

November 19, 2018

BOA Chair, William Burkhardt

COA Staff Liaison, Leane Heldenfels

RE: Reconsideration of Reasonable Use for Case C15-2018-0036, 2713 Hemphill Park

To the Board of Adjustment:

We respectfully request a Reconsideration of reasonable conditions attached to the case, C15-2018-0036. We believe that a letter from University Area Partners misled the Board about the property at 2713 Hemphill Park. **The property at this address is not in UNO.**

This property is included in the NCCD (Neighborhood Conservation Combing District) zoning ordinance of the North University Neighborhood and is listed as tract number **WCD-893**, with zoning of MF-5-NCCD-NP. As such, the UNO Overlay requirements were inappropriately applied to this property. Furthermore, the misapplication of UNO building design requirements to a property in our NCCD violates the intent of our zoning ordinance. Finally, the UNO guidelines impose an affordability requirement that this project does not meet. The owner has told the North University Neighborhood Association Executive Committee (in a meeting on 5 November 2018) that she does not intend to provide affordable units in this project.

At this point we are not questioning the variance granted to amend the minimum lot size for this MF project. We can live with the determination of the Board (11/8/18) attached to the revised set of plans for 2713 Hemphill Park, but to ensure that the project design respects the character of the street and this neighborhood, it is important that the UNO Overlay in West Campus not apply to this property. In particular:

- **4-foot-wide sidewalks** are appropriate for this property, not the 12-foot sidewalks used in UNO. A 3-foot sidewalk at this address would match the 3-foot sidewalk in place on the street at the adjacent Phi Gamma Delta House. This option is consistent with our NCCD and more appropriate to the character of the neighborhood.
- Setback requirements should match those specified in the NCCD for the Waller Creek District: Front setbacks (15'), interior-yard setbacks (5') and back setbacks (10').
- **Landscaping** should be appropriate. Three trees should be planted in the remaining front setback.
- The street lighting across the street (at the Villas) should suffice.
- The NCCD has a chart for the MF-5 category with maximum impervious cover of 70%; the generous F.A.R. is 1:1, and the maximum building coverage is 60%.

In summary, **we request that the application of the UNO design guidelines and overlay** requirements be **removed** from this project in the North University NCCD. Our neighborhood thoughtfully invested time, effort and money creating the NCCD for all the listed tracts.

The City recognizes this area under the NCCD, and we hope that the Board of Adjustments will follow suit.

Sincerely,



Rick Iverson

Co-President of the North University Neighborhood Association



GREATER NEIGHBORHOOD PLANNING AREA



UNO OVERLAY  
PLANNING AREA  
WITHIN WEST CAMPUS  
NEIGHBORHOOD  
AREA



From: [REDACTED]  
Subject: [canpac] 2317 Hemphill Park - BOA Case C15-2018-0036 Reconsideration  
Date: November 21, 2018 at 10:01 PM  
To: Leane.Heldenfels@austintexas.gov  
Cc: [REDACTED]



To Ms. Leane Heldenfels  
Cc Adam Stephens, CANPAC Co-Chair

2317 Hemphill Park - BOA Case C15-2018-0036 Reconsideration

Dear Ms. Heldenfels, please include this letter in backup to case C15-2018-0036 - 2317 Hemphill Park. This case is to be reconsidered.

The Central Austin Combined Neighborhood Plan Contact Team, the Central Austin Neighborhood Planning Advisory Committee (CANPAC) objects to imposition of University Neighborhood Overlay (UNO) overlay requirements to 2713 Hemphill Park, as the property is not in UNO. We respect the North University Neighborhood Association (NUNA) NCCD set of guidelines for the Waller Creek District where the property is located. CANPAC supports the NUNA request for reconsideration of reasonable conditions by the BOA with the provisions listed in the NCCD- setbacks, building coverage, FAR, and impervious cover, along with the inclusion of normal width sidewalk (4' clear zone) for a neighborhood property that does not front a corridor street.

Sincerely,  
Bart Whatley, Co-Chair CANPAC

—  
CANPAC MEMBERS: Eastwoods Association, Hancock Neighborhood Association, Heritage Neighborhood Association, North University Neighborhood Association, Shoal Crest Neighborhood Association, Original West University Neighborhood Association, and University Area Partners



P-1/4





# North University Neighborhood NCCD Exhibit E

## Street Setbacks (where averaging is not applicable)

- Min. (25') - Max. (30')
- Min. (15') - Max. (---')
- Min. (05') - Max. (10')





TRACT	ADDRESS	FROM	TO
TD-726	3423 GUADALUPE ST (E 117.15 FT OF N 155 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB)	CS	CS-NCCD-NP
TD-726A	3401 (E 117.39 FT OF S CEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	MF-3	CS-NCCD-NP
TD-727	506 (S 94.35 FT OF THE E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB LESS THE PORTION DESCRIBED IN TRACT TD-728) W 34TH ST	CS	CS-H-NCCD-NP
TD-728	506 (62%, MORE OR LESS, OF S 94.35 FT OF E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB) W 34TH ST	MF-3-H	MF-2-H-NCCD-NP
WCD-893	2711, 2713, 2715, 2721, 2801 HEMPHILL PARK; 0 (E 1/2 OF LOT 4&5 BLK 13 OLT 13 DIV D WHITIS SUBD), 2710, 2712, 2714, 2800, 2802, 2804, 2808 WHITIS AVE; 300 W 27TH ST (LOT 3 & S 4FT OF W 103.5' LOT 4 BLK 13 OLT 13 DIV D WHITIS SUBD)	MF-5	MF-5-NCCD-NP
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WCD-893B	2707 HEMPHILL PARK (N 46FT OF W 1/2 OF LOT 4 & W 1/2 OF LOT 5 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893C	2703 GUADALUPE ST; 300 W 27TH ST (LOTS 1-2 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
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WCD-894B	210 W 27TH ST	MF-5	MF-5-NCCD-NP
WCD-895	2910 (ALL OF BLK 5 & ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-895A	2910 (N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, BLK 5, ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-896	103 E 30TH ST (A 2.214 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C)	MF-4	MF-4-NCCD-NP
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WALLER CREEK / SEMINARY	SITE DEVELOPMENT STANDARDS			
	MF-3	MF-4	MF-5	MF-6
Max. Impervious Cover	65%	70%	70%	80%
Max. Height	(see Height Map -- Exhibit -- D)			
Min. Front Setback	(See Setback Map -- Exhibit -- E)			
Max. Front Setback	(See Setback Map -- Exhibit -- E)			
Min. Street Side Yard Setback	(See Setback Map -- Exhibit -- E)			
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***
Min. Rear Setback	10'***	10'***	10'***	10'***
* See Part 6. Subsections 5 & 6 (General Provisions)				
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.				
*** For a through lot the minimum setback is 15'				
**** FAR for District 7A is 2 : 1				

2. Porch setback .

- A porch may extend a maximum of eight feet in front of the street yard setback if a principal building has a setback of at least 25 feet
- On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- Street yard setback - for an accessory building the minimum setback from:



**PART 13. WALLER CREEK / SEMINARY DISTRICT.** The Waller Creek/Seminary District is intended to provide opportunities for continued development of the Austin Presbyterian Seminary, to provide additional housing for its students and their families, and to encourage additional housing density on adjacent tracts that lie close to the University of Texas.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the Waller Creek/Seminary District.

WALLER CREEK / SEMINARY	SITE DEVELOPMENT STANDARDS			
	MF-3	MF-4	MF-5	MF-6
Min. Lot Size	8000*	8000*	8000*	8000*
Min. Lot Width	50*	50*	50*	50*
Max. FAR	1 : 1****	1 : 1****	1 : 1****	--
Max. Building Coverage	55%	60%	60%	70%



**From:** [Heldenfels, Leane](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** 2317 Hemphill Park/C15-2018-0036 Reconsideration 12/10 advance packet additional evidence  
**Date:** Monday, November 26, 2018 11:49:44 AM

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**From:** [REDACTED]  
**Sent:** Wednesday, November 21, 2018 10:02 PM  
**To:** Heldenfels, Leane  
**Cc:** [REDACTED]  
**Subject:** 2317 Hemphill Park - BOA Case C15-2018-0036 Reconsideration

To Ms. Leane Heldenfels  
Cc Adam Stephens, CANPAC Co-Chair

2317 Hemphill Park - BOA Case C15-2018-0036 Reconsideration

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Sincerely,  
Bart Whatley, Co-Chair CANPAC

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CANPAC MEMBERS: Eastwoods Association, Hancock Neighborhood Association, Heritage Neighborhood Association, North University Neighborhood Association, Shoal Crest Neighborhood Association, Original West University Neighborhood Association, and University Area Partners



GREATER NEIGHBORHOOD PLANNING AREA



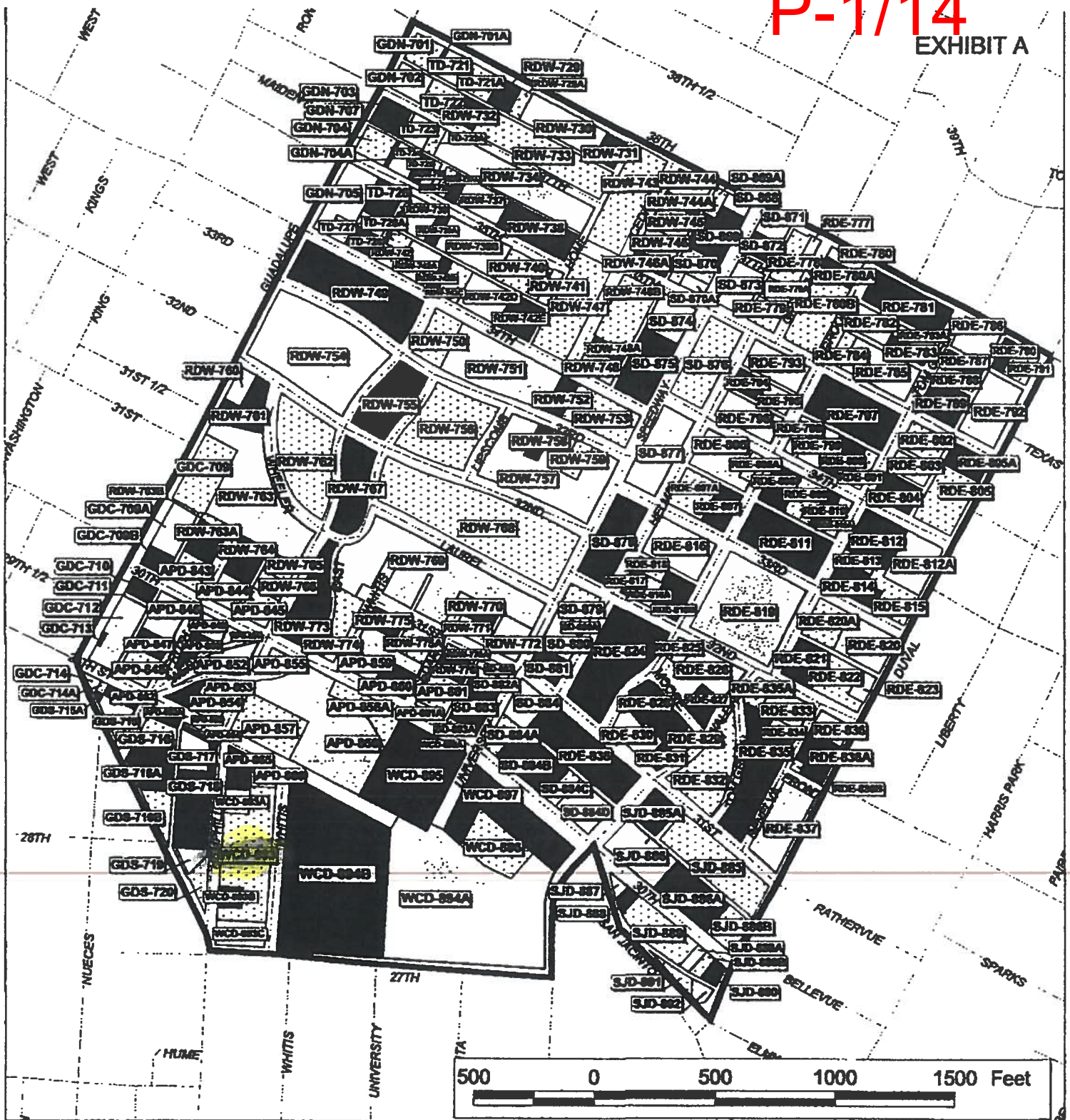
UNO OVERLAY  
PLANNING AREA  
WITHIN WEST CAMPUS  
NEIGHBORHOOD  
AREA



North University NCCD: All Tracts  
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
TD-726	3423 GUADALUPE ST (E 117.15 FT OF N 155 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB)	CS	CS-NCCD-NP
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**Exhibit A:**  
**North University Neighborhood**  
**Conservation Combining District:**  
**Rezonings Approved 8/26/04**  
 Case #C14-04-0022



City of Austin  
 Neighborhood Planning and Zoning Department



**Legend**

-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Tract Number



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# North University Neighborhood NCCD Exhibit E

StreetStacks  
(where averaging is not applicable)

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- Min. (15') - Max. (---')
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From: [REDACTED]  
Subject: [canpac] 2317 Hemphill Park - BOA Case C15-2018-0036 Reconsideration  
Date: November 21, 2018 at 10:01 PM  
To: Leane Heldenfels@austintexas.gov  
Cc: Adam Stephens [REDACTED]

To Ms. Leane Heldenfels  
Cc Adam Stephens, CANPAC Co-Chair

2317 Hemphill Park - BOA Case C15-2018-0036 Reconsideration

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Bart Whatley, Co-Chair CANPAC

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CANPAC MEMBERS: Eastwoods Association, Hancock Neighborhood Association, Heritage Neighborhood Association, North University Neighborhood Association, Shoal Crest Neighborhood Association, Original West University Neighborhood Association, and University Area Partners



**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE:** Thursday, November 8, 2018

**CASE NUMBER:** C15-2018-0036

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input type="checkbox"/>	Christopher Covo (OUT)
<input checked="" type="checkbox"/>	Eric Golf
<input type="checkbox"/>	Melissa Hawthorne (OUT)
<input checked="" type="checkbox"/>	Bryan King
<input type="checkbox"/>	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Rahm McDaniel
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Ada Corral (Alternate)

**APPLICANT:** Gregg Andrulis

**OWNER:** 2713 Hemphill Park, LLC

**ADDRESS:** 2711 HEMPHILL PARK

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Ordinance 040826-58 (North University Neighborhood Conservation Combining District – Neighborhood Plan) Part 7, (1) to decrease the minimum lot size from 8,000 square (required) to 7,772 square feet (requested, existing) in order to erect a multi-family residence in a “MF-5-NCCD-NP”, Multifamily Residence High Density – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University)

**Note:** no conflict exists between the Land Development Code and the NCCD in regard to MF-5 minimum lot size.

**BOARD’S DECISION:** BOA MEETING SEPT 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to postpone to October 8, 2018, Board Member Melissa Hawthorne second on a 10-0 vote; POSTPONED TO OCTOBER 8, 2018.

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Ordinance 040826-58 (North University Neighborhood Conservation Combining District – Neighborhood Plan) Part 7, (1) to decrease the minimum lot size from 8,000 square (required) to 7,772 square feet (requested) in order to erect a multi-family



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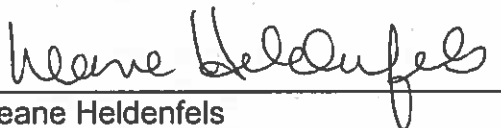
Note: There is no conflict between the Land Development Code and the NCCD in regard to MF-5 minimum lot size, both require 8,000 square feet. The lot size above is according to a sealed survey of the property, however the Travis County Appraisal District property detail information describes the property as having 7,763 square feet. The Board typically just approves variances based on a sealed survey when one is available.


**BOARD'S DECISION:** October 8, 2018 POSTPONED TO November 8, 2018 (6pm) BY APPLICANT; Nov 8, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions as per letter O01/49, Board Member Rahm McDaniel second on a 9-1 vote (Board member Don Leighton-Burwell nay); **GRANTED WITH CONDITIONS AS PER LETTER O01/49.**

**EXPIRATION DATE:** November 8, 2019

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000 SF, the subject property is comprised of 7,772 sf.
2. (a) The hardship for which the variance is requested is unique to the property in that: property is zoned for a dense multi-family use (MF-5) but lacks the minimum required area to develop for a multi-family use.  
(b) The hardship is not general to the area in which the property is located because: other properties on Hemphill Park between Guadalupe and 29thSt zoned MF-5 and MF-6 are less than 8,000 sf and are currently supporting multi-family use.
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 property proximity to the University of Texas makes it an excellent candidate for high density student housing and vast majority of properties on Hemphill Park between 27<sup>th</sup> St and 29<sup>th</sup> St are currently supporting multi-family uses similar to the proposed project.

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman





P-1/23  
001/49

## UNIVERSITY AREA PARTNERS, INC.

BOA COA  
William Burkhardt, Chair

Dear Mr. Burkhardt,

The Planning Committee of University Area Partners with their recommendations endorsed by the Board of Directors have the following concerns for case C15-2018-0036 at 2713 Hemphill Park.

The committee recommends support of the variance with the following conditions:

1. The design of the new building must comply with the UNO overlay requirements.
  - a. UNO streetscape ( 12 ft wide sidewalk, street trees, and pedestrian lighting)
  - b. UNO building design requirements (building located adjacent to sidewalk, no setback, etc.)

This property is located across the street from the Villas on Guadalupe which has these features and was built in 2003. 2713 Hemphill Park is less than a block from the UT Campus and no new housing has been built in this area south of 29th near the campus since the Villas 15 years ago.

The committee wants to see a new project that is more pedestrian oriented and less like the other older stilt built parking lot oriented apartment projects to the north.

We understand that following our recommendations may require the applicant to seek additional variances from the current zoning requirements; however we need projects that reflect the new needs and not ones that resemble the projects of the 1960's.

Sincerely,

Cathy Norman, President.



**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday October 8, 2018**

**CASE NUMBER: C15-2018-0036**

\_\_\_\_ Brooke Bailey  
\_\_\_\_ William Burkhardt  
\_\_\_\_ Christopher Covo  
\_\_\_\_ Eric Golf  
\_\_\_\_ Melissa Hawthorne  
\_\_\_\_ Bryan King  
\_\_\_\_ Don Leighton-Burwell  
\_\_\_\_ Rahm McDaniel  
\_\_\_\_ Martha Gonzalez (Alternate)  
\_\_\_\_ Veronica Rivera  
\_\_\_\_ James Valdez  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Kelly Blume (Alternate)  
\_\_\_\_ Pim Mayo (Alternate)

**APPLICANT: Gregg Andrulis**

**OWNER: 2713 Hemphill Park, LLC**

**ADDRESS: 2711 HEMPHILL PARK**

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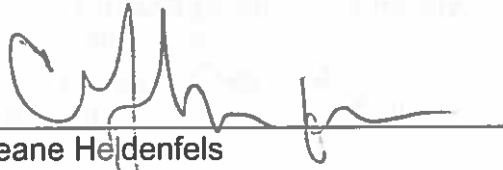
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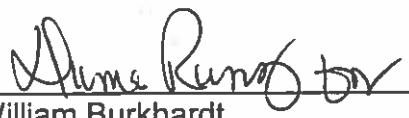
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**BY APPLICANT**

**EXPIRATION DATE:**

**FINDING:**

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(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 Heidenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman



## **CIVIL INSITE, LLC**

August 24, 2018

Ms. Leane Heldenfels  
Board of Adjustment  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Re: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

Ms. Heldenfels,

On behalf of 2713 Hemphill Park, LLC, we are requesting approval of a variance to develop a multi-family project on a lot zone MF-5-NCCD-NP that does not meet the minimum size requirements of LDC 25-2-492 (D) Site Development Regulation Table: "MF-5 Minimum Lot Size = 8,000 SF". The existing lot size is 7,772 SF.

### **Reasonable Use**

LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000 SF. The subject property is comprised of 7,772 SF.

### **Hardship**

The property was zoned for a dense multi-family use (MF-5) but lacks the minimum required area to develop the property for a multi-family use. Other properties on Hemphill Park between Guadalupe and 29th St are zoned MF-5 and MF-6, are less than 8,000 SF, and are currently supporting multi-family use.

### **Area Character**

The property's proximity to the University of Texas makes it an excellent candidate for high density student housing. The vast majority of properties on Hemphill Park between 27th St and 29th St are currently supporting multi-family uses similar to the proposed project.

Please feel free to contact me if you have any questions.

Sincerely,



Gregg Andrulis, P.E.



SCALE 1" = 20'

## Legend

- Iron Rod Found
- Iron Rod Set with plastic cap
- Iron Rod Set with "Hot Carson Inc."
- Imprinted with "Hot Carson Inc."
- Chiseled "X" Found
- Wire Fence
- Wood Board Fence
- Chain Link Fence
- (Record Bearing and Distance)



## NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this map may be subject to easements and/or restrictions in title not shown hereon.
2. Elevations shown hereon are not based upon sea-level datum.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

TREE LIST	
5560	Two-6, 7" and 8" Tree Of Heaven (17.5" total)
5566	12" Tree Of Heaven
5567	11" Pecan
5568	8" Pecan
5569	28" Pecan
5570	14" Pecan
5571	20" Pecan
5572	13" Pecan
5573	13" Pecan
5574	12" Pecan
5575	15" Pecan (21.5" total)
5576	10" American Elm
5577	19" Pecan

## TOPOGRAPHIC SURVEY MAP:

75 FEET BY 103.50 FEET OF LOTS 7 AND 8, BLOCK 13, RAYMOND & WHITIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND AS CONVEYED TO BROOKHOLLOW MANAGEMENT, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004192583 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2713 AND 2715 HEMPHILL PARK.

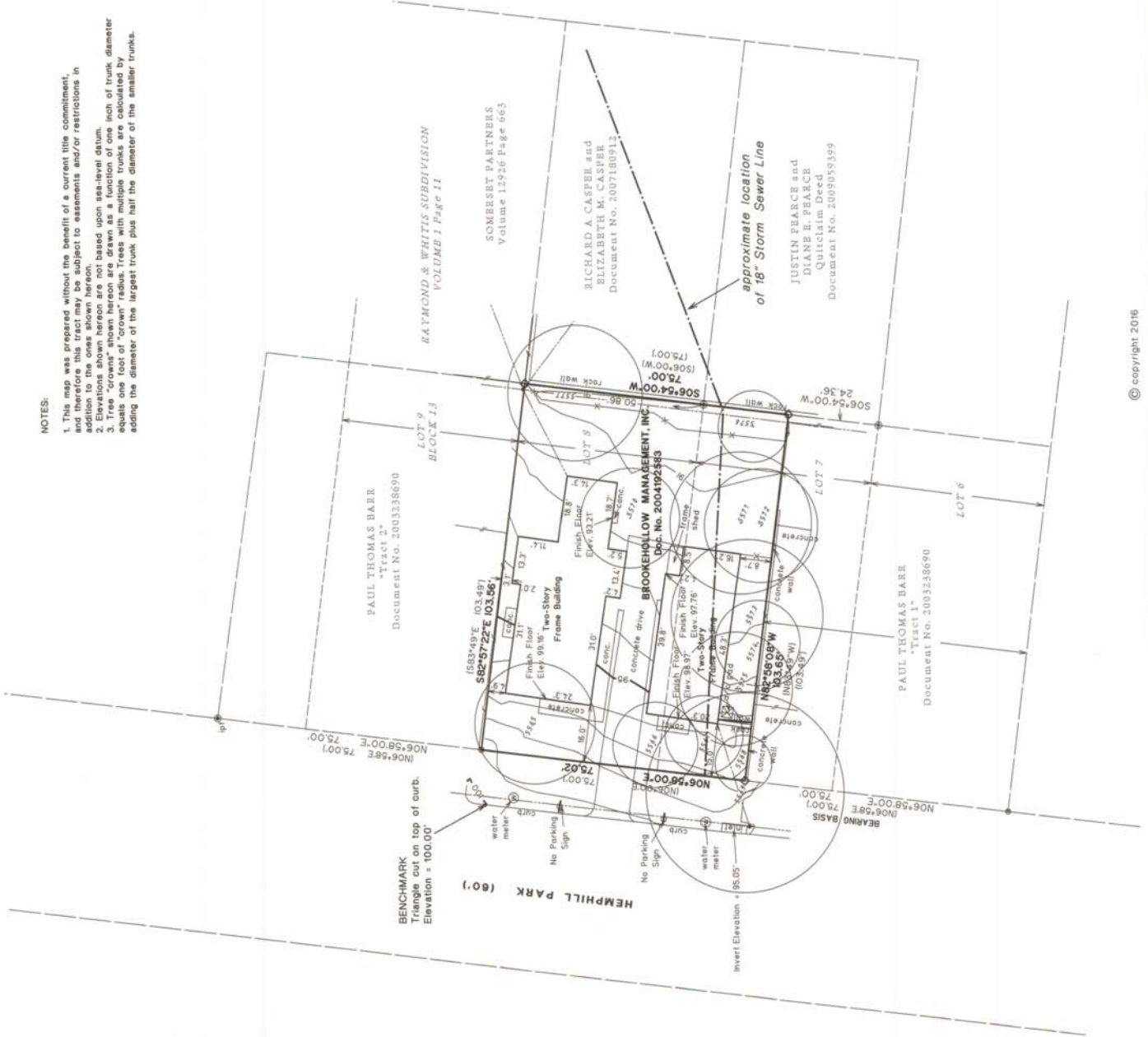
PREPARED: March 22nd, 2016

BY:

Holt Carson  
Registered Professional Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512) 442-0950  
Firm Registration Number 10050700

© copyright 2016

A 970100





P-1/28

FOR RENT  
312 431 2520

2713





1206 Shelley, Unit C  
Austin, Texas 78703  
October 3, 2018

Ms. Leanne Heldenfels  
Board of Adjustment  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

RE: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

Ms. Heldenfels,

I am the owner of the two adjacent pieces of property at 2711 and 2721 Hemphill Park. They bookend the property at 2713 Hemphill Park on the North and South sides. I would like to state my support for the lot variance for the proposed project at 2713 Hemphill Park for the following reasons:

The proposed building would be a vast improvement over the current, very rough two duplexes. The off street parking would eliminate some of the congestion which currently takes place on that section of the street between my two buildings.

As stated, the current improvements are in very bad condition and I would think that to put them into better condition, with proper parking would be cost prohibitive.

The design of the new project is simple, clean and in my estimation good and appropriate for the neighborhood. I do not think that granting a variance would in any way change the character of or degrade the neighborhood. To the contrary I think it would vastly improve it and I would welcome this project as my neighbor.

Should you have any questions of me or request further information please let me know.

Regards,

A handwritten signature in black ink, appearing to read 'Paul T. Barr', with a stylized flourish at the end.

Paul T. Barr  
512-476.3637





MIXED-USE URBAN DEVELOPMENT

October 4, 2018

Ms. Leane Heldenfels  
Board of Adjustment  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Re: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

Dear Ms. Heldenfels.

As a board member of the Purple Owl House Corporation which owns the property located at 2707 Hemphill Park, I was asked by the Board to respond to the request for a letter of support for the above-referenced variance request. As such, the owners of 2707 Hemphill Park:

1. support the lot size variance to permit development of the subject property within MF-5 zoning.
2. believe that granting a variance would actually improve the character of the neighborhood.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Kent Collins", written in dark ink.

Kent Collins

cc:

Kevin Snodgrass, President  
Gary McClure  
Robert Canon  
Betsy Clements  
Tom Shirley  
Daniel Madera  
Bryan Campbell





**City of Austin  
Development Services Department  
Land Status Determination  
1995 Rule Platting Exception**

**July 17, 2018**

File Number: **C8I-2018-0175**

Address: **2713 Hemphill Park**

Tax Parcel I.D. **#0215030115**

Tax Map Date: **07/17/2017**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **75 foot by 103 foot out of Lots 7 and 8, in Block 13 of Whitis Subdivision of Outlot No. 11, 12, 13, 15, 16 and 17 in Division D, a subdivision in Travis County, Texas** in the current deed, recorded on **Mar 07, 2018**, in **Document #2018034403**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Nov 06, 1989**, in Volume **11059**, Page **1498**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Aug 31, 1987**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

**Michelle Casillas, Representative of the Director  
Development Services Department**





NAD 1983, StatePlane  
Texas, Central\_FIPS\_4203 Feet  
Projection: Lambert\_Conformal\_Conic

This map was compiled solely for the use of TCAD.  
Areas depicted by these digital products are approximate,  
and are not necessary accurate in mapping, surveying or  
engineering standards. Conditions drawn from this information  
are the responsibility of the user. The TCAD makes no claim,  
warranty or guarantee about the accuracy, completeness or  
adequacy of the information and expressly disclaims liability for  
any errors and omissions. The mapped data does not constitute  
a legal document.

0 120 Feet

Revision Date  
7/17/2017

21502

Travis Central Appraisal District  
P.O. Box 149012  
Austin, Texas 78714  
Internet Address: www.travisad.org  
Main Telephone Number (512) 834-4318  
TDD (512) 836-3328











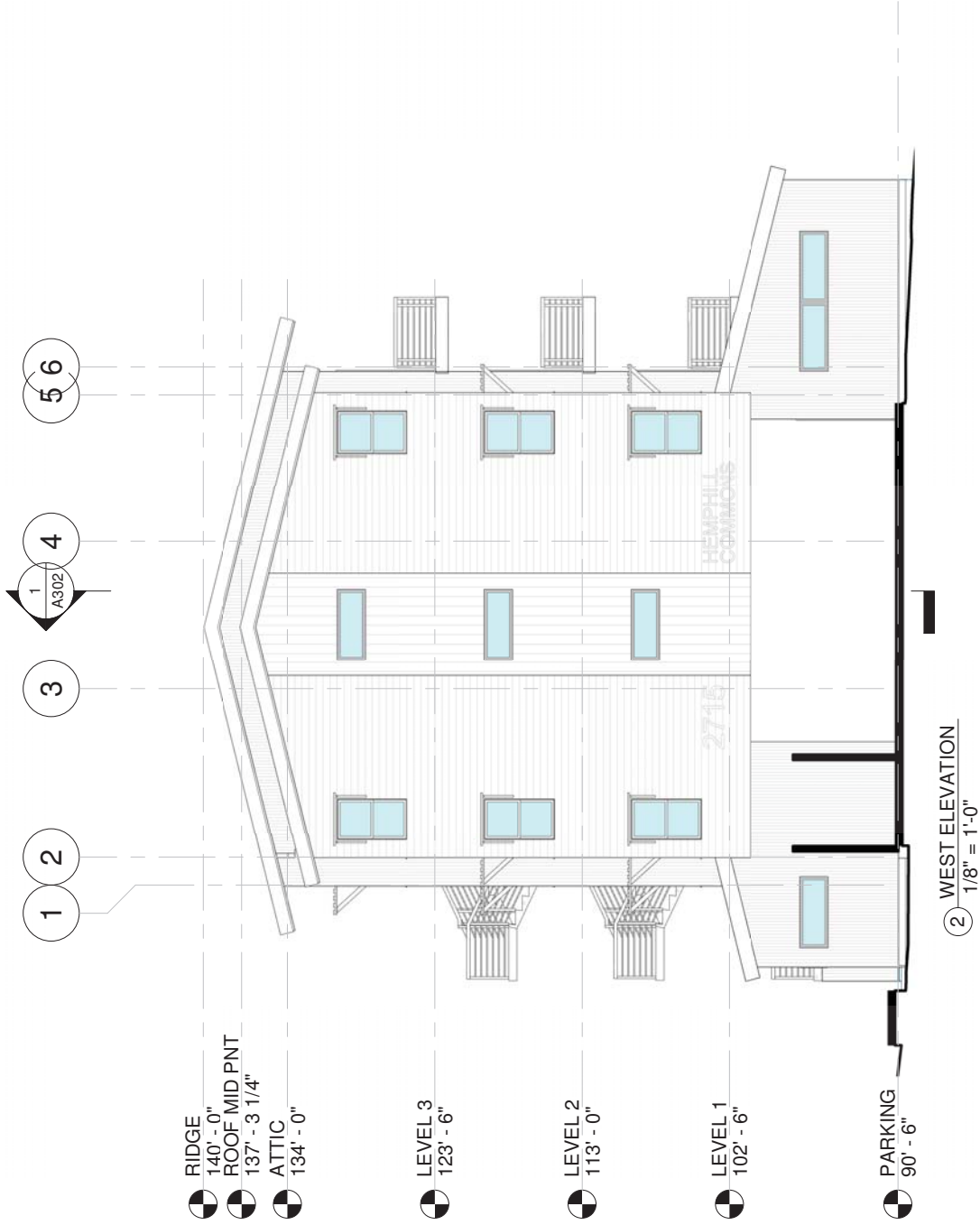


NOT FOR CONSTRUCTION

① NORTH ELEVATION  
1/8" = 1'-0"

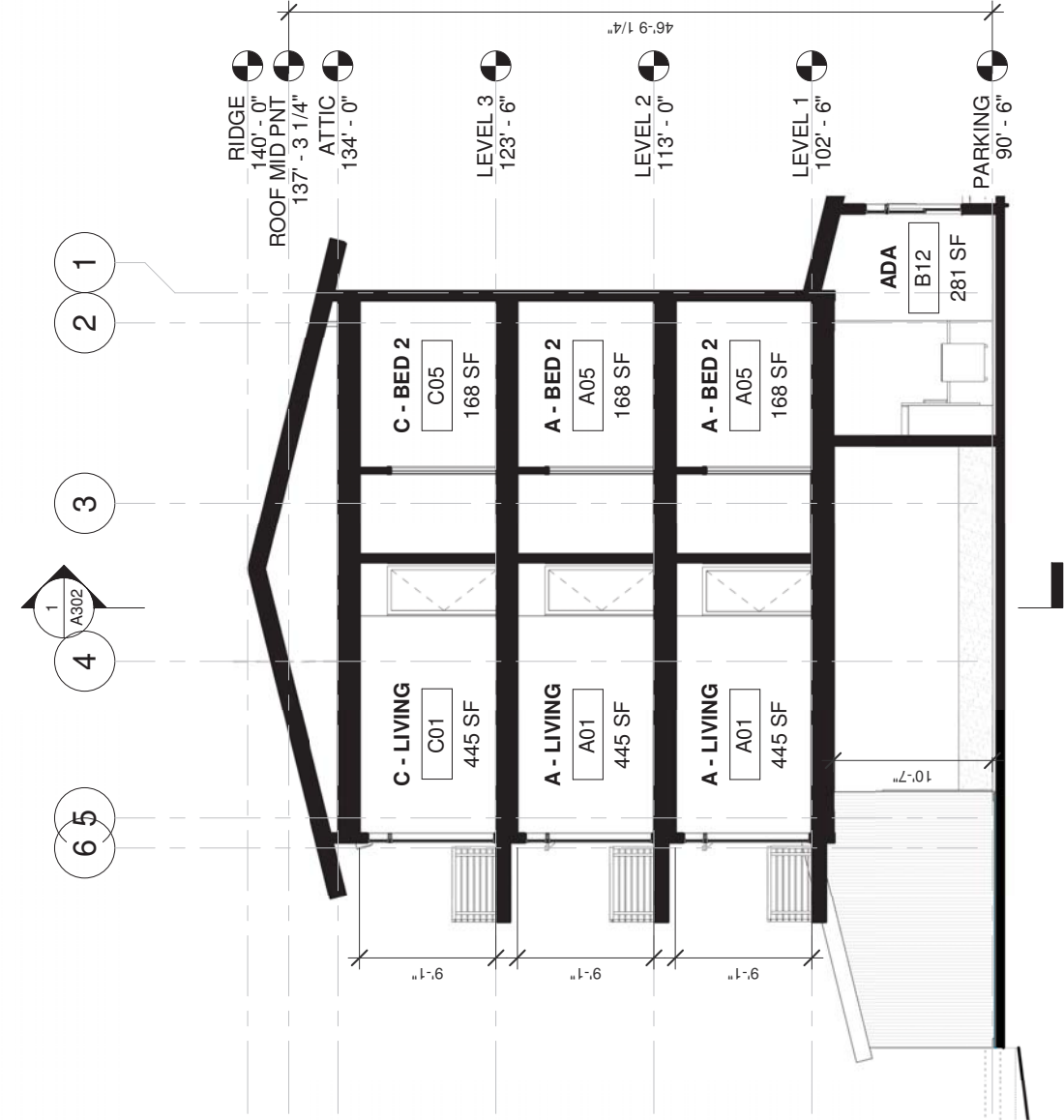


NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION



SECTION A  
1/8" = 1'-0"

HEMPHILL COMMONS

SECTIONS

SHEET  
NUMBER

A301

2

ARCHITECTURAL

PO Box 1070  
Paw, OK 74057  
P 512.665.1746  
courtney.kizer@gmail.com  
COURTNEY KIZER  
17620654  
OK  
UT #0328933001

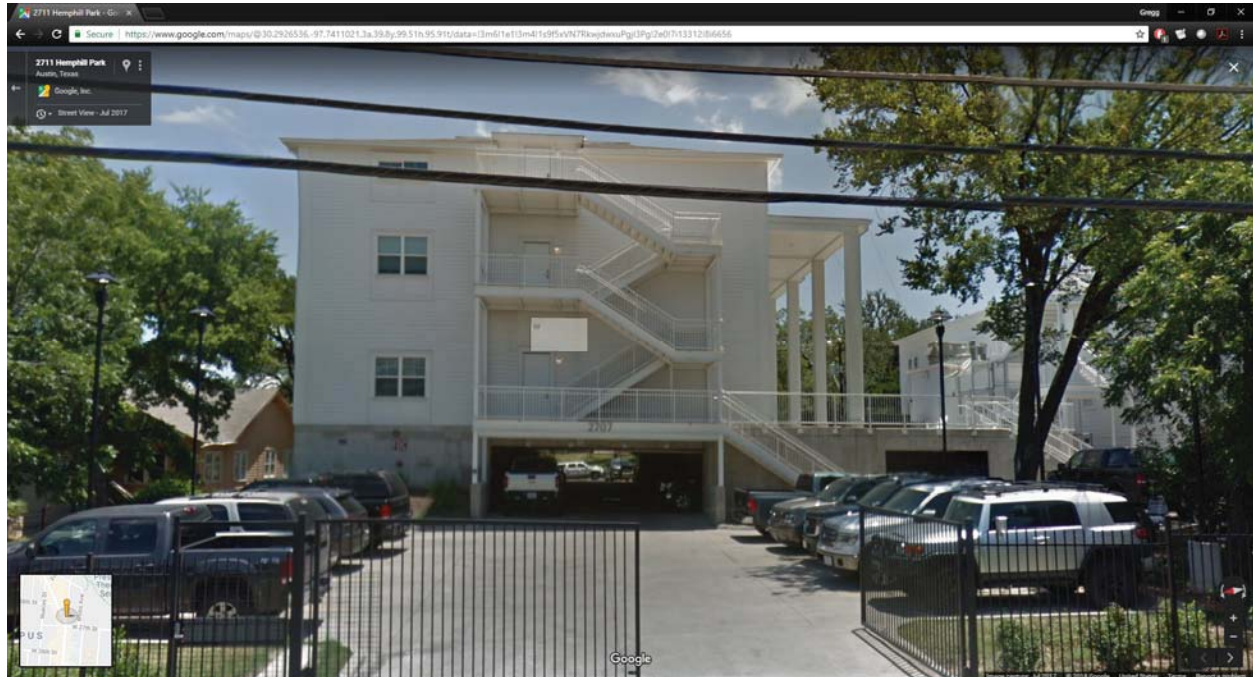
DATE:  
2018.09.15 REVISED  
DESIGN FOR  
NEIGHBORHOOD  
BOARD APPROVAL

AUSTIN, TX 78705  
15 HEMPHILL PARK

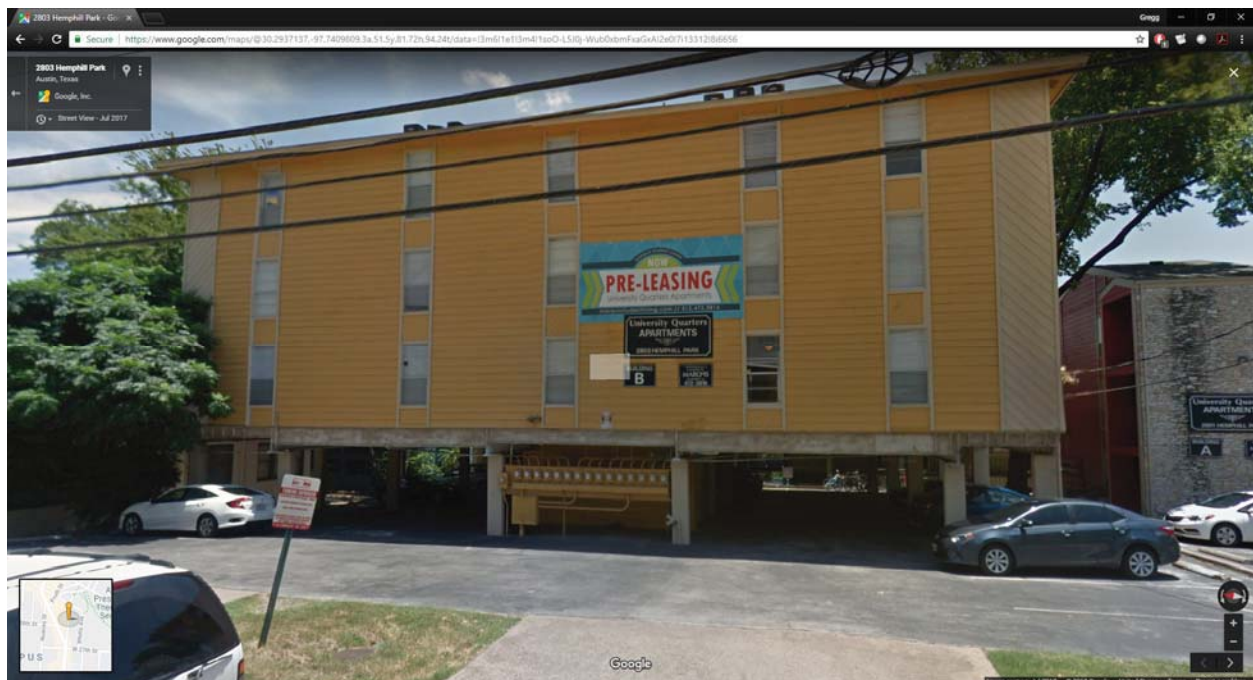
P-1/37



## 2707 HEMPHILL PARK



## 2803 HEMPHILL PARK

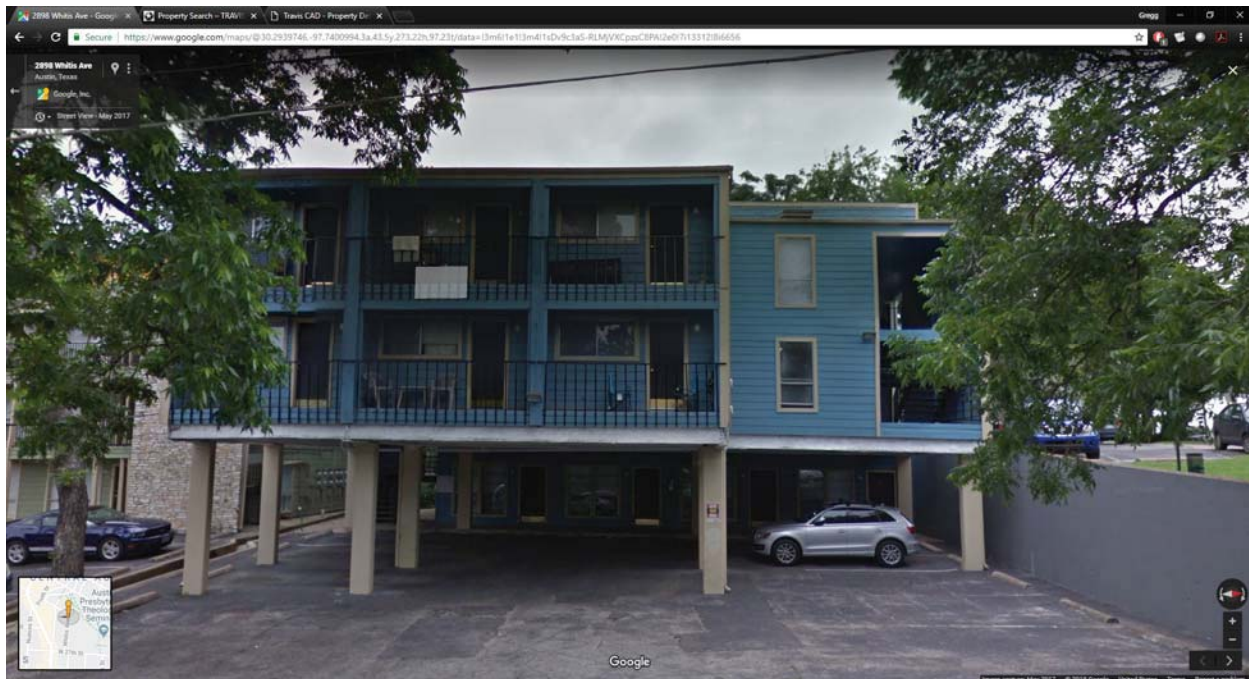




## 2810 HEMPHILL PARK



## 2808 WHITIS AVENUE





**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday September 10, 2018**

**CASE NUMBER: C15-2018-0036**

<input type="checkbox"/>	Brooke Bailey	OUT
<input checked="" type="checkbox"/>	William Burkhardt	
<input checked="" type="checkbox"/>	Christopher Covo	
<input checked="" type="checkbox"/>	Eric Golf	
<input checked="" type="checkbox"/>	Melissa Hawthorne	
<input checked="" type="checkbox"/>	Bryan King	
<input checked="" type="checkbox"/>	Don Leighton-Burwell	
<input checked="" type="checkbox"/>	Rahm McDaniel	
<input type="checkbox"/>	Martha Gonzalez	(Alternate)
<input type="checkbox"/>	Veronica Rivera	
<input checked="" type="checkbox"/>	James Valdez	
<input checked="" type="checkbox"/>	Michael Von Ohlen	
<input checked="" type="checkbox"/>	Kelly Blume	(Alternate) (for BB)
<input type="checkbox"/>	Pim Mayo	(Alternate)

**APPLICANT: Gregg Andrulis**

**OWNER: 2713 Hemphill Park, LLC**

**ADDRESS: 2711 HEMPHILL PARK**

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Ordinance 040826-58 (North University Neighborhood Conservation Combining District – Neighborhood Plan) Part 7, (1) to decrease the minimum lot size from 8,000 square (required) to 7,772 square feet (requested, existing) in order to erect a multi-family residence in a “MF-5-NCCD-NP”, Multifamily Residence High Density – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University)

**Note:** no conflict exists between the Land Development Code and the NCCD in regard to MF-5 minimum lot size.

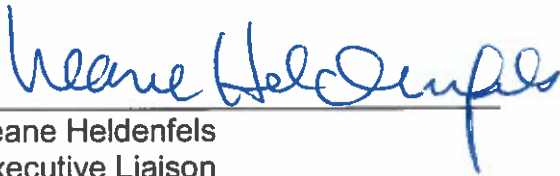
**BOARD'S DECISION:** BOA MEETING SEPT 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to postpone to October 8, 2018, Board Member Melissa Hawthorne second on a 10-0 vote; POSTPONED TO OCTOBER 8, 2018.

**EXPIRATION DATE:**

**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



## **CIVIL INSITE, LLC**

August 24, 2018

Ms. Leane Heldenfels  
Board of Adjustment  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Re: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

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Please feel free to contact me if you have any questions.

Sincerely,



Gregg Andrulis, P.E.



SCALE 1" = 20'

## Legend

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- Iron Rod Found
- Iron Rod Set with plastic cap
- Imprinted with "Holt Carson Inc."
- Chiseled "X" Found
- Wire Fence
- Wood Board Fence
- Iron Pipe
- (Record Bearing and Distance)



## NOTES:

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## TOPOGRAPHIC SURVEY MAP:

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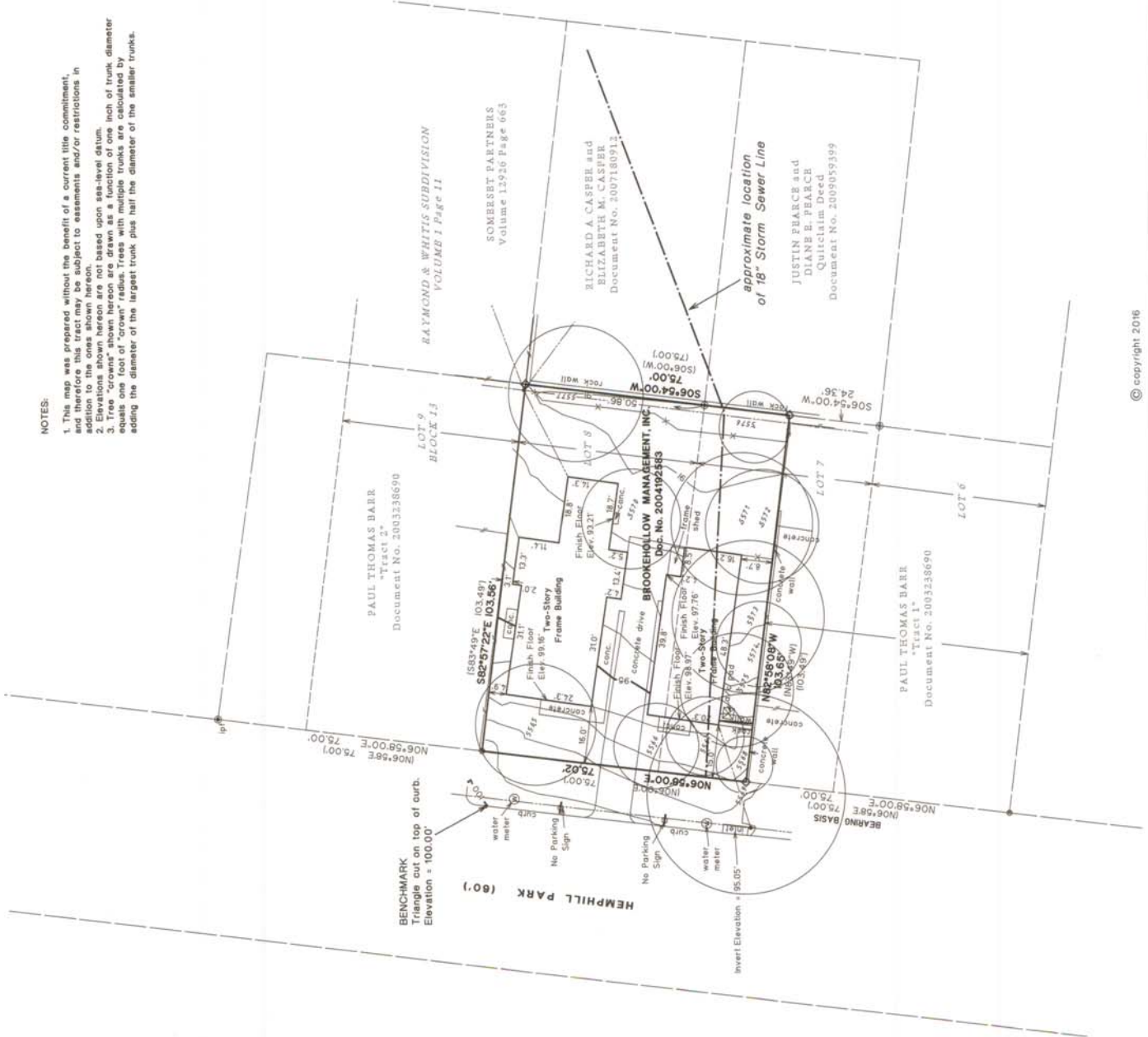
PREPARED: March 22nd, 2016

BY:

Holt Carson  
Registered Professional Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512) 442-0950  
Firm Registration Number 10050700

© copyright 2016

A 970100

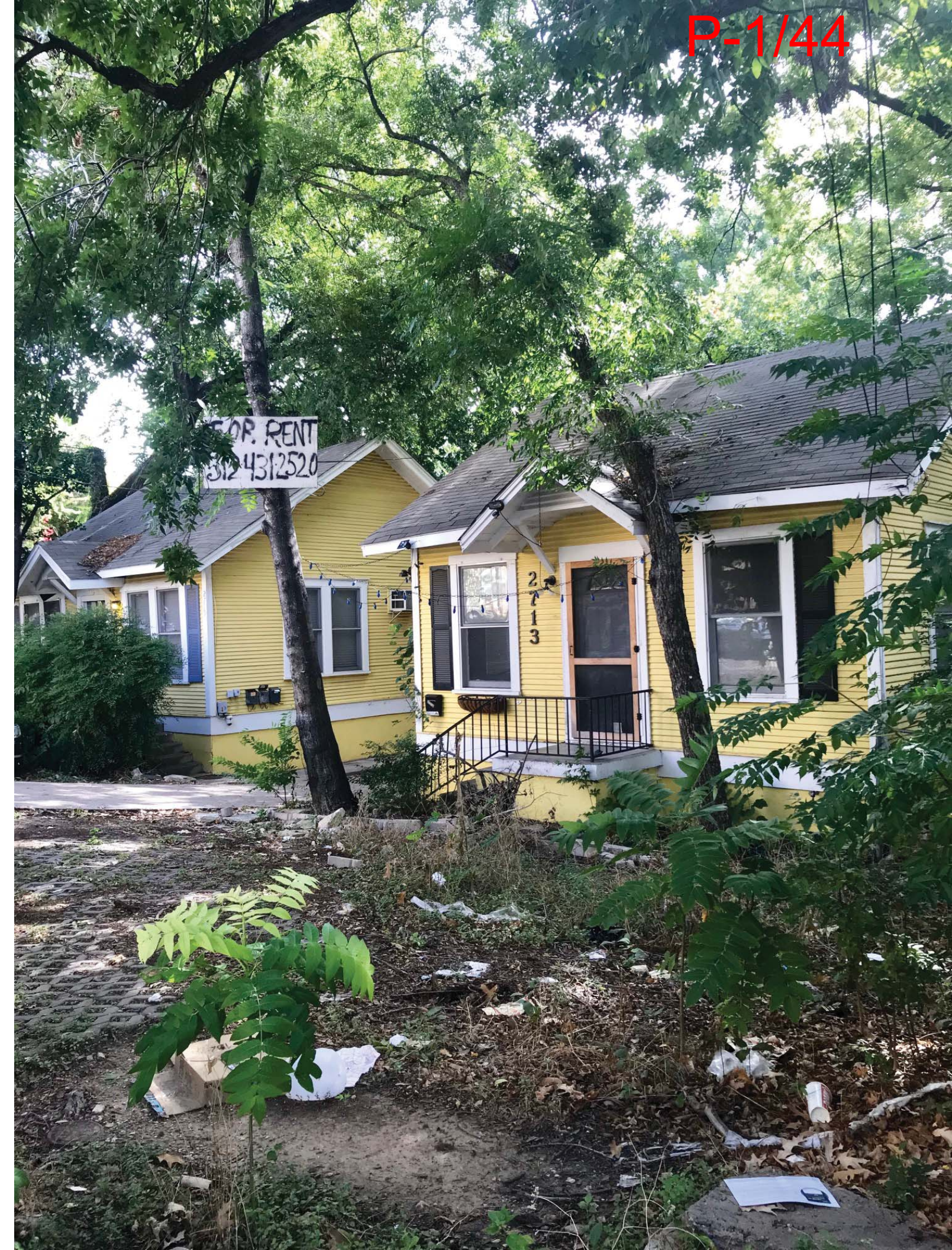




P-1/44

FOR RENT  
312-431-2520

2713





NOT FOR CONSTRUCTION



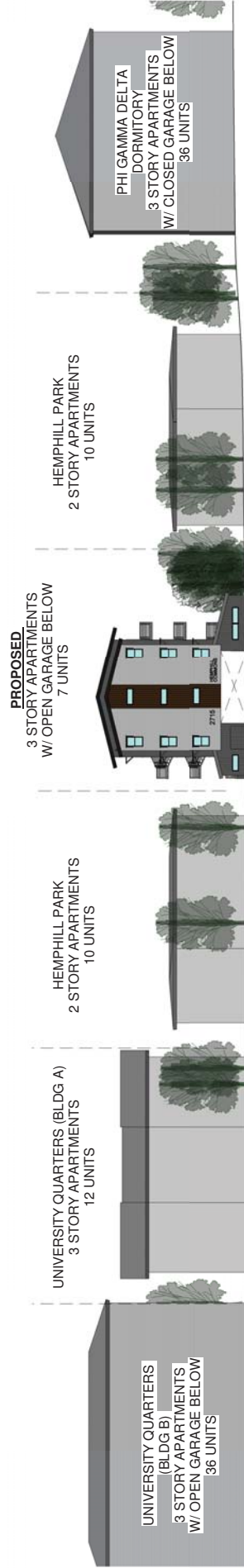
③ SW AXON



② NW AXON



① ENTRY AXON



④ WEST ELEVATION PANORAMIC  
1/32" = 1'-0"

HEMPHILL COMMONS

AXONS

SHEET  
NUM

A00

P-1/45

AUSTIN, TX 78705  
15 HEMPHILL PARK

ARCHITECTURAL  
2

PO Box 10705  
Park, TX 78114  
P 512.664.1746  
courtney.kizer@gmail.com  
COURTNEY KIZER  
ARCHITECT  
17560954  
TX 0000000000  
UT #0308930001

DATE:  
2018.09.15 REVISED  
DESIGN FOR  
NEIGHBORHOOD  
BOARD APPROVAL



NOT FOR CONSTRUCTION



1 LOWER LEVEL  
1/8" = 1'-0"

HEMPHILL COMMONS  
FLOOR PLAN

P-1/46  
SHEET NUM  
A003

ARCHITECTURAL  
DATE: 2018.09.15  
DESIGN FOR: NEIGHBORHOOD  
BOARD APPROVAL

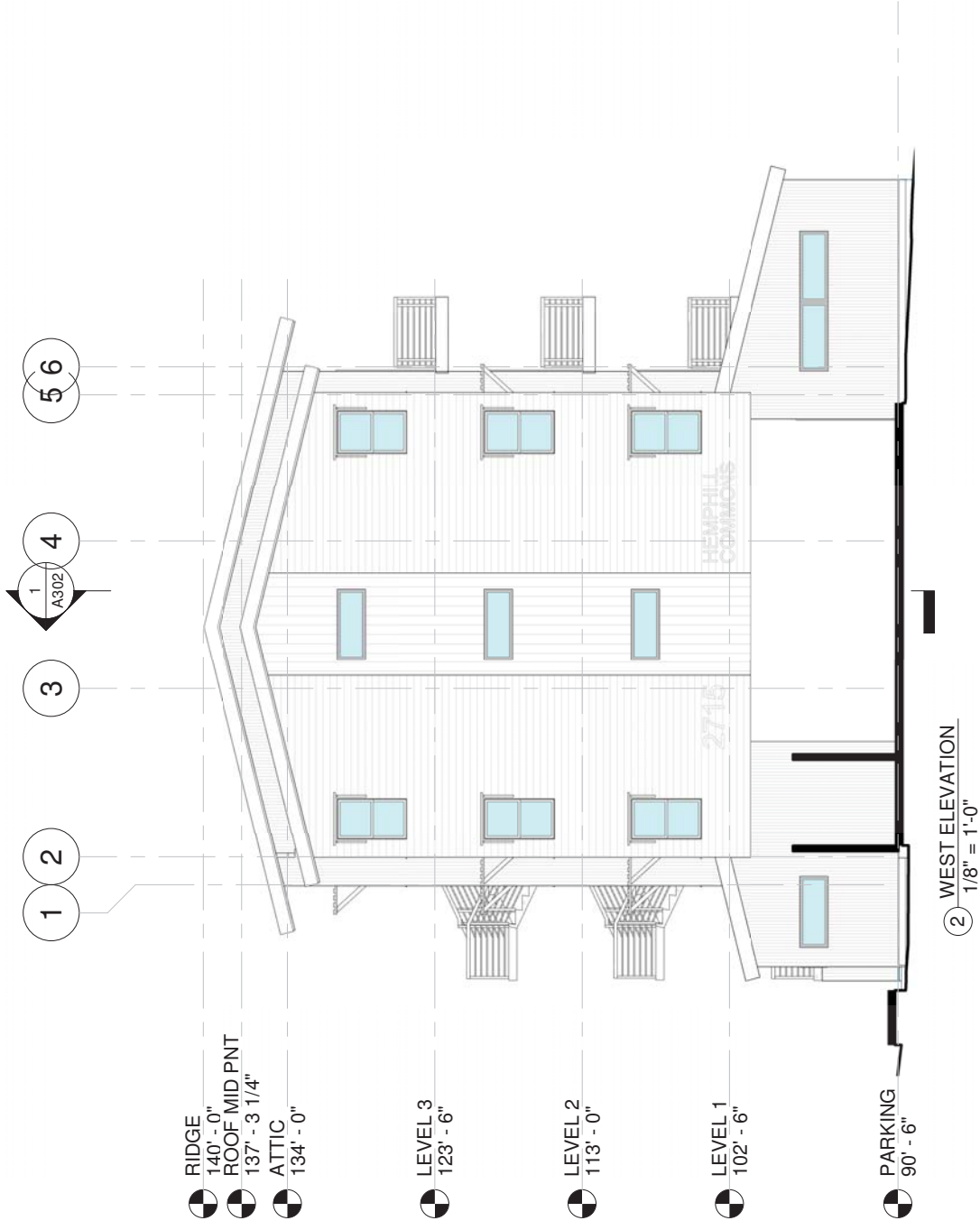
PO Box 1070  
Pine, OH 44130  
COURTESY PARKER  
781.626.6654  
UT #030893001







NOT FOR CONSTRUCTION



- RIDGE  
140' - 0"
- ROOF MID PNT  
137' - 3 1/4"
- ATTIC  
134' - 0"

● LEVEL 3  
123' - 6"

● LEVEL 2  
113' - 0"

● LEVEL 1  
102' - 6"

● PARKING  
90' - 6"

② WEST ELEVATION  
1/8" = 1'-0"

1 2 3 4 5 6  
A302

DATE:  
2018.09.15 REVISED  
DESIGN FOR  
NEIGHBORHOOD  
BOARD APPROVAL

PO Box 1070  
Paw, OH 44129  
P 313.664.1746  
cortney.kizer@gmail.com  
COURTNEY KIZER  
ARCHITECT  
17620624  
UT #0328933001

ARCHITECTURAL  
2

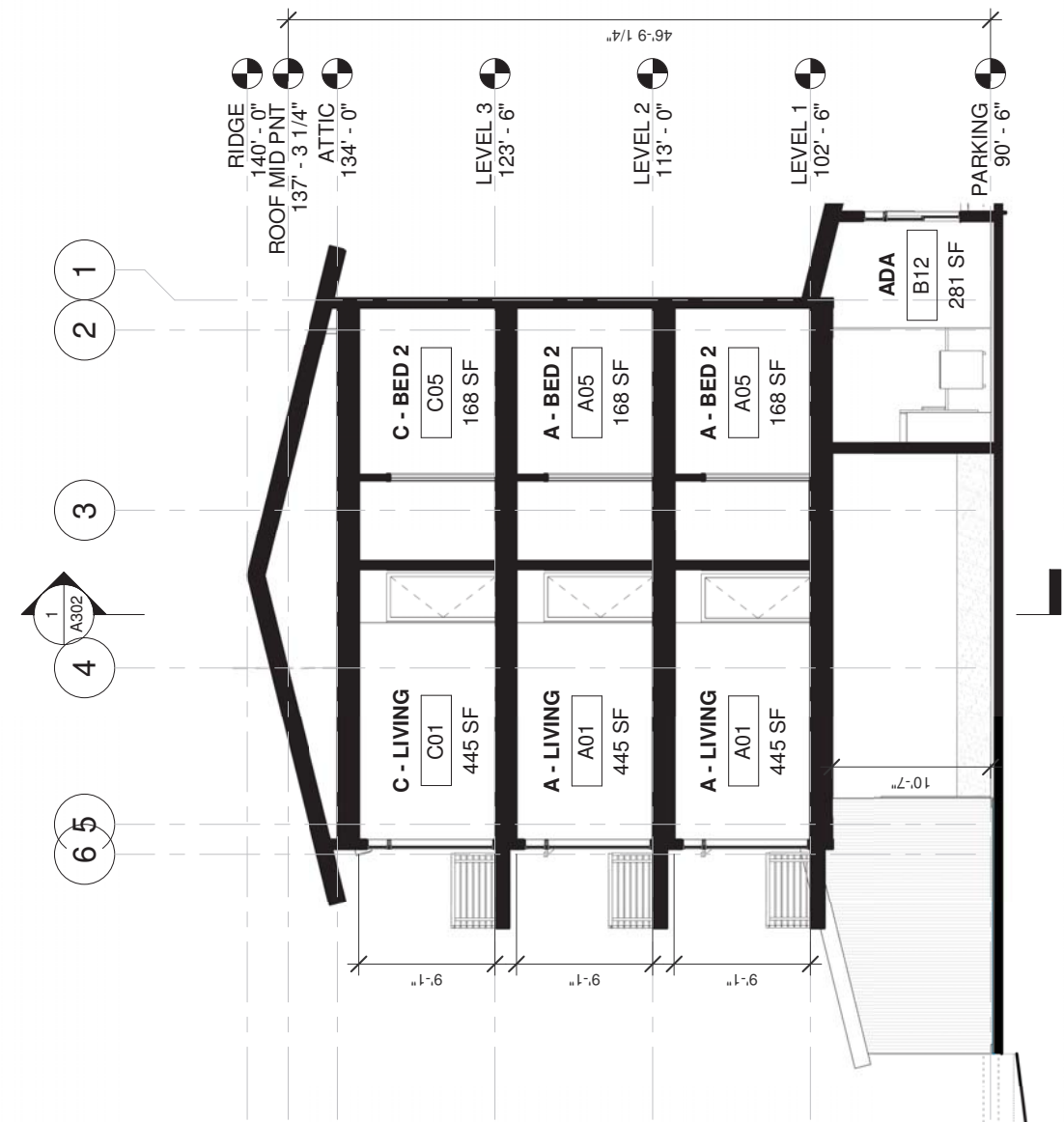
HEMPHILL COMMONS  
AUSTIN, TX 78705  
15 HEMPHILL PARK

ELEVATIONS  
SHEET  
NUM  
A302  
P-1/48

9/18/2018 8:13:44 AM



NOT FOR CONSTRUCTION



SECTION A  
1/8" = 1'-0"

HEMPHILL COMMONS

SECTIONS  
SHEET  
NUM  
A001

ARCHITECTURAL  
2

DATE: 2018.09.15  
DESIGN FOR: NEIGHBORHOOD  
BOARD APPROVAL

2018.09.15 REVISED  
DESIGN FOR: NEIGHBORHOOD  
BOARD APPROVAL

COURTNEY KAZER  
ARCHITECT  
17620654  
CO. 00302893001

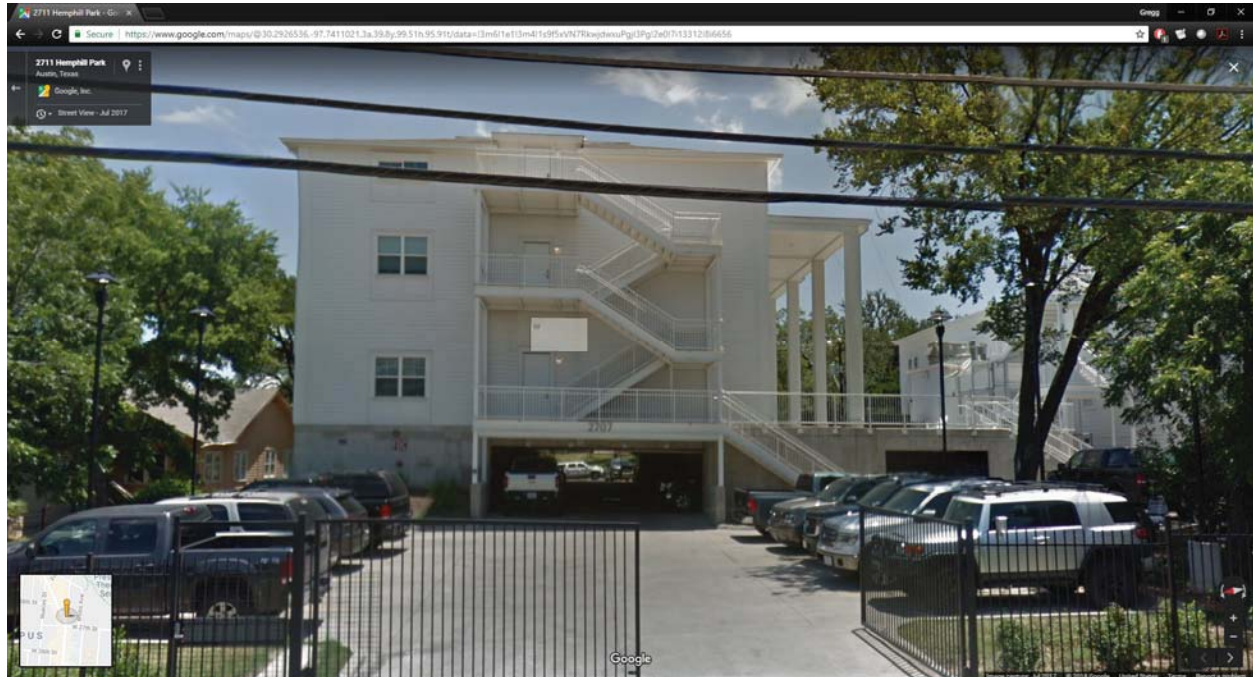
PO Box 10705  
Paw, OK 74705  
P 512.665.1746  
courtneyk@paw.com

HEMPHILL PARK  
AUSTIN, TX 78705

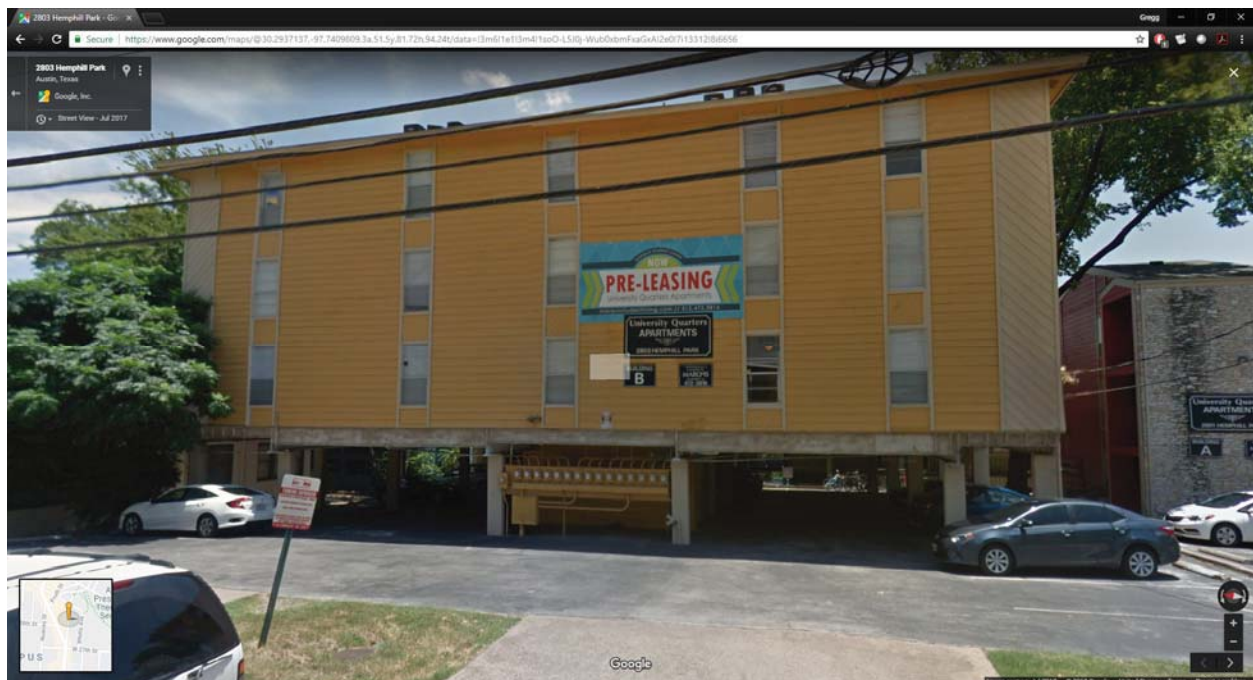
9/18/2018 8:13:47 AM



## 2707 HEMPHILL PARK



## 2803 HEMPHILL PARK

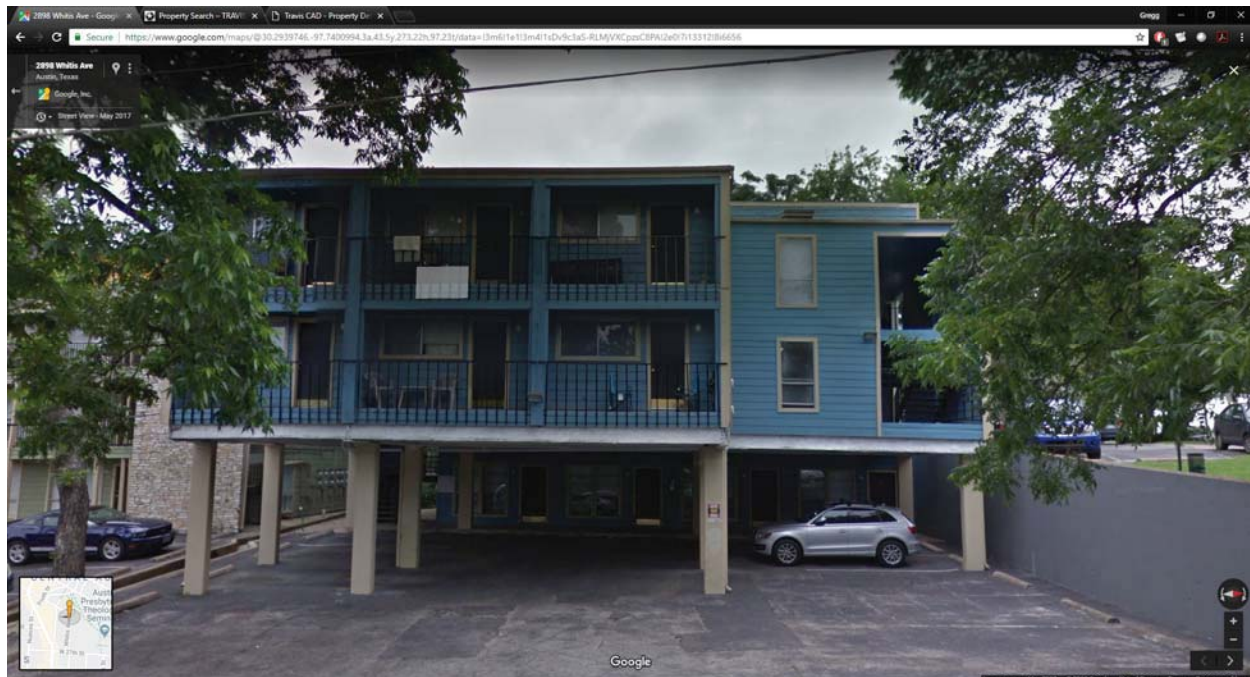




## 2810 HEMPHILL PARK



## 2808 WHITIS AVENUE







SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0036

LOCATION: 2713 HEMPHILL PARK



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.

1" = 250'





## 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 # 015-2018-0036 ROW # 12005839 Tax # 0215030114

### Section 1: Applicant Statement

Street Address: 2713 & 2715 Hemphill Park, Austin, TX 78705

Subdivision Legal Description:

N 25FT OF W 1/2 OF LOT 7 & W 1/2 OF LOT 8 BLK 13 OLT 13 DIV D WHITIS SUBD

Lot(s): 7, 8

Block(s): 13

Outlot: 13

Division: D WHITIS SUBDIVISION

Zoning District: MF-5-NCCD-NP

I/We GREGG ANDRULIS on behalf of myself/ourselves as  
authorized agent for 2713 HEMPHILL, LLC affirm that on  
Month July, Day 18, Year 2018, 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: Multi-family Residence



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

We are seeking a variance from LDC 25-2-492 (D) Site Development Regulation Table: "MF-5  
Minimum Lot Size = 8,000 SF".

## 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:

LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000  
SF. The subject property is comprised of 7,772 SF.

### Hardship

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

The property was zoned for a dense multi-family use (MF-5) but lacks the minimum required  
area to develop the property for a multi-family use.

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

Other properties on Hemphill Park between Guadalupe and 29th St are zoned MF-5 and MF-6,  
are less than 8,000 SF, and are currently supporting multi-family use.



### 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:

The property's proximity to the University of Texas makes it an excellent candidate for high density student housing. The vast majority of properties on Hemphill Park between 27th St and 29th St are currently supporting multi-family uses similar to the proposed project.

### 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:

N/A

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:

N/A

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

N/A

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

N/A



### 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: [Signature] Date: 07/18/2018

Applicant Name (typed or printed): Gregg Andrulis / Civil Insite, LLC

Applicant Mailing Address: 12600 Hill County Blvd, Suite R-275

City: Austin State: TX Zip: 78738

Phone (will be public information): (512) 820-0643

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: [Signature] Date: 8/8/2018

Owner Name (typed or printed): 2713 Hemphill, LLC

Owner Mailing Address: 16105 Chateau Ave

City: Austin State: TX Zip: 78734

Phone (will be public information): (512) 820-0643

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

### Section 5: Agent Information

Agent Name: Gregg Andrulis / Civil Insite, LLC

Agent Mailing Address: SEE SECTION 3

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

### 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).

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**CIVIL INSITE, LLC**  
**AGENT DESIGNATION LETTER**

July 17, 2017

City of Austin  
505 Barton Springs Road  
One Texas Center  
Austin, TX 78704

Re: Letter Appointing Agent for 2713 &amp; 2715 Hemphill Park, Austin, TX 78705 (the "Property")

To Whom it May Concern:

The undersigned, as the Property Owner of the above referenced Property, hereby appoints Civil Insite, LLC (Gregg Andrulis), as agent for the Property, and authorizes agent to apply for, sign for, and conduct business for permits, plans and/or other legal documents with the City of Austin Development Services Department.

Name of agent: GREGG ANDRULISSignature of agent:  Date: 7/17/18Name of Property Owner: DEBBIE OUTLAW PROPERTIES LLCSignature of Property Owner:  Date: 8/8/2018



August 24, 2018

Ms. Leane Heldenfels  
Board of Adjustment  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Re: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

Ms. Heldenfels,

On behalf of 2713 Hemphill Park, LLC, we are requesting approval of a variance to develop a multi-family project on a lot zone MF-5-NCCD-NP that does not meet the minimum size requirements of LDC 25-2-492 (D) Site Development Regulation Table: "MF-5 Minimum Lot Size = 8,000 SF". The existing lot size is 7,772 SF.

#### **Reasonable Use**

LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000 SF. The subject property is comprised of 7,772 SF.

#### **Hardship**

The property was zoned for a dense multi-family use (MF-5) but lacks the minimum required area to develop the property for a multi-family use. Other properties on Hemphill Park between Guadalupe and 29th St are zoned MF-5 and MF-6, are less than 8,000 SF, and are currently supporting multi-family use.

#### **Area Character**

The property's proximity to the University of Texas makes it an excellent candidate for high density student housing. The vast majority of properties on Hemphill Park between 27th St and 29th St are currently supporting multi-family uses similar to the proposed project.

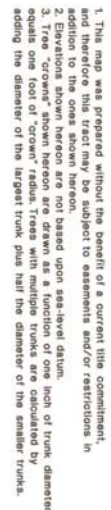
Please feel free to contact me if you have any questions.

Sincerely,



Gregg Andrulis, P.E.





### Legend

- TREE LIST

0565 1-6-7- and 8- Tree of Heaven (17.5° 1010)  
0566 12- Tree of Heaven  
0567 11- Pecan  
0568 8- Pecan  
0569 28- Pecan  
0570 14- Pecan  
0571 10- Pecan  
0572 16- Pecan  
0573 13- and 19- Pecan (21.5° 1010)  
0574 12- Pecan  
0575 16- Pecan  
0576 10- American Elm  
0577 19- Pecan

75 FEET 10.50 SO. FEET OF LOTS 7 AND 8, BLOCK 13, RAMOND A WHITT'S SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1 PAGE 11 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A RECORDED EASEMENT IN TRACT OF THE BROOKHOLM MANAGEMENT, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004192583 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BY:

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700









③ SE AXON



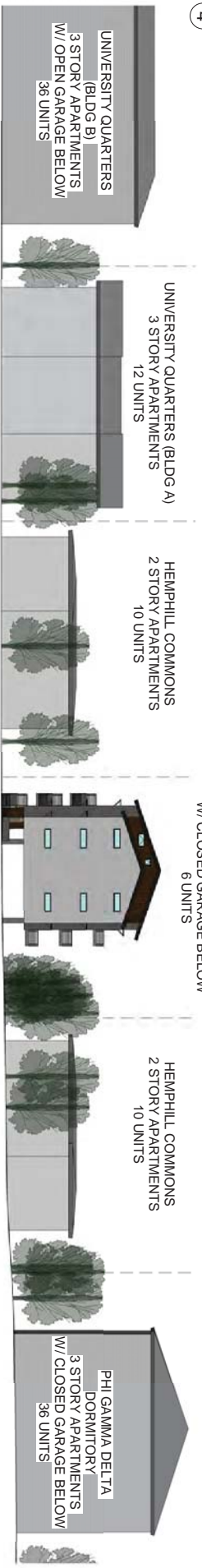
② NW AXON



① ENTRY AXON

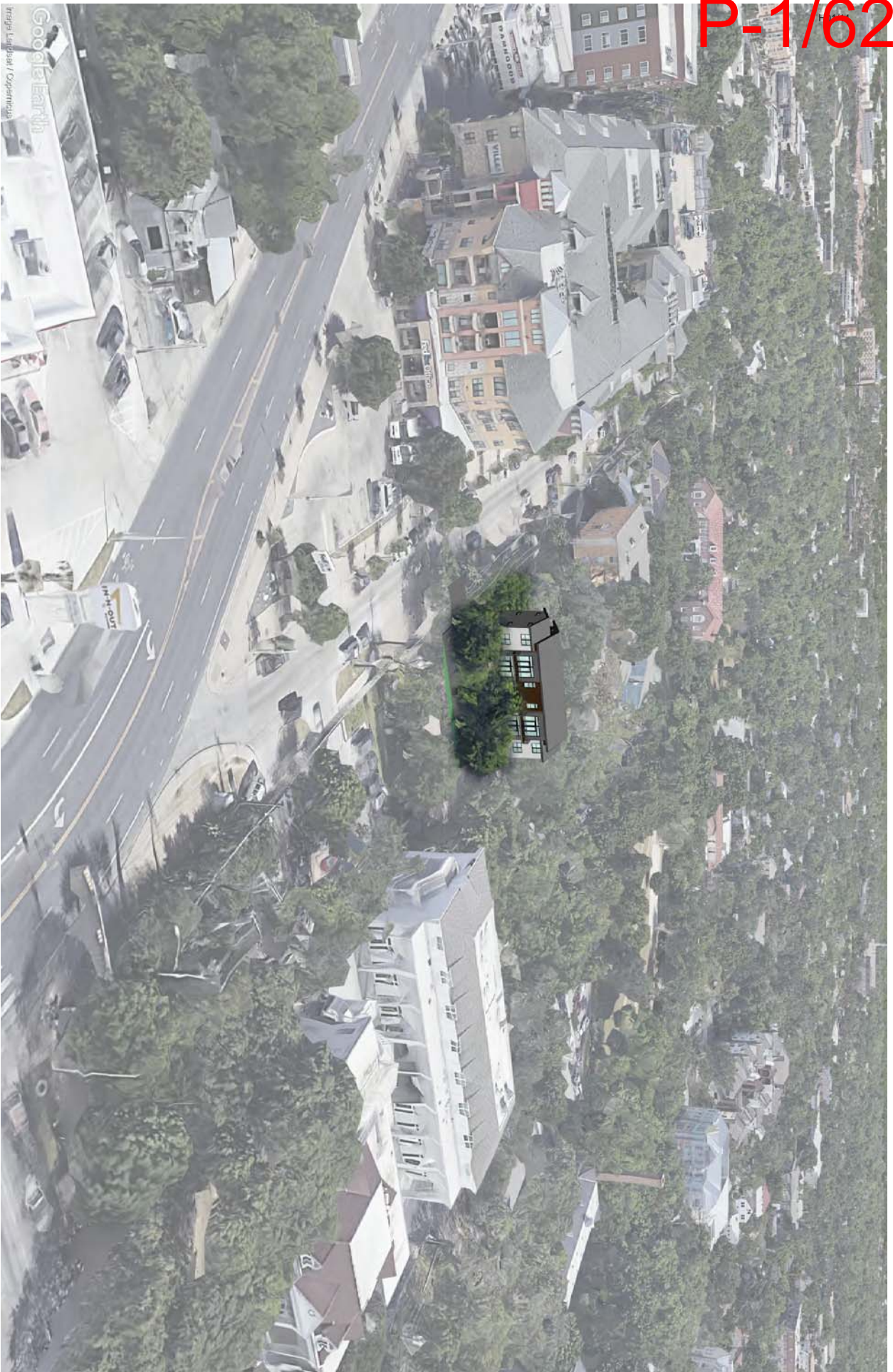


④ SW AXON



⑤ WEST ELEVATION PANORAMIC  
1/32" = 1'-0"





## HEMPHILL APARTMENTS

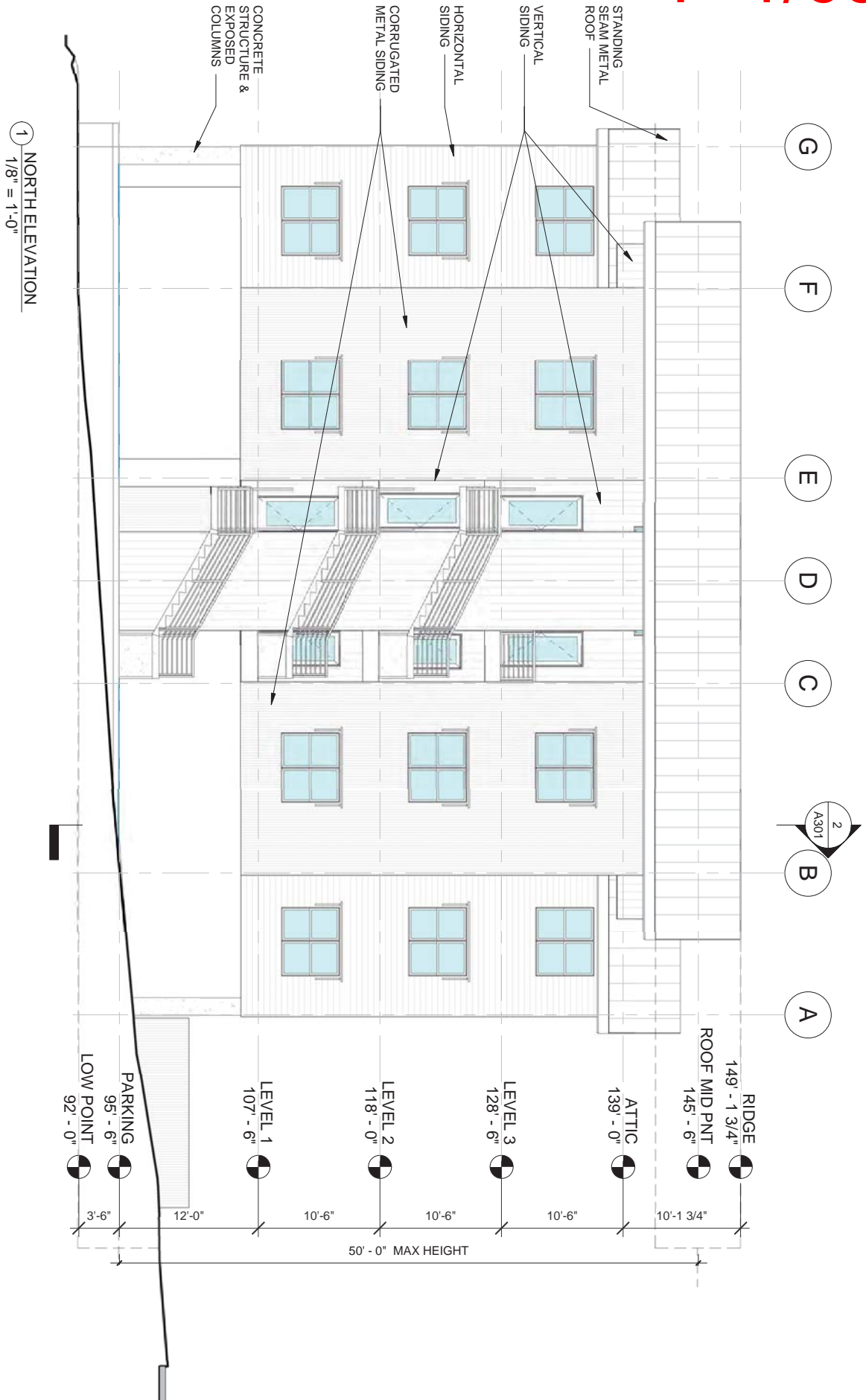
2713 & 2715 HEMPHILL PARK  
AUSTIN, TX 78705

BIRDS  
EYE  
AXON

SHEET  
NUMBER

A902





## HEMPHILL APARTMENTS

2713 & 2715 HEMPHILL PARK  
AUSTIN, TX 78705

ELEVATIONS

A201

SHEET  
NUMBER

8/12/2018 6:03:18 PM

DATE:  
2018.08.12 ZONING  
REVIEW

PO Box 11075  
Palm City, FL 32909  
P: 321.666.7145  
countryside@gmail.com

ARCHITECTURAL<sup>2</sup>



① SOUTH ELEVATION  
1/8" = 1'-0"



DATE:  
2018.08.12 ZONING  
REVIEW

PROJECT: 1075  
PAUL CHAMBERS  
P. 512.666.7145  
cousins@paulchambers.com

ARCHITECTURAL<sup>2</sup>

## HEMPHILL APARTMENTS

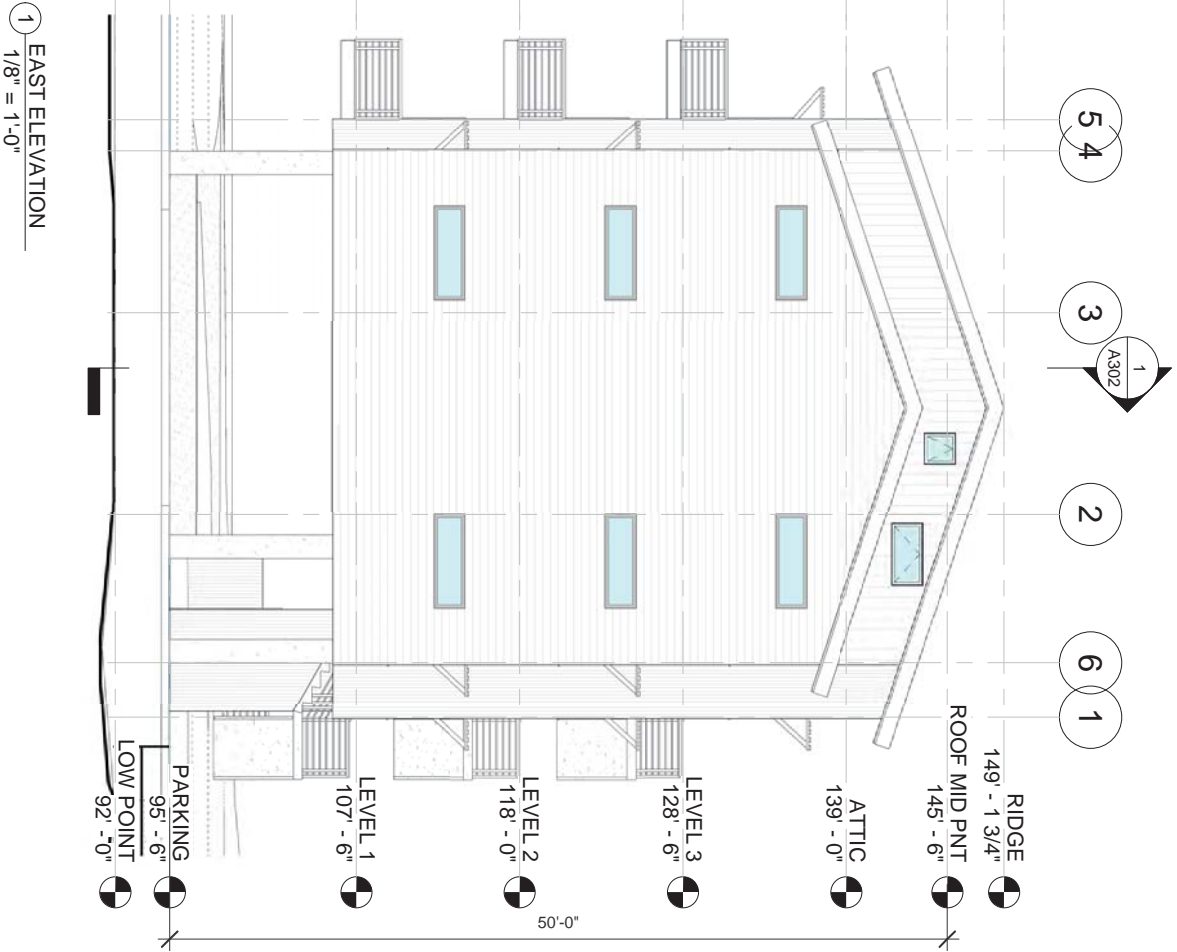
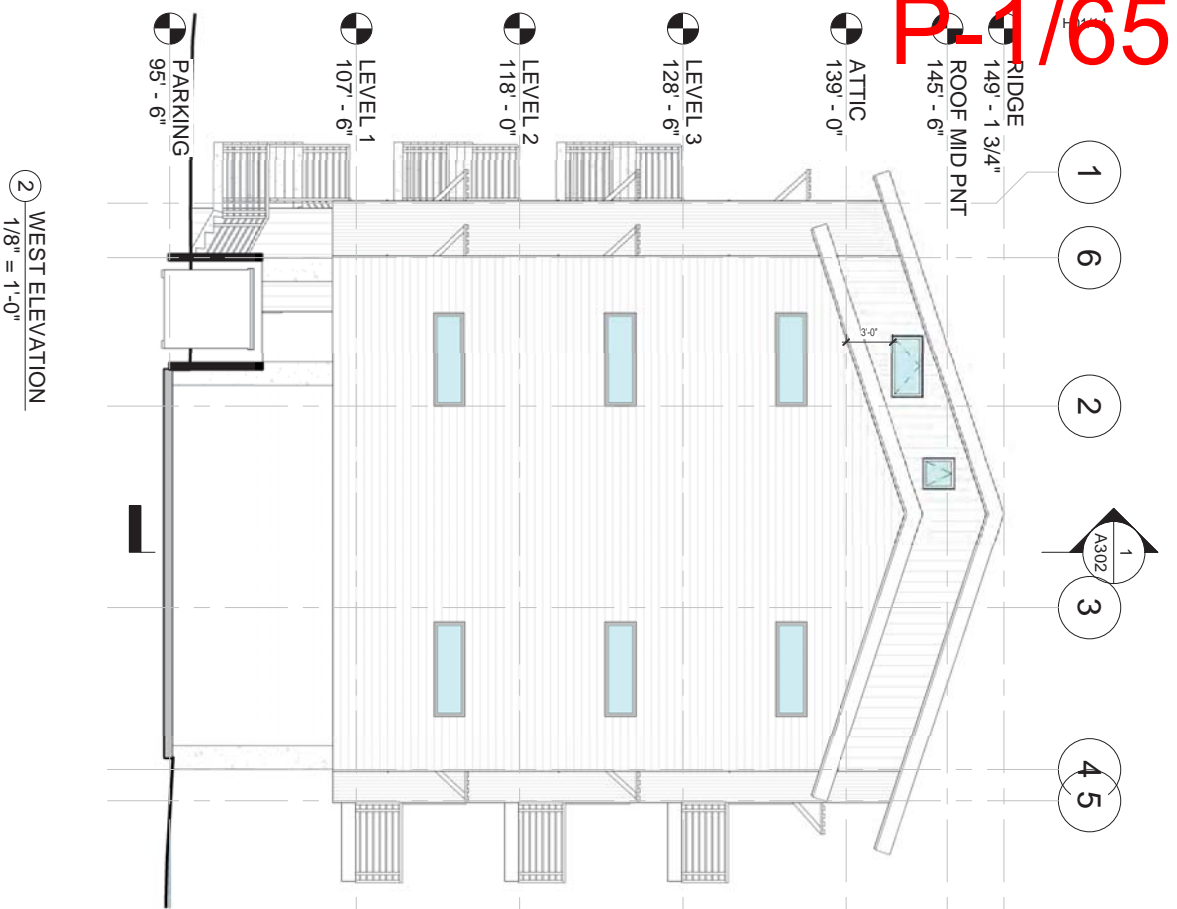
2713 & 2715 HEMPHILL PARK  
AUSTIN, TX 78705

ELEVATIONS

A202

8/12/2018 6:03:21 PM







\*Tree to be removed



## CONSULTING ENGINEERS

12800 HILL COUNTRY BLVD, SUITE R-2  
AUSTIN, TX 78738  
512.820.0643  
FIRM REGISTRATION NO. F-19493

NO.	DATE	REVISION	BY

2713 HEMPHILL PARK

## EXISTING CONDITIONS & DEMOLITION PLAN

DESIGN: GA	CHECKED: GA	APPROVED: GA	DATE: 8/22/2018
SITE PLAN RELEASE			SHEET 03 of 12

FILE NUMBER: 38-2010-0000 EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: R.TBD  
APPLICATION DATE: August 22, 2018  
ZONING: MF-S, NCCP-NP

APPROVED ADMINSTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

under Section \_\_\_\_\_ of Chapter \_\_\_\_\_ of the Austin City Code.

Development Services Department Review

DATE OF RELEASE: \_\_\_\_\_

Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

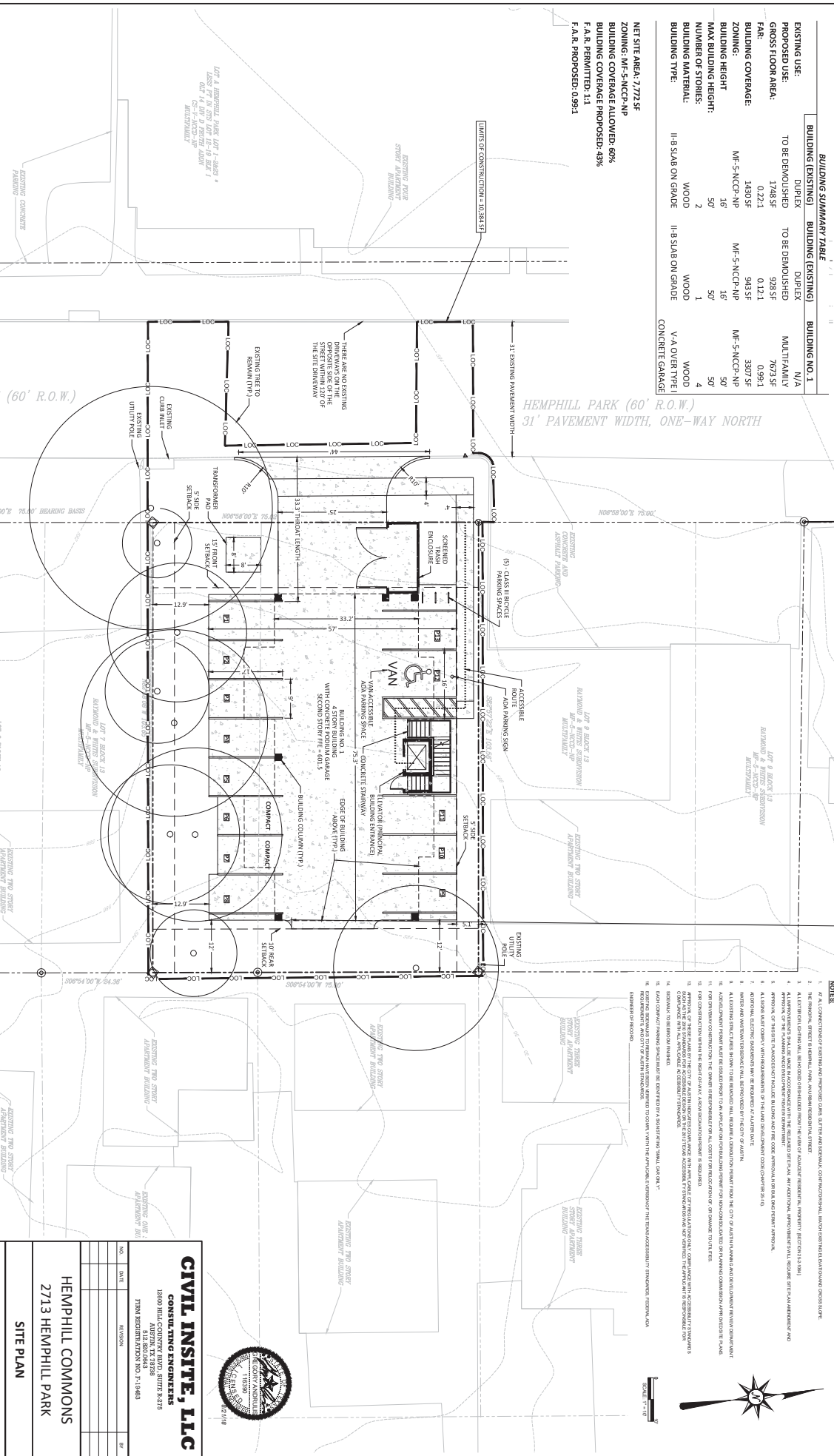
REV. 3  
CORRECTION 3  
CASE: SP-2018-XXXX SHEET:03 OF: 12

CASE: SP-2018-XXXX SHEET:03 OF: 12



BUILDING SUMMARY TABLE			
	BUILDING (EXISTING)	BUILDING (EXISTING)	BUILDING NO. 1
EXISTING USE:	DUPLEX	DUPLEX	N/A
PROPOSED USE:	TO BE DEMOLISHED	TO BE DEMOLISHED	MULTIFAMILY
GROSS FLOOR AREA:	1748 SF	928 SF	7673 SF
FAR:	0.221	0.121	0.991
BUILDING COVERAGE:	1430 SF	943 SF	3307 SF
ZONING:	MF-5-NCCP-NP	MF-5-NCCP-NP	MF-5-NCCP-NP
BUILDING HEIGHT:	16'	16'	50'
MAX BUILDING HEIGHT:	50'	50'	50'
NUMBER OF STORIES:	2	1	4
BUILDING MATERIAL:	WOOD	WOOD	WOOD
BUILDING TYPE:	HI-B SLAB ON GRADE	HI-B SLAB ON GRADE	V-A OVER THE CONCRETE GARAGE

NET SITE AREA: 7,772 SF  
ZONING: MF-5-NCCP-NP  
BUILDING COVERAGE ALLOWED: 60%  
BUILDING COVERAGE PROPOSED: 43%  
F.A.R. PERMITTED: 1.1  
F.A.R. PROPOSED: 0.99;1



NET SITE AREA: (=GROSS SITE AREA) - FAR: 0.99 (1.1 ALLOWABLE)		SITE IMPERVIOUS COVER TABLE			
TOTAL BUILDING COVERABLE: 3,307.57 SQ. OR 46.66% OF MF-5 SITE		7.77% SF			
BUILDING SQUARE FOOTAGE (E.G. A.1): 6,793.51					
IMPERVIOUS COVER	EXISTING	TO BE REMOVED	PROPOSED CONSTRUCTION		
IMPERVIOUS COVER	EXISTING	TO BE REMOVED	PROPOSED CONSTRUCTION		
ROOF/PORCHES	2373	30.33%	2373	3307	44.55%
CONCRETE	362	12.64%	362	1755	22.58%
COMPACTED GRAVEL	1168	15.05%	1168	0	0
TOTAL	4573	58.02%	4573	5062	65.13%

PARKING SUMMARY			SPACES REQUIRED
UNIT TYPE	# OF UNITS	RATIO (SPACE/UNIT)	
1. BERTHOOM	4	1	4
2. BERTHOOM	2	1	2
REQUIRED SPACES			6
55C 25-6.478 (URBAN CORE REDUCTION (120%))			11
REQUIRED ADA SPACES			1
ADA SPACES PROVIDED			3
REGULAR SPACES PROVIDED			10
COMPACT SPACES PROVIDED			10
TOTAL SPACES PROVIDED			23
BICYCLE PARKING REQUIRED (2 OR 8, 15 MIN/MIN)			5
BICYCLE PARKING PROVIDED			5

RAYMOND & JAMES SEABRINK  
M.C. 2, NCTC-30P  
SANDHILL

LOT 6 BLOCK 13  
KAYAKO & HARRY SUNDSTROM  
10000 1/2  
BUTTE PLANT

VERSION: 64	CHECKED: GA	APPROVED: GA	DATE: 8/22/2018
<b>SITE PLAN RELEASE</b>			
FILE NUMBER: SP-2018-XXXX	EXPIRATION DATE: _____ Sheet 06 of 12		
APPROVED: <u>August 22, 2018</u>			
ZONING: <u>AM-NC-CP</u>			
APPROVED ADMINISTRATIVE ON: _____			
APPROVED BY CITY COUNCIL ON: _____			
under Section _____ of Chapter _____ of the Austin City Code.			
Developed/Sealed/Reviewed by: _____			
DATE OF RELEASE: _____			
Rev. 1	Correction 1		
Rev. 2	Correction 2		
Rev. 3	Correction 3		
CASE: SP-2018-XXXX SHEET: 06 OF: 12			

[illegible]

SCALE: 1" = 1'



18

**CIVIL INSITE, LLC**  
CONSULTING ENGINEERS

12500 FINE COUNTRY BLVD, SUITE 20210  
AUSTIN, TX 78738  
512.820.0643  
FIRM REGISTRATION NO. F-19463

NO.	DATE	REVISION	BY

HEMPHILL COMMONS

2713 HEMPHILL PARK  
CITY PLANNING

DESIGN: GA	CHECKED: GA	APPROVED: GA	DATE: 8/22/2018
------------	-------------	--------------	-----------------

SHEET 06 OF 12  
 CASE FILE NUMBER: SP-2018-XXXX  
 CASE MANAGER: TBD  
 APPLICATION DATE: August 22, 2018  
 EXPIRATION DATE:

APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

Development Services Department Review

DATE OF RELEASE: \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

CASE: SP-2018-XXXX SHEET:06 OF: 12  
REV: 3 Correction 3



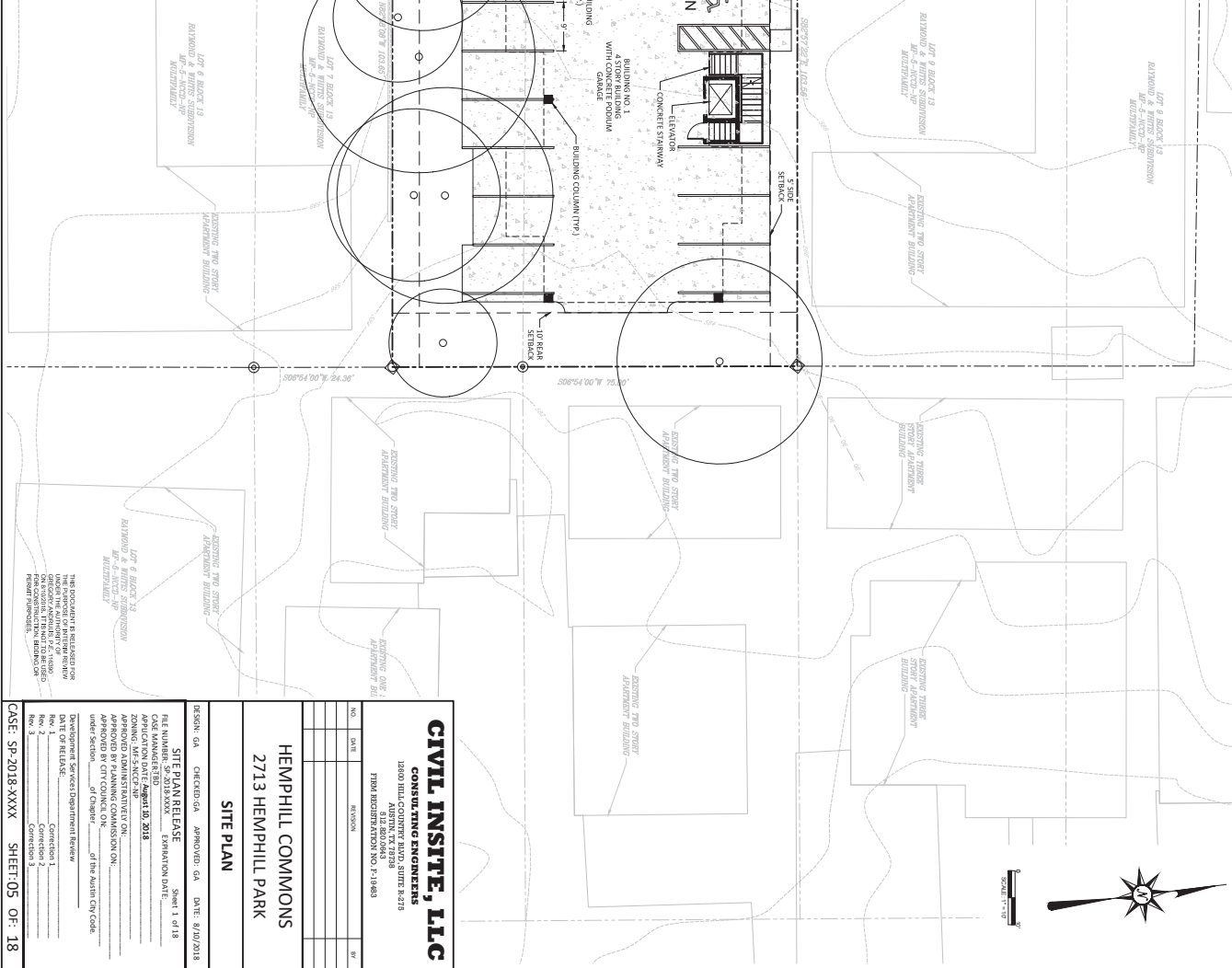
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BUILDING COVERAGE PROPOSED: 43%  
F.A.R. PERMITTED: 1.1  
F.A.R. PROPOSED: 0.991

SITE IMPERVIOUS COVER TABLE

NET SITE AREA (GROSS SITE AREA): 7,772 SF			
FAR: 0.991 (1.1 ALLOWABLE)			
TOTAL BUILDING COVERAGE: 3,307 SF OR 42.6% OF MF-5 SITE			
BUILDING SQUARE FOOTAGE (G.T.A.): 7,673 SF			
IMPERVIOUS COVER		IMPERVIOUS COVER	
EXISTING	TO BE	PROPOSED	PROPOSED
ROOF/POICIES	2373	3007	42.55%
CONCRETE	982	1751	22.58%
COMPACTED GRAVEL	1168	1168	0.00%
TOTAL	4523	5062	65.13%

PARKING SUMMARY		
UNIT TYPE	# OF UNITS (RATIO (SPACE/UNIT))	SPACES REQUIRED
2 BEDROOM	4	2
3 BEDROOM	2	3
REQUIRED SPACES		14
SEC 25-6-478 URBAN CORE REDUCTION (20%)		11.2
REQUIRED ADA SPACES		1
ADA SPACES PROVIDED		1
REGULAR SPACES PROVIDED		10
COMPACT SPACES PROVIDED		2
TOTAL SPACES PROVIDED		13
BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM)		5
BICYCLE PARKING PROVIDED		5



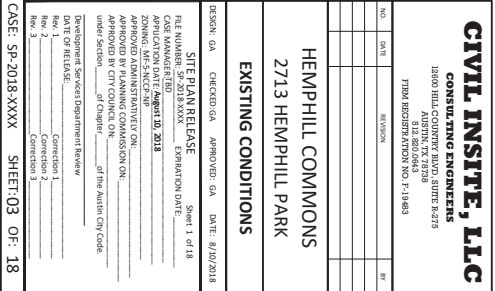
**CIVIL INSITE, LLC**  
CONSULTING ENGINEERS  
18601 BELL COUNTY ROAD, SUITE 3478  
516 BELL COUNTY  
TYLER, TEXAS 75703  
TEL: 936.283.1111  
FAX: 936.283.1112  
WWW.CIVILINSITE.COM

**HEMPHILL COMMONS**  
2713 HEMPHILL PARK  
SITE PLAN

DESIGN: CA CHECKED: CA APPROVED: CA DATE: 8/29/2018  
SHEET 1 OF 18  
PROJECT: 2018-0001  
SHEET: 205  
DATE: 8/29/2018  
ZONING: MF-5-NCP-NP  
APPROVED BY PLANNING COMMISSION ON: 8/29/2018  
APPROVED BY CITY COUNCIL ON: 8/29/2018  
UNDER SECTION: 205 OF THE AUSTIN CITY CODE  
DEVELOPER: CIVIL INSITE, LLC  
DATE OF RELEASE: 8/29/2018  
REVISION 1: 8/29/2018  
REVISION 2: 8/29/2018  
REVISION 3: 8/29/2018  
CASE: SP-2018-XXXX SHEET 05 OF: 18



\*Tree to be removed





Properties Zoned MF-5 in the vicinity of 2713 Hemphill Park

Address	Name	Owner	Area
2721 Hemphill Park	Hemphill Park Apartments	Paul Barr	7763 SF
2711 Hemphill Park	Hemphill Park Apartments	Paul Barr	7763 SF
2707 Hemphill Park	Phi Delta Gamma	Purple Own House Corp	9936 SF
2801 Hemphill Park	University Quarters Apartments A	Quarters Venture LTD	7753 SF
2803 Hemphill Park	University Quarters Apartments B	Quarters Venture LTD	9936 SF
2802 Whitis Ave	"Apartment 5-25" per TCAD	2802 Whitis Ave LLC	5175 SF
2800 Whitis Ave	"Apartment 5-25" per TCAD	Somerset Partners	6521 SF



Board of Adjustment  
Case: C15-2018-0036  
2713 Hemphill Park  
October 2, 2018

To Leane Heldenfels, Board Liaison

Dear Leane,

We wanted to address the case that was postponed by the BOA last month, C15-2018-0036, 2713 Hemphill Park, so that the applicant could meet with the neighborhood. We, the North University Neighborhood, would like to request a postponement for this upcoming meeting of the BOA for 2 reasons. The applicant was advised by the BOA to meet with us to discuss his case further, which has not happened. So far, his plans are unacceptable. Perhaps a postponement will give him more time to schedule a meeting with us?

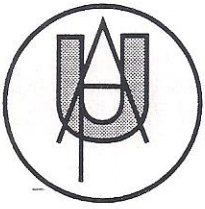
Furthermore, as the neighborhood representative, I will be out of town on Monday, October 8. I would like to be present when this case is on the agenda for discussion. Do you think that it would be possible for the neighborhood to have a postponement request granted by the Board? Please include this request in the packet for the Board's meeting on October 8, 2018.

Thank you for the Board's consideration.

Best,  
Mary Ingle  
512-320-8449

Steven Tomlinson  
Chair of the North University Neighborhood Development Review Committee  
512-576-2760





P-1/72

## UNIVERSITY AREA PARTNERS, INC.

BOA COA  
William Burkhardt, Chair

Dear Mr. Burkhardt,

The Planning Committee of University Area Partners with their recommendations endorsed by the Board of Directors have the following concerns for case C15-2018-0036 at 2713 Hemphill Park.

The committee recommends support of the variance with the following conditions:

1. The design of the new building must comply with the UNO overlay requirements.
  - a. UNO streetscape ( 12 ft wide sidewalk, street trees, and pedestrian lighting)
  - b. UNO building design requirements (building located adjacent to sidewalk, no setback, etc.)

This property is located across the street from the Villas on Guadalupe which has these features and was built in 2003. 2713 Hemphill Park is less than a block from the UT Campus and no new housing has been built in this area south of 29th near the campus since the Villas 15 years ago.

The committee wants to see a new project that is more pedestrian oriented and less like the other older stilt built parking lot oriented apartment projects to the north.

We understand that following our recommendations may require the applicant to seek additional variances from the current zoning requirements; however we need projects that reflect the new needs and not ones that resemble the projects of the 1960's.

Sincerely,

Cathy Norman, President.