

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, May 8, 2017

CASE NUMBER: C15-2017-0018

_____ Brooke Bailey
 _____ William Burkhardt
 _____ Eric Goff
 _____ Melissa Hawthorne
 _____ Bryan King
 _____ - Don Leighton-Burwell Abstained
 _____ Rahm McDaniel
 _____ Veronica Rivera
 _____ James Valadez
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ Martha Gonzalez (Alternate)
 _____ Pim Mayo (Alternate)

APPLICANT: David Hartman

OWNER: Hardeman Family Joint Venture, Ltd.

ADDRESS: 1301 West KOENIG Lane

VARIANCE REQUESTED: The applicant has requested variance(s) from Article 10, Compatibility Standards, Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*):

- A. (B) to decrease the required setback from a property in an urban family residence (SF-5) or more restrictive zoning district or on which a use permitted in SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested, to allow for potential 8 foot concrete sidewalk within 12 foot Public Sidewalk, Recreational and Trail Easement required by Parks and Recreation Department); and to
- B. (C) (2) to increase the allowed height of a structure more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from 3 stories and 40 feet (required) to 4 stories and 45 feet (requested); and to
- C. (C) (3) to increase the allowed height of a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive (required) to 45 feet (requested); and to
- D. Section 25-2-899 (*Fences as Accessory Uses*) (D) to increase the height of a solid fence constructed along a property line from an average height of six feet or maximum height of seven feet (required/permitted) to eight feet average (requested)

in order to erect an apartment in a "CS-MU-CO-NP", General Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Brentwood)

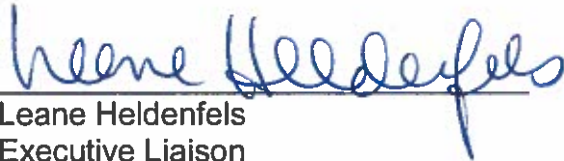
Note: subject tract is undergoing rezoning approval to a multifamily designation by Council at their late April, May meetings, the pending zoning designation requires the fence variance #D above.

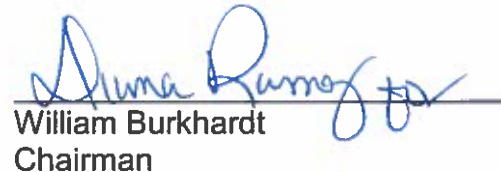
BOARD'S DECISION:

The public hearing was closed on Board Member Rahm McDaniel motion to Postpone to May 8, 2017, Board Member Bryan King second on an 11-0 vote (Board member Don Leighton-Burwell abstain); POSTPONED TO MAY 8, 2017. May 8, 2017 POSTPONED TO JUNE 12, 2017 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

ORDINANCE NO. 20170511-022

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1301 WEST KOENIG LANE IN THE BRENTWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) COMBINING DISTRICT FOR TRACT 1 AND FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT FOR TRACT 2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for Tract 1 and from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district for Tract 2 on the property described in Zoning Case No. C14-2016-0071, on file at the Planning and Zoning Department, as follows:

Tract 1:

Lot 15, Wilder Addition Section 1 subdivision, a subdivision in Travis County, Texas, as recorded in Volume 5, Page 19 of the Plat Records of Travis County, and Lot 1, Wilder Addition Section 2 subdivision, a subdivision in Travis County, Texas, as recorded in Volume 85, Page 138D of the Plat Records of Travis County, Texas, and;

Tract 2:

Lots 13 and 14, Wilder Addition Section 1 subdivision, a subdivision in Travis County, Texas, as recorded in Volume 5, Page 19 of the Plat Records of Travis County, Texas (cumulatively referred to as the "Property"),

locally known as 1301 West Koenig Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Vehicular access from the Property to Woodrow Avenue is prohibited except for pedestrian, bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

B. Development of Tract 1 shall comply with the following regulations:

1. The maximum height of a building or structure is limited to 45 feet and 4 stories.
2. The maximum building coverage is limited to 60 percent.
3. The maximum impervious cover is limited to 70 percent.

C. Development of Tract 2 shall comply with the following regulation:

The maximum height of a building or structure is limited to 40 feet and 4 stories.

D. The following uses are not permitted uses for Tract 2:

Agricultural sales and services	Art workshop
Building maintenance services	Campground
Commercial blood plasma center	Construction sales and services
Convenience storage	Equipment repair services
Electronic prototype assembly	Kennels
Equipment sales	Maintenance and service facilities
Laundry services	Outdoor entertainment
Monument retail sales	Pawn shop services
Outdoor sports and recreation	Transportation terminal
Transitional housing	Vehicle storage
Drop-off recycling collection facility	

E. The following uses are conditional uses for Tract 2:

Custom manufacturing	Plant nursery
----------------------	---------------

F. For Tract 2, a non-residential use may not be less than 5,000 square feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district, the multifamily residence highest density (MF-6) district and other applicable requirements of the City Code.

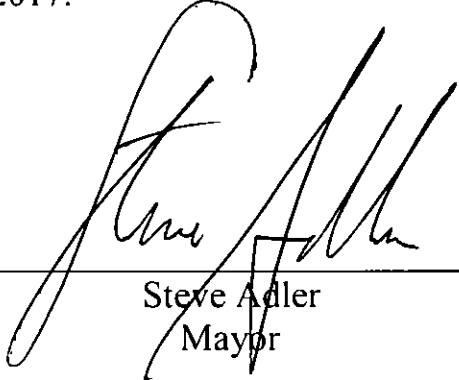
PART 3. The Property is subject to Ordinance No. 20040513-33A that established zoning for the Brentwood Neighborhood Plan.

PART 4. This ordinance takes effect on May 22, 2017.

PASSED AND APPROVED


_____, May 11, 2017

§
§
§



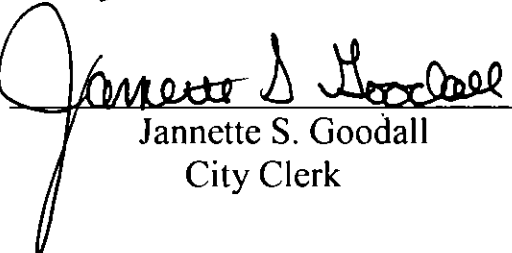
Steve Adler
Mayor

APPROVED:



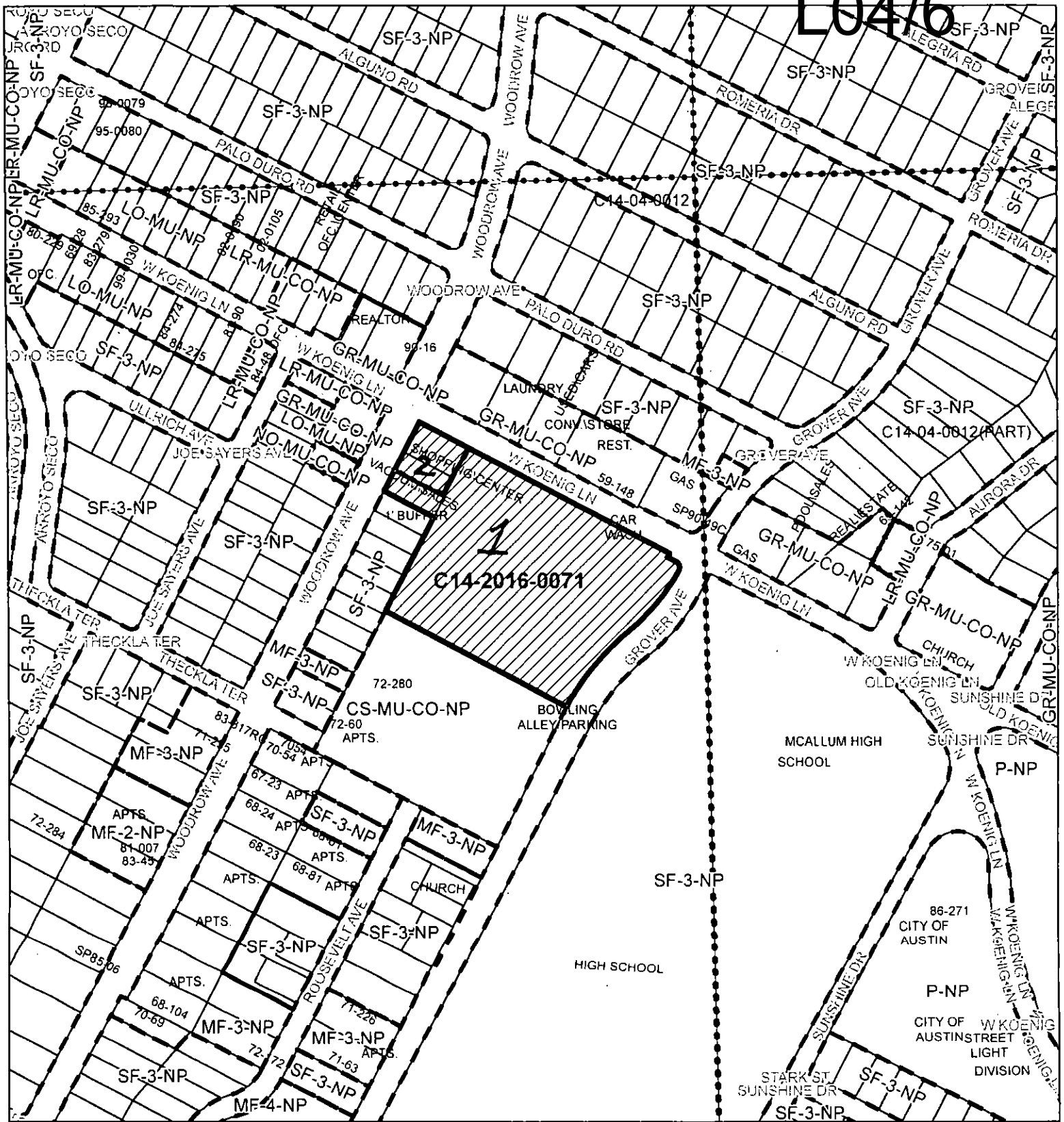
Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

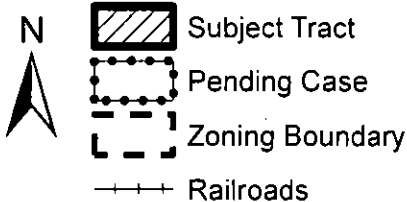
L04/6



ZONING

Case#: C14-2016-0071

EXHIBIT A



0 200 Feet

1" = 300'

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 and represents only the approximate relative location of property boundaries.

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



Created: 3/22/2017

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, April 10, 2017

CASE NUMBER: C15-2017-0018

☒ Y ☐ Brooke Bailey
☒ Y ☐ William Burkhardt
☒ Y ☐ Eric Goff
☒ Y ☐ Melissa Hawthorne
☒ Y ☐ Bryan King
☐ - ☐ Don Leighton-Burwell Abstained
☒ Y ☐ Rahm McDaniel
☒ Y ☐ Veronica Rivera
☐ - ☐ James Valadez Absent
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)
☒ Y ☐ Martha Gonzalez (Alternate)
☒ Y ☐ Pim Mayo (Alternate)

APPLICANT: David Hartman

OWNER: Hardeman Family Joint Venture, Ltd.

ADDRESS: 1301 West KOENIG Lane

VARIANCE REQUESTED: The applicant has requested variance(s) from Article 10, Compatibility Standards, Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*):

- A. (B) to decrease the required setback from a property in an urban family residence (SF-5) or more restrictive zoning district or on which a use permitted in SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested, to allow for potential 8 foot concrete sidewalk within 12 foot Public Sidewalk, Recreational and Trail Easement required by Parks and Recreation Department); and to
- B. (C) (2) to increase the allowed height of a structure more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from 3 stories and 40 feet (required) to 4 stories and 45 feet (requested); and to
- C. (C) (3) to increase the allowed height of a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive (required) to 45 feet (requested); and to
- D. Section 25-2-899 (*Fences as Accessory Uses*) (D) to increase the height of a solid fence constructed along a property line from an average height of six feet or maximum height of seven feet (required/permitted) to eight feet average (requested)

in order to erect an apartment in a "CS-MU-CO-NP", General Commercial Services – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Brentwood)


Note: subject tract is undergoing rezoning approval to a multifamily designation by Council at their late April, May meetings, the pending zoning designation requires the fence variance #D above.

BOARD'S DECISION:

The public hearing was closed on Board Member Rahm McDaniel motion to Postpone to May 8, 2017, Board Member Bryan King second on an 11-0 vote (Board member Don Leighton-Burwell abstain); POSTPONED TO MAY 8, 2017.

FINDING:

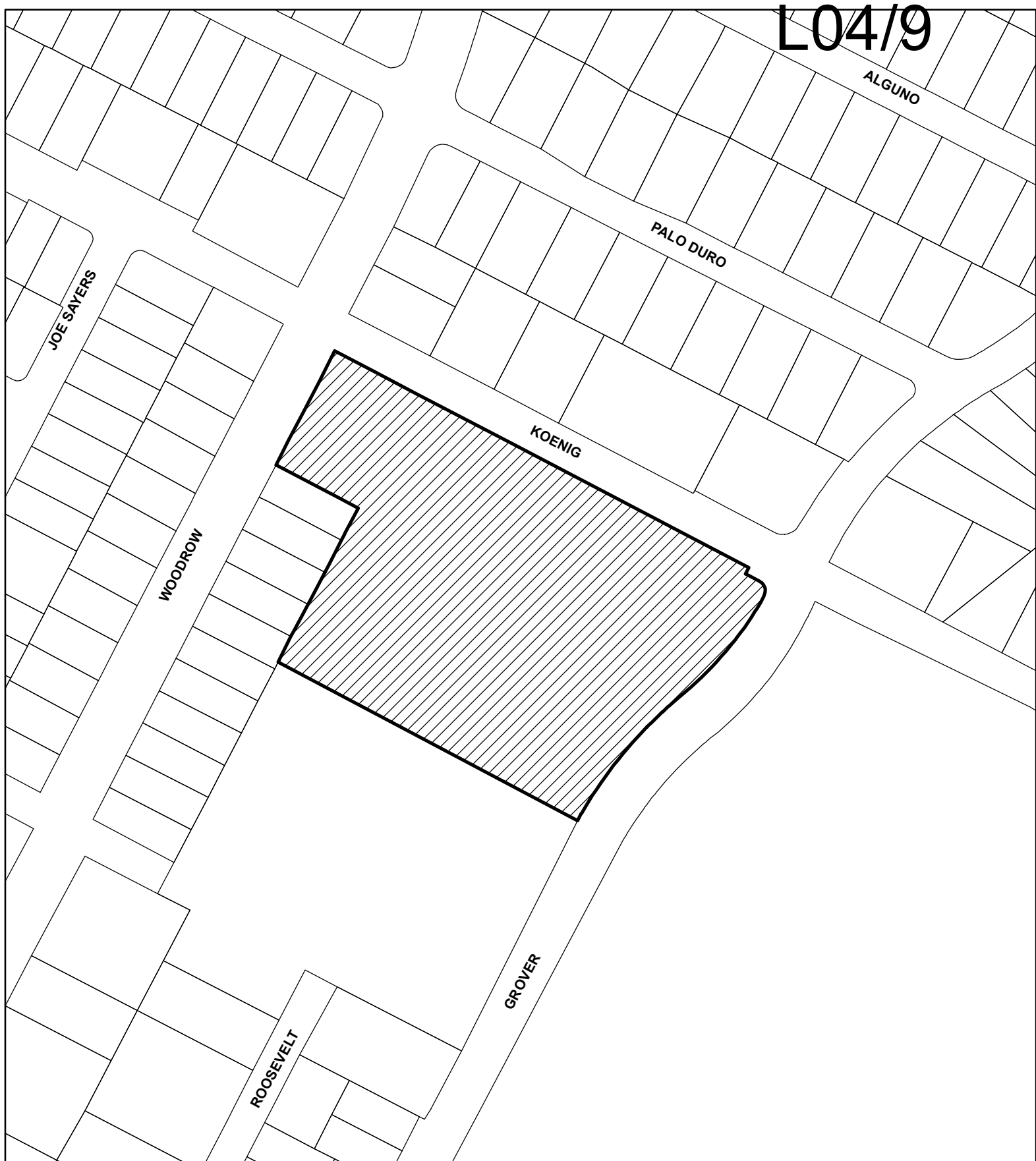
1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter 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:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0018
LOCATION: 1301 W Koenig Lane



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 and represents only the approximate relative location of property boundaries.

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

1" = 175'

March 27, 2017

Leane Heldenfels
Board of Adjustment Liaison
City of Austin
1st Floor – Development Assistance Center
505 Barton Springs Road
Austin, TX 78704

Re: 1301 Koenig Lane, comprising approximately 5.416 acres (the "Property") – Board of Adjustment General Variance Application (Case C15-2017-0018, the "Variance Application")

Dear Ms. Heldenfels:

On behalf of the applicant, owner of the Property in the above-referenced matter, we submitted the Variance Application.

The Property is located on the south side of West Koenig Lane, between Woodrow Avenue and Grover Avenue, and was previously occupied by an automotive sales and repair use. Property zoned SF-3 adjacent to the subject tract -- McCallum High School to the east, and SF-lots to the west – trigger Article 10 (Compatibility Standards) of Subchapter A, Chapter 25-2, of the Austin Land Development Code with respect to the subject tract. (See Exhibits 6-8 of the Variance Application).

The Property is currently zoned CS-MU-CO-NP, and a conditional overlay to the Brentwood Neighborhood Plan approved May 2004 limits height of the Property to 40 feet and 3 stories. The applicant filed a zoning application Case C14-2016-0071 to rezone the 5.04 Tract 1 MF-6 for proposed apartments, and contemplated Tract 2 (0.37 acres) as proposed retail use per existing zoning. The zoning application also requested modifying the existing CO to authorize a maximum of 4 stories on the Property (the zoning application otherwise did not propose to modify the 40' maximum height limitation per the existing CO). The Planning Commission unanimously approved the rezoning request, with conditions, on December 14, 2016, and it is scheduled for first reading by the City Council on 4-20-17.

In early 2017, City floodplain staff informed the Property project team of City staff's interpretation of City Code provisions that required raising the proposed apartment buildings slightly higher than initially contemplated. This recent floodplain staff interpretation necessitates a slight increase of the proposed maximum height for the proposed apartment buildings from 40' as initially contemplated, to a maximum 45'. This height increase required by City floodplain staff's interpretation requires (1) the requested variances, as described in more detail in the Variance Application, and (2) modifying the rezoning case to authorize a maximum height of 45'. The project team continues discussions with the Brentwood Neighborhood Association regarding the variances requested in the Variance Application, and we are optimistic based on discussions to date that BNA will support these requests.

We look forward to providing additional detail to Board of Adjustment Commissioners at their April 10, 2017, meeting.

Regards,



David Hartman

CITY OF AUSTIN**Development Services Department**

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1301 W. Koenig Lane, Austin, Texas 78756

Subdivision Legal Description:

Lot 1, Wilder Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85, Page 138D in the Plat Records of Travis County, Texas and Lots 13, 14, and 15, Wilder Addition Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 19 in the Plat Records of Travis County, Texas

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: CS-MU-CO-NP

I/We David Hartman (Smith Robertson, LLP)

on behalf of myself/ourselves as

authorized agent for Hardeman Family Joint Venture, Ltd.

affirm that on

MARCH 14, 2017, I/we hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain Other: _____

Type of Structure: Apartment – Max. 4 stories and 45 ft.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

1. Section 25-2-1063(B) to decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 5 feet (requested) to allow for an 8' wide concrete sidewalk and 12' wide easement for a public Sidewalk, Recreational, and Trail Easement pursuant to Onsite Parkland Dedication Requirements required by PARD
2. Section 25-2-1063(C)(2) to increase the allowed height of a structure more than 50 feet but not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning is located, from 3 stories and 40 feet (required/permitted) to 4 stories and 45 feet (requested). [Note: Applicant is limiting development to maximum 4 stories and 45 feet height in connection with this variance application, and related rezoning case.]; and
3. Section 25-2-1063(C)(3) to increase the allowed height of a structure more than 100 feet but not more than 300 feet from property in an SF-5 or more restrictive zoning district, from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive (required/permitted by LDC), to a maximum 45 feet (requested). [Note: Applicant is limiting development to maximum 4 stories and 45 feet height in connection with this variance application, and related rezoning case.]
4. Section 25-2-899(D)&(E)(Fences as Accessory Uses) to increase the fence height permitted from an average of 6 feet or a maximum of 7 feet (required/permitted) to 8 feet average height (requested).

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The property is located along primary arterial (Koenig Lane, a 4 lane undivided arterial) that is bounded by single-family uses to the west/southwest part of the property, and McCallum High sport field zoned SF-3 to the east which triggers compatibility limitations thereby hindering redevelopment of the property. A rezoning of the Property to allow for modification to the zoning height/story limit is currently on file. The Brentwood Neighborhood Association supports the zoning application including the proposed height/story modification, with conditions.

Hardship

- a) The hardship for which the variance is requested is unique to the property in that:

Existing topography, Heritage Trees, easements, and floodplain constraints uniquely encumber the property and reduce the geometric footprint for the proposed apartment development. Multiple easements exist along the southern property line, including an approx. 16,760 s.f. (0.4 acre) drainage easement. These multiple site constraints are not common to other properties, and limit the ability for an alternative configuration of the proposed apartment building. The variance request results from recent City floodplain staff interpretation requiring slightly elevating the proposed apartment building.

- b) The hardship is not general to the area in which the property is located because:

Some existing tracts in the vicinity are zoned multifamily with frontage on Koenig Lane, a principal arterial road (as well as Lamar Blvd., and Burnet Rd., which are both also principal arterial roads), but are not affected by McCallum High zoned SF-3 to the east, and the immediately adjacent existing residential to the west. The property is uniquely constrained by floodplain, easements, Heritage Trees, and other on-site constraints not general to the area. Shifting the proposed building footprint could result in the undesirable removal of Heritage Tree(s).

Area Character

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:

- (i) Will not alter character of area adjacent to the property: The proposed development is similar to other “peer” proposed apartments in the area that are also located adjacent to single family.
- (ii) Will not impair the use of adjacent conforming property: The proposed development incorporates screening per agreement with Brentwood Neighborhood Association, and buffering per LDC compatibility requirements. The proposed variance to increase height of fence along the property line of single family residences adjacent to Woodrow Ave. provides additional buffering/screening.
- (iii) Will not impair the purpose of the regulations of the zoning district in which the property is located: The maximum height of both the existing CS and proposed MF-6 zoning district are higher than under the proposed development as authorized pursuant the variance. The proposed development, with the approved variance, would be far less intense than allowed pursuant to development intensity authorized pursuant to development standards under the existing or proposed zoning category.

The character of the area will be preserved and strengthened by adequate screening, and other requirements set forth in the zoning case as requested by Brentwood Neighborhood Association.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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

Section 3: Applicant Certificate

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

Applicant Signature:  Date: March 14, 2017

Applicant Name (typed or printed): **David Hartman**

Applicant Mailing Address: **221 West 6th Street, Suite 1100**

City: **Austin** State: **TX** Zip: **78701**

Phone (will be public information): **(512) 225-5800**

Email (optional – will be public information): **dhartman@smith-robertson.com**

Section 4: Owner Certificate

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

Owner Signature: _____ Date: March ____, 2017

Owner Name (typed or printed): **Hardeman Family Joint Venture, Ltd.**

Owner Mailing Address: **6757 Airport Blvd.**

City: **Austin**

State: **TX**

Zip: **78752**

Phone (will be public information): **(512) 454-6821**

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: **David Hartman**

Agent Mailing Address: **221 West 6th Street, Suite 1100**

City: **Austin** State: **TX** Zip: **78701**

Phone (will be public information): **(512) 225-5800**

Email (optional – will be public information): **dhartman@smith-robertson.com**

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

June 29, 2016

City of Austin
Development Review and Inspection Department
Post Office Box 1088
Austin, Texas 78767

Dear Ladies and Gentleman:

The undersigned, owner of land located at 1301 West Koenig Lane, in Austin, Texas, 78756 as more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"), hereby authorize Smith, Robertson, Elliott & Douglas, L.L.P., to act as my agent in connection with any application to zone, subdivide, amend public restrictive covenants or neighborhood plans, and/or develop all or any portion of the Property, and any related matters.

HARDEMAN FAMILY JOINT VENTURE, LTD.,
a Texas limited partnership

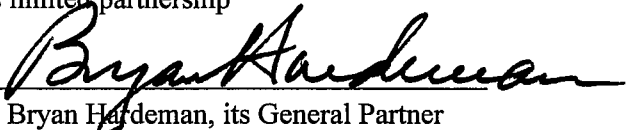
By: 
Bryan Hardeman, its General Partner

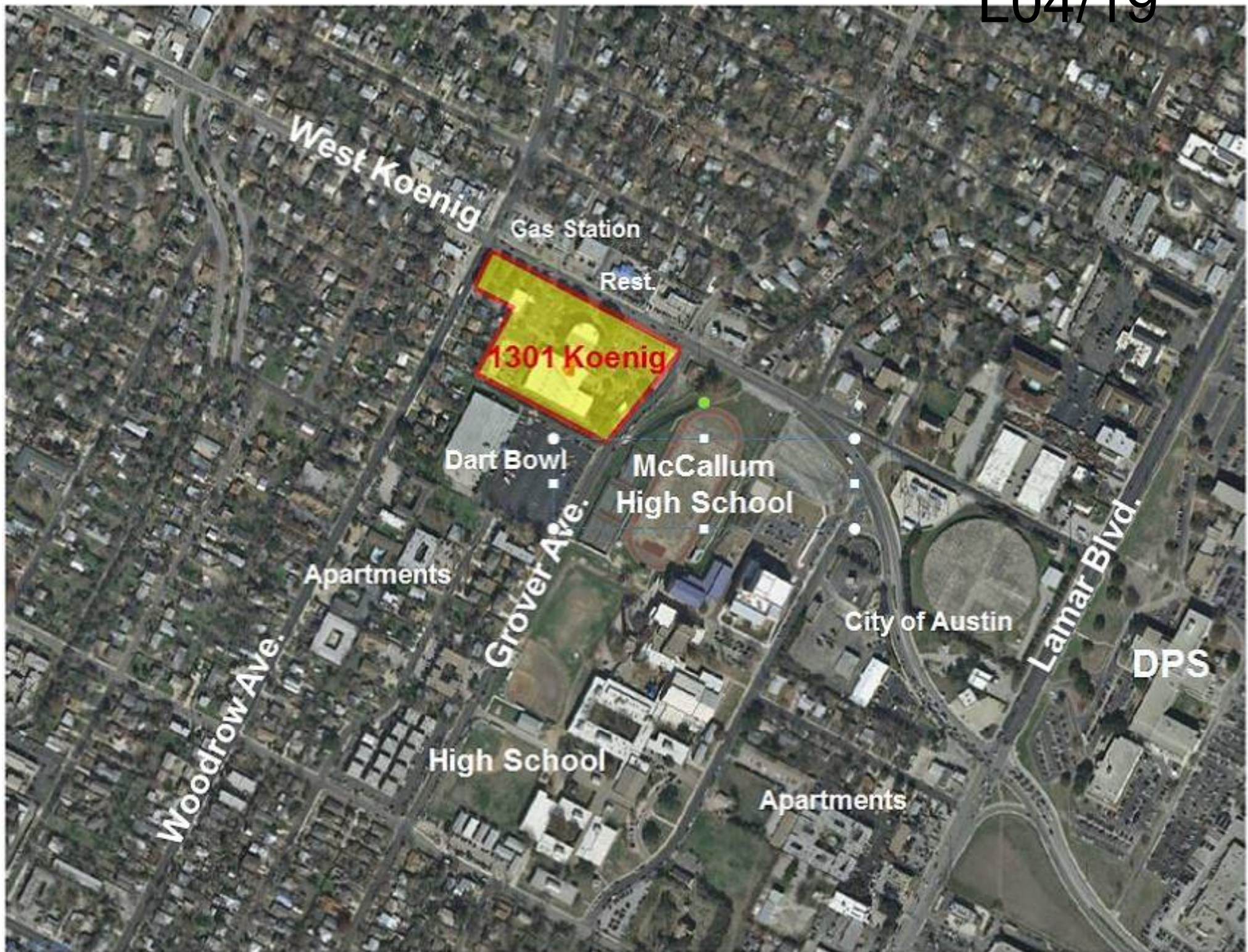
EXHIBIT A

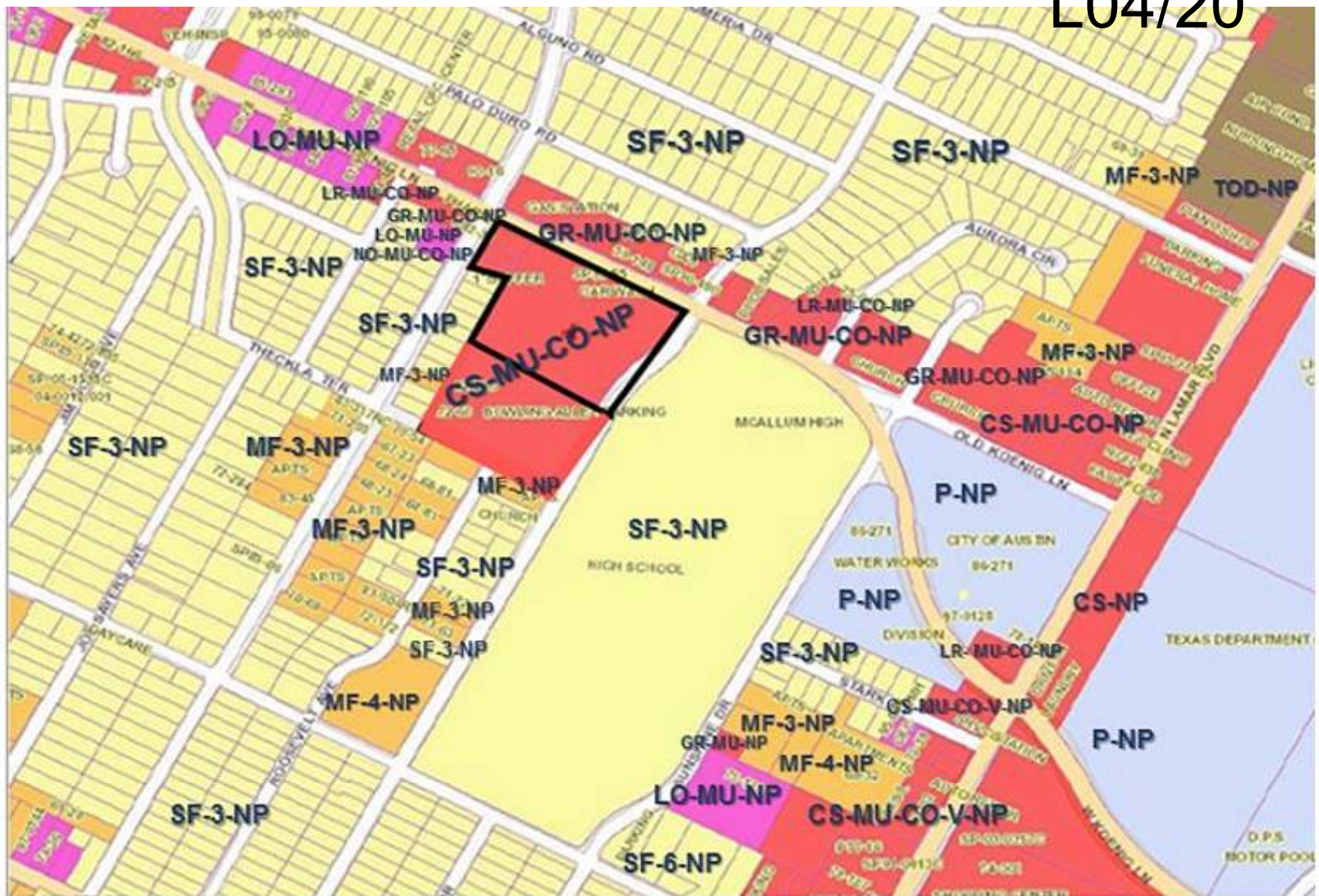
Legal Description

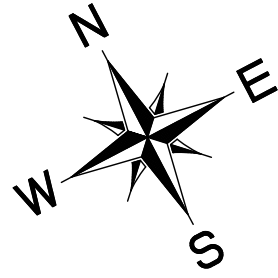
Lot 1, Wilder Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 85, Page 138D in the Plat Records of Travis County, Texas, and Lots 13, 14 and 15, Wilder Addition Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 19 in the Plat Records of Travis County, Texas.

LIST OF EXHIBITS1301 Koenig Lane – Board of Adjustment Variance Application

<u>EXHIBIT</u>	<u>PAGE</u>
1. Surrounding Uses Map.....	1
2. Existing Zoning Map.....	2
3. Existing Conditions Exhibit (with floodplain).....	3
4. Proposed Conditions Constraints Exhibit.....	4
5. Proposed Conditions Tree Exhibit.....	5
6. Proposed Apartments, with West and East Properties Triggering Compatibility Restrictions.....	6
7. West Properties Triggering Compatibility Restrictions (with Distance).....	7
8. East Property (McCallum High School) Triggering Compatibility (with Distance).....	8
9. Area Street Views.....	9-12
10. 3D Aerials.....	13-16
11. Concept Plan with Compatibility Restrictions.....	17
12. Concept Plan with Compatibility Restrictions, and Requested Variances.....	18
13. Elevations	
a. <u>40' Maximum Height Compatibility & Building Envelope (Originally Proposed)</u>	19
b. <u>Existing Compatibility Grover Ave.</u>	20
i. 40' Maximum Height Compatibility Envelope	
ii. 3 Story Maximum	
c. <u>Proposed Compatibility Grover Ave.</u>	21
i. 45' Maximum Height Envelope (w/ Variance)	
ii. 4 Story Maximum (w/ Variance)	
d. <u>Existing Compatibility Woodrow Ave.</u>	22
i. 40' Maximum Height Compatibility Envelope	
ii. 3 Story Maximum	
e. <u>Proposed Compatibility Woodrow Ave.</u>	23
i. 45' Maximum Height Envelope (w/ Variance)	
ii. 4 Story Maximum (w/ Variance)	
14. Other Adjacent Area Peer Apartments (fronting Koenig Lane, Lamar Blvd., Burnet Rd.).....	24-25







SCALE IN FEET
30 15 0 30

SHALLOW FLOODPLAIN ZONE AO
100 YEAR FLOODPLAIN ZONE AE

