

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, March 9, 2020

CASE NUMBER: C15-2019-0061
Item # P-2

_____ Brooke Bailey
_____ Jessica Cohen
_____ Ada Corral
_____ Melissa Hawthorne
_____ William Hodge
_____ Don Leighton-Burwell
_____ Rahm McDaniel
_____ Darryl Pruet
_____ Veronica Rivera
_____ Yasmine Smith
_____ Michael Von Ohlen
_____ Kelly Blume (Alternate)
_____ Martha Gonzalez (Alternate)

APPLICANT: Jarred Corbell

OWNER: PSW – Springdale, LLC

ADDRESS: 735 SPRINGDALE RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) to increase the maximum allowable Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C)(2) (*Height Limitations and Setbacks for Large Sites*) from 40 feet (maximum allowed) to 48 feet (requested) in order to erect a 48 ft. foot Commercial Office use in a “CS-MU-CO-NP”, General Commercial Services –Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Note: The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

BOARD’S DECISION: BOA MEETING NOV 7, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Veronica Rivera motions to Postpone to January 13, 2020, Board Member Jessica Cohen seconds on a 10-0 vote; POSTPONED TO JANUARY 13, 2020. Jan 5, 2020 Board Member Jessica Cohen motions to Postpone to February 5, 2020, Board Member Melissa Hawthorne seconds on a 10-0 vote; POSTPONED TO FEBRUARY 5, 2020 – APPLICANT NO SHOW; FEB 5, 2020 POSTPONED TO MARCH 9, 2020 BY APPLICANT; MAR 9, 2020 POSTPONED TO APRIL 13, 2020 BY APPLCIANT

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:



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman