

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

**DATE: Monday September 09, 2019**

**CASE NUMBER: C15-2019-0051**

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

**APPLICANT: Amy Morales**

**OWNER: Leonardo Madrigal/SFC Software Factory, LLC**

**ADDRESS: 707 W SLAUGHTER LANE**

**VARIANCE REQUESTED: The applicant is requesting 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)**

**BOARD'S DECISION: BOA Sept 9, 2019 Meeting **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Martha Gonzalez motions to Grant, Board Member Rahm McDaniel seconds on a 10-1 vote (Board member Don Leighton-Burwell nay); GRANTED.****

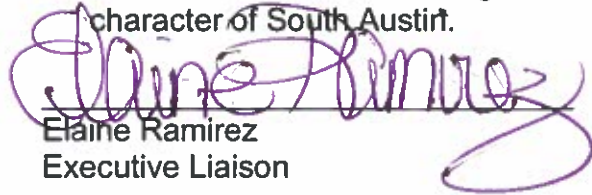
**EXPIRATION DATE: **September 9, 2020****

**FINDING:**

1. 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 trees does not allow for efficient firetruck access through the center of the property as typically done, therefore a continuous loop is the only layout that meets the 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, 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 to be in keeping with the character of South Austin.

2. (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 and 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 side are all unique to this parcel.
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: 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 from all of which are in-keeping with the character of South Austirt.

  
Elaine Ramirez  
Executive Liaison

  
Don Leighton-Burwell  
Chairman