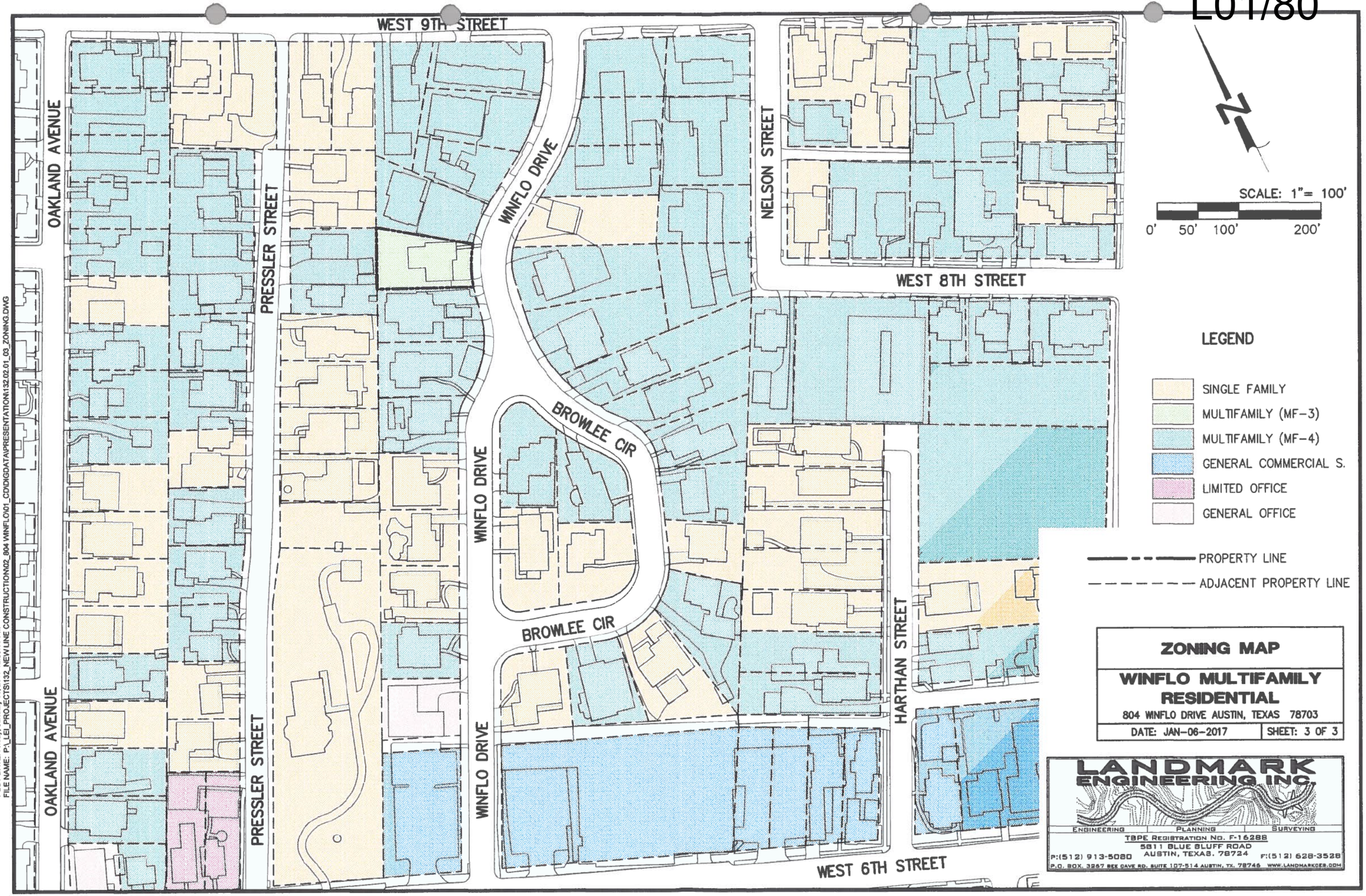

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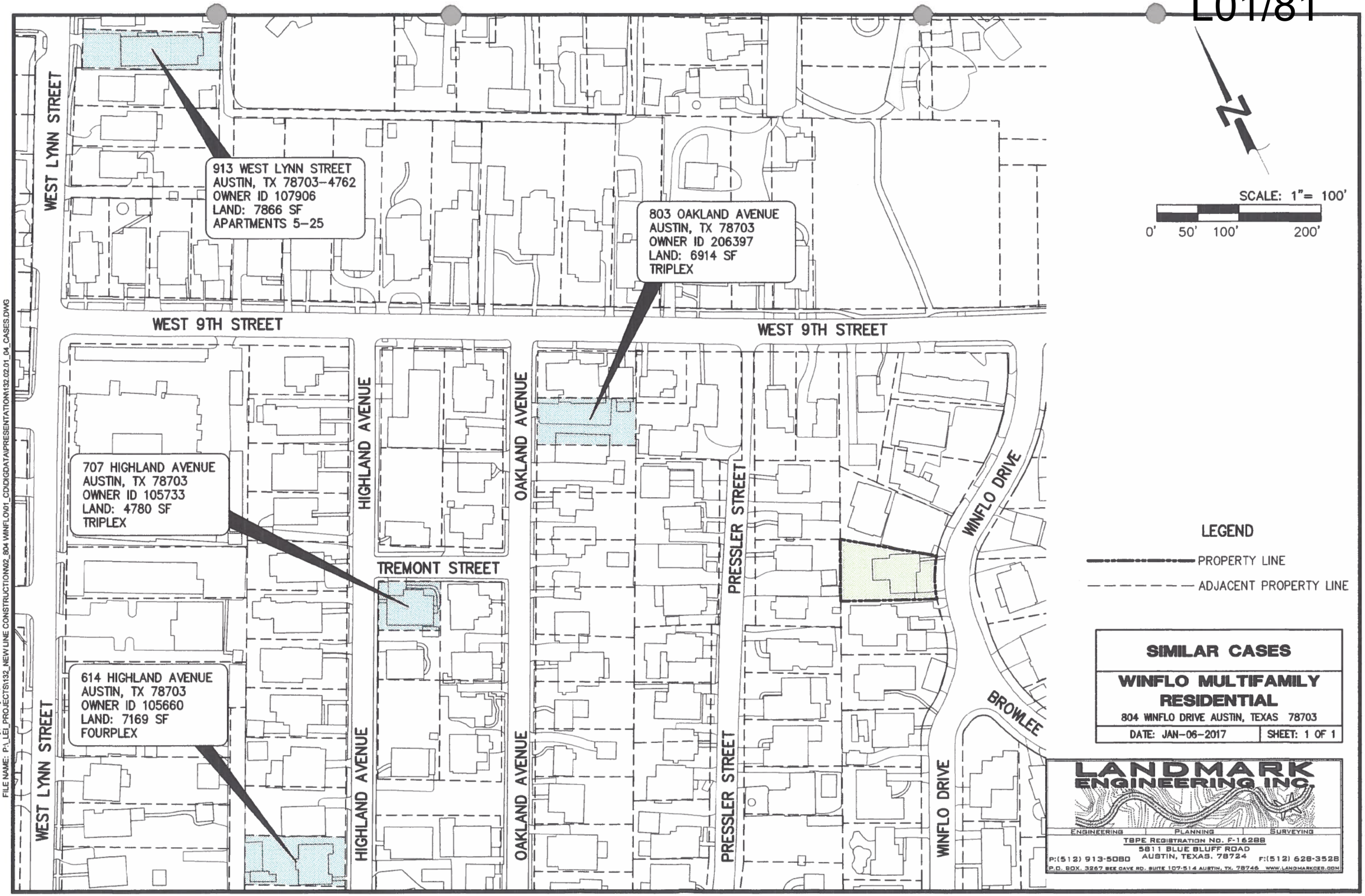

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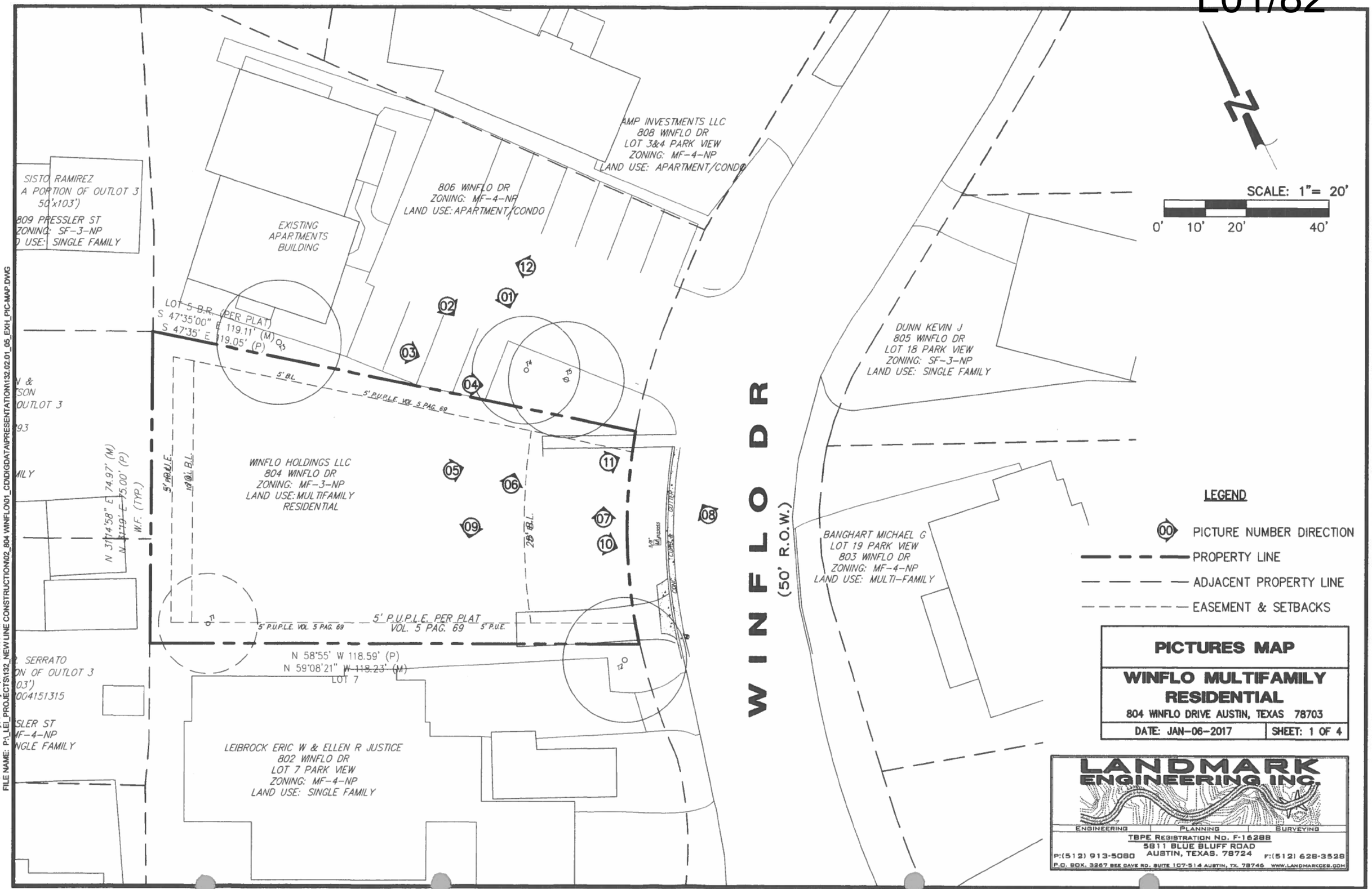

PLOT DATE: Friday, January 06, 2017 3:16:08 PM
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PICTURES MAP

WINFLO MULTIFAMILY RESIDENTIAL

804 WINFLO DRIVE AUSTIN, TEXAS 78703

DATE: JAN-06-2017	SHEET: 2 OF 4

LANDMARK ENGINEERING INC.
ENGINEERING | PLANNING | SURVEYING
TBPE REGISTRATION NO. F-16288
5811 BLUE BLUFF ROAD
AUSTIN, TEXAS. 78724
P:(512) 913-5080 F:(512) 628-3528
P.O. BOX. 3267 BEE CAVE RD. SUITE 107-514 AUSTIN, TX. 78746 WWW.LANDMARKDES.COM

PLOT DATE: Friday, January 06, 2017 3:17:29 PM
FILE NAME: P:_LEI_PROJECTS\132_NEW LINE CONSTRUCTION\02_804 WINFLO\01_CD\DIGDATA\PRESENTATION\132.02.01_05_EXH_PIC-MAP.DWG

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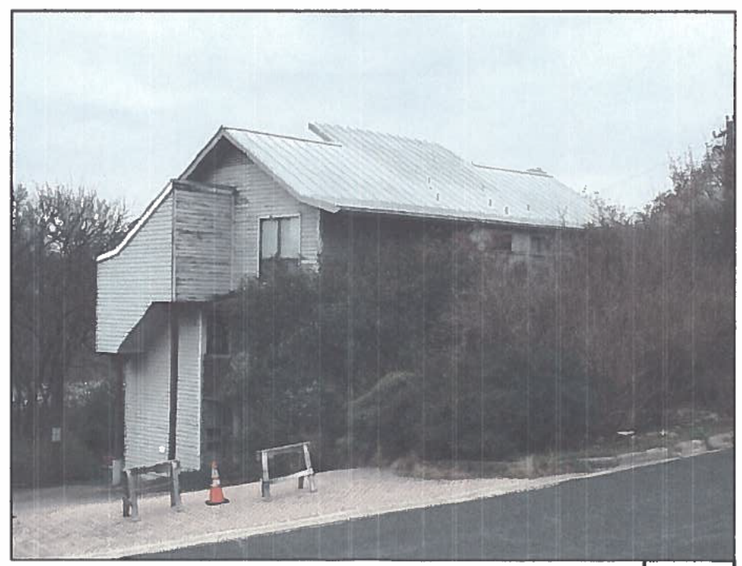

10

PICTURES MAP

WINFLO MULTIFAMILY RESIDENTIAL

804 WINFLO DRIVE AUSTIN, TEXAS 78703

DATE: JAN-06-2017	SHEET: 3 OF 4

LANDMARK ENGINEERING INC.
ENGINEERING | PLANNING | SURVEYING
TBPE REGISTRATION NO. F-16298
5811 BLUE BLUFF ROAD
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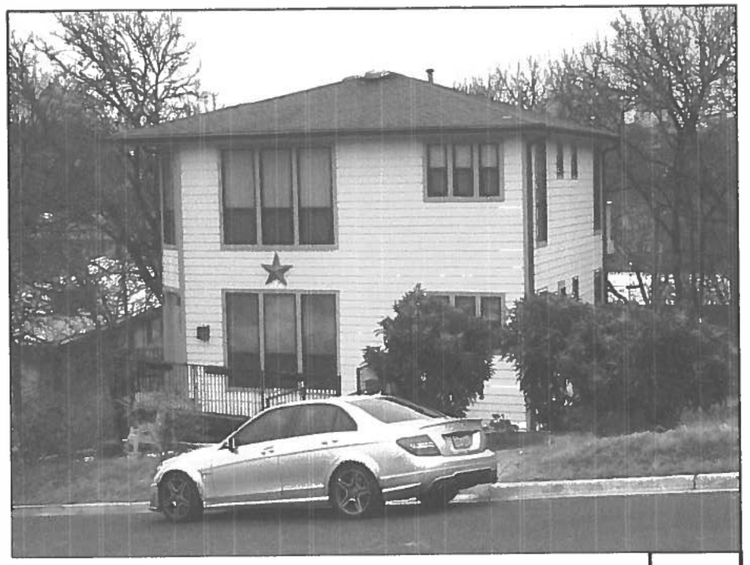
PLOT DATE: Friday, January 06, 2017 3:17:41 PM
FILE NAME: P:_LEI_PROJECTS\132_NEW LINE CONSTRUCTION\02_804 WINFLO\01_CD\DGDATA\PRESENTATION\132.02.01_05_EXH_PIC-MAP.DWG



11

12

PICTURES MAP

WINFLO MULTIFAMILY RESIDENTIAL

804 WINFLO DRIVE AUSTIN, TEXAS 78703

DATE: JAN-06-2017 | SHEET: 4 OF 4

LANDMARK ENGINEERING INC.
ENGINEERING | PLANNING | SURVEYING
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5811 BLUE BLUFF ROAD
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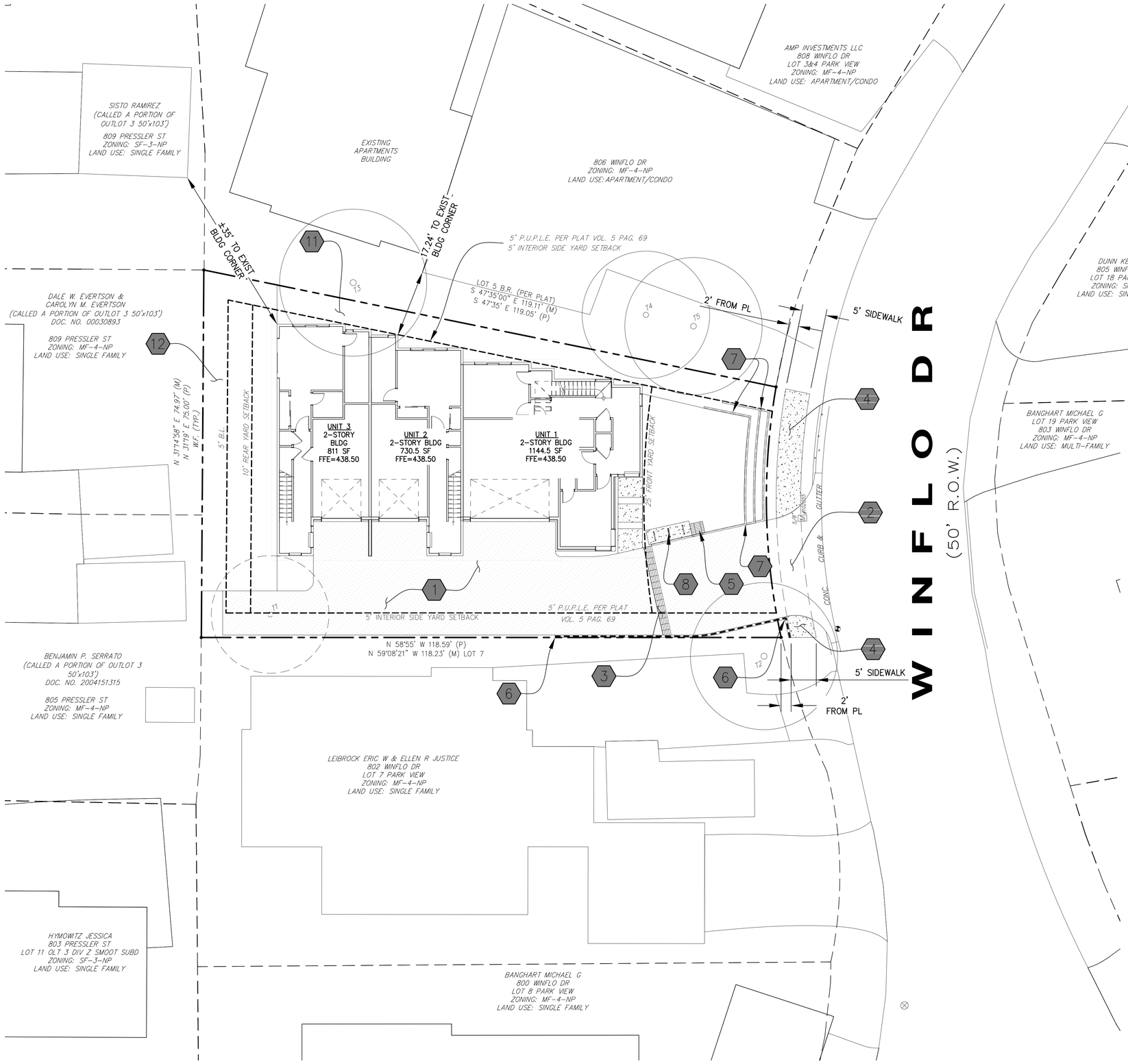
FILE NAME: P:_LEI_PROJECTS\132_NEW LINE CONSTRUCTION\02_804 WINFLO\01_CD\DGDATA\PRESENTATION\132.02.01_05_EXH_PIC-MAP.DWG



LEGEND

EXISTING

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- (W) WATER LINE
- (S) WASTEWATER LINE
- OHE OVERHEAD UTILITIES
- WATER METER
- POWER POLE
- BENCHMARK
- 20 KEYNOTES

SCALE: 1"= 10'

0' 5' 10' 20'

SITE PLAN KEYNOTES

ITEM	DESCRIPTION
1	CONSTRUCT CONCRETE PAVEMENT
2	CONSTRUCT TYPE II DRIVEWAY
3	INSTALL TRENCH DRAIN
4	CONSTRUCT CONCRETE SIDEWALK
5	INSTALL 2'x2' GRATE INLET
6	CONSTRUCT VARYING HT RETAINING WALL
7	CONSTRUCT RETAINING WALL
8	BICYCLE RACK (6 SPACES)
11	CONSTRUCT SWALE
12	PRIVATE COMMON OPEN SPACE

IMPERVIOUS ALLOWED BY ZONING (MF-3-NP) 65%

IMPERVIOUS COVER CALCULATION

SITE AREA: 0.17 AC 7317 SF

SURFACE	EXISTING	%	DEMO	%	PROPOSED	%	TOTAL	%
BUILDING COVERAGE	2174.2024	29.71	2174.2024	29.71	2690	36.76	2690.00	36.76
SIDEWALK & CONC AREA	82.7992	1.13	82.7992	1.13	0	0.00	0.00	0.00
PAVEMENT/PARKING	235.1006	3.21	235.1006	3.21	2063	28.19	2063.00	28.19
–	0	0.00	0	0.00	0	0.00	0.00	0.00
	2492.10	**34.06**	**2492.10**	**34.06**	**4753.00**	**64.96**	**4753.00**	**64.96**

BUILDING AREA CALCULATIONS

UNIT No	STORIES No.	BEDS No.	BATHS No.	BLDG HEIGHT (FT)	1ST FLOOR AREA HEATED	2ND FLOOR AREA HEATED	GROSS FLOOR AREA	GROSS FLOOR AREA %	BUILDING COVERAGE (SF)	IMPERVIOUS COVER PER UNIT (%)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	LAND USE
1	2	3	3	28'–2"	744.84	1145.72	1962.13	26.82%	1137.00	15.54%	2.5	2	MULTIFAMILY RESIDENTIAL
2	2	2	2	28'–2"	468.57	622.42	1091.00	14.91%	730.00	9.98%	2	1.5	MULTIFAMILY RESIDENTAIL
3	2	2	2	28'–2"	548.22	698.32	1246.54	17.04	823.00	11.25%	2	1.5	MULTIFAMILY RESIDENTIAL

1. EACH UNIT WILL BE ADDRESSED AS; 804 WINFLO DRIVE UNIT 1, 2, AND 3.
2. THE NUMBER OF PARKING SPACES PROVIDED IS ACCORDING TO THE 20% URBAN CORE PARKING REDUCTION
3. 5 BICYCLE SPACES REQUIRED, 6 PROVIDED

SITE INFORMATION

TOTAL SITE AREA:	7317 SF		0.17 ACRES
LAND USE:	MULTIFAMILY RESIDENTIAL		
ZONING:	MF-3-NP		
FLOOR TO AREA RATIO:	.75:1		5487.75 SF
FLOOR TO AREA RATIO PROVIDED:	.58:1		4299.66 SF
IMPERVIOUS COVER ALLOWED:	4756.05	SF	65%
IMPERVIOUS COVER PROVIDED:	4753	SF	64.96%
BUILDING COVER ALLOWED:	4024.35	SF	55%
BUILDING COVER PROVIDED:	2690	SF	36.76%
GROSS FLOOR AREA ALLOWED:	5487.75	SF	75%
GROSS FLOOR AREA PROVIDED:	4299.66	SF	58.8%
MIN SITE AREA REQUIRED (3) 1800 SF (SEC 25-2-562(B)	5400	SF	73.8%
BUILDING HEIGHT ALLOWED:	40' FT		
BUILDING HEIGHT PROVIDED:	28'–2" FT		
FOUNDATION TYPE:	SLAB ON GRADE		

PRIVATE COMMON OPEN SPACE

TOTAL SITE AREA:	7,317 SF	0.17 ACRES
PRIVATE/PUBLIC SPACE	869 SF	11.9%
UNIT #1 BALCONY	118 SF	1.6%
UNIT #2 BALCONY	83 SF	1.1%
UNIT #3 BALCONY	83 SF	1.1%
TOTAL AREA PROVIDED	1,153 SF	15.7%

AREA REQUIRED (5% OF GROSS SITE AREA) = 365.9 SF

SITE PLAN

Winflow Multifamily Residential

804 WINFLO DRIVE
AUSTIN, TEXAS

DATE: JANUARY 20, 2017

SHEET: 1 OF 1

LANDMARK ENGINEERING INC.
ENGINEERING PLANNING SURVEYING
TBPE REGISTRATION NO. F-16288
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AUSTIN, TEXAS. 78724
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P.O. BOX. 3267 BEE CAVE RD. SUITE 107-514 AUSTIN, TX. 78746 WWW.LANDMARKCES.COM

PLOT DATE: Friday, January 20, 2017 5:06:22 PM
FILE NAME: P:\LEI\PROJECTS\152-NEW LINE CONSTRUCTION\ND_804 WINFLOW_CD\DRAWINGS\PRESENTATION\152-01-01_SITEPLAN.DWG

Heldenfels, Leane

From: Scott M[redacted]
Sent: Thursday, March 23, 2017 12:30 PM
To: [redacted]
Subject: Fwd: 804 Winflo (Case#SP-2016-0329C)
Attachments: 0028_001.pdf

Leane,

Attached please find the Old West Austin Neighborhood Association opposition to the variance for 804 Winflo, case #SP-2016-0329C.

Scott Marks

This e-mail and/or attachment is for the sole use of the intended recipient(s) and may contain confidential and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Old West Austin Neighborhood Association
PO Box 2724
Austin, Texas 78768

TO: Board of Adjustment

FROM: Scott Marks, President of OWANA SM

SUBJECT: Opposition to Variance for 804 Winflo (Case #SP-2016-0329C)

DATE: March 22, 2017

The Old West Austin Neighborhood Association (OWANA) zoning committee, steering committee, and general membership all voted to oppose the variance requested by the owners of 804 Winflo. While OWANA supports density under appropriate circumstances, the circumstances of this case do not merit a variance. To meet the high standard for a variance, the owner must show a unique hardship, and that the variance would not impair the use of adjacent property.

OWANA believes there is no hardship unique to this property. There are many substandard lots zoned MF-3 in our neighborhood. While we do not understand why the City zoned so many lots MF-3 even though they were less than 8,000 square feet, the fact is we have a large number in our neighborhood. If the hardship is that the minimum lot size does not match the zoning classification, that hardship is not unique to 804 Winflo. It is a zoning pattern more generally characteristic of our neighborhood.

Substandard lots are common in Old West Austin, so a variance for this substandard lot will create a slippery slope for our neighborhood. Granting a variance here would lead to variances for those other properties. Going down such a slippery slope would nullify the 8,000 square-foot minimum lot size for many lots in our neighborhood.

The minimum lot size of 8,000 square feet has been part of our land development code for a very long time. Owners and their design professionals should be knowledgeable of these rules and design accordingly. If our growing city wants to change its rules to promote greater density in the urban core, the fair way to accomplish that goal is through public engagement and a legislative process involving broader citizen input, such as the proposed

Code Next effort, rather than through granting variances under the existing land development code for substandard lots.

The owner must also show that a variance would not impair adjacent property. A number of nearby neighbors have expressed concerns about storm water drainage on Winflo, a potential impairment of their property that could be worsened by granting this variance. Attached is a photo showing some flooding in this part of our neighborhood after a storm.

For these reasons, we urge you to vote against the variance for 804 Winflo. If you have questions, please do not hesitate to contact us.

L01/90

9TH ST FLOODING

Heldenfels, Leane

From: Ellen Justice [redacted]
Sent: Wednesday, March 22, 2017 7:30 PM
To: Heldenfels, Leane
Subject: SP-2016-0329c photo for online BoA members
Attachments: Fiery_Color_002.pdf

where Winflo deadends at West Austin Park.

L01/92
C15-2017-0008

Heldenfels, Leane

From: Ellen Justice [redacted]
Sent: Tuesday, March 21, 2017 6:49 PM
To: Heldenfels, Leane; Ellen Justice
Subject: for SP-2016-0329c
Attachments: DOC003.pdf

Leane,

Here is a two page item to include in our packet for the Board members who get items online. It is a map of our neighborhood with the properties whose owners have sent opposition messages or letters dotted with red dots. There is also a list of these owners, with the addresses of the properties they own. I will give you color-printed pages for the other members. I'll get them to you before Friday.

I will scan the additional letters I have and send them to you tomorrow. There are two, from Jay Bunda and P.Elizondo.

Thank you for your help,

— Ellen Justice

LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:

802 Winflo Drive - Ellen Justice and Eric Leibrock - Interested Party

800 Winflo Drive - Mike Banghart - Interested Party

803 Winflo Drive - Mike Banghart

700 Winflo Drive - Bret Strauss

702 Winflo Drive - James Robbins

716 Brownlee Circle - Gerald and Kim Harter

702 Brownlee Circle - Mary Blockley

701 Brownlee Circle - Clark and Angie Bickley

707 Brownlee Circle - Gabriel and Elizabeth Krajicek

709 Brownlee Circle - Nancy Garrett

717 Brownlee Circle - Chris Schorre and Julie Paasche - Interested Party

804 Pressler Street - Perry Heitman and Todd Canon

807 Pressler Street - Brian Birzer

801 Winflo Drive - Ginger Ellen Scott

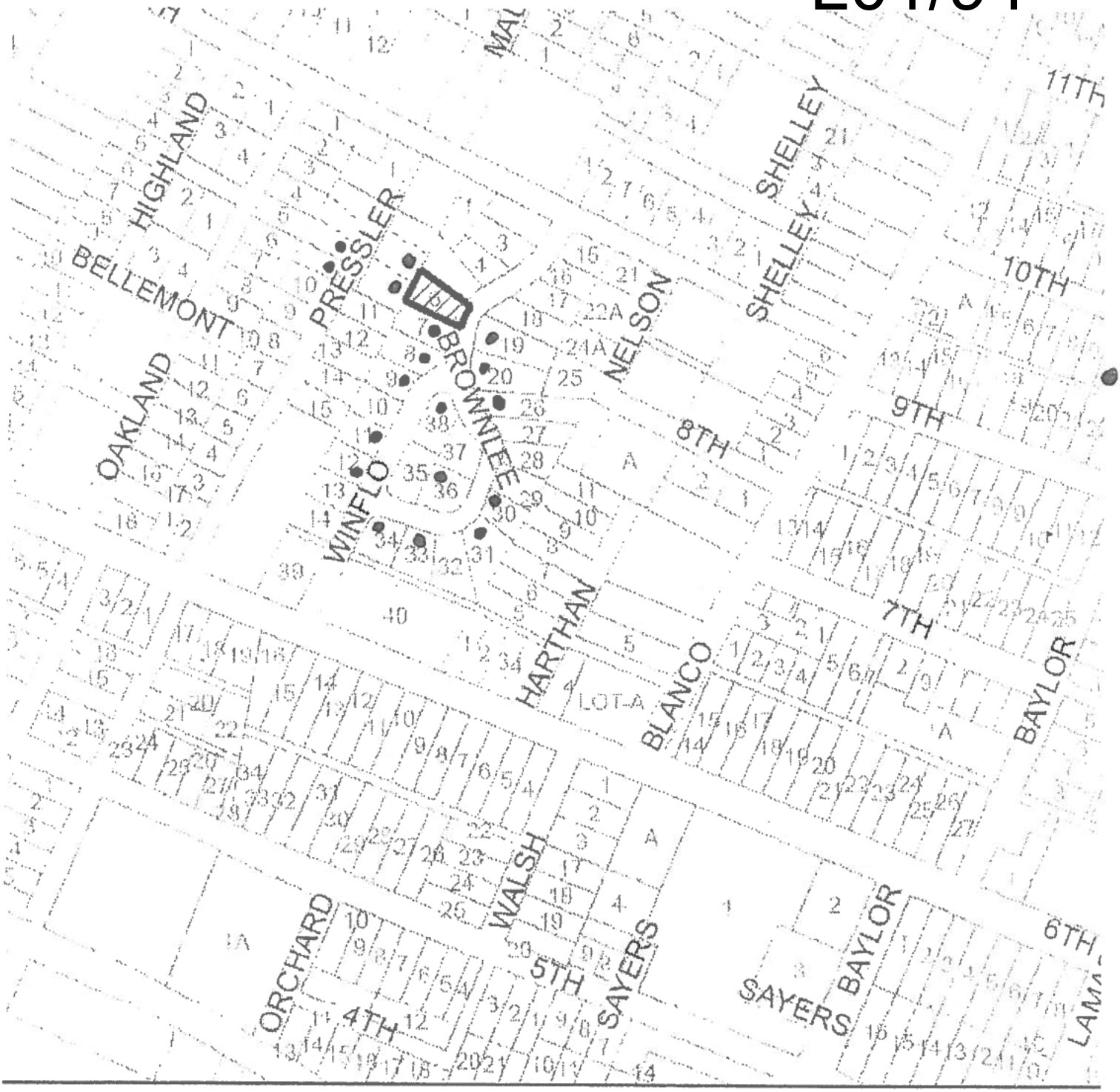
1301 West 9 1/2 Street - Peggy Pickle - Interested Party

809 Pressler Street, Sisto Ramirez

703 Brownlee Circle, Kim Overton

802 Pressler Street, Pedro Pablo Elizondo

716 Winfo Drive, Jay Bunda



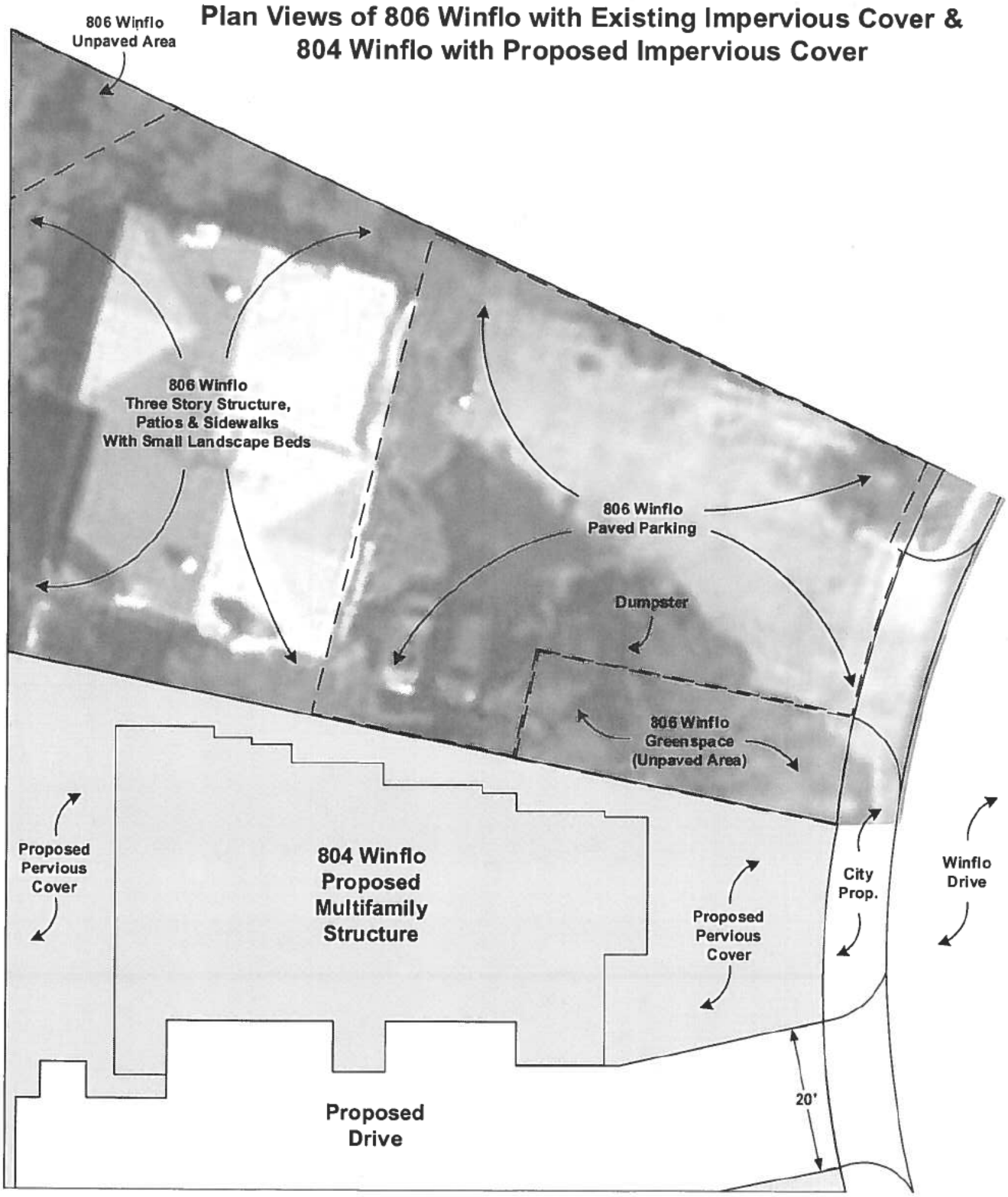
Subject Tract

Base Map

CASE#: SP-2016-0329C
ADDRESS: 804 WINFLO DRIVE

LETTERS OR MESSAGES FROM THESE OWNERS WHO ARE OPPOSED TO THE VARIANCE FOR 804 WINFLO DRIVE:

Plan Views of 806 Winflo with Existing Impervious Cover & 804 Winflo with Proposed Impervious Cover



Property lines were taken from TCAD Plat Maps.

Improvements for 804 Winflo Drive were taken from plans submitted to the city for permitting.

Existing development for 806 Winflo Drive was taken from satellite photos lined up with fence lines and other landmarks.