

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

DATE: Monday July 08, 2019

CASE NUMBER: C15-2019-0040

Y _____ William Burkhardt
 Y _____ Jessica Cohen
 Y _____ Ada Corral
 Y _____ Melissa Hawthorne
 Y _____ William Hodge
 Y _____ Don Leighton-Burwell
 - _____ Rahm McDaniel
 Y _____ Darryl Pruet
 - _____ Veronica Rivera
 Y _____ Yasmine Smith
 Y _____ Michael Von Ohlen
 Y _____ Kelly Blume (Alternate)
 - _____ Martha Gonzalez (Alternate)
 - _____ Denisse Hudock (Alternate)

APPLICANT: Leah Boho

OWNER: Artesia 2018 Investments, LLC

ADDRESS: 8300 IH 35 SVRD SB

VARIANCE REQUESTED: The applicant is requesting a variance(s) to decrease the minimum site area requirement of Subchapter E, Article 4, Mixed Use Combining District, Section 4.2.1 (D)(6)(c) (District Standards) from a minimum requirement of 210,800 square feet (required) to 130,0680 square feet (requested) in order to construct a Multi-Family use in a "CS-MU-CO-NP", General Commercial Services –Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (Georgian Acres Neighborhood Plan). The Land Development Code requires that in an MU combining district that is combined with general office (GO), Community Commercial, (GR) General Commercial Services (CS), or Community Services – Liquor Sales (CS-1) base district, the minimum site area for each dwelling unit is: (i) 800 square feet, for an efficiency dwelling unit; (ii) 1,000 square feet, for a one bedroom dwelling unit; and (iii) 1,200 square feet, for a dwelling unit with two or more bedrooms.

BOARD'S DECISION: July 8, 2019 POSTPONED TO AUGUST 12, 2019 BY APPLICANT DUE TO SHORTAGE OF A BOARD MEMBER

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:



Elaine Ramirez
Executive Liaison



William Burkhardt
Chairman