






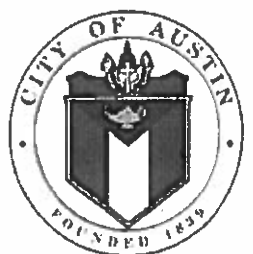
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0015
 LOCATION: 911 W 22nd Street

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" = 120'



CITY OF AUSTIN

Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

2/13

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-~~2015~~ 0015 ROW # 1167 37 30 Tax # 0212010802
2017- CCAD

Section 1: Applicant Statement

Street Address: 911 W 22nd St, Austin, Tx, 78705

Subdivision Legal Description:

0.156 acres of land, being a portion of Outlot 25, Division "D"

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

Outlot: 25 Division: D

Zoning District: MF-4-CO-NP, in the UNO District (West University)

I Sudhakar Allada on behalf of myself, as authorized agent for Allada Uno, LLC affirm that on

Month February, Day 13, Year 2017, 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: 4-story student housing building (20 units - 18 3bedroom, 1 2BD 3 1 1BD)

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

Reduction from University Neighborhood Overlay (UNO) ordinance parking and loading (?) requirements

M3/3

After UNO 60% reduction:

REQUIRED 21, PROPOSED 8 (PARKING)

REQUIRED 1, PROPOSED 0 (LOADING)

PROPOSING 1 PARKING SPOT TO BE A LOADING SPOT

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

The UNO zoning promotes high density, affordable student housing in a pedestrian oriented environment. This was in part to promote the construction of student housing in and around west campus and to keep dense student housing out of the surrounding single-family neighborhoods. The parking requirements restrict the ability of the proposed development to provide affordable housing.

Hardship

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

The small size of this lot does not allow for the construction of a multi-level parking garage as the ramps required would take up the majority of the lot area, minimizing the area allowed for actual parking stalls. Furthermore, this project has opted into 25-6-601 C2 of the LDC to provide at least 10% of the dwelling units to house persons whose household income is less than 50% of the Austin median income, an option not taken by the majority of west campus developments.

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

Most of the lots in the UNO are not this small and therefore can sustain a parking garage, including ramps for different levels of parking.

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:

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~~UNO requires the leasing of the parking spaces separate from the leasing of an apartment. One of the goals of the UNO district is to discourage students from bringing private cars to Austin. However, should a student wish to have a car nearby, other UNO projects who are not as constrained by the geometry of their site, have excess parking that they lease out to the public. It is possible for those who wish to have a car to enter a yearly lease with these public garages.~~

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:

~~The calculated parking requirement for student housing no longer corresponds to the current or anticipated future parking needs for UNO residents. Students are not allowed to park on campus, they must utilize public transportation or walk to get to and around campus. There are plenty of garages nearby for students who choose to bring a car to west campus to lease.~~

- 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:

~~The onsite parking will be sufficient for ADA requirements and will provide an area of loading and unloading for residents. All on street parking is in the UNO parking benefit district and is metered. This was done to regulate on street parking and prevent the interference with the free flow of traffic. No additional cars will be allowed to park in areas not currently slated for parking.~~

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

~~UNO's goal is to create a predominately pedestrian area, nudging students to use public transportation when at all possible. The University furthers this cause: walking or taking the bus is the only way to access campus during the school day. Reducing the number of cars is a goal of UNO. This principal is furthered along by the inclusion of car and ride sharing programs.~~

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

~~The change of use from a small house of students to a multi-story student housing structure with the parking variance will be a long term use and use of the site will be in place for decades.~~

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: Sudhar Date: 02/13/2017
Applicant Name (typed or printed): Sudhakar Allada
Applicant Mailing Address: 10007 Stone Harbor Way
City: Irving State: TX Zip: 75063
Phone (will be public information): (512) 339-9518
Email (optional – will be public information): sallada@yahoo.com

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: Sudhar Date: 02/13/2017
Owner Name (typed or printed): Sudhakar Allada, manager of Allada Uno, LLC
Owner Mailing Address: 10007 Stone Harbor Way
City: Irving State: TX Zip: 75063
Phone (will be public information): (512) 339-9518
Email (optional – will be public information): sallada@yahoo.com

Section 5: Agent Information

Agent Name: Michael R. McHone
Agent Mailing Address: P.O. Box 8142
City: Austin State: Tx Zip: 78713
Phone (will be public information): (512) 554-8440
Email (optional – will be public information): mchone1234@sbcglobal.net

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).



City of Austin

P.O. Box 10888, Austin, TX 78767
www.cityofaustin.org/housing

M3
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Neighborhood Housing and Community Development Department

February 9, 2016

S.M.A.R.T. Housing- Preliminary Certification
Allada UNO LLC – AVON at 22nd
(ID #66060)

TO WHOM IT MAY CONCERN:

Allada UNO LLC – AVON at 22nd (development contact: Sudhakar Allada, 512.339.9518 (m); sallada@yahoo.com) has submitted a S.M.A.R.T. Housing application for the construction of a 22 unit (63 bedroom) multi-family development at 911 W 22nd Street, Austin TX 78705 in the University Overlay District of the West Campus Neighborhood Planning Area. The project will be subject to a forty (40) year affordability period after issuance of certificate of occupancy. Per the UNO Ordinance, 20140213-056, the applicant has elected to rent by the unit. This project is electing to pay the fee-in-lieu versus providing an additional 10% of affordable units or bedrooms. Prior to issuance of the certificate of occupancy, the fee-in-lieu calculation must be finalized and paid in full to the Neighborhood Housing and Community Development office and the applicant must enter into a Restrictive Covenant stating the affordability requirements and terms which will be filed for record at the Travis County Clerk Office.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 10% of the units (2 units) will serve households at or below 60% Median Family Income (MFI), the development will be eligible for 25% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by separate ordinance)

In addition, 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. Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

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

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.


Sandra Harkins
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PZD
M. Simmons-Smith, DSD
Katherine Murray, Austin Energy
Randi Jenkins, AWU
Ellis Morgan, NHCD

Bryan Bomer, AEGB
Gina Copic, NHCD
Marilyn Lamensdorf, PARD
Heidi Kasper, AEGB
Carl Wren, DSD

Alma Molieri, DSD
Susan Kinel, NHCD
Stephen Castleberry, DSD
Lynda Courtney, DSD
Cande Coward, DSD

A13

AVON @ 22ND-F1

NO.	DATE	REVISION

EXISTING CONDITIONS & DEMOLITION PLAN-F1
AVON @ 22ND- F1
911 W 22ND ST



ENGINEERING & DESIGN
 FIRM # F-15324
 2007 S 1ST STREET, SUITE 103
 AUSTIN, TEXAS 78704
 (512) 394-1900
 SHEET 3 OF 11
 SP-2016-004-C-F1-SH

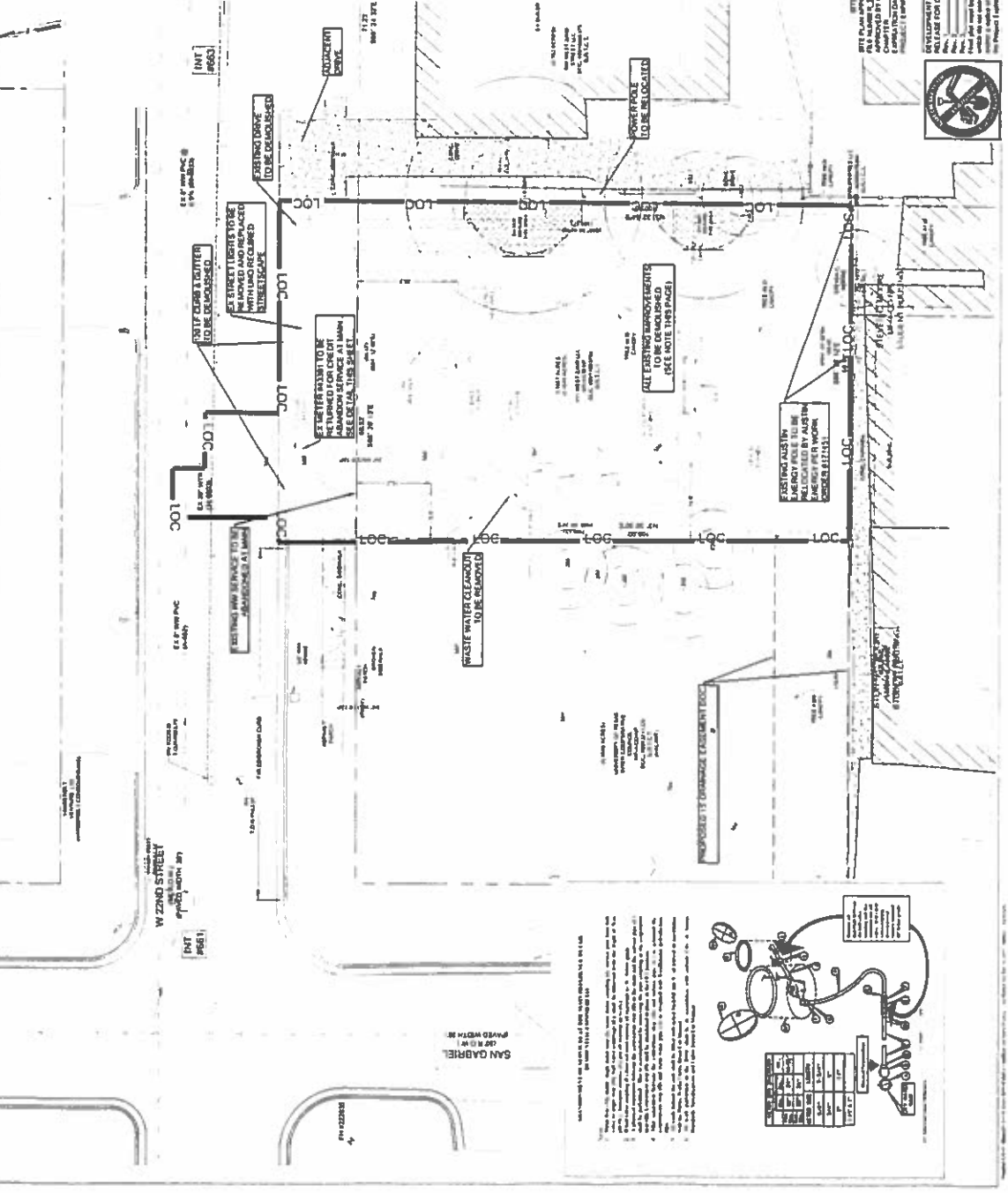


THIS PLAN AND ALL ATTACHED SCHEDULES SHALL BE SUBJECT TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT (DSD) REVIEW AND APPROVAL. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF AUSTIN'S DSD. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT (DSD) REVIEW AND APPROVAL. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF AUSTIN'S DSD.

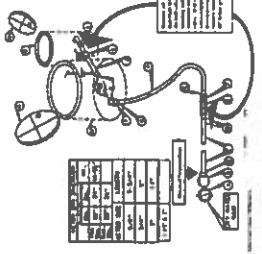
SCALE: 1" = 10'

NO.	DATE	REVISION

THE TOPOGRAPHIC SURVEY WAS MADE ON THE PROPERTY BY JOHN W. BRYANT, P.E., REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 12438. THE SURVEY WAS MADE ON 10/14/16. THE SURVEY WAS MADE ON THE PROPERTY BY JOHN W. BRYANT, P.E., REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 12438. THE SURVEY WAS MADE ON 10/14/16.



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AVON @ 22ND-F1 IS THE PART OF THE 22ND STREET PROJECT, 911 W 22ND ST, AUSTIN, TEXAS 78704. THE PROJECT IS BEING DEVELOPED BY AVON @ 22ND-F1, INC. THE PROJECT IS BEING DEVELOPED BY AVON @ 22ND-F1, INC. THE PROJECT IS BEING DEVELOPED BY AVON @ 22ND-F1, INC.

