

Item L-4 (C15-2016-0124)
2510 S. Congress Ave.

**BOARD OF ADJUSTMENT VARIANCE APPLICATION
FINDINGS**

Reasonable Use

1. The current regulations do not allow for a reasonable use of the property because the long, narrow configuration of the property makes the property not reasonably developable if Compatibility Standards are applied. The property, which is only 97' wide, cannot support a commercial site plan that complies with the Commercial Design Standards and other site plan requirements if the Compatibility Standards are applied with respect to the neighboring Church in Austin.

Hardship

2. Hardship is unique to this property because this is the only long (i.e. 680' long), narrow (i.e. 97' wide) property in the area that is zoned for commercial use, but is subject to the Compatibility Standards. The hardship was not self-created because (i) the applicant did not sever the property from a larger tract to make an unusual configuration, and (ii) the applicant cannot design any commercial building that would be a reasonable use of the property within the limitations of the Compatibility Standards.
3. The hardship is not general to the area because no other tracts in the area are similarly situated and similarly configured. The attached map shows the only narrow, commercial parcels in the area that abut single-family or church properties. None of those parcels are similarly situated to the applicant's property, which is much longer and narrower than the others.
4. The variance will not alter the character of the neighborhood, impair the use of adjacent conforming properties, or impair the purpose of the regulations of the zoning district in which the property is located because (i) the area is highly commercial (see Zoning and FLUM maps attached), (ii) the adjacent property which triggers compatibility is not a single-family development, it's a church which hosts group activities and functions more similar to a commercial property than a single-family property, and (iii) the property is located on a major mobility corridor. Many of the nearby existing commercial developments are old and ripe for redevelopment. Because those properties are zoned C5, and for the most part are not subject to Compatibility Standards, they will be entitled to develop under the same Site Development Regulations that the applicant is requesting.



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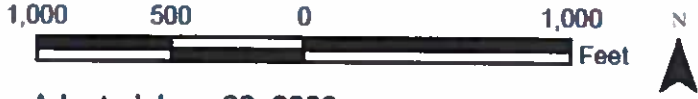


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Dawson Neighborhood Planning Area Future Land Use Map



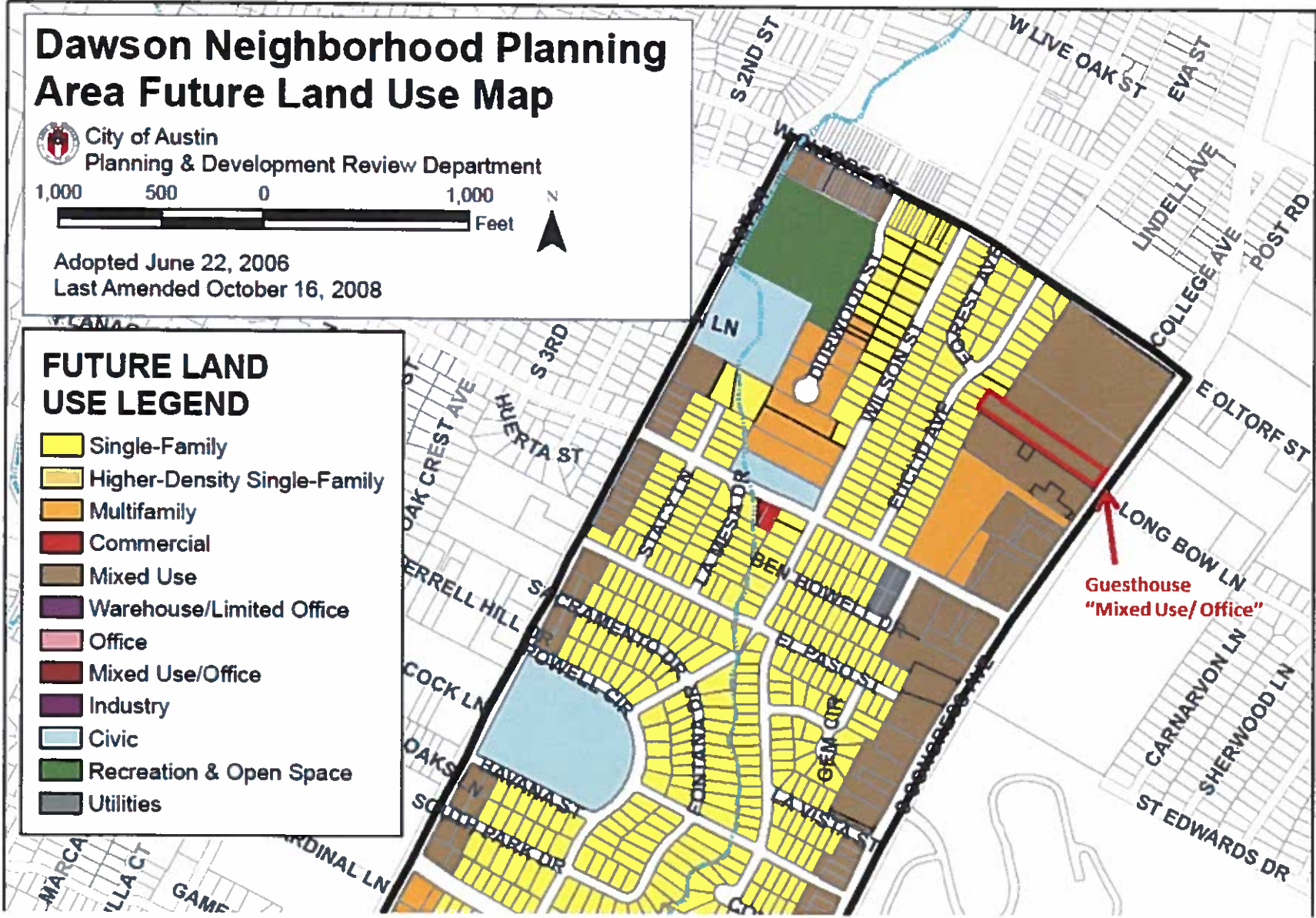
City of Austin
Planning & Development Review Department

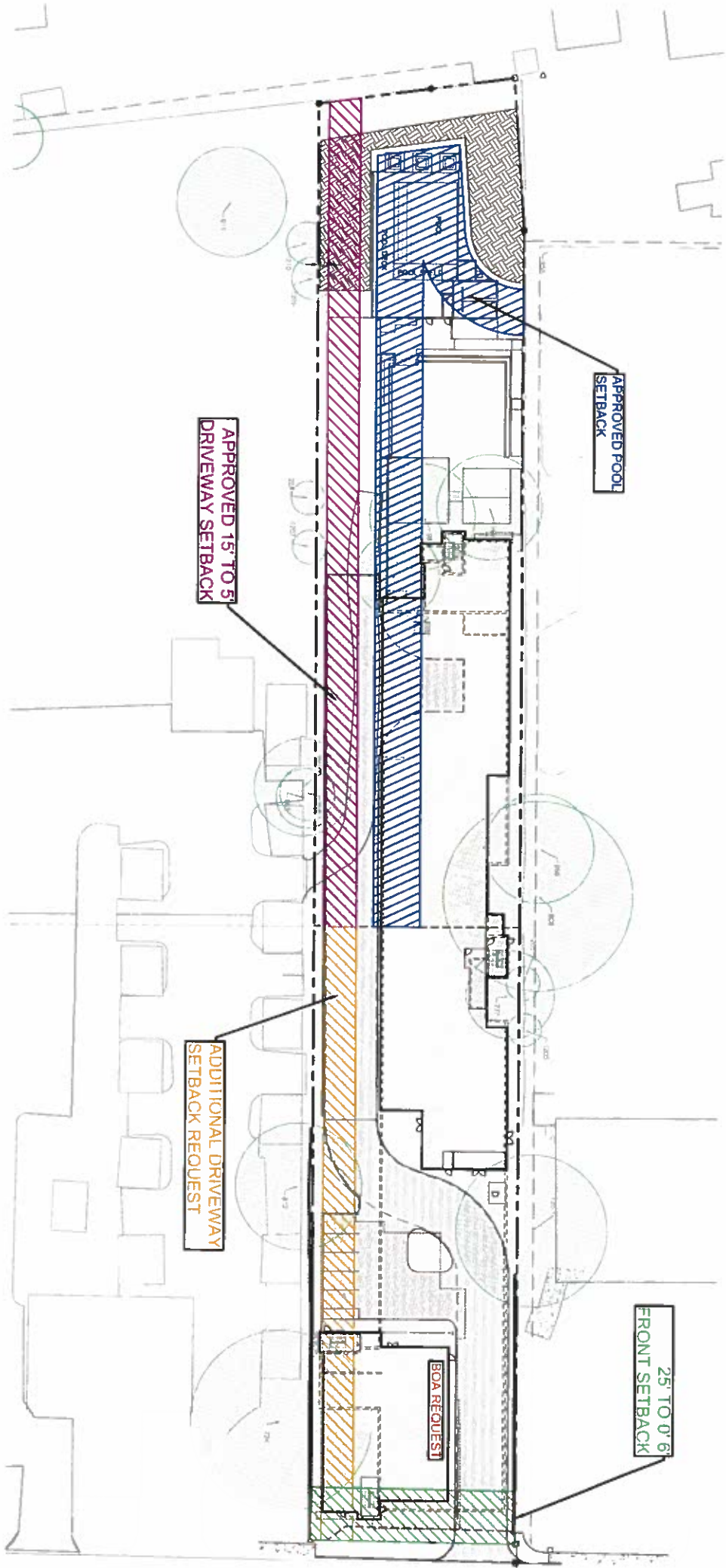


Adopted June 22, 2006
Last Amended October 16, 2008

FUTURE LAND USE LEGEND

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Mixed Use
- Warehouse/Limited Office
- Office
- Mixed Use/Office
- Industry
- Civic
- Recreation & Open Space
- Utilities





SOUTH CONGRESS AVE.

EXHIBIT A

THE GUESTHOUSE HOTEL
2510 S CONGRESS AVE



ENGINEERING & DESIGN

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