

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 11, 2010

CASE NUMBER: C15-2010-0115

y Jeff Jack
 y Michael Von Ohlen **Motion to PP to Nov 8, 2010**
 y Nora Salinas
 y **Melissa Hawthorne 2nd the Motion**
 y Leane Heldenfels, Chairman
 y Clarke Hammond, Vice Chairman
 y Heidi Goebel

APPLICANT: Amelia, Sondgeroth

OWNER: Frank Fernandez

ADDRESS: 5715 MANOR RD

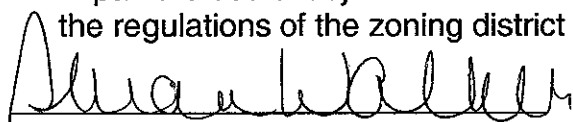
VARIANCE REQUESTED: The applicant has request a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 32 off-street parking spaces to 24 off-street parking spaces for a Multi-family residential use in a "GR-MU-V-CO-NP", Community Commercial-Mixed Use-Vertical-Conditional Overlay-Neighborhood Plan zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to **POSTPONE TO November 8, 2010** requesting a restrictive covenant which states if no longer used for SMART Housing then parking will need to meet city code, Board Member Melissa Hawthorne second on a 7-0 vote; **POSTPONED TO November 8, 2010.**

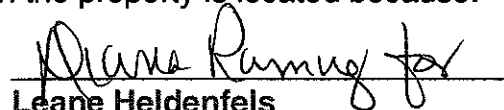
FINDING:

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:



Susan Walker
Executive Liaison



Leane Heldenfels
Chairman

RESTRICTIVE COVENANT RUNNING WITH THE LAND

FJ

Date: ~~November~~ ^{December} 29, 2009

Owner: COMMUNITY PARTNERSHIP FOR THE HOMELESS, INC., a Texas nonprofit corporation, its successors and assigns

Address: 1503 S IH 35
Austin, Texas 78741

AHFC: AUSTIN HOUSING FINANCE CORPORATION, a Texas public, non-profit corporation

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration advanced by the AHFC to the Owner pursuant to the Loan Agreement, the receipt and sufficiency of which is acknowledged.

Stated Period: Ninety-Nine years from the date hereof.

Properties: Those certain real properties more particularly described on Exhibit "A" attached to this Restrictive Covenant and by this reference incorporated in it, all fixtures and improvements situated thereon and all rights, titles and interests appurtenant thereto, or such other Properties that the parties mutually agree in writing to substitute for the properties described on Exhibit "A".

Eligible Person: A person or family with combined gross household income not exceeding 50 percent of the Median Family Income for the Austin-Round Rock Metropolitan Statistical Area as published by the Texas Department of Housing and Community Affairs.

Note: That certain note dated ~~November~~ ^{December} 29, 2009, executed by Owner, payable to AHFC, in a total amount equal to TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00).

Loan Agreement: The RHDA Affordable Housing General Obligation Bonds Loan Agreement executed by and between AHFC and Owner, dated ~~November~~ ^{December} 29, 2009 concerning the terms and conditions of the Note.

FJ

WHEREAS, the Owner of the Properties, a non-profit corporation received a loan from AHFC described in the Loan Agreement that enables Owner to rehabilitate 16 affordable rental units on the Properties when used in conjunction with other lots currently owned by Owner;

WHEREAS, the Owner of the Properties agrees that the Properties should be impressed with certain covenants and restrictions as a result of entering into the Loan Agreement with AHFC;

WHEREAS, as part of the Consideration for the loan, Owner has agreed that the 16 units located on the Properties and other lots addressed in the Loan Agreement will continue to be rented to Eligible Persons for the Stated Period;

NOW, THEREFORE, it is declared that the Owner of the Properties, for the Consideration, shall hold, sell and convey the Properties subject to the following covenants and restrictions impressed upon the Properties by this restrictive covenant. These covenants and restrictions shall run with the land for the Stated Period, and shall be binding on the Owner of the Properties, its heirs, successors, and assigns during such period, and after such period, shall automatically terminate and be of no further force or effect.

1. During the Stated Period, the unit(s) located on the Properties must be rented to Eligible Persons.
2. It is expressly understood that Owner's occupancy and activities on the Properties shall be in compliance with all state, and local laws, regulations, and zoning requirements. Any changes in applicable laws, regulations, and authorities are automatically incorporated herein without specific reference.
3. No person occupying the Properties, their guest or person under their control shall engage in or facilitate criminal activity on the Properties, in any building on the Properties, or in streets bordering the Properties. This includes, without limiting the foregoing: (a) the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802); (b) the unlawful discharge of firearms; and (c) all acts or threats of violence, harming, or intending to harm a person or Properties.
4. If any person or entity shall violate or attempt to violate this Restrictive Covenant, it shall be lawful for the Owner or AHFC to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Restrictive Covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
5. If any part of this Restrictive Covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Restrictive Covenant, and such remaining portion of this Restrictive Covenant shall remain in full effect.

6. If at any time the Owner or AHFC fails to enforce this Restrictive Covenant, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
7. This Restrictive Covenant may be modified, amended, or terminated only by joint action of both (a) AHFC, and (b) the Owner(s) of the Properties at the time of such modification, amendment or termination.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED, DELIVERED, AND EFFECTIVE as of the date first above written.

OWNER: COMMUNITY PARTNERSHIP FOR THE HOMELESS, INC.

BY: 
NAME: Frank Fernandez
TITLE: Executive Director

(Owner's Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on November ____, 2009 by Frank Fernandez, Executive Director of Community Partnership for the Homeless, Inc., on behalf of the corporation.

Notary Public, State of Texas

ATTACHMENT: EXHIBIT A - Legal Description of the Properties

AFTER RECORDING RETURN TO:

City of Austin
Law Department
Attn: Rental Housing Development Assistance
P.O. Box 1088

Austin, Texas 78767-1088

APPROVED AS TO FORM:

City of Austin
Law Department

Cathie Childs
Assistant City Attorney

EXHIBIT A-1

(Legal Description of Properties)

Tract 1:

Lot 15, of MANOR ESTATES, a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 53, Page 52, of the Plat Records of Travis County, Texas [commonly know as 5711 Manor Road].

Tract 2:

Lot 14, of MANOR Estates, a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 53, Page 52, of the Plat Records of Travis County, Texas [commonly known as 5800 Sweeney Circle].

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.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or 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.

Case Number: C15-2010-0115 - 5715 Manor Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 11th, 2010

Walter & Ruby Mitchell
 Your Name (please print) I am in favor of object

5604 Overbrook Drive 78783
 Your address (es) affected by this application

Ruby Mitchell
 Signature _____ Date _____

Daytime Telephone (512) 928-4674

Comments: Mrs. Walker, we have enough problems on this corner besides adding to the problems. We have drug dealers, child molesters that relocated from prison and community housing for the mentally ill people. Everything that the city want to do it seem that they want to put it all on the East side of IH 35 and that's not right!

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 11th, 2010

William J. Basser Jr
 Your Name (please print)

I am in favor
 I object

5700 Southwind Peak
 Your address (es) affected by this application

178723

William J. Basser Jr
 Signature

4 Oct 10
 Date

Daytime Telephone: *926-3966*

Comments:

If parking spaces are reduced the tenants will be forced to park in the neighborhood by the number of vehicles at the apartment complex exceeds the number of available spaces.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-8810

C15-2010-0115



HAPPY KIDS DAYCARE
5709 Manor Road
Austin, Texas 78723
(512) 928-3615
Carolyn Caldwell, Assistant Director



September 29, 2010

City of Austin, board of Adjustment
Attn: Leane Heldenfels
P.O. Box 1088
Austin, Texas 78767

Re: Green Door parking lot variance request.

Dear Ms. Heldenfels,

Happy Kids daycare supports the variance request in reducing the number of on-site parking spaces that has been made by Green Doors for the property located at 5715 Manor Road. This reduction will provide much needed green space for residents of the multi-family complex and will produce a safer environment for neighbors and the daycare center.

The complex is home to primarily low income families that do not own the quantity of vehicles needed for the designated number of parking spaces assigned. Reducing the number of parking spaces will provide much needed green space for the complex. The green space will be an upgrade to the appearance of the neighborhood and can be used for more productive things for the residents of the multi-family complex.

If you have any questions or concerns, please feel free to contact me at 512-928-3615.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn Caldwell".

Carolyn Caldwell
Owner/Operator

Pecan Springs Commons
Project Narrative

Pecan Springs Commons is a neighborhood revitalization/affordable housing project, including 5715 Manor Road. Green Doors is transforming eight existing, substandard, multi-family properties (70 units, 120 residents) in this distressed, high-crime area into affordable, safe, quality homes for individuals and families that need them. The project is targeted to working poor families and individuals whose household income does not exceed 50 percent median family income (MFI) or \$26,036/year (for an individual), including veterans who have successfully exited homelessness and persons with disabilities. Green Doors also is especially interested in serving individuals and families from the neighborhood that have been forced to live in substandard, unsafe housing – to give them a better, safer choice.

The project, started in October 2008, has four principal objectives:

- To preserve existing affordable housing in a neighborhood that greatly needs quality, well-managed and well-maintained affordable housing;
- To complement the Austin Police Department's and other key stakeholders' broader efforts to clean up a part of the Pecan Springs neighborhood that has experienced decades of urban blight;
- To allow Green Doors to bring to bear its green building practices to a neighborhood block desperately in need of quality, green affordable housing that will make the block a more attractive, sustainable and desirable place to live; and
- To build community and increase independence among residents on a neighborhood block with frayed social ties and little trust.

Over the last two years, Green Doors has been able to accomplish a great deal at Sweeney Circle in collaboration with numerous community partners. Through community outreach, Green Doors was able to forge critical founding partnerships with key community stakeholders: the Austin Police Department (APD), City of Austin, the Pecan Springs Neighborhood Association, adjacent property owners, and concerned residents. These partnerships were leveraged to pursue a two-pronged redevelopment/revitalization strategy: 1) reduce crime and improve block residents' sense of safety; and 2) engage residents and the neighborhood in a meaningful way that empowers them to be agents for positive community change.

5715 Manor Road is one of the eight properties being revitalized within Pecan Springs Commons. The site, bordering 5800 and 5802 Sweeney Circle, provides direct access to Manor Road and bus transportation for Green Doors residents within the other seven properties. Construction is planned to begin in Winter 2010 to rehabilitate the existing 24-unit apartment complex, including 16 one-bedroom units and 8 two-bedroom units. The project is part of the COA SMART housing program with 100% affordable units and is designed to achieve 4 stars on the Austin Energy Green Building Program Multi-family rating tool.

With approval of the parking variance, a reduction in parking will provide much needed green space for residents of 5715 Manor Road and the Pecan Springs Commons community. The reduction will also create a more enjoyable and safe environment for Green Doors residents, individuals waiting at the bus stop, and neighbors. Elimination of the northern driveway will reduce car traffic adjacent to the neighboring Nursery School, improve pedestrian safety, and ease accessible circulation on-site.

For more information on Pecan Springs Commons and 5715 Manor Road, please feel free to contact me by phone (469-9130) or by email (FFernandez@greendoors.org).

Sincerely,



Frank Fernandez
Executive Director

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2010-0115
ROW # 10490879

CITY OF AUSTIN TP-0220211421
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 5715 Manor Road

LEGAL DESCRIPTION: Subdivision – Manor Estates

Lot(s) 15 Block _____ Outlot _____ Division _____

I/We Amelia C. Sondgeroth on behalf of myself/ourselves as authorized agent for Pecan Springs Commons affirm that on 9 September, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

To decrease the minimum off-street parking requirement of Sec. 25-6 Appendix A from 32 off-street parking spaces to 24 off-street parking spaces which includes 2 accessible parking spaces as required by the SMART Housing program in order to provide much needed green open space for the residents as well as the adjacent nursery school.

in a GR-MU-V-CO NP district.
(zoning district)

NOTE: 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 support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The COA MF parking standard requires 32 parking spaces for the proposed affordable housing project. Even with the urban core reduction (.8) and with restriping for compact spaces, the project still falls 8 spaces short. Constructing the required 32 spaces will preclude including a much needed green space amenity area for the residents. Studies have shown that per capita vehicle ownership tends to be lower for lower income families as well as for renters.* Some US cities have lowered the parking requirement for affordable housing as an incentive to provide affordable housing in their communities. For example, the cities of San Diego and San Jose, California have implemented reduced parking standards to serve low income residents as well as MF in proximity to transit. This project is located adjacent to a Capital Metro transit stop.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
The existing apartments are being redeveloped as quality affordable housing under the City's Smart Housing Program and will serve primarily low-income families with children. Their household income does not exceed 50% median family income or \$26,036 per year. The proposed green space is one more element that makes this proposed affordable housing project unique for the City. And quality affordable housing is greatly needed in the City.

(b) The hardship is not general to the area in which the property is located because:
The first phases of the revitalization project which have been completed have met the parking requirements of the COA zoning ordinance. However, the neighborhood is highly lacking green space. The Neighborhood Plan adopted by the City noted that there are only 3 acres of open space in the area (2000 Land Use Survey and Neighborhood Planning Area) This creates a hardship for the low income residents because they cannot hop in their personal vehicles to seek out amenities not within their local neighborhood.

AREA CHARACTER:

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:
If the parking variance is allowed, the proposed project will enhance the neighborhood by providing approximately 3, 875 sq. ft. of green space area between the apartment building and the bus stop. The reduction in parking spaces and impervious cover will create an amenity for the residents as well as for the neighbors including the nursery school and individuals waiting at the bus stop. Covered bicycle parking will also be provided within this green space area.

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 Section 479 of Chapter 25-6 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 reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Studies have shown that both renters and lower income households tend to own fewer cars.*Renters who do not have cars will be drawn to this project not only because it is a quality affordable project but also because Capital Metro is located adjacent to the project. Therefore anticipated traffic generation from this project will be less.

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:

Currently there are two driveways to this project along Manor Road. The northern most driveway will be closed and the southern one which is currently fenced will be open. Capital Metro will be relocating their bus stop further away from the intersection and as such neither parking or loading will be permitted along the boundary street .

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

The proposed parking reduction along with the proposed driveway and bus improvements will improve accessibility and safety in accordance with the objectives of the Ordinance.

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

One of the primary long term objectives of the Pecan Springs Commons is “to preserve existing affordable housing in a neighborhood that greatly needs quality, well managed and well-maintained affordable housing.” The owner is a long-term owner (non-profit affordable housing provider and the project started in October 2008 and is intended to provide affordable housing for many years. Should the nature of the project change, then the applicant understands that the variance will run with the use and not with the site.

** Parking Requirement Impacts on Housing Affordability, March 2010 Victoria Transport Policy Institute; 22% renting households do not own cars (2000 Census); 26.5% urban households with incomes less than \$20,000 do not own a car (NTHS 2001)*

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.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Amelia C. Sondgeroth Mail Address 2638 Barton Hills Drive

City, State & Zip Austin, Texas 78704

Printed Amelia C. Sondgeroth Phone 512-825-6840 Date 09-09-2010

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed See Attached Mail Address PO Box 685065

City, State & Zip Austin, Tex. 78768

Printed Frank Fernandez Phone 469-9130 Date 09-09-2010

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Printed _____ Phone _____ Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

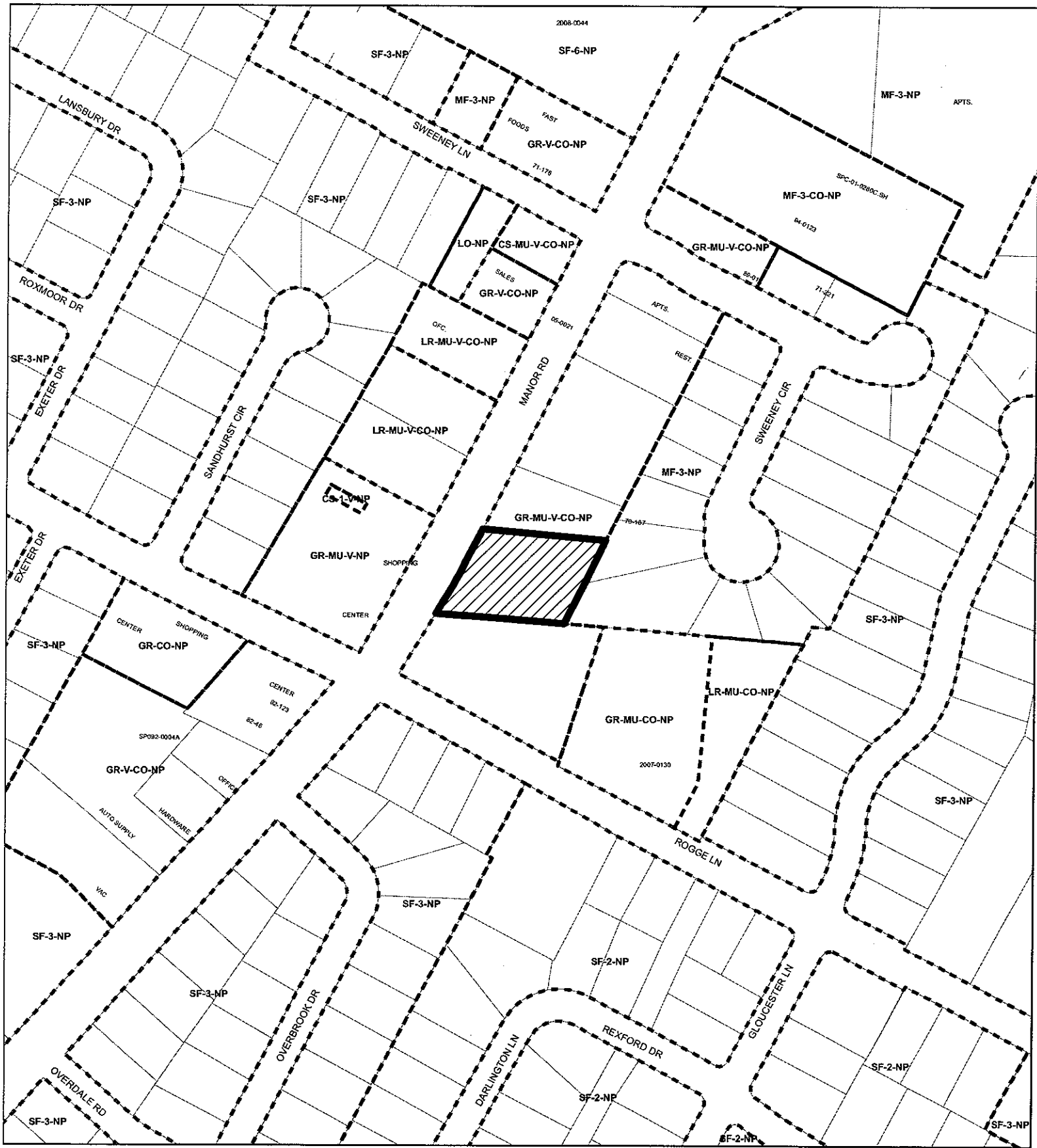
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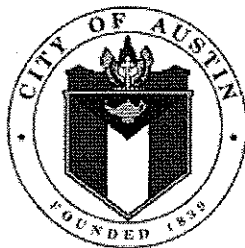
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- (5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.



BOARD OF ADJUSTMENTS

CASE#: C15-2010-0115
 LOCATION: 5715 MANOR RD
 GRID: M25
 MANAGER: SUSAN WALKER



N

SUBJECT TRACT

ZONING BOUNDARY

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax: (512) 974-3112, regina.copic@ci.austin.tx.us

April 28, 2009

S.M.A.R.T. Housing Certification- Project ID # 61964
Community Partnership for the Homeless -Sweeney & Manor

TO WHOM IT MAY CONCERN:

Community Partnership for the Homeless (Frank Fernandez, ffernandez@austinhomeless.org; 469-9130), is planning to develop a 46-unit multi-family development at the following abutting properties: 5800 Sweeney Circle & 5711 Manor Road. Both properties are located within the Pecan Spring-Springdale Neighborhood Plan area.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since all the units will serve families at **50% Median Family Income (MFI)** or below, the construction will be eligible for **100% waiver** of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. Expected fee waivers include but are not limited to the following:

| | | |
|-----------------------------------|---------------------------|----------------------|
| Capital Recovery Fees | Concrete Permit | Mechanical Permit |
| Building Permit | Electrical Permit | Plumbing Permit |
| Site Plan Review | Subdivision Plan Review | Building Plan Review |
| Construction Inspection | Regular Zoning Fee | |
| Parkland Dedication (P.L.D. Ord.) | Zoning Verification | |
| | Land Status Determination | |

Prior to filing of building permit applications and starting construction, the developer must:

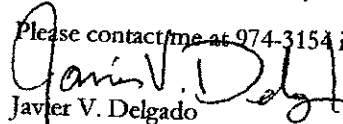
- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Katie Jensen at 482-5407).
- ◆ Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with visitability and transit-oriented standards to single-family permit intake staff at One Texas Center, 505 Barton Springs Road.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that Visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the homes, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.


Javier V. Delgado

Neighborhood Housing and Community Development Office

Cc: Jennifer Golech, Cap Metro
Katie Jensen, Austin Energy
Robby McArthur, WWW Taps
Wendy Rhoades, NP/D

Deborah Fonseca, WPDR
Danny McNabb, WPDR
Dick Peterson, Austin Energy
Maneesch Chaku, NHCD

Chris Yanez, PAR/D
Guy Brown, WPDR
George Zapalac, WPDR
Yolanda Parada, WPDR



Pecan Springs ♦ Springdale Hills
NEIGHBORHOOD ASSOCIATION
"Showing We Care"

September 7, 2010

City of Austin, Board of Adjustment
Attn: Leane Heldenfels
P.O. Box 1088
Austin, TX 78767

RE: Green Door parking lot variance request

Dear Ms. Heldenfels:

PSSNA supports the variance request that has been made by Green Doors for their property located at 5715 Manor Road. This reduction will provide much needed green space for residents of this affordable, green, multi-family complex.

The reduction will also create a more enjoyable and safe environment for neighbors (including the nursery school), Green Doors residents, and individuals waiting at the bus stop.

The resident populations being served are primarily low-income families that do not own the typical quantity of vehicles. In addition, the property is directly adjacent to two Capital Metro bus routes providing ample access to public transportation.

PSSNA has worked very aggressively with Green Doors to turn around a very troubled segment of our neighborhood and we feel that this variance will continue to advance that cause.

Sincerely,



Brad Wilson
Interim President
PSSNA

GR-MU-11-CO NP

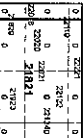
Lot 15 Manor Estates 5715 Manor Rd. 78723



2 2021

Revision Date
10/19/2005

0 120 Feet



Real (only) = 100 scale map
 Hatched = 400 scale map
 Blank = 400 scale map

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic

3

Travis Central Appraisal District
 8314 Cross Park Drive
 Austin, Texas 78754
 P.O. Box 149012
 Austin, Texas 78714
 Internet Address: www.traviscad.org
 Main Telephone Number (512)-834-6317
 Appraisal Information (512) 834-8318
 TDD (512) 836-3328

Green Doors
1033 W. Lamar Blvd
Austin, TX 78741
P: 512.483.5150
F: 512.483.0724

ACDDC
Architecture Design LLC
Development Coordinator

3108 E. Franklin Avenue
Suite 100
Austin, Texas 78723
P: 512.226.2254
F: 512.226.4435

Bolton Engineering
4201 Stacy Malone Circle
Lander, TX 78641
P: 512.259.6475
F: 512.259.8761

Koenig Consulting Engineers
8088 Research Blvd #100
Austin, TX 78725
P: 512.372.2818
F: 512.372.2817

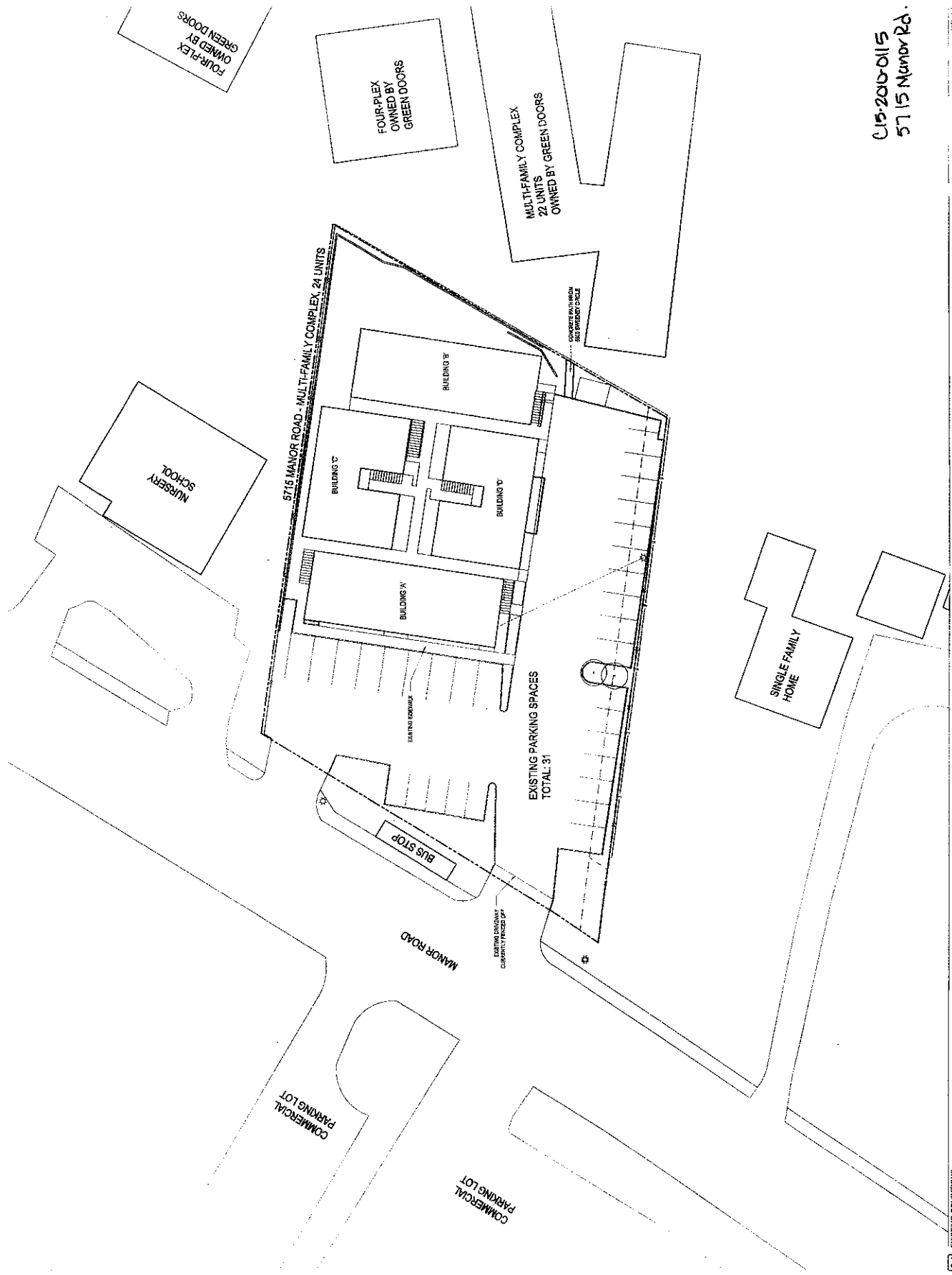
5715 Manor Road

Project Name:
5715 Manor Road
Austin, TX 78723

Version Application: 000001

SITE PLAN EXISTING CONDITIONS

015-2015-0115
5715 Manor Rd.



Green Doors
333 South West 30
Aurora, FL 32809
P: 512-489-9130
F: 512-488-8724

ACDDC
Austin Community Design and
Development Center
2108 Elm Franklin Avenue
Austin, Texas 78723
P: 512-237-4544
F: 512-237-4335

Bohrne Engineering
1401 South West Loop West
Austin, Texas 78704
P: 512-234-8179
F: 512-233-8181

Koenig Consulting Engineers
8000 Lakeside Blvd. #200
Austin, TX 78746
P: 512-332-8876
F: 512-332-8877

5715 Manor Road

Project Location:
5715 Manor Road
Austin, TX 78723

Variances Application
608011C

PROPOSED SITE PLAN

