

CASE # CS-2010-0103  
ROW-10477756  
TR-0214000523

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2505 Longview

LEGAL DESCRIPTION: Subdivision -

Lot(s) 15-21 Block          Outlot          Division         

I Jim Bennett as authorized agent for Longview Street Partners LLC

         affirm that on 8/24         , 2010, hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A smart housing multi-family residential development and request a variance to locate the electric transformer utility vault on the Longview Street side of the property not along the alley as required, and request a variance to have the ground floor <sup>14.5</sup> feet higher at the at the public sidewalk.

in a MF-4 CO-NP district. 25-2-754(H)(3)  
(zoning district) 25-2-761

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE:** The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:  
This multi-family project is a reasonable use of the site.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
the hardship of this site is due to the limited access of the alley and the topography of the site. The alley is not a thru alley, and due to the topography of the site access from the alley to the building is limited as far as service to the electric vault is concerned. The Fire Department has approved the location of the other mechanical rooms away from the alley. From a safety standpoint it appears that the first responders will be able to have the emergency utilities in one location. The reviewing staff have approved the location of the utility equipment and vaults.

- (b) The hardship is not general to the area in which the property is located because:  
The limited access alley and the topography of this site are not general to the area.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variances are minor and technical in nature and will not be seen from the public.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.


APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 221 W. 6<sup>th</sup> Street, Suite 600

City, State & Zip Austin, Texas 78701

Printed Jonathan R. Neslund Phone (512) 328-0011 Date 8/10/10

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 8333 Douglas Ave. Ste 1350

City, State & Zip DALLAS, TX 75225

Printed Robert L. Triple Phone 214.855.2960 Date 8/10/10

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

\_\_\_\_\_

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

\_\_\_\_\_

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

\_\_\_\_\_

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive,

City, State & Zip Austin, Texas 78748

Printed Jim Bennett Phone (512)282-3079 Date \_\_\_\_\_

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

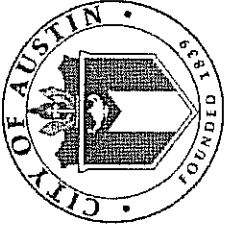
Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_



CITY OF AUSTIN – WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT  
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SP-2010-0036C.SH  
REVISION #: 00  
CASE MANAGER: Sarah Graham  
UPDATE: U1  
PHONE #: 974-2826

PROJECT NAME: Longview (SMART Housing)  
LOCATION: 2505 LONGVIEW ST

SUBMITTAL DATE: July 23, 2010  
REPORT DUE DATE: August 3, 2010  
FINAL REPORT DATE: August 4, 2010

**1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE**

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE DEADLINE (LDC 25-5-113):**

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is February 9, 2011.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.**

**Please submit 7 copies of the plans and 8 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

**REVIEWERS:**

Environmental : James Dymkowski  
Hydro Geologist : Sylvia Pope  
PARD / Planning & Design : Jenna R.Neal  
Planner 1 : Yolanda Parada  
Site Plan : Sarah Graham  
R.O.W. : Tim Vogt  
Fire For Site Plan : Ron Buys  
Transportation : Joe Almazan  
Austin Water Utility : Bradley Barron

## Electric Review - David Lambert - 322-6109

EL 1. For projects east of Lamar Boulevard, contact Ron Solbach at ph. 505-7145 to discuss permanent electric service. Contact Ron to discuss electric service and the relocation of the existing electric lines which may be necessary to meet minimum OSHA/National Electric Safety Code/Austin Energy clearances.  
I can not sign off until Ron gives me the OK.

Update 1: Mark Sirois met with Mr. Lohr in the field. Mark says he's OK with this.

EL 2. Contact Kevin Wolf at ph. 505-7539 regarding the electric vault size and location. I can not sign off until Kevin is sure the size and location will work.

Update 1: Kevin is clear.

EL 3 – EL 7. Were informational.

## Drainage Construction Review - Jennifer Groody, P.E. - 974-6361

DC 1. Please provide an electronic copy of the PondPack drainage model.

### UPDATE 1

Copy provided. Comment cleared.

DC 2. SHEET 12: Please show pipe profile(s) with 25 and 100 year velocities, and Q's

### UPDATE 1

Profiles revised. Comment cleared.

## Environmental Review - Jim Dymkowski - 974-2707

EV 0 *Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes.*

### UPDATE 1: 7-30-10

#### Administrative Comments

EV 1 Revise the sheet index to accurately reflect sheet count.

### UPDATE 1: Comment cleared.

#### Fees and Fiscal Comments

EV 2 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1.]

**UPDATE 1:** Please revise the fiscal per this round of comments. Also please contact the COA fiscal officer about transferring the fiscal from the previous project to this one. This is usually done through a formal letter from the owner. Please provide a copy of the confirmation that this has been done from the fiscal officer. This total should be included and referenced in the revised fiscal as staff will be approving the new total minus what has already been paid. Comment still pending.

EV 3 – EV 4 Comments cleared.

EV 5 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$500.

**UPDATE 1:** Please contact intake to have the previous payment noted for this project. Comment still pending.

#### Erosion / Sedimentation (E/S) Control Comments

EV 6 A SWPPP is required for this site and was not received.

**UPDATE 1:** Revise the Sequence of construction to include approximate time frames for all earth disturbing activities. In addition, please revise the inlet protection detail, as this old COA detail no longer meets the design parameters in the revised ECM. Comment still pending. See EV 14 for additional E&S use and location comments.

EV 7 – EV 12 Comments cleared.

#### Landscape Comments

EV 13 There appears to be numerous issues with the landscape plan.

- The proposed landscape plan shows a different project layout than the site plan sheet;
- ECM Appendix C calculations were not included;
- streetyard needs to be graphically shown;
- no one tree species can represent more than 50% of the overall proposed plantings;
- the landscape plans need to have the same orientation as the site plan;
- and other issues such as buffering.

These issues need to be addressed before a thorough review of the landscape plan will occur.

**UPDATE 1:** Please note, per the heritage tree ordinance the mitigation rate for tree removal will need to be addressed at 300%. Comment pending the outcome of the Board and Commission hearings of this removal variance.

#### Arborist/Tree Preservation Comments

EV 14 Silt fencing is shown to be trenched through the trees to be protected. Revise.

**UPDATE 1:** Per the new ECM guidelines, TFD should not be used when disturbing such a large area. To avoid trenching within the CRZ of the trees along 25<sup>th</sup> Street please explore the use of mulch socks where silt fence cannot be used. Comment still pending.

EV 15 Contact the environmental reviewer to discuss tree removal and mitigation. Additional comments will likely be generated regarding tree preservation, mitigation, and onsite replacement.



**UPDATE 1: Response confirmed. Comment pending the outcome of the Board and Commission hearings of this removal variance.**

EV 16 For urban forest accounting purposes, please provide the following information after all Landscaping and/or tree-related comments are cleared.

1. Total tree inches surveyed
2. Total tree inches removed, Class 1 & 2
3. Total tree inches removed, Class 3 & 4
4. Total tree inches planted on site

E-mail copy this reviewer. This comment pending receipt of e-mail copy. ECM 3.5.0

**UPDATE 1: Response comment noted. Comment pending the outcome of the Board and Commission hearings of this removal variance.**

**Fire For Site Plan Review - Ron Buys - 974-0183**

INFORMAL UPDATE-  
ENGINEER MET WITH AFD'S RALPH CASTILLO WHO IS TAKING OVER THIS PROJECT FOR RON BUYS DUE TO HIS ASSIGNMENT ON SAMSUNG SEMICONDUCTOR PROJECT.

**Hydro Geologist Review - Sylvia R. Pope, P.G. - 974-3429**

Update 1. Submitted 7/23/10

HG 1. This site is located on/hear a geologic contact of the Buda Formation limestone and the Del Rio Formation clay/shale. This geologic contact is known as a spring horizon. Groundwater discharge has resulted in repeated problems of pavement buckling and adverse impacts to utility lines on 25<sup>th</sup> Street. All utility lines must be designed and constructed to account for periodic groundwater flow and to convey it without impact to the utility line or pavement.

*U1. Comment will remain pending until there is a meeting with the applicant to discuss this comment and those listed below.*

HG 2. Two underground water quality ponds are proposed. This is not a suitable location due to the ongoing occurrence of shallow groundwater discharge. If the ponds remain as underground structures, then they must be designed to prevent the infiltration of groundwater. If a French drain with sump pump is installed, then the water must be connected to a stormsewer.

*U1. Applicant's response was that the underground water quality ponds cannot be changed or moved but they will be designed to prevent infiltration of groundwater. Comment will remain pending until there is a meeting with the applicant to discuss this comment and those listed below. The current plan shows one pond rather than two.*

HG 3. A storm sewer connection is shown for the north water quality pond outlet water. Please provide a storm sewer connection for the south water quality pond outlet water.

U1. A storm sewer connection is shown for the south water quality pond. It connects near the intersection of Longview and 25<sup>th</sup> Street. Comment cleared.

HG 4. Sheet 17. Waterline 'A' plan and profile. Due to repeated groundwater problems in this location, I recommend that concrete retards (City of Austin Standard Specification Item No. 593S) be placed along the waterline. The engineer shall determine the locations and spacing of the concrete retards.

U1. Detail No. 593S has been added to the Water and Wastewater Detail sheet. Comment will remain pending until there is a meeting with the applicant to discuss this comment.

HG 5. Sheet 18. Waterline 'B' plan and profile. Due to repeated groundwater problems in this location, I recommend that concrete retards (City of Austin Standard Specification Item No. 593S) be placed along the waterline. The engineer shall determine the locations and spacing of the concrete retards.

U1. Comment will remain pending until there is a meeting with the applicant to discuss this comment.

HG 6. Sheet 19. Wastewater Plan and profile. Due to repeated groundwater problems in this location, I recommend that concrete retards (City of Austin Standard Specification Item No. 593S) be placed along the waste waterline. The engineer shall determine the locations and spacing of the concrete retards.

U1. Comment will remain pending until there is a meeting with the applicant to discuss this comment.

## PARD / Planning & Design Review - Jenna R.Neal - 974-9457

PA 1: Please add this notation to your site plan sheet:

"This site plan has proposed 165 residential units with 10% (17) of these being Certified Affordable Dwelling Units. Therefore, parkland dedication fiscal surety will be paid for 148 residential units"

**UPDATE #1:** Please revise the site plan notation to read as follows:

"This site plan has proposed 165 residential units with 20% (33) of these being Certified Affordable Dwelling Units. Parkland Dedication credit will be for the amount of \$4550 (7 residential units), which was paid under SP-05-1710C.SH. Therefore parkland dedication fiscal surety will be paid for the remaining 125 residential for SP-2010-0036C.SH."

PA 2: Cleared

PA 3: Please **EMAIL** Jenna R Neal at [jenna.neal@ci.austin.tx.us](mailto:jenna.neal@ci.austin.tx.us) for parkland dedication worksheet which must be completed by the applicant and signed off on by the Case Manager prior to payment of the parkland dedication fiscal surety to the fiscal officer.

## Site Plan Review - Sarah Graham - 974-2826

### UNO Related comments

- SP 1 Comment cleared.
- SP 2 Please demonstrate compliance with Section 25-2-758 - the exterior wall facing W. 25<sup>th</sup> Street must be setback from the lower portion of the wall by a distance of at least 12 feet for the portion that is over 60 ft. Show this on sheet 25 – Architectural Elevations.
- U1. Reviewer found no changes on sheet 25 – please demonstrate compliance.*
- SP 3 Comment cleared.
- SP 4 The ground floor of a building may not be more than five feet higher or lower than an adjacent public street sidewalk. This does not apply to the ground floor adjacent to an alley. Please demonstrate compliance. (Sec. 25-2-754(H)(3)).
- U1. The site plan is not meeting this requirement. Staff understands the applicant has a hardship due to grading issues; however, there is no administrative variance option given for this code requirement. Staff recommends the applicant visit the Board of Adjustment for a variance request. Please contact Susan Walker, Planner 974-2202 or Diana Ramirez, Administrative Specialist, Board Secretary at 974-2241 to begin this process.*
- SP 5 Comment cleared.
- SP 6 According to Section 25-2-760(D), a site owner shall provide pedestrian-scale lighting and street furnishings along an adjacent street right-of-way. The applicant needs to meet with Gary Simmank and Humberto Rey to work on their light pole and street tree layout. You can contact them via: H. Rey: 974-7288 [humberto.rey@ci.austin.tx.us](mailto:humberto.rey@ci.austin.tx.us) and Gary Simmank: 505-7120 [gary.simmank@austinenergy.com](mailto:gary.simmank@austinenergy.com). Please demonstrate compliance.
- U1. City staff (Humberto and Gary) met with applicants (Charlie Brown and Kevin Atherton of Bury and Partners) the last week of July to go over the changes required regarding the streetscape layout. According to Humberto Rey, the applicant will be providing updated streetscape plans as per their discussions for Urban Design and Austin Energy's review and approval.*
- SP 7 According to Section 25-2-761, for sites with frontage on an alley 20 feet or more wide: a transformer room or utility vault must be adjacent to and accessible from the alley; and - a pump room, sprinkler room, or other utility or mechanical room must be adjacent to and accessible from the alley unless the Fire Chief determines that placing the room in another location is required because of a fire safety issue. The site plan shows these utilities located off of Longview St, and not the alleyway – please demonstrate compliance or clarify.

*U1. The site plan is not meeting this requirement. Staff understands the applicant has a hardship due to grading issues, however, there is no administrative variance option given for this code requirement. The Fire Chief may determine that placing the pump room,*

*sprinkler room, or other utility or mechanical room (associated with Fire requirements) may be located elsewhere because of a fire safety issue, but a transformer room or utility vault must still be adjacent to and accessible from the alley. If the applicant cannot meet this requirement through redesign, staff recommends the applicant visit the Board of Adjustment for a variance request. Please contact Susan Walker, Planner at 974-2202, or Diana Ramirez, Administrative Specialist, Board Secretary at 974-2241 to begin this process.*

#### **Site Building and Zoning Information**

- SP 8 Comment cleared.
- SP 9 Comment cleared.

SP 10 This site is allowed to build up to 65 ft if the multi-family residential use, for a period of not less than 15 years from the date a certificate of occupancy is issued, sets aside at least 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office; and 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office. The letter from NHCD does not clarify the period of time – reviewer is following up with NHCD for further instruction.

*U1. Pending documentation. Also, please add the following note on the coversheet of the site plan: "Per Section 25-2-756(B)(2), this site is allowed a 15 ft height bonus over the Appendix C height regulations due to the following: this site's location is within an area for which the maximum height is at least 50 feet (Outer West Subdistrict); and the multi-family residential use for a period of not less than 15 years from the date a certificate of occupancy is issued, sets aside at least 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office; and 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office."*

SP 11 Comment cleared.

SP 12 Please include the following information on the site plan sheet (or sheet 9 – Details): the proposed use according to the Land Development Code (is it Multifamily Residential, per the LDC?) and the square footage for each use within each existing and proposed structure on the site. As this is an UNO project, please separate uses by floor for clarification.

*U1. Land use as defined by the LDC not found on sheet 25 as described – please clarify uses per the LDC. Is this use Multifamily Residential per Section 25-2-3-(B)(6)? Please also include square footage of the accessory uses such as the "clubhouse" in the table. Is this use "Community Recreation (Private) per Section 25-2-6-(B)(9)?*

SP 13 Comment cleared.

SP 14 The minimum depth of occupant space is 18 feet, measured from the outside face of the front exterior wall to the outside face of the rear interior wall. (Sec. 25-2-754(H)(5)) Please demonstrate compliance.

*U1. Applicant's response was that dimensions were added - which were found on the site plan sheet (sheet 8) - for the width of the building, but not per use. Please dimension on sheet 23, where the units are shown. Please also clarify uses at grade level along 25<sup>th</sup> Street are also in compliance of the requirement. If they are not on the same level shown on sheet 23 due to a grading issue, please clarify this on the plan set.*

SP 15 Comment cleared.

SP 16 Have you shown all proposed easements? Show all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.

*U1. Pending all easements recorded and added to the site plan set.*

SP 17 Comment cleared.

SP 18 Comment cleared.

SP 19 If any vertical improvements are planned for the Right-of-Way, such as trees, furniture, or irrigation, a license agreement is required. It currently appears that some doorways may cross into the ROW, and the applicant might want to either clarify the plans or contact Andy Halm with ROW Management Division at 974-7185 for any license agreement requirements. Please begin this process as soon as possible, as it can take some time.

*U1. Pending license agreement.*

#### **Administrative**

SP 20 Show the submittal date on the cover sheet: February 9, 2010. Please indicate the case number in the lower right margin of each sheet: SP-2010-0036C.SH.

*U1. Case number still missing from sheets 27 – 40; please add.*

SP 21 – SP 24 Comments cleared.

SP 25. **NEW COMMENT (U-1)** Please change all references to "Ordinance 040902-58" to "Ordinance 20080925-039" which is the amended UNO ordinance applicable to this development. References found twice on sheet 9.

**R.O.W. Review - Tim Vogt - 974-7011**

7-29-2010: Rejected.

RW 1. Revised traffic control not provided.

## Transportation Review - Joe Almazan - 974-2674

- TR 1. Comment cleared.
- TR 2. Comment cleared with original site plan application (Case No. SP-2005-1710C.SH) by Public Works Department. See email correspondence from Dr. Bill Hadley, P.E., Public Works Department dated April 22, 2008.
- TR 3. Comment cleared.
- TR 4. Comment cleared.
- TR 5. Comment cleared.
- TR 6. Entry driveways equipped with controlled access gates must provide a minimum of 40 feet of storage space measured from the gate to the street property line. If the entry drive is from an arterial street, the applicant may also be required to provide a means for a vehicle to turnaround and exit the driveway without backing into the street, in case the gate is closed and access is denied. [TCM, 9.5.0 #2; 9.3.0 #3; TCM, 5.1.0]. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR 7. If a curb inlet is present, there must be 10 feet between the inlet opening and the edge of a driveway curb return. TCM, 5.3.1.A. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR 8. Driveways on undivided collector streets must be designed to align with opposing streets or driveways or be offset by a minimum of 80 feet, measured from edge to edge. TCM, 5.3.1.K. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR 9. Driveway approaches must be separated by a minimum of 75 feet, measured from edge to edge at the property line. TCM, Table 5-2. **A waiver was previously granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR10. Access to alleys requires the approval of the transportation reviewer. Existing unpaved alleys may be required to be paved for all or a portion of the entire length when access from an alley is proposed in an application for zoning or site plan. [LDC, 25-6-292(c); LDC, 25-6-323; TCM, 5.3.1.B.]. *Comment cleared with original site plan (Case No. SP-2005-1710C.SH) by Transportation Department and Fire Department. See email correspondence from Alan Hughes, P.E., Transportation Department, dated February 22, 2006, and Ralph Castillo, P.E., Fire Department, dated March 14, 2006.*
- TR11. Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster. LDC, 25-2-1067(c); TCM, 9.3.0.2. **A waiver was granted with the original site plan (Case No. SP-2005-1710C.SH).**
- TR12. Comment cleared.
- TR13. Comment cleared.

TR14. Comment cleared.

TR15. For Information: The site plan should be distributed to PDRD – Urban Design for review in accordance with the UNOWest Campus Area urban design compliance, including Great Streets Program involving the streetscape improvements. Please contact Humberto Rey at 974-7288 for more information. *Based on the engineer's response letter, the applicant is coordinating with Humberto Rey, PDRD, for the re-approval of the site plan.*

TR16. For Information: A license agreement was previously required for the streetscape improvements in the public rights-of-way for West 25<sup>th</sup> Street and Longview Street with site plan case SP-05-1710C.SH (PRM West Campus project). Provide evidence that the license agreement has been filed and approved with Austin Transportation Department – ROW Management. Please contact Andy Halm, ATD – ROW Management, at 974-7185 for more information. *Based on the engineer's response letter, the applicant is coordinating two separate license agreement applications with Andy Halm, Transportation Department – ROW Management, and is pending approval.*

TR17. For information only.

### Austin Water Utility Review - Bradley Barron - 972-0078

WW1. The review comments will be satisfied once the Austin Water Utility/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Alfredo Torres at 972-0238. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office, 625 E 10<sup>th</sup> St., 4<sup>th</sup> floor.

### Water Quality Review - Jennifer Groody, P.E. - 974-6361

WQ 1. SHEET 14: ECM 1.6.5(A)(4) states, "The maximum spacing for the laterals should be ten (10) feet between laterals and five (5) feet from a wall or side." Please comply for both ponds.

#### UPDATE 1

Dimensions added for clarity. Comment cleared.

**Brown Lohr, Charlie**

**From:** Graham, Sarah [Sarah.Graham@ci.austin.tx.us]  
**Sent:** Friday, August 06, 2010 9:27 AM  
**To:** Neslund, Jon; Ramirez, Diana; Walker, Susan  
**Cc:** Brown Lohr, Charlie  
**Subject:** RE: Board of Adjustment Request-Longview (SMART Housing) SP-2010-0036.C.SH

Hi Jon and Charlie, here is the application found online that you can get started on.

[www.ci.austin.tx.us/development/downloads/boa\\_application.doc](http://www.ci.austin.tx.us/development/downloads/boa_application.doc)

Susan and Diana, please let me know if you have any questions. The applicant requires a BOA variance from two University Neighborhood Overlay (UNO) requirements. UNO has design requirements, with no administrative variance options, which do not take into account hardships such as grading issues.

Thanks,

Sarah Graham  
Senior Planner, City of Austin  
Planning and Development Review  
T. 512-974-2826

[E. sarah.graham@ci.austin.tx.us](mailto:sarah.graham@ci.austin.tx.us)

Supervisor: Lynda Courtney, Lynda.Courtney@ci.austin.tx.us -----Original Message-----

From: Neslund, Jon [mailto:jneslund@burypartners.com]

Sent: Thursday, August 05, 2010 6:02 PM

To: Graham, Sarah; Ramirez, Diana; Walker, Susan

Cc: Brown Lohr, Charlie

Subject: Board of Adjustment Request-Longview (SMART Housing) SP-2010-0036.C.SH

Diana and Susan,

We have a site plan application that will require a board of adjustment variance. Can you please send me the required information to secure a place on the earliest possible agenda. I would like to be placed on the 9/13/10 agenda if that is the earliest and feasible.

Our site plan is called Longview (SMART Housing) and the case number is SP-2010-0036.C.SH. Our case manager and site plan reviewer is Sarah Graham, who I have copied on this email.

I have left Susan a voicemail concerning this same project, but it was just recently this evening.

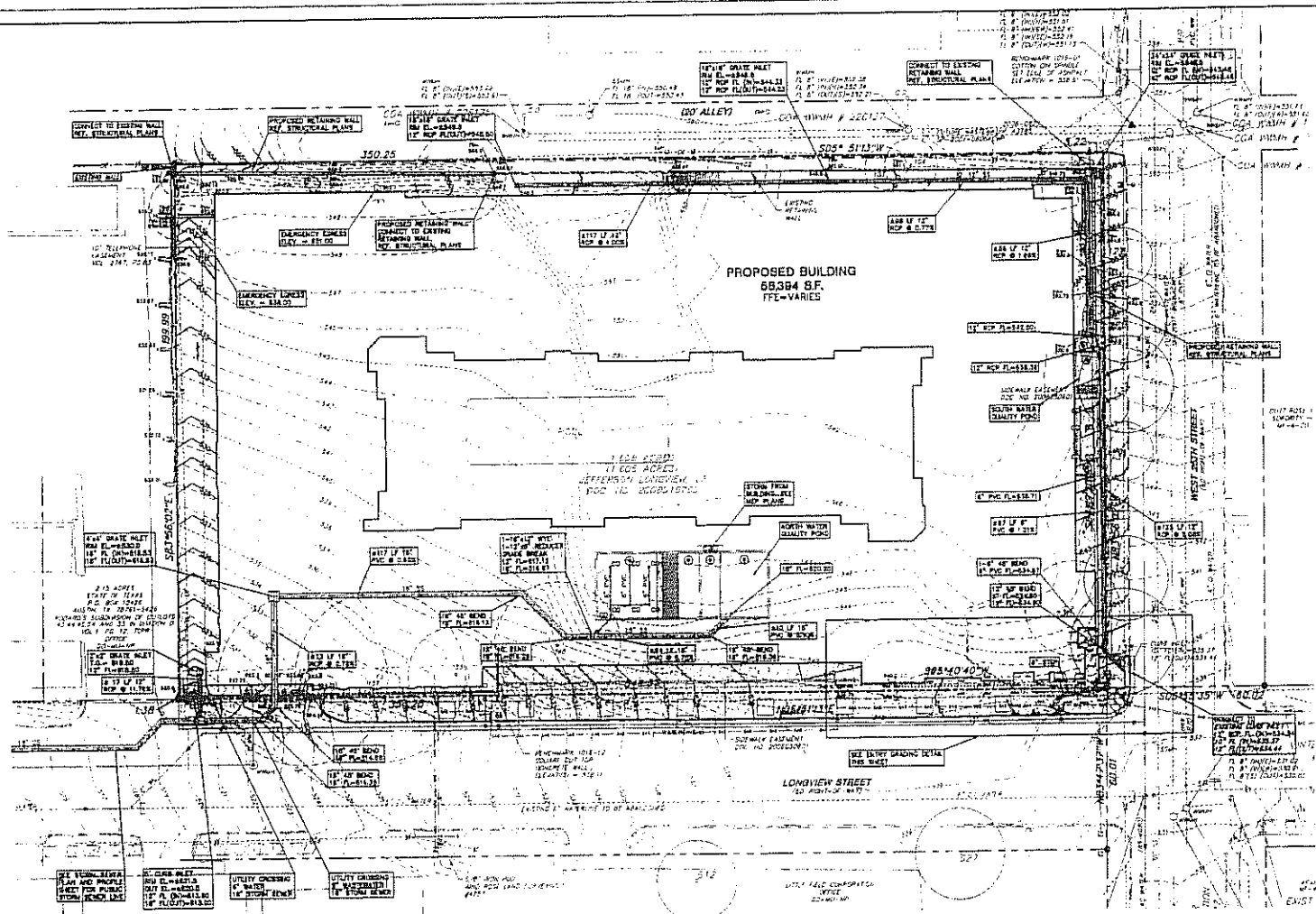
Thank you for your assistance with this request.

Jon Neslund  
512-672-9529 C  
512-328-0011 W

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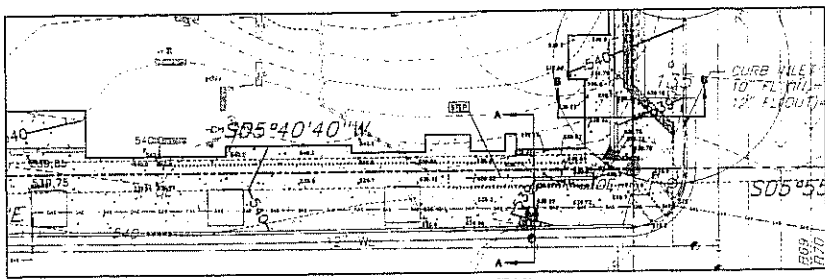


LEGEND

EXTENT	PROPOSED
1	PROPOSED BUILDING
2	PROPOSED PARKING
3	PROPOSED DRIVE
4	PROPOSED SIDEWALK
5	PROPOSED DRIVE
6	PROPOSED DRIVE
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79	PROPOSED DRIVE
80	PROPOSED DRIVE

- NOTES
- REFER TO COVER SHEET FOR BENCHMARK INFORMATION.
  - POWER MAINS WILL BE PLACED NEAR THE UNDERPASS. GRADING SHALL BE MADE TO MAINTAIN PROPER UNDERPASS CLEARANCE. THE MAINS WILL BE TO THE PROPOSED STORM SEWER ON THE SOUTH AND WEST SIDES OF THE PROPERTY.
  - POUD DESIGN IS FOR 2500 ONLY. REFER TO STRUCTURAL PLANS INCLUDED IN THE BUILDING PRINT SET.

- ACCESSIBILITY NOTES:
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:12 UNLESS DESIGNED AS A RAMP (TAS 4.3.2).
  - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM POSE FOR ANY RAMP RUN IS 30 IN. (TAS 4.3.2)
  - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. (TAS 4.3.3)
  - CROSS SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. (TAS 4.3.1)
  - IMPROVEMENTS AND REPAIRS OF EXISTING SHOW WALKS ARE BASED UPON FIELD SURVEYS BY BURY+PARTNERS. NO OTHER VISIBLE ABOVE GROUND EXISTENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED OR SHOWN HEREON.
  - FINAL LANDSCAPE PLANTER LOCATIONS AND GRADING IN TERRACES WILL BE PROVIDED WITH GRADING AND LANDSCAPE PLANS.



ENTRY GRADING DETAIL  
SCALE: 1"=10'



SIDEWALK SECTIONS

THIS LOCATION OF EXISTING UNDERGROUND UTILITIES AND SHOWING IS AN APPROXIMATION BASED UPON FIELD SURVEYS BY BURY+PARTNERS. NO OTHER VISIBLE ABOVE GROUND EXISTENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED OR SHOWN HEREON.

THIS PLAN APPROVAL IS VALID FOR THE APPLICATION DATE. APPROVED BY: [Signature] DATE: [Date] CHECKED BY: [Signature] DATE: [Date] PROJECT ESTIMATION DATE (AS SHOWN): [Date] DATE: [Date]

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2505 Longview  
8P-2010-0038C.BH

HP-2010-003603H  
can-010-01

THIS PLAN SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A SUPPLEMENTAL PLAN. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.



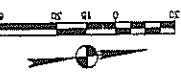
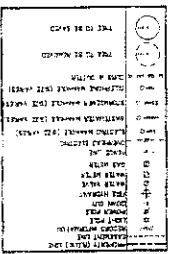
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DESIGNED BY: JAM  
CHECKED BY: JAM  
PROJECT NO.: 210-010

THIS PLAN IS A PART OF A SET OF PLANS FOR THE PROJECT. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS IN THE SET. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.

NOTE: THE SHOWN EXISTING UTILITIES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD DRAWINGS. HOWEVER, THE ENGINEER HAS NOT CONDUCTED PENETRATION TESTS OR OTHER METHODS OF VERIFICATION. THEREFORE, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF THE SHOWN UTILITIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.

UTILITY LIST

NO.	DESCRIPTION	DEPTH	LOCATION
1	18" WATER	18"	100+00
2	12" WATER	12"	100+00
3	12" WATER	12"	100+00
4	12" WATER	12"	100+00
5	12" WATER	12"	100+00
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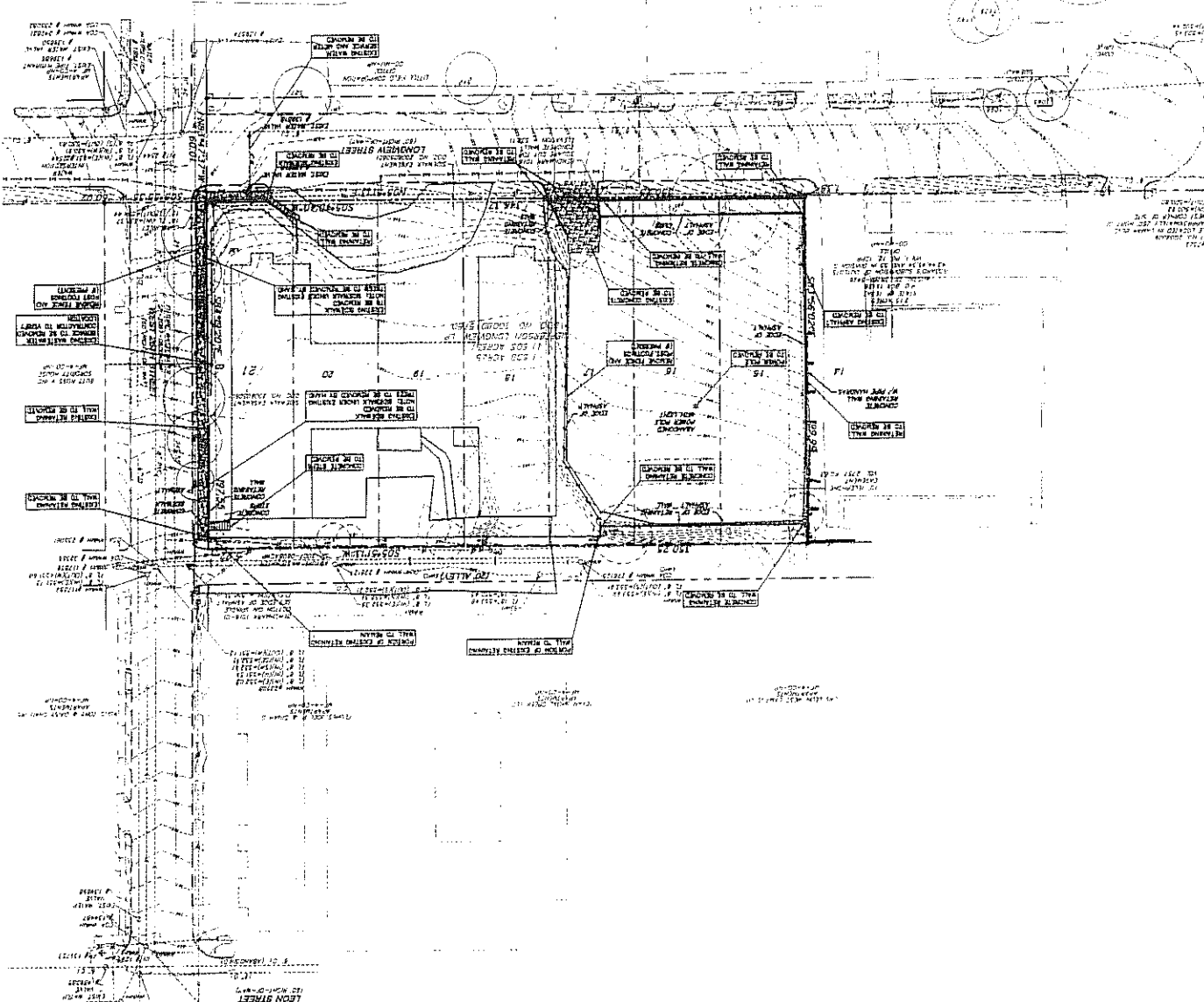


LONGVIEW  
2505 LONGVIEW AUSTIN, TEXAS  
LONGVIEW STREET PARTNERS, LLC

EXISTING BOUNDARY,  
TOPOGRAPHY, TREE SURVEY,  
& DEMOLITION PLAN



Bury+Partners  
11000 N. LOOP WEST, SUITE 1000  
DALLAS, TEXAS 75243  
TEL: 214.635.1100  
WWW.BURY+PARTNERS.COM



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