

H01/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0022

LOCATION: 4004 Valley View



1" = 205'

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.



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 # C15-2018-0022 ROW # 11923857 Tax # 0406160122

Section 1: Applicant Statement

Street Address: 4004 Valley View

Subdivision Legal Description:

0.49 ACR of Lot 31 Theodore Low Heights

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3

I/We Jim Wittliff/Land Answers, Inc. on behalf of myself/ourselves as
 authorized agent for Lisa and Paul Lin affirm that on
 Month Select , Day Select , Year Select , 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: 7,400 square foot university dormitory

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

LDC 25-2-831(B): "A college or university site must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet."

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:

There is no minimum sized dormitory presumed in LDC 25-2-831(B). We are proposing a small ten-room dormitory for only 20 students, most of whom will not own cars. Even if the dormitory were to someday be converted to apartments, it would generate less daily traffic than do either of the adjacent residential developments to the east or south. The intent of LDC 25-2-831(B) was to assure that college and university facilities do not overburden adjacent roadways. In fact, the original Code language in LDC 13-2-264 stated that the college or university, as an institution, must be located on a street with 40 feet of pavement width, (see additional space)

Hardship

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

This is a narrow property that is adjacent to the Texas Health Sciences University's classroom facilities. Due to the narrow width of the THSU site, there is no room to direct traffic from 4004 Valley View to Manchaca Road, because only five feet exists on each side of the existing classroom building. Therefore, creating a small dormitory that fronts on Valley View is the only housing option available to provide for the school's expanding student population needs.

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

There are no other proposed college or university facilities in the area.

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:

This is a very small (7,400 square foot) dormitory that will be primarily occupied by foreign students who do not own cars. The dormitory will provide a 25 foot compatibility setback from adjacent residences, and will only be 30 feet tall. Twelve parking spaces for the dormitory will be provided, but will not be used by the dorm's residents. In the event that Texas Health Sciences University ceased to exist as a University, the dormitory building will be converted to 10 two-bedroom apartments, which will generate fewer daily vehicular (see additional space)

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:

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:

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

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

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: _____ Date: _____

Applicant Name (typed or printed): Jim Wittliff/Land Answers, Inc.

Applicant Mailing Address: A3606 Winfield Cove

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 416-6611

Email (optional – will be public information): [REDACTED]

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: Paul C Lin Lisa L Date: 4/4/2018

Owner Name (typed or printed): Lisa and Paul Lin/Texas Health Sciences University

Owner Mailing Address: 4004 Valley View

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 914-8888

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Jim Wittliff/Land Answers, Inc.

Agent Mailing Address: 3606 Winfield Cove

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 416-6611

Email (optional – will be public information): [REDACTED]

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).

Reasonable Use:

which THSU complies with, based on it's frontage on Manchaca Road. Due to the small size of this project, site traffic will be well within the carrying capacity of Valley View and Fort View.

Additional Space (continued)

Area Character:

trips (65.9 trips/day) than do each of the two residential developments immediately east and south of the subject tract (76.6 trips/day/site). Therefore, we believe that the dormitory (or apartments) traffic would not overwhelm Valley View Road or Fort View, both of which have only 30 foot wide pavements. In addition, we will retain the existing residence on this site, to maintain the appearance of a residential neighborhood along Valley View.

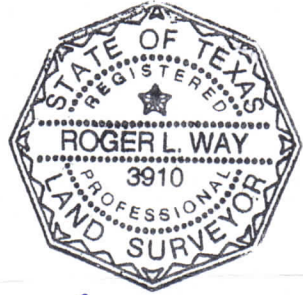
SAVE

H01/7

SCALE: 1"=30'



CITY OF AUSTIN
V. 12038, P. 1509



Roger L. Way

LEGEND

- WOOD FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- UTILITY POLE
- X FOUND
- IRON ROD FND.
- CALCULATED POINT
- BUILDING LINE

404 VALLEY VIEW ROAD
(50' R.O.W.)

CK & TL LP
DOC. 2004225602

(N 29°41'39"E 67.04')
N 29°49'27"E 67.16'

10' B.L. [1] WOOD DECK

BRICK WALK

BRICK WALK

CALLED
0.49 ACRES
OF LOT 31

CONC.

COV'D WOOD

CONC. WALK

METAL BLDG.

METAL BLDG.

LISA P H &
PAUL C LIN
V. 13197,
P. 1696

N 60°00'00"W 317.99'
(N 60°00'00"W 317.81')
BEARING BASIS

COV'D CONC.

HOUSE

CONC. DRIVE

B.L. [1]

CONC.

CONC.

S 30°53'36"W 66.99'
(S 30°55'03"W 66.99')

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] BUILDING LINE PER CITY OF AUSTIN
CURRENT ZONING ORDINANCE.
THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS
AND/OR CONDITIONS WHICH MAY APPEAR ON
THE PLAT OF RECORD.
ALL POINTS DOES NOT MAKE OR WARRANT ANY
FLOOD ZONE DETERMINATION.

VALLEY VIEW
ENCLAVE
CONDOMINIUMS
33
LOT 33

0.49 OF AN ACRE, MORE OR LESS, A PART OF
LOT 31, THEODORE LOW HEIGHTS SUBDIVISION,
A SUBDIVISION OF RECORD IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED
IN VOLUME 445, PAGE 581, DEED RECORDS,
TRAVIS COUNTY, TEXAS.

LOT No. 0.49 ACRE OF LOT 31
CITY _____ TRAVIS _____ COUNTY, TEXAS
AUSTIN

SUBDIVISION / ADDITION THEODORE LOW HEIGHTS
Volume: 445 Page: 581 Deed Records of Travis County, Texas
Reference: JIM WITTLIFF

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT AND
DEPicts ONLY THOSE BOUNDARIES,
EASEMENTS AND BUILDING LINES SHOWN
ON THE RECORDED PLAT. BOUNDARY
AMENDMENTS, ADDITIONAL EASEMENTS
AND SETBACKS MAY AFFECT THIS LOT.

ALL POINTS SURVEYING

1714 FORVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900



| FIELD WORK | JS | 10-20-17 |
|------------|----|----------|
| DRAFTING | DJ | 10-23-17 |

Job No. 10818817



Property Profile

Legend



1: 1,172



Notes

0.0 0 0.02 0.0 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:

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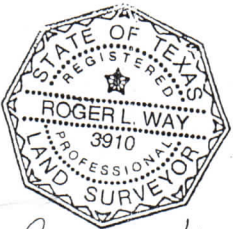
SCALE: 1"=30'

4004 VALLEY VIEW DR.

TEXAS HEALTH SCIENCE UNIVERSITY
9033 SF BLDG'S = 0.42 FAR
21,334 SF SITE AREA

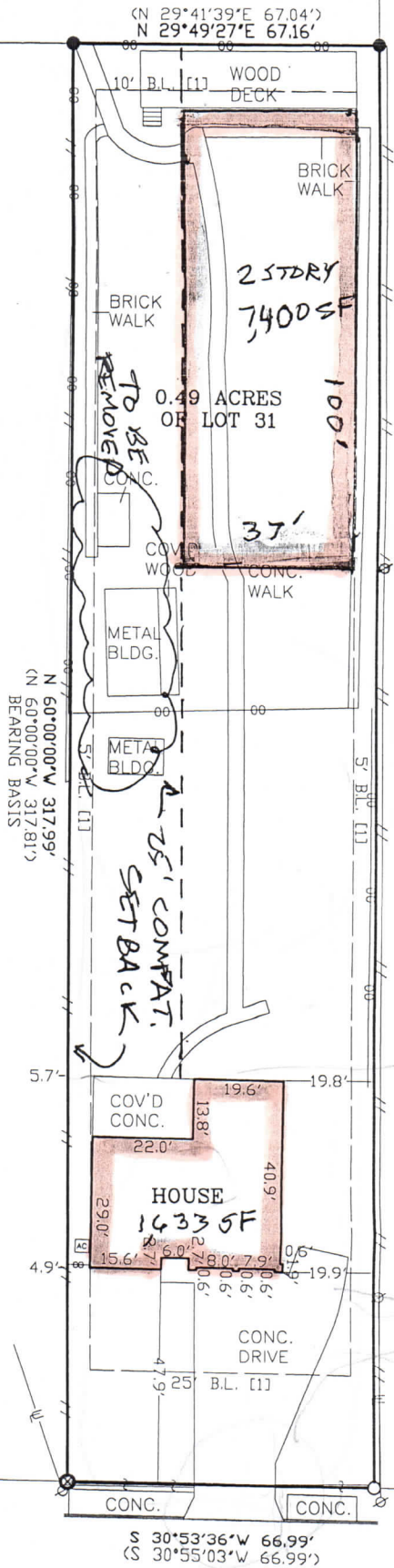
CONCEPTUAL PLAN FOR
LIBRARY, MUSEUM & DORMITORY

TX 59°59'23"E 319.24'
S 59°58'06"E 319.24'



Roger L. Way

- LEGEND
- WOOD FENCE
 - WROUGHT IRON FENCE
 - CHAIN LINK FENCE
 - UTILITY LINE
 - UTILITY POLE
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AUSTIN TX, 78704
TEL: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

| | | |
|------------|----------|----------|
| FIELD WORK | J5 | 10-20-17 |
| DRAWING | DJ | 10-23-17 |
| Job No. | 10818817 | |