

AE REPORT



August 30, 2019

Amy Morales
707 W Slaughter Ln
Austin TX, 78748

Property Description: ABS 20 SUR 1 SLAUGHTER S F ACR 3.946

Re: C15-2019-0051

Dear Amy,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from;

Section 25-2-492 (Site Development Regulations) (D) to increase the maximum height from 60 feet (required) to 75 feet (requested) in order to erect a Multi-Family use in a "GR-MU-V", Community Commercial –Mixed Use-Vertical Mixed-Use zoning district. (Scenic Roadways Overlay –Slaughter Lane)

Austin Energy does not oppose requested variance for the three electrical wall signs, provided all proposed and existing improvements follow AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense. I would encourage communicating with Austin Energy Design South Lead, James Rowin at 512-505-7665 or james.rowin@austinenergy.com.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA REVIEW COVERSHEET**CASE:** C15-2019-0051**BOA DATE:** Sept. 9, 2019**ADDRESS:** 707 W. Slaughter Ln**COUNCIL DISTRICT:** 5**OWNER:** SFC Software Factory LLC**AGENT:** Amy F. Morales**ZONING:** GR-MU-V**LEGAL DESCRIPTION:** ABS 20 SUR 1 SLAUGHTER S F ACR 3.946**VARIANCE REQUEST:** Height increase from 60 ft. to 75 ft.**SUMMARY:** erect Mixed use Multi-Family**ISSUES:** protected trees, fire-lane loop & grade change

	ZONING	LAND USES
<i>Site</i>	GR-MU-V	Community Commercial-Mixed Use
<i>North</i>	DR; GO-CO	Development Reserve; General Office
<i>South</i>	MF-3-CO	Multi-Family
<i>East</i>	CS-CO; GR-CO	General Commercial Services; Community Commercial
<i>West</i>	MF-3-CO	Multi-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Bike Austin

Friends of Austin Neighborhoods

Friends of Williams Elementary

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.

SEL Texas

Sierra Club, Austin Regional Group

Slaughter Lane Neighborhood Assn.

South Austin Neighborhood Alliance

South Park Neighbors

1-2/2



NOTIFICATIONS

CASE#: C15-2019-0051
 LOCATION: 707 W SLAUGHTER LANE



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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" = 667'



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 # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: 707 W Slaughter Lane , Austin, Texas, 78748

Subdivision Legal Description:

Lot #3 Conroy Park NO 2 Subdivision , recorded in Vol. 79 Pg.225 of the official building records of Travis County

Lot(s): #3 Block(s): Conroy Park No#2

Outlot: _____ Division: _____

Zoning District: _____

I/We Amy F. Morales on behalf of myself/ourselves as authorized agent for SFC Software Factory LLC affirm that on Month July , Day 31 , Year 2019 , 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: Mixed use Multi-family

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

25-2-492, Site Development Regulations (D) "GR" Maximum Height 15 feet not to exceed 6 stories.
GR maximum height is 60 ft. - requesting 75 ft.

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 width of property combined with the location of protected and Heritage trees does not allow for efficient firetruck access through the center of the property as is typically done, therefore a continuous loop is the only layout that meets this requirement. The significant site area dedicated to the fire-lane loop combined with the locations of numerous protected trees severely limits the reasonable use of this property to provide dwelling units even with the majority of required parking located below grade. We are proposing a 6 story building, which is pulled away from the property line on all sides (on average 60' away) and utilizes a modified gable roof form to be in keeping with the character of South Austin

Hardship

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

This property has a significant grade change of 10' across the property consistently from front to back. Additionally, numerous protected trees are sprinkled around the site with a significant cluster located in the center of the property. The fire-lane and buildings have been designed around these trees and their respective natural grade.

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

The property width, tree location, and topography of this site are all unique to this parcel.

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:

Currently, this stretch of West Slaughter is defined by sprawling, strip-retail centers and low-rise apartment buildings surround by surface parking lots. This 6-story building will be significantly setback from adjacent properties, surrounded by mature trees, and utilize a modified gable roof form all of which are in-keeping with the character of South Austin.

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: Amy J. Morales Date: July 31, 2019

Applicant Name (typed or printed): Amy F. Morales

Applicant Mailing Address: 9300 S IH 35 Ste A-500

City: Austin State: Texas Zip: 78748

Phone (will be public information): 512-709-0153

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: Leonardo Madrigal Date: July 31, 2019

Owner Name (typed or printed): SFC Software Factory LLC (Leonardo Madrigal)

Owner Mailing Address: 411 Brazos St Apt #214

City: Austin State: Texas Zip: 78701

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

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).

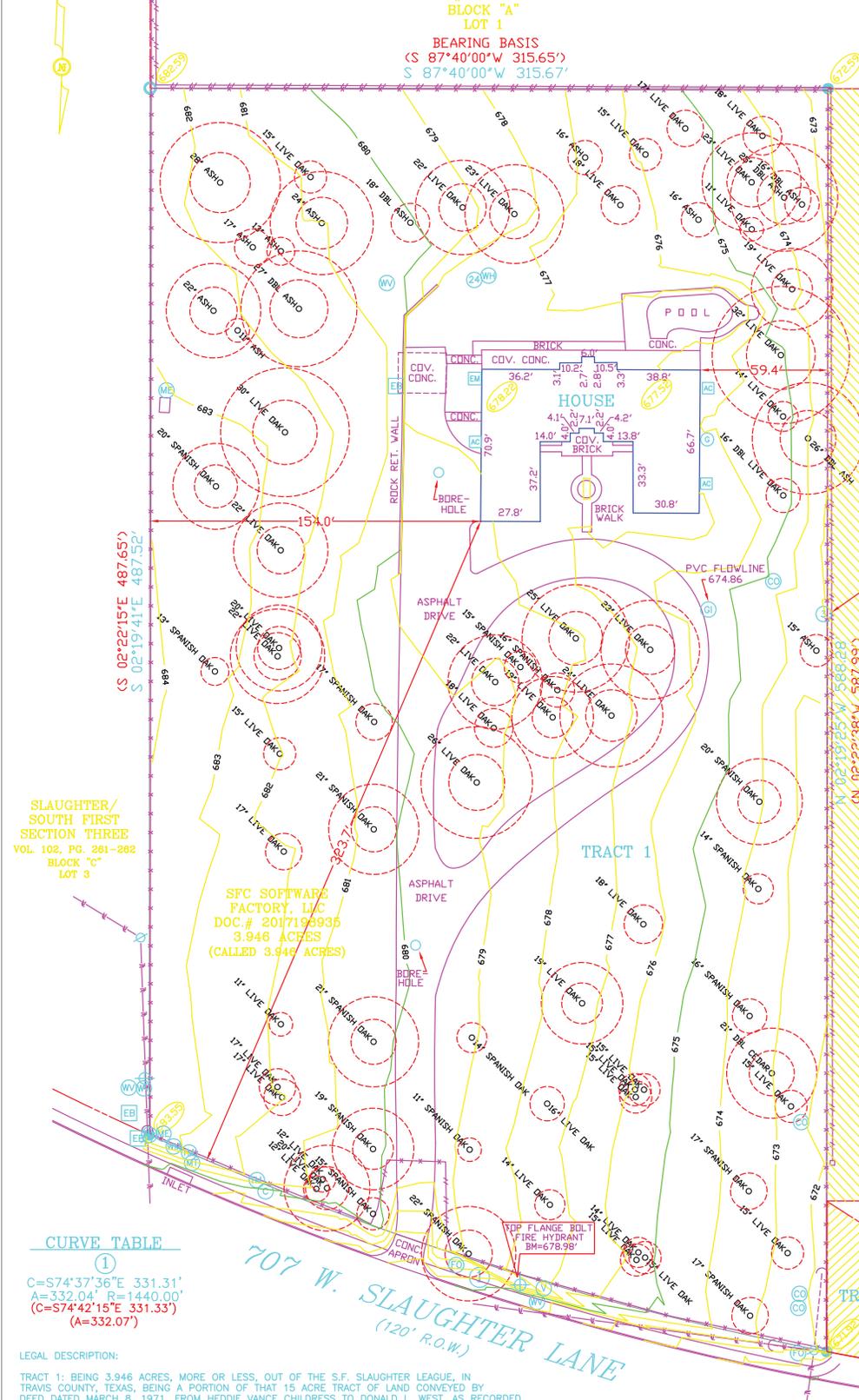
SCALE: 1"=50'

LANDMARK SOUTHPARK
DOC.# 201200180
BLOCK "A"
LOT 1

BEARING BASIS
(S 87°40'00"W 315.65')
(S 87°40'00"W 315.67')

I-2/7

- WOOD FENCE
- WIRE FENCE
- UTILITY LINE
- A/C UNIT
- ELEC. BOX
- ELEC. METER
- WATER VAULT
- GRATE INLET
- 3" PVC
- 24" TANK
- CLEANOUT
- GAS METER
- TELE. MARKER
- WATER METER
- WATER VALVE
- TELE. PED.
- C.A.T.V. PED.
- FIBER OPTICS
- WELL HEAD
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- IRON ROD FND.
- PIPE FND.
- UTILITY POLE
- GUY ANCHOR
- FIRE HYDRANT
- BUILDING LINE
- DRAINAGE EASEMENT
- P.U.E.



SLAUGHTER/
SOUTH FIRST
SECTION THREE
VOL. 102, PG. 281-282
BLOCK "C"
LOT 3

SFC SOFTWARE
FACTORY, LLC
DOC.# 2017199935
3.946 ACRES
(CALLED 3.946 ACRES)

LANDMARK SOUTHPARK
DOC.# 201200180
BLOCK "A"
LOT 1

*** 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 TRACT.

SURVEYOR'S NOTES
() DENOTES RECORD INFORMATION
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.

CURVE TABLE

①
C=S74°37'36"E 331.31'
A=332.04' R=1440.00'
(C=S74°42'15"E 331.33')
(A=332.07')

LEGAL DESCRIPTION:

TRACT 1: BEING 3.946 ACRES, MORE OR LESS, OUT OF THE S.F. SLAUGHTER LEAGUE, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 15 ACRE TRACT OF LAND CONVEYED BY DEED DATED MARCH 8, 1971, FROM HEDDIE VANCE CHILDRESS TO DONALD L. WEST, AS RECORDED IN VOL. 4022, PG. 1703, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, ALONG AND ACROSS A 2,561 SQUARE FOOT PORTION OF LOT 1, BLOCK A, LANDMARK SOUTHPARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DOC.# 201200180, O.P.R.T.C.TX. AS SAID EASEMENT WAS CREATED IN AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT (JOINT USE ACCESS EASEMENT), RECORDED IN DOC.# 2012196695, O.P.R.T.C.TX.

TRACT 3: NON-EXCLUSIVE EASEMENT FOR STORM WATER DRAINAGE OVER, ALONG AND ACROSS A 0.482 ACRE PORTION OF LOT 1, BLOCK A, LANDMARK SOUTHPARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DOC.# 201200180, O.P.R.T.C.TX., AS SAID EASEMENT WAS CREATED IN DRAINAGE EASEMENT AGREEMENT RECORDED IN DOC.# 2012163612, O.P.R.T.C.TX.

REFERENCE: MORALES DEVELOPMENT



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

FIELD WORK	By: WJ	Date: 08-30-18
DRAFTING	SCV	
SURVEY DATE: 08-31-18		
Job No. 08B41118		
SCALE: 1"=50'		



707 W SLAUGHTER LANE
AUSTIN, TX 78748

BLACK + VEERNOOY
ARCHITECTURE

06/11/2019
707 RENDERING



UNCLER, BLACK &
ANDREWS VERNOVY, P.A.
ARCHITECTS
URBAN DESIGN
208 WEST 4TH
COLUMBIA, SC 29201
TEL: 803.799.4444
WWW.BLACKVERNOVY.COM

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707 Slaughter Condos
707 West Slaughter Lane

1-2/10

A-1.02

SITE PLAN

Revision No.: _____ Date: _____

Drawn By: _____
Checked By: _____
Scale: _____
Sheet No. _____



LEVEL 1 - SITE PLAN
1" = 40'-0"

NOT FOR CONSTRUCTION

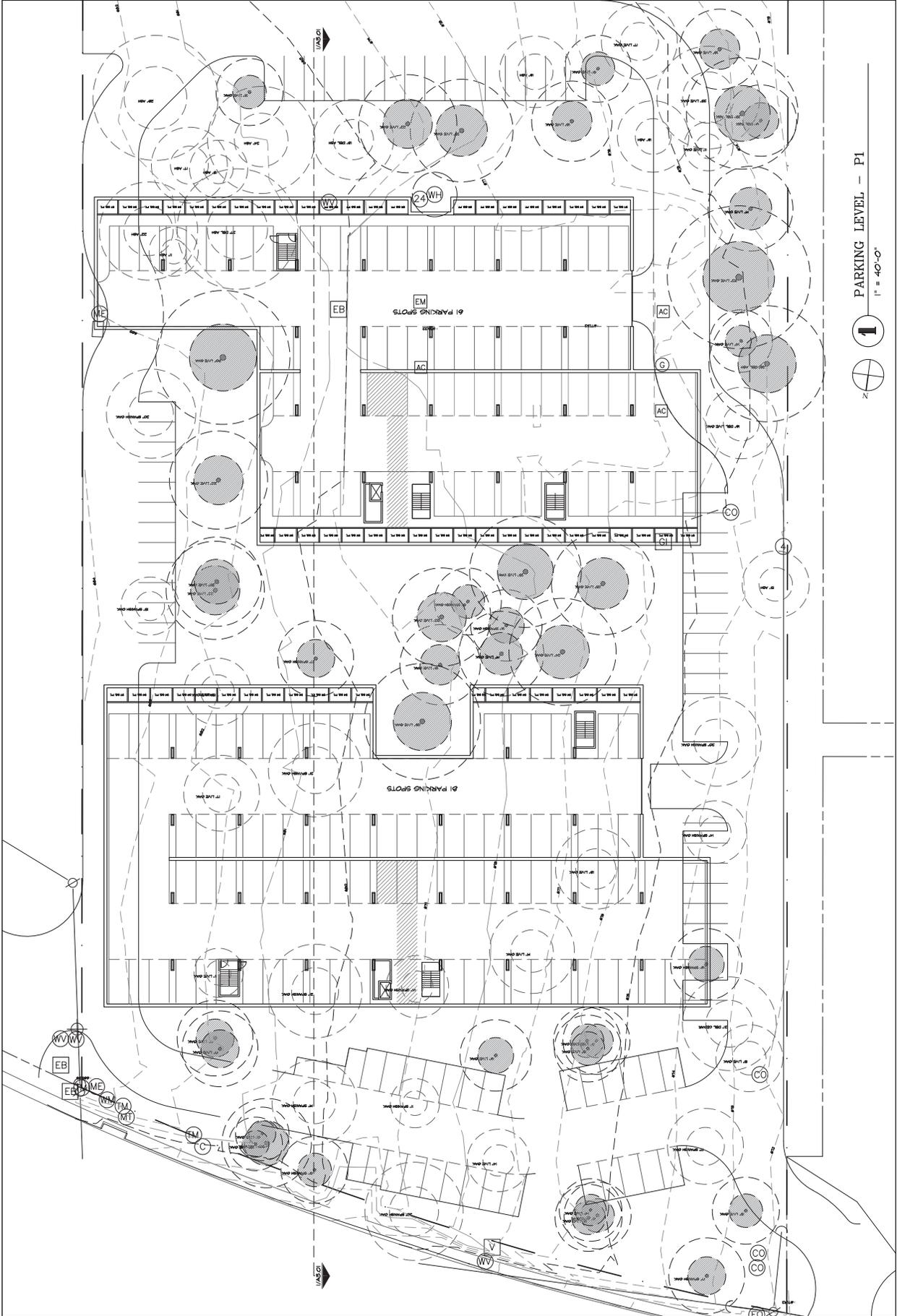
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 CLEVELAND, OH 44114
 216.441.1111
 www.sblackverv.com

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707 Slaughter Condos
 707 West Slaughter Lane

I-2/11

SITE PLAN
 Revision No.: _____ Date: _____
 Drawn By: S. G. 08/17/2011
 Checked By: MPT/ALB
 Sheet No. A-1.01



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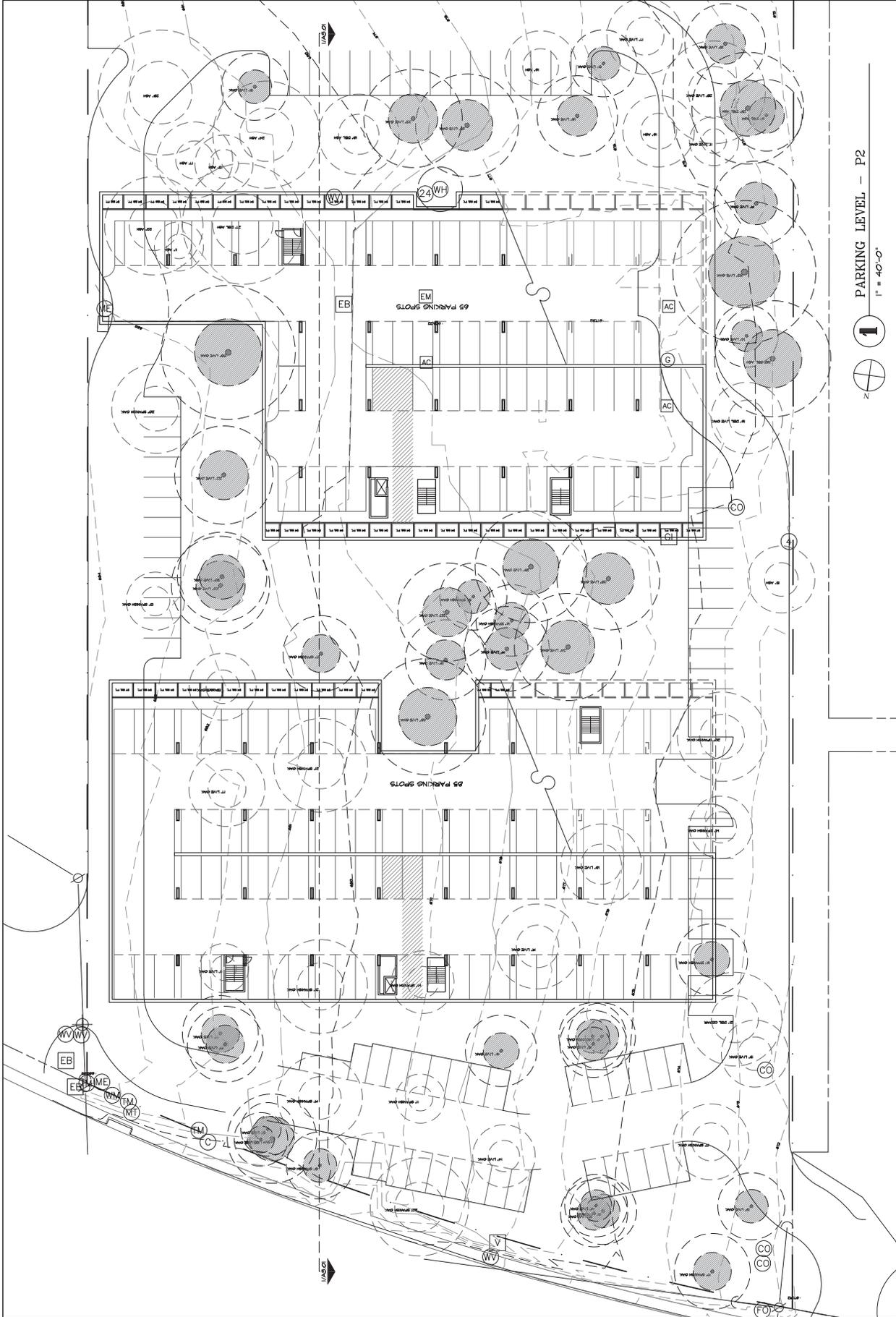
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707 Slaughter Condos
 707 West Slaughter Lane

1-2/12

A-1.01

SITE PLAN
 Revision No.: _____ Date: _____
 Drawn By: S. G. 06/12/2018
 Checked By: _____
 Scale: 1" = 40'-0"
 Sheet No.



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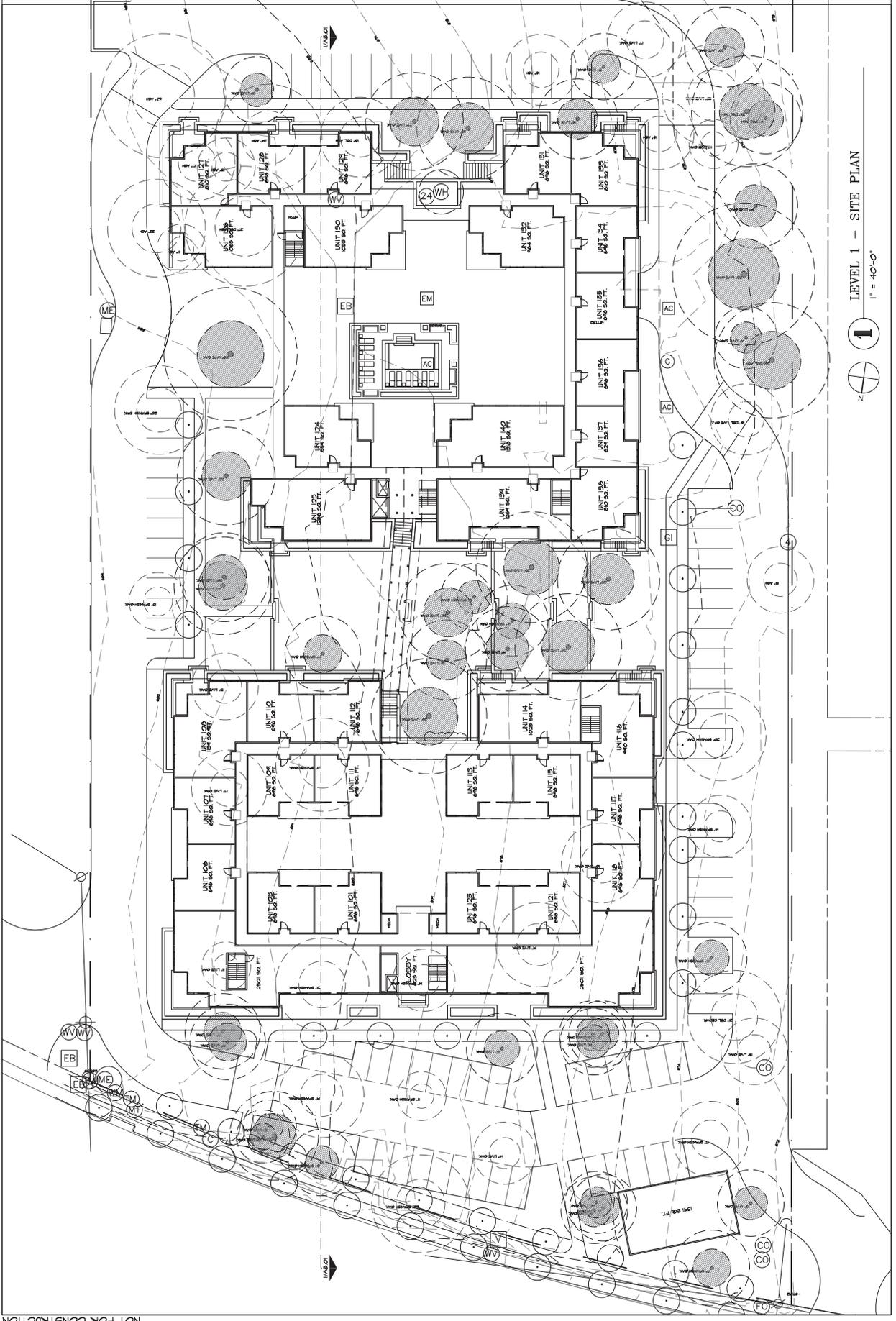
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707 Slaughter Condos
 707 West Slaughter Lane

1-2/13

SITE PLAN	
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Project No.:	Sheet No.:

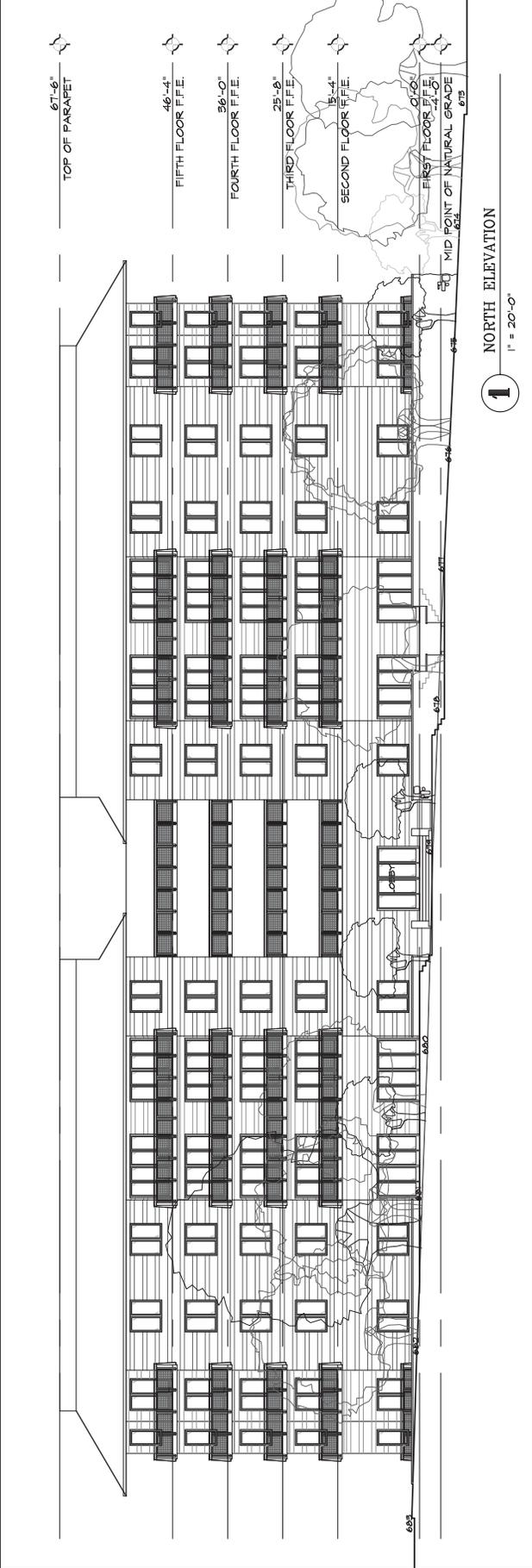
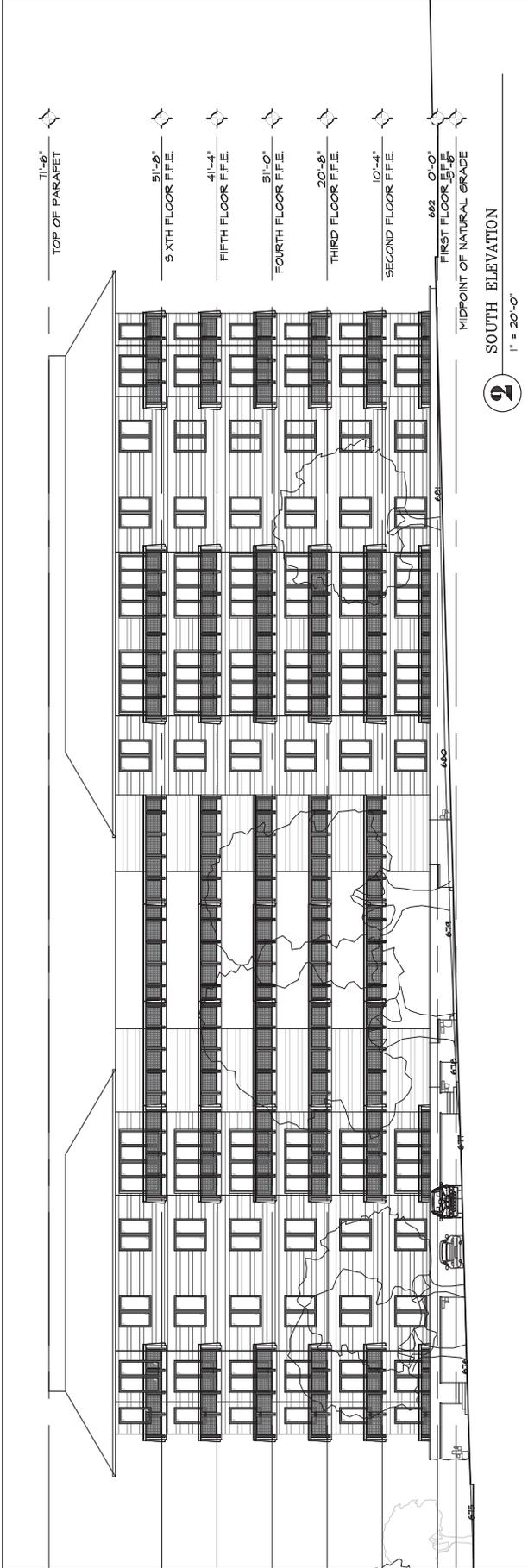
A-1.02



LEVEL 1 - SITE PLAN
 1" = 40'-0"

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SUITE 100
ANN ARBOR, MI 48106
www.sblackvernovy.com

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707 Slaughter Lane
707 Slaughter Condos

ELEVATIONS

Revision No.: _____ Date: _____

Drawn By: _____ Date: _____
 Checked By: _____ Date: _____
 No. 1974, 19
 Sheet No. 673

A-2.01

1-2/16

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707 Slaughter Condos
707 West Slaughter Lane

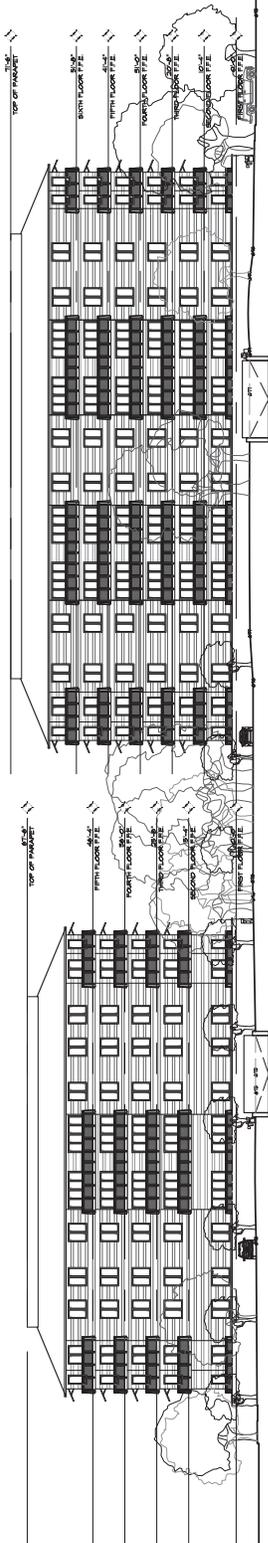
ELEVATIONS

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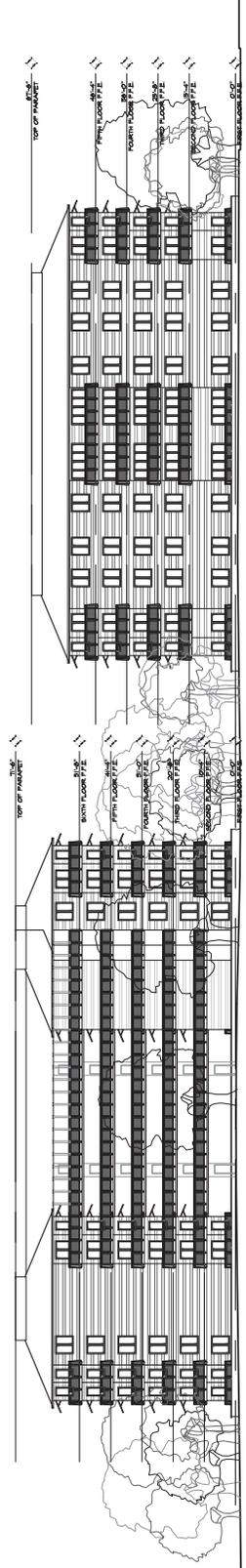
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Checked By: _____ Date: _____
Project No.: 1077A.15
Sheet No. _____

A-2.02

1-2/17

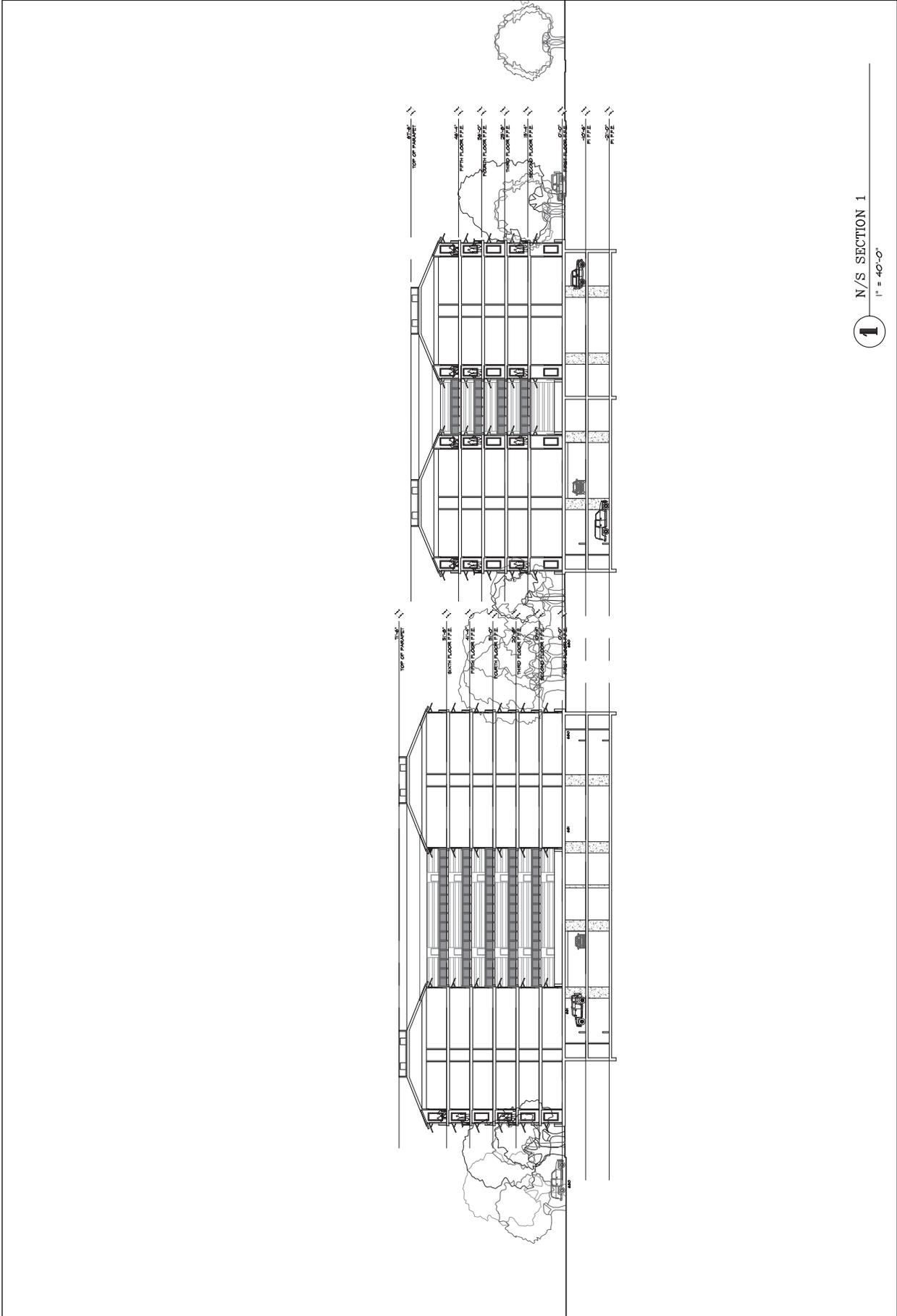


2 WEST ELEVATION
1" = 40'-0"



1 EAST ELEVATION
1" = 40'-0"

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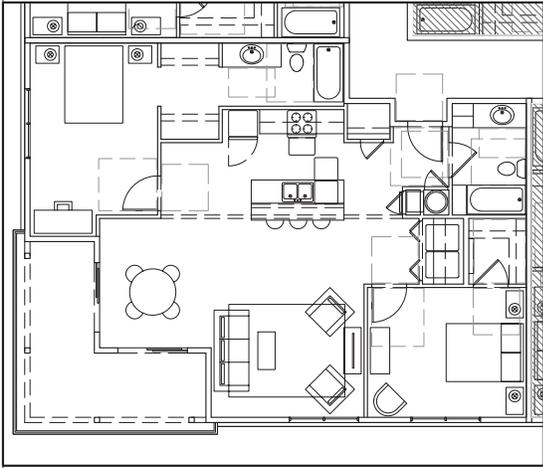
707 Slaughter Condos
 707 West Slaughter Lane

SECTIONS	
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Drawn By:	Date:
Checked By:	Date:
Project No.:	Sheet No.:

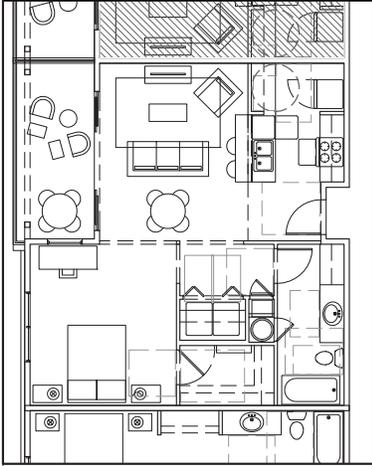
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1-2/18

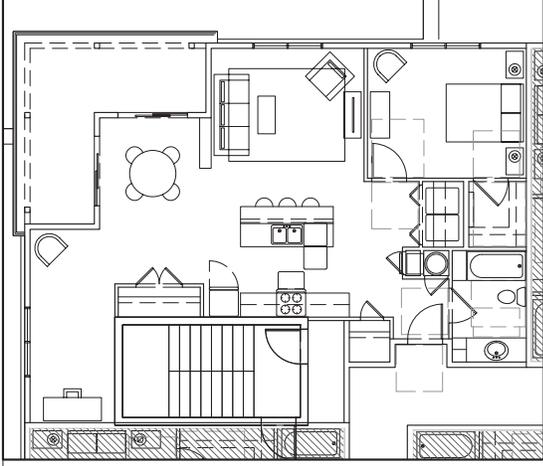
1 N/S SECTION 1
 1" = 40'-0"



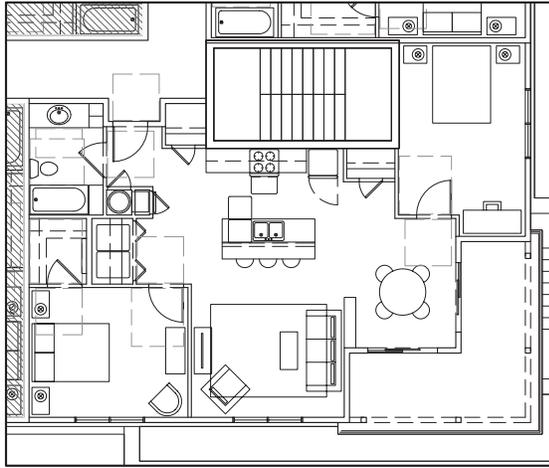
6 TYP. UNIT PLAN #219, 319, 419, 519
9/32" = 1'-0"



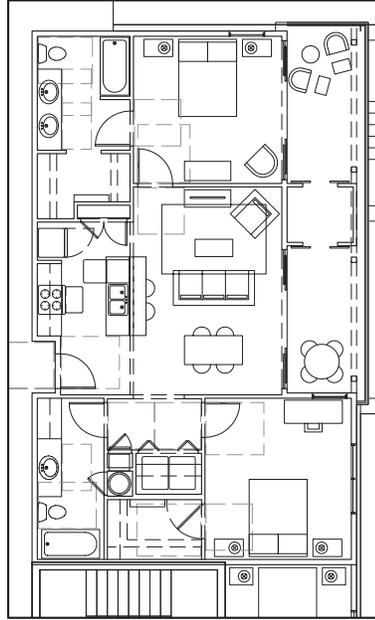
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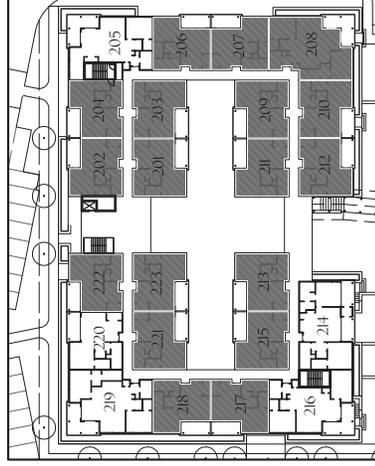
2 TYP. UNIT PLAN #205, 305, 405, 505
9/32" = 1'-0"



5 TYP. UNIT PLAN #116, 216, 316, 416, 516
9/32" = 1'-0"



3 TYP. UNIT PLAN #114, 214, 314, 414, 514
9/32" = 1'-0"



1 PLAN KEY - NORTH BUILDING, 5 FLOORS
9/32" = 1'-0"

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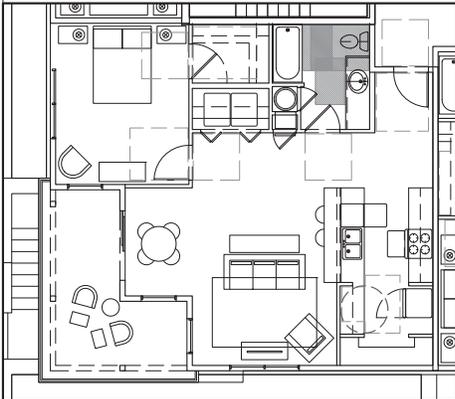
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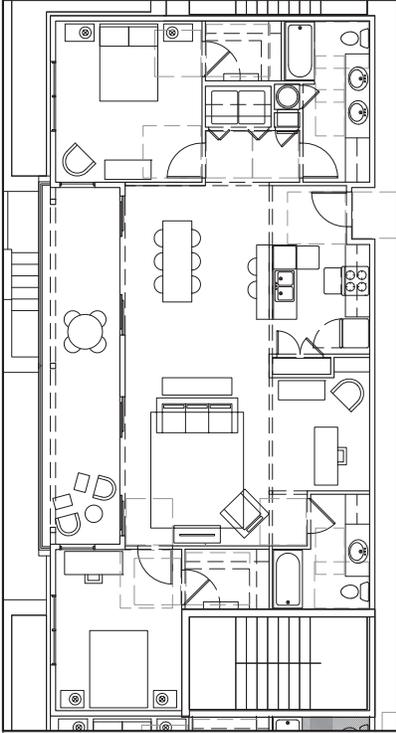
UNIT PLANS	
Revision No.:	Date:
Drawn By: A.S.	Date: 08/17/2018
Checked By: M.S.	NOPTA No.:
Sheet No.:	Sheet No.:

1-2/19
A-4.09

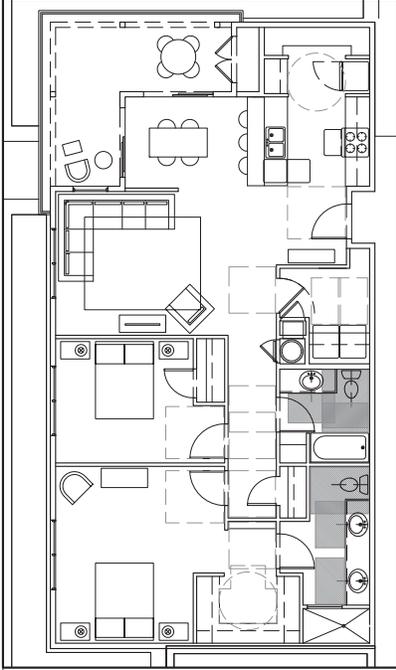
NOT FOR CONSTRUCTION



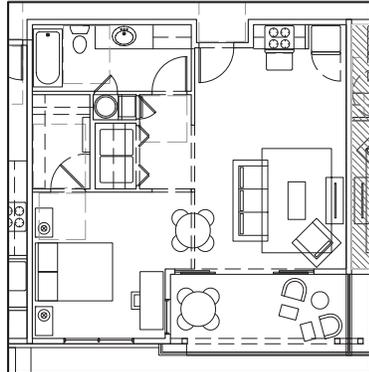
7 TYP. UNIT PLAN #138, 238, 338, 438, 538, 638
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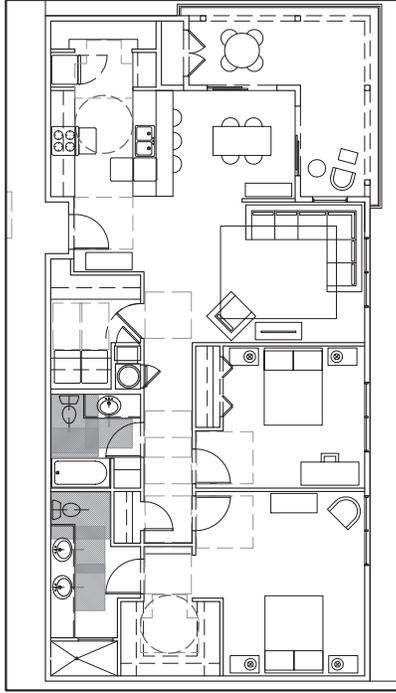
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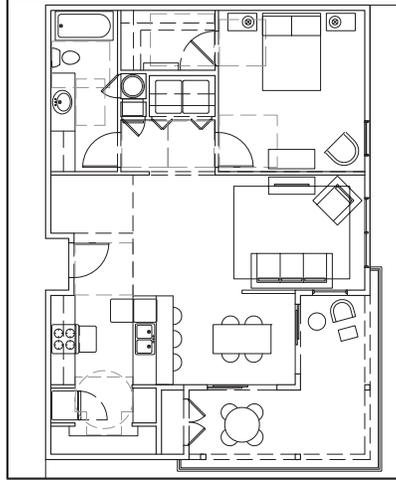
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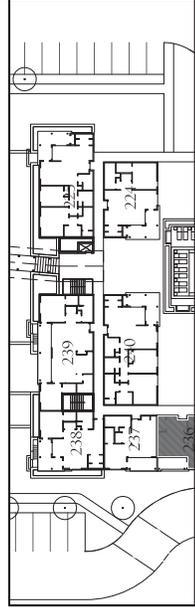
6 TYP. UNIT PLAN #137, 237, 337, 437, 537, 637
9/32" = 1'-0"



4 TYP. UNIT PLAN #140, 240, 340, 440, 540, 640
9/32" = 1'-0"



2 TYP. UNIT PLAN #124, 224, 324, 424, 524, 624
9/32" = 1'-0"



1 PLAN KEY PARTIAL - SOUTH BUILDING, 6 FLOORS
9/32" = 1'-0"

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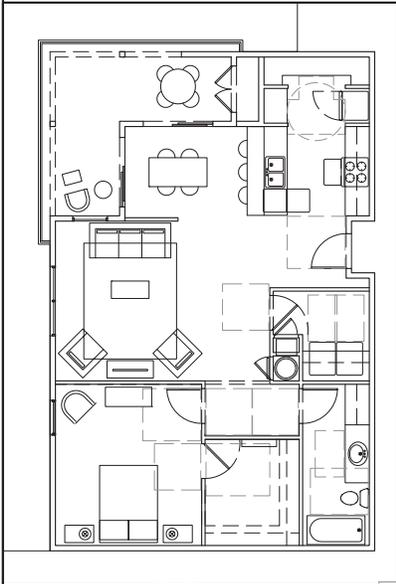
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707 West Slaughter Lane

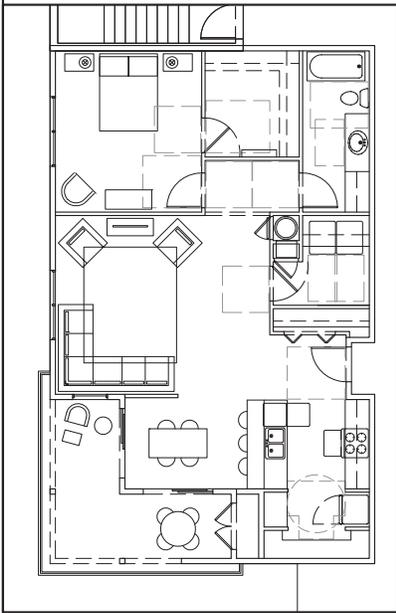
UNIT PLANS	Revision No.:	Date:
Drawn By:	Checked By:	Date:
Scale:	Project No.:	Sheet No.:
A-4.02		

1-2/20

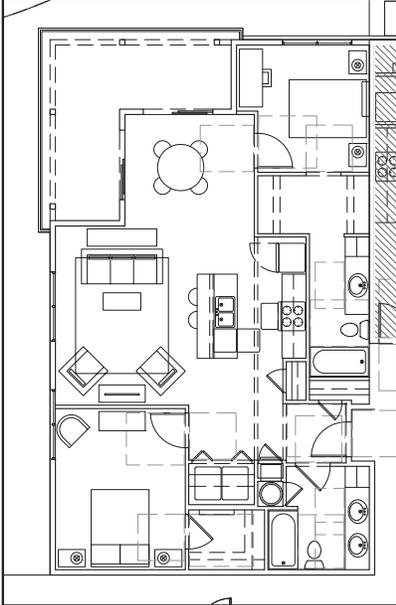
NOT FOR CONSTRUCTION



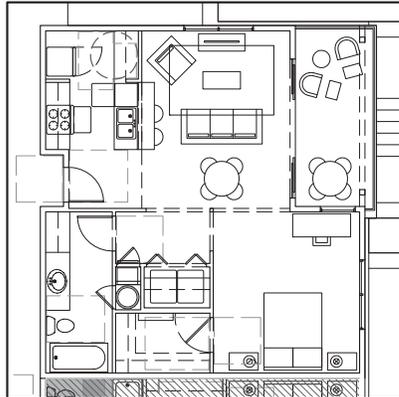
3 TYP. UNIT PLAN #132, 232, 332, 432, 532, 632
5/32" = 1'-0"



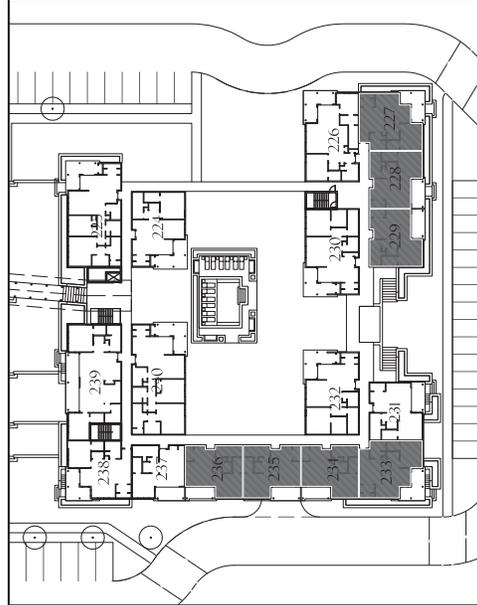
5 TYP. UNIT PLAN #130, 230, 330, 430, 530, 630
5/32" = 1'-0"



2 TYP. UNIT PLAN #126, 226, 326, 426, 526, 626
5/32" = 1'-0"



4 TYP. UNIT PLAN #131, 231, 331, 431, 531, 631
5/32" = 1'-0"



1 PLAN KEY - SOUTH BUILDING, 6 FLOORS
5/32" = 1'-0"

UNCLER BACK &
ANDREW VERDOVY, AIA
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707 Slaughter Lane
707 Slaughter Condos

UNIT PLANS

Revision No. _____ Date: _____

Drawn By: _____ Date: _____

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Project No. _____

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A-4.031

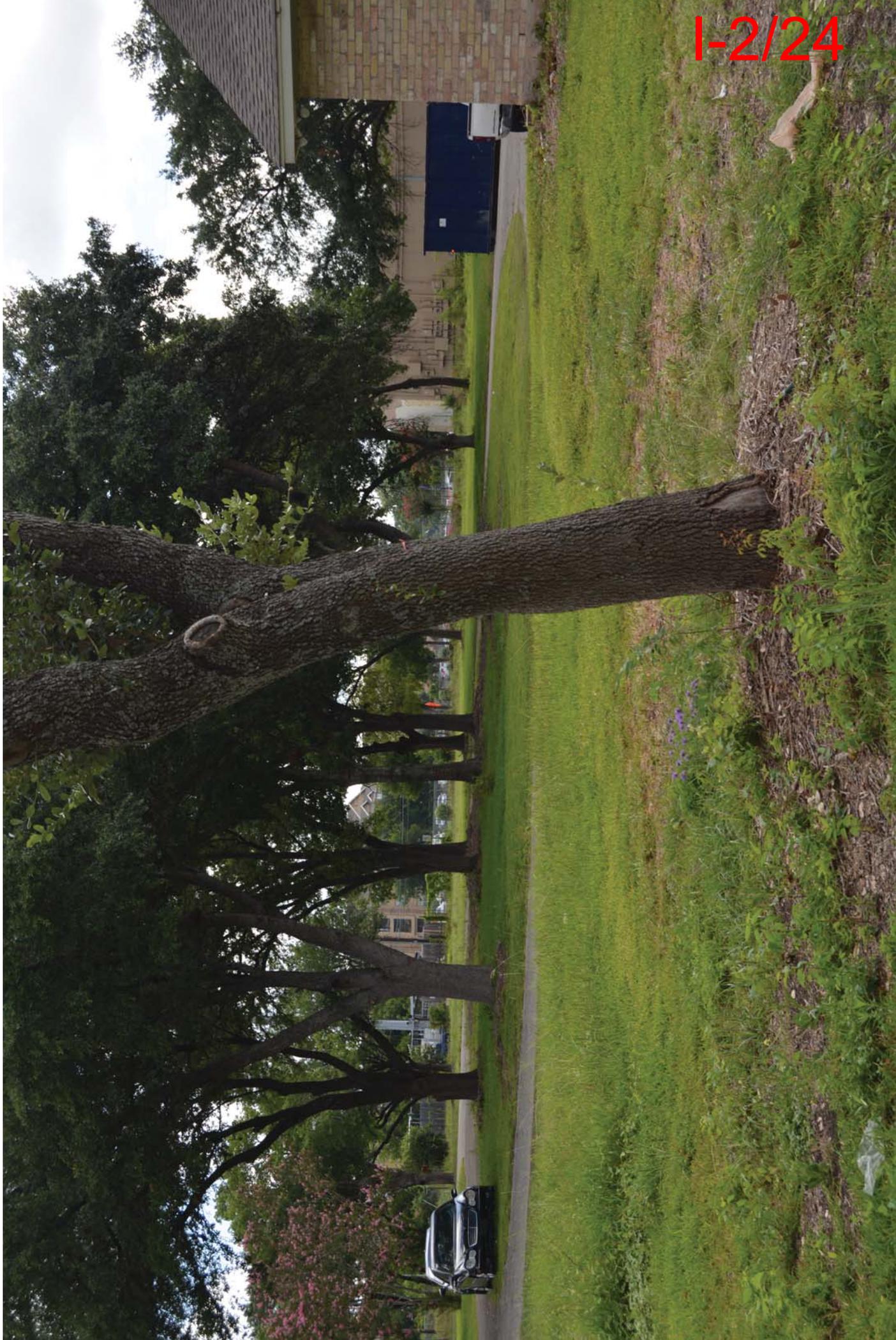
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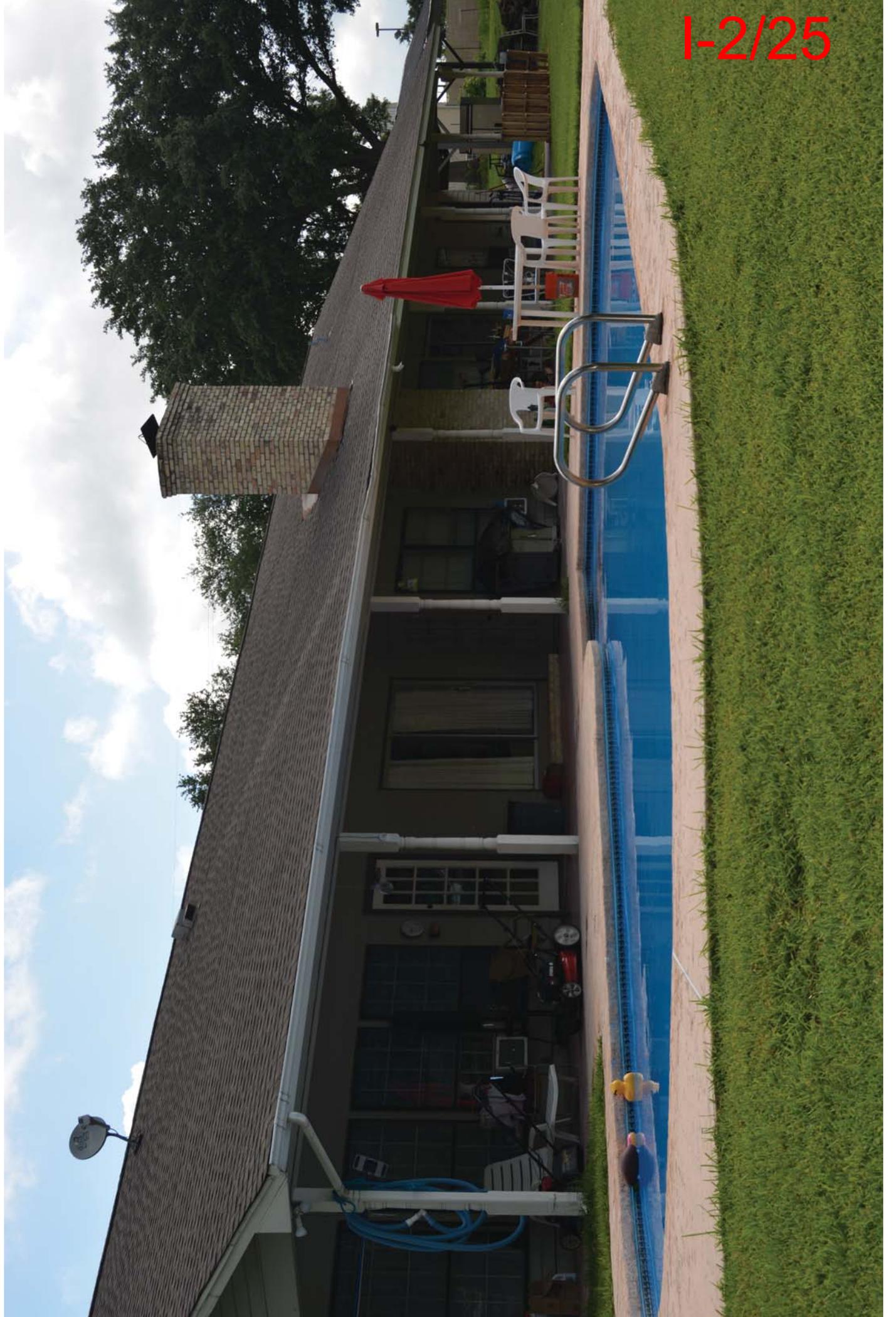
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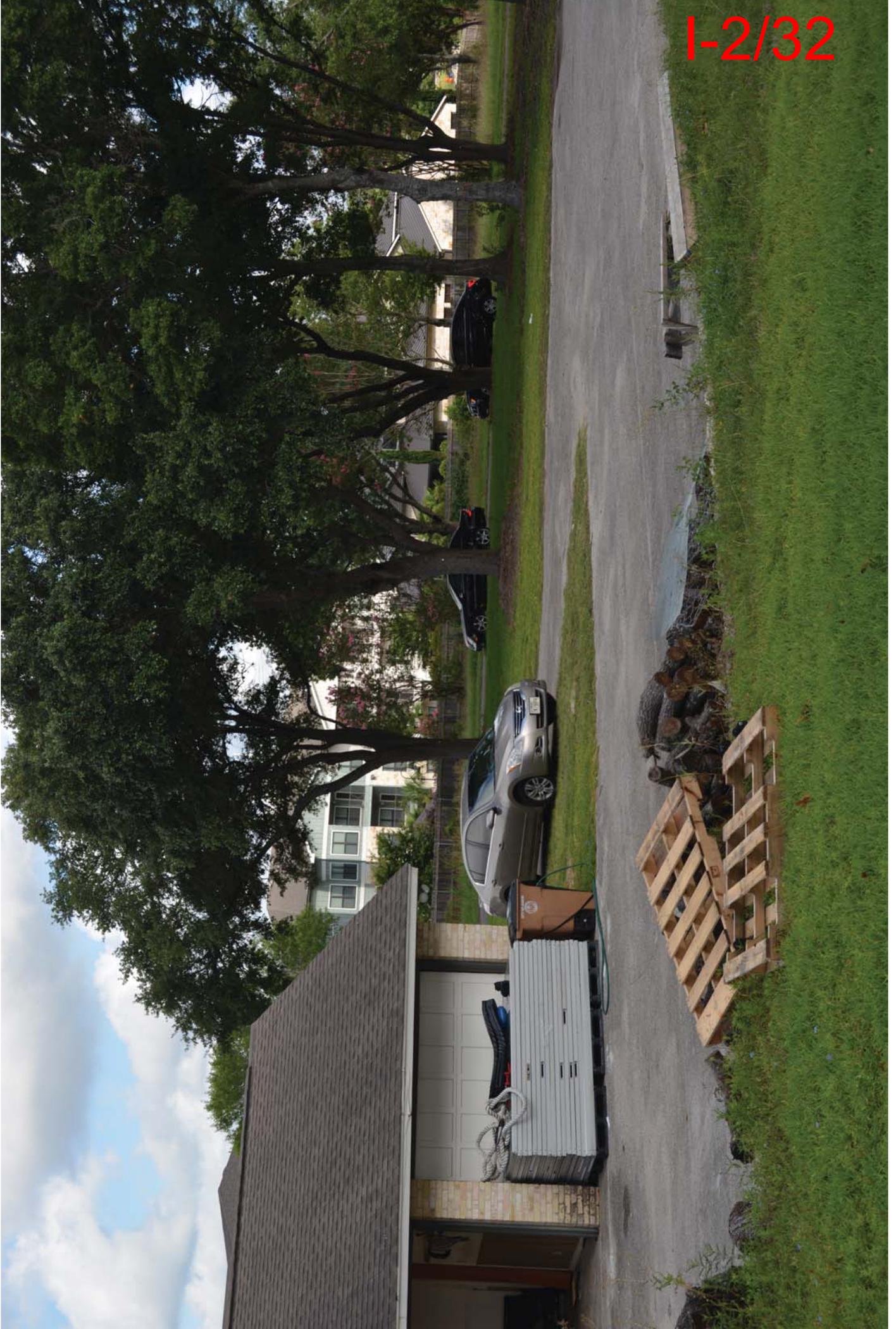


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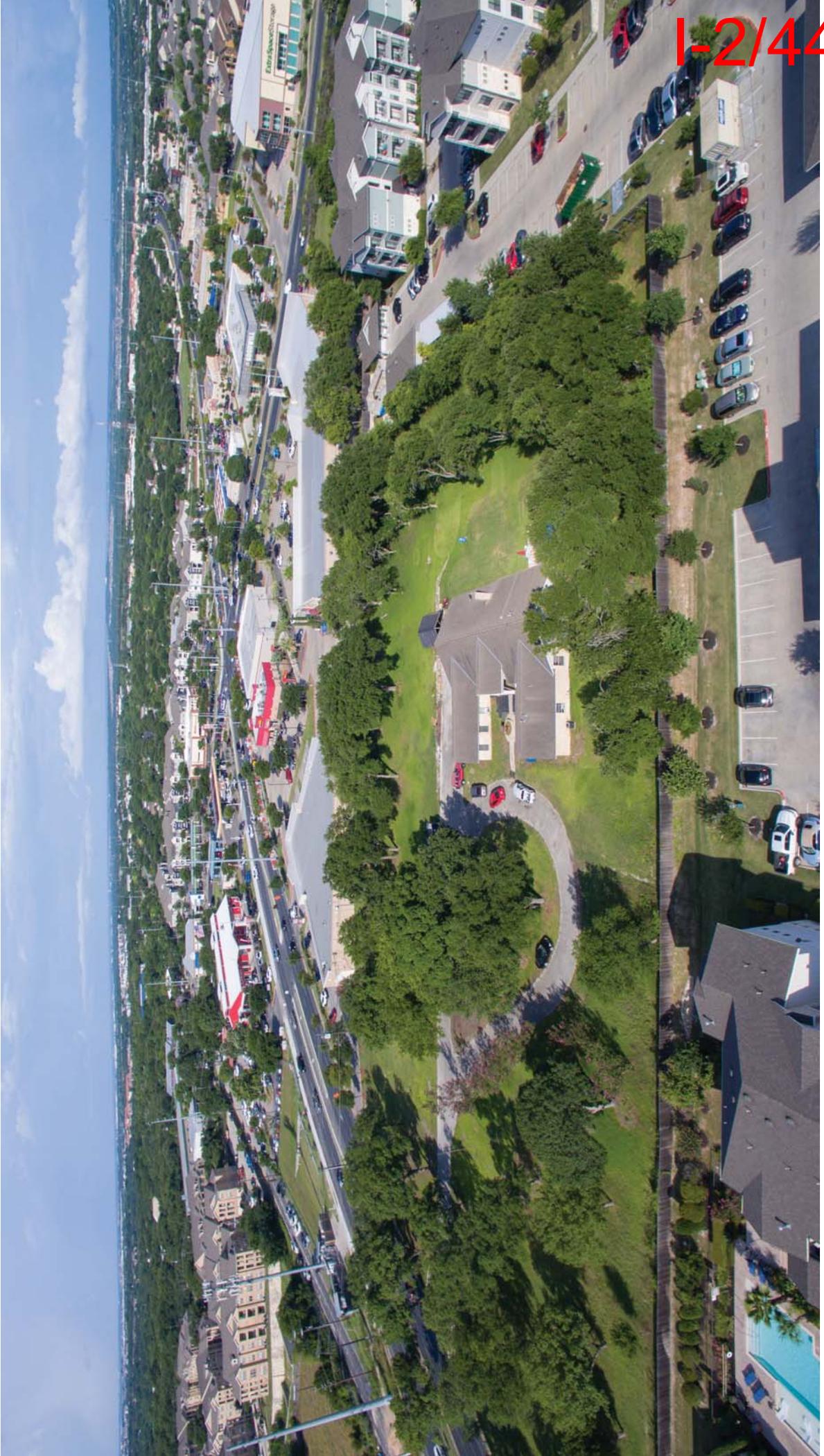


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