

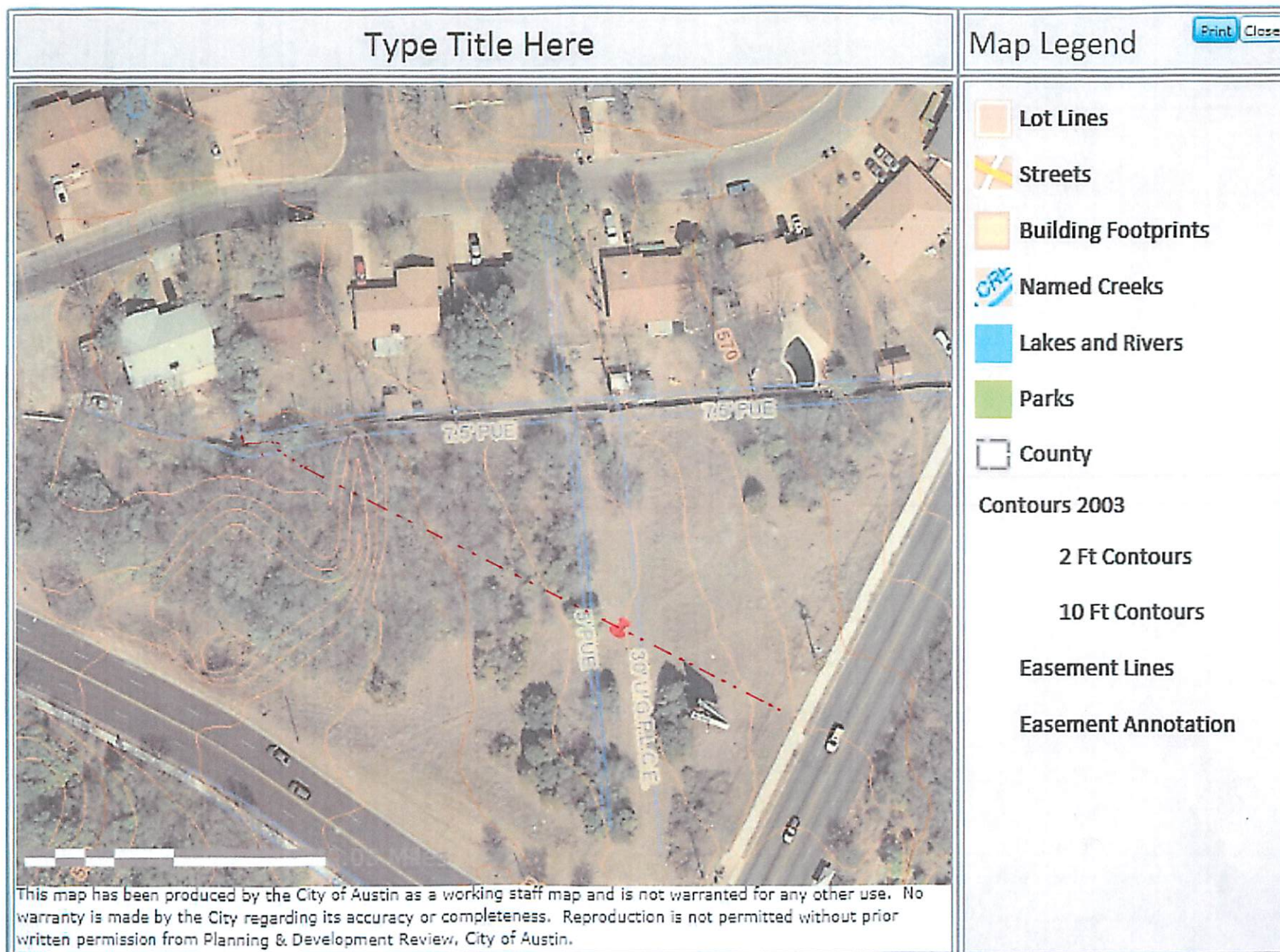
ZONING
ZONING CASE#: C14-2011-0128

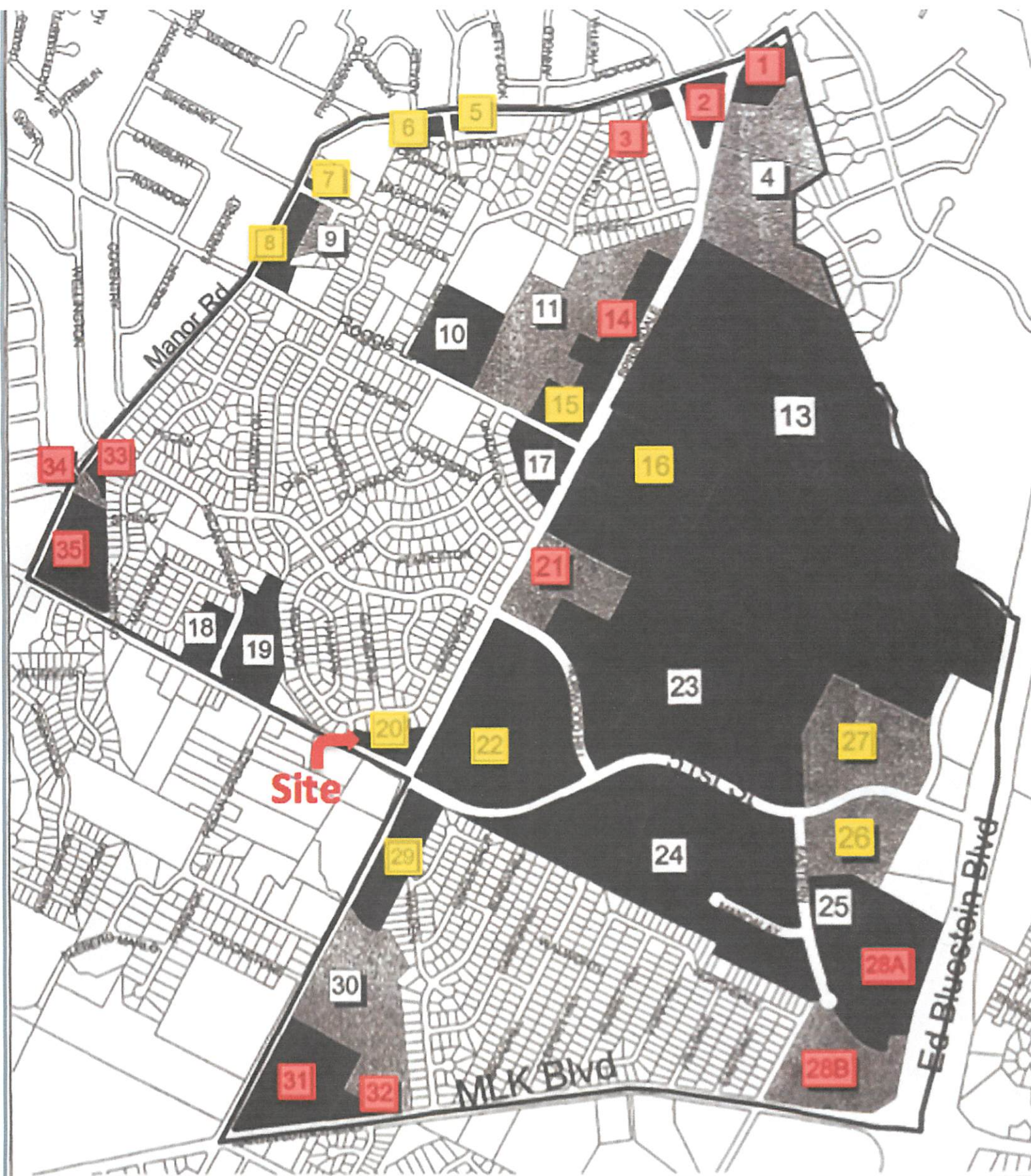


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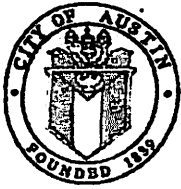






Pecan Springs Springdale Neighborhood
Plan Combining District
Case # C14-02-0142 001





City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

Alternative Equivalence Compliance Concept Plan
For: 5100 Springdale Road

CD-2010-0008

November 9, 2010

Case Reviewer: Nikki Hoelter

974-2863

The City of Austin's findings for the requested Alternative Equivalence Compliance Concept Plan is as follows:

1.) Section 2.2.3.D.1 - Building Placement

A.) Sidewalks:

(1). Physical characteristics unique to the subject site make strict compliance with this section impracticable. The proposed alternative of complying with Core Transit Corridor sidewalks along E. 51st Street, specifically constructing a 7 foot sidewalk at the back of curb and then providing an 8 foot wide street tree/zone, meets the intent of this section.

Springdale Road will meet a similar alternative plan, however utilizing the existing sidewalk, and then providing an 8 foot planting area which will extend onto private property.

Both streets are Urban Roadways and this alternative meets the intent of this section to placing the building up to the clear zone.

Trees within the street tree zone and planting zone along both streets will be at spacing intervals not exceeding an average of 30 foot on center.

B.) Building Placement: Physical characteristics unique to the site, in this case, a 50 foot underground gas pipeline easement and abundance of existing trees make strict compliance with this section impracticable. The proposed alternative of providing Core Transit Corridor sidewalks along 51st Street meets the intent.

Please let me know if you have additional questions or concerns.

If you have any questions about this determination, please call Nikki Hoelter, at 974-2863.

Nikki Hoelter
Planner Senior
Planning and Development Review Department

