




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SUBJECT TRACT



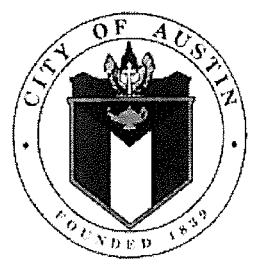
PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0004
LOCATION: 4715 Triangle Ave



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

1" = 219'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

M/2

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 # 015-2016-0004 ROW # 11460626 Tax # 022 3050102

Section 1: Applicant Statement

Street Address: 4517 4715 Triangle Avenue, Austin, TX 78751

Subdivision Legal Description:

Lot 1, Block 4 of the Triangle Subdivision in Document No. 200700115 of the Official Public
Records of Travis County, Texas

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: Currently GR-MU; proposed MF-6

I/We Jeffrey S. Howard on behalf of myself/ourselves as
authorized agent for SV Triangle LP affirm that on

Month Select , Day Select , Year Select , 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: 206 unit congregate care facility with underground parking garage

ml
3/3

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

Section 25-2-492 applicable to (1) setbacks and (2) impervious cover in the MF-6 zoning district.

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.

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:

Please see SECTION 6 below.

Hardship

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

Please see SECTION 6 below.

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

The Property is the only remaining vacant Lot in the Triangle development project yet to be developed.

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:

The requested variances are consistent with existing improvements in the Triangle area and are less intensive than the provisions found in the Triangle Development Plan. Existing multi-family buildings within the Triangle development are within 10 feet of the right-of-way.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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

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

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.

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: _____

Applicant Name (typed or printed): Jeffrey S. Howard, McLean & Howard, LLC

Applicant Mailing Address: 901 South MoPac Expy, Ste 225

City: Austin

State: TX

Zip: 78746

Phone (will be public information): (512) 328-2008

Email (optional – will be public information): _____

ml
5

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: _____

VICE PRESIDENT OF
SIVE RESIDENTIAL INC.
GENERAL PARTNER

Date: 11-17-15

Owner Name (typed or printed): SV Triangle LP

Owner Mailing Address: 221 West 6th Street, Suite 880

City: Austin

State: TX

Zip: 78701

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Jeffrey S. Howard, McLean & Howard, LLC

Agent Mailing Address: 901 South MoPac Expy, Ste 225

City: Austin

State: TX

Zip: 78746

Phone (will be public information): (512) 328-2008

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).

SECTION 2: VARIANCE FINDINGS - REASONABLE USE

The pending MF-6 zoning designation, which is requested to allow congregate care and create uniform height, triggers regulations on setbacks and impervious cover that would otherwise not apply to the development and were not applicable to the construction of the existing structures in the Triangle development project. Therefore, the MF-6 regulations do not allow for the reasonable use of a congregate care facility aligned with the established scheme for the Triangle development project.

Additional Space (continued)

3/2

SECTION 2: VARIANCE FINDINGS - HARDSHIP

The Property was laid out specifically to accomodate a building with no setbacks or impervious cover limit, and is constrained by two streets, an existing wet pond, and a City of Austin easement. As such, the building footprint originally proposed for the property is unable to be shifted due to being small and landlocked. This hinders the possibility of constructing a development to compliment the surrounding established structures consistent with the Triangle Development Plan.

SAVE

February 29, 2016

William Burkhardt, Chair
Board of Adjustment
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

via hand delivery

RE: Case Number C15-2016-0004 – Proposed Variance Requests for 4517 Triangle Avenue, Austin, Texas 78751 (the “Property”)

Dear Mr. Burkhardt:

As Agent for SV Triangle LP, Owner of the above-referenced Property (the “Applicant”), we are hereby submitting a request for variances from the (i) setbacks and (ii) the impervious cover regulations contained in Section 25-2-492 of the Austin City Code (the “Code”) applicable in the MF-6 zoning district. The purpose of the variances are to (i) allow balconies, stairwells, and other design elements as shown on the provided site plan to encroach in the MF-6 setbacks, and (ii) allow the impervious cover for the Property to exceed eighty percent (80%).

The site is currently benefited by that certain Triangle Square Development Plan established by the Special Board of Review by Order dated October 13, 1998, as subsequently amended and recorded in Document No. 2001105960 (the “Development Plan”). The Development Plan allows a residential building up to 120 feet on one portion of the Property and 65 feet on the remaining portion. The Development Plan further does not require setbacks in the development of the Property and provides no limit to impervious cover on the Property (subject to an overall 80% cap for the entire Triangle project).

In 2009, after approval and implementation of the Development Plan, the Texas State Legislature unexpectedly adopted Section 31.167(c) of the Texas Natural Resources Code which provides that amendments to state-approved developments, like the Triangle, are a matter of “local development policies and procedures.” The City of Austin does not have a policy to address amendments to state development plans and instead has required the applicant to seek rezoning to modify the use and development standards established in the Development Plan. As a result, the Applicant has filed an MF-6 zoning case (City File No. C14-2015-0112) in order to make the height a uniform 90 feet across all of the Property and to allow congregate care facility as a conditional use on the site. The zoning case to change the designation of GR-MU-CO under the Development Plan to MF-6 triggered regulations which do not fit the standards currently established developments followed including imposing setback and impervious cover that would

3/8

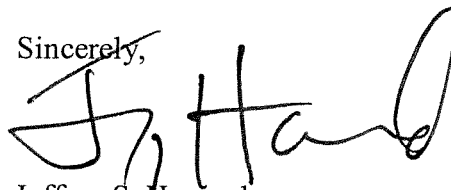
otherwise not apply to the development under the Development Plan. The MF-6 rezoning was approved by unanimous consent on first reading by City Council on December 10, 2015, and is scheduled for second and third reading on March 3, 2016.

The Property is the only remaining vacant Lot in the Triangle development project yet to be developed. The Property is constrained on two sides by streets, one side by an existing wet pond, and a City of Austin easement on the final side. As such, the proposed building footprint for the site lacks the ability to shift due to being small and landlocked. The size and configuration of the Property was established prior to the 2009 state law change, and prohibits the Applicant from making a change to less-intensive use and development as currently proposed while staying within the same footprint as originally intended. This hinders the possibility of constructing a development to compliment the surrounding established structures. Additionally, as stated, the site development standards of MF-6 combined with the requested variances would result in a less-intensive use and development within the same footprint as contemplated by the Development Plan.

The Applicant has met with and worked closely with the Hyde Park Neighborhood Association and other interested parties to address concerns. While the Applicant is requesting zero setbacks, similar to the allowance provided in the Development Plan, the encroachment shall be limited to balconies, ramps, and stairs as shown on the site plan. The main building footprint will not exceed the setbacks provided by the Code for MF-6. The Applicant has also agreed to detain all runoff resulting from any impervious cover exceeding 80% so that such runoff will be equivalent to the runoff that would occur at the 80% provided by Code for MF-6.

Based on these intervening facts and unforeseeable circumstances that provide legal and planning hardships that are unique to this tract, variances to the setback and impervious cover regulations for MF-6 are respectfully requested to make this project consistent with the remainder of the Triangle. We appreciate your careful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Howard", written over the printed name.

Jeffrey S. Howard
McLean & Howard, LLP



McLEAN & HOWARD, L.L.P.

Barton Oaks Plaza, Building II
901 South MoPac Expressway
Suite 225
Austin, TX 78746
phone 512.382.0008
fax 512.382.0409
www.mcleanhowardllp.com

November 16, 2015

William Burkhardt, Chair
Board of Adjustment
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

via hand delivery

RE: Proposed Variance Requests for 4517 Triangle Avenue, Austin, Texas 78751 (the
“Property”)

Dear Mr. Burkhardt:

As Agent for SV Triangle LP, Owner of the above-referenced Property (the “Applicant”), we are hereby submitting the enclosed application to request variances from the (i) setbacks and (ii) the impervious cover regulations contained in Section 25-2-492 of the Austin City Code (the “Code”) applicable in the MF-6 zoning district. The purpose of the variances are to (i) allow balconies, stairwells, and other design elements as shown on the enclosed site plan to encroach in the MF-6 setbacks, and (ii) allow the impervious cover for the Property to exceed eighty percent (80%).

The site is currently benefited by that certain Triangle Square Development Plan established by the Special Board of Review by Order dated October 13, 1998, as subsequently amended and recorded in Document No. 2001105960 (the “Development Plan”). The Development Plan allows a residential building up to 120 feet on one portion of the Property and 65 feet on the remaining portion. The Development Plan further does not require setbacks in the development of the Property and provides no limit to impervious cover on the Property (subject to an overall 80% cap for the entire Triangle project).

After approval of the Development Plan, the Texas State Legislature adopted Section 31.167(c) of the Texas Natural Resources Code which provides that amendments to the Development as it relates to the Property are a matter of “local development policies and procedures.” The City of Austin does not have a policy to address amendments to state development plans and instead requires the applicant to seek rezoning and request for variances from the development standards established in the Development Plan. As such, the Applicant has previously filed an MF-6 zoning case (City File No. C14-2015-0112) in order to make the height a uniform 90 feet across all of the Property and to allow congregate care facility as a conditional use on the site. The zoning case to change the designation of GR-MU-CO under the

William Burkhardt, Chair
Board of Adjustment
November 16, 2015
Page 2

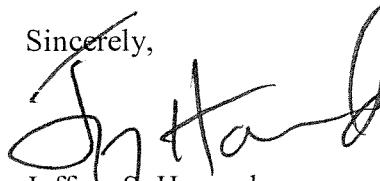
11/16

Development Plan to MF-6 triggered the regulations on setback and impervious cover that would otherwise not apply to the development under the Development Plan.

The Property is the only remaining vacant Lot in the Triangle development project yet to be developed. The Property is constrained on two sides by streets, one side by an existing wet pond, and a City of Austin easement on the final side. As such, the proposed building footprint for the site lacks the ability to shift due to being small and landlocked. The size and configuration of the Property prohibits the Applicant from making a change to less-intensive use and development while staying within the same footprint as originally proposed. This hinders the possibility of constructing a development to compliment the surrounding established structures. Additionally, as stated, the site development standards of MF-6 combined with the requested variances would result in a less-intensive use and development within the same footprint as contemplated by the Development Plan.

Therefore, an application for approval of variances to the setback and impervious cover regulations is respectfully submitted. Should you have any questions regarding this information, please contact me at 512-328-2008.

Sincerely,



Jeffrey S. Howard
McLean & Howard, LLP

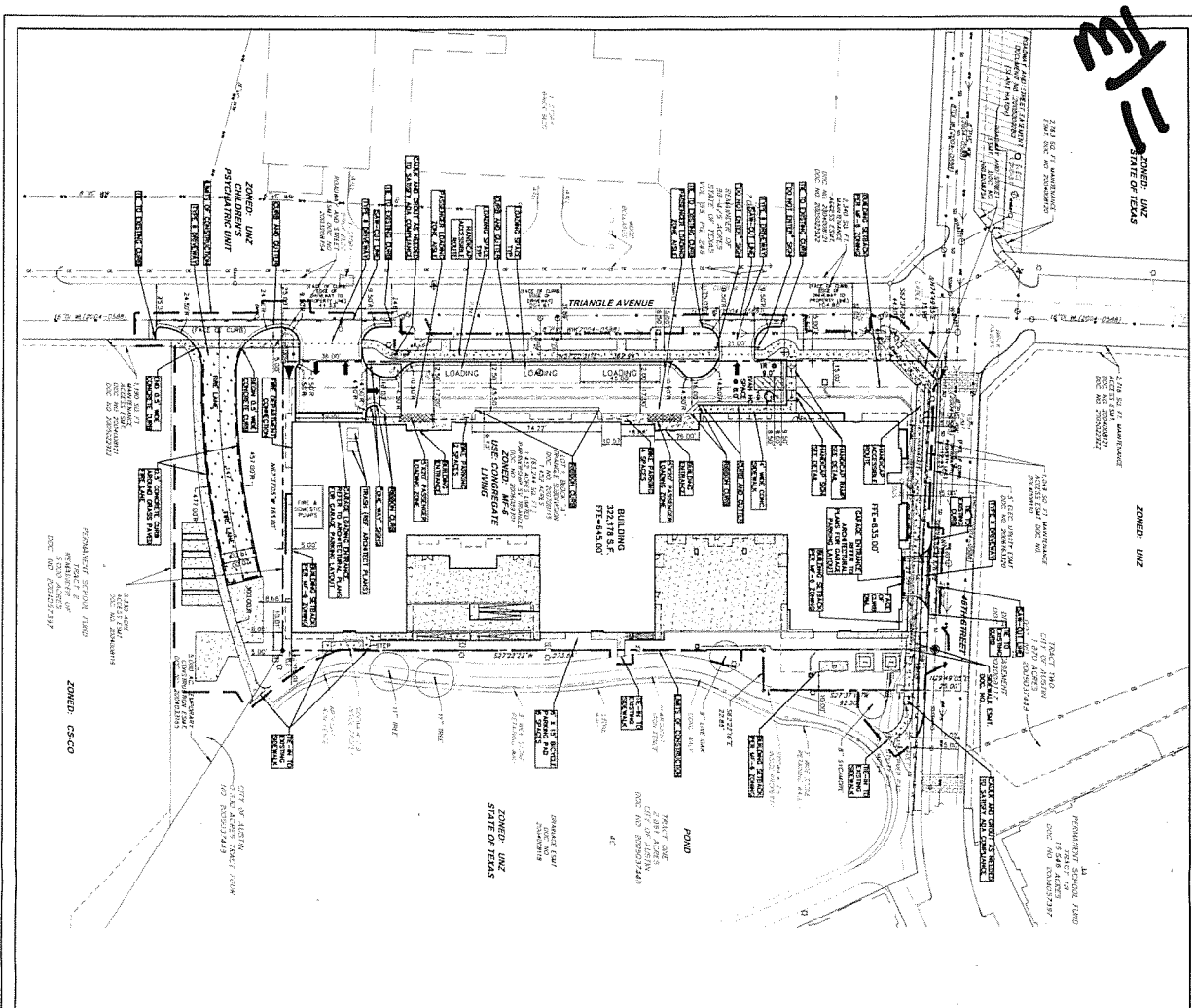


Figure 4-2: Examples of half standard light fixtures

[illegible][illegible]

1. The Department of Health and Human Services, Department of the Army, Department of the Navy, and the Department of the Air Force are authorized to use the information in this report for their own internal purposes only.
2. The information in this report is not to be used for any other purpose without the express written permission of the Department of Health and Human Services.
3. The information in this report is not to be used for any other purpose without the express written permission of the Department of Health and Human Services.
4. The information in this report is not to be used for any other purpose without the express written permission of the Department of Health and Human Services.
5. The information in this report is not to be used for any other purpose without the express written permission of the Department of Health and Human Services.

THE DEPARTMENT OF HEALTH AND HUMAN SERVICES

1. FOCUS OF RESEARCH - what are the specific topics and questions that you are studying?
2. THEORETICAL FRAMEWORK - what are the theories and concepts that you are using to guide your research?
3. METHODS - what are the methods and procedures that you are using to collect and analyze data?
4. RESULTS - what are the findings of your research?
5. CONCLUSIONS - what are the implications of your research?

1. All persons are equally accountable and are held to the same standards of conduct. The standards of conduct are the same for all persons, regardless of rank or position.
2. The standards of conduct are the same for all persons, regardless of rank or position.
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8. The standards of conduct are the same for all persons, regardless of rank or position.
9. The standards of conduct are the same for all persons, regardless of rank or position.
10. The standards of conduct are the same for all persons, regardless of rank or position.

1. **THE STATE OF NEW YORK**
2. **IN SENATE,**
3. **January 14, 1914.**
4. **REPORT**
5. **OF THE**
6. **COMMISSIONERS OF THE LAND OFFICE,**
7. **IN ANSWER TO A RESOLUTION PASSED BY THE SENATE,**
8. **APRIL 11, 1913.**
9. **ALBANY:**
10. **THE STATE PRINTING OFFICE,**
11. **1914.**

1. *Explain the importance of the following:*

a. *Identify the main components of the system.*

b. *Identify the main components of the system.*

c. *Identify the main components of the system.*

d. *Identify the main components of the system.*

e. *Identify the main components of the system.*

f. *Identify the main components of the system.*

2. *Explain the importance of the following:*

a. *Identify the main components of the system.*

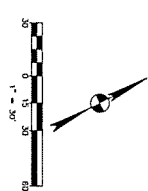
b. *Identify the main components of the system.*

c. *Identify the main components of the system.*

d. *Identify the main components of the system.*

e. *Identify the main components of the system.*

f. *Identify the main components of the system.*

[illegible]

THE VILLAGE ON TRIANGLE AVENUE
4517 TRIANGLE AVENUE, AUSTIN, TX.

SV TRIANGLE LP

SITE PLAN

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TSPS © F-1048 TSPS © F-10107500
Copyright © 2016

[illegible]

© 2007 WILEY

BUILDING DATA					
BUILD NO.	FLOORS	REACH HEIGHT (FT.)	T F ELEV (FT.)	LOCATIONATION	IN-ORG COVERABLE SF
1	7	N/E	645.00	ON GRADE SLAB	41,589
			TOTAL VERTICAL PARKING RESEARCHED		
USE CLASSIFICATION PER APPENDIX A			BURNS	EQUIPMENT	
CONCRETE/FIRE			240	40	1144
TOTAL VERTICAL PARKING PROVIDED					
TYPE			SPACES		
REQUIREMENT			168		
COMMITTEE			7		
HANDICAPPED			7		
TOTAL			174		
VEHICLE PARKING					
REQUIRED			5		
PROVIDED					
IMPERVIOUS COVER TABLE					
		ACRES	SQUARE FEET	PERCENT	
TOTAL GROSS SITE AREA		1.452	62,244	5.00%	
EXISTING IMPERVIOUS COVER		0.000	0	0.00%	
PROPOSED IMPERVIOUS COVER		1.230	53,000	80.27%	
ALGAE/AL IMPERVIOUS COVER		1.76	56,595	92%	

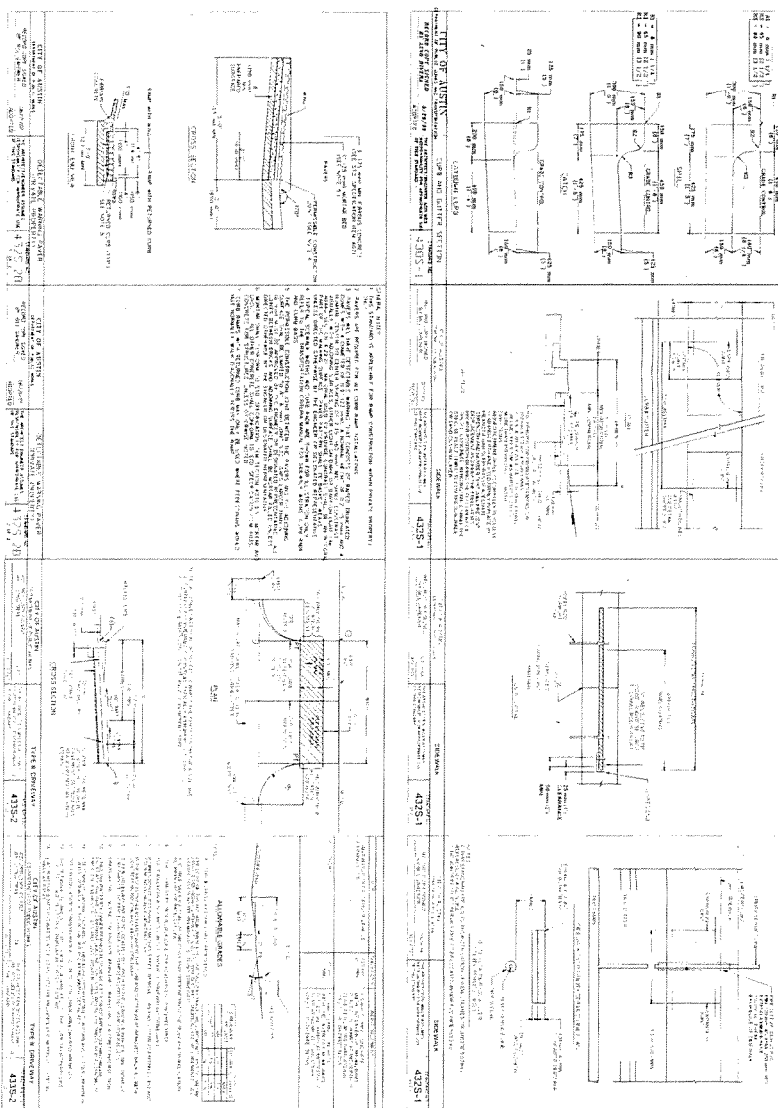
BIDD NO	FLOORS	BEDS (METH 1)	FF (LEV 1)	ECONOMIZATION	DWG. COVERAGE, SF	WLOS COVERAGE, %	TOTAL CROSS SF	UMIS	FAN	ALLOWABLE FAN	USE PERIOD, D+2
1	7	67	645.00	ON GRADE SLAB	41.501	65.7%	322.7/0	200	3.6/1	N/A	COMPRESSIVE 10006

TOTAL VEHICLE PARKING REQUIRED				
USE CLASS/CATEGORY/APPROPRIATE	BEDS	FULL OVEES	RATG	SPACES
COMBODATE FORMS	266	40	14 BEDS + 12 FULL OVEES	87

TYPE	SPACES
REGULAR	166
COMPACT	7
HANDICAP	7
TOTAL	175

REQUIRED	5
PROVIDED	

	ACRES	SQARE FEET	PERCENT
TOTAL GROSS SITE AREA	1.452	62,744	
EXISTING IMPERVIOUS COVER	0.008	0	0.00%
PROPOSED IMPERVIOUS COVER	1.286	55,920	60.27%
ALL OTHER IMPERVIOUS COVER	1.16	50,595	80%



THE VILLAGE ON TRIANGLE AVENUE
4517 TRIANGLE AVENUE, AUSTIN, TX.

SV TRIANGLE LP

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 325-0011 Fax: (512) 325-0025
TSP@A F 1040 TSPUS A F 10107505
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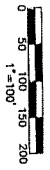
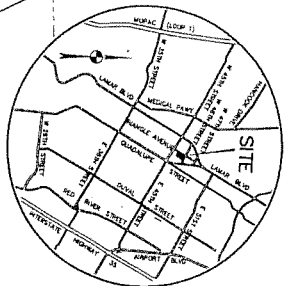
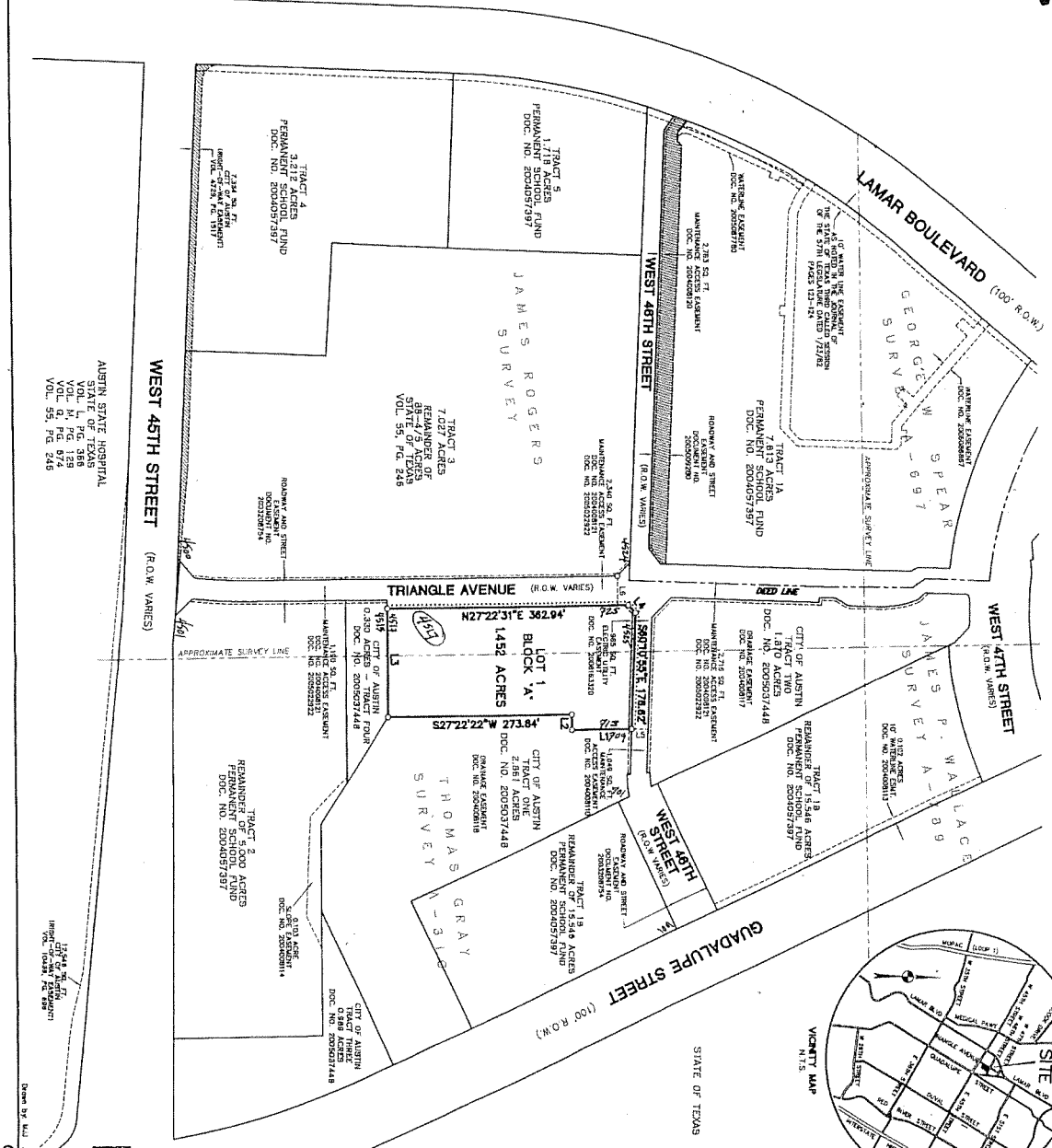
OF 11 26	SHEET	DRAWN BY JAB
		DESIGNED BY DMM
		QA QD JAI
		PROJECT NO 103293-10005

13

TRIANGLE SUBDIVISION

PHOTOGRAPHIC MYLAR

SHEET
1
OF 2



LEGEND
 O 1/2" FROM R.O.W. WITH C.P. SET
 --- SIDEWALK

LINE TABLE

LINE	BEARING	DISTANCE
1	S 27° 22' 22" W	342.04'
2	N 27° 22' 22" E	273.84'
3	S 27° 22' 22" W	273.84'
4	N 27° 22' 22" E	342.04'
5	S 27° 22' 22" W	273.84'
6	N 27° 22' 22" E	273.84'
7	S 27° 22' 22" W	273.84'
8	N 27° 22' 22" E	273.84'
9	S 27° 22' 22" W	273.84'
10	N 27° 22' 22" E	273.84'
11	S 27° 22' 22" W	273.84'
12	N 27° 22' 22" E	273.84'
13	S 27° 22' 22" W	273.84'
14	N 27° 22' 22" E	273.84'
15	S 27° 22' 22" W	273.84'
16	N 27° 22' 22" E	273.84'
17	S 27° 22' 22" W	273.84'
18	N 27° 22' 22" E	273.84'
19	S 27° 22' 22" W	273.84'
20	N 27° 22' 22" E	273.84'

Buy+Partners
 ENGINEERING SOLUTIONS
 211 W. 4th Street, Suite 800 Austin, Texas 787
 Tel: (512) 262-0011 Fax: (512) 262-0023
 BuyPartners, Inc. Copyright 2007

DATE: MARCH 2007
 PREPARED BY:
 TRIANGLE
 SUBDIVISION
 A ONE LOT SUBDIVISION
 CONSISTING OF 1.452 ACRES

C8-06-0207/0A

TRIANGLE SUBDIVISION

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

2. ALL WATER AND WASTEWATER SERVICES SERVING THIS SUBDIVISION SHALL BE OR HAVE BEEN OBTAINED FROM THE CITY OF AUSTIN THROUGH AN INTERLOCAL AGREEMENT. ALL SUCH SERVICES SHALL BE SHOWN TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.

3. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL, DRIVE-UP:

4. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROL SHALL BE CONSTRUCTED TO MEET THE CITY OF AUSTIN STANDARDS.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TOLL PURPOSE CITY UNITS OF THE CITY OF AUSTIN ON THIS THE 12th DAY OF April, 2007.

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE WATERSHED PROTECTION AND DEVELOPMENT REVENUE DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS 12th DAY OF April, 2007 A.D.

Don E. Henderson
VICTORIA HSL, DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND FORWARDED FOR RECORD TO THE ZONING AND PLANNING COMMISSION BY THE
 CHAIR OF THE _____ DAY OF _____, 2007, A.D.

 DESIGNATED "SECRETARY"
 COMMISSIONER

_____ SECRETARY -

STATE OF TEXAS X

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON
THE 18th DAY OF April, 2007, A.D. AT 1:26

RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 20070015

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE
18th DAY OF April, 2007, A.D.
DANA DEENAYOOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BR. Mr. [Signature]
 DEPUTY
 FILED FOR RECORD AT
 THE 18th DAY OF June 1926 O'Clock P.M. THIS
 DANA HERFORD, COUNTY CLERK
 HANS COUNTY, TEXAS
 BY [Signature]
 DEPUTY

TRANSCIENCE

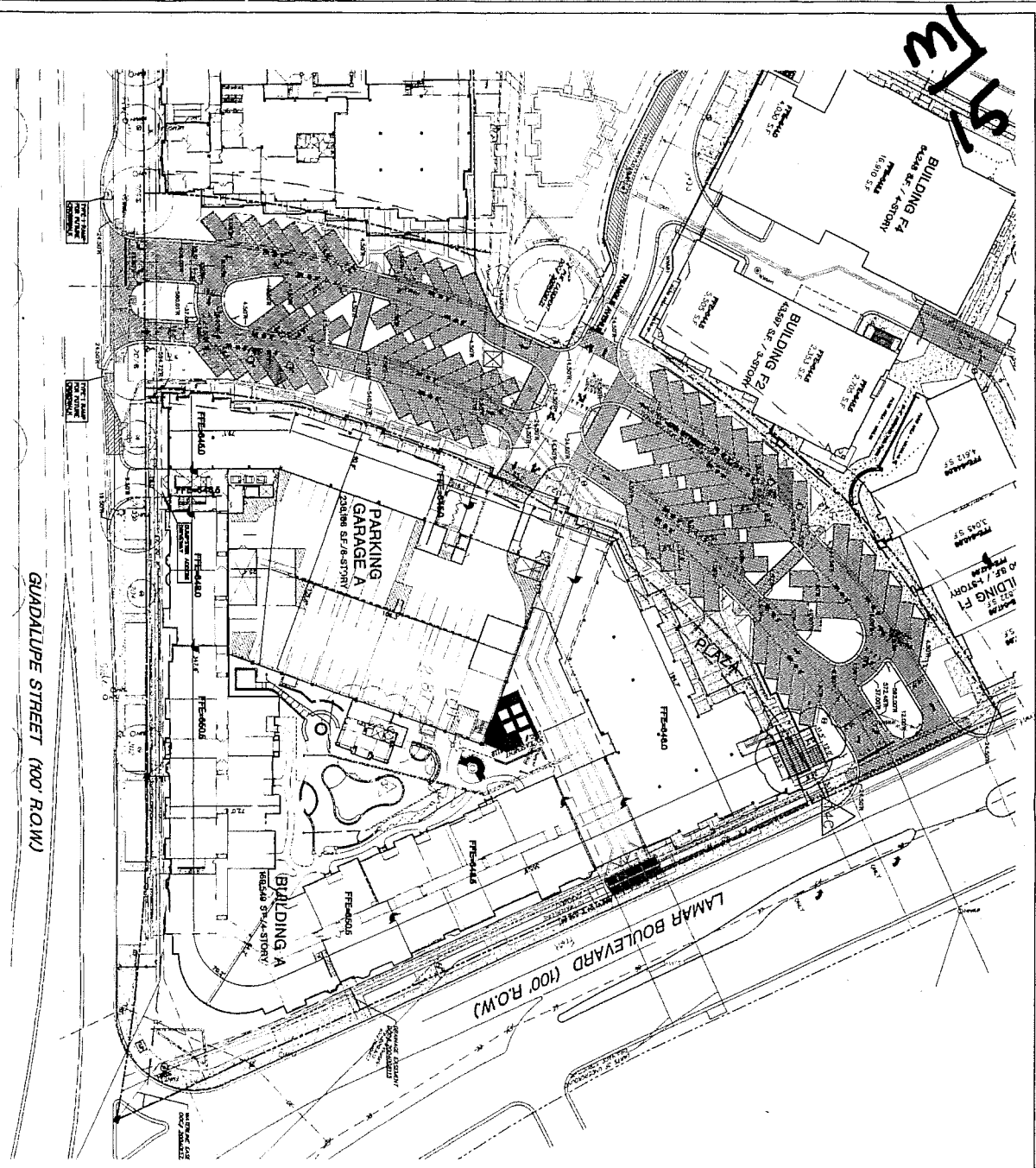
SUBDIVISION

A ONE LOT SUBDIVISION
CONSISTING OF 1.452 ACRES

Bury+Partners
ENGINEERING SOLUTIONS
221 W. 6th Street Suite 640 Austin, TX
Tel. (512)328-0011 Fax (512)328-0025

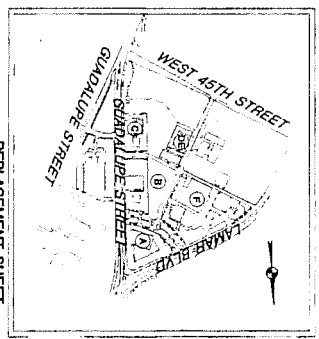
221 W 6th Street Suite 600 Austin,
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Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2007



GUADALUPE STREET (100' R.O.W.)

LAMAR BOULEVARD (100' R.O.W.)



KEY MAP

REPLACEMENT SHEET

THIS SHEET IS A REPLACEMENT SHEET FOR SHEET 11, WHICH WAS PREVIOUSLY SUBMITTED FOR REVIEW. THE REASON FOR THE REPLACEMENT IS THE NEED TO CORRECT THE SITE PLAN TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. THE CORRECTIONS ARE AS FOLLOWS: 1. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 2. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 3. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 4. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 5. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 6. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 7. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 8. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 9. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 10. THE SITE PLAN WAS REVISED TO REFLECT THE ACTUAL CONDITIONS OF THE SITE. 11. 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THE TRIANGLE
4701 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS
SIMMONS VEDDER & COMPANY

SITE PLAN - A

DATE	NO.	DESCRIPTION
08/04/04	140	ADDED TRAILER
11/22/04	40	REVISED COURTYARD A, B, AND FOOTPRINT ON BLDG. C
11/21/04	30	PLACED CANADA ON BLDG-A SITE PLAN
08/07/04	20	ALIGNED FOOTPRINT TO MATCH ARCH. DRAWINGS
DATE	NO.	DESCRIPTION

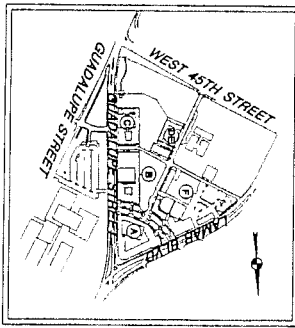
APPROVAL

SEAL OF THE STATE OF TEXAS
COUNTY OF DALLAS
CITY OF AUSTIN
COMMISSIONER OF PUBLIC WORKS
JAMES L. HANCOCK
JANUARY 1, 2005

Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/781-0011 Fax 512/781-0002
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SP-03-0078C

PLOTTING SCALE: 1" = 1'
DATE REVISED: 12/28/03
FILE: G:\368\31\PUT\36831SPH01
DRAWN BY: NEW/JAR/SB/DO
DESIGNED BY: JHR/DWG/JTW
REVIEWED BY: DWG
PROJECT NO.: 368-31



KEY MAP

[illegible]

7/12/53	304	ADD LAYSCAPE WITH CREEKS, FISHING STALS	
6/2/59	112	ADDED RAMP/CAMP KAMP NOTE	
7/2/59	AC	REMOVED COURTYARD A, B, AND FOOTPRINT ON BLIN. C	
28/2/70	104	ADDED FOOTPRINT TO WATER MAIN, SWIMMING	
DATE		REVISION	APPROVAL

[illegible]

PLOTTING SCALE: 1" = 1'
DATE REVISED: 12/28/03
FILE #: 36831/PVT/36831SPN02
DRAWN BY: NEM/SB/DD
DESIGNED BY: JHR/DWG/JTW
REVIEWED BY: DWG
PROJECT NO.: 368-31

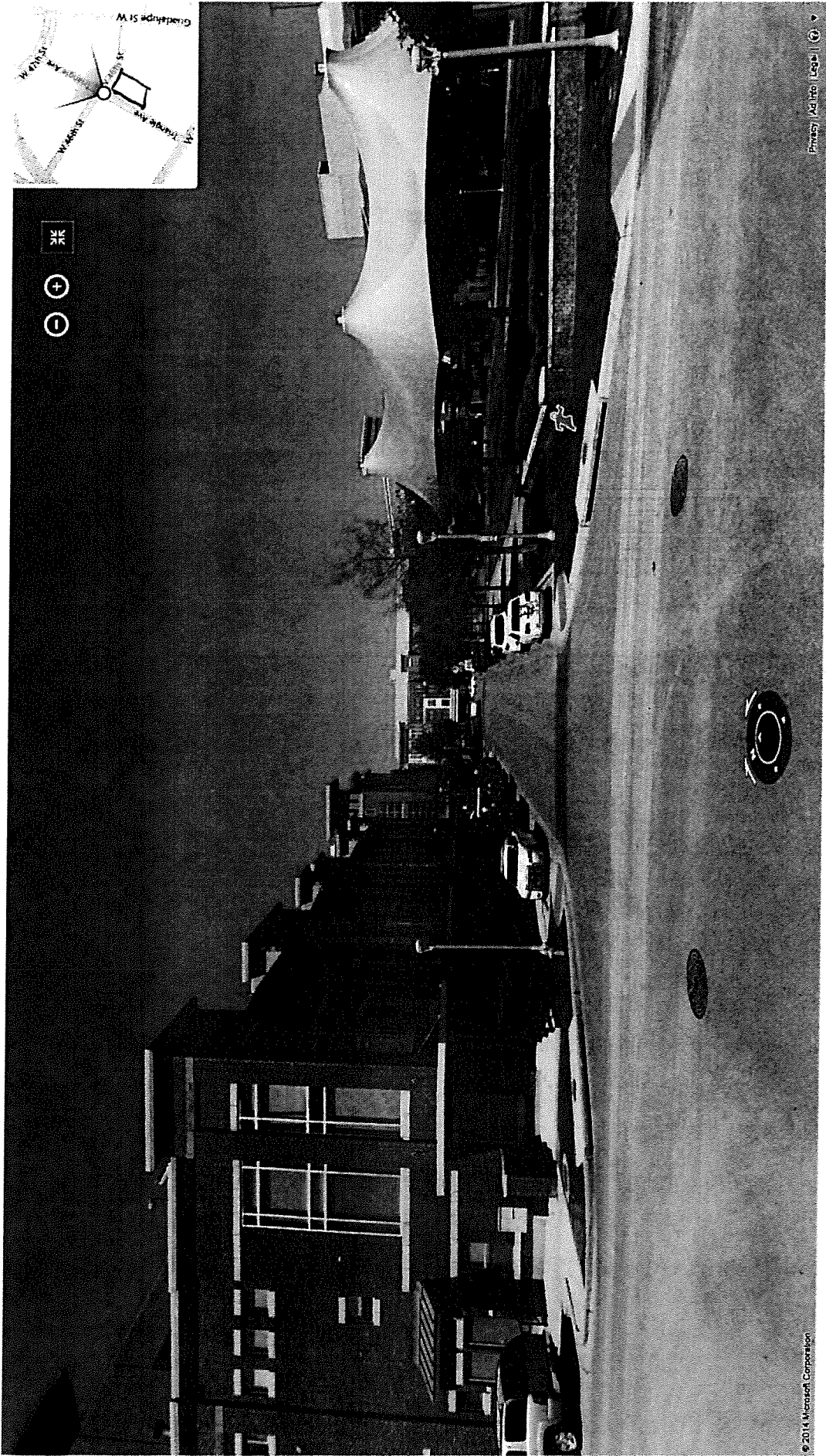
THE TRIANGLE
4701 NORTH LAMAR BOULEVARD
AUSTIN, TEXAS
SIMMONS VEDDER & COMPANY

SITE PLAN - B

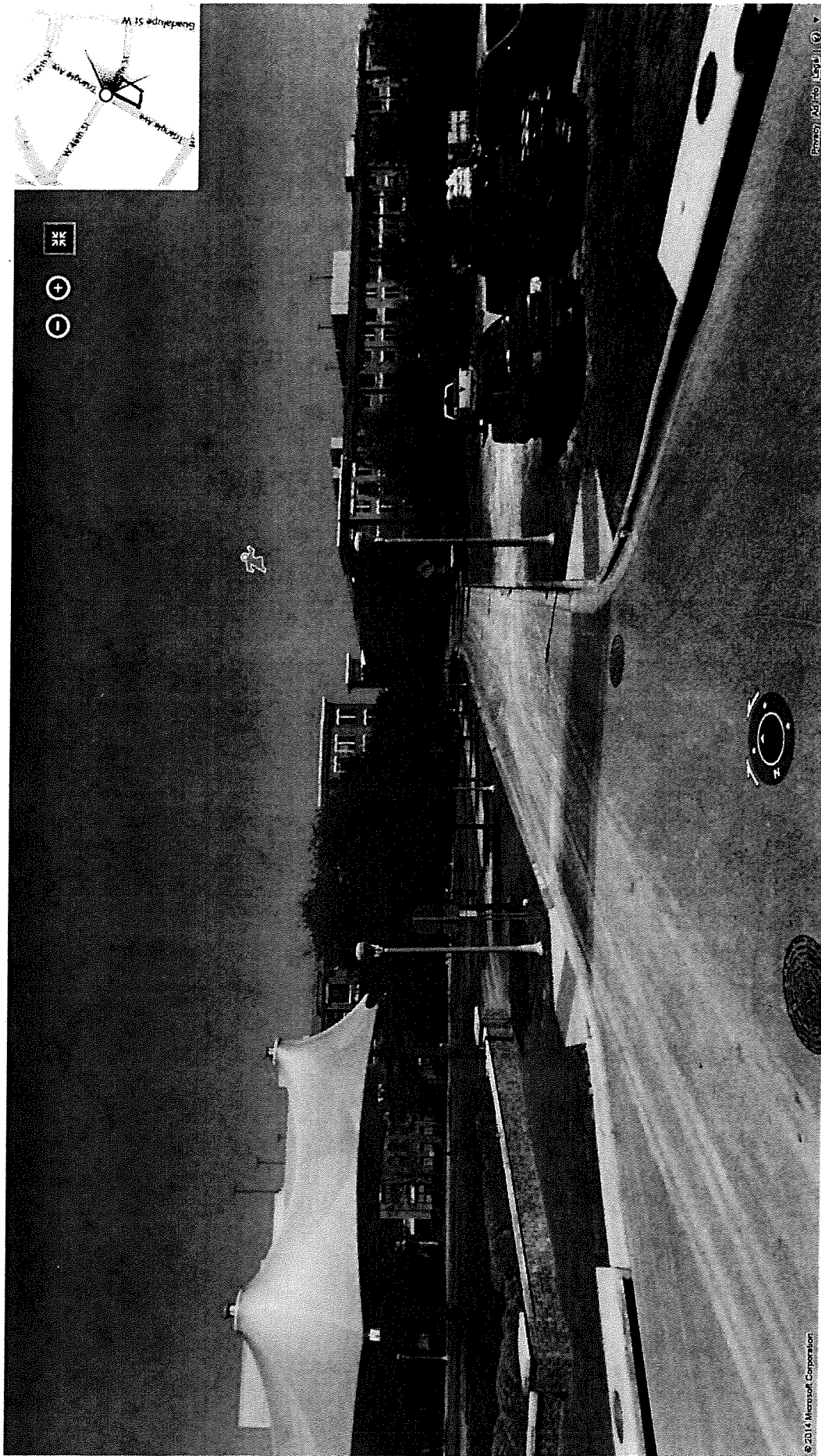
Bury+Partners
Consulting Engineers and Surveyors
Jumble, Yorks Tel 01534-8611 Fax 01534-8626
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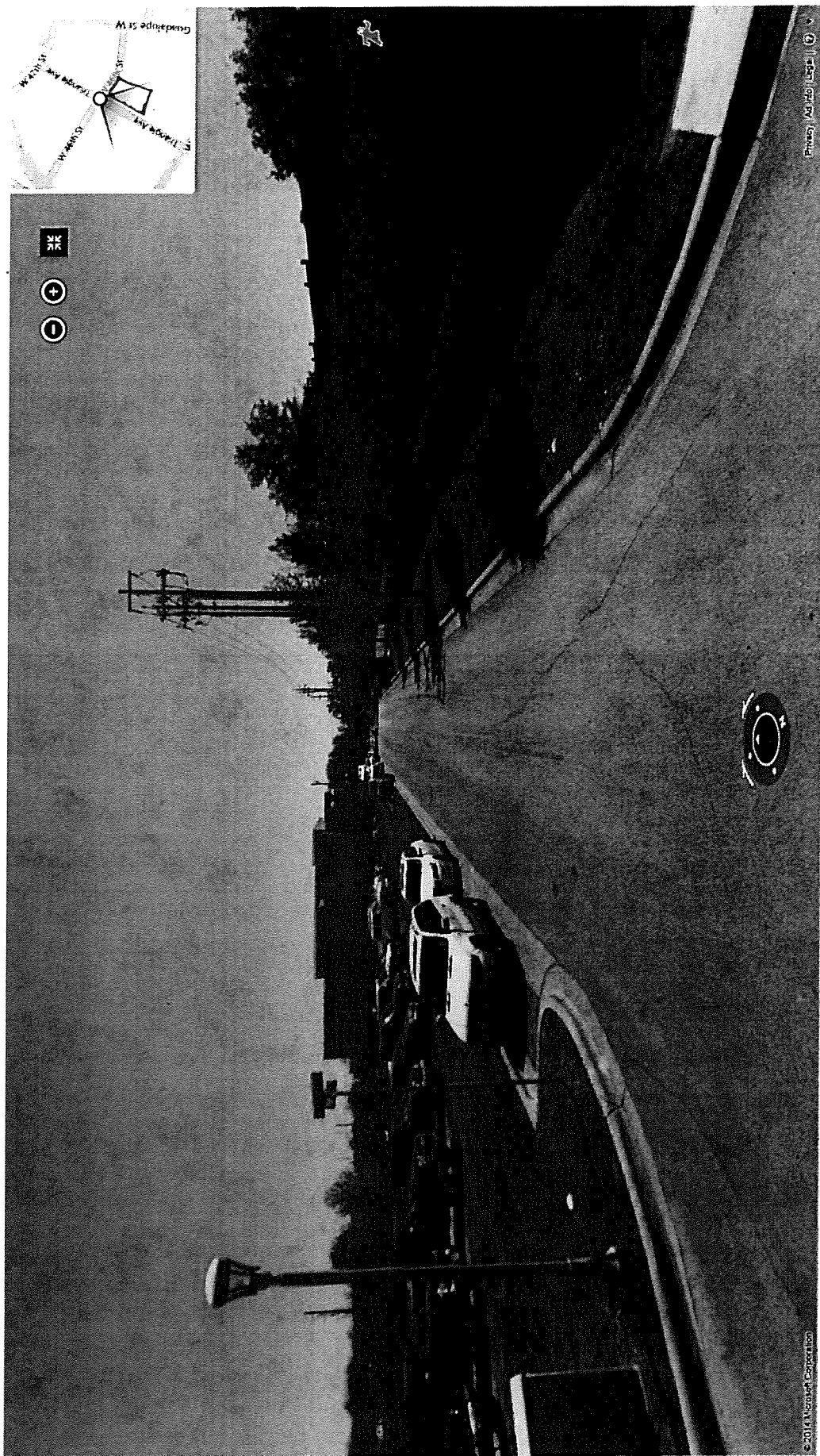
13/1



18/3

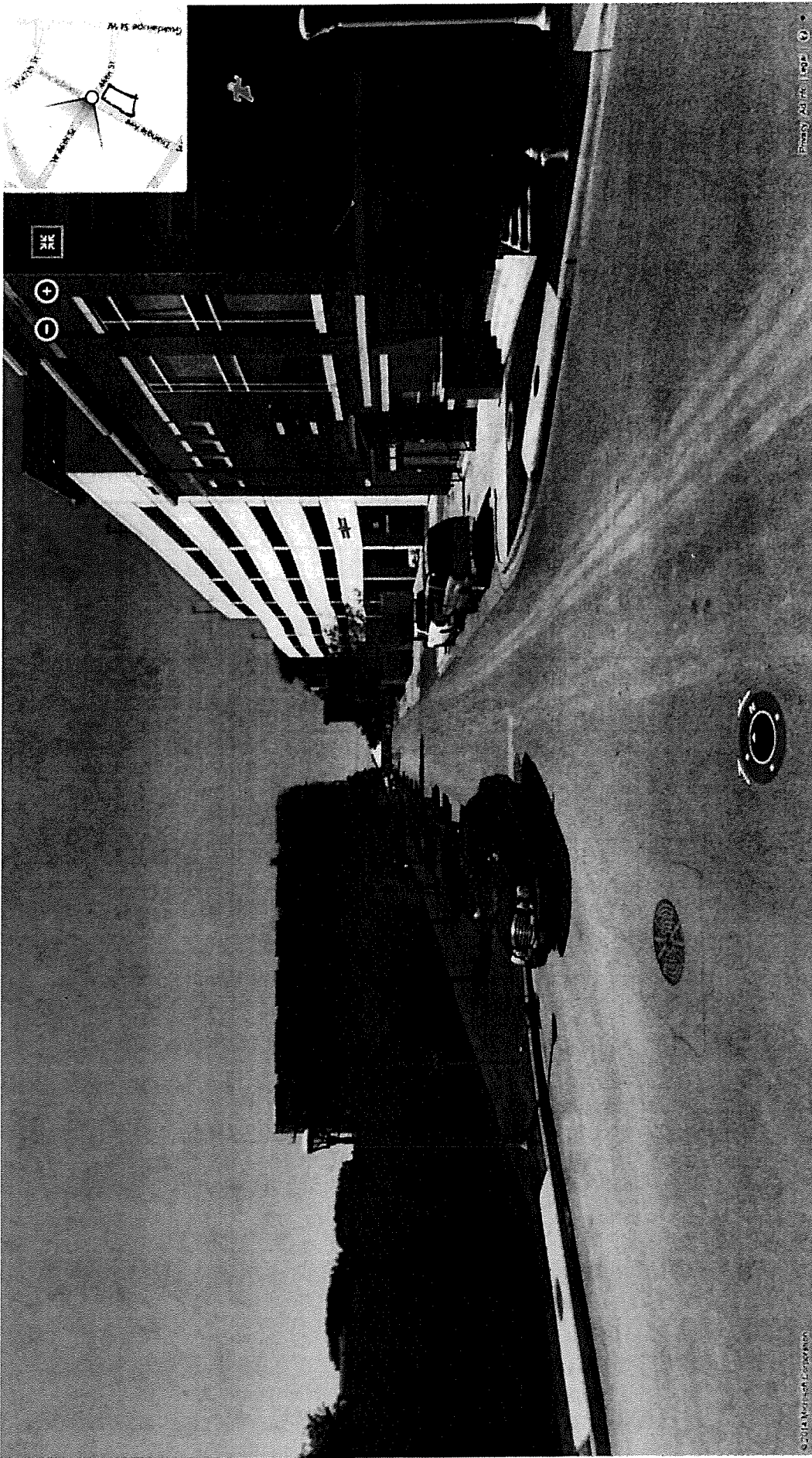


19/3



3/20

23







23/3

Jeff Howard

MJ
24

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: Wednesday, February 10, 2016 9:52 AM
To: Jeff Howard
Subject: HPNA Resolution on Triangle Development

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,

Here is a copy of the resolution HPNA supported.

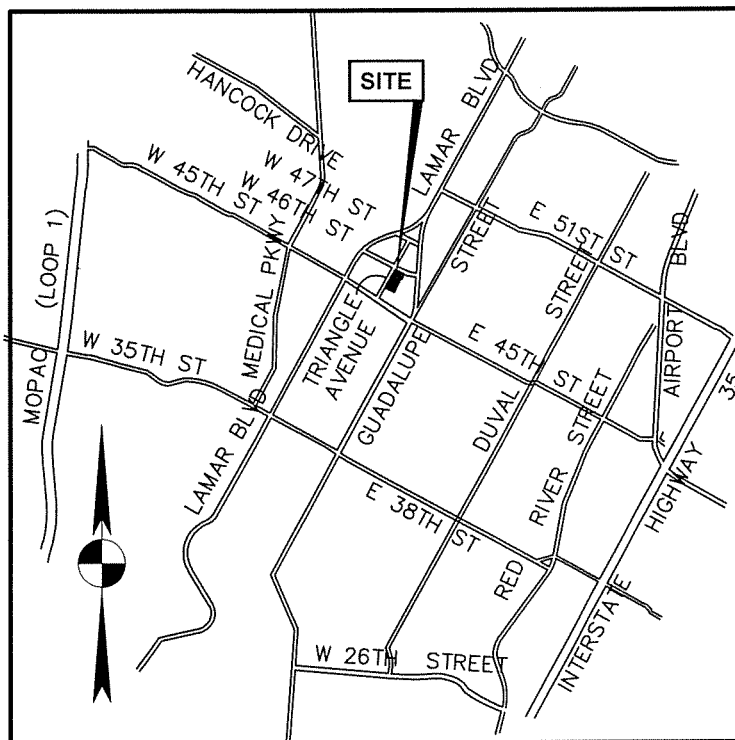
Please let me know if you have any questions.

Thanks,

[REDACTED]
[REDACTED]

The Hyde Park Neighborhood Association supports the request for the Village at the Triangle by W2 Real Estate Partners for a change in zoning and variance for impervious cover to build a congregate care facility on The Triangle property contingent upon the developers maintaining runoff at an 80% impervious cover level and enhancing detention capacity to reduce the rate of discharge. This development represents a significant need in our community while using a smaller impervious cover footprint than other potential developments on the property.

31
25



SITE LOCATION MAP

NOT TO SCALE

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
Copyright © 2015

THE VILLAGE ON TRIANGLE AVENUE
4517 TRIANGLE AVENUE
AUSTIN, TEXAS

SV TRIANGLE LLP

SITE LOCATION MAP

DATE: 10-21-2015

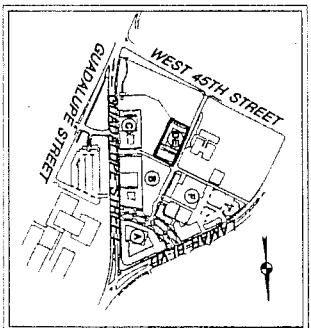
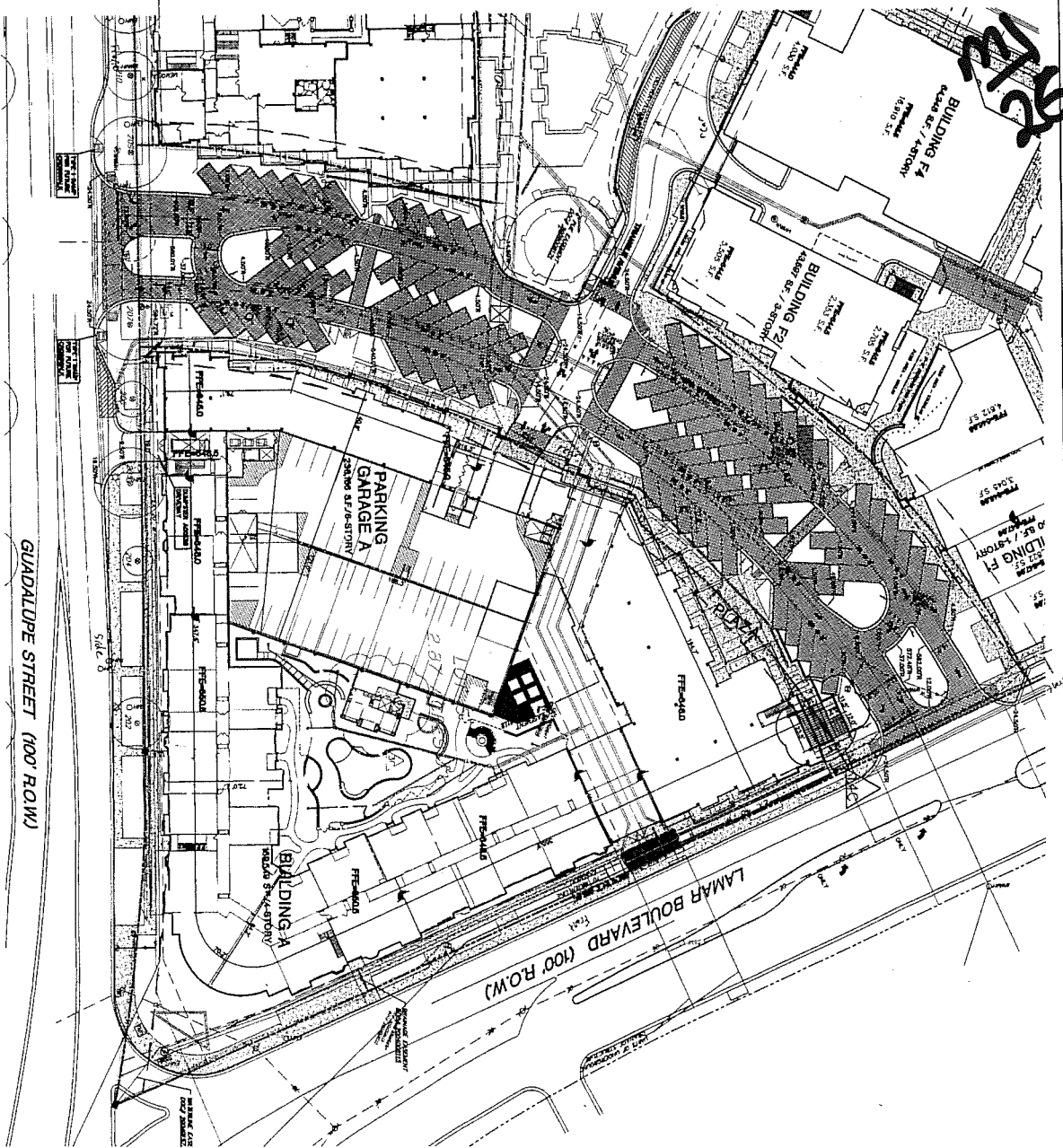
SCALE: NOT TO SCALE

DRAWN BY: LKB

FILE: G:\103293\10005\EXH\103293005VIC01

PROJECT No. 103293-10005

1426



KEY MAP

REPLACEMENT SHEET

DATE: 12/29/03
 FILE: 368-31/1/PVT/36831SPH01
 DRAWN BY: HEM/JAN/28/00
 DESIGNED BY: JAP/DWG/JTN
 REVIEWED BY: DNG
 PROJECT NO.: 368-31

11
 SHEET

THE TRIANGLE
 4701 NORTH LAMAR BOULEVARD
 AUSTIN, TEXAS
 SIMMONS VEDDER & COMPANY

SITE PLAN - A

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1	04/24/02	ADDED WELL		
2	12/22/02	REVISED COURTYARD A, B, AND FOOTPRINT ON BLDG. C		
3	12/27/02	PLACED CUBANA ON BLDG-A SITE PLAN		
4	04/27/04	ALLOWED FOOTPRINT TO MATCH ARCH. DRAWINGS		
5				

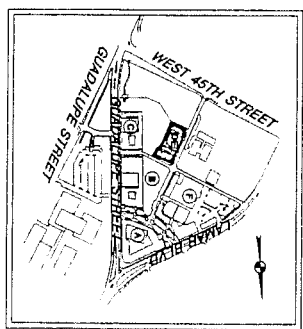
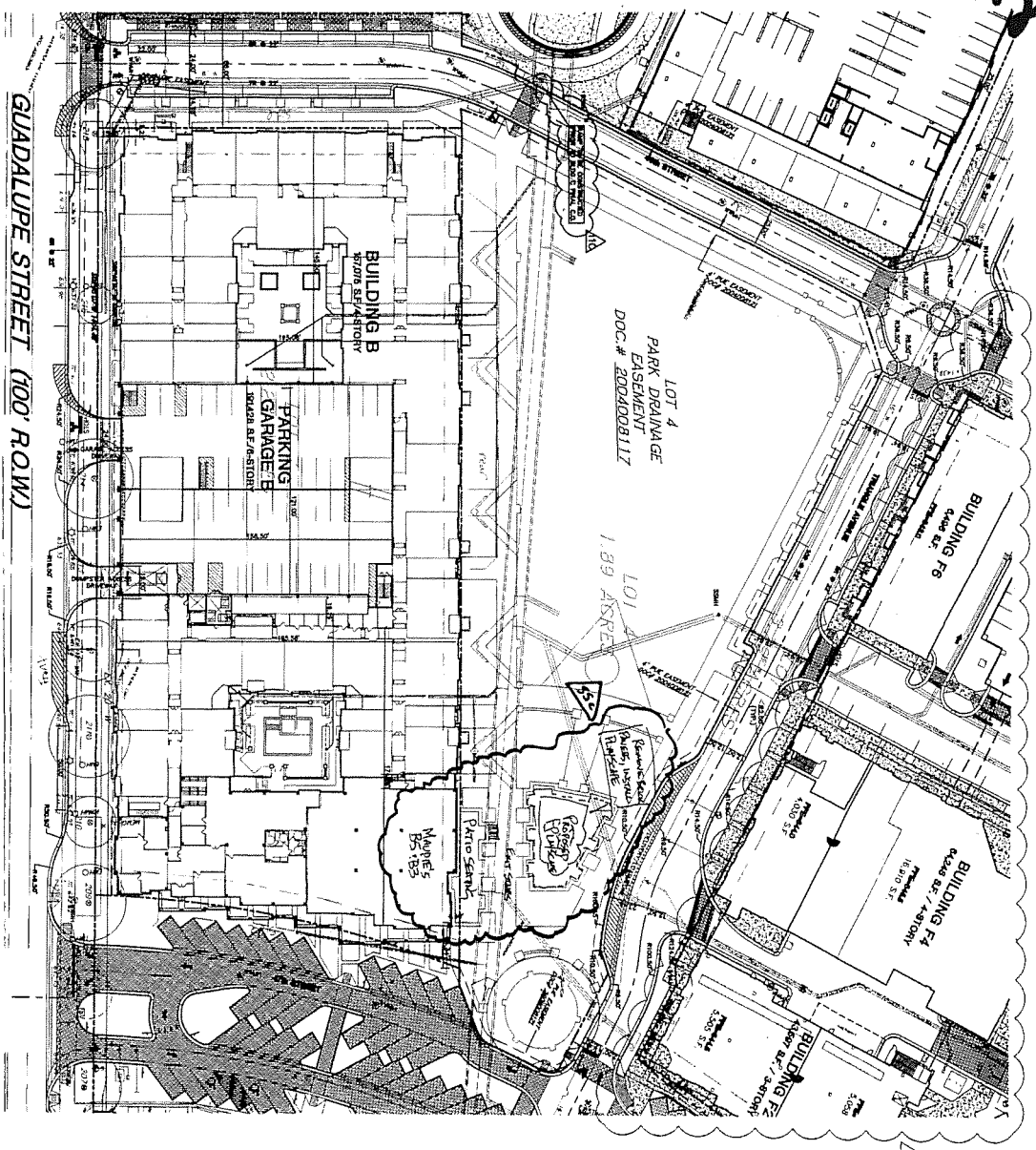
DATE: 04/27/04 BY: HEM/SON

STATE OF TEXAS
 COUNTY OF DALLAS
 ENGINEER'S SEAL
 1426

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 Consulting Engineers and Surveyors
 Austin, Texas Tel 512/785-0011 Fax 512/785-0005
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SP-03-0078C

2/2



KEY MAP

REPLACEMENT SHEET

SITE PLAN SHEET
 DATE: 12/29/03
 FILE: 368-31-VPT-36831PH02
 DRAWN BY: NEW/28/03
 DESIGNED BY: JPM/28/03/LTR
 REVIEWED BY: DWG
 PROJECT NO.: 368-31

REVISION	DATE	BY	DESCRIPTION
1	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
2	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
3	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
4	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
5	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
6	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
7	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
8	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
9	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN
10	12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN

DATE	BY	REVISION	APPROVAL
12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN	
12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN	
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12/29/03	NEW	ADDED PLANS AND NOTES TO SITE PLAN	

THE TRIANGLE
 4701 NORTH LAMAR BOULEVARD
 AUSTIN, TEXAS
 SIMMONS VEDDER & COMPANY

SITE PLAN - B

Bury+Partners
 Consulting Engineers and Surveyors
 1001 West 10th Street, Suite 100
 Austin, Texas 78703-4411 Tel 512/798-0800
 Fax 512/798-0801

SP-03-00786

SHEET
 12
 71

A circular vicinity map showing the study area in the vicinity of the proposed site. The map includes a north arrow pointing towards the top right. The study area is outlined in a dashed line and labeled 'SITE'. The surrounding area is filled with a grid of streets and building footprints, indicating a dense urban environment. The map is oriented with the 'SITE' label pointing towards the top right.

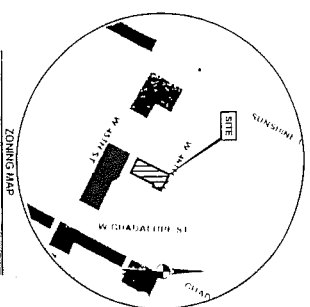
1241

tel. (512) 328-0611 Fax (512) 328-0325
TBP# F-1046 TBP# F-10107500
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FOR

[illegible]

FILE: G:\1032931\100051CD DWG\CONDITIONAL USE PERMIT\CD DWG\G103293005CVR01.dwg



AERIAL IMAGE MAP

ADDITIONAL FILE INFORMATION

DATE _____

OF 8

[illegible]

SPC-00-XXXXX

1. *See* *United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
2. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
3. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
4. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
5. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
6. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
7. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
8. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
9. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).
10. *See, e.g., United States v. Smith*, 502 F.2d 104, 105 (5th Cir. 1974).

THE CITIZEN ACTION Party, headquartered in the 1000-
block of 15th Avenue, says it will accept the party's name and
logo for the 2000 election. The party's logo is a red circle with
the word "CITIZEN" in white, and the word "ACTION" in red.

1. $\text{C}_2\text{H}_5\text{Br}$ (1.0 g, 6.1 mmol) was added to a solution of $\text{C}_2\text{H}_5\text{MgBr}$ (1.0 g, 6.1 mmol) in CH_2Cl_2 (10 mL) at 0°C . The mixture was stirred for 1 h and then poured into water. The organic layer was dried over Na_2SO_4 and concentrated under reduced pressure to give 1.0 g (100%) of $\text{C}_2\text{H}_5\text{Br}$.


[illegible][illegible]

TOTAL VEHICLE HOURS REQUIRED			
USE	RIDE	CAR LOVERS	SPARE
CONCRETE LAKE TOWNS	206	41	8
TOTAL VEHICLE HOURS PROVIDED			
REGULAR	110		
LIBRARY	2		
TOTAL	112		

	ACRES	SQUARE FEET	PERCENT
TOTAL GROSS SITE AREA	1.62	63,344	
EXISTING IMPERVIOUS COVER	0.00	0	0.00%
PROPOSED IMPERVIOUS COVER	1.150	49,944	78.97%

[illegible][illegible]

DATE	NO	REVISION	APPROVAL	



Seal of the City of Houston

BURY

121 West Smith Street Suite 600
 Houston Texas 77002
 Tel: 713-276-2001 Fax: 713-276-0225
 TOLL-FREE 1-800-845-1011/1020
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CONDITIONAL USE
SITE PLAN

THE VILLAGE ON TRIANGLE AVENUE
4517 TRIANGLE AVENUE
SV TRIANGLE LP

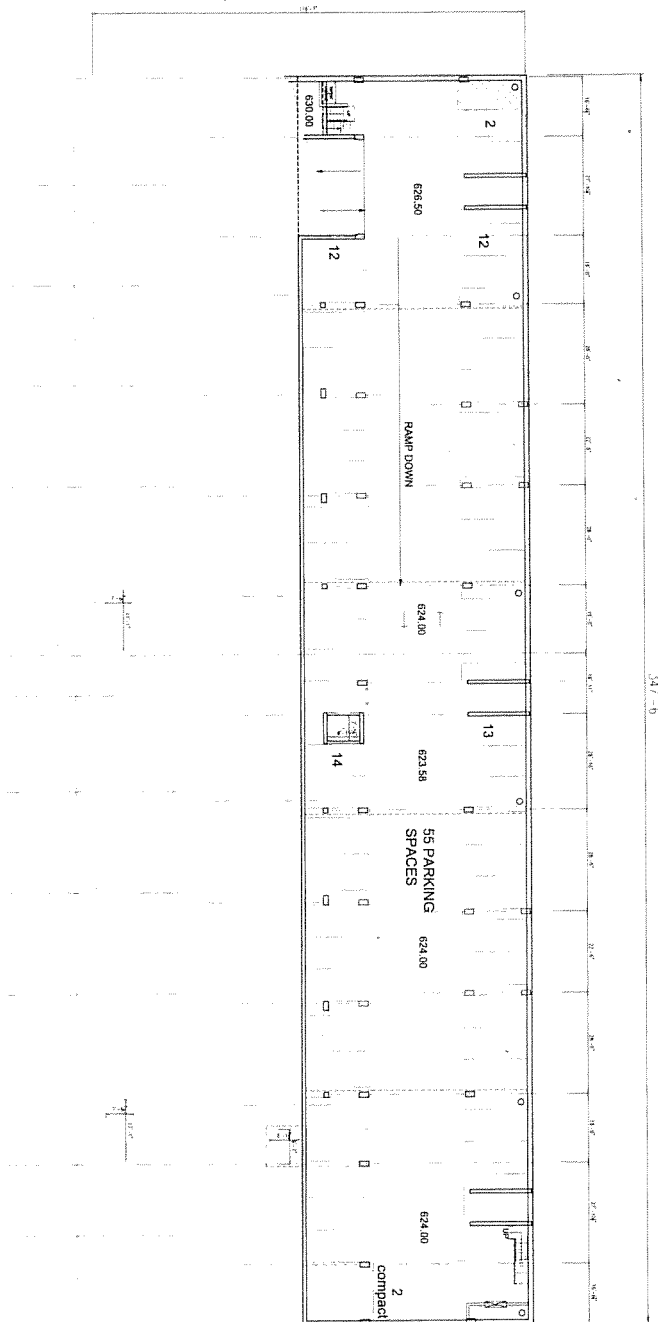
HOUSE⁺ partners

2325 S. Shepherd
Suite 101
Houston, Texas 77019
713.522.0811

[illegible]FLOOR PLAN
PARKING LEVEL 2

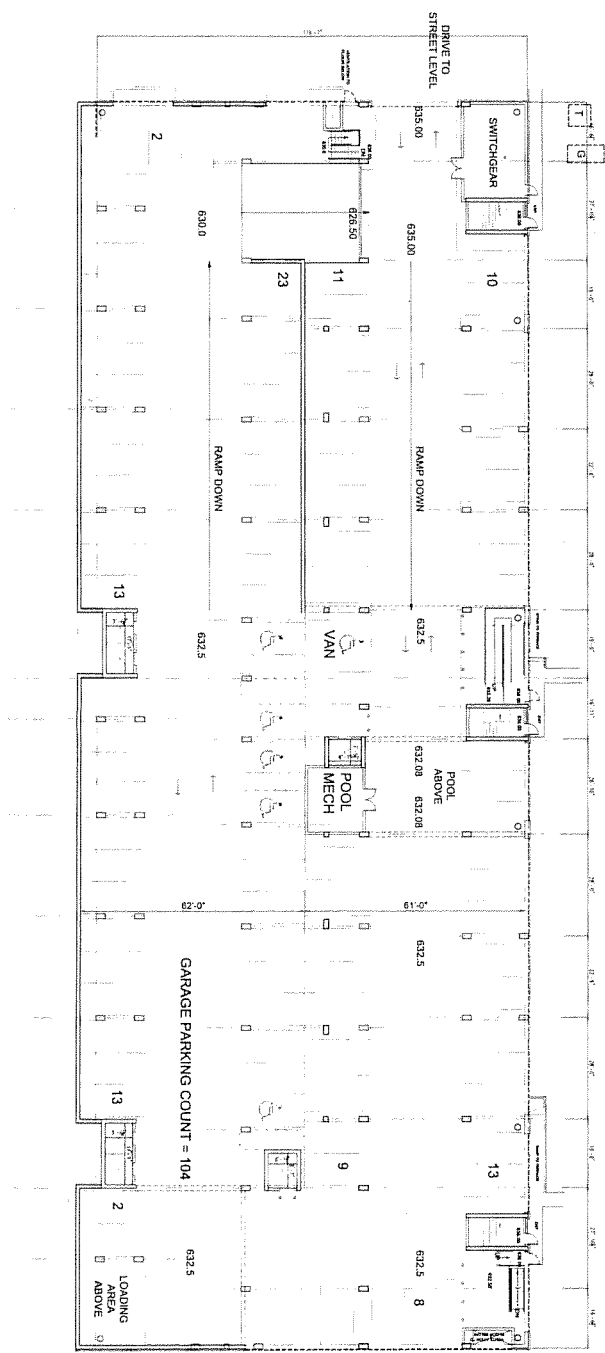
3

FLOOR PLAN - PARKING LEVEL 2



12/31

FLOOR PLAN - PARKING LEVEL 1



1

FLOOR PLAN - PARKING LEVEL 1

The Village on Triangle Avenue
 Congregate Living Facility
 Southwest Corner of Triangle Ave & 46th St
 Austin, Texas 78751



HOUSE
 partners

architects & planners

2023 S. Lamar
 Suite 401
 Austin, TX 78704
 Phone: 512.477.8811
 www.housepartners.com

13/32

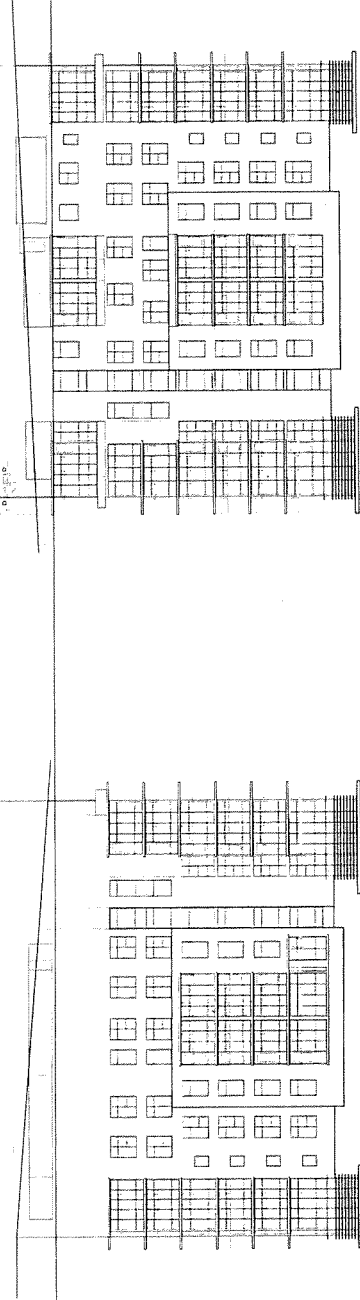
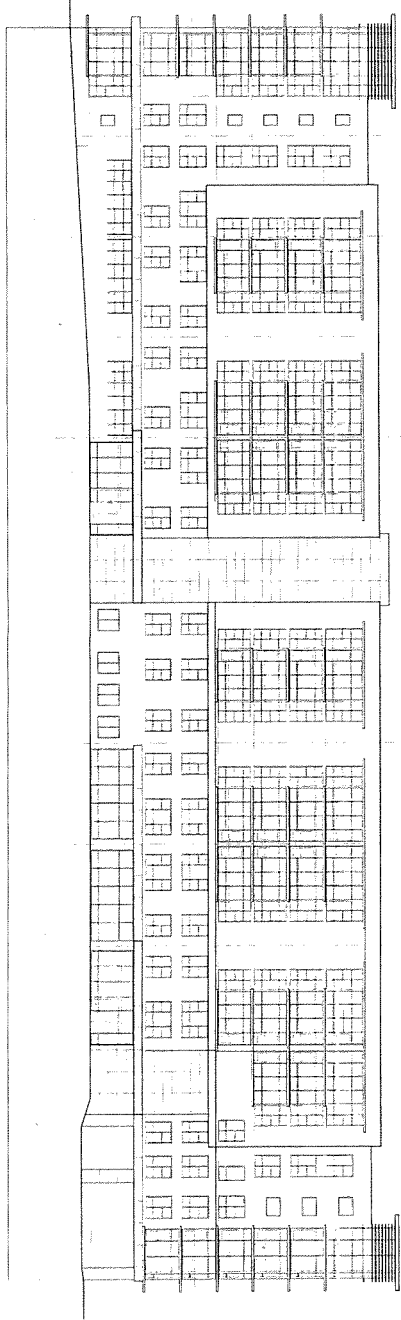
NORTH ELEVATION

18 SOUTH ELEVATION

3

EAST ELEVATION

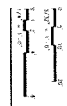
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EXTERIOR ELEVATIONS

5

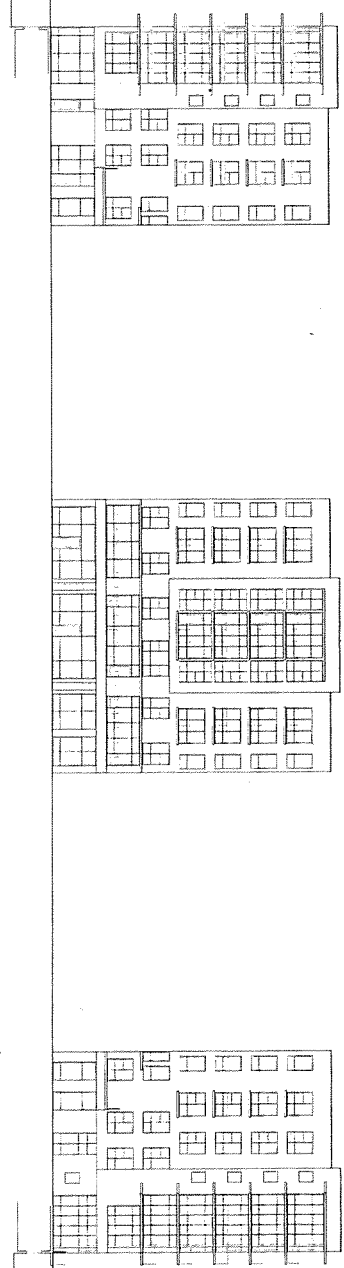
The Village on Triangle Avenue
Congregate Living Facility
Southwest Corner of Triangle Ave & 46th St
Austin, Texas 78751



2221 S. SHAW
AUSTIN, TEXAS 78741
713.222.8415
www.housepartners.com

HOUSE
partners

3/33



NORTH COURTYARD - NORTH ELEVATION

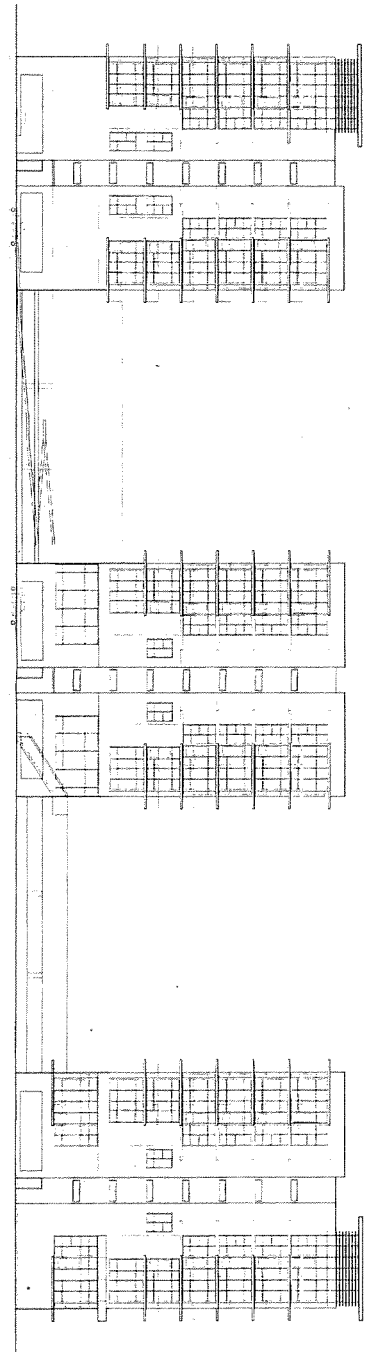
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NORTH COURTYARD - WEST ELEVATION

13

NORTH COURTYARD - SOUTH ELEVATION

3



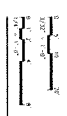
WEST ELEVATION

1

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ARCHITECTURE & PLANNING

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SUITE 100
AUSTIN, TEXAS 78705
512.221.1111
www.housepartners.com



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Congregate Living Facility
Southwest Corner of Triangle Ave & 46th St
Austin, Texas 78751

Room	Area	Volume
1	1000	1000
2	1000	1000
3	1000	1000
4	1000	1000
5	1000	1000
6	1000	1000
7	1000	1000
8	1000	1000
9	1000	1000
10	1000	1000
11	1000	1000
12	1000	1000
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EXTERIOR ELEVATIONS

12/34

SOUTH COURTYARD - NORTH ELEVATION

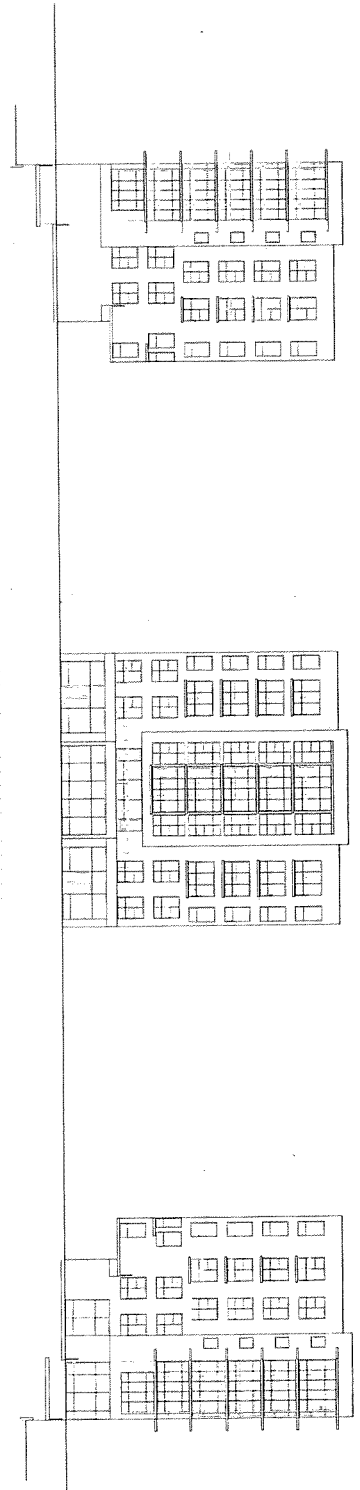
23

SOUTH COURTYARD - WEST ELEVATION

13

SOUTH COURTYARD - SOUTH ELEVATION

3



HOUSE
Partners

2201 E. Shepherd
Houston, Texas 77019
713.522.0815
www.housepartners.com



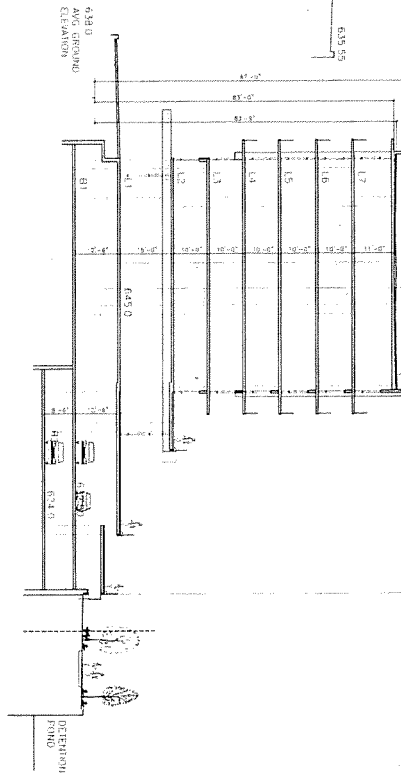
The Village on Triangle Avenue
Congregate Living Facility
Southwest Corner of Triangle Ave & 46th St
Austin, Texas 78751

Item	Description	Qty	Unit	Comments
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2	2.0000	2	EA	
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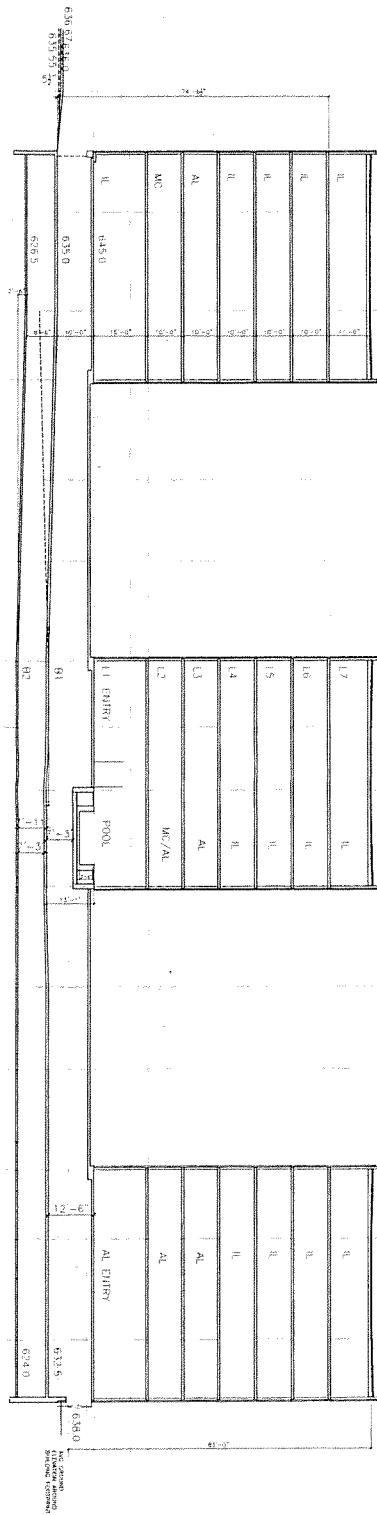
EXTERIOR ELEVATIONS

[illegible]

19



BUILDING SECTION - EAST / WEST



BUILDING SECTION - NORTH / SOUTH

2323 S. Street
Suite 1014
Houston, Texas 77019
713.522.0415

www.thomsonReutersArchitecture.com

Issue / Revision

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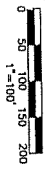
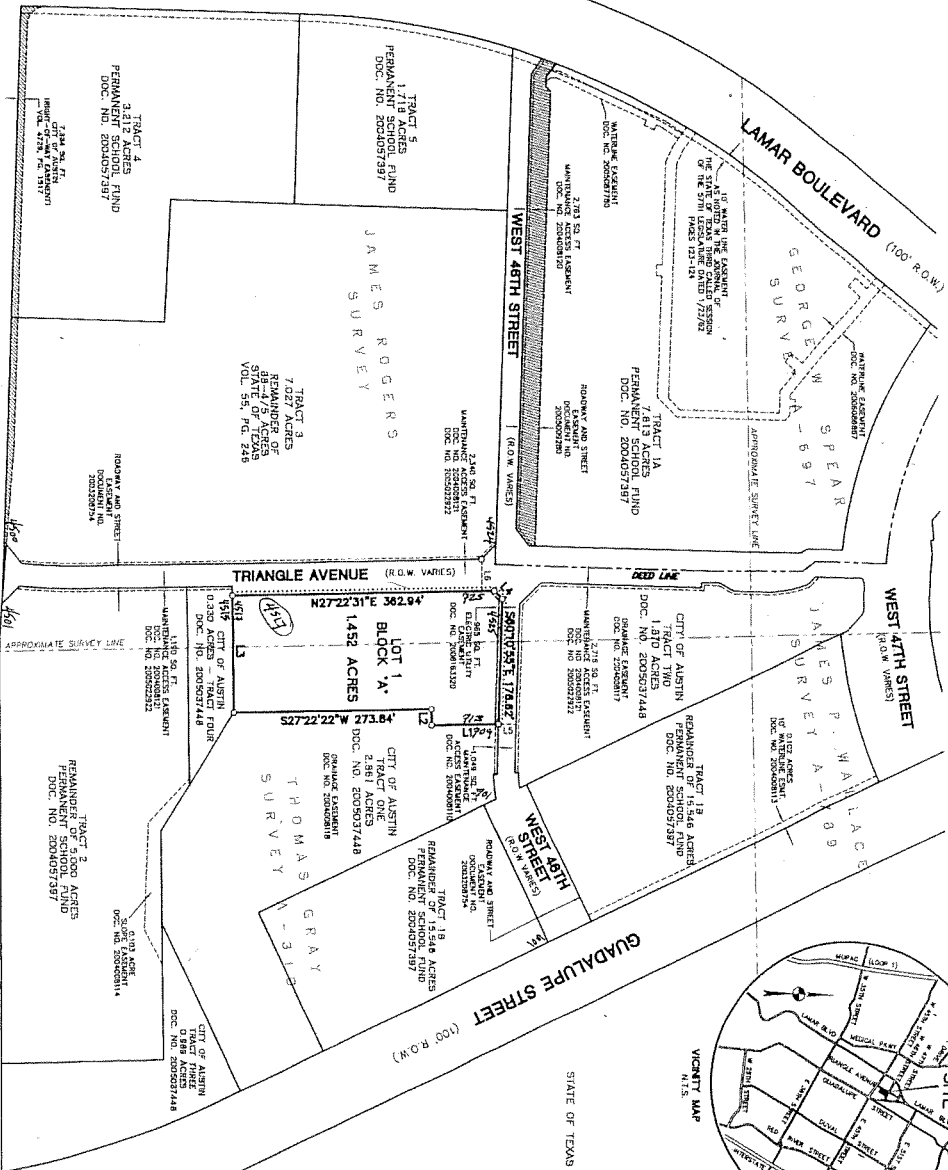
PHOTOGRAPHIC MYLAR

SHEET
1
OF 2

TRIANGLE SUBDIVISION

WEST 46TH STREET (R.O.W. VARIES)

AUSTIN STATE HOSPITAL
VOL. 14, PG. 388
VOL. 14, PG. 129
VOL. 14, PG. 674
VOL. 54, PG. 646



LEGEND
1/2" FROM R.O.W. WITH C&P SET
..... SETBACKS

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S 27° 22' 22" W	145.20'
2	N 27° 22' 22" E	145.20'
3	N 27° 22' 22" W	145.20'
4	N 27° 22' 22" E	145.20'
5	N 27° 22' 22" W	145.20'
6	N 27° 22' 22" E	145.20'

TRIANGLE
SUBDIVISION
A ONE LOT SUBDIVISION
CONSISTING OF 1.452 ACRES
DATE: MARCH 2007
PREPARED BY:
Buy+Partners
ENGINEERING SOLUTIONS
231 N. G. Street, Suite 100, Austin, Texas 787
Tel: (512) 261-8011 Fax: (512) 261-8025
BuyPartners@bupartners.com Copyright 2007

C8-06-0207.0A

15126

38/13



22305

Revision Date: 11/29/2012

0 120 Feet

NAD_1983_StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

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Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-1328

