

**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 Pruett  
\_\_\_\_ 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 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:

  
\_\_\_\_\_  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for  
\_\_\_\_\_  
Don Leighton-Burwell  
Chairman