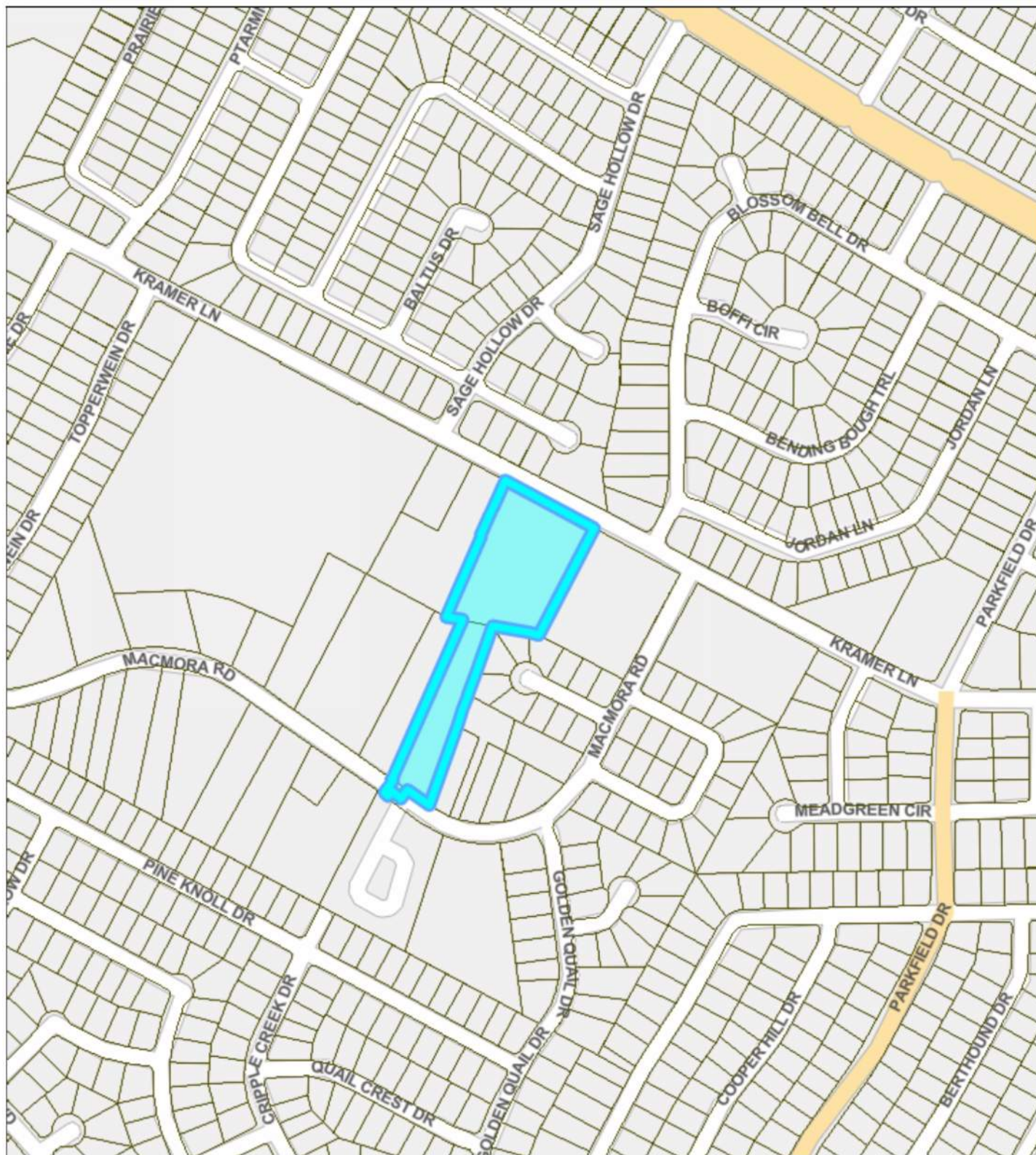
	ZONING	LAND USES
<i>Site</i>	GO-MU-CO-NP / SF-6-NP	Single Family Residences
<i>North</i>	SF-2	Kramer Lane and Single family residences
<i>South</i>	SF-6-NP	Single Family Residences
<i>East</i>	SF-6-NP	Single Family Residences
<i>West</i>	SF-1-NP	Single Family Residences

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Kramer Lane	65 feet	48 feet	Corridor Mobility
Macmora Road	60 feet	24 feet	Local Mobility

NEIGHBORHOOD ORGNIZATIONS:

Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Go Austin Vamos Austin - North
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Civic Association
 North Austin Civic Association Neighborhood Plan Contact Team
 Shoal Creek Conservancy



1: 4800

Lot Lines

Lot Line

**SP-2022-0536C**

1517 KRAMER LANE



12/15/2022

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

- A. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FORM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.[SECTION 25-2-1067].
- B. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].
- C. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN TEN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
- D. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY LINE ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
- E. COMMERCIAL, MULTI-FAMILY, AND CONDOMINIUM USES MUST BE SCREENED IN ACCORDANCE WITH THIS SUBSECTION. YARDS, FENCES, VEGETATIVE SCREENING, OR BERMS SHALL BE PROVIDED TO SCREEN OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND AREAS FOR REFUSE COLLECTION. IF FENCES ARE USED FOR SCREENING, THE HEIGHT MAY NOT EXCEED SIX FEET UNLESS OTHERWISE PERMITTED IN THE LAND DEVELOPMENT CODE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF FENCES, BERMS, AND VEGETATIVE SCREENING.
- F. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
- G. EACH LOT REPRESENTS THE MAXIMUM POTENTIAL DEVELOPMENT. ACTUAL DEVELOPMENT MAY BE THE SAME OR LESS THAN WHAT IS SHOWN.
- H. ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY – 1. INTERNAL UTILITY LINES SHOULD BE LOCATED IN DRIVE ANSLES OR INTERNAL CIRCULATION ROUTES, RATHER THAN UNDER PARKING AREAS 2. PROVIDE SHADED SIDEWALKS ALONG 100% OF BUILDING FACING THE PRINCIPAL STREET [SECTION 2.3.1.b.2]
- I. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPLE BUILDING MATERIALS.

FIGURE 34
(EXAMPLES OF FULLY-SHIELDED LIGHT FIXTURES)

FIGURE 34
(EXAMPLES OF FULLY-SHIELDED LIGHT FIXTURES)

J.	PROVIDE A KNOX KEY SWITCH AT ALL POWER OPERATED GATES AND A KNOX BOX AT ALL MANUAL GATES ACROSS FIRE ACCESS ROADS FOR FIRE DEPARTMENT ACCESS.
K.	ALL GATES ACROSS FIRE ACCESS ROADS SHALL OPEN THE FULL WIDTH OF THE FIRE ACCESS ROAD SO THE FIRE ACCESS ROAD IS NOT OBSTRUCTED IN ANY WAY BY THE GATE OR ANY OF THE GATE COMPONENTS.
L.	ALL POWER OPERATED GATES ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
M.	SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
N.	ALL POWER OPERATED GATES ACROSS FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
O.	PROVIDE A KNOX KEY SWITCH AT ALL POWER OPERATED GATES AND A KNOX BOX AT ALL MANUAL GATES ACROSS FIRE ACCESS ROADS FOR FIRE DEPARTMENT ACCESS.
P.	ALL GATES ACROSS FIRE ACCESS ROADS SHALL OPEN THE FULL WIDTH OF THE FIRE ACCESS ROAD SO THE FIRE ACCESS ROAD IS NOT OBSTRUCTED IN ANYWAY BY THE GATE OR ANY OF THE GATE COMPONENTS.

Unit Summary Table				
Unit Type	Building Footprint	Stories	Gross Floor Area per Unit	No. of Units
A	989.2	3	2,968	13
B	976.5	2	1,953	2
C	714	3	2,142	24
D	659	3	1,977	16
Total			125,527	55

Proposed Parking Calculations				
	Land Use	Unit Count	Parking Ratio	Rqd. Spaces
Tract 1	Multifamily Residential	41	1.5/ 1 bed + 0.5/bed	103
Tract 2	Multifamily Residential	14	1.5/ 1 bed + 0.5/bed	35
			Total Parking Required	138
			Total Parking Provided	0 **
			Van Accessible Parking	1
			Standard Parking	9
			Standard Parking within unit's Garage	108
			Total Parking Provided	118
			Total Bike Parking Required (5 or 5% total)	6
			Short-Term Bike Parking Provided - 4 spots on each lot	8
			Long Term Bike Parking Provided - within unit's Garage	55
			Total Bike Parking Provided	63

**Although parking will be provided on site as shown on the table above, minimum standard parking requirements have been eliminated for all developments within the City of Austin.

SITE INFORMATION TABLE								
Total Site Area	169,170.00		SF		3.88		AC	
Existing Land Use	Single Family							
Proposed Land Use	Multifamily Residential							
Foundation Type	Slab on Grade							
	1517 KRAMER LANE				10620 MACMORA ROAD			
Gross Site Area (GSA)	107,821	SF	2.48	Acres	61,349	SF	1.41	Acres
Net Site Area (NSA)	107,821	SF	2.48	Acres	61,349	SF	1.41	Acres
Zoning	GO-MU-CO-1P				SF-6-NP			
	Min/Max Allowed		Proposed		Min/Max Allowed		Proposed	
Site Area	5,750	SF	107,821	SF	5,750	SF	61,349	SF
Density	-		41	Units	-		14	Units
Gross Floor Area	-		99,670	SF	-		32,946	SF
Building Coverage	60%		29%	31,526 SF	40%		15%	11,517 SF
Sidewalk Coverage	-		7%	7,514 SF	-		3%	1,778 SF
Impervious Cover	80%		60.9%	65,713	55%		50.4%	30,901
Open Space Area	5%		6,704 SF		5%		3,281 SF	
Floor-To-Area Ratio	1 to 1		0.92 to 1		-		0.53 to 1	
Building Height	60'		35' - 3 stories		35'		30' - 3 stories	

	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB / EDGE OF PAVEMENT
	ACCESSIBLE ROUTE (ADA)
	FIRE LANE STRIPING
	RETAINING / SCREENING WALL
	BUILDING PAD AREA
	PAVEMENT / ASPHALT
	PAVEMENT / CONCRETE
	OPEN SPACE
	STORM DRAIN LINE
	WATER LINE
	WASTEWATER LINE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	WASTEWATER CLEANOUT
	BACKFLOW PREVENTER
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	STORM DRAIN AREA INLET
	TRANSFORMER
	AIR CONDITIONER UNIT
	UTILITY POLE
	GUY WIRE
	DUMPSTER
	SIGN
	BICYCLE RACK
	PARKING BUMPER
	ACCESSIBLE PARKING (ADA)
	CROSSWALK
	FENCE
	WOODEN VEHICULAR GUARD RAIL
	EXISTING 25-YEAR FLOODPLAIN
	EXISTING 100-YEAR FLOODPLAIN
	PROPOSED 25-YEAR FLOODPLAIN
	PROPOSED 100-YEAR FLOODPLAIN
	EROSION HAZARD ZONE
	SCE GRAVEL-ROCK RAMP



NO.	DATE	REVISION / CORRECTION / ADDENDUM	SHEET

KRAMER LANE CONDOS
1517 KRAMER LANE, AUSTIN, TEXAS 78758

SITE PLAN



CIVILITUDE
ENGINEERS & PLANNERS

5110 LANCASTER CT,
PHONE 512 761 6163

AUSTIN, TX 78723
FAX 512 761 6167

FIRM REG # F12469
INFO@CIVILITUDE.COM

JOB NO: A65

DWN BY: DME.

RVW BY: MVR.



2024

SHEET NO.
08
OF 59



Civiltude, LLC
Texas P.E. Firm Registration 12469
5110 Lancaster Ct, Austin, Texas, 78723
Phone 512.761.6161 | Fax 512.761.6167
www.civiltude.com | info@civiltude.com

February 9, 2024

To: Randall Rouda
Development Services Department

Re: Compatibility Setback Waiver
Kramer Condos (SP-2022-0536C)
10620 Macmora Road, Austin, TX

Dear Randall,

On behalf of our client, Prime Haven Homes, we are submitting a waiver request for the Kramer Condos project. We are requesting the following waiver to the Land Development Code:

Request: Allow a reduction of the 50' setback that prevents intensive recreational use adjacent to any lot zoned SF-5 or more restrictive zoning [LDC 25.2.1067(F)]

§ 25-2-1067 – DESIGN REGULATIONS

(F) An intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

The site is composed of 2 tracts of land adding up to approximately 3.88 acres. Of the total site area, 2.48 acres are zoned GO-MU-CO-NP and 1.41 acres are zoned SF-6-NP. To the east of the tract along Macmora Road are properties zoned SF-3-NP, and to the west of this tract is a property zoned SF-6-NP. All of the properties around this tract have an existing single family land use. This single-family land use generates the requirement that our development cannot construct a swimming pool (considered an intensive recreational use) within 50 feet of any of these properties.

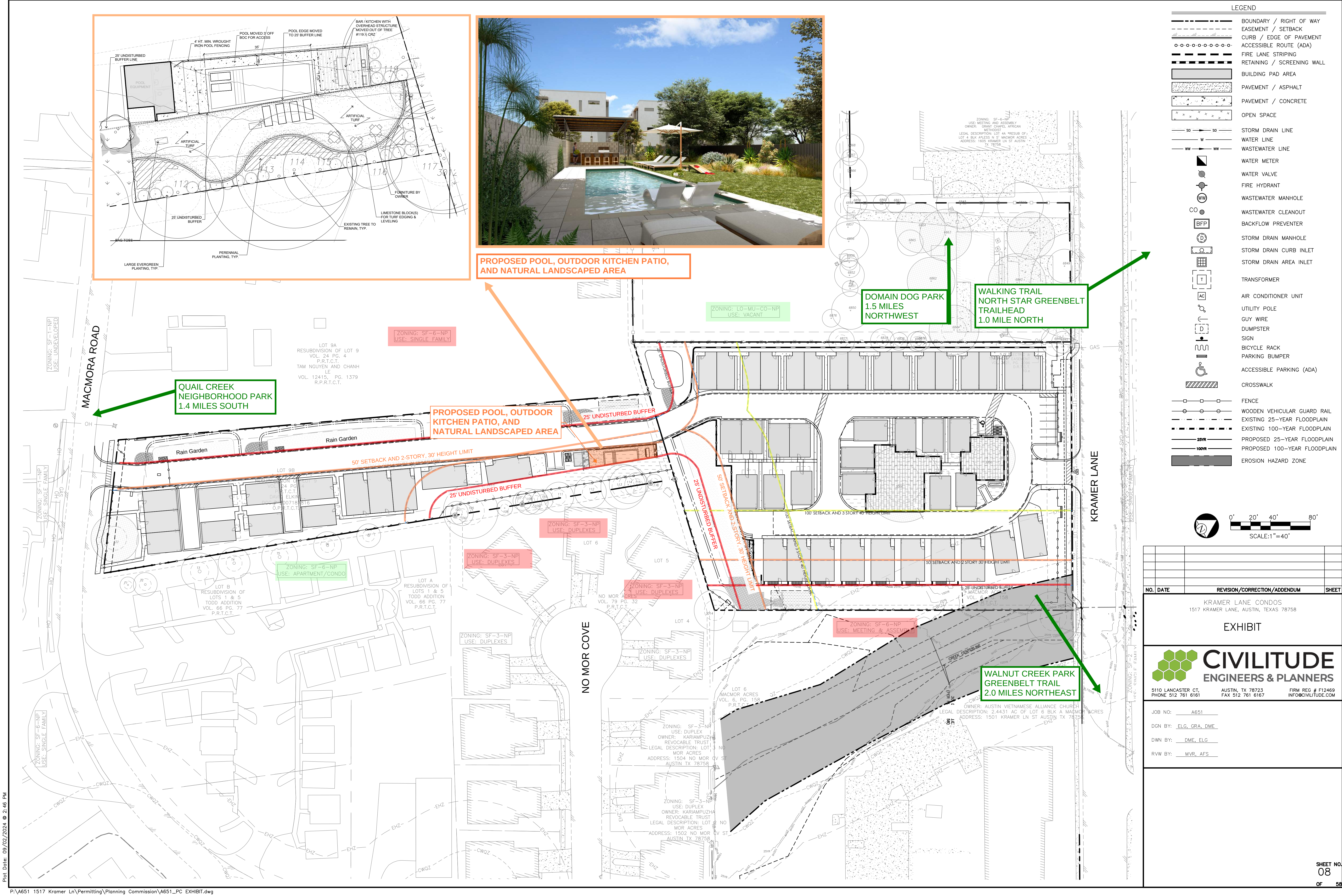
The lot located at 10620 Macmora Road is about 140 feet wide and over 500 feet long. A 25-foot driveway runs through the length of this site, and drainage infrastructure takes up another third of the site. Due to this unique lot configuration, it is not feasible to propose a pool at the minimum 50 feet from each neighboring property. The intent of this proposed outdoor area is to provide common open space for the residences of this condo development. This outdoor space would have a kitchen, lounging area, space for outdoor games, and a pool. This development is over a mile from any public trail or park, and it is important for the residents of our city to have equitable access to quality outdoor spaces. This common space, along with other open space outdoor areas on the site, will help create a sense of the community within the development and promote the growing need for outdoor communal spaces in urban residential neighborhoods. In addition, the landscaping along the shared fence line with the single-family homes will have dense vegetation. These existing and proposed plants will create a visual and sound barrier to avoid any possible disturbances.

We would like to request that the compatibility standards are modified to allow for a community pool to be 25 feet from the eastern SF-3 property. This setback reduction would allow for us to provide more outdoor community space for this 55-unit condo development. Attached to this letter is the proposed site plan with labels and dimensions showing everything explained in this letter. We believe that our request will maintain the integrity of this residential neighborhood while conforming to the needs of increasing density in the greater Austin area.

Please accept this letter as our official request. If you have any questions, please call us at 512-761-6161.

Sincerely,

Gabriella Archer





Gabriella Archer <gabby@civiltitude.com>

Sonora Condos

3 messages

rebecca jacobus <becca512@gmail.com>

Mon, Mar 4, 2024 at 12:32 PM

To: naeem@primehavenhomes.com

Cc: "gabby@civiltitude.com" <gabby@civiltitude.com>, edison_carter <edisoncarterproject@gmail.com>, rebecca jacobus <becca512@gmail.com>

Naeem,

I wanted to thank you and Gabby for taking the time to walk the Sonora property with me and my partner, Carl Brisson, on Friday. It was helpful to hear about your plans for the property, including the pool and kitchen area.

Based on the information you presented to us we do not have any objections to your request for a variance.

We appreciate your efforts to be good neighbors. Please keep us posted if any plans change.

Thank you,

Rebecca Jacobus

[10700 Macmora Rd, Unit 115, Austin, TX 78758](#)

Gabriella Archer <gabby@civiltitude.com>

Mon, Mar 4, 2024 at 12:35 PM

To: rebecca jacobus <becca512@gmail.com>

Cc: naeem@primehavenhomes.com, edison_carter <edisoncarterproject@gmail.com>, rebecca jacobus <becca512@gmail.com>

Hi Rebecca,

It was a pleasure meeting you as well. Thank you for this email showing your support,

**Gabriella Archer**

Project Engineer

[Civiltitude.com](#)

Cell: (214) 422-7925

Office: (512) 761-6161

5110 Lancaster Court

Austin TX, 78723

[Quoted text hidden]

Naeem Mahesania <Naeem@primehavenhomes.com>

Mon, Mar 4, 2024 at 12:38 PM

To: Gabriella Archer <gabby@civiltitude.com>, rebecca jacobus <becca512@gmail.com>

Cc: edison_carter <edisoncarterproject@gmail.com>

Rebecca,



Gabriella Archer <gabby@civiltude.com>

Speaker Registration for City Council Hearing (Kramer Condo pool issue)

edison_carter <edisoncarterproject@gmail.com>

Tue, Feb 27, 2024 at 3:51 PM

To: "Rouda, Randall" <Randall.Rouda@austintexas.gov>

Cc: Naeem Mahesania <Naeem@primehavenhomes.com>, Alejandra Flores <alejandra@civiltude.com>, Gabriella Archer <gabby@civiltude.com>, Alim Mahesania <Alim@primehavenhomes.com>

Hello Randy. I am not going to be speaking today. I spoke with Naeem from Primehaven earlier today and am ok with the waiver.

Thanks

Edison C

On Tue, Feb 27, 2024 at 12:12 PM Rouda, Randall <Randall.Rouda@austintexas.gov> wrote:

Good afternoon. Wanted to let all of you know that I have submitted a request through the Commission Liaison to continue this item until the next available Planning Commission Hearing.

Some quick notes:

1. While the Commission is usually open to approving at least one continuation request from the neighbors and/or one continuation request from the applicants, the final decision is theirs. The item remains on their agenda until/unless they take action to move it. If you are a registered speaker or otherwise interested in the case, I would recommend that you plan on being available to speak (on-line or in person) in the admittedly unlikely event that the Commission elects to proceed with the hearing.
2. The next Commission meeting is scheduled for March 12, 2024. Like with the determination to continue the hearing, the Commission has the final call on the date. They will most likely put the hearing on the March 12, 2024 agenda, but they do have other options and there are no guarantees until they act.

Please let me know if you have any questions about the timing of the hearing. In addition, please let me know if I can answer any other questions

Thank you.

Randy Rouda

Planner Senior, Land Use Review

City of Austin Development Services Department

Office: 512-974-3338

From: Danielle Marie Locke <daniellemarielocke@gmail.com>

Sent: Tuesday, February 27, 2024 10:00 AM

To: Naeem Mahesania <Naeem@primehavenhomes.com>

Cc: Rouda, Randall <Randall.Rouda@austintexas.gov>; edison_carter <edisoncarterproject@gmail.com>; Alejandra Flores <alejandra@civiltude.com>; Gabriella Archer <gabby@civiltude.com>; Alim Mahesania <Alim@primehavenhomes.com>

Subject: Re: Speaker Registration for City Council Hearing (Kramer Condo pool issue)