

Heldenfels, Leane

C19-2017-0015

From: [REDACTED]
Sent: Wednesday, March 08, 2017 4:32 PM
To: Heldenfels, Leane
Subject: Re: 2/13 Board of Adjustment agenda, back up
Attachments: Avon Variance Request1.pdf

m3
10

Leane,

Attached is a presentation that I would like to present at the meeting. I did meet with UAP and CANPAC. I waiting for their response.

Thanks
Sudhakar

From: "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>
To: Gavino Fernandez

Sent: Wednesday, March 8, 2017 4:01 PM
Subject: FW: 2/13 Board of Adjustment agenda, back up

Greetings 3/13 Board of Adjustment Applicants, Agents and involved staff:

Please see attached meeting agenda and Austin Energy report.

If you would like to request to have your case postponed or withdrawn from the Board's agenda please reply to just me (not all) by noon Monday and advise.

I will then announce any known requests for postponement or withdraw at the beginning of the hearing, 5:30, and then these requests are voted on by the Board at that time.

If your case if proceeding Monday please print out a copy of the agenda and bring to the hearing to keep track of cases as we will not have paper copies at the hearing.

The agenda and case back up are now posted online at the Board's website:

http://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm

(If this link doesn't work go to austintexas.gov, click on government tab near top of page, click on Boards and Commissions small tab near top of page, highlight Board of Adjustment and click view website, open agenda folder to left of page, see the December 12 meeting materials).

Please go to the Board's website now to take a look at the back up material posted there.

m3
11

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Memorandum of Parking Agreement
(AVON at W 22nd)

Date: March 08, 2017

Landlord: 1909 SAN GABRIEL LLC, A TEXAS LIMITED LIABILITY COMPANY
Landlord Address: 1909 SAN GABRIEL, Austin, Travis County, TX 78705

Tenant: ALLADA UNO LLC, a Texas limited liability company

Tenant Address: 10007 Stone Harbor Way
Irving, Dallas County, Texas 75063

Benefited Property: 0.1567 (0.1570) acres of land, being a portion of Outlot 25, Division "D", in the City of Austin in Deed Records of Travis County, Texas, and having received Legal Lot Status per City of Austin Case Number C81-2015-0345.

Benefited Property Address: 911 W 22nd street
Austin, Travis County, Texas 78705

Benefited Property Site Plan: City of Austin Site Plan No. SP-2017-0044CT.F1.SH
as amended, revised or corrected from time to time

Parking Agreement: The parking agreement executed by and between Landlord and Tenant, dated on or about March 08, 2017, and concerning the terms and conditions of making the Parking Spaces available to the Benefited Property at the off-site Parking Facility Location in order to comply with the parking requirements of the Benefited Property Site Plan.

m3
12

Parking Facility Location: 1909 and 1907 San Gabriel Street
Austin, Travis County, Texas 78705

Parking Spaces: 10 spaces

Termination Date: December 31st, 2050

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

WHEREAS, the Tenant entered into the Parking Agreement with Landlord;

WHEREAS, as part of the Consideration under the Parking Agreement, Landlord has agreed to make available to the Benefited Property the Parking Spaces at the Parking Facility Location to satisfy the parking requirements of the City of Austin under the Benefited Property Site Plan;


NOW, THEREFORE, the parties represent that on the Date the Landlord and Tenant agreed to the Parking Agreement with respect to the Benefited Property for the period stated in the Parking Agreement.

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

Executed effective the Date first above stated.

103
13

LANDLORD:
1909 SAN GABRIEL LLC, A TEXAS LIMITED
LIABILITY COMPANY


Name: Nick Cochrane
Title: Manager

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, Notary Public, on this day personally appeared, NICK COCHRANE
Manager of 1909 SAN GABRIEL LLC, A TEXAS LIMITED LIABILITY COMPANY, known to
me personally to be the person whose name is subscribed to the foregoing instrument
and acknowledged that he executed the same for the purposes and consideration
therein expressed.

Given under my hand and seal of office on March 9, 2017.

[Seal]

Notary Public, State of TEXAS





M3
14

TENANT:
ALLADA UNO LLC, A TEXAS LIMITED LIABILITY
COMPANY



Name: Sudhakar Allada
Title: Manager

STATE OF TEXAS
COUNTY OF TRAVIS

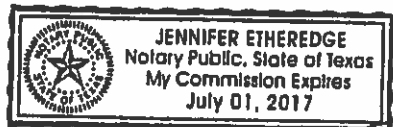
§
§

Before me, Notary Public, on this day personally appeared, Manager ALLADA UNO LLC,
A TEXAS LIMITED LIABILITY COMPANY, known to me personally to be the person whose
name is subscribed to the foregoing instrument and acknowledged that he executed the
same for the purposes and consideration therein expressed.

Given under my hand and seal of office on March 9, 2017.

[Seal]

Notary Public, State of TEXAS



Parking Availability at 1909 San Gabriel



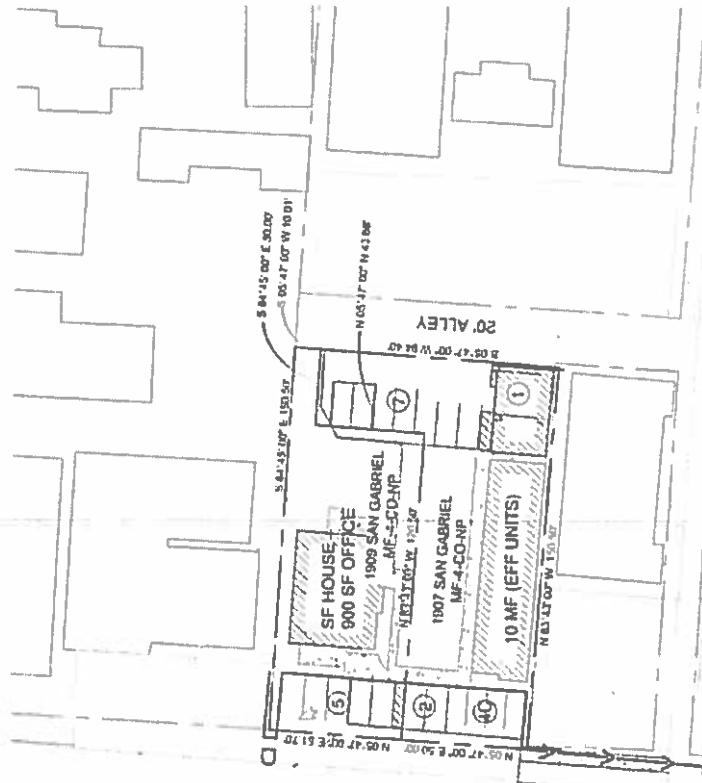
5/13/3

Parking Table

[illegible]

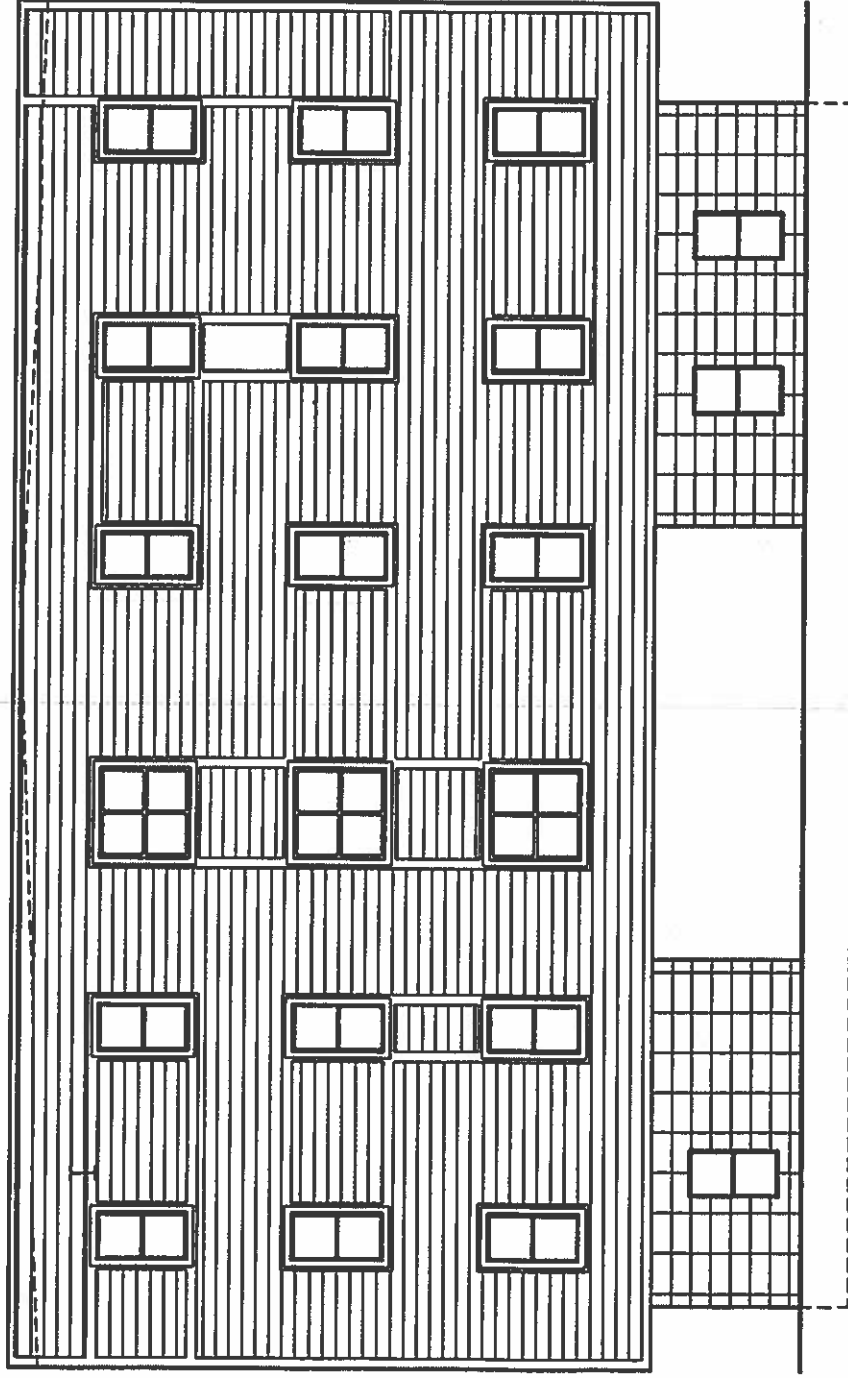
M3
16

Parking Availability at 1909 San Gabriel



17/13

AVON @ 22nd



911 West
22nd Street

1/23

Project Highlights

20 unit 62 bedroom student housing

Affordability planned for 10% of Units

Opted into Smart Housing

Variances Requested:

Reduce the required number of on-site parking spaces from 21 to 8 (section 25-2-601C)

Off site parking may be provided at 1907/1909 San Gabriel

20/133

UNO Zoning for 911 West 22nd

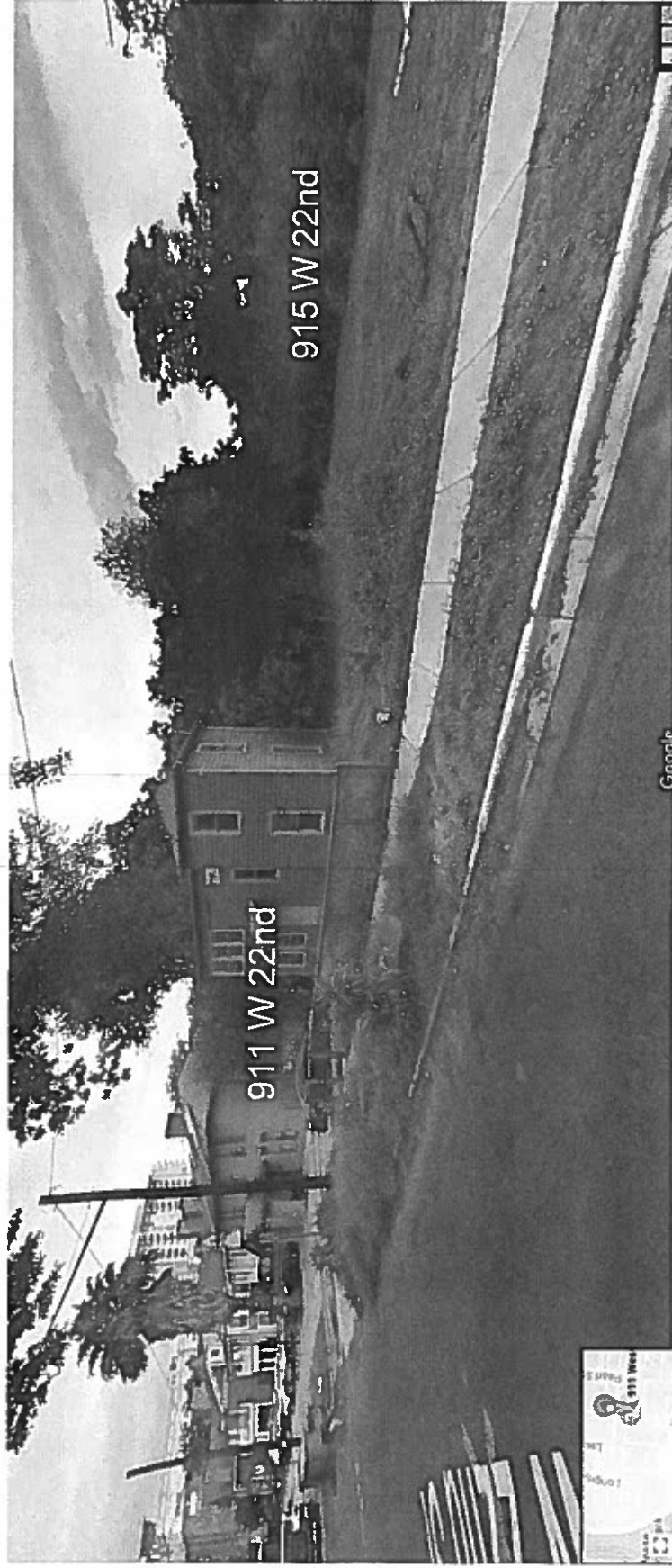
Allows for building on 100% of the lot

40 foot height limit due to conditional overlay

Requires parking to be leased seperately from the Unit

21/133

911 West 22nd, Narrow lot, No Alley Access



2/13/23

Hardships

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.

Lack of alley access and narrow site dimensions severely restrict the ability to construct a parking structure

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.

23/33

[illegible]

LEGEND

	Proposed boundary
	Existing boundary
	Tree
	Water
	Water
	Water

SCALE 1/4 mile

[illegible]

Date		Time		Location		Weather		Remarks	
1	10/10/19	08:00	08:30	100m	100m	100m	100m	100m	100m
2	10/10/19	08:30	09:00	100m	100m	100m	100m	100m	100m
3	10/10/19	09:00	09:30	100m	100m	100m	100m	100m	100m
4	10/10/19	09:30	10:00	100m	100m	100m	100m	100m	100m
5	10/10/19	10:00	10:30	100m	100m	100m	100m	100m	100m
6	10/10/19	10:30	11:00	100m	100m	100m	100m	100m	100m
7	10/10/19	11:00	11:30	100m	100m	100m	100m	100m	100m
8	10/10/19	11:30	12:00	100m	100m	100m	100m	100m	100m
9	10/10/19	12:00	12:30	100m	100m	100m	100m	100m	100m
10	10/10/19	12:30	13:00	100m	100m	100m	100m	100m	100m
11	10/10/19	13:00	13:30	100m	100m	100m	100m	100m	100m
12	10/10/19	13:30	14:00	100m	100m	100m	100m	100m	100m
13	10/10/19	14:00	14:30	100m	100m	100m	100m	100m	100m
14	10/10/19	14:30	15:00	100m	100m	100m	100m	100m	100m
15	10/10/19	15:00	15:30	100m	100m	100m	100m	100m	100m
16	10/10/19	15:30	16:00	100m	100m	100m	100m	100m	100m
17	10/10/19	16:00	16:30	100m	100m	100m	100m	100m	100m
18	10/10/19	16:30	17:00	100m	100m	100m	100m	100m	100m
19	10/10/19	17:00	17:30	100m	100m	100m	100m	100m	100m
20	10/10/19	17:30	18:00	100m	100m	100m	100m	100m	100m
21	10/10/19	18:00	18:30	100m	100m	100m	100m	100m	100m
22	10/10/19	18:30	19:00	100m	100m	100m	100m	100m	100m
23	10/10/19	19:00	19:30	100m	100m	100m	100m	100m	100m
24	10/10/19	19:30	20:00	100m	100m	100m	100m	100m	100m
25	10/10/19	20:00	20:30	100m	100m	100m	100m	100m	100m
26	10/10/19	20:30	21:00	100m	100m	100m	100m	100m	100m
27	10/10/19	21:00	21:30	100m	100m	100m	100m	100m	100m
28	10/10/19	21:30	22:00	100m	100m	100m	100m	100m	100m
29	10/10/19	22:00	22:30	100m	100m	100m	100m	100m	100m
30	10/10/19	22:30	23:00	100m	100m	100m	100m	100m	100m

AVON AT WEST 22ND F1
911 W 22ND ST



ENGINEERING & DESIGN
FIRM # F-15124
2007 S 1ST STREET, SUITE 103
AUSTIN TEXAS 78704
(512) 394-1900
SHEET
6.F1 ~ 26
DP-2016-0000CT.F1.5M

[illegible]
$$\frac{m^3}{24}$$

Drainage
issue and
proposed
easement
area



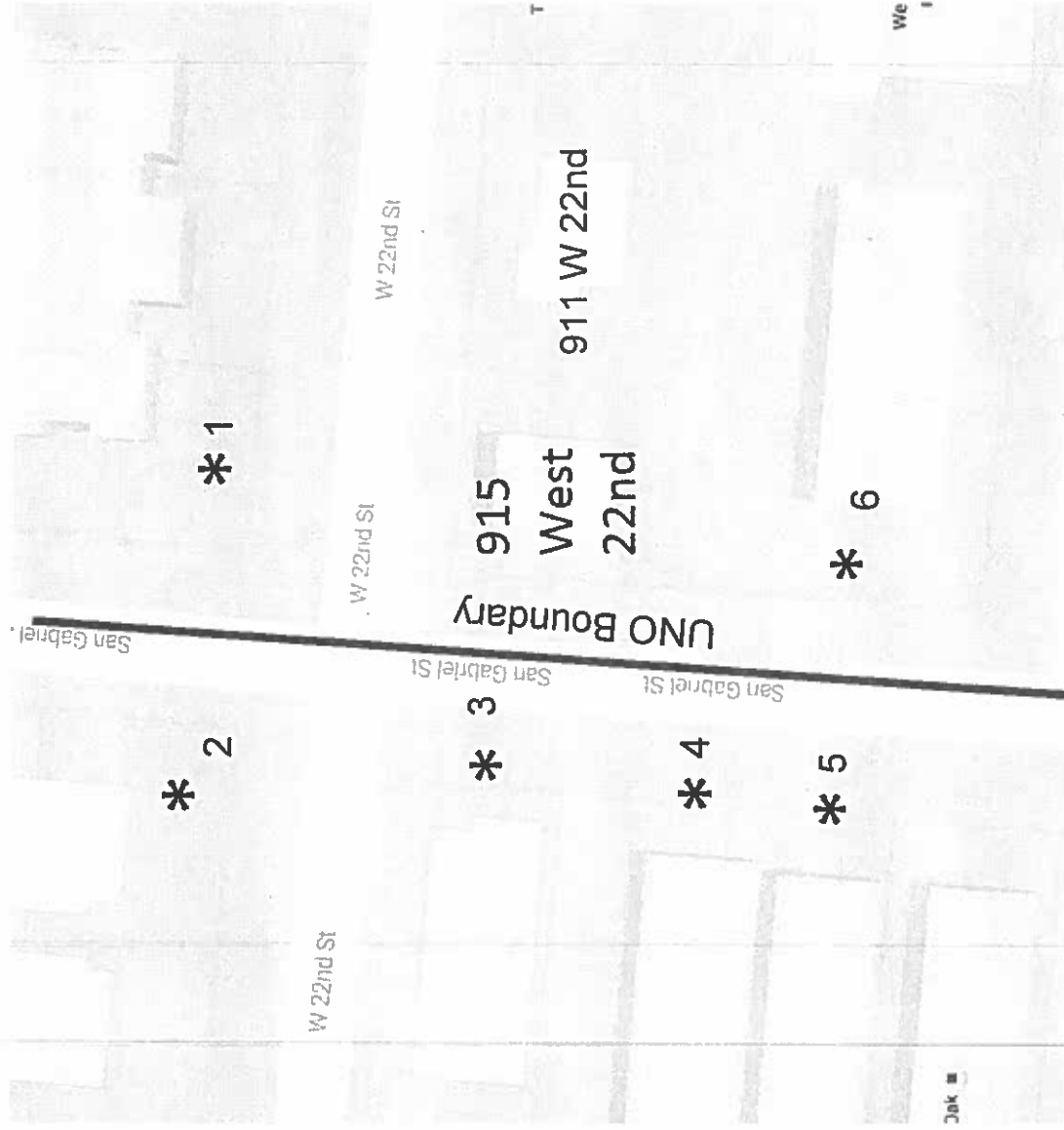
M3
25

Area Character

A small parking garage will be in character with the surrounding neighborhood, both with future UNO projects, as well as the adjacent properties outside the UNO area.

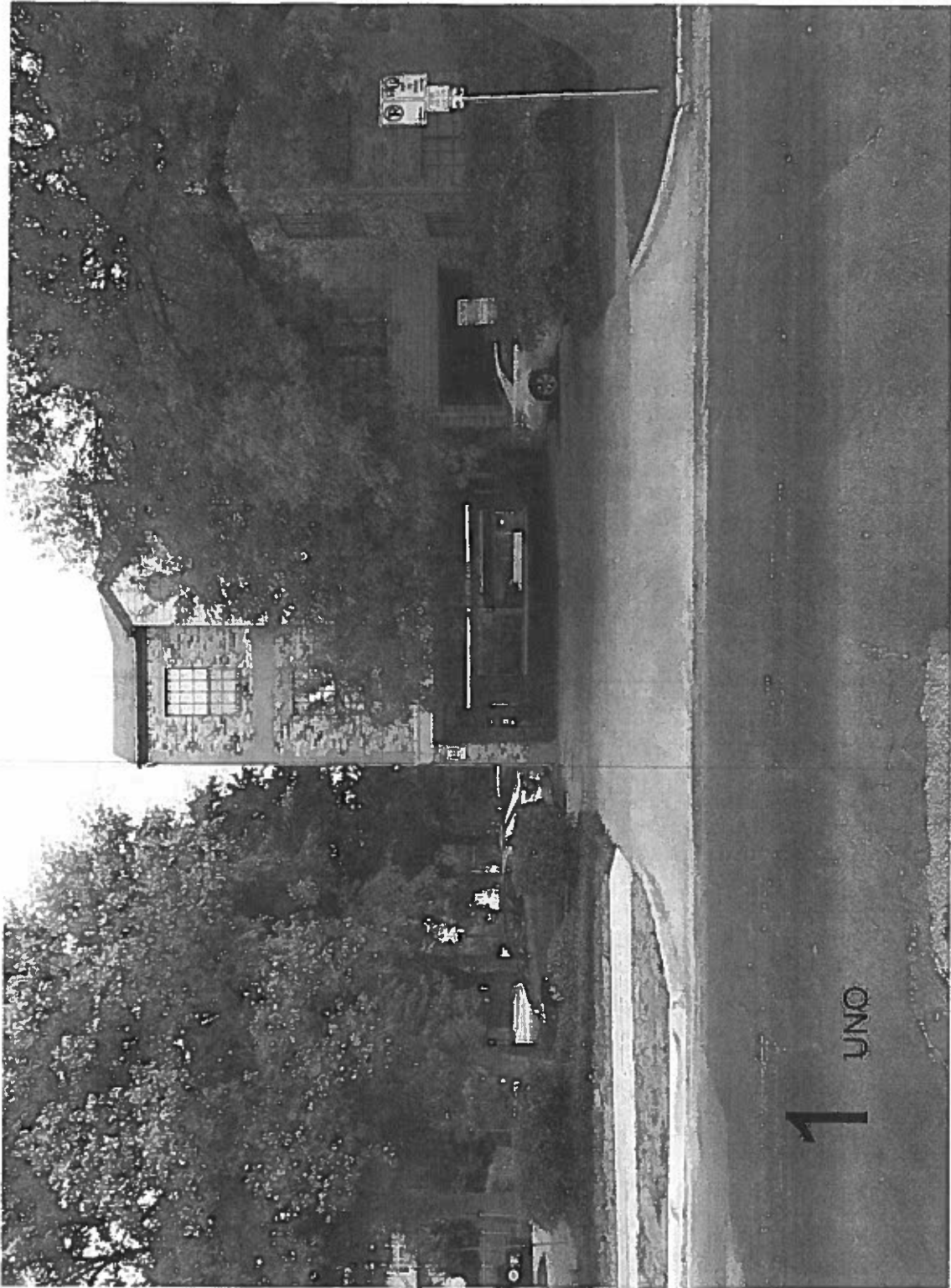
26/33

Neighboring Garage Parking



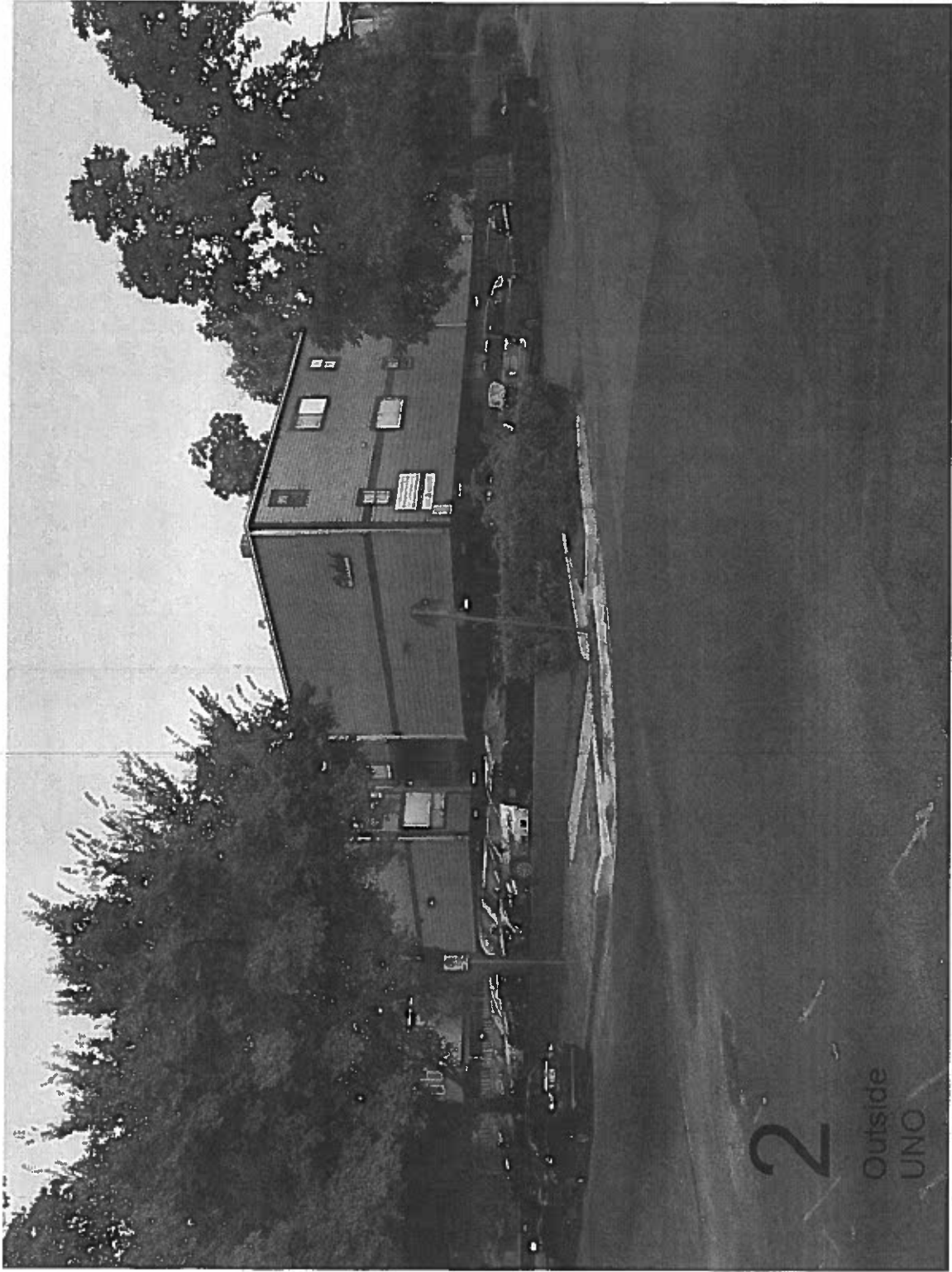
27/3

28/33



1 UNO

m3
29



2
Outside
UNO

Nearby Public Parking Facilities

The Block
Garage

University Towers Garage

Quarters Garage

The Block
Garage

The Block
Garage

Quarters Garage

M3
30

Parking Availability at 1909 San Gabriel



Parking Table

RECEIVING TRACT: 911 W 22ND STREET					
REQUIRED PARKING					
USE	NUMBER OF UNITS	SPACES PER UNIT	# OF UNITS	SPACES REQUIRED	
MULTIFAMILY	1	15	1	15	
MULTIFAMILY	2	15	1	15	
MULTIFAMILY	3	25	19	475	
MULTIFAMILY	4	25	0	0	
SUBTOTAL				495	
TOTAL WITH LAND REDUCTION (MIN PER LOT 24-4-07)					
PROVIDED ON-SITE					
ALTERNATE COMPLIANCE STANDARD					
COMPACT SPACES					
ACCESSIBLE SPACES					
PROVIDED ON-SITE					
PROVIDED OFF-SITE AT 100/100					
STANDARD					
COMPACT					
PROVIDED OFF-SITE					
TOTAL PROVIDED PARKING					
18 SPACES					
OFFERRE TRACT: 1817 AND 1808 BAR CARMEL					
REQUIRED PARKING					
USE	SIZE	RATE	# OF UNITS	SPACES REQUIRED	
1808 BAR CARMEL			10	10	
MULTIFAMILY			10	10	
SUBTOTAL				20	
TOTAL WITH LAND REDUCTION (MIN PER LOT 24-4-07)					
PROVIDED ON-SITE					
PROVIDED OFF-SITE AT 100/100					
STANDARD					
COMPACT					
PROVIDED OFF-SITE					
TOTAL PROVIDED PARKING					
18 SPACES					
EXCESS PARKING PER OFF-SITE MIN					
TRANSFERRING SPACES PER THIS APPLICATION					
EXCESS PARKING PER THIS APPLICATION					
EXCESS PARKING PER THIS APPLICATION					

m3
3/2



C15.2017-0015

Heldenfels, Leane

From: Jesse [REDACTED]
Sent: Thursday, March 09, 2017 12:37 PM
To: Heldenfels, Leane
Subject: 911 w 22nd project
Attachments: 20170307171741393.pdf

m3
34

Hi Leane,

Attached is Nick Cochrane's letter supporting Sudhakar Allada's 911 w 22nd street variance for parking.

Thanks,
Jesse R Mamuhewa

>

> Scan Date: 03.07.2017 17:17:41 (-0500) Queries to:

> [REDACTED]

22/3

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

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

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

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

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

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



Signature

Daytime Telephone: 517-567-

Comments: _____

Comments must be returned by noon seen by the Board at this hearing. The

Mail: City of Austin-Development Services

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be the hearing to be received timely)

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

Heldenfels, Leane

From: Gabe Tiberius Colombo <[REDACTED]>
Sent: Wednesday, March 08, 2017 10:19 AM
To: Heldenfels, Leane
Subject: Comment on Case No. C15-2017-0015, 911 W. 22nd St

m3
36

Dear Ms. Heldenfels,

I am writing to express my opinion **in favor** of granting a parking variance for the proposed multifamily housing project at the listed address.

As an urban studies senior at UT, I have developed an understanding of the way individual decisions on seemingly inconsequential matters such as parking spaces can impact the way the city grows, and the way we experience the city, in significant ways.

I have a strong conviction that building denser housing with fewer parking spaces, which both discourages driving and makes streets more pleasant to walk on, is essential to creating the 'compact and connected' Austin that is stated as a goal in the ImagineAustin plan. This means we must make the right decisions in each small instance.

West Campus has already developed a significant density as to allow many daily needs to be met without the use of a car; and improving street design in the neighborhood is, slowly but surely, making it a safer and more pleasant place to walk. Of all places to allow for fewer parking spaces, West Campus is in the best condition to mitigate a variance's potential impact on the transportation needs of a project's future residents.

For a more in-depth exploration of the relationship between parking requirements and building great cities, please take a look at this [article](#).

I will reiterate that I am strongly **in favor** of granting the parking variance to allow fewer parking spaces to be built at this property.

Thank you for your time and hard work.

Warm regards,

Gabe

--

Gabe Colombo
The University of Texas at Austin | Class of 2017
Plan II Honors and Urban Studies

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 application. 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 will be sent.

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

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

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

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

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

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

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

Case Number: C15-2017-0015, 911 W. 22nd St.
Contact: Leane Heldenfels, 512-974-2202, leanc.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 13, 2017

ANURADHA VARMA

Your Name (please print)

904 W 21st Street 211

Your address(es) affected by this application

☐ I am in favor
☒ Object

[Signature]

Signature

3/7/2017

Date

Daytime Telephone: 832-578-9107

Comments: No Comments

Original - Leane

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305
Email: leanc.heldenfels@austintexas.gov

2/2/17

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 application. 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 will be sent.

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

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

Case Number: C15-2017-0015, 911 W. 22nd St.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, March 13, 2017

Leane Heldenfels
Your Name (please print)

☐ I am in favor
☒ I object

1905 San Antonio #102
Your address(es) affected by this application

Leane Heldenfels 3-6-2017
Signature Date

Daytime Telephone: 512-474-2935 direct dial

Comments: This is primarily a structural issue involving a crane. The proposed crane is on a slab. The burden of delivery is on the provider. The provider is his present to provide his profit but adversely affects adjacent property owners because the structure will need to be put in place so that will double put on the price. Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

216 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 application. 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 will be sent.

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

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

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

Case Number: C15-2017-0015, 911 W. 22nd St.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, March 13, 2017

JAMES P. ALEXANDER

Your Name (please print)

904 West 21st Street (Unit 115) Austin, TX 78705

Your address(es) affected by this application

James P. Alexander

Signature

Date

Daytime Telephone: (361) 350-0961

Comments: We already have a reserve parking problem in our neighborhood! Allowing a 20 unit (62 bedrooms) complex to be developed with only 9 parking places is totally unreasonable! Please adhere to the guidelines/codes and require at least 21 parking places! Actually, I would prefer one parking place per bedroom. Thanks for your help in this matter.

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

☐ I am in favor
☒ I object