

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, May 11, 2020

CASE NUMBER: C15-2019-0061

Y Brooke Bailey
 Y Jessica Cohen
 Y Ada Corral
 Y Melissa Hawthorne
 Y William Hodge
 Y Don Leighton-Burwell
 Y Rahm McDaniel
 Y Darryl Pruet
 - Veronica Rivera (out)
 Y Yasmine Smith
 Y Michael Von Ohlen
 Y 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 (RENOTICE); April 13, 2020 CANCELLED MEETING

RENOTICE: VARIANCE REQUEST: 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 60 feet (requested) and three stories (maximum allowed) to four stories (requested) in order to erect a 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) limits height to three stories and 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: May 11, 2020; May 11, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant with conditions that have been included by the Neighborhood Contact Team pgs. P-1/ 21, P-1/30-33, 8 units of affordable housing and parking below grade, Board Member Brooke Bailey, seconds on an 11-0 vote; GRANTED WITH CONDITIONS THAT HAVE BEEN INCLUDED BY THE NEIGHBORHOOD CONTACT TEAM PAGES P-1/21, P-1/30-33, 8 UNITS OF AFFORDABLE HOUSING AND PARKING BELOW GRADE.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: CS-MU zoning allows for 60ft height and per compatibility standards of outdated LDC, the site only realizes a 40ft height along a commercial corridor, requesting 60ft tall structure, only along the commercial component and limited to 4 stories.
2. (a) The hardship for which the variance is requested is unique to the property in that: there are several environmental features that limit the property to be developed to the highest and best use, this site is bordered to the east by Critical Water Quality Zone and Floodplain, totaling approx. 0.88 acres

(b) The hardship is not general to the area in which the property is located because: the property contains numerous environmental constrains that are not general to other commercially zoned parcels
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: the drainage channel that intersects the site creates a natural barrier to the properties to the south and north, the project is bordered by an active church to the north and

rental property to the south, the majority of Springdale Dr from Cesar Chavez to Goodwin is commercial uses with surface parking



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman

P-121 Neighborhood Support

Initial Support Letter

Updated for 60-ft Height Ask

Govalle/Johnston Terrace Neighborhood Plan Contact Team
"Strength Through Unity"

To: Austin Planning Commission, City Council and Board of Adjustment
From: G/JTNP Contact Team
RE: **NPA-2018-0016.04 Springdale Farms**

Commissioners and Council members,

Please accept this letter on behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**. After approximately nine (9) months of talks and negotiations with the developer, we have come up with and agreement for

Support for case # NPA-2018-0016.04, Springdale, with the following conditions:

- *Conditional Overlay – change to include restaurant, general retail sales (conveniently) & artisan workshop uses
- *Keep PLUM SF3 (no change)
- *Limit of 20 unit per acre
- *Housing - 90 units, five affordable unit sold to (GNDC) @ 60% MFI
- *Height – no more than 3 stories (48' on commercial, 40' on residential), 2 story on street with 3rd story stair-stepped back into the interior of the site at compatibility set-backs
- *Parking – on site and below ground parking
- *Removal of one heritage tree as outline in the project proposal

Please feel free to contact me with any questions or comments you may have regarding this case.

Thank you,

Re: Request for Postponement-Case C15-2019-0061

 Daniel Llanes <dllanesrb@earthlink.net>
To:  Ramirez, Elaine
Cc:  Jarred Corbell

   

Mon 11:27 AM

Hi Elaine,

Thank you for giving us the postponement. As Mr. Corbell noted, we met this weekend and confirmed our support for the additional height and the addition of 3 more units for the affordable portion of the development. Please feel free to reach out if you need anything else from us.

Thank you,

Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665

P. 1/30 Neighborhood Outreach

- Held community meetings to:
 - Understand from our future neighbors what the Farm has meant to the community
 - Get a sense of what future uses could be beneficial to the community
- Introduce StoryBuilt and discuss overall design strategy
 - Preservation (trees, existing features important to the site)
 - Sustainability
 - Green infrastructure
 - Neighborhood fabric
 - Mixed Use (residential for sale and commercial)

Community Feedback and Goals

Feedback from community meetings:

- Keep some level of farming and farm-stand operational
- Mixed use (residential and commercial)
- Open space
- Independent grocery
- Coffee shop/cafe
- Affordable housing component
- Welcoming environment
- Pedestrian oriented

What did we do with the Feedback..

- Developed numerous site plans and programming options trying to incorporate all the feedback
- Formed a working group with the Neighborhood Planning Contact Team to better identify pros and cons for the project, what agreements we could come to and identify our steps moving forward
- Developed a site plan, working around the numerous constraints on the property to bring to life the best project possible.
- Continued direct neighbor outreach during process to inform everyone of progress with the NPCT

Neighborhood Conclusions

- Conditional Overlay Zoning change supported to allow for restaurant and general convenience/retail uses
- Support for 48-ft commercial building
- Executed LOI with the Guadalupe Neighborhood Development Corporation to formalize partnership for affordable units to be conveyed at 60% MFI. A Missing middle for the GNDC will be filled due to unit sizes being conveyed.
- Heritage Tree preservation
- Maintain Urban Farming component: worked with Eden East, who is currently managing the farm and onsite restaurant, to determine necessary requirements for future needs.