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**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

CASE: SP-2011-0166DT

PC DATE: February 28, 2012

PROJECT NAME: 30th Street Parking Area

ADDRESS OF SITE: 400 West 30th Street

COUNTY: Travis

AREA: .387 acres (16,859 sq. ft.)

WATERSHED: Waller Creek (Urban)

JURISDICTION: Full Purpose

OWNER: La Familia Partnership, Ltd.
2500 Barton Creek Blvd., Apt. 2215
Austin, Texas 78735

AGENT: Armbrust & Brown (Richard T. Suttle, Jr.)
100 Congress Avenue, Suite 1300
Austin, TX 78701 (435-2310)

EXISTING ZONING: LO-NCCD-NP

PROPOSED DEVELOPMENT:

The applicant is proposing an existing parking area that serves as off-site parking for Trudy's Restaurant to be located five (5) feet from property zoned SF-5 or more restrictive.

DESCRIPTION OF WAIVERS:

The request is a waiver from LDC 25-2-1067(G)(2) *Design Regulations*: to allow a parking area to be constructed 25 feet or less from a lot that is in an SF-5 or more restrictive zoning district.

DEPARTMENT COMMENTS:

The subject site is located within the Waller Creek watershed, which is classified as Urban, is in the City of Austin Full Purpose jurisdiction, and in the Desired Development Zone (DDZ). The abutting property to the north of the site is zoned SF-3-NCCD-NP.

This site plan has received a number of waivers and variances, as follows:

Board of Adjustments

January 10, 2011; Case Number C15-2010-0146

- 1) Ordinance #040826-58; Part 9;(1): Variance to increase the maximum impervious coverage requirements from 80% to 97% in an LO-NCCD-NP zoning district.
- 2) Section 25-2, Subchapter E, Subsection 2.2.3 (and 2.2.4.E and Section 25-2-1006): Variance from sidewalks, planting zones, clear zones, utilities, parking, corner sites, and landscape buffer requirements in an LO-NCCD-NP zoning district.
- 3) Section 25-2, Subchapter E, Subsection 2.2.3: Variance from improvement to encourage

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pedestrian, bicycle and vehicular connectivity requirements in an LO-NCCD-NP zoning district.

April 27, 2011; Case Number C15-2011-0039

- 1) Ordinance #040826-58; Part 6.8: Variance from parking spaces being solid pavement requirement in an LO-NCCD-NP zoning district.

Administrative

- 1) An administrative waiver was granted per LDC 25-8-42(B) for construction within the Critical Water Quality Zone in an Urban watershed.
- 2) An administrative waiver was granted per LDC Section 25-8-42(B), allowing a parking lot within the Critical Water Quality Zone.
- 3) An administrative waiver was granted from Section 9.0.2 of the City of Austin Transportation Criteria Manual, Parking Lot Design, Table 9-1, Parking Lot Criteria minimum aisle widths for 90-degree parking spaces.
- 4) An administrative waiver was granted from Section 5.3.2 of the City of Austin Transportation Criteria Manual, Criteria for Various Types of Driveways, Table 5-2, allowing an existing curb radius of 8.6 feet
- 5) An administrative waiver from on-site stormwater detention as per Section 1.2.2.E of the City of Austin Drainage Criteria Manual.

A letter dated October 14, 2010 was received from the North University Neighborhood Association (NUNA), which supported the permitting of the parking area. The letter cited neighborhood concerns regarding traffic congestion and restaurant customers parking on streets. The neighborhood further stated their support for a parking area that did not utilize asphalt or concrete surfaces.

NEIGHBORHOOD ORGANIZATIONS:

Austin Parks Foundation
Homeless Neighborhood Association
Austin Neighborhoods Council
Central Austin Neighborhoods Planning Area
North University Neighborhood Association
Austin Independent School District
North University Planning Team
Sierra Club, Austin Regional Group
Austin Monorail Project
Guadalupe IBIZ District
Austin Heritage Tree Foundation
SEL Texas
Home Builders Association of Greater Austin
League of Bicycling Voters
Real Estate Council of Austin
Super Duper Neighborhood Objectors and Appeals Organization

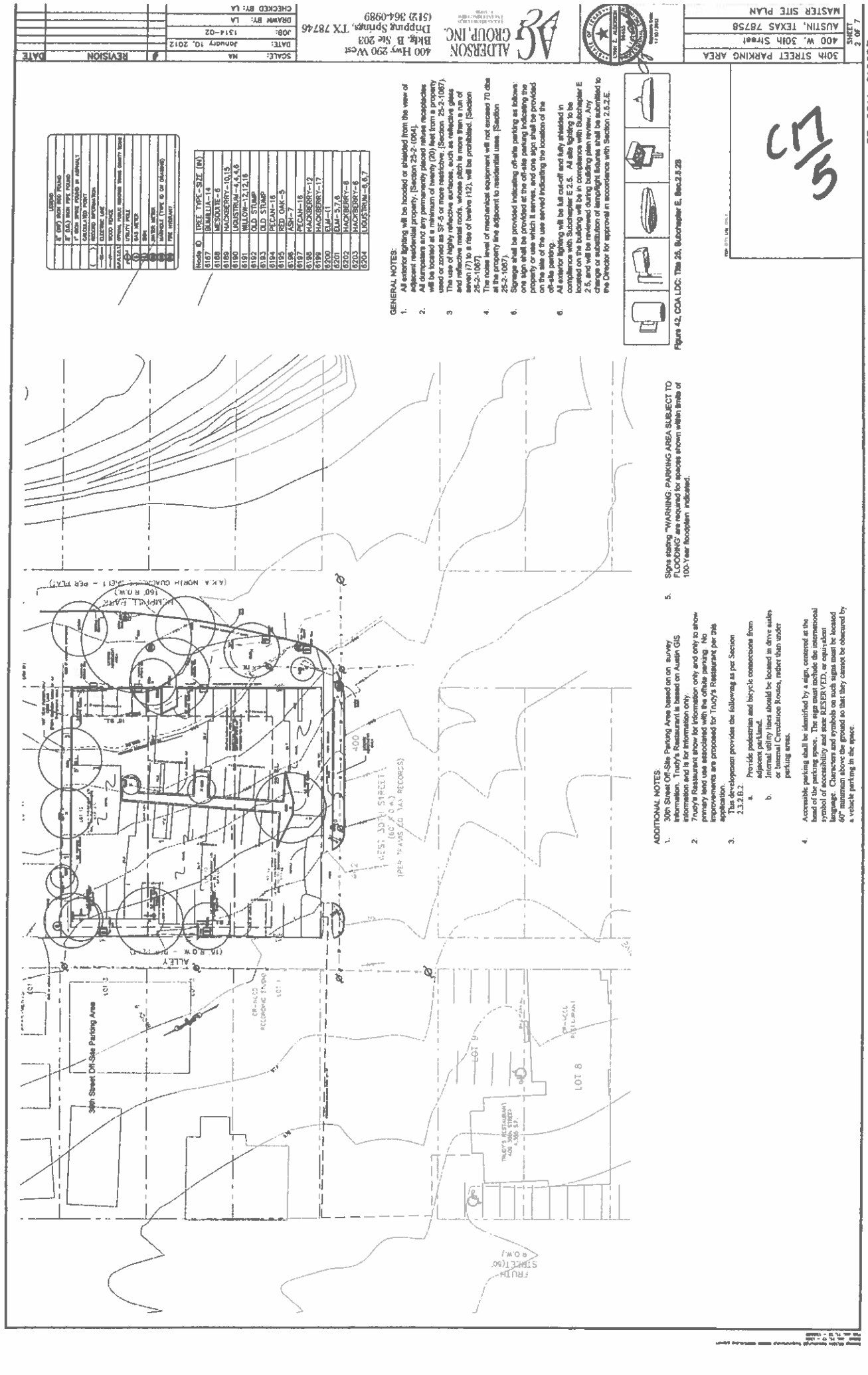
SUMMARY STAFF RECOMMENDATION:

Because the subject off-site accessory parking area has been in existence for twenty-five years, and because of neighborhood support for the use and proposed improvements, staff recommends approval of the waiver from LDC Section 25-2-1067 to allow a parking area five (5) feet from adjacent property, which is zoned SF-5 or more restrictive.

CASE MANAGER: Michael Simmons-Smith
michael.simmons-smith@austintexas.gov

PHONE: 974-1225

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DATE	REVISION

CHECKED BY: LA
DRAWN BY: LA
JOB: 1314-02
DATE: January 10, 2012
SCALE: NA

400 HWY 290 W
Dripping Springs, TX 78746
Bkg. B. Svc. 203
(512) 364-0989

ALPINE GROUP, INC.
400 HWY 290 W
Dripping Springs, TX 78746
Bkg. B. Svc. 203
(512) 364-0989



MASTER SITE PLAN
400 W. 30th Street
AUSTIN, TEXAS 78758
30th STREET PARKING AREA

SHEET 2 OF 7

LEGEND
15' x 30' STALL
15' x 45' STALL
15' x 60' STALL
15' x 75' STALL
15' x 90' STALL
15' x 105' STALL
15' x 120' STALL
15' x 135' STALL
15' x 150' STALL
15' x 165' STALL
15' x 180' STALL
15' x 195' STALL
15' x 210' STALL
15' x 225' STALL
15' x 240' STALL
15' x 255' STALL
15' x 270' STALL
15' x 285' STALL
15' x 300' STALL
15' x 315' STALL
15' x 330' STALL
15' x 345' STALL
15' x 360' STALL
15' x 375' STALL
15' x 390' STALL
15' x 405' STALL
15' x 420' STALL
15' x 435' STALL
15' x 450' STALL
15' x 465' STALL
15' x 480' STALL
15' x 495' STALL
15' x 510' STALL
15' x 525' STALL
15' x 540' STALL
15' x 555' STALL
15' x 570' STALL
15' x 585' STALL
15' x 600' STALL
15' x 615' STALL
15' x 630' STALL
15' x 645' STALL
15' x 660' STALL
15' x 675' STALL
15' x 690' STALL
15' x 705' STALL
15' x 720' STALL
15' x 735' STALL
15' x 750' STALL
15' x 765' STALL
15' x 780' STALL
15' x 795' STALL
15' x 810' STALL
15' x 825' STALL
15' x 840' STALL
15' x 855' STALL
15' x 870' STALL
15' x 885' STALL
15' x 900' STALL
15' x 915' STALL
15' x 930' STALL
15' x 945' STALL
15' x 960' STALL
15' x 975' STALL
15' x 990' STALL
15' x 1005' STALL
15' x 1020' STALL
15' x 1035' STALL
15' x 1050' STALL
15' x 1065' STALL
15' x 1080' STALL
15' x 1095' STALL
15' x 1110' STALL
15' x 1125' STALL
15' x 1140' STALL
15' x 1155' STALL
15' x 1170' STALL
15' x 1185' STALL
15' x 1200' STALL
15' x 1215' STALL
15' x 1230' STALL
15' x 1245' STALL
15' x 1260' STALL
15' x 1275' STALL
15' x 1290' STALL
15' x 1305' STALL
15' x 1320' STALL
15' x 1335' STALL
15' x 1350' STALL
15' x 1365' STALL
15' x 1380' STALL
15' x 1395' STALL
15' x 1410' STALL
15' x 1425' STALL
15' x 1440' STALL
15' x 1455' STALL
15' x 1470' STALL
15' x 1485' STALL
15' x 1500' STALL
15' x 1515' STALL
15' x 1530' STALL
15' x 1545' STALL
15' x 1560' STALL
15' x 1575' STALL
15' x 1590' STALL
15' x 1605' STALL
15' x 1620' STALL
15' x 1635' STALL
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15' x 1680' STALL
15' x 1695' STALL
15' x 1710' STALL
15' x 1725' STALL
15' x 1740' STALL
15' x 1755' STALL
15' x 1770' STALL
15' x 1785' STALL
15' x 1800' STALL
15' x 1815' STALL
15' x 1830' STALL
15' x 1845' STALL
15' x 1860' STALL
15' x 1875' STALL
15' x 1890' STALL
15' x 1905' STALL
15' x 1920' STALL
15' x 1935' STALL
15' x 1950' STALL
15' x 1965' STALL
15' x 1980' STALL
15' x 1995' STALL
15' x 2010' STALL
15' x 2025' STALL
15' x 2040' STALL
15' x 2055' STALL
15' x 2070' STALL
15' x 2085' STALL
15' x 2100' STALL
15' x 2115' STALL
15' x 2130' STALL
15' x 2145' STALL
15' x 2160' STALL
15' x 2175' STALL
15' x 2190' STALL
15' x 2205' STALL
15' x 2220' STALL
15' x 2235' STALL
15' x 2250' STALL
15' x 2265' STALL
15' x 2280' STALL
15' x 2295' STALL
15' x 2310' STALL
15' x 2325' STALL
15' x 2340' STALL
15' x 2355' STALL
15' x 2370' STALL
15' x 2385' STALL
15' x 2400' STALL
15' x 2415' STALL
15' x 2430' STALL
15' x 2445' STALL
15' x 2460' STALL
15' x 2475' STALL
15' x 2490' STALL
15' x 2505' STALL
15' x 2520' STALL
15' x 2535' STALL
15' x 2550' STALL
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15' x 2925' STALL
15' x 2940' STALL
15' x 2955' STALL
15' x 2970' STALL
15' x 2985' STALL
15' x 3000' STALL

Node ID	Tree Type	Size (in)
6167	BLUETICK	14
6168	MEADOWS	6
6169	WALNUT	10.15
6170	WALNUT	4.4, 4.6
6171	WILLOW	21.2, 16
6172	WILLOW	10.15
6173	WILLOW	10.15
6174	WILLOW	10.15
6175	WILLOW	10.15
6176	WILLOW	10.15
6177	WILLOW	10.15
6178	WILLOW	10.15
6179	WILLOW	10.15
6180	WILLOW	10.15
6181	WILLOW	10.15
6182	WILLOW	10.15
6183	WILLOW	10.15
6184	WILLOW	10.15
6185	WILLOW	10.15
6186	WILLOW	10.15
6187	WILLOW	10.15
6188	WILLOW	10.15
6189	WILLOW	10.15
6190	WILLOW	10.15
6191	WILLOW	10.15
6192	WILLOW	10.15
6193	WILLOW	10.15
6194	WILLOW	10.15
6195	WILLOW	10.15
6196	WILLOW	10.15
6197	WILLOW	10.15
6198	WILLOW	10.15
6199	WILLOW	10.15
6200	WILLOW	10.15
6201	WILLOW	10.15
6202	WILLOW	10.15
6203	WILLOW	10.15
6204	WILLOW	10.15

GENERAL NOTES:

1. All exterior lighting will be hooded or shielded from the view of adjacent property. (Section 25-2-1004).
2. All exterior lighting will be hooded or shielded from the view of adjacent property. (Section 25-2-1004).
3. The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. (Section 25-2-1007).
4. The use of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses. (Section 25-2-1007).
5. Sprinklers shall be provided indicating off-site parking as follows: one sign shall be provided at the off-site parking including the property or use which it serves, and one sign shall be provided on the site of the use served indicating the location of the property. (Section 25-2-1007).
6. All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5. All site lighting to be located on the building will be in compliance with Subchapter E 2.5, and will be reviewed during building plan review. Any change or substitution of lamp/light fixture shall be submitted to the Director for approval in accordance with Section 2.6.2.E.



Figure 42: COA LDC: The 26, Subchapter E, Sec 2.6.2.2

Sign stating "WARNING: PARKING AREA SUBJECT TO FLOODING" are required for spaces shown within limits of 100-Year floodplain indicated.

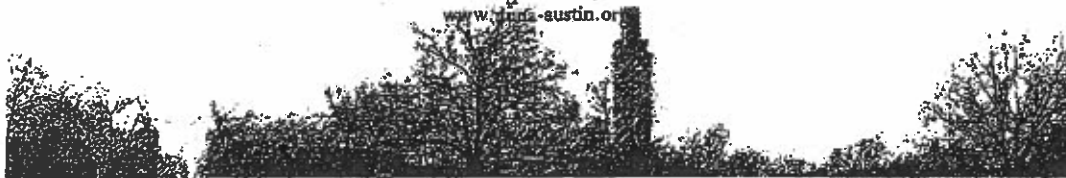
ADDITIONAL NOTES

1. 30th Street Off-Site Parking Area based on on survey information. Trudy's Restaurant is based on Austin GIS information and is for information only.
2. Trudy's Restaurant show for information only and only to show primary land use associated with the off-site parking. No improvements are proposed for Trudy's Restaurant per this application.
3. The development provides the following as per Section 23.2.6.2:
 - a. Provide pedestrian and bicycle connections from adjacent parkland.
 - b. Internal utility lines should be located in drive aisles or Internal Circulation Routes, rather than under parking areas.
4. Accessible parking shall be identified by a sign, centered at the head of the parking space. The sign must include the international symbol of accessibility and state RESERVED, or equivalent language. Characters and symbols on such signs must be located 60" minimum above the ground so that they cannot be obscured by a vehicle parking in the space.

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SP-2011-0160DT

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION



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October 14, 2010

Marc A. Ott, City Manager
Robert Goode, Assistant City Manager

Marc.Ott@ci.austin.tx.us
Robert.Goode@ci.austin.tx.us

Re: TRUDY'S PARKING LOT
407 West 30th Street

Dear Mr. Ott and Mr. Goode:

It has come to our attention that you are requiring the owners of the property at 407 W. 30th Street (Trudy's) to chain off their parking lot until the lot is brought into compliance with COA code.

The residents of Aldridge Place and surrounding neighborhoods of the North University Neighborhood Association (NUNA) are seriously concerned about the impact of this move on surrounding streets. We anticipate that the closure of Trudy's parking lot will exacerbate traffic congestion in our neighborhood and intensify competition for scarce on-street parking. This is exactly what our neighborhood is trying to avoid.

The General Membership of NUNA has repeatedly expressed its desire that Trudy's parking lot be permitted as is – subject only to the condition of adding barriers to limit ingress and egress to the existing curb cuts. We do not want more paving or concrete on the site, nor do we want Trudy's to lose parking spaces that would increase parking and traffic on our residential streets.

NUNA requests that the City of Austin allow Trudy's to continue to use the lot "as is" for a reasonable and fixed period of time while they negotiate the variances that will allow them to permit the lot as is.

Laurence Miller for

Laurence Miller
President NUNA

Mayor Lee Leffingwell
Mayor Pro Tem Mike Martinez
Council Member Randi Shade
Council Member Laura Morrison
Council Member Sheryl Cole
Council member Chris Riley
Council Member Bill Spelman

Lee.Leffingwell@ci.austin.tx.us
mike.martinez@ci.austin.tx.us
Randi.Shade@ci.austin.tx.us
Laura.Morrison@ci.austin.tx.us
Sheryl.Cole@ci.austin.tx.us
Chris.Riley@ci.austin.tx.us
Bill.Spelman@ci.austin.tx.us

7/00

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2011-0166DT
Contact: Sarah Graham, 512-974-2826 or
Michelle Casillas, 512-974-2024

☒ I meet the requirements for and request to be an interested party

Name (please print) W. 30th PARKWAY APT. 512 327-5517
Telephone number

Address(es) affected by this application (Street, City, ZIP Code) 4109 W. 30th AUSTIN, 78703

Mailing address (Street, City, ZIP Code) P.O. Box 50325 AUSTIN 78763

Signature [Signature] Date 7/29/11
Comments: 1st FAVOR

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Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Sarah Graham
P. O. Box 1088
Austin, TX 78767-1088

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**D-4 C15-2010-0144 Aubrey Carter for Lambeth Townsend
1408 Hartford Road**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached carport for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

Board Member Heidi Goebel motion to Deny reconsideration request, Board Member Bryan King second on a 2-4-1 vote (Board members Jeff Jack, Melissa Hawthorne, Nora Salinas, Leane Heldenfels nay, Michael Von Ohlen abstained); DENIAL TO RECONSIDER FAILED, case to be heard.

The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Bryan King second on a 5-2 vote (Board members Melissa Hawthorne, Leane Heldenfels nay); DENIED.

E. BOARD OF ADJUSTMENT PUBLIC HEARINGS

**E-1 C15-2010-0146 Richard Suttle Jr. for La Familia Partnership, Ltd.
3000, 3004 Hemphill Park and 400, 402 West 30th Street**

The applicant has requested a variance to increase the maximum requirement of Ordinance 040826-58; Part 9; (1) from 80% impervious coverage to 97% impervious coverage in order to maintain the existing parking facility in an "LO-NCCD-NP", Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **GRANTED**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.2.3 (and 2.2.4.E and Section 25-2-1006) from sidewalks, planting zones, clear zones, utilities, parking, corner sites, and landscape buffers to not apply in order to maintain the existing parking facility in an "LO-NCCD-NP", Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **GRANTED**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.2.6 from entryway and shade requirements to not apply in order to maintain the existing parking facility in an "LO-NCCD-NP", Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.3.2 from improvement to encourage pedestrian, bicycle, and vehicular connectivity to not apply in order to maintain the existing parking facility in an "LO-NCCD-NP", Limited Office – Neighborhood

**JANUARY 10, 2011
BOARD OF ADJUSTMENTS**

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Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **GRANTED**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.5 for exterior lighting to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.6 for screening of equipment and utilities to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 3.2 for pedestrian frontages to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 3.3 for options to improve building design to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The public hearing was closed on Board Member Michael Von Ohlen motion to **GRANT** only 3 variances, impervious coverage, Section 25-2, Subchapter E, Subsection 2.2.3 (and 2.2.4.E and Section 25-2-1006) from sidewalks, planting zones, clear zones, utilities, parking, corner sites, and landscape buffers and Section 25-2, Subchapter E, Subsection 2.3.2 from improvement to encourage pedestrian, bicycle, and vehicular connectivity, Board Member Leane Heldenfels second on a 7-0 vote; **GRANTED 3 VARIANCES ONLY.**

E-2 C15-2010-0147 Antonio Vargas
6703 Canal Street

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet along the west property line in order to remodel and maintain a covered porch for an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan)

The public hearing was closed on Board Member Bryan King motion to Grant with conditions that the porch remain open (not to be enclosed) and the repairs within the



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*** BOARD OF ADJUSTMENT/INTERPRETATION
SPECIAL CALLED MEETING
MINUTES
(April 27, 2011)**

The Board of Adjustment convened in a special called meeting on April 27, 2011, City Council Chambers, 301 West 2nd Street, Austin, Texas.

Chair Leane Heldenfels called the Board Meeting to order at 6:30p.m.

Board Members in Attendance: Leane Heldenfels (Chair), Clarke Hammond (Vice Chair), Heidi Goebel, Melissa Hawthorne (alternate), Jeff Jack, Bryan King, Nora Salinas, Michael Von Ohlen

Staff in Attendance: Susan Walker, Jerry Rusthoven, Greg Guernsey

A. INTERPRETATION

**A-1 C15-2011-0037 Cynthia B. Keohane for Allandale Neighborhood Association
6621 Argentia Road**

The applicant has filed an administrative appeal, requesting an interpretation of whether the Planning and Development Review Department Director's determination that a residential structure rented for a short period of time is classified as single family residential use in correct.

The public hearing was closed on Board Member Jeff Jack motion to Grant appeal, Board Member Bryan King second on a 4-3 vote (Michael Von Ohlen, Leane Heldenfels, Heidi Goebel nay); Motion failed, DENIED.

**A-2 C15-2011-0038 Leslie Rosenstein
6619 and 6621 Argentia Road**

The applicant has filed an administrative appeal, requesting an interpretation of whether the Planning and Development Review Director's determination that a residential structure rented for a short period of time is classified as single family residential use is correct.

The public hearing was closed on Board Member Jeff Jack motion to Grant appeal, Board Member Bryan King second on a 4-3 vote (Michael Von Ohlen, Leane Heldenfels, Heidi Goebel nay); Motion failed, DENIED.

B. BOARD OF ADJUSTMENT

B-1 C15-2011-0039 Richard Suttle Jr., for La Familia Partnership, Ltd.

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3000, 3004 Hemphill Park and 400, 402 West 30th Street

The applicant has requested a variance from Ordinance # 040826-58; Part 6.8.a in order to maintain an existing parking facility in its current condition in an "LO-NCCD-NP", Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University NCCD) The Ordinance states that parking spaces must be solid pavement.

The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Clarke Hammond second on a 7-0 vote; GRANTED.

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Susan Walker at Watershed Protection and Development Review Department, at 974-2202 or Diana Ramirez at Watershed Protection and Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.