CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, September 9, 2019 **CASE NUMBER: C15-2019-0033**

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

APPLICANT: Melissa Brown

OWNER: Bryan Cumby

ADDRESS: 3219 MANOR RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the maximum allowable Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) (Height Limitations and Setbacks for Large Sites) in order to construct a 60 foot Multi-Family use in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (MLK Neighborhood Plan)

a. The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

b. The Land Development Code Section 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not more than 300 feet from property zoned "SF-5" or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned "SF-5" or more restrictive.

Note: This variance will allow for a uniform height of 60 ft. for the entire project. 60 ft. is currently allowed in portions of the project and graduating down to 40 ft. in other portions of the project.

BOARD'S DECISION: June 10, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Postpone to July 8, 2019, Board Member Don Leighton-Burwell second on a 10-0 vote; POSTPONED TO JULY 8, 2019. July 8, 2019 POSTPONED TO AUGUST 12, 2019 BY APPLICANT; Aug 12, 2019 POSTPONED TO SEPTEMBER 9, 2019 BY APPLICANT; September 9, 2019 POSTPONED TO OCTOBER 14, 2019

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:

Elaine Ramirez
Executive Liaison

Don Leighton-Burwell
Chairman



From: [redacted]
Sent: Friday, September 27, 2019 8:52 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: REMINDER: C15-2019-0033 / 3219 Manor Rd.

*** External Email - Exercise Caution ***

Hi Elaine,

I hope all is going well and you are enjoying your time away from the office.

After everything and all our postponements we have decided that it would be best to withdraw our variance request at this time. When you get back, could you please let me know what you need from me to process this request? I of course will be at the meeting on October 14th incase the Board has any question regarding the withdraw.

Thank you so much for all your help and patience as I am learning and navigating my way through the BOA process. You are amazing and wonderful!

Best,

Melissa Brown
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Tuesday, September 24, 2019 2:20 PM
To: Melissa Brown <m[redacted]
Subject: RE: REMINDER: C15-2019-0033 / 3219 Manor Rd.

From: Ramirez, Elaine
Sent: Monday, September 16, 2019 9:31 AM
To: Melissa Brown <[redacted]
Subject: REMINDER: C15-2019-0033 / 3219 Manor Rd.

Hi Melisssa,

This is a friendly reminder: You have until **Friday, Sept. 27th before 3p.m.** to submit any maps, surveys, drawings, photos and any additional documentation you want included as part of your Advanced Packet for your BOA variance case. This will need to be submitted to me via e-mail in PDF format.

If you would like the Board to follow along with you, you will need to present a presentation, bring it on a thumb drive and you will hand it to our City Technician . The Board **will not** have anything to view on the overhead other than the Advanced Packets they have in front of them on the dais that was given to them a week prior to the meeting.

Please note: Any late support that will be accepted after this deadline date of Sept. 27th, 2019 will **only** be for Opposition and Support letters for this case.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday August 12, 2019 **CASE NUMBER: C15-2019-0033**

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

APPLICANT: Melissa Brown

OWNER: Bryan Cumby

ADDRESS: 3219 MANOR RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the maximum allowable Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) (Height Limitations and Setbacks for Large Sites) in order to construct a 60 foot Multi-Family use in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (MLK Neighborhood Plan)

a. The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

b. The Land Development Code Section 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not more than 300 feet from property zoned "SF-5" or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned "SF-5" or more restrictive.

Note: This variance will allow for a uniform height of 60 ft. for the entire project. 60 ft. is currently allowed in portions of the project and graduating down to 40 ft. in other portions of the project.

BOARD'S DECISION: June 10, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Postpone to July 8, 2019, Board Member Don Leighton-Burwell second on a 10-0 vote; POSTPONED TO JULY 8, 2019. July 8, 2019 POSTPONED TO AUGUST 12, 2019 BY APPLICANT; Aug 12, 2019 POSTPONED TO SEPTEMBER 9, 2019 BY APPLICANT

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:

Elaine Ramirez
Executive Liaison

Don Leighton-Burwell
Chairman

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/8

A Proposal for Variances

at *3219 Manor*

Mid·City
DEVELOPMENT



Updated Packet for
September 9th , 2019
BOA Meeting

P-2/9

3219 Manor Rd. Design With Variances Updated

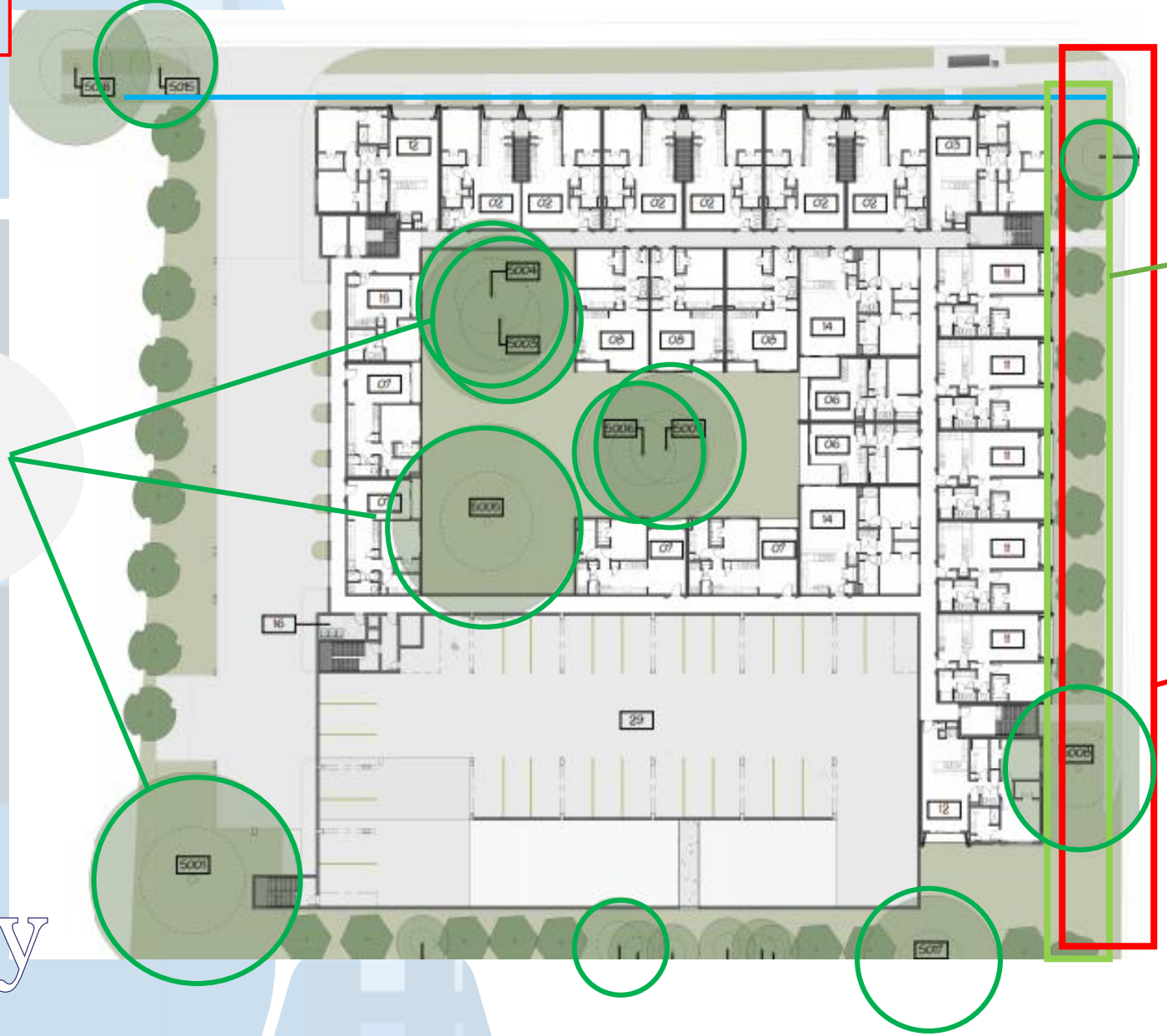


Mid·City
DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/10

Property Specific Hardship



- Heritage trees on property, including in main build pad location

Ordinance required vegetative buffer on Tillery

Ordinance restriction of no vehicular access from Tillery

Mid·City DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/11

Tree Size and Location

EXISTING TREES
SEE BELOW

CEDAR ELM (NEW)
3" CAL.
10'-12' HT. MIN.

SHUMARD OAK (NEW)
1.5" CAL. MIN
6' HT. MIN.

CHINQUAPIN OAK (NEW)
3" CAL.
10'-12' HT. MIN.

EXISTING TREE LEGEND

5001	32" POST OAK
5003	25" POST OAK
5004	23" POST OAK
5005	29" POST OAK 20-18
5006	20" POST OAK
5007	22" POST OAK
5008	23" POST OAK
5010	11" CEDAR ELM
5017	21" LIVE OAK
5018	8" CHINABERRY
5019	9" CHINABERRY
5020	9" CHINABERRY
5021	8" CHINABERRY
5022	9" CHINABERRY
5023	14" CHINABERRY 10-8
5024	8" HACKBERRY



Mid·City DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/12

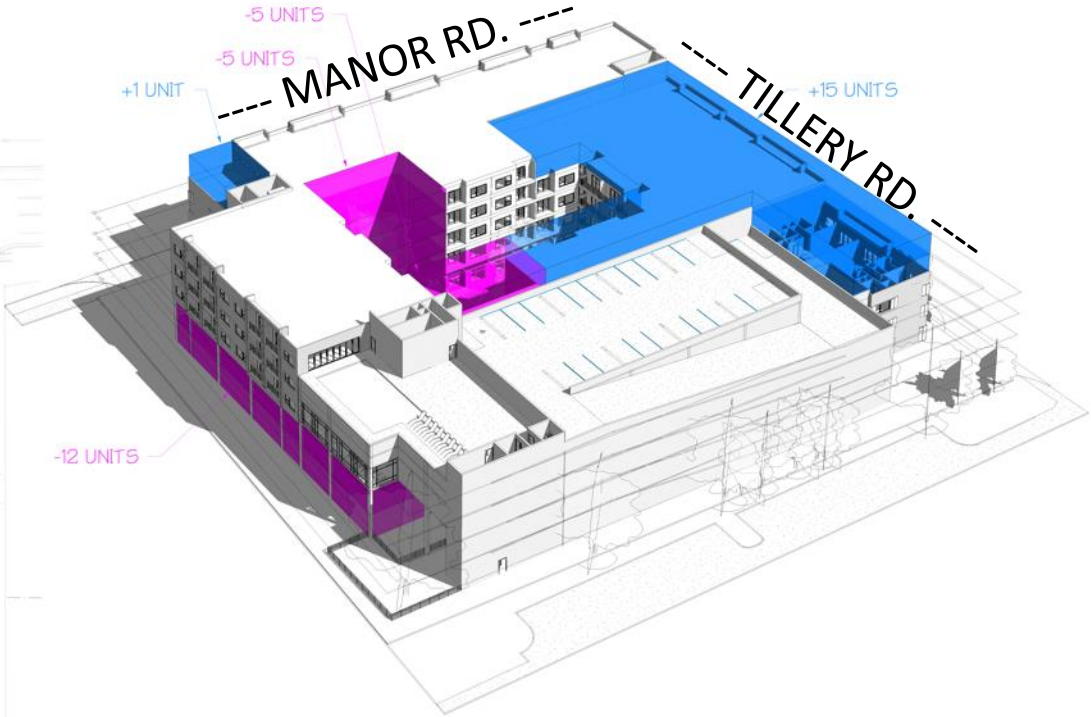




REQUESTED AREA (+16 UNITS)
COMPATIBILITY RELEASE

UNATTAINABLE AREA (-22 UNITS)
DUE TO TREES & REQUIRED MANOR ACCESS





Mid·City
DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/13





NW

Redesign Following
Neighborhood in-put.
Increasing unit count, adding an underground garage and lowering a portion of the building.

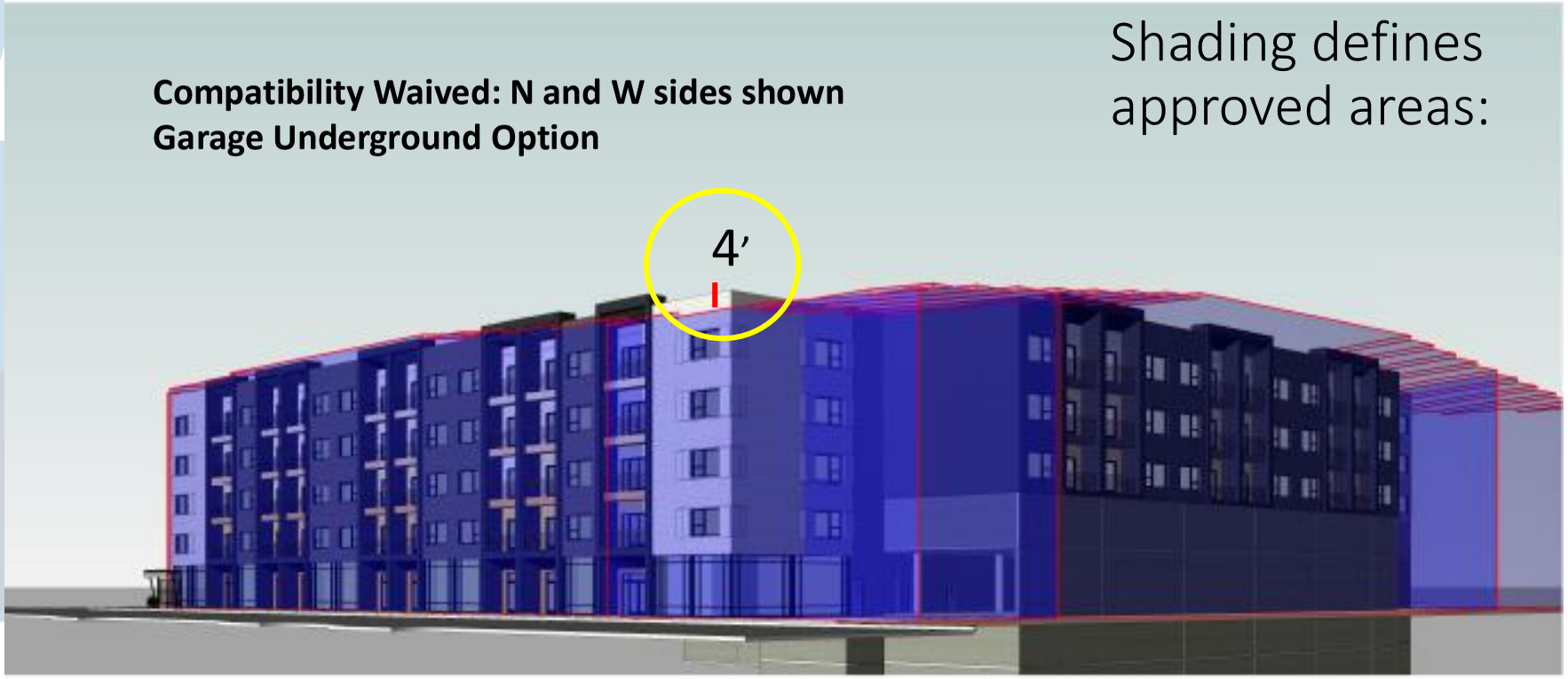
Mid·City
DEVELOPMENT

Updated Packet for September 9th , 2019 BOA Meeting

P-2/14

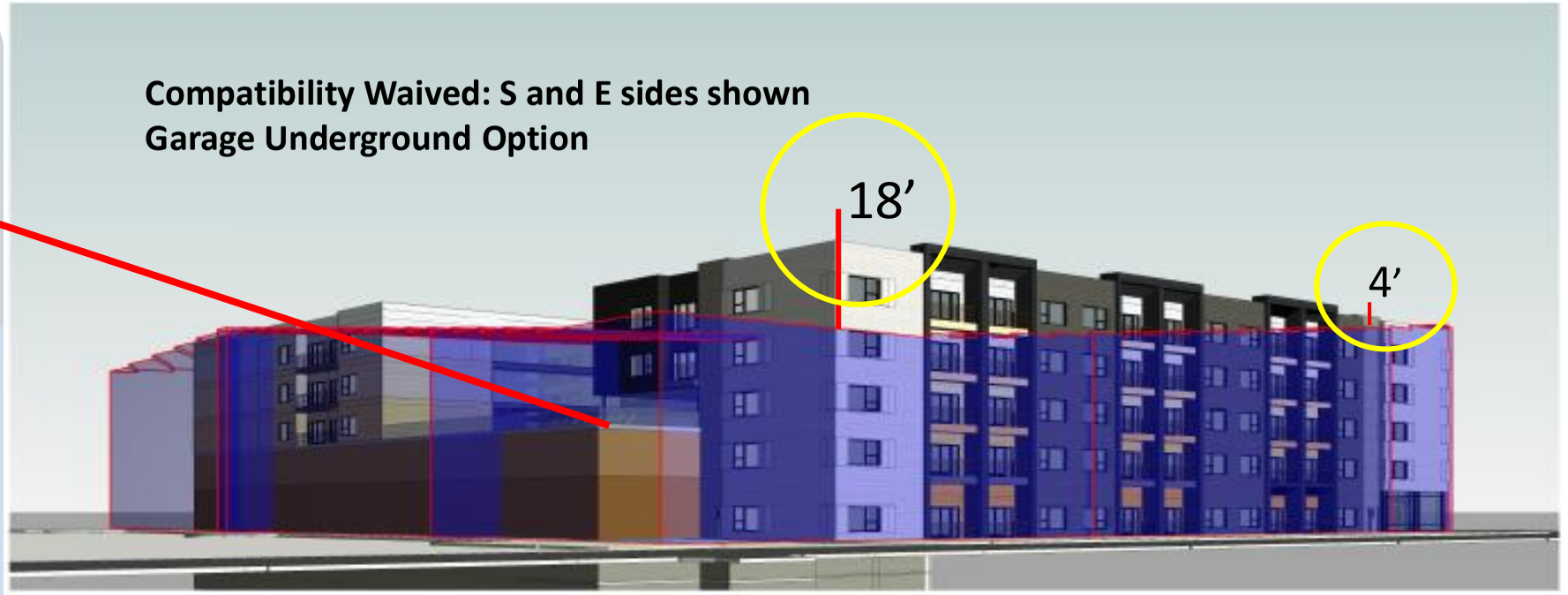
Shading defines approved areas:

Compatibility Waived: N and W sides shown
Garage Underground Option



Closest section to triggering property brought 17 feet below approved height

Compatibility Waived: S and E sides shown
Garage Underground Option



Mid·City DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/15

COMPATIBILITY DESIGN



NW



SE

DESIGN WITH VARIANCE

GARAGE UNDERGROUND



NW



SE

Mid·City
DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/16

COMPATIBILITY DESIGN



NW



SE

DESIGN WITH VARIANCE

GARAGE UNDERGROUND



NW



SE

Mid·City DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/17

Increasing Available Housing

	Restricted Development	Proposed Development Update Design Option	Difference	Notes
Total Stories	5	5	0	
Roof Height	56'5"	56'5"	0	
Height Allowed Per Zoning	60'	60'	0	
Total Live/Work	7	7	0	
Total Unit Qty	107	146	39	More Homes
Affordable Unit Qty	12	15 - 20	3 - 8	Affordable Homes
Parking Required	119	155	37	More Spaces Required
Parking Provided	156	210	54	More Spaces Provided
Parking Over Requirement	37	55	18	More Spaces over Requirment

Mid·City
DEVELOPMENT

Updated Packet for
September 9th , 2019
BOA Meeting

P-2/18

Thank You





Mid·City
DEVELOPMENT

P-2/19

Updated Packet for September 9th, 2019 BOA Meeting

Neighborhood Outreach by Mid- City Development July 2019 – September 2019

Please note – there are future meetings set with neighbors and the Neighborhood Association throughout the month of August and beginning of September to hopefully come to a full agreement and understanding prior to the Board of Adjustments meeting scheduled for 9/9/2019.

Please see Exhibit 1 and outline below

JJ Seabrook Neighborhood Monthly Meeting – 7/09/2019

We (Mid-City Development) presented approved design and reviewed the design with a variance approval to the neighbors in attendance.

Neighbors Feedback and Concerns:

- Overflow Parking
- Making affordable units available to individuals in the neighborhood
- Increasing affordable units
- Cutting down trees / adding trees
- View of the back of property facing the music school
- Impact on the neighborhood, how we can help support the park efforts or other areas in the community

Kensington Apartment – 8/22/2019

Mid-City met with the head of the Kensington Apartment Tenants Council to review the proposed project and hear the tenant's concerns.

- Following the meeting along with the concerns of the JJ Seabrook Neighborhood Association we redesigned the proposed building and will be implementing a leasing preference policy.

JJ Seabrook Neighborhood Monthly Meeting – 8/13/2019

Mid-City presents updates to design and addressed concerns brought up in the meeting on 7/09/2019 to neighbors in attendance.

- Overflow Parking – Added underground parking to provide a new design and maintain over 50 parking spaces above the required amount
- Making affordable units available to individuals in the neighborhood – implementing a preference policy to our leasing efforts to review applications from local residents first, while still comply with fair housing requirements
- Increasing affordable unit – by increasing available units the number of affordable units increases. The affordable unit count will now be anywhere from 15 to 20 units at 60% MFI.

Updated Packet for September 9th, 2019 BOA Meeting

JJ Seabrook Neighborhood Monthly Meeting – 8/13/2019 cont.

- Cutting down trees / adding trees – Reviewed tree survey and landscape plan with the neighbors in attendance. Our goal ultimately is to preserve the 3 heritage trees on the property as well as the additional 13 trees on the property and add 23 new trees to the perimeter.
- View of the back of property facing the music school – by taking parking underground Mid-City is able to redesign the building to allow for a more diverse building, changing the view from the back of the property.
- Impact on the neighborhood, how we can help support the park efforts or other areas in the community – Met with the Parks Foundation to help understand how we can support the neighborhood and the areas the neighborhood has expressed interest in or concern with. We are looking at multiple areas within the park to contribute to and will continue to work with the Neighborhood Association to focus our efforts and help meet their desired outcome.

P-2/21

Updated Packet for
September 9th , 2019
BOA Meeting

Exhibit 1

Manor Outreach Log July 2019 - August 2019

Name	Date	Type	Outcome	Roll in the Neighborhood
	Monday, July 8, 2019	NHA Meeting	Attended and Presented at Meeting 7:00p - 8:30p	Neighborhood Association
	Tuesday, August 13, 2019	NHA Meeting	Attended and Presented at Meeting 7:00p - 8:30p	Neighborhood Association
Roger Taylor	Friday, July 12, 2019	Email	To schedule a follow up meeting following the NHA meeting on 7/09	Neighborhood Association President
Roger Taylor	Thursday, July 18, 2019	Email	Follow up on trying to schedule a meeting	Neighborhood Association President
Roger Taylor	Monday, August 5, 2019	Email	To confirm attending the NHA meeting on 8/13/2019	Neighborhood Association President
Roger Taylor	Friday, August 23, 2019	Email	Scheduled Meeting at the Batch for any neighbors that would like to attend 8/27/2019	Neighborhood Association President
Roger Taylor	Tuesday, July 9, 2019	Phone Call	Left Voice Mail (LVM)	Neighborhood Association President
Roger Taylor	Tuesday, July 9, 2019	Phone Call	Spoke 4 mins - to introduce myself and confirm attendance at NHM	Neighborhood Association President
Roger Taylor	Tuesday, July 9, 2019	Phone Call	Spoke 26 mins - Reviewed project and content for NHM that evening	Neighborhood Association President
Roger Taylor	Friday, July 19, 2019	Phone Call	Left Voice Mail (LVM)	Neighborhood Association President
Roger Taylor	Friday, July 19, 2019	Phone Call	Spoke 16 mins - to see how we could possibly get neighbors out to a meeting that had not attended the NHM	Neighborhood Association President
Roger Taylor	Tuesday, August 20, 2019	Phone Call	Scheduled Meeting at the Batch for any neighbors that would like to attend 8/21/2019	Neighborhood Association President

P-2/22

Dan Daniels	Wednesday, July 10, 2019	Email	Email to request a meeting following the NHA meeting on 7/09	Homeowner
Dan Daniels	Friday, July 12, 2019	Email	Follow up and sending of presentation	Homeowner
Dan Daniels	Monday, August 5, 2019	Email	Requesting a meeting	Homeowner
Dan Daniels	Monday, July 8, 2019	Phone Call	Spoke 6 mins - To introduce myself, try to schedule one on one meeting to learn more about concerns with proposed project and get NH Presidents contact. (never received contact info)	Homeowner
Dan Daniels	Tuesday, July 9, 2019	Phone Call	Left Voice Mail (LVM)	Homeowner
Dan Daniels	Thursday, July 18, 2019	Phone Call	Left Voice Mail (LVM)	Homeowner
Dan Daniels	Monday, August 19, 2019	Phone Call	Developer spoke to Dan and scheduled meeting for 8/26/2019	Homeowner
Dan Daniels	Monday, August 26, 2019	Meeting	Meeting is scheduled for 8/26/2019	Homeowner
Nailah Sankofa	Monday, July 22, 2019	Meeting	Review of proposed project	Head Kensington Apartments Tenant Council
Nailah Sankofa	Wednesday, August 7, 2019	Email	Requesting feed back from first meeting held on 7/22/19	Head Kensington Apartments Tenant Council
Amanda Embleton	Tuesday, August 20, 2019	Phone Call	Call to schedule one on one meeting. Spoke for 4mins. Briefly reviewed our presentation at the NHM as she had not attended either. Amanda does not wish to meet to go over the changes to the project. Will oppose variance	Homeowner (triggering property)
Ben Heimsath	Wednesday, August 21, 2019	Meeting	Attended open meeting at Batch	Homeowner
Neighborhood	Tuesday, August 27, 2019	Meeting	Meeting is scheduled for 8/27/2019	Neighborhood Association
Parks Foundation	Friday, August 23, 2019	Meeting	Meeting with Kathleen to review options for the JJ Seabrook Park and ways we can contrubute as a neighbor and owner of the property.	Kathleen Mannello - Senior Programs Manager for the Austin Parks Foundation

Updated Packet for September 9th , 2019 BOA Meeting

P-2/23

Austin Energy Email Stating Mid-City is working with AE to move powerline underground

To: Melissa Brown
Subject: RE: NEW PROJECT 3219 MANOR RD.

From: **Martinez, Reynaldo (Ray)** <[redacted]
Date: Thu, Aug 22, 2019 at 11:07 AM
Subject: RE: NEW PROJECT 3219 MANOR RD.
To: Ernie Salinas <s[redacted]

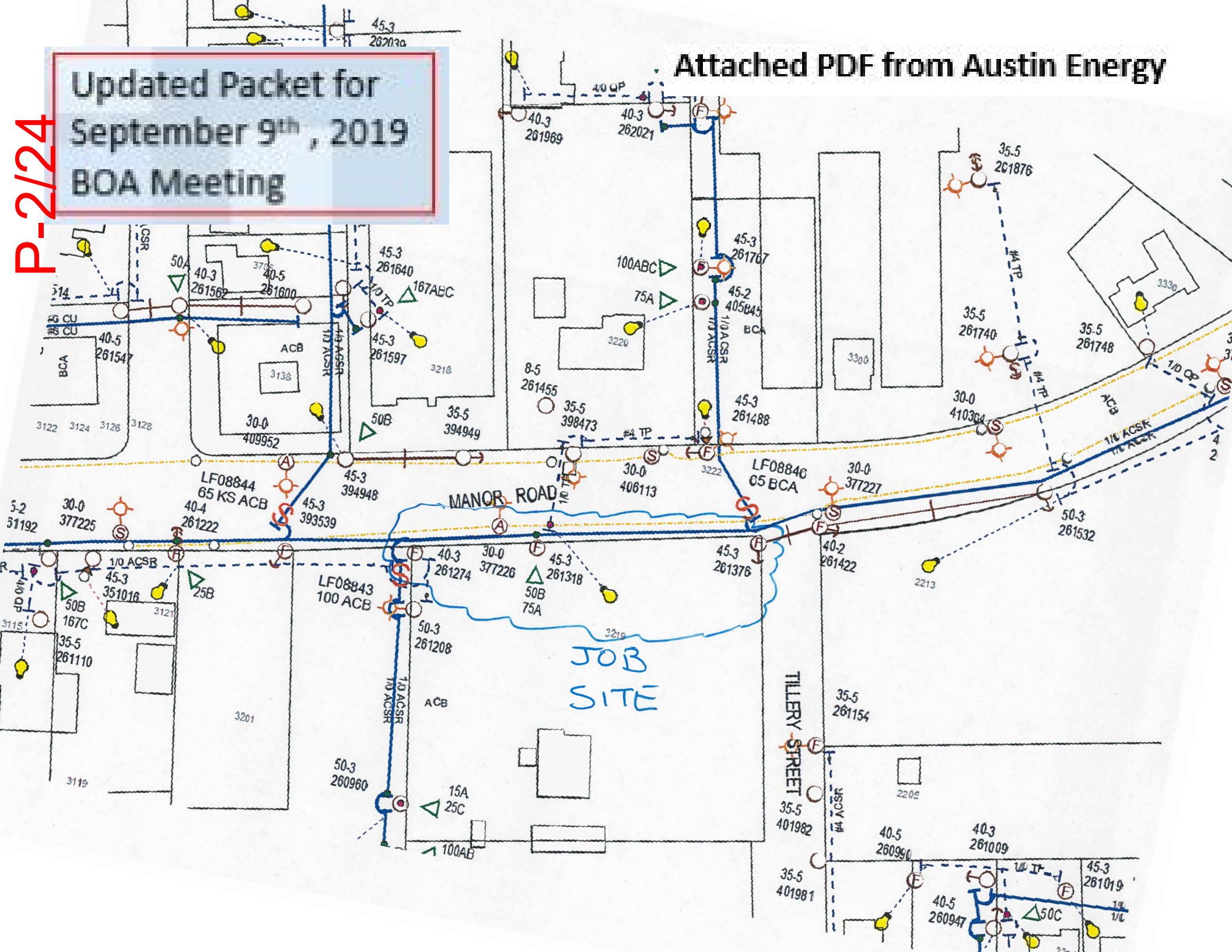
To whom It may concern.

This email is to verify Mid City Deployment and Austin Energy is currently work together on converting an existing Overhead power line to underground along the north portion of 3219 Manor Road.

Please Attachment.

Updated Packet for
September 9th , 2019
BOA Meeting

Attached PDF from Austin Energy



CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday July 8, 2019 **CASE NUMBER: C15-2019-0033**

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

APPLICANT: Emily Jones

OWNER: Bryan Cumby

ADDRESS: 3219 MANOR RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the maximum allowable Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) (Height Limitations and Setbacks for Large Sites) in order to construct a 60 foot Multi-Family use in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (MLK Neighborhood Plan)

a. The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

b. The Land Development Code Section 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not more than 300 feet from property zoned "SF-5" or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned "SF-5" or more restrictive.

Note: This variance will allow for a uniform height of 60 ft. for the entire project. 60 ft. is currently allowed in portions of the project and graduating down to 40 ft. in other portions of the project.

BOARD'S DECISION: June 10, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Postpone to July 8, 2019, Board Member Don Leighton-Burwell second on a 10-0 vote; POSTPONED TO JULY 8, 2019. July 8, 2019 POSTPONED TO AUGUST 12, 2019 BY APPLICANT

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

From: [redacted]
To: Ramirez, Elaine
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12
Date: Thursday, July 18, 2019 12:19:06 PM
Attachments: image002.png

Hi Elaine,

Happy almost Friday!

Could we please postpone this case to the September 9th meeting. We will make sure someone is present for the August 12th meeting incase there are any questions. What is the deadline for packet submittal for the September 9th meeting?

Thank you for your help and have a wonderful day!

Best,

Melissa Brown
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 15, 2019 10:15 AM
To: Melissa Brown [redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,
Because this is an existing case presented and postponed already you can let me know any time before the meeting Aug. 12 mtg. Please keep in mind that someone will have to be at the Aug. 12 mtg. in case the Board members have questions on the postponement. If you decide to postpone to the Sept. 9 mtg. just send me an e-mail stating you want to postpone and the date you want to postpone to.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior

City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [[redacted]
Sent: Monday, July 15, 2019 8:55 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Elaine,

I hope you had a wonderful weekend! I have a quick question. Not that we need to at this time, but should we need to postpone this request to the September meeting, when would we need to let you know by?

We are working with the neighborhood and look at a few other design options and if we do not have everything ready by August 12th it might be better to push to September.

Thank you for your help!

Best,

Melissa Brown
Marketing Manager

C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 8, 2019 2:54 PM
To: Melissa Brown <[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,
Yes you will be speaking if the Board has questions as to why it is postponed. Be ready once this case is called in case he asks why it is postponed. He may ask Elaine what is the reason and you can then go up and chime in. You will need to state your name first and who you are prior to speaking.
It will actually be the very 1st items to go as soon as the meeting starts. The Chair will ask me if there are any postponed cases and/or Withdrawn cases. I will call out the two cases that I have as of now…1 Withdrawn and 1 Postponed and then they may ask about your case…the Postponed case.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

CITY OF AUSTIN Development SERVICES DEPARTMENT
Building A Better Austin Together

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the

methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [mailt [redacted]
Sent: Monday, July 08, 2019 2:21 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Elaine,

I apologize for my delay in getting this to you. I wanted to confirm I would be the one speaking tonight.
Attached is the application with my name (Melissa Brown) in place of Emily's name on page 4 of the application.

Please let me know if there is anything else we need to send over prior to the meeting tonight.

I look forward to meeting you tonight, figures cross it goes ok

Best,

Melissa Brown
Marketing Manager
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 8, 2019 8:49 AM
To: Melissa Brown <[redacted]
Subject: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,

You have until Friday, July 26 before 3p.m. to submit any new evidence whether it be any maps, surveys, drawings, photos and any additional documentation you want included as part of your

Advanced Packet for your postponed BOA variance case. This will need to be submitted to me via e-mail in PDF format.

If you choose to do a presentation at the meeting, make sure and submit that to me via e-mail in PDF format the day after the meeting, Tues. 8/13.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Emily Jones [redacted]
Sent: Monday, July 01, 2019 2:43 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: August BOA Hearing Supplementals

Hi Elaine,

What is the date that we need to turn in supplemental packets for the August BOA hearing?

Thanks,
Emily

Emily Jones (Hoes), Vice President of Product Development
T. 512-637-6932
C. 512-587-4581
9229 Waterford Centre Blvd
Building C Suite 100
Austin , TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK



CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday June 10, 2019 **CASE NUMBER: C15-2019-0033**

___Y___ William Burkhardt
___Y___ Jessica Cohen
___Y___ Ada Corral
___-___ Eric Goff
___-___ Melissa Hawthorne
___Y___ Don Leighton-Burwell
___Y___ Rahm McDaniel
___Y___ Darryl Pruett
___-___ Veronica Rivera
___Y___ Yasmine Smith
___Y___ Michael Von Ohlen
___Y___ Kelly Blume (Alternate)
___Y___ Martha Gonzalez (Alternate)
___-___ Vacant (Alternate)

APPLICANT: Emily Jones

OWNER: Bryan Cumby

ADDRESS: 3219 MANOR RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the maximum allowable Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) (Height Limitations and Setbacks for Large Sites) in order to construct a 60 foot Multi-Family use in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (MLK Neighborhood Plan)

a. The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

b. The Land Development Code Section 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not more than 300 feet from property zoned "SF-5" or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned "SF-5" or more restrictive.

Note: This variance will allow for a uniform height of 60 ft. for the entire project. 60 ft. is currently allowed in portions of the project and graduating down to 40 ft. in other portions of the project.

BOARD'S DECISION: June 10, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Postpone to July 8, 2019, Board Member Don Leighton-Burwell second on a 10-0 vote; POSTPONED TO JULY 8, 2019.

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

From: [redacted]
To: Ramirez, Elaine
Subject: RE: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd
Date: Wednesday, June 19, 2019 9:59:20 AM
Attachments: image001.png

Hi Elaine,

Please official postpone the 3219 Manor Rd BoA hearing to the August 12th date.

Thank you,

Emily Jones (Hoes), Vice President of Product Development
MidCity Development
T. 512-637-6932
C. 512-587-4581

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, June 17, 2019 8:38 AM
To: Emily Jones [redacted]
Subject: RE: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd

Good morning Emily,
You will need to e-mail me a request to postpone and to what meeting date you would like to postpone to.

BOA Mtg. Schedule 2019
(BOA meets on the 2nd Monday of the Month)
Aug. 12
Sept. 9
Oct. 14
Nov. 7 (Thurs) **due to Veteran's Day Holiday**
Dec. 9

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

CITY OF AUSTIN Development SERVICES DEPARTMENT
Building A Better Austin Together

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Emily Jones [redacted]
Sent: Friday, June 14, 2019 1:03 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd

Hi Elaine,

If we need to, can we ask to postpone this case until the following month?

Emily Jones (Hoes), Vice President of Product Development
MidCity Development
T. 512-637-6932
C. 512-587-4581

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Wednesday, June 12, 2019 7:36 AM
To: Emily Jones <[redacted]
Subject: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd

Good morning Emily,

Friendly Reminder: You have until Friday, June 21 before 3p.m. to submit any new evidence whether it be any maps, surveys, drawings, photos and any additional documentation you want included as part of your Advanced Packet for your postponed BOA variance case. This will need to be submitted to me via e-mail in PDF format.

If you choose to do a presentation at the meeting, make sure and submit that to me via e-mail in PDF format the day after the meeting, Tues. 7/9.

Respectfully,

Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

June 3, 2019

Emily Jones
3219 Manor Rd
Austin TX, 78723

Property Description: 1.658AC OLT 50 DIVISION B

Re: C15-2019-0033

Dear Emily,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the maximum allowable Compatibility Height requirements of - Article 10, Compatibility Standards, Division 2 – Development Standards, Section 25-2-1063 (C) (2) and (3) (Height Limitations and Setbacks for Large Sites) in order to construct a 60 foot Multi-Family use in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (MLK Neighborhood Plan)

The above request for variance is **DENIED BY AUSTIN ENERGY (AE),** the proposed structure is in conflict with existing AE facilities and clearance requirements. The layout of building will need to meet clearances. Owner/applicant must obtain written approval of conflict resolution from Eben Kellogg, Austin Energy - Public Involvement/Real Estate Services, prior to BOA approval.

In order for the above application to comply with our requirements, It is recommended that owner/applicant contact Austin Energy Electric Design North, Team Lead, Brian Van Dyke, at 512-505-7247 or brian.vandyke@austinenergy.com for site specific recommendations to proposed structure to comply with AE clearances and how to remove and relocate the current existing electric facilities.

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.

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

BOA CASE REVIEW SHEET

CASE: C15-2019-0033

BOA DATE: June 10, 2019

ADDRESS: 3219 Manor Rd
OWNER: Bryan Cumby

COUNCIL DISTRICT: 1
AGENT: Emily Jones

ZONING: CS-V-CO-NP

LEGAL DESCRIPTION: 1.658AC OLT 50 DIVISION B

VARIANCE REQUEST: Height increase from 40 ft. to 60 ft.

SUMMARY: to erect Multi-Family

ISSUES: zoning ordinance 021107-Z-12C limits development

	ZONING	LAND USES
Site	CS-V-CO-NP	Multi-Family
North	CS-MU-V-NP	Commercial, Multi-Family
South	CS-MU-CO-NP	Commercial, Single-Family
East	CS-V-CO-NP	Commercial
West	GR-V-NP	Commercial

NEIGHBORHOOD ORGANIZATIONS: Anaberly Airport Association, Austin Independent School District, Austin Neighborhoods Council, Bike Austin, Black Improvement Association, Claim Your Destiny Foundation, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Hill Country Conservancy, Homeless Neighborhood Association, J.J. Seabrook Neighborhood Assn., Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SEL Texas, Sierra Club – Austin Regional Group



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0033

LOCATION: 3219 MANOR RD

1 " = 333 '

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 3219 Manor Road

Subdivision Legal Description:

1.658 acres out of Outlot 50, Division B, of the Original City of Austin, Travis County, as recorded in the General Land Office of the State of Texas

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

Outlot: 50 Division: B

Zoning District: CS-V-CO-NP

I/We Melissa Brown, Mid-City Development on behalf of myself/ourselves as authorized agent for 3219 Manor MU, Ltd. affirm that on Month May , Day 14 , 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: Multi-Family

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

25-2-1063(C)(2) and (C)(3)
Height required under Code to graduated up from 40 feet depending on distrance from triggering property. The variance request is for a uniform 60 feet for the entire project.

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 zoning ordinance for this property (Ord. 021107-Z-12c) limits development by prohibiting vehicular access to Tillery Street and requiring a 15-foot wide vegatative buffer along the property line adjacent to Tillery Street. Combined with the trees located in the middle of the property, the buildable area is constrained. These restrictions push the structure towards the triggering properties. Therefore, a uniform height at the zoning district's standard height of 60 feet along this corridor is not possible under Compatibility Standards causing a significant reduction in both market rate and affordable units.

Hardship

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

This is the only property along Tillery Street prohibited from taking access to/from Tillery Street, forcing the only access on Manor Road. The complications resulting from the location of overhead lines, the vegetativate buffer, the access prohibition, and the cluster of Heritage trees make this property unique. Section 25-8-646(A) requires a variance be sought to eliminate the need to remove heritage trees.

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

The vegetative buffer required by the zoning ordinance essentially creates a setback larger than that required by the City Code for the CS zoning district. Of the 3 properites which trigger compatibilty standards, 2 are behind other commercial buidings. The only property with visual of the subject tract is diagonal across Tillery Street and facing away. Restricting the development based on these properties does not further the purpose of the Compatibility Standards.

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:

See Section 6 (Additional Space) below.

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: _____ Date: 07/23/2019

Applicant Name (typed or printed): Melissa Brown, Mid-City Development

Applicant Mailing Address: 9229 Waterford Center Blvd, Bldg - C Ste.100

City: Austin State: TX Zip: 78758

Phone (will be public information): (512) 637-1598

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: _____ Date: 07/23/2019

Owner Name (typed or printed): Bryan Cumby, 3219 Manor MU, Ltd

Owner Mailing Address: 9229 Waterford Center Blvd, Bldg - C Ste.100

City: Austin State: TX Zip: 78758

Phone (will be public information): (512) 637-1598

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).

Additional Space (continued)

This area is on an Imagine Austin Activity Corridor. With apartments, commercial, and single family residences, this area is thriving with a mix of uses. Considering mass transit is available in front of the proposed development and the property is within walking distance of park and open space, the location is perfect for much needed housing. This proposed project will not alter the character of the area. In fact, by waiving the height limitation under 25-2-1063, more quality rental units with more afforable housing will be constructed on this urban infill without existing residents to be displaced.

SAVE

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 # _____

Section 1: Applicant Statement

Street Address: 3219 Manor Road

Subdivision Legal Description:

1.658 acres out of Outlot 50, Division B, of the Original City of Austin, Travis County, as recorded in the General Land Office of the State of Texas

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

Outlot: 50 Division: B

Zoning District: CS-V-CO-NP

I/We Emily Jones, Mid-City Development on behalf of myself/ourselves as authorized agent for 3219 Manor MU, Ltd. affirm that on Month May , Day 14 , 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: Multi-Family

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

25-2-1063(C)(2) and (C)(3)
Height required under Code to graduated up from 40 feet depending on distrance from triggering property. The variance request is for a uniform 60 feet for the entire project.

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 zoning ordinance for this property (Ord. 021107-Z-12c) limits development by prohibiting vehicular access to Tillery Street and requiring a 15-foot wide vegatative buffer along the property line adjacent to Tillery Street. Combined with the trees located in the middle of the property, the buildable area is constrained. These restrictions push the structure towards the triggering properties. Therefore, a uniform height at the zoning district's standard height of 60 feet along this corridor is not possible under Compatibility Standards causing a significant reduction in both market rate and affordable units.

Hardship

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

This is the only property along Tillery Street prohibited from taking access to/from Tillery Street, forcing the only access on Manor Road. The complications resulting from the location of overhead lines, the vegetativate buffer, the access prohibition, and the cluster of Heritage trees make this property unique. Section 25-8-646(A) requires a variance be sought to eliminate the need to remove heritage trees.

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

The vegetative buffer required by the zoning ordinance essentially creates a setback larger than that required by the City Code for the CS zoning district. Of the 3 properites which trigger compatibilty standards, 2 are behind other commercial buidings. The only property with visual of the subject tract is diagonal across Tillery Street and facing away. Restricting the development based on these properties does not further the purpose of the Compatibility Standards.

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:

See Section 6 (Additional Space) below.

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: _____ Date: 5/14/19

Applicant Name (typed or printed): Emily Jones, Mid-City Development

Applicant Mailing Address: 9229 Waterford Centre Blvd, Bldg C, Ste 100

City: Austin State: TX Zip: 78758

Phone (will be public information): (512) 637-6932

Email (optional – will be public information): _____

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: _____ Date: 5/14/19

Owner Name (typed or printed): Bryan Cumby, 3219 Manor MU, Ltd.

Owner Mailing Address: 9229 Waterford Centre Blvd., Bldg C, Ste 100

City: Austin State: TX Zip: 78757

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Emily Jones, Mid-City Development

Agent Mailing Address: 9229 Waterford Centre Blvd, Bldg C, Ste 100

City: Austin State: TX Zip: 78758

Phone (will be public information): (512) 637-6932

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).

Additional Space (continued)

This area is on an Imagine Austin Activity Corridor. With apartments, commercial, and single family residences, this area is thriving with a mix of uses. Considering mass transit is available in front of the proposed development and the property is within walking distance of park and open space, the location is perfect for much needed housing. This proposed project will not alter the character of the area. In fact, by waiving the height limitation under 25-2-1063, more quality rental units with more afforable housing will be constructed on this urban infill without existing residents to be displaced.

SAVE

MEMORANDUM

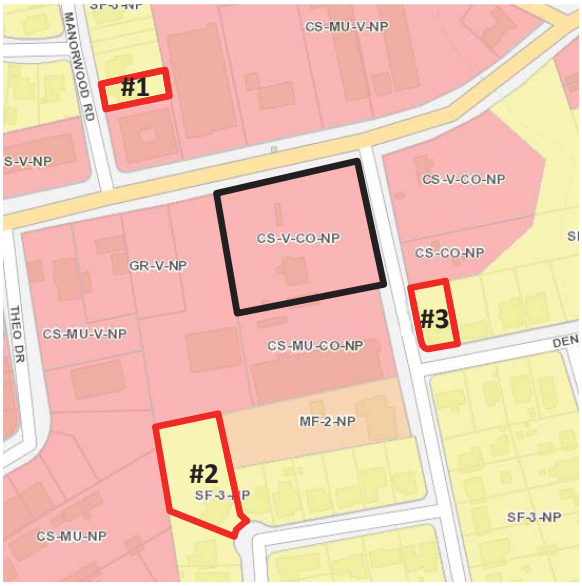
TO: William Burkhardt, Chair of the Board of Adjustments
Members of the Board of Adjustments

DATE: May 24, 2019

SUBJECT: Variance Request for 3219 Manor Road, Austin, Texas 78723 (the "Property")
Case File No. C15-2019-0033

The purpose of this Memorandum is to provide supplemental information for the application filed to request a variance from Section 25-2-1063(C)(2) and (C)(3) of the City of Austin ("City") Code of Ordinances ("Code"). This section of the Code is also known as "Compatibility Standards." The request is for a variance from the graduated height limitations outlined in the Compatibility Standards to allow for a single, uniform height of sixty (60) feet as allowed under the assigned zoning designation of CS-V-CO-NP. Approval of the variance will allow for the placement of the new multifamily residential building in a location that fully complies with the zoning ordinance for the Property, saves a cluster of trees located in the middle of the Property, and allows for additional housing supply and affordable housing units in this proposed vertical mixed use building. Additional information about the Property is included in **Exhibit A**. Please note, that this project is NOT at the building permit stage, so the applicant does not have signed and sealed architectural drawings of the proposed building at this time. The exhibits provided with this memorandum, while not signed and sealed, do meet the requirements of the BOA Community Guidebook.

Pursuant to the Compatibility Standards, an SF-6 or less restrictive zoned property within 540 feet or less from a property in an SF-5 or more restrictive zoning district must comply with the height limitations outlined in Section 25-2-1063. As shown on the graphic below and **Exhibit B**, three (3) properties satisfy that criteria and trigger the Property's compliance ("Triggering Property"). None of the Triggering Properties are adjacent to the Property.



Between the Property and the Triggering Property identified as #1 above is a two story multifamily residential complex. Between the Property and the Triggering Property identified as #2 is a 20,000 square foot building that houses the Motion Media Arts Center and a structure used to store tires. The Triggering Property identified as #3 faces Denver Avenue and is separated from the Property by Tillery Street.

This request for a variance from the height limitations in Section 25-2-1063(C)(2) and (C)(3) of the Code should respectfully be approved for the following reasons:

Reasonable Use

Although the existing structures on the Property will be demolished, resulting in a vacant property for the development of the multifamily project, the Property is burdened with serious site constraints that constitute hardships. Specifically, the limitations imposed by Zoning Ordinance No. 021107-Z-12c ("Zoning Ordinance") and the existing protected and heritage trees create hardships that affect the location, layout, and size of the proposed building. By accommodating the hardships, the additional limitations of the Compatibility Standards do "not allow for a ***reasonable use*** of property". It is important to note that Section 25-2-474 of the City Code allows for the granting of variances for the redevelopment of land. In addition, Section 25-2-474(A)(1) does not require a finding that the regulations deprive the property of "all use" but only that a "reasonable use" is disallowed. Section 25-2-1081(E) of the Austin City Code expressly allows Board of Adjustment ("BOA") variances of Compatibility Standards. Therefore, the standard is not whether a Compatibility Standard compliant use could be developed, but instead whether the Compatibility Standards here, given the hardships on this site, do not allow for a "reasonable use."

The variance from the height limitations would allow for a "reasonable use" by allowing development that meets the established zoning regulations for property and provide additional units (including additional affordable housing units) for much needed housing in this Imagine Austin Activity Corridor.

The Zoning Ordinance prohibits access from the Property to Tillery Street, requiring that access only be allowed from Manor Road. To appropriately comply with driveway spacing requirements and considering only one side of the Property may have an access point, the location of the access drive is forced to the northwest corner of the Property as shown on **Exhibit C**. Additionally, to conform with the City Fire Code regulations, the development must also be configured in a manner that permits fire hose accessibility to all sides of the building. As a result, the multifamily development must shift toward the eastern portion of the Property for the construction of parking and fire access in the rear of the Property as shown on **Exhibit C**. This shift not only reduces the size of the building, but also pushes the building closer to the Triggering Property on Denver Street.

In the center of the Property, as shown on **Exhibit C**, are several existing protected trees, including two heritage trees. A "super heritage" is located in the southwest corner of the Property. The

intent is to design the building in a manner that not only saves these trees, but also effortlessly incorporates them into the project. The solution is to form an enhanced courtyard around the trees in the center to provide a resident amenity, and to take advantage of the large shade tree in the southwest corner for a dog park. Section 25-8-646 of the City Code requires an applicant to seek a BOA variance before seeking to remove any heritage trees. This requirement inherently makes heritage trees a hardship for BOA variance purposes.

As a result of the restrictions in the Zoning Ordinance and the constraints from existing trees, the configuration options for the project are limited. The Zoning Ordinance forces the structure toward the eastern portion of the Property and reduces the square footage of the project. To save the trees in this area, the project must reduce the number of units and overall square footage to accommodate a courtyard. Compliance with the access restriction and the tree preservation requirements results in a loss of 36,180 square feet of otherwise allowable development, even under Compatibility Standards. Approval of the requested variance from the height restrictions of the Compatibility Standards would allow that lost square footage to be mitigated, compliance with neighborhood required access limitations, preserve heritage trees, while avoiding the denial of this reasonable use and allowing for optimal development potential.

The City Council has recently expressed a policy determination that uses, such as that proposed for this site, along this corridor should ***not*** be subject to Compatibility Standards. Accordingly, Council has by official action determined that such use unencumbered by Compatibility Standards is a "reasonable use".

Hardship – Unique to the Property

As stated above, the hardships are the neighborhood zoning access limitation and presence of protected and heritage trees. This is the only Property with frontage on Tillery Street prohibited from accessing that roadway. The Zoning Ordinance does not limit any other properties in a similar fashion. In fact, the property directly across Tillery Street from the Property does not have the same prohibition, and a similarly situated property at the corner of Tillery Street and Martin Luther King Jr Boulevard with a zoning designation of CS-MU-NP is afforded two (2) access point to Tillery Street in addition to two (2) access drives to Martin Luther King Jr Boulevard. In addition, the protected and heritage trees located centrally on this site are also unique to this site. Therefore, the combination of the access prohibition and the arrangement of protected trees makes this Property unique.

Hardship – Not General to the Area

The area along Manor Road between Airport Boulevard and Tillery Street is not generally burdened with such hardships. In addition, this proposed urban infill property which will not displace any existing residents and will provide a vertical mixed use project with affordable housing is a project not generally found in this area. This Property is ideal for the vision outlined by the Council - mass transit is available in front of the Property on Manor Road; park and open space are within walking distance; and the area is need of housing, especially affordable housing. Not general to the area is Property ripe for a new housing development on urban infill that would substantially benefit the community with the addition of affordable housing options.

Area Character

With apartments, commercial, and single family residences, the character of the area is a healthy mixture of uses. However, as an Imagine Austin Activity Corridor, it is also an area that needs to focus on more housing options and opportunities and transit supportive densities. This proposed project will not alter the character of the area "adjacent to the property" but will instead enhance the area and provide much needed housing, including affordable housing, without displacing any current residents. The area "adjacent to the property" is commercial and the proposed project will provide a suitable buffer and transition to other residential uses in the area and also be consistent with the goals for this area and corridor.

The purpose of the Compatibility Standards is to minimize the impact of new construction on existing residential neighborhoods. Strict adherence to the standards based on the Triggering Properties identified above does not further the purpose of the Compatibility Standards. Triggering Properties #1 and #2 are located behind other buildings, blocking much of the visibility to this Property. Increased height will have little impact on the character of these single family homes. The only property with direct visual of the Property is Triggering Property #3 which is diagonal across Tillery Street and facing away from the Property. With the configuration of the building on the Property adjusted to north and with trees in the southeast corner, an additional buffer is provided between the Property and Triggering Property #3 reducing any impact created by the height of the multifamily building.

Conclusion

In preparation for this request, we are making significant efforts to communicate with neighbors and interested organizations. Meetings will be held to inform the neighbors of the project and information about the implications of the requested variance will be made readily available.

The height requested is the height typically allowed for the assigned zoning designation. The only other approach to avoid the denial of reasonable use and the resulting hardships is to seek a tree variance and request a removal of the access limitation contrary to the express neighborhood zoning ordinance limitations adopted specifically for this tract. Section 25-8-646(A) requires that a variance, such as this one, be sought to eliminate the need to remove trees, and a rezoning is a time-consuming endeavor. The proposed multifamily project would be able to provide more benefit to the community with the approval of the requested variance; therefore, an application for a variance from the height limitations under Section 25-2-1063(C)(2) and (C)(3) was respectfully submitted. We appreciate your consideration of this request.

3219 Manor Project Info

Site conditions:

Size and Shape: This rectangular parcel of land is approximately 1.6 acres

Topography: The land parcel has almost flat topography and has a few groupings of large trees.

Flood Plain: Does not fall into the Greater Austin FEMA floodplain

Zoning: The land parcel is currently zoned CS-V-CO-NP with an MU option. Zoning allows for 2.0 FAR with 72,222.50 sf resulting in 144,444.96 sf maximum FAR



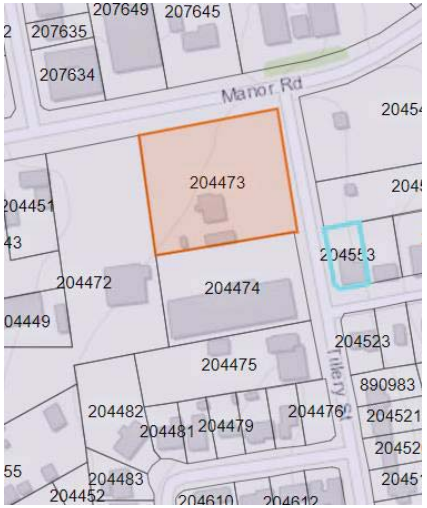


P-2/56

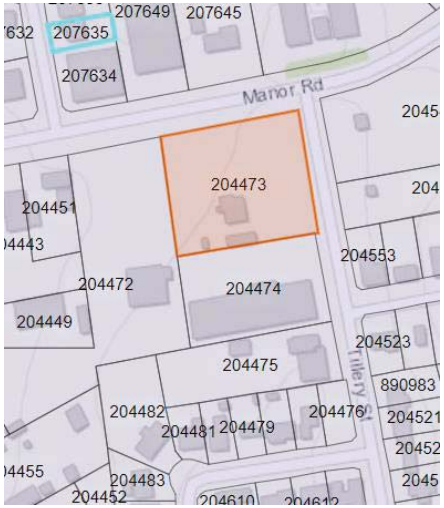
Exhibit B

3219 Manor RD: Triggering Properties Setbacks

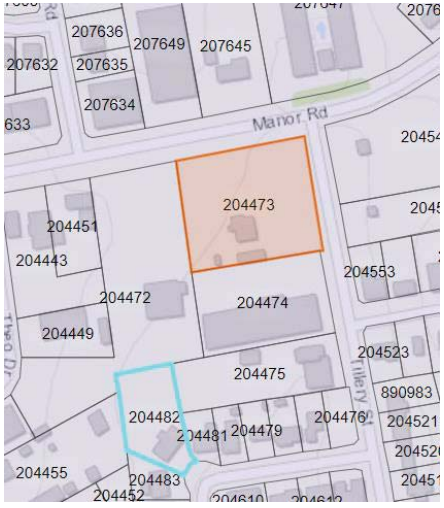
SE: Southeastern compatibility setback due to SF3 across street and diagonal from subject property



NW: Northwestern compatibility setback due to SF3 across street, diagonal, and behind another building from subject property



SW: Southwestern compatibility setback due to SF3 diagonal and behind another building(s) from subject property



Combined SE, NW, and SW: Three triggering properties on almost all sides of the subject property

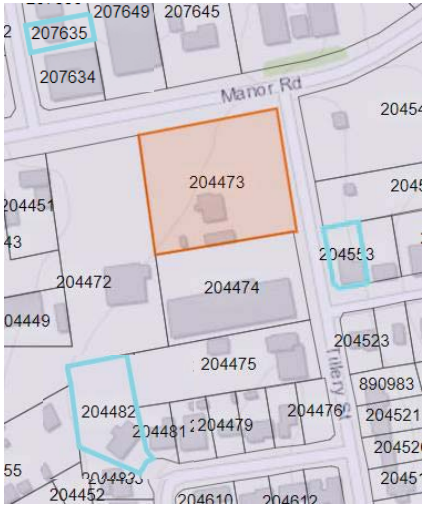


Exhibit C

P-2/57

MANOR ROAD

LEVEL 1 FLOOR PLAN



TREE LEGEND

- EXISTING TREES SEE BELOW
- CEDAR ELM (NEW) 3" CAL. 10-12' HT. MIN.
- SHUMARD OAK (NEW) 3" CAL. MIN. 6" HT. MIN.
- CHINQUAPIN OAK (NEW) 3" CAL. 10-12' HT. MIN.

EXISTING TREE LEGEND

5001	32" POST OAK
5003	25" POST OAK
5004	23" POST OAK
5005	29" POST OAK 20-18
5006	20" POST OAK
5007	22" POST OAK
5008	23" POST OAK
5010	11" CEDAR ELM
5017	21" LIVE OAK
5018	8" CHINABERRY
5019	9" CHINABERRY
5020	9" CHINABERRY
5021	8" CHINABERRY
5022	9" CHINABERRY
5023	14" CHINABERRY 10-8
5024	8" HACKBERRY

ROOM LEGEND

01	LEASING CENTER 977 SF
02	1 BR LIVE/WORK (6) 11 - 794 SF, L2 - 817 SF
03	2 BR LIVE/WORK (1) 11 - 1178 SF, L2 - 1178 SF
04	EFFICIENCY UNIT E1 (3) 560 SF
05	EFFICIENCY UNIT E1-HC (1) 569 SF
06	EFFICIENCY UNIT E2 (10) 590 SF
07	1 BEDROOM UNIT A1 (16) 747 SF
08	1 BEDROOM UNIT A2 (15) 697 SF
09	1 BEDROOM UNIT A3 (28) 863 SF
	1 BEDROOM UNIT A3-HC (1) 863 SF
11	1 BEDROOM UNIT A4 (25) 805 SF
12	2 BEDROOM UNIT B1 (11) 978 SF
	2 BEDROOM UNIT B1-HC (1) 978 SF
14	2 BEDROOM UNIT B2 (10) 1030 SF
15	SINGLE CAR GARAGE (7) 312 SF
16	TRASH ROOM (COMPACTOR ON 1)
17	BIKE "FIX IT" SHOP 288 SF
18	MAIL ROOM 927 SF
19	PACKAGE ROOM 271 SF
20	DOG WASH 288 SF
21	DOG PARK 9394 SF
22	FIRE RISER ROOM 9394 SF
23	POOL EQUIP./STOR.
24	FITNESS 888 SF
25	MEDIA/GAMING CENTER 1420 SF
26	LOUNGE 9394 SF
27	POOL 9307 SF
28	POOL DECK 2778 SF
29	GARAGE 169 TOTAL SPACES

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

KELLY GROSSMAN

A R C H I T E C T S , L L C

260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3397

www.kellygrossmanarchitects.com

Copyright

© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

3219 Manor RD:
Other Property Specific Hardships



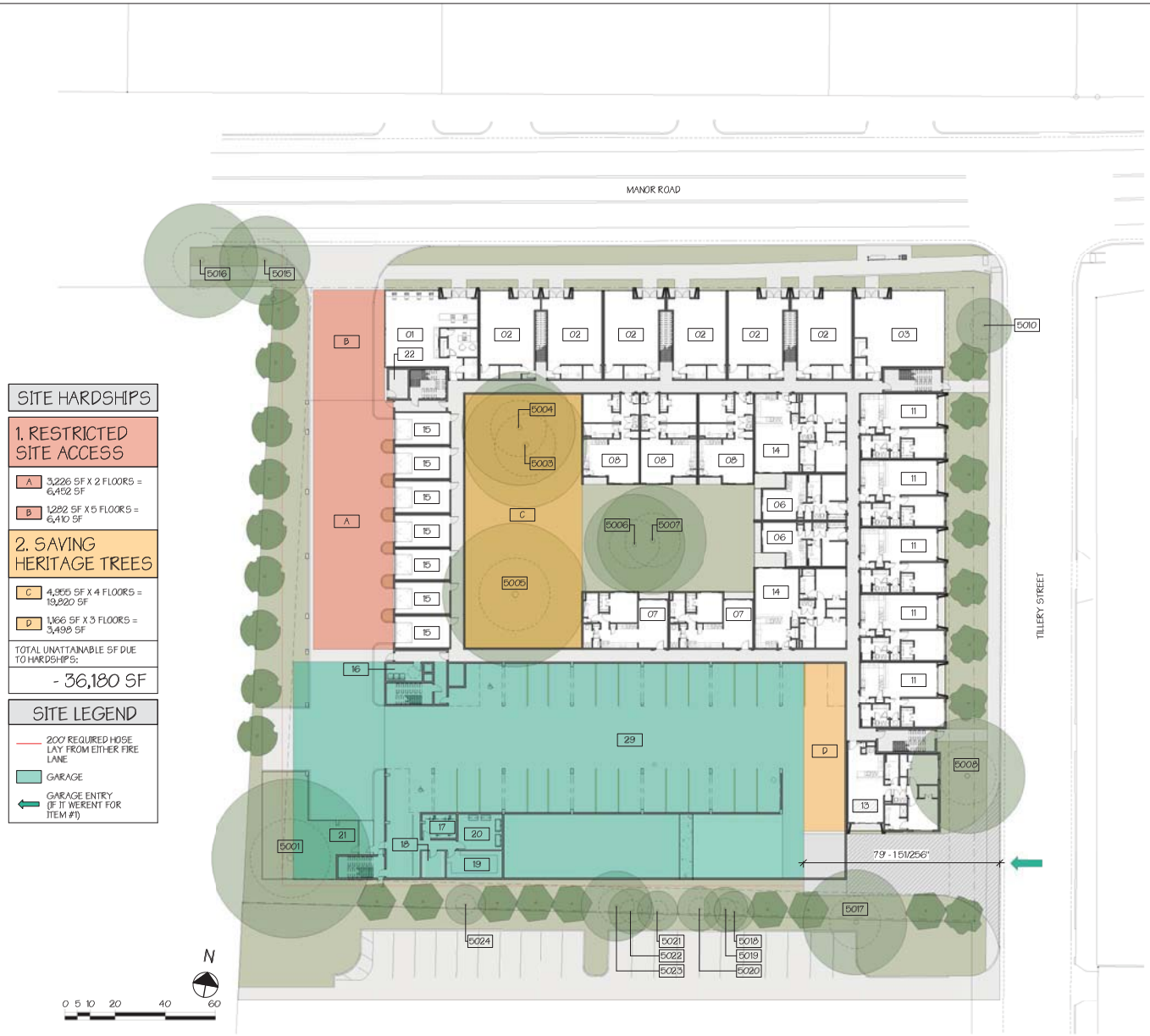
-Overhead lines in front of property
-Ordinance required vegetative buffer on Tillery
-Ordinance restriction of no vehicular access from Tillery
-Large and Heritage trees on property, including in main build pad location

Exhibit C

P-2/59

MANOR ROAD

SITE HARDSHIPS



SITE HARDSHIPS

1. RESTRICTED SITE ACCESS

- A — 3,226 SF X 2 FLOORS = 6,452 SF
- B — 1,282 SF X 5 FLOORS = 6,410 SF

2. SAVING HERITAGE TREES

- C — 4,955 SF X 4 FLOORS = 19,820 SF
- D — 1,166 SF X 3 FLOORS = 3,498 SF

TOTAL UNATTAINABLE SF DUE TO HARDSHIPS:

- 36,180 SF

SITE LEGEND

- 200' REQUIRED HOSE LAY FROM EITHER FIRE LANE
- GARAGE
- GARAGE ENTRY (IF IT WERENT FOR ITEM #1)

TREE LEGEND

- EXISTING TREES SEE BELOW
- CEDAR ELM (NEW) 3" CAL. 10-12' HT. MIN.
- SHUMARD OAK (NEW) 1.5" CAL. MIN. 6' HT. MIN.
- CHINQUAPIN OAK (NEW) 3" CAL. 10-12' HT. MIN.

EXISTING TREE LEGEND

5001	32" POST OAK
5003	25" POST OAK
5004	23" POST OAK
5005	29" POST OAK 20-18
5006	20" POST OAK
5007	22" POST OAK
5008	23" POST OAK
5010	11" CEDAR ELM
5017	21" LIVE OAK
5018	8" CHINABERRY
5019	9" CHINABERRY
5020	9" CHINABERRY
5021	8" CHINABERRY
5022	9" CHINABERRY
5023	14" CHINABERRY 10-8
5024	8" HACKBERRY

ROOM LEGEND

01	LEASING CENTER 977 SF
02	1 BR LIVE/WORK (6) 11 - 794 SF, 12 - 817 SF
03	2 BR LIVE/WORK (1) 11 - 1178 SF, 12 - 1178 SF
04	EFFICIENCY UNIT E1 (3) 560 SF
05	EFFICIENCY UNIT E1-HC (1) 569 SF
06	EFFICIENCY UNIT E2 (10) 590 SF
07	1 BEDROOM UNIT A1 (18) 747 SF
08	1 BEDROOM UNIT A2 (15) 681 SF
09	1 BEDROOM UNIT A3 (28) 863 SF
	1 BEDROOM UNIT A3-HC (1) 863 SF
11	1 BEDROOM UNIT A4 (28) 805 SF
12	2 BEDROOM UNIT B1 (11) 978 SF
	2 BEDROOM UNIT B1-HC (1) 978 SF
14	2 BEDROOM UNIT B2 (10) 1006 SF
15	SINGLE CAR GARAGE (7) 312 SF
16	TRASH ROOM COMPACTOR ON 1
17	BIKE "FIX IT" SHOP 288 SF
18	MAIL ROOM 167 SF
19	PACKAGE ROOM 271 SF
20	DOG WASH 288 SF
21	DOG PARK 9394 SF
22	FIRE RISER ROOM 1094 SF
23	POOL EQUIP./STOR.
24	FITNESS 899 SF
25	MEDIA/GAMING CENTER 1420 SF
26	LOUNGE 1094 SF
27	POOL 1507 SF
28	POOL DECK 2778 SF
29	GARAGE 169 TOTAL SPACES

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

KELLY GROSSMAN

A R C H I T E C T S , L L C

260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3397

www.kellygrossmanarchitects.com

Copyright

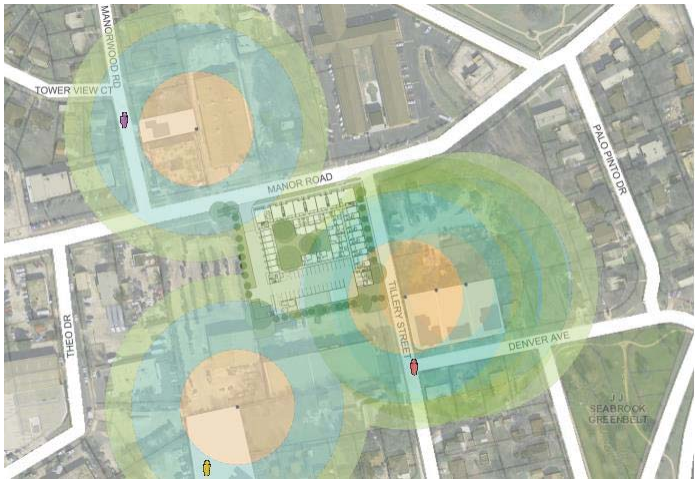
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

P-2/60

3219 Manor RD: Scenarios Chart

3219 Manor Rd	Current	Trees	Trees/Tillery	Trees/Tillery	Compatibility
Scenario	Current Restrictions in place	If Tillery Access Allowed	If Western Trees Non-Existant	If W Trees Non Exist & Tillery access allowed	SE & NW Compatibility Waived
Total Stories	5	5	5	5	
Heighest Roof	56'5"	56'5"	56'5"	56'5"	56'5"
Height Allowed Per Zoning	60'	60'	60'	60'	60'
Unit Qty	114	129	141	156	130
Units Gained		15	27	42	16
Affordable Unit Qty	12	13	15	16	13
Affordable Units Gained		1	3	4	1
Total Unit SF	99,092	111,954	122,410	135,272	113,971
Unit SF Gained		12,862	23,318	36,180	14,879
Restrictions in place:	1) Graduating set back and height limit due to SF across Tillery and diagonal from property.	1) Graduating set back and height limit due to SF across Tillery and diagonal from property.	1) Graduating set back and height limit due to SF across Tillery and diagonal from property.	1) Graduating set back and height limit due to SF across Tillery and diagonal from property.	
	2) Graduating set back and height limit NW due to SF use across Manor and behind another building	2) Graduating set back and height limit NW due to SF use across Manor and behind another building	2) Graduating set back and height limit NW due to SF use across Manor and behind another building	2) Graduating set back and height limit NW due to SF use across Manor and behind another building	
	3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building	3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building	3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building	3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building	3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building
	4) Oak trees in center of building area	4) Oak trees in center of building area			4) Oak trees in center of building area
	5) No property access from Tillery		5) No property access from Tillery		5) No property access from Tillery
Current property specific hardships	Vegetative buffer along Tillery. No property access along Tillery. Large and Heritage trees in middle of property/prime building zone. 3 triggering property compatibility set backs. OH lines at street front.				
Added benefits of waiving compatibility	Additional units in an area in need, including more affordable units.				

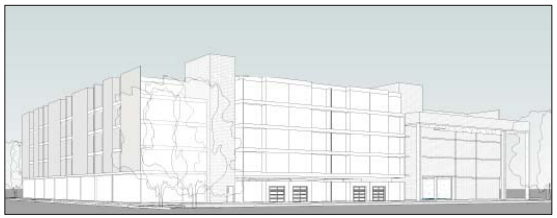
Waiving setbacks will add additional quality rental units, including some affordable housing, in a growing area of town.



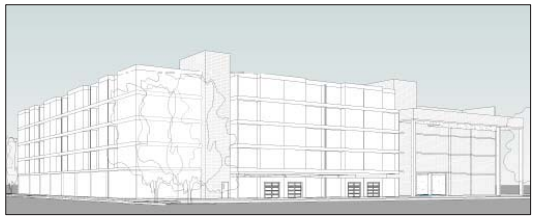
P-2/61

3219 Manor RD: Scenario Elevations

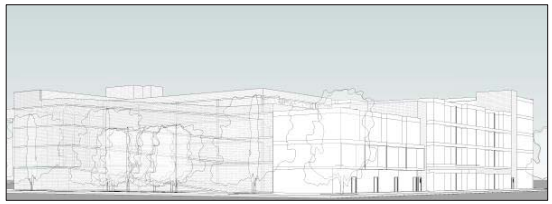
Current Restrictions: N and W sides shown



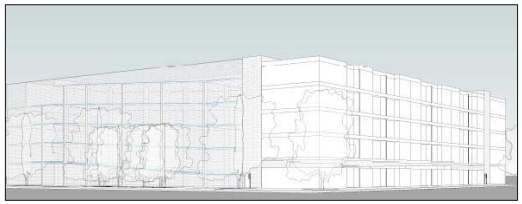
Compatibility Waived: N and W sides shown



Current Restrictions: S and E sides shown



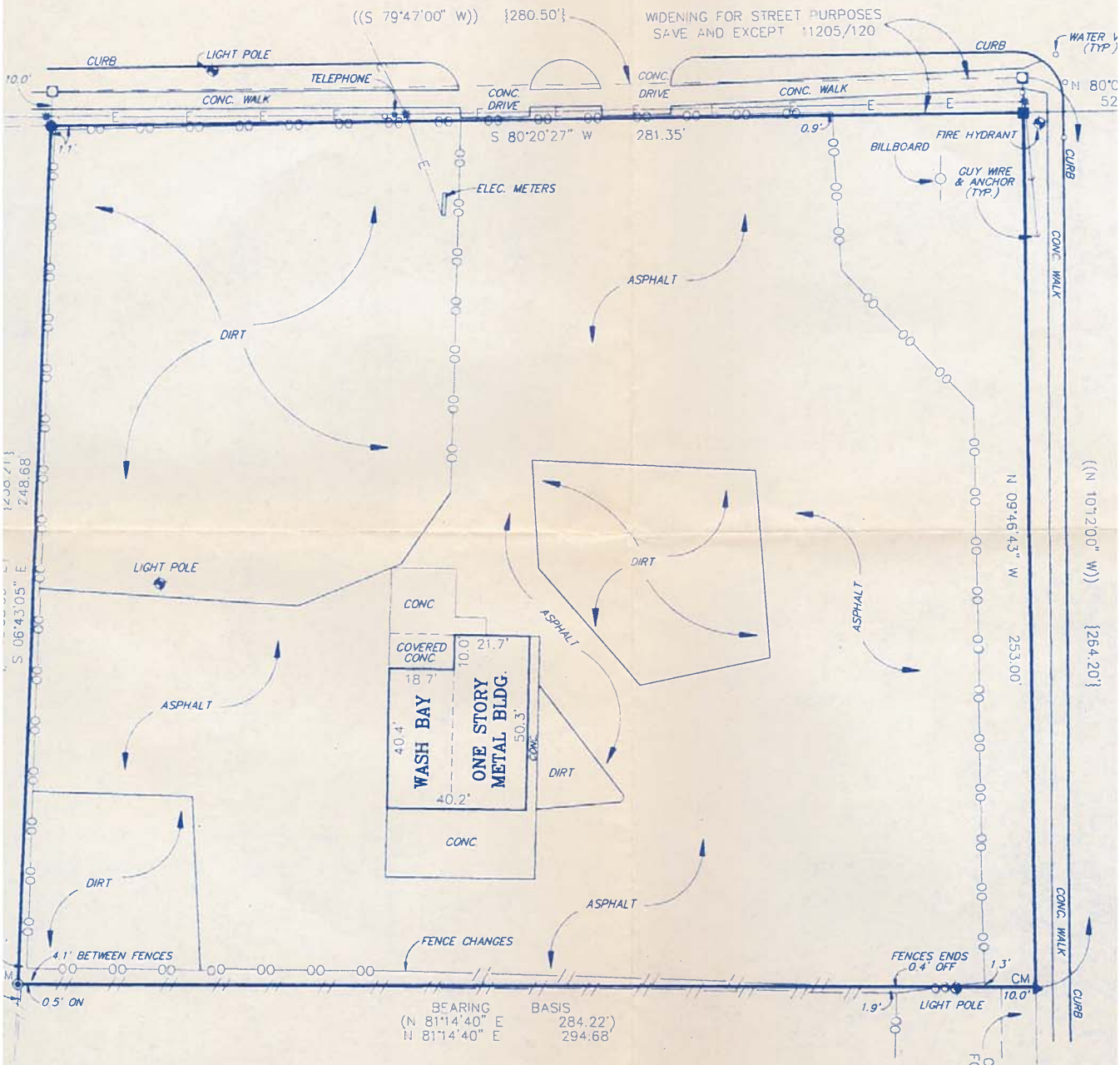
Compatibility Waived: S and E sides shown



P-2/62

ASBUILT AND BOUNDARY SURVEY OF 280.5' X 256.8' TRACT OUT OF OUTLOT 50 ISION B OF THE ORIGINAL CITY OF AUSTIN AS DESCRIBED IN VOL. 11205 PG. 120 3219 MANOR ROAD

MANOR ROAD
(R.O.W. VARIES)



THE STATE BAR OF TEXAS
1.215 AC.
10008/438

P-2/63

5/13/2019
5:15:21 PM

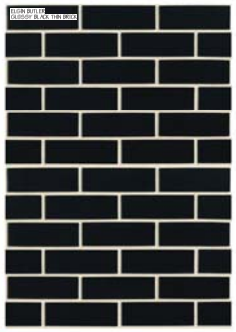


















Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX
78758

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
A R C H I T E C T S , L L C
260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3397
www.kellygrossmanarchitects.com

Copyright
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

P-2/64

5/13/2019
5:16:16 PM



1 NORTH ELEVATION - PRESI
1/16" = 1'-0"



2 EAST ELEVATION - PRESI
1/16" = 1'-0"



3 WEST ELEVATION - PRESI
1/16" = 1'-0"

Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX 78758

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
A R C H I T E C T S , L L C
260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3397
www.kellygrossmanarchitects.com

Copyright
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

LEVEL 1 FLOOR PLAN

5/13/2019
5:16:24 PM

UNIT TABLE 05.13.19

	#	1F - 2ND FLR	1F - 3RD FLR	1F - BALCONY	1F BALC - 2ND FLR	1F BALC - 3RD FLR	Qty	NET UNIT SF	UNIT SF WITH BALCONY
E1	563			37			1	1689	1800
E1-HC	563			37			1	563	600
E2	590			39			10	5900	6290
B2	717			37			18	12906	13632
B1	821			30			15	12315	12765
A4	863			36			28	24164	25172
A4-HC	863			36			1	863	899
A4	903			42			25	22575	23625
B1	1178			36			11	12958	13354
B1-HC	1178			36			1	1178	1214
B2	1206			101			10	12060	13070
LW1	794	817			36		6	4902	9882
LW2	1178	1178			36		1	1178	2392
ITEMS IN RED HAVE BEEN EXCLUDED FROM NET RENTABLE (UNCONDITIONED GARAGES, "WORK" SPACE, ETC)						TOTAL AVG UNIT SF	130	113971 876.7	125355 964.2692308

Plan	#	%
EFF	14	11.38%
1 BR	87	70.73%
2 BR	22	17.89%
TOTAL	123	100.00%

PARKING TABULATIONS

PARKING REQUIRED

UNIT TYPE	AMOUNT	MULTIPLIER	TOTAL SPACES PER TYPE
EFFICIENCY	14	1	14
1 BEDROOM	87	1.5	130.5
2 BEDROOM	22	2	44
LW1 BEDROOM	6	1.5	9
LW2 BEDROOM	1	2	2
BICYCLE REQUIREMENT (1% OF MIN. REQ'D			10
MINIMUM PARKING REQUIRED			199.5
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			119.7

RETAIL PARKING REQUIRED BY COA (1 SPACE PER 275 SQ. FT)

USE TYPE	SQ.FT.	MULTIPLIER	TOTAL SPACES
RETAIL	6284	1/275	22.89
LIVE/WORK CREDIT	NA	1 SPACE/UNIT	-7.00
TOTAL REQUIRED			15.89
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			9.53
1 PER 25 PARKING SPACES REQUIRED TO BE HC RETAIL PARKING			0.38

PARKING PROVIDED

LEVEL	STANDARD	H.C.	TOTAL PROVIDED
LEVEL1	14	1	15
LEVEL2	33	1	34
LEVEL3	33	1	34
LEVEL4	33	1	34
LEVEL5	26	1	27
ROOF	26	1	27
TOTAL	165	6	171
2% HC PARKING REQUIRED OF PROVIDED			1.00

RETAIL PARKING PROVIDED

USE TYPE	STANDARD	H.C. VAN	TOTAL PROVIDED
RETAIL	15	1	16
OVERALL PARKING PROVIDED			187
PARKING PER UNIT 154/112 = 1.37 SPACE PER UNIT			
PARKING PER BEDROOM 154/212 = 1.10 SPACES PER BED			

BIKE PARKING PROVIDED

LOCATION	NUMBER OF SPACES
GARAGE	12
TOTAL	12



Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX 78758

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
ARCHITECTS, LLC
260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3387
www.kellygrossmanarchitects.com

Copyright
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

LEVEL 2 FLOOR PLAN

5/13/2019
5:16:31 PM

UNIT TABLE 05.13.19

UNIT	#	SF - 2ND FLR	SF - 3RD FLR	SF - BALCONY	SF BALC - 2ND FLR	SF BALC - 3RD FLR	Qty	NET UNIT SF	UNIT SF WITH BALCONY
E1	563			37			1	1689	1800
E1-HC	563			37			1	563	600
E2	590			39			10	5900	6290
A1	757			37			18	13626	14292
A1-HC	821			30			15	12315	12765
A2	863			36			28	24164	25172
A2-HC	863			36			1	863	899
A4	903			42			25	22575	23625
B1	1178			36			11	12958	13354
B1-HC	1178			36			1	1178	1214
B2	1206			101			10	12060	13070
LW1	774	817			36		6	4902	9882
LW2	1178	1178			36		1	1178	2392
ITEMS IN RED HAVE BEEN EXCLUDED FROM NET RENTABLE (UNCONDITIONED GARAGES, "WORK" SPACE, ETC)						TOTAL AVG UNIT SF	130	113971 876.7	125355 964.269231

Plan	#	%
EFF	14	11.38%
1 BR	87	70.73%
2 BR	22	17.89%
TOTAL	123	100.00%

PARKING TABULATIONS

PARKING REQUIRED

UNIT TYPE	AMOUNT	MULTIPLIER	TOTAL SPACES PER TYPE
EFFICIENCY	14	1	14
1BEDROOM	87	1.5	130.5
2 BEDROOM	22	2	44
LW1 BEDROOM	6	1.5	9
LW2 BEDROOM	1	2	2
BICYCLE REQUIREMENT (1% OF MIN. REQ'D			10
MINIMUM PARKING REQUIRED			199.5
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			119.7

RETAIL PARKING REQUIRED BY COA (1 SPACE PER 275 SQ. FT)

USE TYPE	SQ.FT.	MULTIPLIER	TOTAL SPACES
RETAIL	6284	1/275	22.89
LIVE/WORK CREDIT	NA	1 SPACE/UNIT	-7.00
TOTAL REQUIRED			15.89
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			9.53
1 PER 25 PARKING SPACES REQUIRED TO BE HC RETAIL PARKING			0.38

PARKING PROVIDED

LEVEL	STANDARD	H.C.	TOTAL PROVIDED
LEVEL1	14	1	15
LEVEL2	33	1	34
LEVEL3	33	1	34
LEVEL4	33	1	34
LEVEL5	26	1	27
ROOF	26	1	27
TOTAL	165	6	171
2% HC PARKING REQUIRED OF PROVIDED			1.00

RETAIL PARKING PROVIDED

USE TYPE	STANDARD	H.C. VAN	TOTAL PROVIDED
RETAIL	15	1	16
OVERALL PARKING PROVIDED			187
PARKING PER UNIT 154/112 = 1.37 SPACE PER UNIT			
PARKING PER BEDROOM 154/312 = 1.10 SPACES PER BED			

BIKE PARKING PROVIDED

LOCATION	NUMBER OF SPACES
GARAGE	12
TOTAL	12



Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX 78758

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
A R C H I T E C T S , L L C
260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3397
www.kellygrossmanarchitects.com

Copyright
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

P-2/67

LEVEL 3 FLOOR PLAN

5/13/2019
5:16:39 PM

UNIT TABLE 05.13.19

UNIT	SF	SF - 2ND FLR	SF - 3RD FLR	SF - BALCONY	SF BALC - 2ND FLR	SF BALC - 3RD FLR	Qty	NET UNIT SF	UNIT SF WITH BALCONY
E1	563			37			1	1689	1800
E1-HC	563			37			1	563	600
E2	590			39			10	5900	6290
A1	757			37			18	13626	14292
A1-HC	821			38			15	12315	12765
A2	863			36			28	24164	25172
A2-HC	863			36			1	863	899
A4	903			42			25	22575	23625
B1	1178			36			11	12958	13354
B1-HC	1178			36			1	1178	1214
B2	1206			101			10	12060	13070
LWL	774	817			36		6	4902	9882
LWO	1178	1178			36		1	1178	2392
ITEMS IN RED HAVE BEEN EXCLUDED FROM NET RENTABLE (UNCONDITIONED GARAGES, "WORK" SPACE, ETC)						TOTAL AVG UNIT SF	130	113971 876.7	125955 354.2572226

Plan	#	%
EFF	14	11.38%
1 BR	87	70.73%
2 BR	22	17.89%
TOTAL	123	100.00%

PARKING TABULATIONS

PARKING REQUIRED

UNIT TYPE	AMOUNT	MULTIPLIER	TOTAL SPACES PER TYPE
EFFICIENCY	14	1	14
1BEDROOM	87	1.5	130.5
2 BEDROOM	22	2	44
LW 1 BEDROOM	6	1.5	9
LW 2 BEDROOM	1	2	2
BICYCLE REQUIREMENT (1% OF MIN. REQ'D			1.9
MINIMUM PARKING REQUIRED			199.5
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			119.7

PARKING PROVIDED

LEVEL	STANDARD	H.C.	TOTAL PROVIDED
LEVEL1	14	1	15
LEVEL2	33	1	34
LEVEL3	33	1	34
LEVEL4	33	1	34
LEVEL5	26	1	27
ROOF	26	1	27
TOTAL	165	6	171
2% HC PARKING REQUIRED OF PROVIDED			1.80

RETAIL PARKING REQUIRED BY COA (1 SPACE PER 275 SQ. FT)

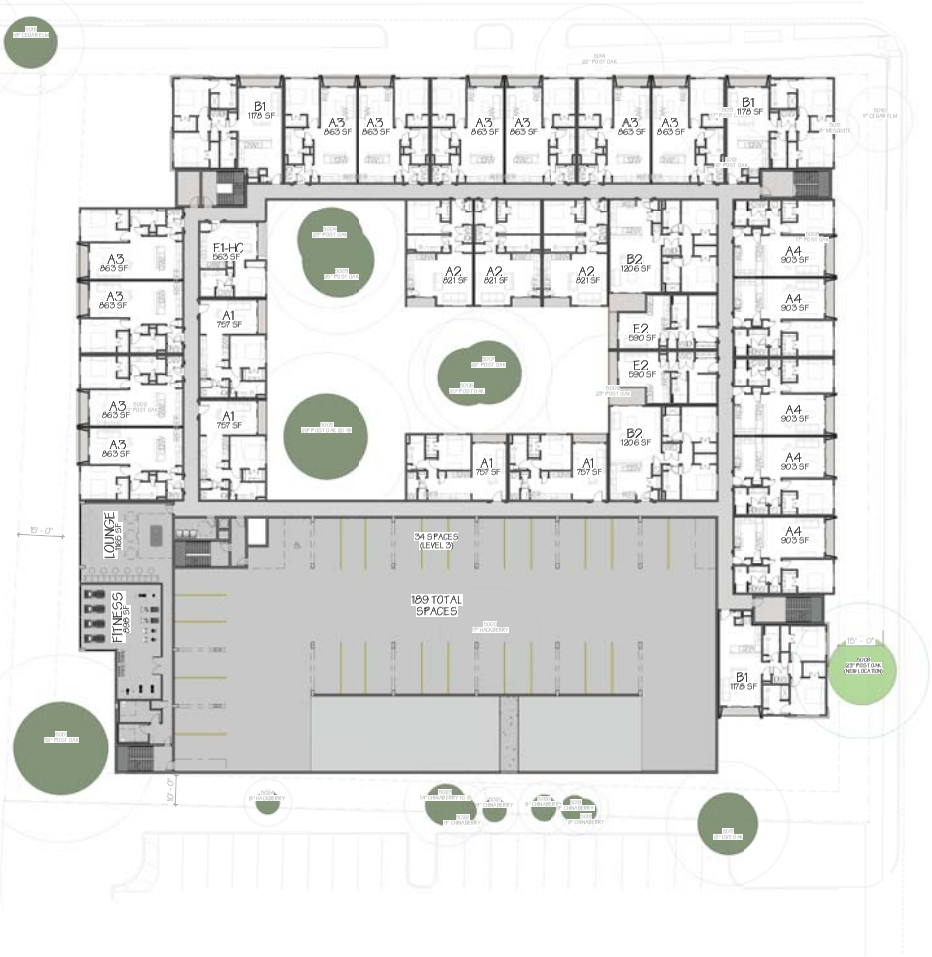
USE TYPE	SQ.FT.	MULTIPLIER	TOTAL SPACES
RETAIL	6284	1/275	22.89
LIVE/WORK CREDIT	NA	1 SPACE/UNIT	-7.00
TOTAL REQUIRED			15.89
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			9.53
1 PER 25 PARKING SPACES REQUIRED TO BE HC RETAIL PARKING			0.38

RETAIL PARKING PROVIDED

USE TYPE	STANDARD	H.C. VAN	TOTAL PROVIDED
RETAIL	15	1	16
OVERALL PARKING PROVIDED			187
PARKING PER UNIT 154/112 = 1.37 SPACE PER UNIT			
PARKING PER BEDROOM 154/212 = 1.10 SPACES PER BED			

BIKE PARKING PROVIDED

LOCATION	NUMBER OF SPACES
GARAGE	12
TOTAL	12



Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX 78758

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
A R C H I T E C T S , L L C
260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3397
www.kellygrossmanarchitects.com

Copyright
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

LEVEL 4 FLOOR PLAN

5/13/2019
5:16:48 PM

UNIT TABLE 05.13.19

UNIT	#	SF - 2ND FLR	SF - 3RD FLR	SF - BALCONY	SF BALC - 2ND FLR	SF BALC - 3RD FLR	Qty	NET UNIT SF	UNIT SF WITH BALCONY
E1	563			37			1	1689	1800
E1-HC	563			37			1	563	600
E2	590			39			10	5900	6290
A1	757			37			18	13626	14292
A1-HC	821			38			15	12315	12765
A2	863			36			28	24164	25172
A2-HC	863			36			1	863	899
A4	903			42			25	22575	23625
B1	1178			36			11	12958	13354
B1-HC	1178			36			1	1178	1214
B2	1206			101			10	12060	13070
LWL	774	817			36		6	4902	9882
LWO	1178	1178			36		1	1178	2392
ITEMS IN RED HAVE BEEN EXCLUDED FROM NET RENTABLE (UNCONDITIONED GARAGES, "WORK" SPACE, ETC)						TOTAL AVG UNIT SF	130	113971 876.7	125955 354.2572326

Plan	#	%
EFF	14	11.38%
1 BR	87	70.73%
2 BR	22	17.89%
TOTAL	123	100.00%

PARKING TABULATIONS

PARKING REQUIRED

UNIT TYPE	AMOUNT	MULTIPLIER	TOTAL SPACES PER TYPE
EFFICIENCY	14	1	14
1 BEDROOM	87	1.5	130.5
2 BEDROOM	22	2	44
LW 1 BEDROOM	6	1.5	9
LW 2 BEDROOM	1	2	2
BICYCLE REQUIREMENT (1% OF MIN. REQ'D			10
MINIMUM PARKING REQUIRED			199.5
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			119.7

RETAIL PARKING REQUIRED BY COA (1 SPACE PER 275 SQ. FT)

USE TYPE	SQ.FT.	MULTIPLIER	TOTAL SPACES
RETAIL	6284	1/275	22.89
LIVE/WORK CREDIT	NA	1 SPACE/UNIT	-7.00
TOTAL REQUIRED			15.89
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			9.53
1 PER 25 PARKING SPACES REQUIRED TO BE HC RETAIL PARKING			0.38

PARKING PROVIDED

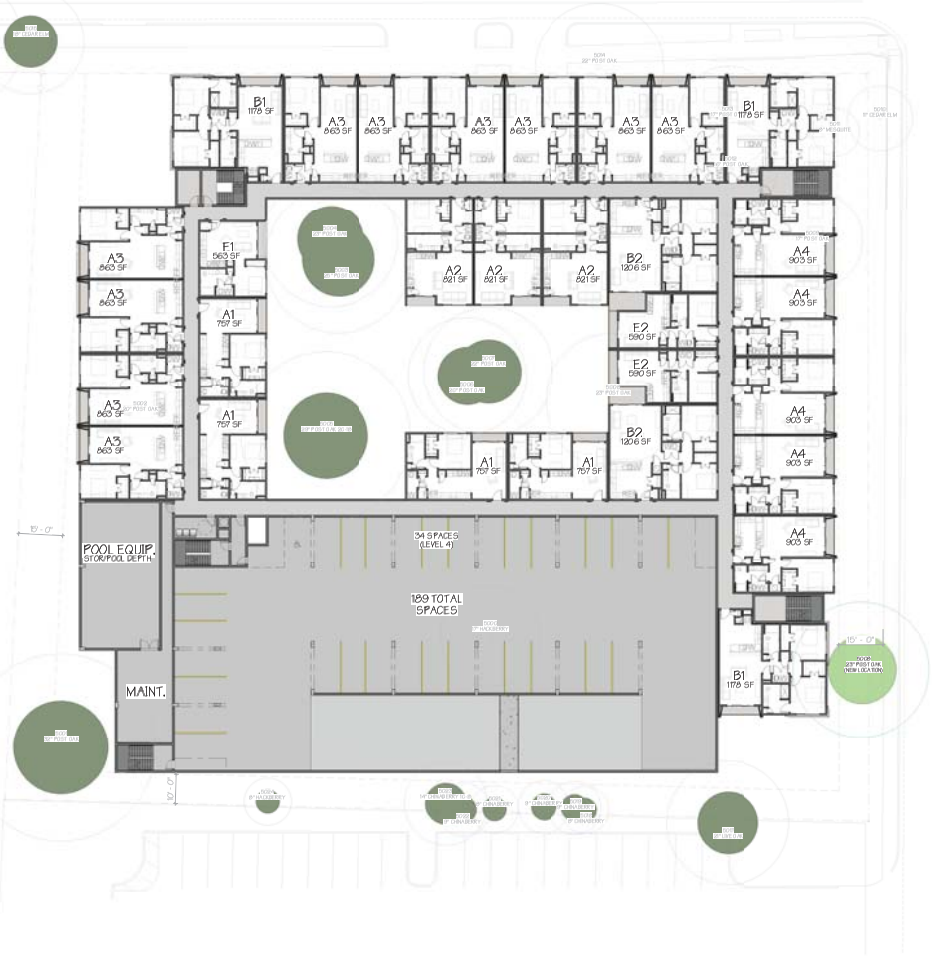
LEVEL	STANDARD	H.C.	TOTAL PROVIDED
LEVEL1	14	1	15
LEVEL2	33	1	34
LEVEL3	33	1	34
LEVEL4	33	1	34
LEVEL5	26	1	27
ROOF	26	1	27
TOTAL	165	6	171
2% HC PARKING REQUIRED OF PROVIDED			1.80

RETAIL PARKING PROVIDED

USE TYPE	STANDARD	H.C. VAN	TOTAL PROVIDED
RETAIL	15	1	16
OVERALL PARKING PROVIDED			187
PARKING PER UNIT 154/112 = 1.37 SPACE PER UNIT			
PARKING PER BEDROOM 154/132 = 1.16 SPACES PER BED			

BIKE PARKING PROVIDED

LOCATION	NUMBER OF SPACES
GARAGE	12
TOTAL	12



Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX 78758

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
A R C H I T E C T S , L L C
260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3397
www.kellygrossmanarchitects.com

Copyright
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

LEVEL 5 FLOOR PLAN

5/13/2019
5:16:56 PM

UNIT TABLE 05.13.19

Type	#	SF - 2ND FLR	SF - 3RD FLR	SF - BALCONY	SF BALC - 2ND FLR	SF BALC - 3RD FLR	Qty	NET UNIT SF	UNIT SF WITH BALCONY
E1	563			37			1	1689	1800
E1-HC	563			37			1	563	600
E2	590			39			10	5900	6290
A1	757			37			18	13626	14292
A1-HC	821			30			15	12315	12765
A2	863			36			28	24164	25172
A2-HC	863			36			1	863	899
A4	903			42			25	22575	23625
B1	1178			36			11	12958	13354
B1-HC	1178			36			1	1178	1214
B2	1206			101			10	12060	13070
LWG	774	817			36		6	4902	9882
LWO	1178	1178			36		1	1178	2392
ITEMS IN RED HAVE BEEN EXCLUDED FROM NET RENTABLE (UNCONDITIONED GARAGES, "WORK" SPACE, ETC)						TOTAL AVG UNIT SF	130	113971 SF 876.7	125955 SF 969.2307692

Plan	#	%
EFF	14	11.38%
1 BR	87	70.73%
2 BR	22	17.89%
TOTAL	123	100.00%

PARKING TABULATIONS

PARKING REQUIRED

UNIT TYPE	AMOUNT	MULTIPLIER	TOTAL SPACES PER TYPE
EFFICIENCY	14	1	14
1 BEDROOM	87	1.5	130.5
2 BEDROOM	22	2	44
LW 1 BEDROOM	6	1.5	9
LW 2 BEDROOM	1	2	2
BICYCLE REQUIREMENT (5% OF MIN. REQ'D			10
MINIMUM PARKING REQUIRED			199.5
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			119.7

PARKING PROVIDED

LEVEL	STANDARD	H.C.	TOTAL PROVIDED
LEVEL1	14	1	15
LEVEL2	33	1	34
LEVEL3	33	1	34
LEVEL4	33	1	34
LEVEL5	26	1	27
ROOF	26	1	27
TOTAL	165	6	171
2% HC PARKING REQUIRED OF PROVIDED			1.80

RETAIL PARKING REQUIRED BY COA (1 SPACE PER 275 SQ. FT)

USE TYPE	SQ.FT.	MULTIPLIER	TOTAL SPACES
RETAIL	6284	1/275	22.89
LIVE/WORK CREDIT	NA	1 SPACE/UNIT	-7.00
TOTAL REQUIRED			15.89
MINIMUM PARKING REQUIRED W/ 40% REDUCTION			9.53
1 PER 25 PARKING SPACES REQUIRED TO BE HC RETAIL PARKING			0.38

RETAIL PARKING PROVIDED

USE TYPE	STANDARD	H.C. VAN	TOTAL PROVIDED
RETAIL	15	1	16
OVERALL PARKING PROVIDED			187
PARKING PER UNIT 154/112 = 1.37 SPACE PER UNIT			
PARKING PER BEDROOM 154/212 = 1.10 SPACES PER BED			

BIKE PARKING PROVIDED

LOCATION	NUMBER OF SPACES
GARAGE	12
TOTAL	12



Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX 78758

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
A R C H I T E C T S , L L C
260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph. +1.512/327.3387
www.kellygrossmanarchitects.com

Copyright
© 2012 by Kelly Grossman Architects LLC. All rights reserved. The arrangements depicted herein are the sole property of KGA LLC and may not be reproduced in any form without written permission.

ORDINANCE NO. 021107-Z-12c

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 990 ACRES OF LAND GENERALLY KNOWN AS THE MLK NEIGHBORHOOD PLAN AREA ("MLK") AND TO CHANGE THE BASE ZONING DISTRICTS ON 63 TRACTS OF LAND IN MLK.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 63 tracts of land within the property described in Zoning Case No. C14-02-0142.003, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 990 acres of land, in the City of Austin, Travis County, Texas, that includes the Oak Springs Subdistrict more particularly described and identified in the attached Exhibits "A" and "B" incorporated into this ordinance, (the "Property"), and, as follows,

Oak Springs Subdistrict bounded by East 12th Street on the north, Springdale Road on the south and east, and Airport Boulevard on the west,

generally known as the MLK neighborhood plan (NP) combining district, locally known as the property bounded by Anchor Lane, East 38 ½ Street and Manor Road on the north, East 51st Street on the east, Springdale Road on the south, and Airport Boulevard on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The base zoning districts for the 63 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, neighborhood office (NO) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district, to family residence-neighborhood plan (SF-3-NP) combining district, single family residence small lot-neighborhood plan (SF-4A-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP)

combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT	ADDRESS	FROM	TO
201	5005 & 5029 Manor Road	GR, MF-2	GR-MU-NP
202	2909 & 2913 E 51st Street, 5000, 5001, 5002, 5003, 5004, & 5005 Blue Spruce Circle, 5000, 5001, 5003, 5005, & 5007 Cottonwood Circle	MF-2	NO-MU-NP
203	2967, 2989, 3005, & 3007 E 51st Street (LOT 2 SEFCIK SUBD SEC 2, LOTS 1A & 1B SEFCIK SUBD NO 3 & LOT 1 LONGFELLOW SUBD)	MF-2	MF-2-NP
204	4700 Pecan Springs Road (11.82 ACRES OF ABS 793 SUR 20 WARNELL H ACR 11.82)	SF-3	SF-4A-NP
205	3015-3107 E 51st Street & 4806-4912 Pecan Springs Road (LOTS 1-3 ROSEN ED ADDN, LOTS 1A & 2A PFAEFFLIN SUBD RESUB, LOTS 1-2 JOHNSON HELEN SUBD, LOTS 1-4 POEHLMAN ACRES & 4.12 ACRES OF ABS 793 SUR 20 WARNELL H ACR 4.12)	SF-3	SF-3-NP
206	5000 Pecan Springs Road	MF-2	MF-2-NP
207	4809, 4813, 4905, 5001, 5003, 5005B, 5007 & 5009 Pecan Springs Road, 4926 Springdale Road (S & W OF FORT BRANCH CREEK)	SF-3, MF-3	SF-3-NP
208	0 Springdale Road (ABS 793 SUR 20 WARNELL H ACR 2.059)	SF-3	GR-MU-CO-NP
209	4900 Springdale Road, 4926 Springdale Road (N & E OF FORT BRANCH CREEK)	GR, LO, MF-3	GR-MU-CO-NP
210	3811, 3823, & 3839 Airport Boulevard	CS	CS-MU-NP
211	3701 & 3737 Airport Boulevard	CS	CS-MU-NP
212	3737 Airport Boulevard	CS-1	CS-1-MU-NP
213	3101-3111 Manor Road, 2115-2215 Airport Boulevard, 2101-2199 Theo Drive (LOTS 1-10 OLT 50 DIV B AIRPORT & MANOR RD SUBD NO 3)	CS, GR	CS-MU-NP

TRACT	ADDRESS	FROM	TO
214	1901-2101 Airport Boulevard, 3200-3298 E MLK Boulevard, 2100-2198 Theo Drive (LOT 1 OLT 50 DIV B AIRPORT & MANOR RD SUBD NO 2, LOT 11-13 AIRPORT & MANOR RD SUBD NO 3, LOTS C & D TRINITY SUBD, LOT 31 OLT 50 DIV A ENCINO TERRACE, LOTS 2-3, 3A, 11-14 & 19-22 OLT 50 DIV A DELORES SUBD, LOT A THEO DR & MANOR RD SUBD, LOT 1 OLT 50 DIV B HENRY JIM ADDN, LOT 1 AIRPORT BUSINESS PARK SUBD)	CS, CS-CO, CS-1	CS-MU-NP
215	1805, 1809, 1815 & 1823 Airport Boulevard, 3223 & 3235 E MLK Boulevard	GR, SF-3	GR-MU-NP
216	1400 Tillery Street & 3205 E 14 ½ Street	NO, SF-3	LR-MU-NP
217	1181, 1191 & 1199 Airport Boulevard	CS-1	CS-1-MU-NP
218	1153, 1165, 1181, 1191 & 1199 Airport Boulevard, 3300, 3306, & 3312 Oak Springs Drive, 3301, 3311, & 3313 E 12th St, 0 Airport Boulevard (.322 AC OF OLT 15 DIVISION B)	LI, CS, GR, LO	CS-MU-NP
219	3404 Oak Springs Drive	LR	LR-MU-NP
220	1137-1149 Airport Boulevard, 1142 & 1144 Gunter Street, 3301- 3399 Oak Springs Drive (LOTS 3 & 4 BURKE C O ADDN, LOTS 1-3 HIRSH ARRAH NEAL SUBD NO 3, LOTS 1, 2, 3A & 4 OLT 58 DIV A HIRSH ARRAH NEAL SUBD, LOT 2 OLT 57 & 60 ROBERTSON-MCCULLOUGH ADDN, LOT 1 FREEDOM HOME BAPTIST CHURCH ADDN & .5 AC OF OLT 57 & 60 DIV A)	CS	CS-MU-NP
221	1131, 1133 & 1135 Airport Boulevard, 1137 Gunter St, 3706 & 3716 Goodwin Avenue	CS	CS-MU-NP
222	1119 Airport Boulevard, 3703 Goodwin Avenue	CS	CS-MU-NP
223	1921, 1923, 1925, 1927 & 1929 E 38 ½ St, 3808 Manorwood Road (LOTS 24-29 BLK A OLT 35 & 36 DIV C MANOR HILL & LOT 1 MANOR HILL ADDN RESUB OF BLK F & PART OF BLK A)	SF-3	GR-MU-CO-NP
224	2011 & 2027 Anchor Lane, 3138, 3200, 3220, 3300, & 3330 Manor Road	CS	CS-MU-NP
225	3112-3128 Manor Road (LOT 8 BLK D OLT 35 & 36 DIV C & PART OF SERVICE WAY MANOR HILL)	CS, CS-1, GR	CS-NP
226	3121, 3207 & 3313 Manor Road	GR	GR-NP
227	3219 Manor Road	CS-CO	CS-CO-NP
228	3303 Manor Road, 2205 Tillery Street	CS-CO	CS-CO-NP
229	2200 Tillery Street	LO	LO-MU-NP
230	3317 Manor Road, 2212 Palo Pinto Drive	LR	GR-CO-NP
231	3401 & 3403 Manor Road	LO, SF-3	GR-CO-NP
232	3501 Manor Road	LO	LO-NP
233	3511 & 3515 Manor Road, 0 Manor Road (.48 ACR OF LOT 2-3 & 14 BLK 1 OLT 51-52 DIV B CREST HAVEN ADDN)	GR, LO	GR-NP
234	2215 & 2263 EM Franklin Avenue, 3607 Manor Road	GR	GR-NP
235	2211 & 2213 EM Franklin Avenue	LI	CS-MU-CO-NP
236	2210 & 2220 EM Franklin Avenue, 2226 Pershing Drive	CS, GR, SF-3	LO-MU-NP
237	2101, 2107 & 2109 EM Franklin Avenue	LO, CS, CS-1	LO-MU-NP
238	0 Pershing Drive (PT OF LTS 1-2 & 46-47 BLK D & APPROX 1.00 AC OLT 51 DIV B MANOR RD ADDN, ADJ VAC PALO PINTO DR)	SF-3	P-NP
239	0 Palo Pinto Drive (APPROX 1.00 AC OF OLT 51 DIV B MANOR RD ADDN)	SF-3	P-NP

TRACT	ADDRESS	FROM	TO
240	1904 EM Franklin Avenue	GR	SF-3-NP
241	3510-3520 E MLK Boulevard (LOT 1 OLT 51-52 DIV B RAOCH MAUDE E SUBD)	GR	SF-6-NP
243	1704, 1706, 1710, 1804 & 1812 EM Franklin Avenue, 3417 & 3515 E MLK Boulevard, 0 E MLK Boulevard (ACR 2.40 OLT 23 DIVISION B), 0 EM Franklin Avenue (1.375 ACR OLT 23 DIVISION B), 0 E 17th Street (96 x 104 FEET OLT 23 DIVISION B, .33 AC OF OLT 23 DIVISION B)	SF-3, MF-3	SF-3-NP
244	1812 EM Franklin Avenue	CS	GR-NP
245	3601 & 3609 E MLK Boulevard, 1807 EM Franklin Avenue	GR	GR-NP
246	3707 E MLK Boulevard	NO, SF-3	LO-MU-NP
247	1707, 1801 & 1803 Overhill Drive, 1800, 1802 & 1806 Springdale Road	LR, LO	LO-MU-NP
248	1808 & 1810 Springdale Road, 4501, 4505, 4507 & 4509 E MLK Boulevard	LR, CS	GR-NP
249	1801 EM Franklin Avenue	MF-3	SF-6-NP
253	0 E 12th Street (EVERGREEN CEMETERY)	SF-3	P-NP
254	3317 E 12th Street	SF-3	LR-MU-NP
255	4000 & 4008 E 12th Street	CS	SF-6-NP
256	4104 E 12th Street	LR	SF-6-NP
257	4112-4122 E 12th Street	SF-3	SF-3-NP
258	1308 Springdale Road	SF-3	P-NP
259	1200, 1202 & 1204 Springdale Road, 4122 E 12th Street	CS-1, LR, MF-3, SF-3	GR-MU-NP
260	4121-4127 E 12th St (More specifically identified in exhibit "D")	SF-3	GR-MU-NP
261	4013-4119 E 12th St (More specifically identified in exhibit "D")	SF-3	SF-6-NP
262	1152 Springdale Road, 3703 & 4003 E 12th St	SF-3	P-NP
263	3500-3612 Oak Springs Drive (LOTS 1-9 NUEVA VIDA I-A, LOT 15 NUEVA VIDA II, LOT 3 HOBBS ADDN SEC 2 & 5.439 AC OUT OF OLT 17 DIV B)	MF-2	SF-6-NP
264	3301 Pennsylvania Avenue (LOT 17 & ADJ 31.4 FEET OF VACATED TILLERY STREET OLT 16 DIV B HUSTON SAM HEIGHTS)	LO, GR	SF-6-NP
265	1144 Gunter Street	MF-3, CS	SF-3-NP
266	1143, 1145, & 1147 Gunter Street, 1144 Wayneroy Drive, 3603 & 3605 Abbate Circle	MF-3	SF-3-NP
267	1076 Springdale Road (LOT 2 OLT 57 & 60 DIV A SPRINGDALE PARK)	GR	GR-NP

PART 3. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. Cottage special use is permitted on lots in residential districts within the boundaries of the Oak Springs Subdistrict as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.

PART 5. Urban home special use is permitted on lots in residential districts within the boundaries of the Oak Springs Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 6. Tracts 203, 205, 206, 207, 243, 257 and 263 may be developed as a residential infill special use as set forth in Sections 25-2-1532 through 25-2-1534 of the Code.

PART 7. Tracts 201, 208 through 237, 244 through 248, 254, 259, 260 and 267 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 8. Tracts 222 and 233 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 9. The Property within the boundaries of the conditional overlay-combining district established by this ordinance is subject to the following conditions.

1. The following conditions apply to Tract 227:

   A. Vehicular access from the Property to Tillery Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

   B. A 15-foot wide vegetative buffer shall be provided and maintained along the east property line adjacent to Tillery Street. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

2. The following conditions apply to Tract 228:

   A 15-foot wide vegetative buffer shall be provided and maintained along the west property line adjacent to Tillery Street and along the south property line adjacent to the property developed or zoned residential. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

3. The following uses are prohibited uses on Tracts 223, 230 and 231:

   Automotive rentals
   Automotive repair services
   Automotive washing (of any type)
   Automotive sales
   Drop-off recycling collection facility
   Exterminating services
   Funeral services
   Outdoor entertainment
   Outdoor sports and recreation
   Pawn shop services

4. The following uses are prohibited uses on Tract 227:

   Adult oriented businesses
   Agricultural sales and services
   Automotive sales
   Campground
   Convenience storage
   Drop-off recycling collection facility
   Equipment repair services
   Exterminating services
   Funeral services
   Kennels
   Outdoor entertainment
   Outdoor sports and recreation
   Pawn shop services

5. The following uses are prohibited uses on Tract 228:

   Adult oriented businesses
   Agricultural sales and services
   Automotive sales
   Building and maintenance services
   Campground
   Convenience storage
   Drop-off recycling collection facility
   Electronic prototype assembly
   Equipment repair services
   Equipment sales
   Exterminating services
   Funeral services
   Kennels
   Laundry services
   Limited warehousing and distribution
   Maintenance and service facilities
   Monument retail sales
   Outdoor entertainment
   Outdoor sports and recreation
   Pawn shop services
   Transitional housing
   Vehicle storage
   Veterinary services

6. The following uses are prohibited uses on Tract 235:

Adult oriented businesses	Agricultural sales and services
Automotive washing (of any type)	Campground
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Convenience storage
Custom manufacturing	Equipment repair services
Equipment sales	Drop-off recycling collection facility
Laundry services	Limited warehousing and distribution
Maintenance and service facilities	Pawn shop services
Service station	Vehicle storage

7. Drive-in service as an accessory use to commercial uses is a prohibited use on Tracts 208, 209 and 235.

8. The following uses are conditional uses on Tract 235:

Automotive sales	Exterminating services
Guidance services	Hotel-motel
Kennels	Monument retail sales
Outdoor sports and recreation	Residential treatment

9. The following uses are prohibited uses on Tracts 208 and 209:

Automotive rentals	Automotive washing (of any type)
Automotive repair services	Pawn shop services
Automotive sales	Service station

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 10. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 11. This ordinance takes effect on November 18, 2002.

PASSED AND APPROVED

November 7, 2002

§
§
§

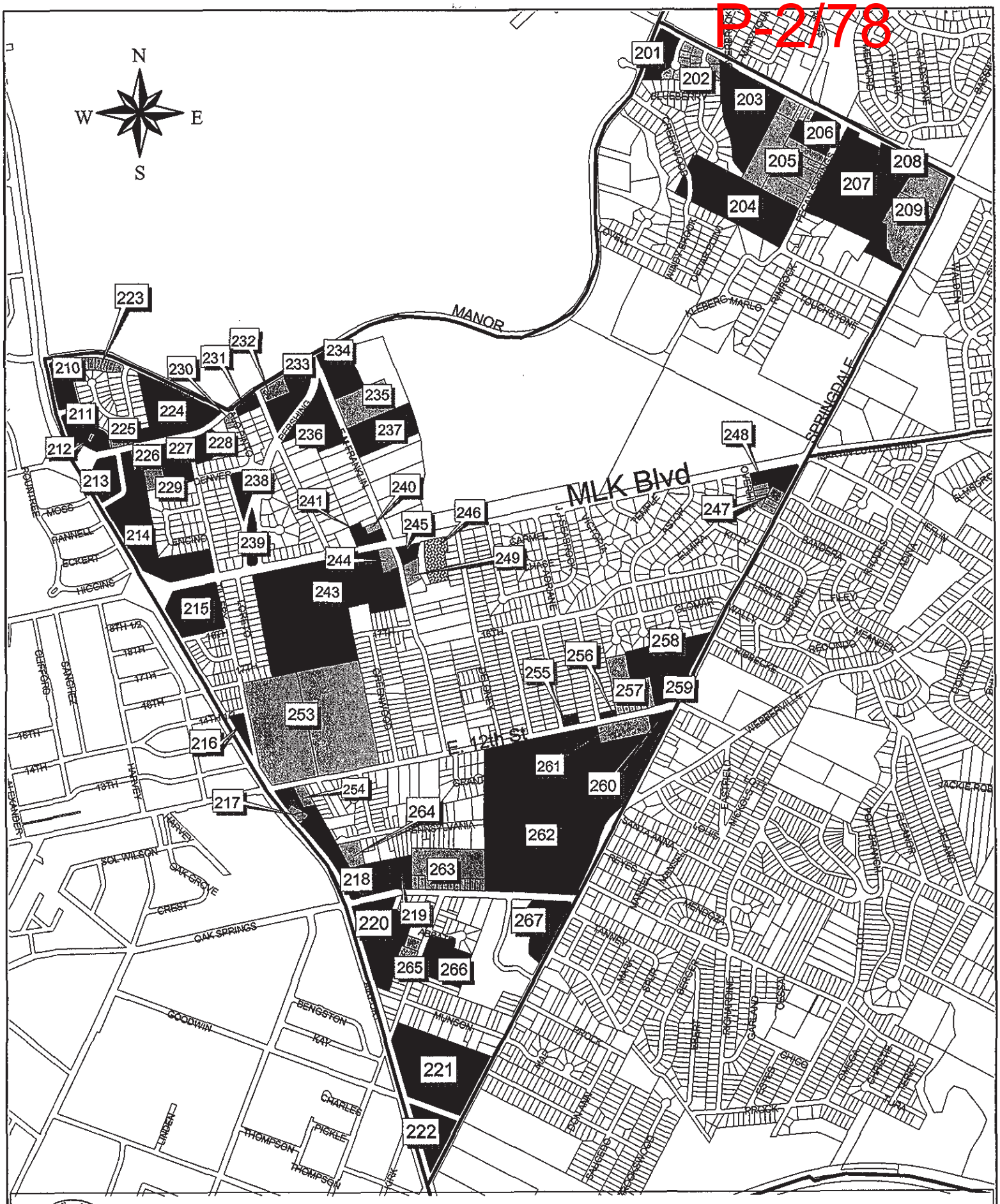
Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



MLK Neighborhood Plan Combining District

Case # C14-02-0142.003

EXHIBIT A

P-2/79

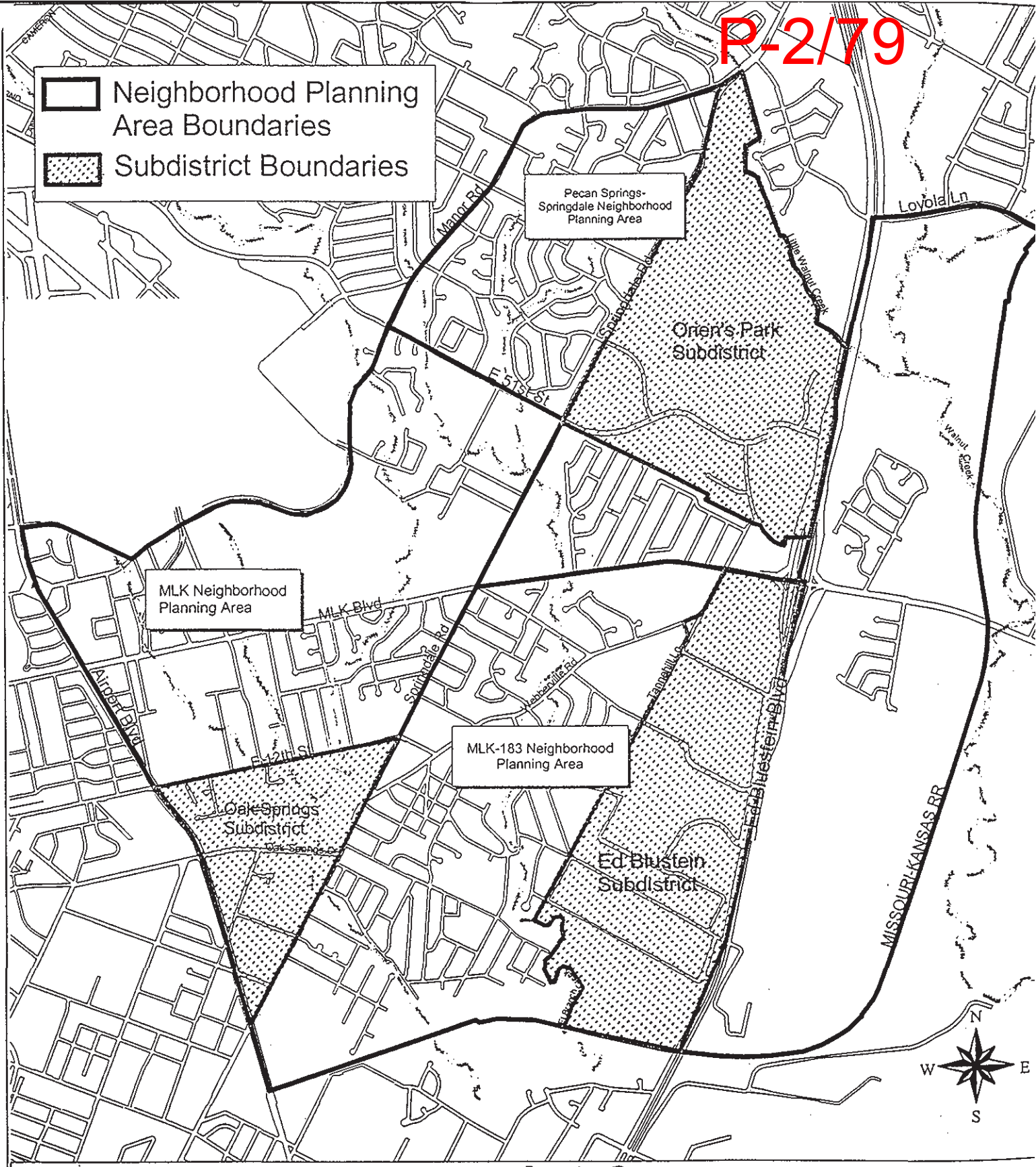
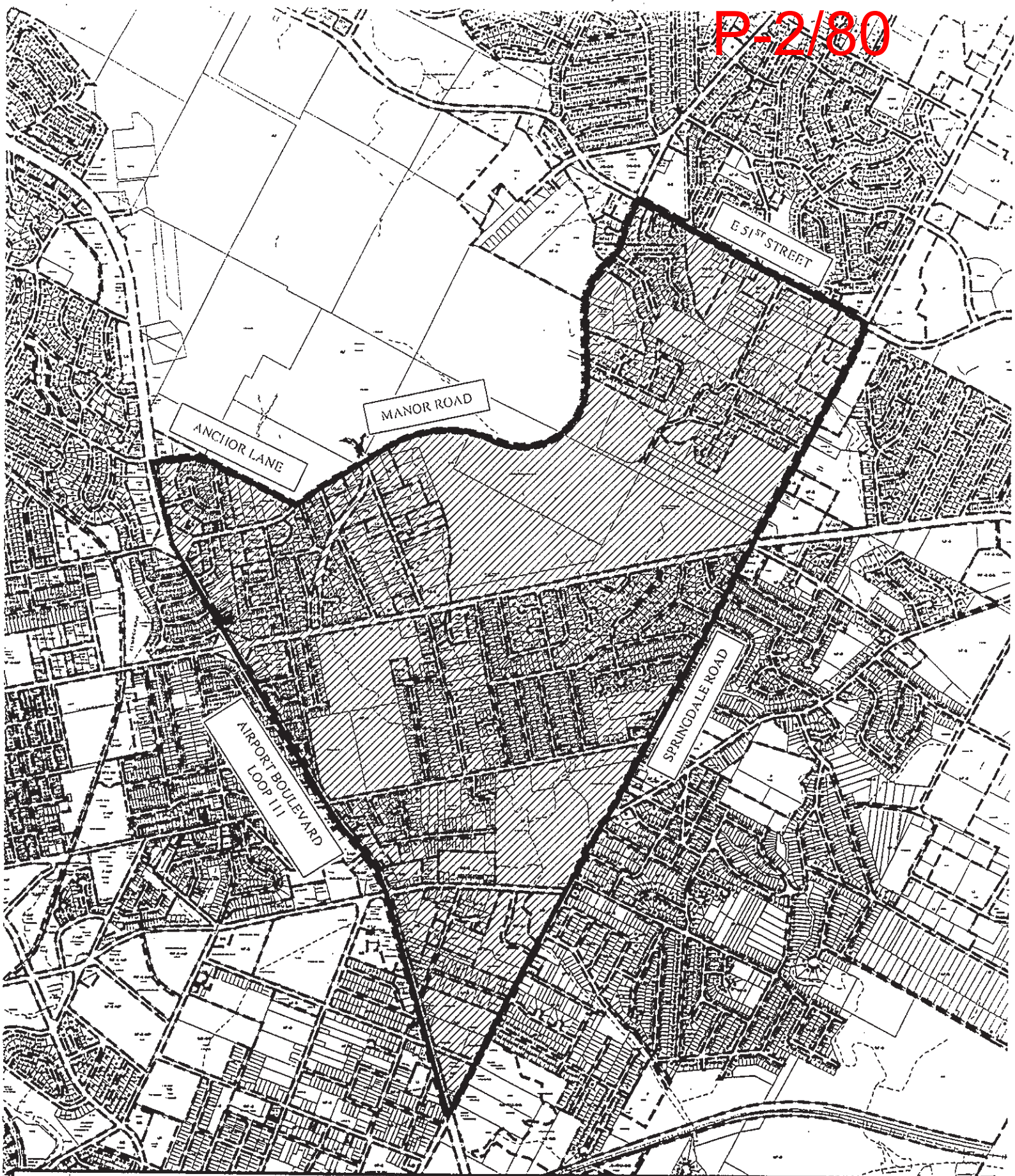


EXHIBIT B

East MLK Combined Planning Area Neighborhood Planning Area and Subdistrict Boundaries

This map has been produced by the City of Austin and is a wokring staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without written permission from the Neighborhood Planning and Zoning Department.

P-2/80



N

1" = 1600'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: T. BOLT

ZONING EXHIBIT C

CASE #: C14-02-0142.003

ADDRESS: MLK NPCD

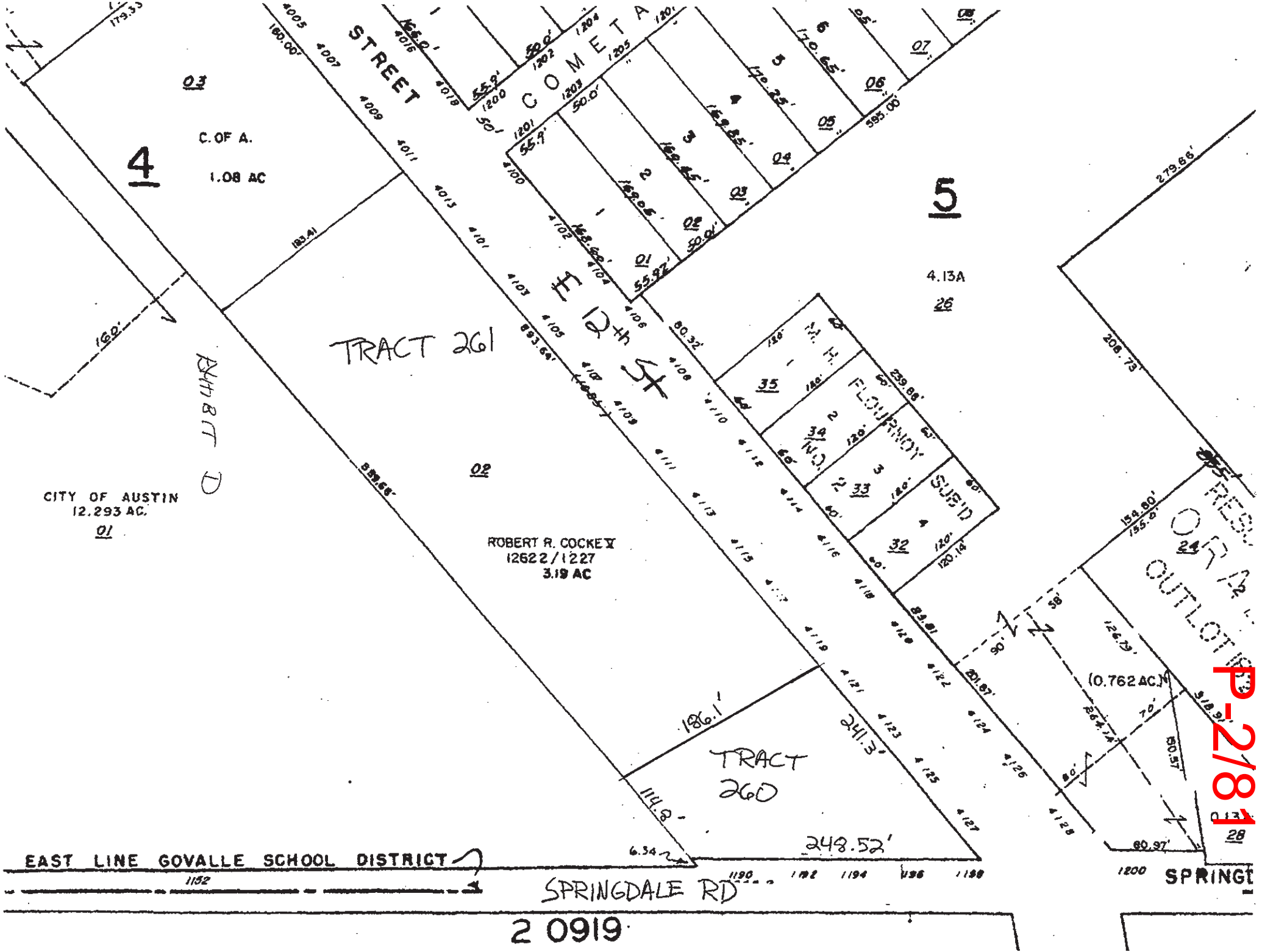
DATE: 02-09

SUBJECT AREA (acres): N/A

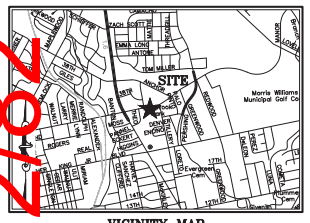
INTLS: SM

CITY GRID REFERENCE NUMBER

M21-25


4
C. OF A.
1.08 AC
03
5
4.13A
26
TRACT 261
02
ROBERT R. COCKE IV
12622/1227
3.19 AC
CITY OF AUSTIN
12.293 AC.
01
TRACT
260
186.1'
241.3'
114.9'
248.52'
6.34
595.66'
893.64'
183.41'
162'
179.33'
80.32'
239.88'
89.81'
201.67'
208.73'
279.66'
154.80'
155.0'
126.73'
(0.762 AC.)
264.74'
318.91'
150.57'
80.97'
70'
90'
60'
50'
55.9'
50.0'
165.85'
170.25'
170.65'
595.00'
165.00'
120.14'
STREET
COMETA
12th ST
M. H.
FLOURNOY
SUB'D
OUTLOT
EAST LINE GOVALLE SCHOOL DISTRICT
SPRINGDALE RD
2 0919

D-2/82



VICINITY MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION:
1.658 ACRES OF LAND, MORE OR LESS, OUT OF OUTLOT 50, DIVISION B, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO 3219 MANOR ROAD, LLC BY DEED RECORDED UNDER DOCUMENT NUMBER 2000098391, AND CORRECTED UNDER DOCUMENT NUMBER 2000132086, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD PLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0465J, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000068156279.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON NOVEMBER 12, 2018, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MON E342, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF: N 10054120.17, E 3106892.23, ELEV. 672.53'.

BENCHMARK NOTE:
TBM #1– SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF MANOR ROAD, ±50' WEST OF THE NORTHWEST CORNER OF THE SITE.
ELEVATION = 561.15'.

TBM #2– SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH END OF A MEDIAN ON TILLERY STREET, ±90' SOUTH OF THE SOUTHEAST CORNER OF THE SITE.
ELEVATION = 571.43'.

GENERAL NOTES:
1) PROPERTY ADDRESS: 3219 MANOR ROAD, AUSTIN TEXAS 78722

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.

5) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.

6) IN THE LEGAL DESCRIPTION FOR THE SUBJECT TRACT IN DOC. NO. 2000132086, THERE IS A REFERENCE TO A 0.069 ACRE TRACT ALONG MANOR RD. DEDICATED TO THE STATE OF TEXAS IN VOL. 664 PG. 313 THAT IS A BAD DEED REFERENCE AND THERE WAS NO OTHER DOCUMENT REFERENCE FOR THE DEDICATION TRACT. SAID TRACT APPEARS TO BE PART OF THE PRESENT R.O.W. AND IS NOT INCLUDED IN THE ACREAGE OF THE SUBJECT TRACT.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: STEWART TITLE GUARANTY COMPANY
G.F. NO.: 227894
EFFECTIVE DATE: OCTOBER 22, 2018
ISSUED: OCTOBER 30, 2018

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATE OR DELETE THIS EXCEPTION.):

THOSE RECORDED IN/UNDER VOLUME 9178, PAGE 334 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND UNDER DOCUMENT NUMBER 2000105963, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. **[SUBJECT TO]**

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

B. ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 445, PAGE 185, DEED RECORDS OF TRAVIS COUNTY, TEXAS. **[SUBJECT TO – NO METES AND BOUNDS GIVEN FOR EASEMENT]**

C. ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 496, PAGE 384, DEED RECORDS OF TRAVIS COUNTY, TEXAS. **[DOES NOT AFFECT – APPEARS TO BE IN R.O.W. OF MANOR RD.]**

D. ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 496, PAGE 389, DEED RECORDS OF TRAVIS COUNTY, TEXAS. **[SUBJECT TO – APPROXIMATE CENTER LINE SHOWN, NO EASEMENT WIDTH GIVEN]**

TREE LIST

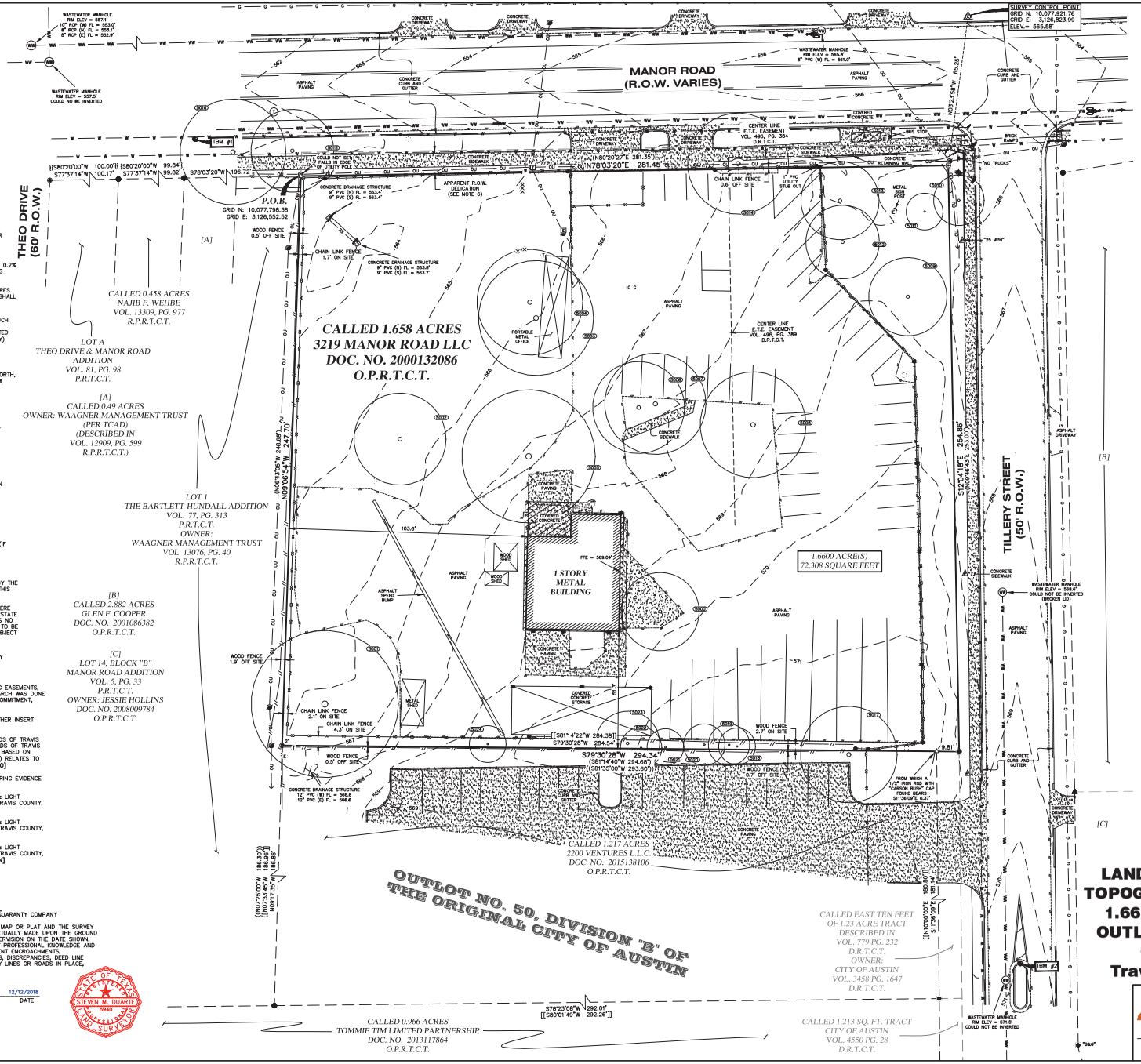
NUMBER	DESCRIPTION
5000	17" HACKBERRY
5001	32" POST OAK
5002	20" POST OAK
5003	25" POST OAK
5004	23" POST OAK
5005	29" POST OAK 20–18
5006	20" POST OAK
5007	22" POST OAK
5008	23" POST OAK
5009	17" POST OAK
5010	11" CEDAR ELM
5011	8" MESQUITE
5012	16" POST OAK
5013	17" POST OAK
5014	22" POST OAK
5015	18" CEDAR ELM
5016	23" CEDAR ELM 16–14
5017	21" LIVE OAK
5018	8" CHINABERRY
5019	9" CHINABERRY
5020	9" CHINABERRY
5021	8" CHINABERRY
5022	9" CHINABERRY
5023	14" CHINABERRY 10–8
5024	8" HACKBERRY

SURVEYOR'S CERTIFICATE:
CERTIFIED TO: STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, OBSERVABLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

12/12/2018
STEVEN M. DUARTE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5940

STATE OF TEXAS · 5940 · STEVEN M. DUARTE · REGISTERED · LAND SURVEYOR



LAND TITLE, TREE AND TOPOGRAPHIC SURVEY OF 1.6600 ACRES OUT OF OUTLOT 50, DIVISION B, City of Austin, Travis County, Texas

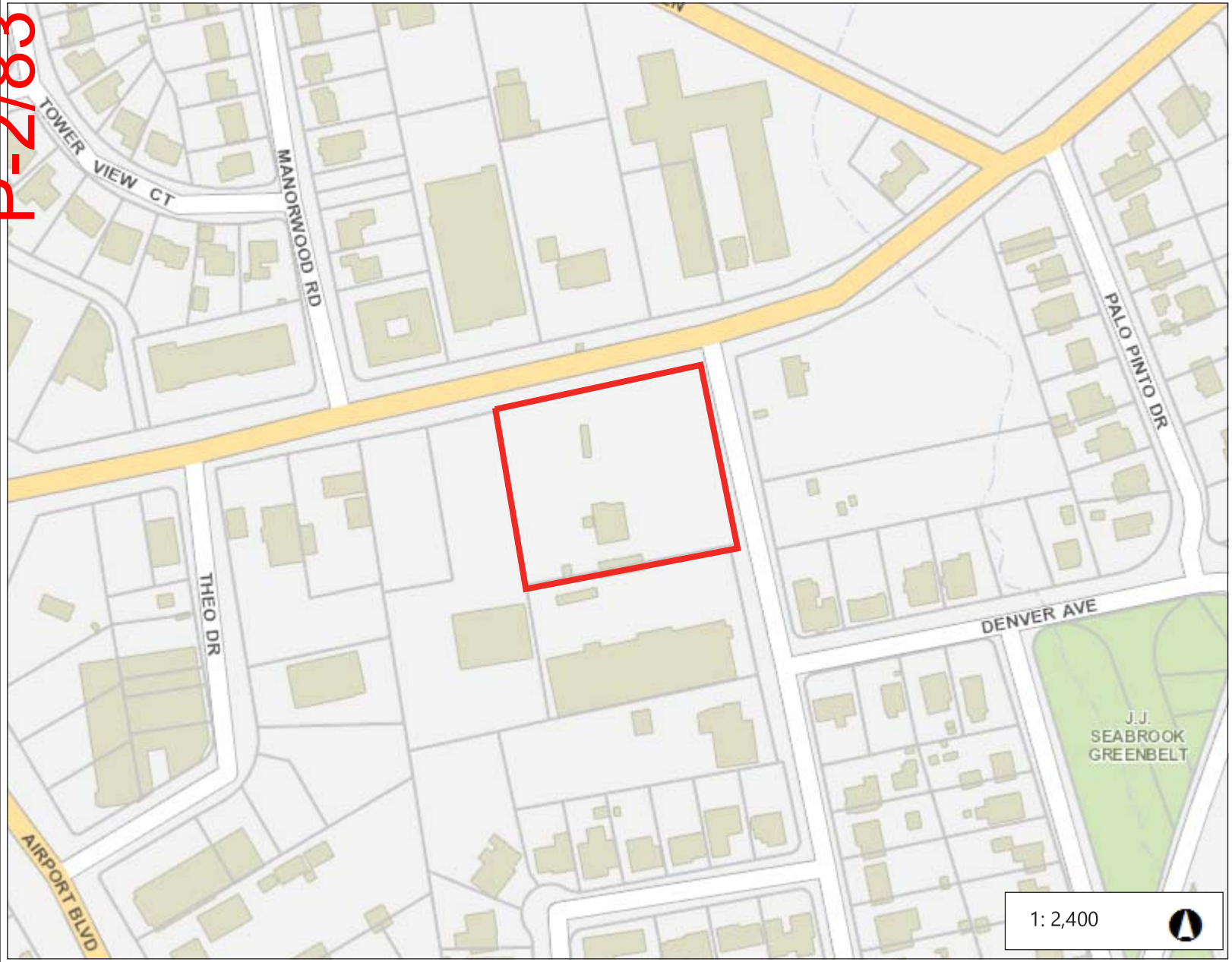
4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	12/12/2018
Project:	00772
Scale:	1" = 20'
Reviewer:	SMD
Tech:	BAP
Field Crew:	JZ/JO
Survey Date:	OCT. 2018
Sheet:	1 OF 1

P:\00772\Dwg\00772.dwg

Property Profile

P-2/83



0.1 0 0.04 0.1 Miles

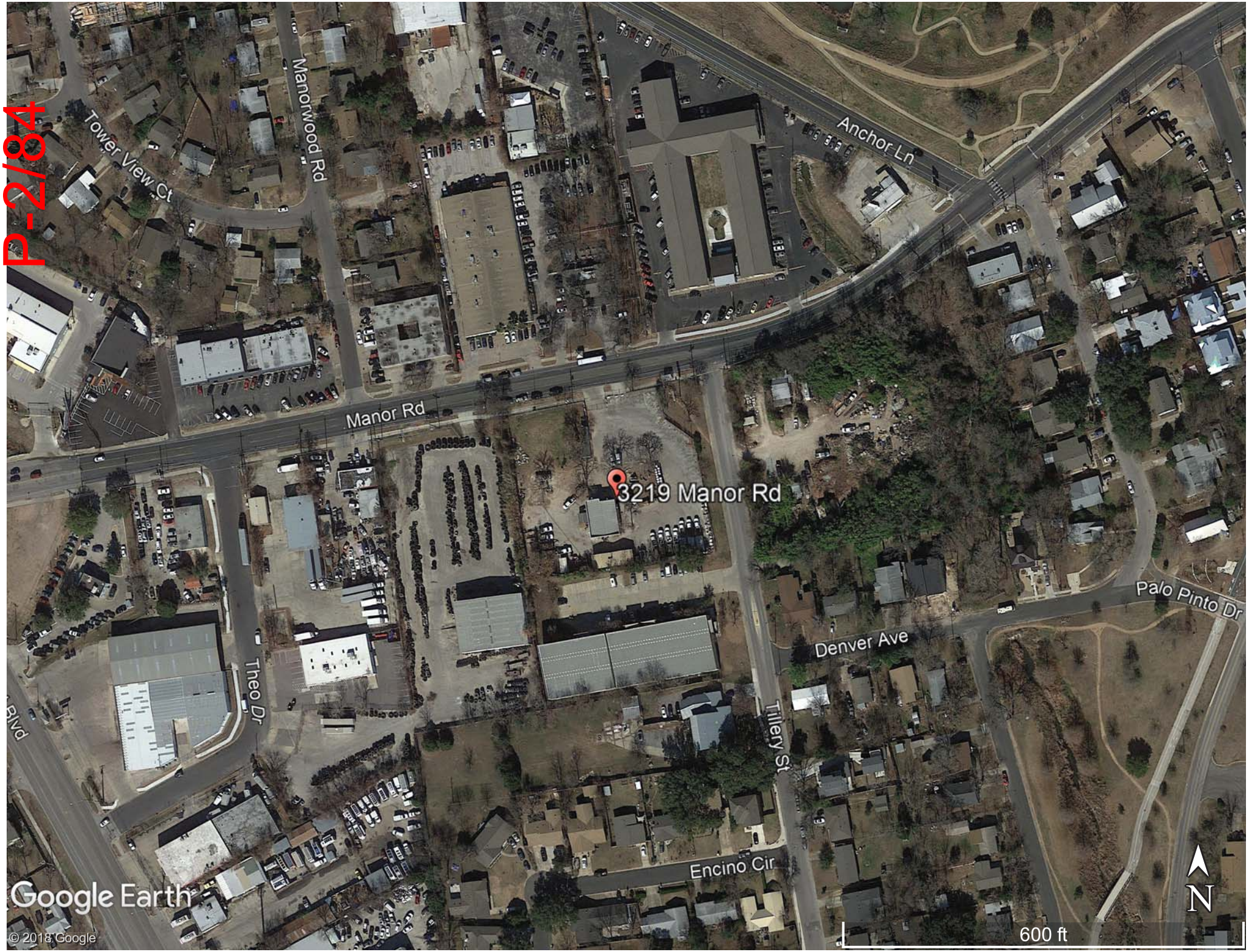
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

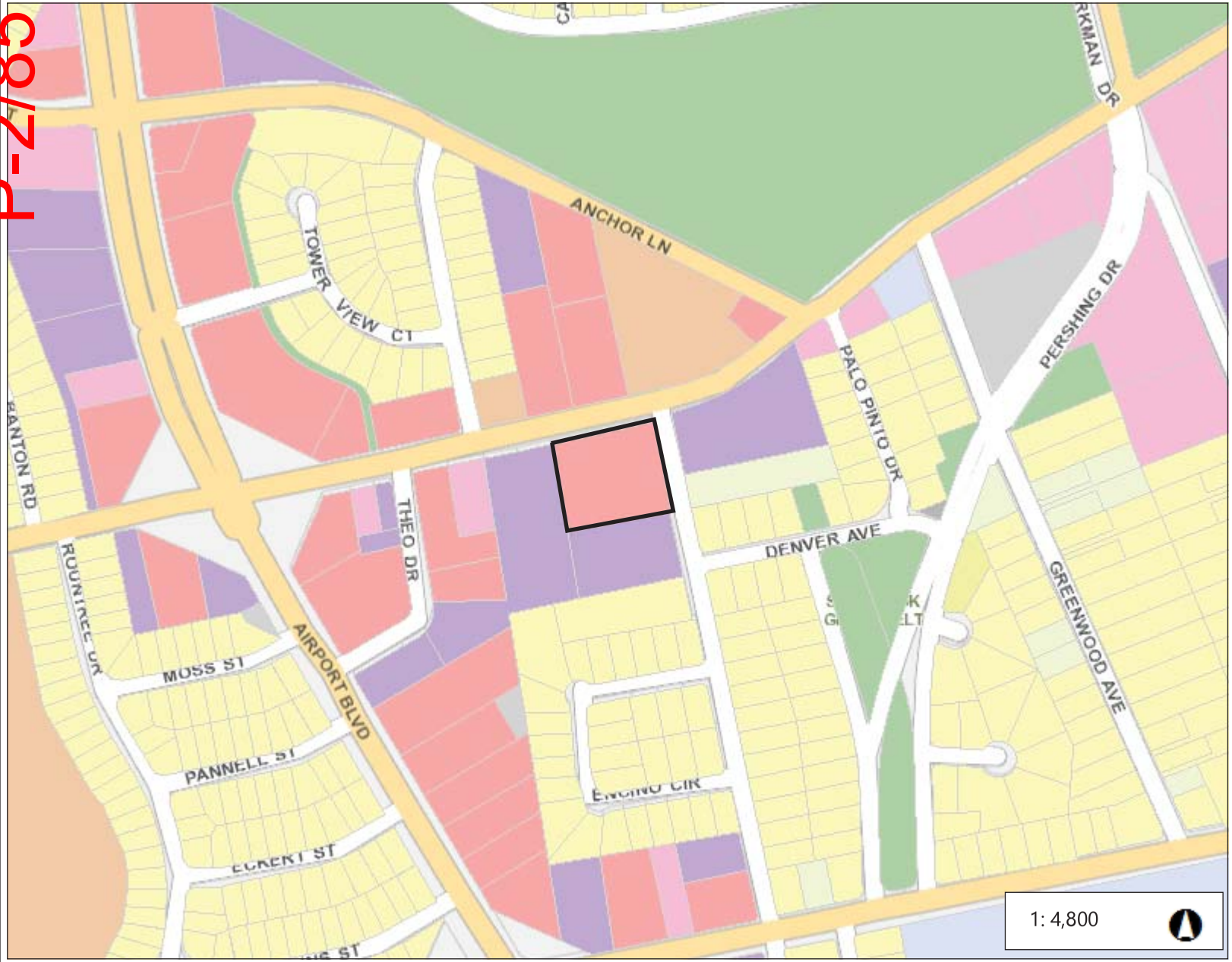
Legend

Notes


P-2/84
Tower View Ct
Manorwood Rd
Anchor Ln
Manor Rd
3219 Manor Rd
Theo Dr
Tillery St
Denver Ave
Palo Pinto Dr
Encino Cir
Google Earth
© 2018 Google
600 ft
N

Property Profile

P-2/85



Legend

Land Use Inventory

- Single Family
- Mobile Home
- Large Lot Single Family
- Multi-family
- Commercial
- Mixed Use
- Office
- Industrial
- Resource Extraction
- Civic
- Open Space
- Transportation
- Roads
- Utilities
- Undeveloped
- Water
- Unknown

Notes

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

P-2/86

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2019-0033
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2019

Steven Embleton
Your Name (please print)

☐ I am in favor
☑ I object

3301 Donner ave Austin tx 78723
Your address(es) affected by this application

Signature *Date*

Daytime Telephone: 512-565-8278

Comments: We do not support the changes.

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Scan & Email to: elaine.ramirez@austintexas.gov

P-2/87

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2019-0033
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2019

Amanda Embleton
Your Name (please print)

☐ I am in favor
☑ I object

3301 Denver ave Austin TX 78723
Your address(es) affected by this application

Signature *Date*

Daytime Telephone: 512.769.9352

Comments: We are concerned it will negatively effect our neighborhood and home.

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Scan & Email to: elaine.ramirez@austintexas.gov

J.J. SEABROOK NEIGHBORHOOD ASSOCIATION
Flowing together as one community

September 18, 2019

Board of Adjustment
Elaine Ramirez
Development Services Dept.
1st Floor/Development Assistance Center
PO Box 1088
Austin, Texas 78767

RE: Case # C15-2019-0033
Mid-City Development at 3219 Manor Road

Dear Board Members,

On September 10, 2019 the JJ Seabrook Neighborhood Association (JJSNA) held a meeting at which Mid-City Development presented their argument in favor of obtaining compatibility height variances for their property located at 3219 Manor Road. After listening to the presentation, questions, and debate the Neighborhood Association voted on and approved the following resolution:

> The JJ Seabrook Neighborhood Association extends their compliments to Mid-City Development for engaging with the Neighborhood Association regarding the development of 3219 Manor Road. It is the understanding of the Neighborhood Association that the City of Austin has requested additional ROW on Manor Road including the section that includes 3219. It is also our understanding that this additional ROW will have a negative impact on the proposed Live/Work units planned for this development. The Neighborhood Association does not support any of the requested variances, however, we urge the City to stay within the current ROW and allow the project to proceed as originally presented to JJSNA without the requested variances.

JJSNA thanks the Board Members for consideration of this resolution and the neighborhood's position as you consider the applicant's request. Please let us know if you would like a representative of the Neighborhood Association to be present to answer questions at any meeting where this variance will be considered. I can be reached at 972.983.9418 or via email at jjseabrookpresident@gmail.com.

Sincerely yours,

Roger Taylor, Jr.
Roger Taylor, Jr.
President, JJ Seabrook Neighborhood Association

J.J. Seabrook Neighborhood Association Mail Box 1801 East 51st Suite 354 Box 454, Austin, TX 78723

From: [redacted]
[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9
Date: Tuesday, September 03, 2019 9:14:22 AM
Attachments: image003.png

[redacted]

Hi Elaine,

I hope you had a wonderful holiday weekend!

We will need to postpone this case again, to the October 14th meeting. We have been working with the neighborhood and they have requested we postpone once more, to allow more time for a Neighborhood Association vote.

I will be at the September 9th meeting incase there are any questions regarding the postponement from the board.

Thank you and have a great Tuesday!

Best,

Melissa Brown
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Friday, August 23, 2019 1:22 PM
To: [redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Thank You Melissa!! Today is the absolute deadline. **Please note:** Any late support that will be accepted after this deadline date of September 27th, 2019 will **only** be for Opposition and Support letters for this case.
If it will be part of your presentation then you will add that to your presentation and present that at the meeting.

Respectfully,
Elaine Ramirez

Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202



Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [redacted]
Sent: Friday, August 23, 2019 1:13 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Good Afternoon Elaine,

Please see the attached PDF. This is my first time submitting a packet or new information for a BOA case, but hopefully this will work. If you need something different please let me know and I will make changes.

We still have some neighborhood meetings and other things happening before the meeting on the 9th, are we able to add to the packet a t a latter date or do we just bring all the information to the meeting?

Thank you for all your help though this process, you have been wonderful!

Best,

Melissa Brown
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, August 19, 2019 9:43 AM
To: Melissa Brown <[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Good morning Melissa,
You can view what was
https://austintexas.gov/page/austin-build-connect-abc
Click on Public Search
Under Search by Case Number, enter in the case # above
Click on the underlined permit/case you wish to view
Scroll down all the way to the bottom of the page and you can view everything that was uploaded under Folder Attachment

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

CITY OF AUSTIN Development SERVICES DEPARTMENT
Building A Better Austin Together

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under

Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [[redacted]
Sent: Monday, August 19, 2019 9:24 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Good Morning Elaine,

I hope you had a wonderful weekend!

I have a quick question regarding case C15-2019-0033. I am working on updating our submittal packet and wanted to check to see if any information was submitted for this case from the Neighborhood Association.
During the initial hearing back in June, one of the board members requested a letter from the neighborhood opposing our request. Would you be able to tell me if anything was submitted or where I could find that information?

Thank you for your help!

Best,

Melissa Brown
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Thursday, July 25, 2019 9:25 AM
To: Melissa Brown <[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Yes ma'am Melissa I did receive the updated application…Thank You!!!

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [redacted]
Sent: Thursday, July 25, 2019 8:54 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: Re: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Hi Elaine,

I want to check in and make sure received our updated application and if there was anything else you need at this time?

I have the packet submittal date as on or before August 23rd .

Thank you again for all your help!

Best,

Melissa Brown
C. 512-688-9611
O. 512-637-6941



9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: [redacted]
Sent: Tuesday, July 23, 2019 2:49 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Hi Elaine,

Finally, got the new one signed . Attached you will find the updated application. Hopefully, I didn't miss anything but I think we should be good to go.
Thank you again, have a wonderful day!

Best,



Melissa Brown
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Tuesday, July 23, 2019 10:48 AM
To: Melissa Brown <m[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Melissa,
The attached application still has Emily's name and I think her signature on Sections 3 & 5 on page 4 of the application.

Respectfully,
Elaine Ramirez

Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [[redacted]
Sent: Tuesday, July 23, 2019 10:43 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Hi Elaine,

Attached is the application with my name (Melissa Brown) in place of Emily's name on page 4 of the application. Is this ok or do I need to create a new application?
Thank you so much for the reminder and for all your help!

Best,

Melissa Brown
Marketing Manager
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758

MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Tuesday, July 23, 2019 10:28 AM
To: Melissa Brown <m[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Good morning Melissa,
Please do not forget to send me an updated application completed with your name as the applicant instead of Emily Jones. You have until Aug. 23 but I just want to send a reminder because the application completed and correctly is critical for the Board Members.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

CITY OF AUSTIN Development SERVICES DEPARTMENT
Building A Better Austin Together

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Ramirez, Elaine

Sent: Friday, July 19, 2019 6:40 AM
To: Melissa Brown <m[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Sept. 9

Good morning Melissa,
Thank you for the e-mail, the case will be pp to Sept. 9 mtg.
The deadline for Sept. 9 Advanced Packets is Fri. Aug. 23 before 3p.m.

Hope you have a great weekend!!!

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [[redacted]
Sent: Thursday, July 18, 2019 12:19 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Elaine,

Happy almost Friday!

Could we please postpone this case to the September 9th meeting. We will make sure someone is present for the August 12th meeting incase there are any questions. What is the deadline for packet submittal for the September 9th meeting?

Thank you for your help and have a wonderful day!

Best,

Melissa Brown
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 15, 2019 10:15 AM
To: Melissa Brown <m[redacted]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,
Because this is an existing case presented and postponed already you can let me know any time before the meeting Aug. 12 mtg. Please keep in mind that someone will have to be at the Aug. 12 mtg. in case the Board members have questions on the postponement. If you decide to postpone to the Sept. 9 mtg. just send me an e-mail stating you want to postpone and the date you want to postpone to.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [redacted]
Sent: Monday, July 15, 2019 8:55 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Elaine,

I hope you had a wonderful weekend! I have a quick question. Not that we need to at this time, but should we need to postpone this request to the September meeting, when would we need to let you know by?

We are working with the neighborhood and look at a few other design options and if we do not have everything ready by August 12th it might be better to push to September.

Thank you for your help!

Best,

Melissa Brown
Marketing Manager
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |

FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 8, 2019 2:54 PM
To: Melissa Brown <[redacted]>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,
Yes you will be speaking if the Board has questions as to why it is postponed. Be ready once this case is called in case he asks why it is postponed. He may ask Elaine what is the reason and you can then go up and chime in. You will need to state your name first and who you are prior to speaking.
It will actually be the very 1st items to go as soon as the meeting starts. The Chair will ask me if there are any postponed cases and/or Withdrawn cases. I will call out the two cases that I have as of now…1 Withdrawn and 1 Postponed and then they may ask about your case…the Postponed case.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

CITY OF AUSTIN Development SERVICES DEPARTMENT
Building A Better Austin Together

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Melissa Brown [redacted]

[redacted]

I apologize for my delay in getting this to you. I wanted to confirm I would be the one speaking tonight.
Attached is the application with my name (Melissa Brown) in place of Emily's name on page 4 of the application.

Please let me know if there is anything else we need to send over prior to the meeting tonight.

I look forward to meeting you tonight, figures cross it goes ok

Best,

Melissa Brown
Marketing Manager
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 8, 2019 8:49 AM
To: Melissa Brown <[redacted]
Subject: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,

You have until Friday, July 26 before 3p.m. to submit any new evidence whether it be any maps, surveys, drawings, photos and any additional documentation you want included as part of your Advanced Packet for your postponed BOA variance case. This will need to be submitted to me via e-mail in PDF format.

If you choose to do a presentation at the meeting, make sure and submit that to me via e-mail in PDF format the day after the meeting, Tues. 8/13.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
City of Austin Development Services Department
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX

Scheduled Meeting Disclosure Information:
In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: City Clerk's website

From: Emily Jones [redacted]
July 01, 2019 2:43 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: August BOA Hearing Supplementals

Hi Elaine,

What is the date that we need to turn in supplemental packets for the August BOA hearing?

Thanks,
Emily

Emily Jones (Hoes), Vice President of Product Development
T. 512-637-6932

C. 512-587-4581
9229 Waterford Centre Blvd
Building C Suite 100
Austin , TX 78758
MIDCITYDEVELOPMENT.COM |
FACEBOOK



CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.