CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, March 13, 2017 **CASE NUMBER: C15-2017-0015**

___-___Brooke Bailey (Absent)
___y___William Burkhardt
___y___Eric Goff **Motion to pp to April 10, 2017**
___y___Melissa Hawthorne
___n___Bryan King
___y___Don Leighton-Burwell
___y___Rahm McDaniel **2nd the Motion**
___y___Melissa Neslund
___-___Veronica Rivera out-not able to serve due to lack of training
___y___James Valadez
___-___Michael Von Ohlen out-not able to serve due to lack of training
___y___Kelly Blume (Alternate)
___y___Martha Gonzalez (Alternate)
___y___Pim Mayo (Alternate)

OWNER/APPLICANT: Sudhakar Allada

ADDRESS: 911 22ND ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6-601 (A) (Parking Requirements for University Neighborhood Overlay District) to reduce the number of required parking spaces from 21 spaces (required, 60% of the spaces required by Appendix A) to 8 spaces (requested) in order to erect a 20 unit, 62 bedroom multi-family use in a "MF- 4 - CO - NP" Multifamily Residence Medium Density – Conditional Overlay - Neighborhood Plan zoning district. (West University, Outer West Campus)

BOARD'S DECISION: March 13, 2017 The public hearing was closed on Board Member Eric Goff motion to Postpone to April 10, 2017, Board Member Rahm McDaniel second on a 10-1 vote (Board member Bryan King nay); POSTPONED TO APRIL 10, 2017.

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:

Leane Heldenfels
Executive Liaison

William Burkhardt
Chairman

L4/2

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0015

LOCATION: 911 W 22nd Street

1 " = 120 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

L4/3

CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment
General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-~~2016~~ 2017-0015 ROW # 11673730 Tax # 0212010802 TCAD

Section 1: Applicant Statement

Street Address: 911 W 22nd St, Austin, Tx, 78705

Subdivision Legal Description:

0.156 acres of land, being a portion of Outlot 25, Division "D"

Lot(s): Block(s):

Outlot: 25 Division: D

Zoning District: MF-4-CO-NP, in the UNO District (West University)

I Sudhakar Allada on behalf of myself/ as authorized agent for Allada Uno, LLC affirm that on Month February , Day 13 , Year 2017 , hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

⦿ Erect ○ Attach ○ Complete ○ Remodel ○ Maintain ○ Other:

Type of Structure: 4-story student housing building (20 units - 18 3bedroom, 12BD 3 1 1BD)

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Reduction from University Neighborhood Overlay (UNO) ordinance parking and loading (?) requirements After UNO 60% reduction:

REQUIRED 21, PROPOSED 8 (PARKING)

REQUIRED 1, PROPOSED 0 (LOADING)

* PROPOSING 1 PARKING SPOT TO BE A LOADING SPOT

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The UNO zoning promotes high density, affordable student housing in a pedestrian oriented environment. This was in part to promote the construction of student housing in and around west campus and to keep dense student housing out of the surrounding single-family neighborhoods. The parking requirements restrict the ability of the proposed development to provide affordable housing.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The small size of this lot does not allow for the construction of a multi-level parking garage as the ramps required would take up the majority of the lot area, minimizing the area allowed for actual parking stalls. Furthermore, this project has opted into 25-6-601 C2 of the LDC to provide at least 10% of the dwelling units to house persons whose household income is less than 50% of the Austin median income, an option not taken by the majority of west campus developments.

b) The hardship is not general to the area in which the property is located because:

Most of the lots in the UNO are not this small and therefore can sustain a parking garage, including ramps for different levels of parking.

Area Character

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:

UNO requires the leasing of the parking spaces separate from the leasing of an apartment. One of the goals of the UNO district is to discourage students from bringing private cars to Austin. However, should a student wish to have a car nearby, other UNO projects who are not as constrained by the geometry of their site, have excess parking that they lease out to the public. It is possible for those who wish to have a car to enter a yearly lease with these public garages.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

The calculated parking requirement for student housing no longer corresponds to the current or anticipated future parking needs for UNO residents. Students are not allowed to park on campus; they must utilize public transportation or walk to get to and around campus. There are plenty of garages nearby for students who choose to bring a car to west campus to lease.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

The onsite parking will be sufficient for ADA requirements and will provide an area of loading and unloading for residents. All on street parking is in the UNO parking benefit district and is metered. This was done to regulate on street parking and prevent the interference with the free flow of traffic. No additional cars will be allowed to park in areas not currently slated for parking.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

UNO's goal is to create a predominately pedestrian area, nudging students to use public transportation when at all possible. The University furthers this cause: walking or taking the bus is the only way to access campus during the school day. Reducing the number of cars is a goal of UNO. This principal is furthered along by the inclusion of car and ride sharing programs.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

The change of use from a small house of students to a multi-story student housing structure with the parking variance will be a long term use and use of the site will be in place for decades.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Sudhar Date: 02/13/2017

Applicant Name (typed or printed): Sudhakar Allada

Applicant Mailing Address: 10007 Stone Harbor Way

City: Irving State: TX Zip: 75063

Phone (will be public information): (512) 339-9518

Email (optional – will be public information): sallada@yahoo.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Sudhar Date: 02/13/2017

Owner Name (typed or printed): Sudhakar Allada, manager of Allada Uno, LLC

Owner Mailing Address: 10007 Stone Harbor Way

City: Irving State: TX Zip: 75063

Phone (will be public information): (512) 339-9518

Email (optional – will be public information): sallada@yahoo.com

Section 5: Agent Information

Agent Name: Michael R. McHone

Agent Mailing Address: P.O. Box 8142

City: Austin State: Tx Zip: 78713

Phone (will be public information): (512) 554-8440

Email (optional – will be public information): mchone1234@sbcglobal.net

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

February 9, 2016

S.M.A.R.T. Housing- Preliminary Certification
Allada UNO LLC – AVON at 22nd
(ID #66060)

TO WHOM IT MAY CONCERN:

Allada UNO LLC – AVON at 22nd (development contact: Sudhakar Allada, 512.339.9518 (m); sallada@yahoo.com) has submitted a S.M.A.R.T. Housing application for the construction of a **22 unit (63 bedroom) multi-family** development at **911 W 22nd Street, Austin TX 78705** in the University Overlay District of the West Campus Neighborhood Planning Area. The project will be subject to a **forty (40)** year affordability period after issuance of certificate of occupancy. Per the UNO Ordinance, 20140213-056, the applicant has elected to rent by the **unit**. This project is electing to pay the fee-in-lieu versus providing an additional 10% of affordable units or bedrooms. Prior to issuance of the certificate of occupancy, the fee-in-lieu calculation must be finalized and paid in full to the Neighborhood Housing and Community Development office and the applicant must enter into a Restrictive Covenant stating the affordability requirements and terms which will be filed for record at the Travis County Clerk Office.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **10% of the units (2 units)** will serve households at or below **60%** Median Family Income (MFI), the development will be eligible for **25%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (*by separate ordinance*)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

In addition, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins

Sandra Harkins
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro	Bryan Bomer, AEGB	Alma Molieri, DSD
Maureen Meredith, PZD	Gina Copic, NHCD	Susan Kinel, NHCD
M. Simmons-Smith, DSD	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD
Katherine Murray, Austin Energy	Heidi Kasper, AEGB	Lynda Courtney, DSD
Randi Jenkins, AWU	Carl Wren, DSD	Cande Coward, DSD
Ellis Morgan, NHCD		

NOTES:

1. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014 SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE U.S. SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTERS. FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
2. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
3. THIS SITE HAS OBTAINED A WAIVER FROM ON-SITE DETENTION (__________ DATED ________).
4. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY."
5. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
6. THIS DEVELOPMENT HAS OPTED IN TO THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) AND IS LOCATED IN THE OUTER WEST CAMPUS SUBDISTRICT AND WILL MEET UNO DESIGN GUIDELINES.
7. A FEE IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR [illegible] UNITS ([illegible] TOTAL MINUS 2 SMART HOUSING UNITS).
8. AN EXEMPTION TO THE PARKLAND DEDICATION ORDINANCE HAS BEEN GRANTED FOR 2 CERTIFIED AFFORDABLE DWELLING UNITS. THE PARKLAND DEDICATION ORDINANCE IS SUBJECT TO ENFORCEMENT IF THIS DEVELOPMENT NO LONGER COMPLIES WITH THE AFFORDABLE HOUSING REQUIREMENTS SET FORTH IN THE APPROVAL FROM THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.
9. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
10. APPROVAL OF FAST TRACK 1 DOES NOT GUARANTEE THAT THE REQUIRED UTILITIES WILL WORK FOR THIS DESIGN.
11. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT. THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR ANY RELOCATION AND/OR DEMOLITION PERMITS ONCE THE SITE PLAN IS APPROVED. THE CITY HISTORIC PRESERVATION OFFICER WILL REVIEW ALL PROPOSED BUILDING DEMOLITIONS AND RELOCATIONS PRIOR TO SITE PLAN APPROVAL. IF A BUILDING ON THE SITE MEETS CITY HISTORIC CRITERIA, THE HISTORIC LANDMARK COMMISSION MAY INITIATE A HISTORIC ZONING CASE ON THE PROPERTY.

PROTECTED STREET NOTE:
THE ENGINEER OF RECORD ACKNOWLEDGES AND CONFIRMS THE PROTECTED STREET STATUS AS DETERMINED BY THE STREET AND BRIDGE DIVISION AS OF THE DATE OF THE ENGINEER'S SIGNATURE. PROTECTED STREET STATUS IS SUBJECT TO CHANGE OVER TIME. IT IS THE OWNER'S/ ENGINEER OF RECORD'S RESPONSIBILITY TO CONFIRM THE STREET STATUS PRIOR TO CONSTRUCTION AS THE PROTECTED STREET STATUS WILL DIRECTLY IMPACT THE CONSTRUCTION COSTS. IF PROTECTED STREETS ARE PROPOSED TO BE DISTURBED, APPROVAL OF THE STREET AND BRIDGE DIVISION IS REQUIRED.

TEMPORARY TRAFFIC CONTROL NOTE:
THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.
THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

WATERSHED STATUS:
THIS PROJECT IS LOCATED IN THE SHOAL CREEK WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND IS SUBJECT TO THE CITY OF AUSTIN WATERSHED PROTECTION REGULATIONS. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:
NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AS SHOWN ON COMMUNITY PANEL NO. 48453C0465H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:
0.1567 ACRES (0.1570 ACRES) OF LAND, BEING A PORTION OF OUTLOT 29, DIVISION "D" IN THE CITY OF AUSTIN AND CONVEYED TO 911 WEST 22ND LLC IN DOC. [illegible] O.P.R.T.C.T.

SITE AREA: 0.157 ACRES

CITY JURISDICTION:
THIS SITE IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION THE CITY OF AUSTIN. THE SITE IS ZONED MF-4-CO-NP AND IS LOCATED ON W 22ND STREET. THE SITE IS OPTING INTO THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO), OUTER DISTRICT.

SMART HOUSING NOTES:

- ALL GROUND FLOOR LEVEL UNITS OR UNITS ACCESSIBLE BY ELEVATOR MUST BE ADAPTABLE (A FAIR HOUSING ACT FEDERAL REQUIREMENT).
- 10% OF ALL MULTI-FAMILY UNITS MUST BE ACCESSIBLE, BUT GRAB BARS DO NOT NEED TO BE INSTALLED UNTIL A PROSPECTIVE OR CURRENT RESIDENT REQUESTS INSTALLATION.
- AN ACCESSIBLE ROUTE IS REQUIRED TO CONNECT THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE AND ADAPTABLE FIRST FLOOR UNITS AND COMMON AREAS.
- ACCESSIBLE ENTRANCES, DOORWAYS, AND BATHROOMS ARE REQUIRED IN THE FIRST FLOOR UNITS.
- SAFE REFUGE AREAS ARE REQUIRED FOR ACCESSIBLE UNITS THAT ARE LOCATED ABOVE THE FIRST FLOOR (PARTICULARLY IN BUILDINGS WITH ELEVATORS).
- THE BUILDING CODE AND FAIR HOUSING ACT REQUIRE 2% OF TOTAL PARKING SPACES TO BE ACCESSIBLE. IF TENANTS REQUEST ADDITIONAL ACCESSIBLE PARKING SPACES, OWNERS MUST INSTALL SIGNAGE AND RESTRIPE AT NO COST TO THE TENANT. APPLICANTS ARE NOT REQUIRED TO MAKE MORE THAN 10% OF SPACES ACCESSIBLE.

PRESSURE ZONE:	CENTRAL NORTH
GRID NUMBER	J23
MAPSCO PAGE	585J
WATER	
FIXTURE COUNT	395 FIXTURE UNITS
DOMESTIC DEMAND	105 GPM
FIRE	
CONSTRUCTION TYPE PER IBC 2012 AND SIZE	23,188 SF, V-B, SPRINKLED
REQUIRED FIRE FLOW PER IFC 2012	3,250 GPM
DEDUCTION FOR NFPA 13 SPRINKLER SYS (0.75 × 3250)	2,437 GPM
MINIMUM REQUIRED FIRE FLOW (COMMERCIAL)	1,500 GPM
AVAILABLE FIRE FLOW	1,982 GPM @ 20 PSI

OWNER:
ALLADA UNO, LLC
SUDHAKAR ALLADA
10007 STONE HARBOR WAY
IRVING, TX 75063
(512) 230-8646

ENGINEER:
WUEST GROUP
SCOTT M. WUEST, P.E.
2007 S. 1ST STREET, SUITE 103
AUSTIN, TX 78704
(512) 394-1900

ARCHITECT:
ROBERT BOYD ARCHITECTS, INC.
STEVE POYNOR
4004 BELTLINE ROAD, SUITE 220
ADDISON, TX 75001
(214) 960-7000

MEP:
MECHANICAL ELECTRICAL PLUMBING DESIGN
DOROTHY BOTHNE
14201 SANDY MEADOW CIRCLE
LEANDER, TX 78641
(512) 259-8478

LANDSCAPE ARCH:
ECOLAND DESIGN GROUP
BRADLEY JONES
PO BOX 160646
AUSTIN, TX 78716
(512) 344-0394

FAST TRACK CONCEPT

[illegible]

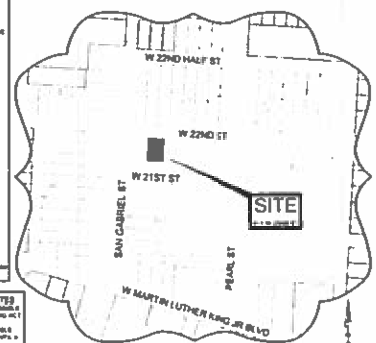
BUILDING CODE + S.M.A.R.T. HOUSING NOTES

[illegible]

ZONING REQUIREMENTS, CS-NP

MAXIMUM HEIGHT	40'
SETBACKS	
FRONT YARD	0' (BUT MIN. 12' FROM FOC)
STREET SIDE YARD	0' (BUT MIN. 12' FROM FOC)
INTERIOR SIDE YARD	0'
REAR YARD	0'
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM IMPERVIOUS COVER	90%
MAXIMUM FLOOR TO AREA RATIO	N/A

F1 SUBMITTAL
FAST TRACK SITE DEVELOPMENT PERMIT
AVON @ W 22ND
911 WEST 22ND STREET
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, 78705
OPTING INTO THE UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT (UNO) - INNER WEST CAMPUS DISTRICT



VICINITY MAP

PERMIT NUMBER	SP-2016-0044CT F1 SH
RELATED CASES	C8-2015-0345, C14-04-0021
SUBMITTED DATE	JANUARY 29, 2016
SUBMITTED BY	SCOTT M. WUEST, P.E. WUEST GROUP 2007 S 1ST ST, SUITE 103 AUSTIN, TX 78704
PROJECT DESCRIPTION	THIS PROJECT CONSISTS OF AN F1 FAST TRACK PROJECT FOR SP-2016-0044CT F1 SH WHICH INCLUDES SITE EXCAVATION, ASSOCIATED SUBSURFACE WORK, AND BUILDING DEMOLITION IN SUPPORT OF THE CONSTRUCTION OF A 4-STORY MULTIFAMILY RESIDENTIAL BUILDINGS WITH 20 UNITS TOTALING 23,188 SQ. FT. (G.F.A.) ON A 0.16-ACRE SITE WITH ASSOCIATED PARKING. THE TOTAL IMPERVIOUS COVER IS 85%

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER-F1
2	PLAT-F1
3	EXISTING CONDITIONS & DEMOLITION PLAN-F1
4	EROSION & SEDIMENTATION OVERALL CONTROL PLAN-F1
5	EROSION CONTROL NOTES & DETAILS-F1
6	SITE PLAN-F1
7	PLUMBING FLOOR PLAN-F1
8	ELECTRICAL FLOOR PLAN-F1
9	STRUCTURAL FLOOR PLAN-F1
10	LANDSCAPE MITIGATION PLAN-F1
11	ARCHITECTURAL FLOOR PLAN-F1

FOR REFERENCE ONLY. UNIT NUMBER SUBJECT TO CHANGE.

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT — DATE

SP-2016-0044CT F1 SH
SITE PLAN

CITY OF AUSTIN FIRE DEPARTMENT — DATE 02/01/2017

AUSTIN WATER UTILITY — DATE 1/24/17

INDUSTRIAL WASTE — DATE 1/25/17

NO	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

AUSTIN WATER UTILITY EXPIRATION DATE
JAN 24 2020

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

AVON @ 22ND- F1
SEPTEMBER 2016
WG PROJECT NO. [illegible]

COVER-F1

AVON @ 22ND- F1
911 W 22ND ST

SCOTT M. WUEST
01/24/2017

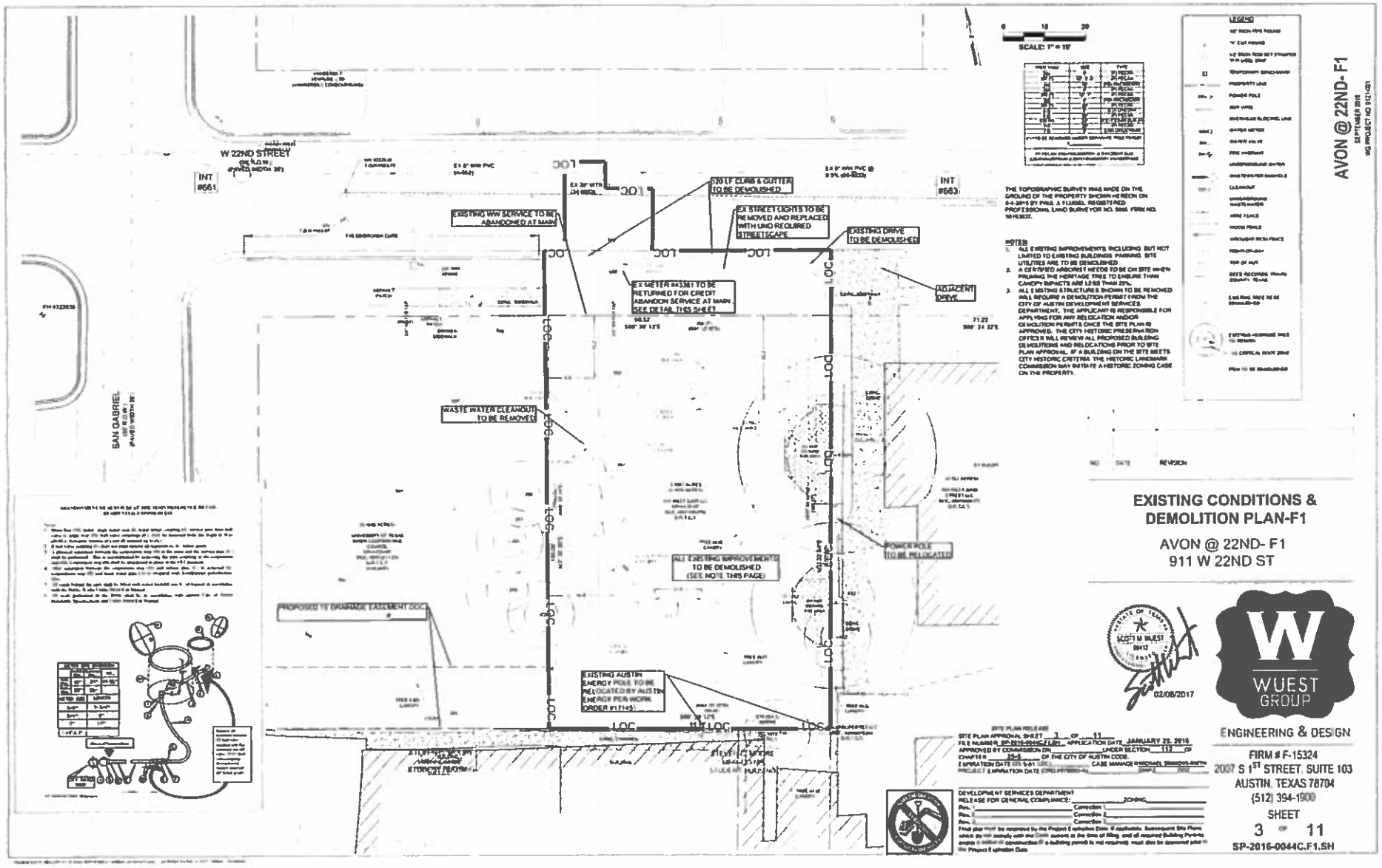
ENGINEERING & DESIGN
FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512) 394-1900

SITE PLAN RELEASE
SITE PLAN APPROVAL SHEET 1 OF 12
FILE NUMBER SP-2016-0044CT F1 SH APPLICATION DATE JANUARY 29, 2016
APPROVED BY COMMISSION ON ________ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) ________ CASE MANAGER [illegible]
PROJECT EXPIRATION DATE (ORD #970905-A) ________ DWPZ ____ DDZ ____

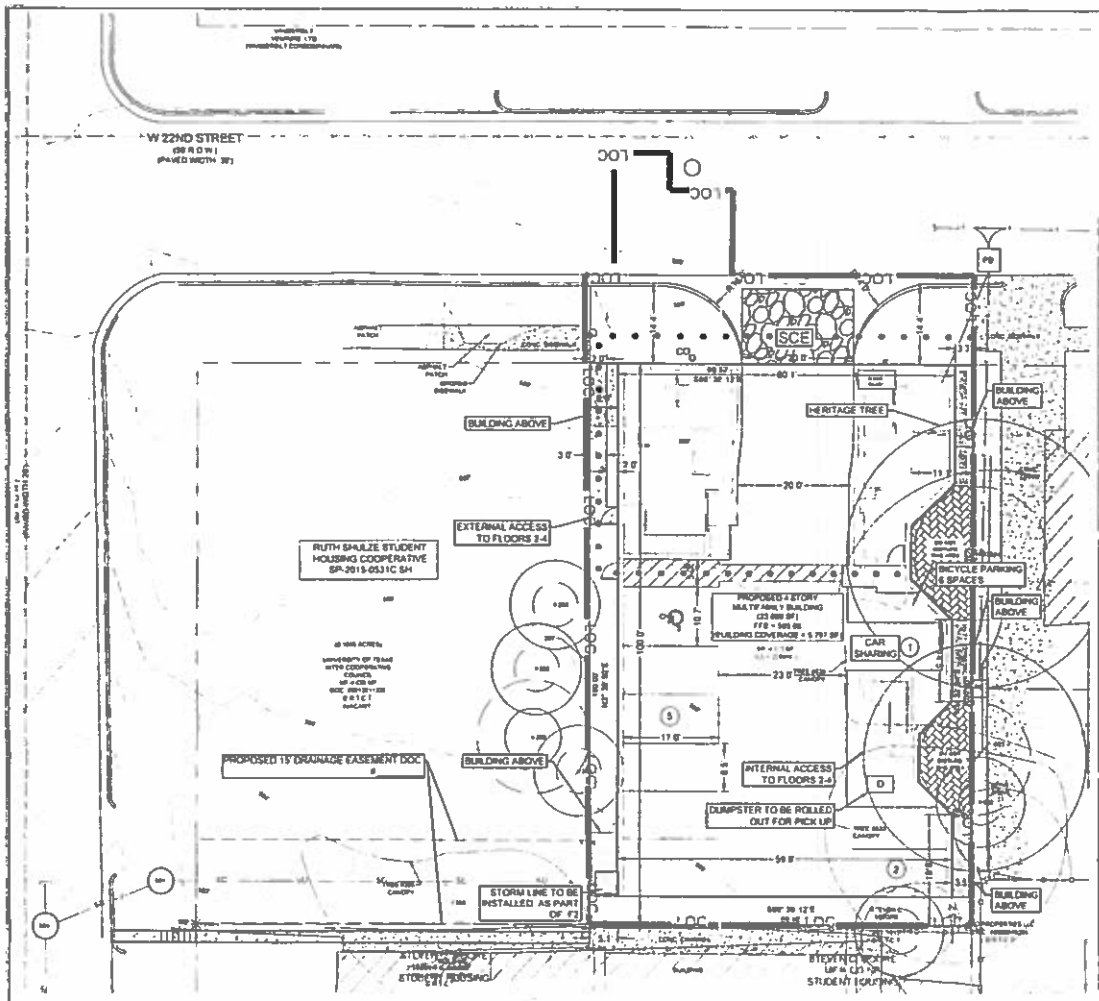
DEVELOPMENT SERVICES DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE: ________ ZONING ________
Rev. 1 ________ Correction 1 ________
Rev. 2 ________ Correction 2 ________
Rev. 3 ________ Correction 3 ________

SHEET
1 OF 11
SP-2016-0044C.F1.SH

L4/8


W 22ND STREET
INT #661
INT #663
SAN GABRIEL
EXISTING WW SERVICE TO BE ABANDONED AT MAIN
520 LF CURB & GUTTER TO BE DEMOLISHED
EX STREET LIGHTS TO BE REMOVED AND REPLACED WITH UNO REQUIRED STREETSCAPE
EXISTING DRIVE TO BE DEMOLISHED
ADJACENT DRIVE
EX METER #43361 TO BE RETURNED FOR CREDIT ABANDON SERVICE AT MAIN SEE DETAIL THIS SHEET
WASTE WATER CLEANOUT TO BE REMOVED
POWER POLE TO BE RELOCATED
ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED (SEE NOTE THIS PAGE)
PROPOSED 15' DRAINAGE EASEMENT DOC
EXISTING AUSTIN ENERGY POLE TO BE RELOCATED BY AUSTIN ENERGY PER WORK ORDER #17145
LOC
SCALE: 1" = 10'
LEGEND
AVON @ 22ND- F1
SEPTEMBER 2016
WG PROJECT NO 0121-001
NO DATE REVISION
EXISTING CONDITIONS & DEMOLITION PLAN-F1
AVON @ 22ND- F1
911 W 22ND ST
02/08/2017
WUEST GROUP
ENGINEERING & DESIGN
FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512) 394-1900
SHEET
3 OF 11
SP-2016-0044C.F1.SH

L4/9



SITE PLAN RELEASE NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN AND PERMITS. IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE SITE PLAN DOES NOT RELEASE THE SITE AND THE CODE APPROVAL FOR BUILDING PERMIT APPROVAL.
2. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE CHAPTER 25-10.
3. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
4. WATER AND WASTEWATER SERVICE AS [illegible] PROVIDED BY THE CITY OF AUSTIN OR GRANTED THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN.
5. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT PRIOR TO THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
6. A [illegible] PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-RESIDENTIAL PROJECTS APPROVED S.P. PLANS.
7. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPERTIES TO DESIGNATE CONDEMNATION PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 25-12 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR AN ORDER ESTABLISHED BY THE STATE CONDEMNATION COMMISSIONER.
8. FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF ANY SIGNAGE IN ERROR.
9. FOR CONSTRUCTION WITHIN THE RIGHT OF WAY A NON EXCAVATION PERMIT IS REQUIRED.
10. A PARKING SPACE MUST BE LABELED SIGNIFICANTLY FROM A BUILDING UNIT. SEC. 25-2 PARKING.
11. APPROVAL OF THE SITE PLAN BY THE CITY OF AUSTIN DOES NOT COMPLY WITH APPLICABLE CITY ORDINANCE WITH APPLICABLE CITY ORDINANCE WITH ENVIRONMENTAL CONDITIONS SUCH AS THE SITE IS REQUIRED FOR ACCESSIBLE DESIGN BY THE ADA TEXAS ACCESSIBILITY STANDARDS AND ANY VARIANCE THE APPLICANT IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
12. WALLS CONTAINED AS SHALL NOT BE LEFT AT ZERO [illegible] UNLESS OTHERWISE DENIED WALLS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH COMPACTORS ARE NOT IN USE. CITY OF AUSTIN ORDINANCE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT OFFICE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
13. A REFRIGERATED COMPANY MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
14. SINGLE CONSTRUCTION PHASE COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THAT ONE PROVIDER SERVICE THE LATTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
15. PUBLIC WORKS WILL RECOMMEND THE APPROPRIATE SIGNAGE FOR THE LOADING SPACE. A FEE MAY BE REQUIRED BY PUBLIC WORKS TO PAY FOR THE REQUIRED SIGNAGE.

BUILDING SUMMARY TABLE	EXISTING BUILDING A	PROPOSED BUILDING 1
EXISTING USE	HOUSE	N/A
PROPOSED USE	TO BE DEMOLISHED	STUDENT HOUSING
NUMBER OF STORIES	3	4
FIRST FLOOR	1,783 sf FFE 568.5'	5,797 sf FFE 569.00
SECOND FLOOR	1,783 sf FFE 600.5'	5,797 sf FFE 599.79
THIRD FLOOR		5,797 sf FFE 608.57
FOURTH FLOOR		5,797 sf FFE 616.43
GROSS FLOOR AREA	3,566 sf	23,188 sf
FAR	0.51 : 1	3.3 : 1
BUILDING COVERAGE	21.50%	4,843 sf
BUILDING HEIGHT	29'	48'
MAX BUILDING HEIGHT	40'	40'
BUILDING MATERIAL	WOOD	MASONRY
BUILDING TYPE	PIER & BEAM	B-B SLAB ON GRADE

NET SITE AREA = 1.15 AC (49,884 SF)
ZONED MF-4 CO-NP (DUTER UNIVERSITY OVERLAY)
BUILDING COVERAGE ALLOWED N/A
F.A.R. PERMITTED N/A

PARKING & BICYCLE SUMMARY TABLE

USE	# OF BEDROOMS PER UNIT	PARKING SPACES REQ'D PER UNIT	# OF UNITS	TOTAL PARKING SPACES REQUIRED
MULTI FAMILY	1	1.1	[illegible]	[illegible]
MULTI FAMILY	2	1.5	[illegible]	[illegible]
MULTI FAMILY	3	2.0	10	20.0
MULTI FAMILY	4	2.5	2	5.0
SUB TOTAL			12	42
TOTAL WITH 25% REDUCTION PER ARTICLE 25-6-478				32
ADDITIONAL SPACES REQUIRED				3
ADDITIONAL SPACES PROVIDED (SHARE)				3
TOTAL PARKING SPACES PROVIDED (SHARE)				3
REGULAR SPACES PROVIDED ON SITE AT 1 SPACE PER 1000 SF				
TOTAL PARKING SPACES PROVIDED				45
BICYCLE PARKING REQUIRED 20% OF 1 PARKING				9
BICYCLE PARKING PROVIDED				9

SITE IMPERVIOUS COVER TABLE

NET SITE AREA = 49,884 SQ FT (1.15 AC)
PROPOSED IMPERVIOUS COVER = 34.2% (MAX ICS 50%)
BUILDING FOOTPRINT = 23,188 SF (0.53 AC)
TOTAL SUB ZONE COVERAGE = 5,797 SF (0.13 AC) MAX SUB ZONE COVER = 50%
LENGTH OF CORE FROM AREA = 0.2 AC

Impervious Cover	EXISTING COVER	% OF EXISTING Impervious Cover	TO BE REMOVED	PROPOSED Impervious Cover	% OF Impervious Cover
BUILDING & CONCRETE (MAX ICS)	1,783 sf	20.9%	1,783 sf	5,797 sf	23.2%
CONCRETE	300 sf	3.5%	300 sf	60 sf	0%
ASPHALT	0 sf	0.0%	0 sf	0 sf	0.0%
COMPACTED BASE	2,500 sf	29.3%	2,500 sf	0 sf	0.0%
TOTAL	4,583 sf	53.7%	4,583 sf	5,857 sf	23.2%
	Existing			Proposed	
PREVIOUS COVER	2,384.35 sf	48.1%		1,165.65 sf	18.3%

SITE PLAN RELEASE
SITE PLAN APPROVAL SHEET 6 OF 11
FILE NUMBER SP-2016-0044C.F1.SH APPLICATION DATE JANUARY 23, 2016
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81 LDC) _____ CASE MANAGER MICHAEL SIMMONS-SMITH
PROJECT EXPIRATION DATE (ORD 970905-A) _____ DMP Z _____ CDZ _____

AUSTIN FIRE DEPARTMENT
FEB 09 2017
APPROVED

DEVELOPMENT SERVICES DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE _____ ZONING _____
Rev 1 _____ Correction 1 _____
Rev 2 _____ Correction 2 _____
Rev 3 _____ Correction 3 _____
If red line must be approved by the Project Expiration Date of applicable Subsequent Site Plans which do not comply with the Code current at the time of filing and all required Building Permits prior to notice of construction if a building permit is not required, must site be approved prior to the Project Expiration Date.

AVON @ 22ND- F1
SEPTEMBER 2016
WG PROJECT NO. 0121.001

0 10 20
SCALE: 1" = 10'

LEGEND

PROPOSED	
	CURB AND GUTTER
	BUILDING FOOTPRINT
	CONCRETE
	ADA ROUTE
	ACCESSIBLE PARKING STALL & SIGNAGE
	BENCH
	TREE WELL
	BICYCLE RACK
	SIGNAGE

NO	DATE	REVISION

SITE PLAN-F1

AVON @ 22ND- F1
911 W 22ND ST

SCOTT M. WUEST
02/08/2017

WUEST GROUP
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SHEET
6 OF 11
SP-2016-0044C.F1.SH

L4/10

L4/11

C15-2017-0015

Heldenfels, Leane

From: [redacted]
Sent: Wednesday, March 08, 2017 4:32 PM
To: Heldenfels, Leane
Subject: Re: 2/13 Board of Adjustment agenda, back up
Attachments: Avon Variance Request1.pdf

Leane,

Attached is a presentation that I would like to present at the meeting. I did meet with UAP and CANPAC. I waiting for their response.

Thanks
Sudhakar

From: "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>
To: Gavino Fernandez

Sent: Wednesday, March 8, 2017 4:01 PM
Subject: FW: 2/13 Board of Adjustment agenda, back up

Greetings 3/13 Board of Adjustment Applicants, Agents and involved staff:

Please see attached meeting agenda and Austin Energy report.

If you would like to request to have your case postponed or withdrawn from the Board's agenda please **reply to just me (not all)** by noon Monday and advise.

I will then announce any known requests for postponement or withdraw at the beginning of the hearing, 5:30, and then these requests are voted on by the Board at that time.

If your case if proceeding Monday please print out a copy of the agenda and bring to the hearing to keep track of cases as we will **not** have paper copies at the hearing.

The agenda and case back up are now posted online at the Board's website:

http://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm

(If this link doesn't work go to austinexas.gov, click on government tab near top of page, click on Boards and Commissions small tab near top of page, highlight Board of Adjustment and click view website, open agenda folder to left of page, see the December 12 meeting materials).

Please go to the Board's website now to take a look at the back up material posted there.

C15-2017-0015

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Memorandum of Parking Agreement
(AVON at W 22nd)

Date:	**March 08, 2017**
Landlord:	**1909 SAN GABRIEL LLC, A TEXAS LIMITED LIABILITY COMPANY**
Landlord Address:	**1909 SAN GABRIEL, Austin, Travis County, TX 78705**
Tenant:	**ALLADA UNO LLC,** a Texas limited liability company
Tenant Address:	10007 Stone Harbor Way Irving, Dallas County, Texas 75063
Benefited Property:	0.1567 (0.1570) acres of land, being a portion of Outlot 25, Division "D", in the City of Austin in Deed Records of Travis County, Texas, and having received Legal Lot Status per City of Austin Case Number C81-2015-0345.
Benefited Property Address:	911 W 22nd street Austin, Travis County, Texas 78705
Benefited Property Site Plan:	City of Austin Site Plan No. SP-2017-0044CT.F1.SH as amended, revised or corrected from time to time
Parking Agreement:	The parking agreement executed by and between Landlord and Tenant, dated on or about March 08, 2017, and concerning the terms and conditions of making the Parking Spaces available to the Benefited Property at the off-site Parking Facility Location in order to comply with the parking requirements of the Benefited Property Site Plan.

Parking Facility Location:	1909 and 1907 San Gabriel Street Austin, Travis County, Texas 78705
Parking Spaces:	**10 spaces**
Termination Date:	December 31st, 2050
Consideration:	TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration advanced by Tenant to the Landlord pursuant to the Parking Agreement, the receipt and sufficiency of which is acknowledged.

WHEREAS, the Tenant entered into the Parking Agreement with Landlord;

WHEREAS, as part of the Consideration under the Parking Agreement, Landlord has agreed to make available to the Benefited Property the Parking Spaces at the Parking Facility Location to satisfy the parking requirements of the City of Austin under the Benefited Property Site Plan;

NOW, THEREFORE, the parties represent that on the Date the Landlord and Tenant agreed to the Parking Agreement with respect to the Benefited Property for the period stated in the Parking Agreement.

When the context requires, singular nouns and pronouns include the plural.

Executed effective the Date first above stated.

LANDLORD:
1909 SAN GABRIEL LLC, A TEXAS LIMITED LIABILITY COMPANY

Name: Nick Cochrane
Title: Manager

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, Notary Public, on this day personally appeared, NICK COCHRANE Manager of **1909 SAN GABRIEL LLC, A TEXAS LIMITED LIABILITY COMPANY**, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on March 9, 2017.

[Seal]

Notary Public, State of TEXAS

JENNIFER ETHEREDGE
Notary Public, State of Texas
My Commission Expires
July 01, 2017

TENANT:
ALLADA UNO LLC, A TEXAS LIMITED LIABILITY COMPANY

Name: Sudhakar Allada
Title: Manager

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, Notary Public, on this day personally appeared, Manager **ALLADA UNO LLC, A TEXAS LIMITED LIABILITY COMPANY**, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

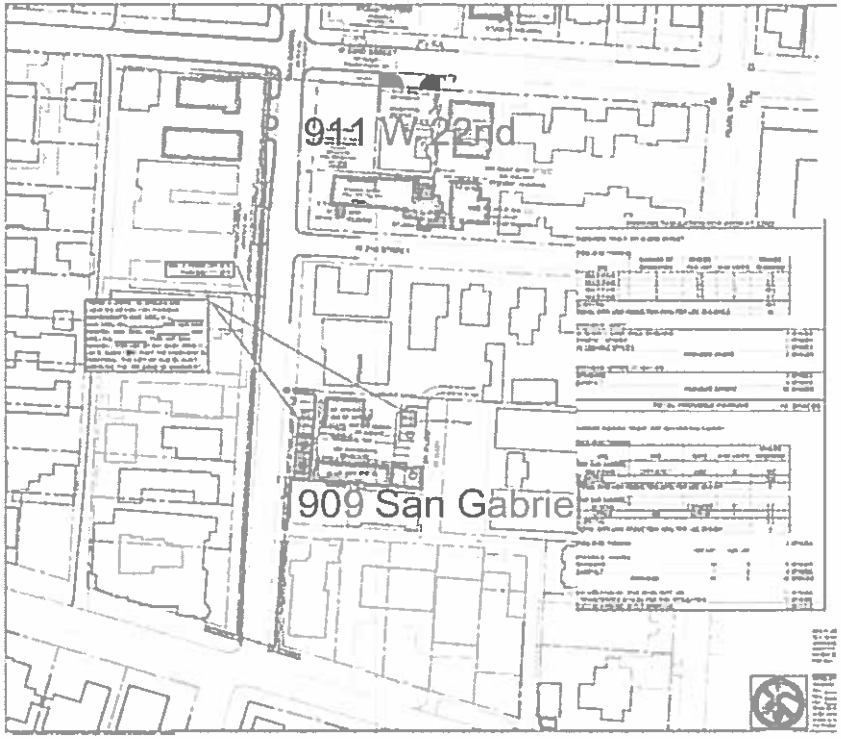
Given under my hand and seal of office on March 9, 2017.

[Seal]

Notary Public, State of TEXAS

JENNIFER ETHEREDGE
Notary Public, State of Texas
My Commission Expires
July 01, 2017

Parking Availability at 1909 San Gabriel



L4/16

Parking Table

PARKING TABULATION FOR AVON AT 22ND

RECEIVING TRACT: 911 W 22ND STREET

REQUIRED PARKING

USE	NUMBER OF BEDROOMS	SPACES PER UNIT	# OF UNITS	SPACES REQUIRED
MULTI-FAMILY	1	1.5	1	1.5
MULTI-FAMILY	2	2.0	1	2.0
MULTI-FAMILY	3	2.5	19	48.0
MULTI-FAMILY	4	3.0	0	0.0
SUBTOTAL				49.5
TOTAL WITH UNO REDUCTION (40%) PER LDC 25-6-591(C)				19

PROVIDED ONSITE

ALTERNATE COMPLIANCE STANDARD	6 SPACES
COMPACT SPACES	0 SPACES
ACCESSIBLE SPACES	1 SPACES
PROVIDED ONSITE	7 SPACES

PROVIDED OFFSITE AT 1907/1909:

STANDARD	6 SPACES
COMPACT	4 SPACES
PROVIDED OFFSITE	10 SPACES

TOTAL PROVIDED PARKING 17 SPACES

OFFSITE PARKING TRACT: 1907 AND 1909 SAN GABRIEL

REQUIRED PARKING

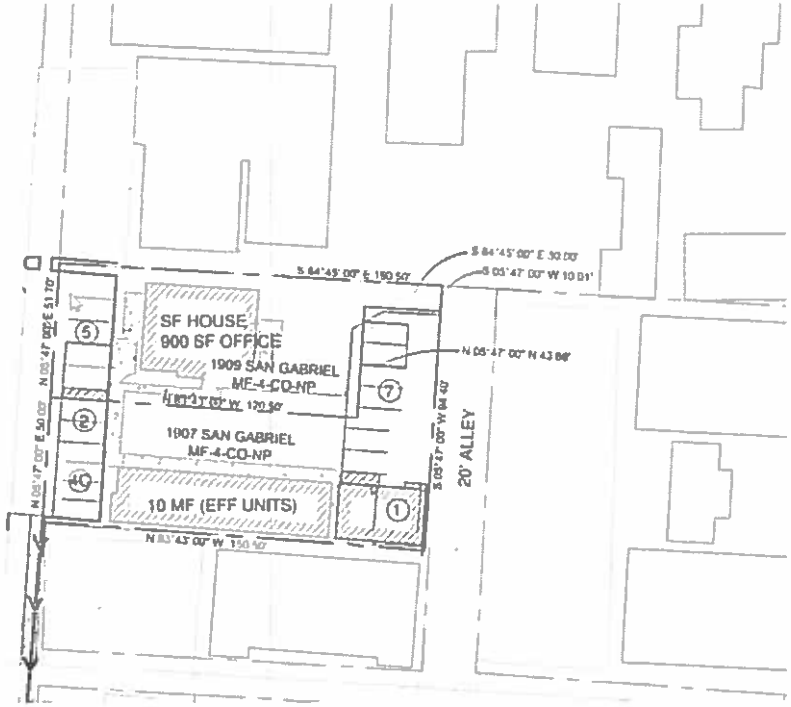
USE	SIZE	RATE	# OF UNITS	SPACES REQUIRED
1907 SAN GABRIEL: MULTI-FAMILY	EFFICIENCY	1/UNIT	10	10.0
SUBTOTAL				10.0
TOTAL WITH UNO REDUCTION (40%) PER LDC 25-6-591				6
1909 SAN GABRIEL:				
SP HOME		2 SPACES	1	2.0
OFFICE	900	1/275 SF	1	3.3
SUBTOTAL				5.3
TOTAL WITH UNO REDUCTION (40%) PER LDC 25-6-591				3

REQUIRED PARKING: 9 SPACES

	1907 LOT	1909 LOT	
PROVIDED PARKING			
STANDARD	10	5	15 SPACES
COMPACT	4	0	4 SPACES
PROVIDED	14	5	19 SPACES

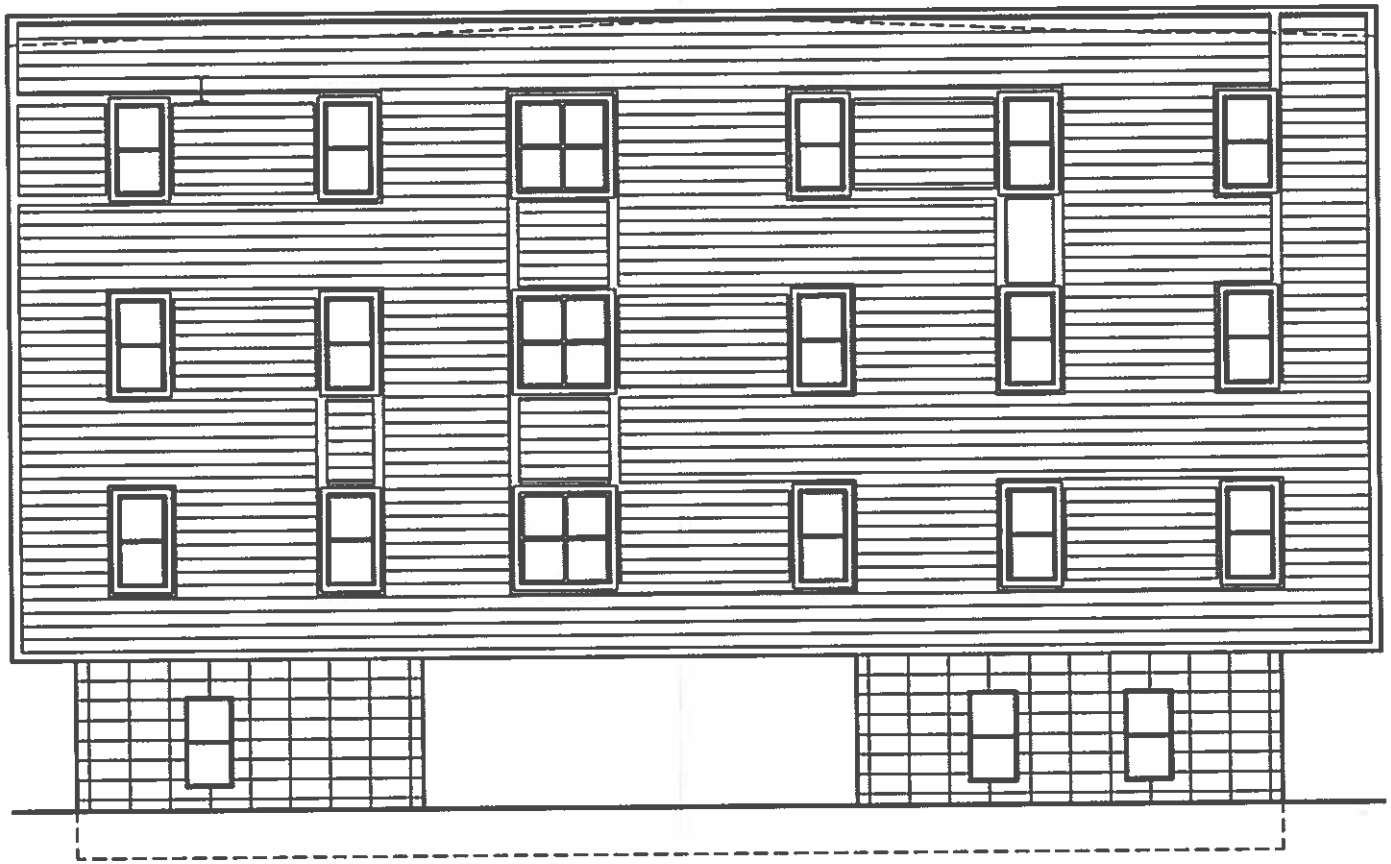
EXCESS PARKING (PER SP-05-1621C.SH)	10 SPACES
- TRANSFERRED SPACES PER THIS APPLICATION	10 SPACES
EXCESS PARKING AFTER APPROVAL	0 SPACES

Parking Availability at 1909 San Gabriel



L4/18

AVON @ 22nd



911 West
22nd Street

L4/19

Project Highlights

20 unit 62 bedroom student housing

Affordability planned for 10% of Units

Opted into Smart Housing

Variances Requested:

Reduce the required number of on-site parking spaces from 21 to 8 (section 25-2-601C)

Off site parking may be provided at 1907/1909 San Gabriel

UNO Zoning for 911 West 22nd

Allows for building on 100% of the lot

40 foot height limit due to conditional overlay

Requires parking to be leased seperately from the Unit

L4/22

911 West 22nd, Narrow lot, No Alley Access

L4/23

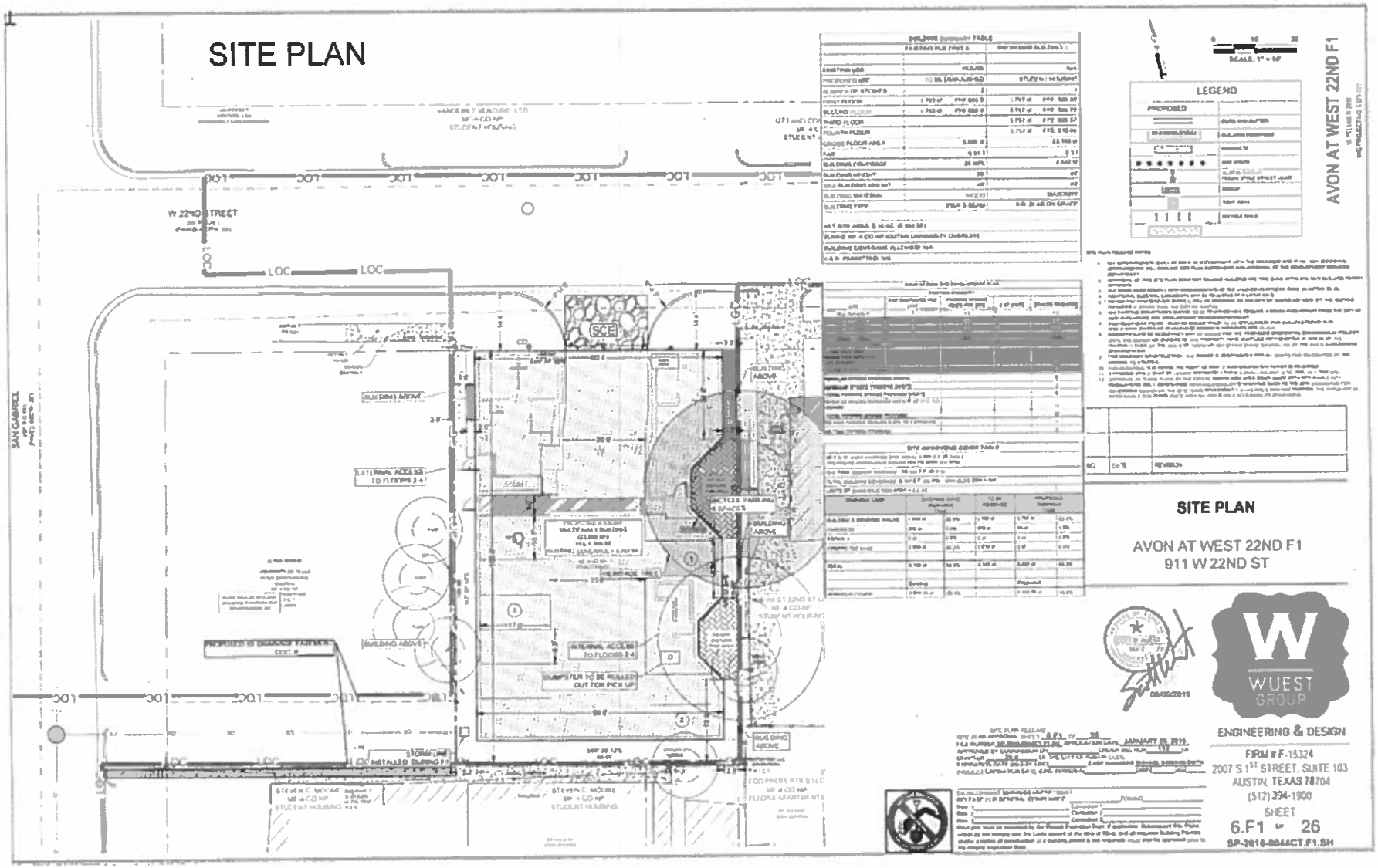
Hardships

The small size of this lot does not allow for the construction of a multi-level parking garage as the ramps required would take up the majority of the lot area, minimizing the area allowed for actual parking stalls.

Lack of alley access and narrow site dimensions severely restrict the ability to construct a parking structure

Most of the lots in the UNO are not this small and therefore can sustain a parking garage, including ramps for different levels of parking.

SITE PLAN



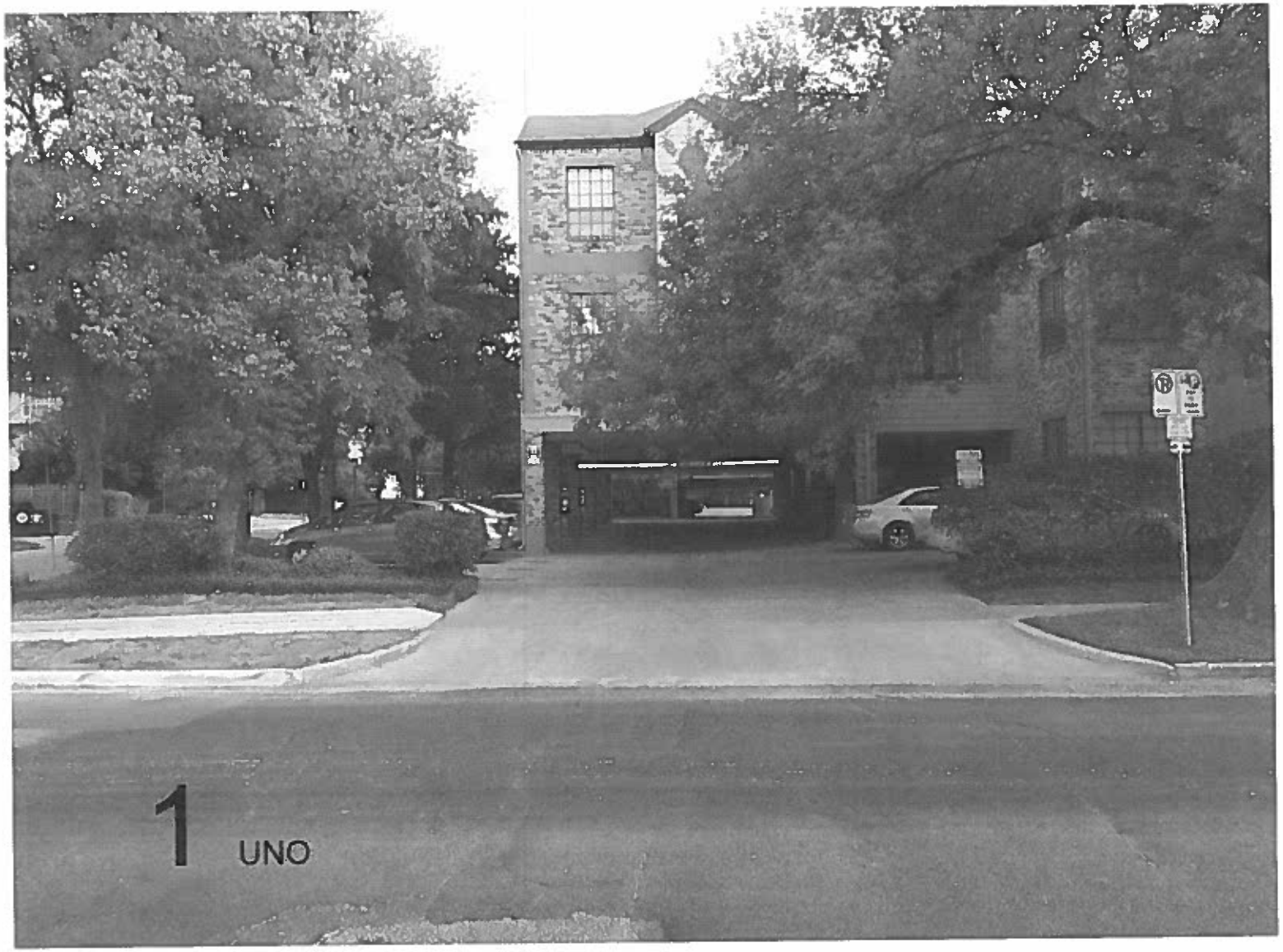
L4/25

Drainage issue and proposed easement area

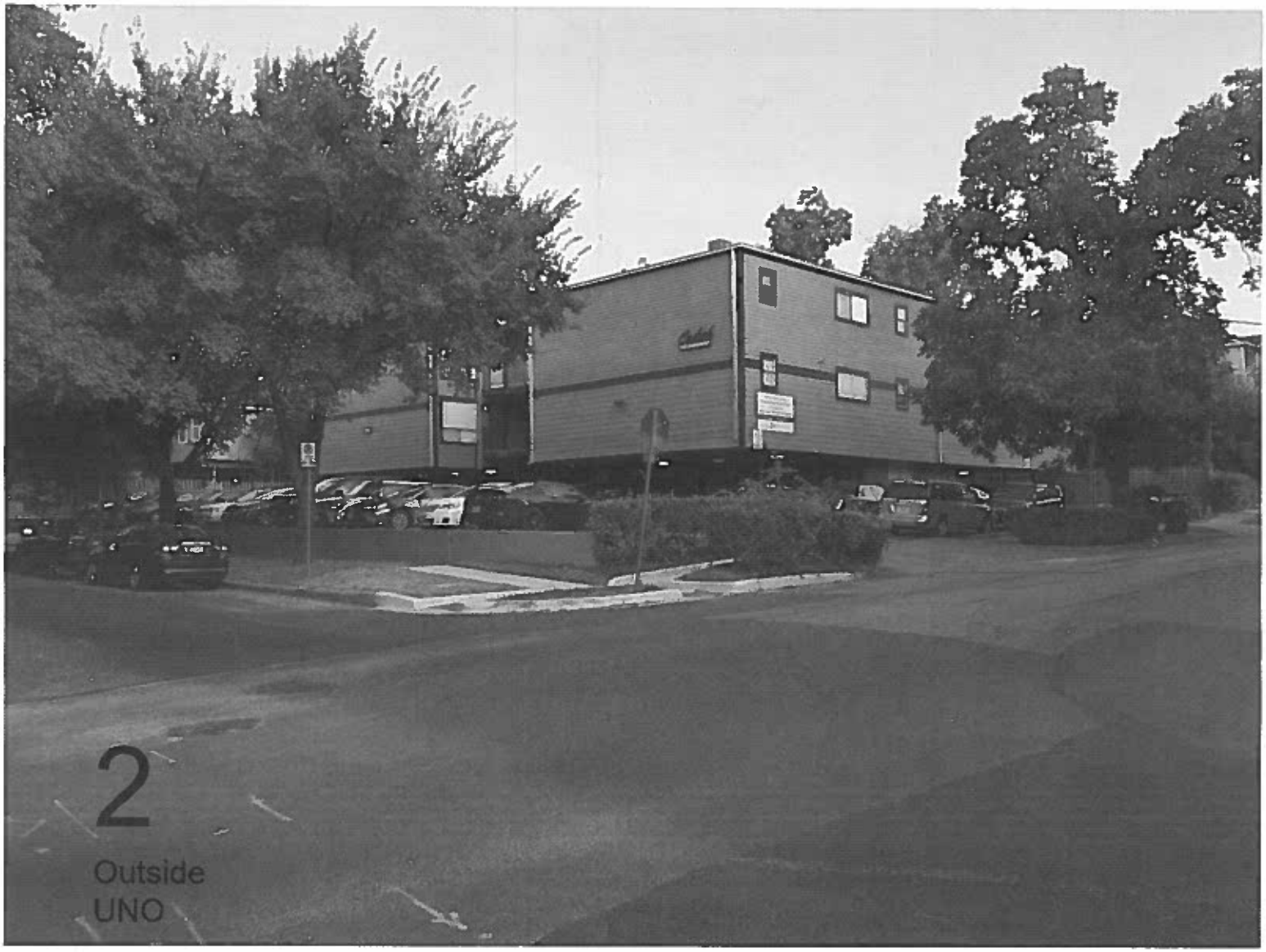
Area Character

A small parking garage will be in character with the surrounding neighborhood, both with future UNO projects, as well as the adjacent properties outside the UNO area.

Neighboring Garage Parking

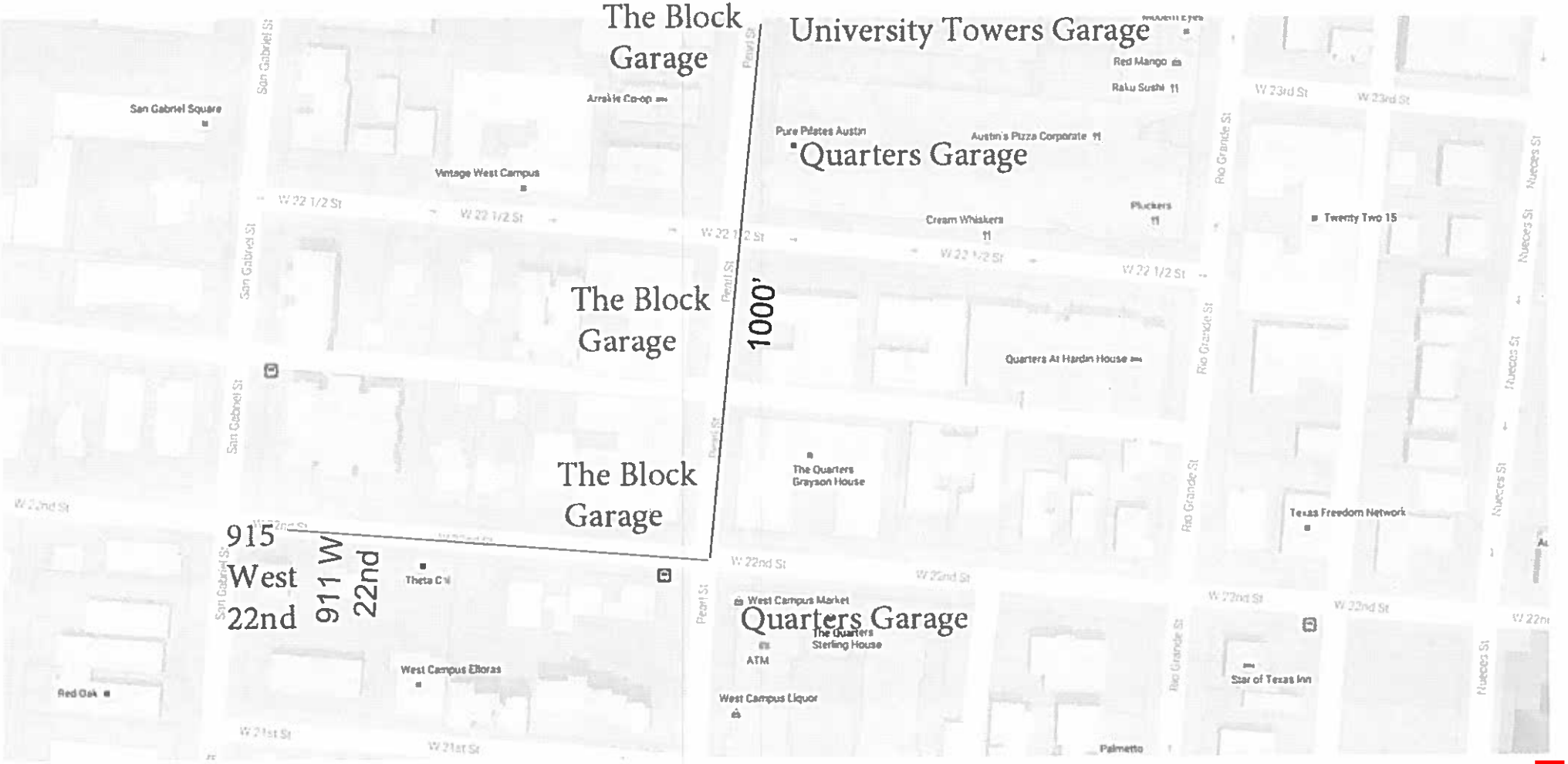


L4/29

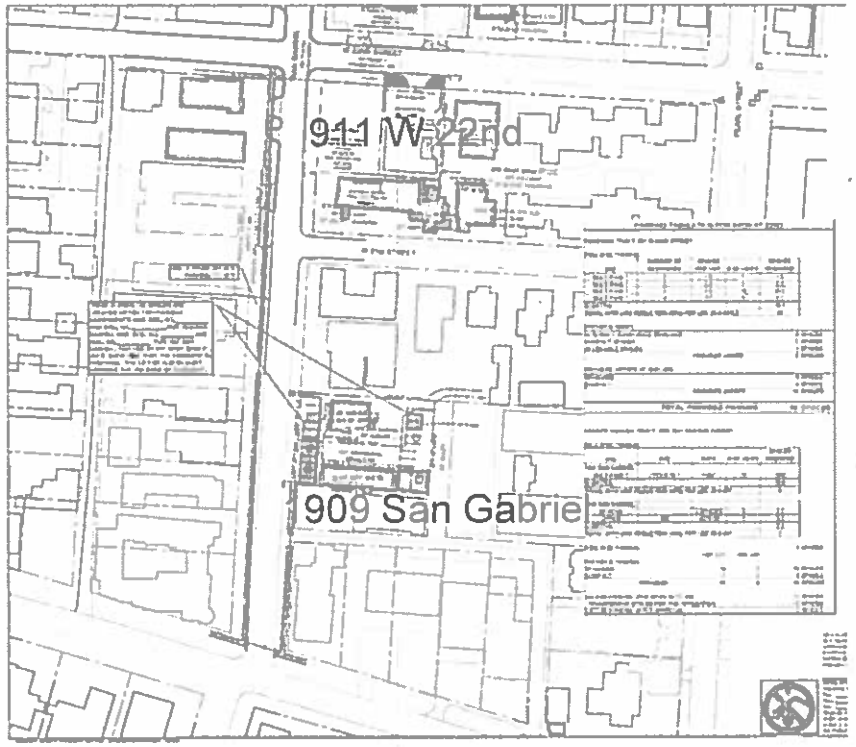


L4/30

Nearby Public Parking Facilities



Parking Availability at 1909 San Gabriel



Parking Table

PARKING TABULATION FOR AVON AT 22ND

RECEIVING TRACT: 911 W 22ND STREET

REQUIRED PARKING

USE	NUMBER OF BEDROOMS	SPACES PER UNIT	# OF UNITS	SPACES REQUIRED
MULTI-FAMILY	1	1.5	1	1.5
MULTI-FAMILY	2	2.0	1	2.0
MULTI-FAMILY	3	2.5	18	45.0
MULTI-FAMILY	4	3.0	0	0.0
SUBTOTAL				48.5
TOTAL WITH UNO REDUCTION (40%) PER LDC 25-6-591(C)				19

PROVIDED ONSITE

ALTERNATE COMPLIANCE STANDARD	8 SPACES
COMPACT SPACES	0 SPACES
ACCESSIBLE SPACES	1 SPACES
PROVIDED ONSITE	9 SPACES

PROVIDED OFFSITE AT 1907/1909

STANDARD	6 SPACES
COMPACT	4 SPACES
PROVIDED OFFSITE	10 SPACES
TOTAL PROVIDED PARKING	19 SPACES

OFFSITE PARKING TRACT: 1907 AND 1909 SAN GABRIEL

REQUIRED PARKING

USE	SIZE	RATE	# OF UNITS	SPACES REQUIRED
1907 SAN GABRIEL:				
MULTI-FAMILY	EFFICIENCY	1/UNIT	10	10.0
SUBTOTAL				10.0
TOTAL WITH UNO REDUCTION (40%) PER LDC 25-6-591				6
1909 SAN GABRIEL:				
SF HOME		2 SPACES	1	2.0
OFFICE	900	1/275 SF	1	3.3
SUBTOTAL				5.3
TOTAL WITH UNO REDUCTION (40%) PER LDC 25-6-591				3

REQUIRED PARKING: 9 SPACES

PROVIDED PARKING	1907 LOT	1909 LOT	
STANDARD	10	5	15 SPACES
COMPACT	4	0	4 SPACES
PROVIDED	14	5	19 SPACES

EXCESS PARKING (PER SP-05-1621C.SH)	10 SPACES
- TRANSFERRED SPACES PER THIS APPLICATION	10 SPACES
EXCESS PARKING AFTER APPROVAL	0 SPACES

Parking Availability at 1909 San Gabriel

L4/35

C15.2017-0015

Heldenfels, Leane

From: Jesse [redacted]
Sent: Thursday, March 09, 2017 12:37 PM
To: Heldenfels, Leane
Subject: 911 w 22nd project
Attachments: 20170307171741393.pdf

Hi Leane,

Attached is Nick Cochrane's letter supporting Sudhakar Allada's 911 w 22nd street variance for parking.

Thanks,
Jesse R Mamuhewa
>
> Scan Date: 03.07.2017 17:17:41 (-0500) Queries to:
[redacted]

L4/36

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: **www.austintexas.gov/devservices**

Signature

Daytime Telephone: 517- 567-

Comments:

Comments must be returned by noon
seen by the Board at this hearing. Th

Mail: City of Austin-Development Ser
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be
the hearing to be received timel

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gc

Heldenfels, Leane

From: Gabe Tiberius Colombo <[redacted]
Sent: Wednesday, March 08, 2017 10:19 AM
To: Heldenfels, Leane
Subject: Comment on Case No. C15-2017-0015, 911 W. 22nd St

Dear Ms. Heldenfels,

I am writing to express my opinion **in favor** of granting a parking variance for the proposed multifamily housing project at the listed address.

As an urban studies senior at UT, I have developed an understanding of the way individual decisions on seemingly inconsequential matters such as parking spaces can impact the way the city grows, and the way we experience the city, in significant ways.

I have a strong conviction that building denser housing with fewer parking spaces, which both discourages driving and makes streets more pleasant to walk on, is essential to creating the 'compact and connected' Austin that is stated as a goal in the ImagineAustin plan. This means we must make the right decisions in each small instance.

West Campus has already developed a significant density as to allow many daily needs to be met without the use of a car; and improving street design in the neighborhood is, slowly but surely, making it a safer and more pleasant place to walk. Of all places to allow for fewer parking spaces, West Campus is in the best condition to mitigate a variance's potential impact on the transportation needs of a project's future residents.

For a more in-depth exploration of the relationship between parking requirements and building great cities, please take a look at this article.

I will reiterate that I am strongly **in favor** of granting the parking variance to allow fewer parking spaces to be built at this property.

Thank you for your time and hard work.

Warm regards,

Gabe

--
Gabe Colombo
The University of Texas at Austin | Class of 2017
Plan II Honors and Urban Studies

L4/38

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: **www.austintexas.gov/devservices**

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2017-0015, 911 W. 22nd St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 13, 2017

ANURADHA VARMA
Your Name (please print)

☐ I am in favor
☑ I object

904 W 21st Street 216
Your address(es) affected by this application

A Varma
Signature

3/7/2017
Date

Daytime Telephone: 832-578-9107

Comments: additional No Comments.
I object. Thanks

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

L4/39

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2017-0015, 911 W. 22nd St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 13, 2017

Ray Henderson
Your Name (please print)

☐ I am in favor
☒ I object

1905 San Gabriel #102
Your address(es) affected by this application

Ray Henderson — 3-6-2017
Signature — *Date*

Daytime Telephone: 512-474 2935 direct dial

Comments: this is primarily a student housing area. The proposed variance shifts the burden of developer from providing parking on his property to maximize his profit but adversely affects adjacent property owners because the students will need to park somewhere so they will double park or park unsafely on our property.

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

L4/40

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0015, 911 W. 22nd St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 13, 2017

JAMES P. ALEXANDER
Your Name (please print)

☐ I am in favor
☒ I object

904 West 21st Street (Unit #115) Austin, TX 78705
Your address(es) affected by this application

James P Alexander — 3/3/17
Signature — *Date*

Daytime Telephone: (361) 350-0961

Comments: We already have a serious parking problem in our neighborhood! Allowing a 20 unit (62 bedroom) complex to be developed with only 8 parking places is totally unreasonable! Please adhere to the guidelines/code and require at least 21 parking places! Actually I would prefer one parking place per bedroom! Thanks for for help in this matter

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

C15-2017-0015 L4/41

Heldenfels, Leane

From: Eric Goff [redacted]
Sent: Friday, March 17, 2017 1:55 PM
To: Heldenfels, Leane
Subject: Fwd: 911 W. 22nd St. BOA case

In order to increase the chances of a win-win outcome that satisfies both sides on the 911 W. 22nd case, I'm wondering whether we could involve Larry Schooler as a facilitator/mediator to help the parties find consensus solutions.

Not sure what the procedure is for this, but wanted to forward this along for the record.

---------- Forwarded message ---------
From: Schooler, Larry <larry.schooler@austintexas.gov>
Date: Fri, Mar 17, 2017 at 1:08 PM
Subject: 911 W. 22nd St. BOA case
To: [redacted]

Hey, Eric—long time, no talk; hope you're well.

I just finished working on a case for Planning and Zoning along Thornton Road, functioning as a facilitator/mediator of sorts between the developer and neighbors, and I'm curious whether you think it might be helpful to have a similar type of meeting with Sudhakar Allada and the nearby neighbors on that project. LMK your thoughts. Thanks.

Larry Schooler
Manager, Public Engagement Division, Communications and Public Information Office
(512) 974-6004
ConversationCorps.org
SpeakUpAustin.org
Austintexas.gov/community