

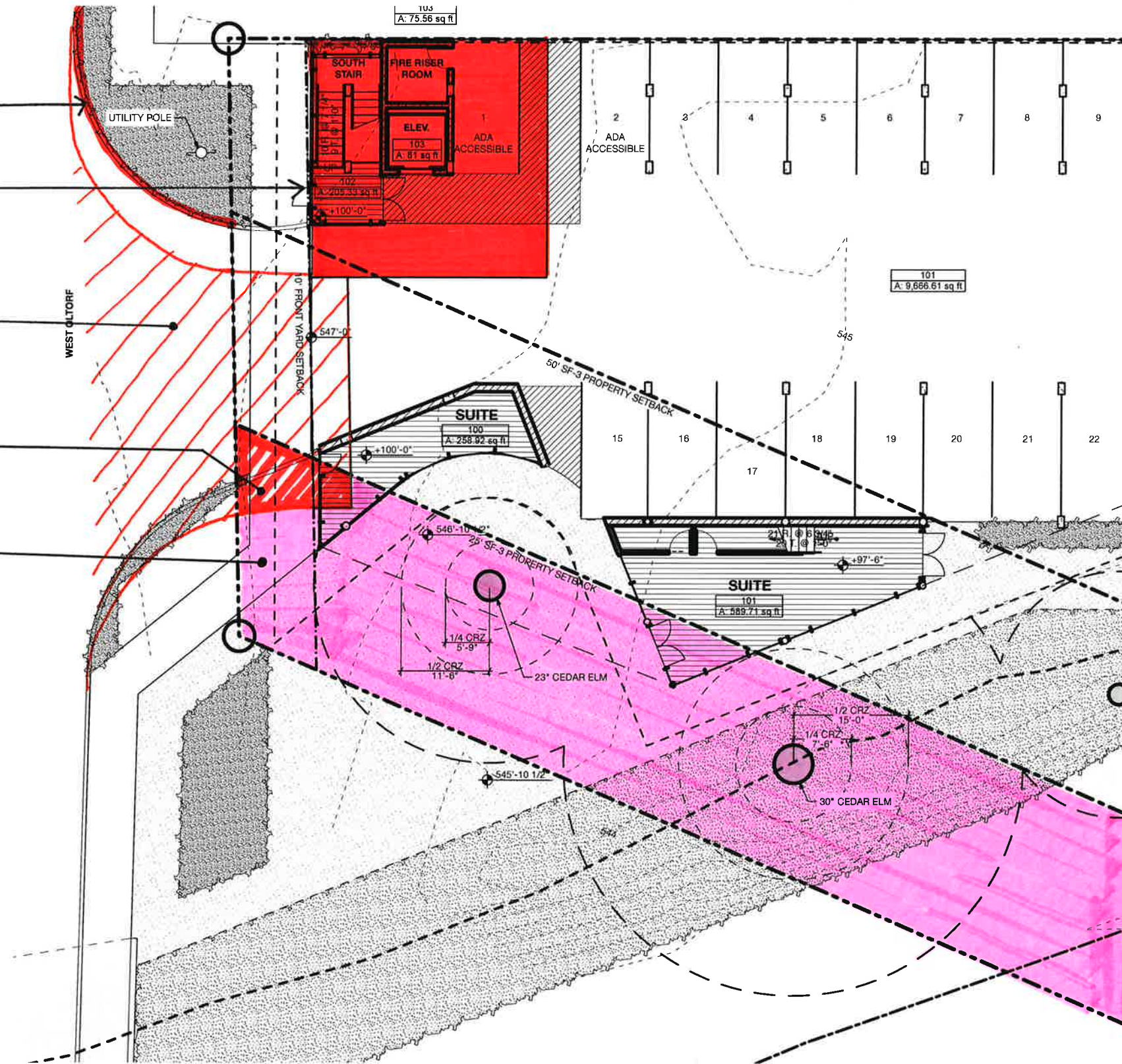
NEWLY REQUIRED 25'
RADIUS FROM ADJACENT
PROPERTY

40% BUILDING
FRONTAGE

30'-40' DRIVEWAY
APPROACH

AREA OF CONFLICT

COMPATIBILITY
SETBACK ZONE



WOLT
1400 W. OLTORF
AUSTIN, TX 78704

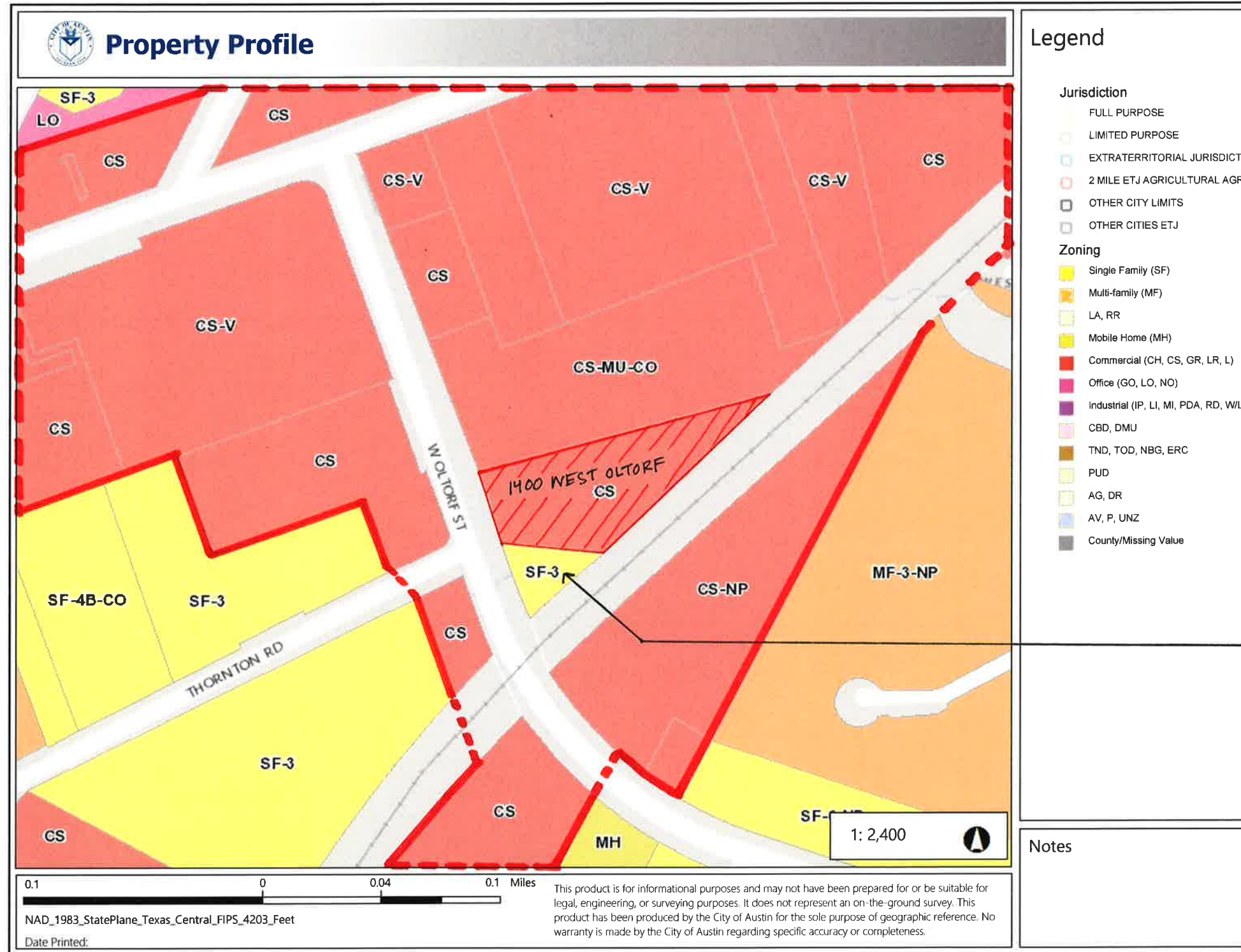
ARCHITECTURE
Webber + Studio, Inc.

512.236.1032

1220 Lavaca Street
Austin, Texas 78701
Fax 512.236.1039

Wednesday, November 6, 2019
BOA_Pres

DIAGRAM 1:
40% BLDG. FRONTAGE &
DRIVEWAY IN CONFLICT
WITH COMPATIBILITY
SETBACK



SF-3 IN THE MIDDLE OF CS APPEARS AS REMNANT

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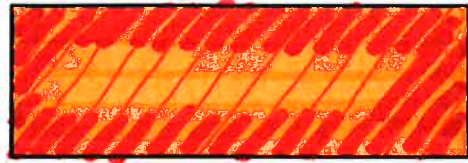
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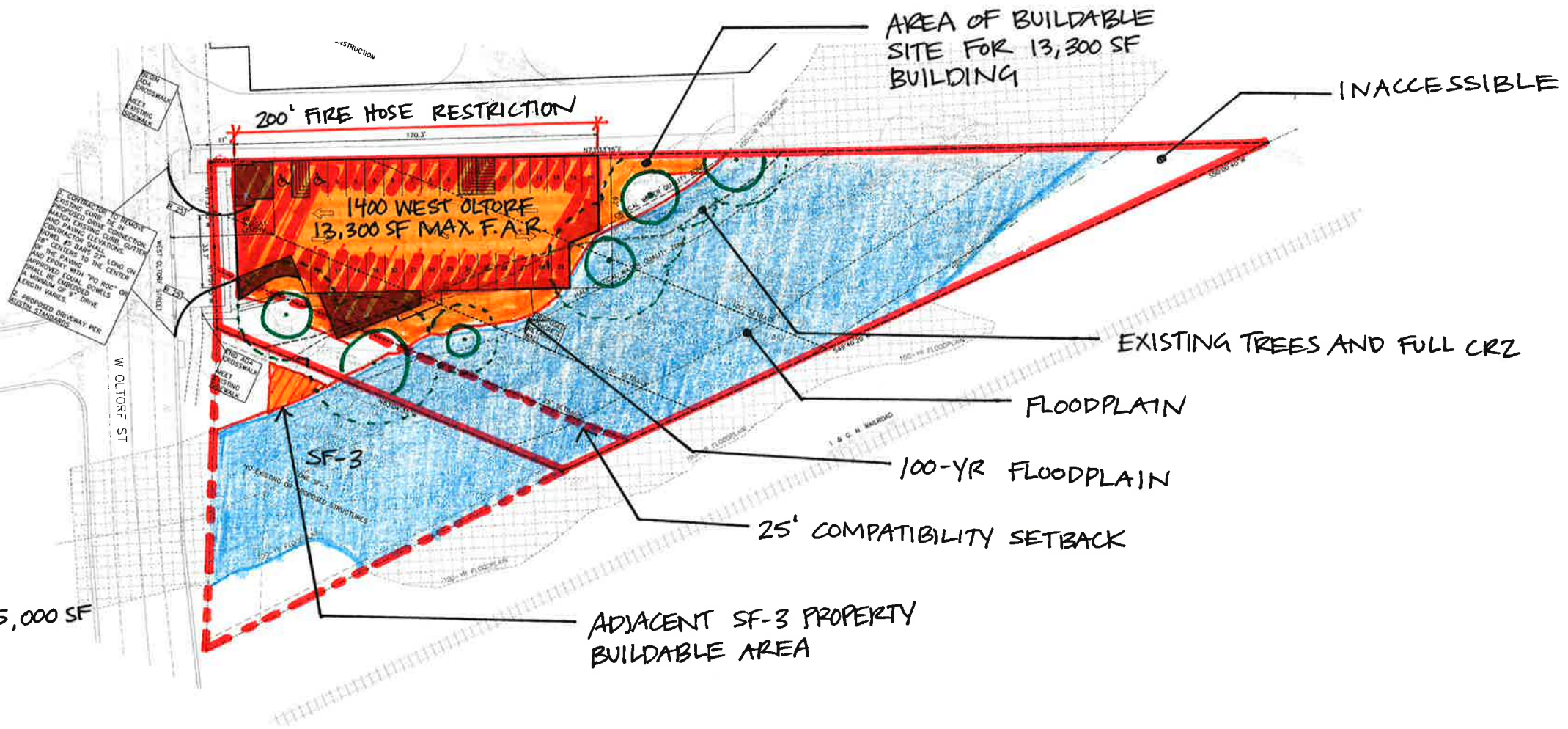
DIAGRAM 5.1:
ZONING MAP



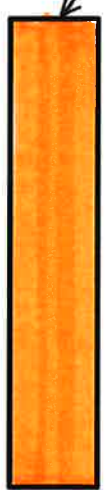
DESIRED AND POTENTIAL BUILDABLE AREA - UPPER LEVEL



FEASIBLE BUILDABLE AREA REDUCED TO 10,000 SF BASED ON DUMPSTER REQUIREMENTS - UPPER LEVEL



85,000 SF MAX ALLOWABLE BUILDING



85,000 SF



<10,000 SF ABLE TO BUILD WITH EXISTING SITE CONDITIONS

0 SF

DIAGRAM 6.5

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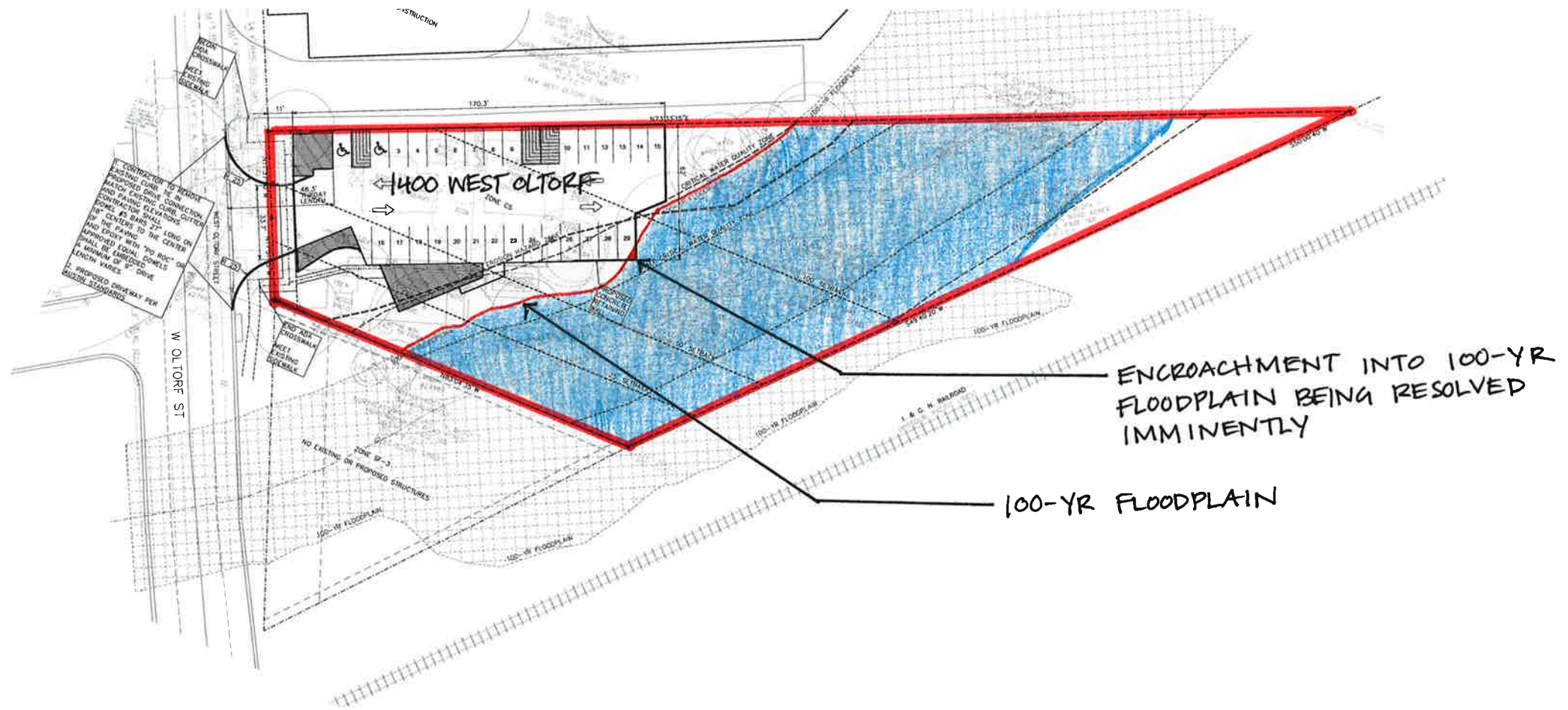
DIAGRAM 6.2-6.3:
LIMITED DEVELOPABLE
FOOTPRINT

|| Jerad,

The ZNA is going to recommend that parkland zoning be applied to the Triangle during the current rezoning process. If the land is rezoned there would be no need for the setback variances that we oppose. We want the floodplain and other code requirements to be met, but that is for you to address with the City, not us. Likewise for any maintenance arrangements you might propose to the City regarding the Triangle. Other than monitoring the situation, the ZNA needs to focus our energies on the proposed Land Development Code and other pressing neighborhood issues.

Best regards,
Dave

||



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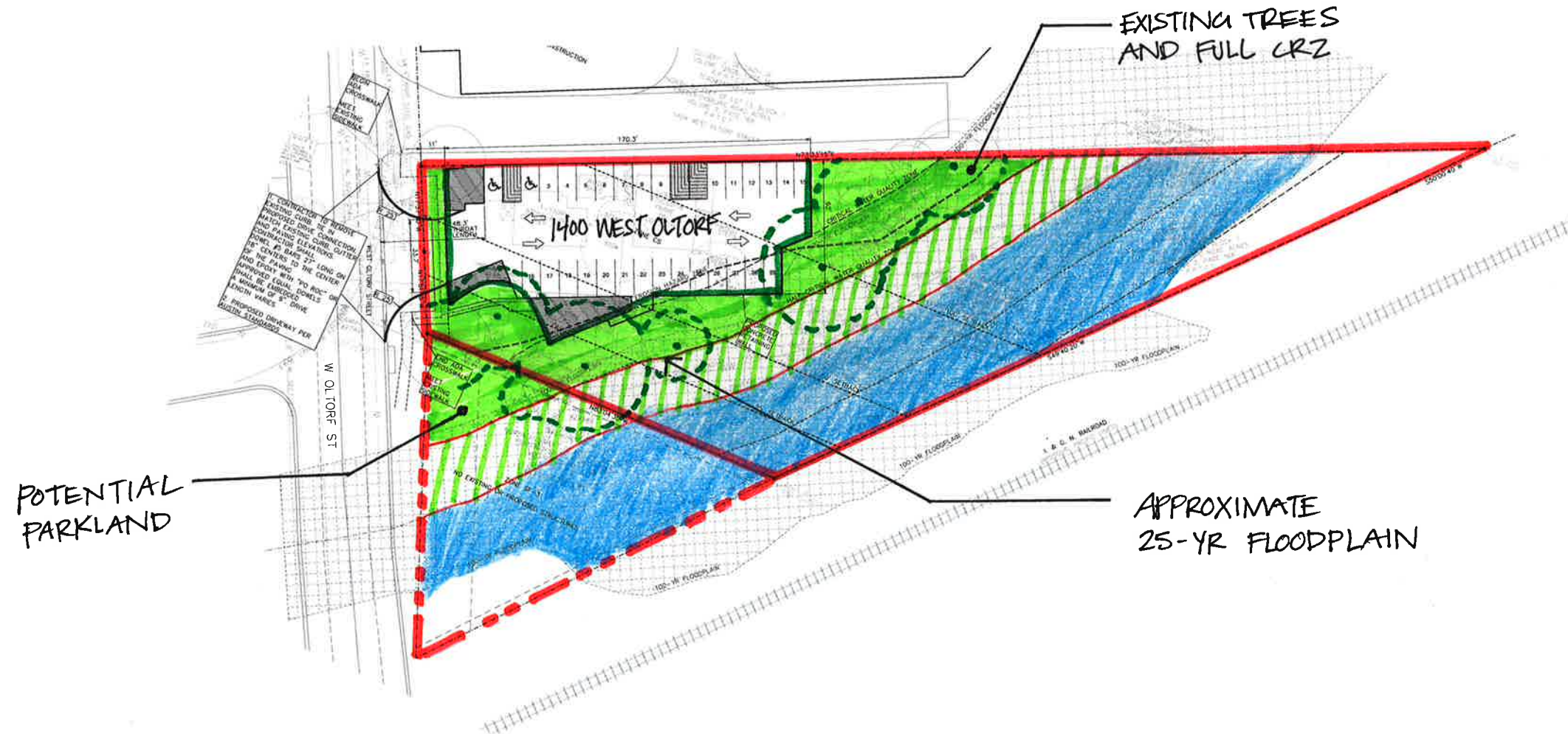
DIAGRAM 7.5.1:
100-YR FLOODPLAIN
RESOLVE IMMIDENT

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Thursday, November 7, 2019
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DIAGRAM 7.6-7.8 :
TSF-3 REZONING TO
PARKLAND