

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, April 10, 2017

CASE NUMBER: C15-2017-0015

☒ Y _____ Brooke Bailey
☐ N _____ William Burkhardt
☒ Y _____ Eric Goff
☒ Y _____ Melissa Hawthorne
☒ Y _____ Bryan King
☒ Y _____ Don Leighton-Burwell
☒ Y _____ Rahm McDaniel
☒ Y _____ Veronica Rivera
☐ - _____ James Valadez Absent
☒ Y _____ Michael Von Ohlen
☒ Y _____ Kelly Blume (Alternate)
☐ - _____ Martha Gonzalez (Alternate)
☒ Y _____ Pim Mayo (Alternate)

OWNER/APPLICANT: Sudhakar Allada

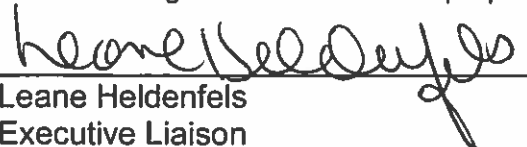
ADDRESS: 911 22ND ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6-601 (A) (Parking Requirements for University Neighborhood Overlay District) to reduce the number of required parking spaces from 21 spaces (required, 60% of the spaces required by Appendix A) to 8 spaces (requested) in order to erect a 20 unit, 62 bedroom multi-family use in a "MF- 4 - CO - NP" Multifamily Residence Medium Density – Conditional Overlay - Neighborhood Plan zoning district. (West University, Outer West Campus)

BOARD'S DECISION: March 13, 2017 The public hearing was closed on Board Member Eric Goff motion to Postpone to April 10, 2017, Board Member Rahm McDaniel second on a 10-1 vote (Board member Bryan King nay); POSTPONED TO APRIL 10, 2017. April 10, 2017 POSTPONED TO MAY 8, 2017

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. 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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

**CITY OF AUSTIN
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Decision Sheet**

DATE: Monday, March 13, 2017

CASE NUMBER: C15-2017-0015

☐ - ☐ Brooke Bailey (Absent)
☒ y ☐ William Burkhardt
☒ y ☐ Eric Goff **Motion to pp to April 10, 2017**
☒ y ☐ Melissa Hawthorne
☐ n ☐ Bryan King
☒ y ☐ Don Leighton-Burwell
☒ y ☐ Rahm McDaniel **2nd the Motion**
☒ y ☐ Melissa Neslund
☐ - ☐ Veronica Rivera out-not able to serve due to lack of training
☒ y ☐ James Valadez
☐ - ☐ Michael Von Ohlen out-not able to serve due to lack of training
☒ y ☐ Kelly Blume (Alternate)
☒ y ☐ Martha Gonzalez (Alternate)
☒ y ☐ Pim Mayo (Alternate)

OWNER/APPLICANT: Sudhakar Allada

ADDRESS: 911 22ND ST

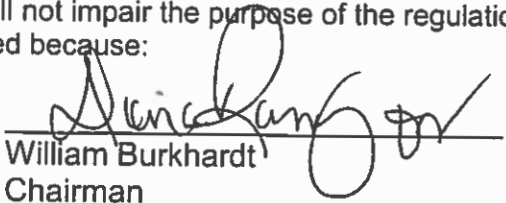
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BOARD'S DECISION: March 13, 2017 The public hearing was closed on Board Member Eric Goff motion to Postpone to April 10, 2017, Board Member Rahm McDaniel second on a 10-1 vote (Board member Bryan King nay); **POSTPONED TO APRIL 10, 2017.**




FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. 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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman



-  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

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 # 015-2017-0017 ROW # 11673130 Tax # 6212010802
TCAD

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

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:

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 1088, Austin, TX 78767
www.cityofaustin.org/housing

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

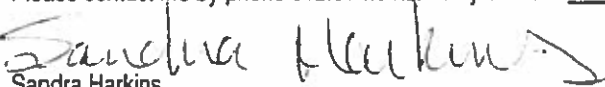
Land Status Determination
Building Plan Review
Parkland Dedication (by
separate ordinance)

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@austinenenergy.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
Ell's 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

Heldenfels, Leane

C15-2017-0015

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

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.

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.

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.

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


Name: Nick Cochrane
Title: Manager

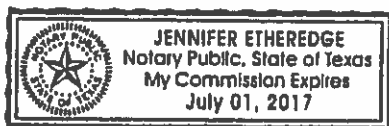
STATE OF TEXAS §
COUNTY OF TRAVIS §

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



TENANT:

ALLADA UNO LLC, A TEXAS LIMITED LIABILITY
COMPANY



Name: Sudhakar Allada
Title: Manager

STATE OF TEXAS

COUNTY OF

TRAVIS

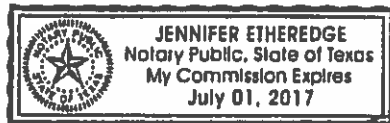
§
§

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



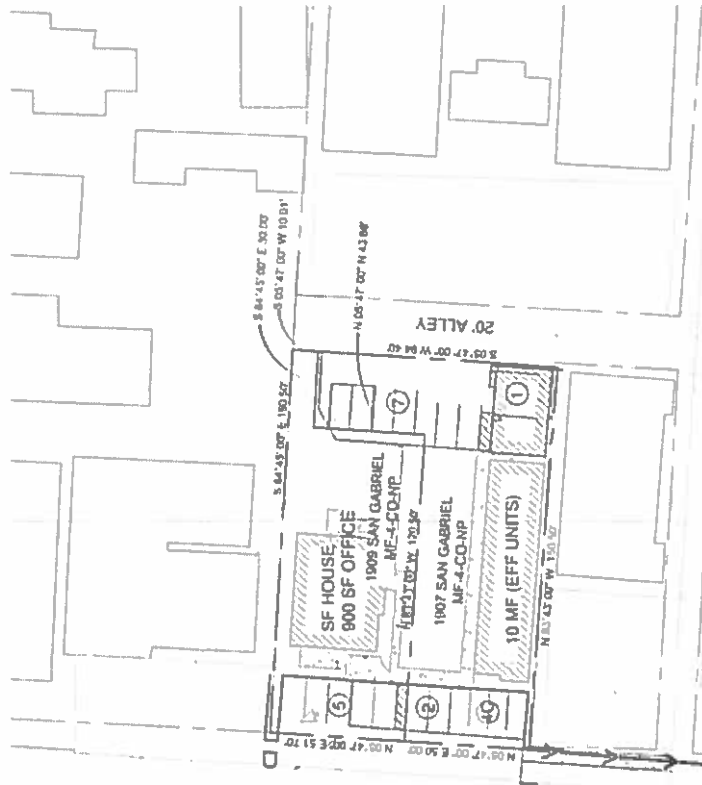
Parking Availability at 1909 San Gabriel



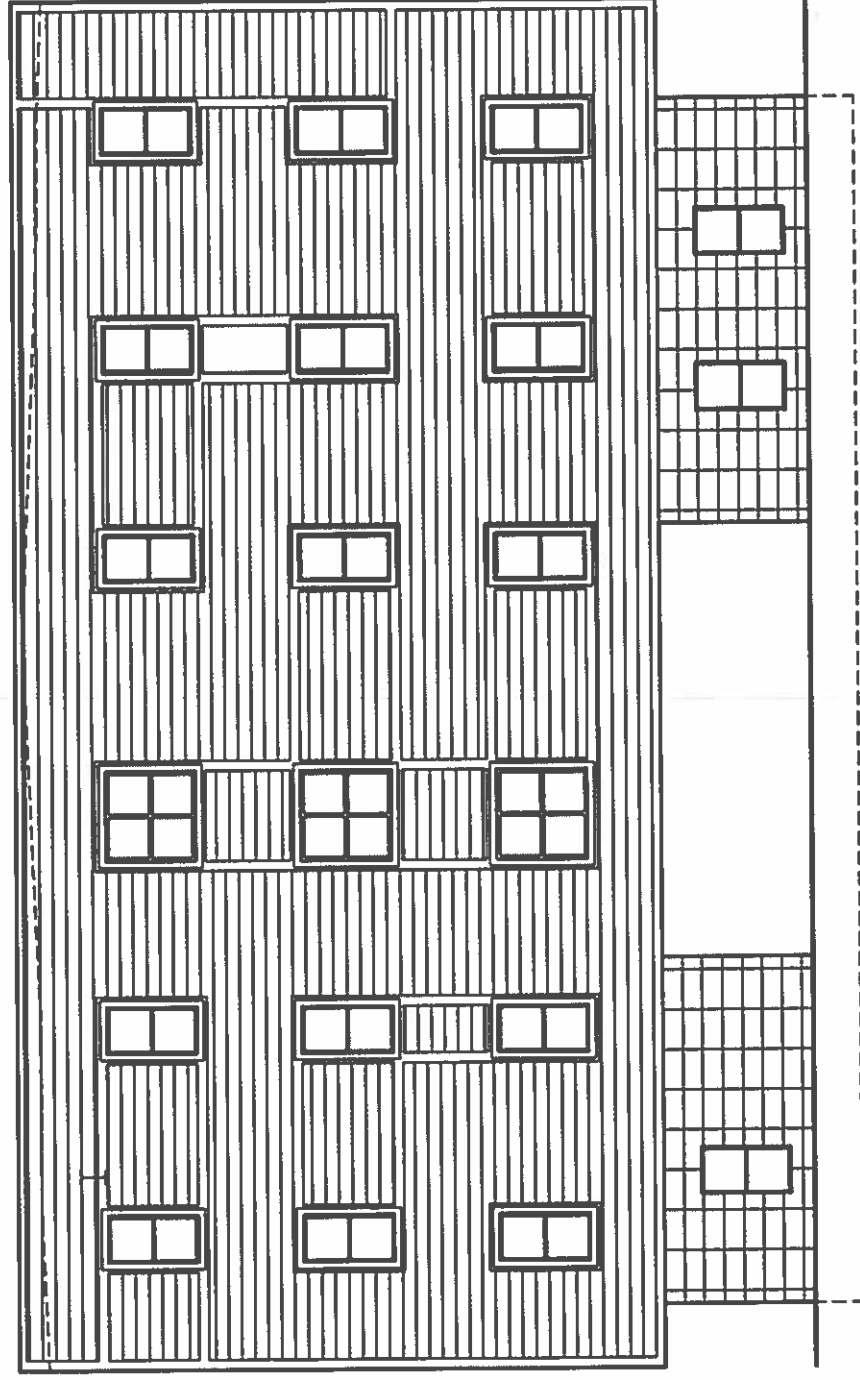
Parking Table

PARKING TABULATION FOR AVON AT 22ND					
RECORDING TRACT: 911 W 2ND STREET					
REQUIREMENT PARKING					
USE	NUMBER OF BUILDINGS	SPACES PER UNIT	# OF UNITS	SPACES REQUIRED	
RESIDENTIAL	1	15	1	15	
OFFICE	2	20	1	20	
RETAIL	3	25	10	450	
RESTAURANT	4	20	0	0	
TOTAL WITH LAND REZONATION				485	
TOTAL WITH LAND REZONATION				485	
PROVIDED OFFSITE					
ALTERNATE COMPLIANCE STANDARD					
COMPACT SPACES					
ACCESSIBLE SPACES					
PROVIDED OFFSITE					
STANDARD					
PROVIDED OFFSITE					
COMPACT					
TOTAL PROVIDED PARKING					
18 SPACES					
OFFSITE PARKING TRACT: 1807 AND 1809 SAN GABRIEL					
REQUIREMENT PARKING					
USE	SIZE	RATE	# OF UNITS	SPACES REQUIRED	
RESIDENTIAL	1000	100	10	100	
OFFICE	1000	100	10	100	
TOTAL WITH LAND REZONATION				200	
TOTAL WITH LAND REZONATION				200	
PROVIDED OFFSITE					
STANDARD					
PROVIDED OFFSITE					
COMPACT					
TOTAL PROVIDED PARKING					
18 SPACES					
OFFSITE PARKING TRACT: 1807 AND 1809 SAN GABRIEL					
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OFFICE	1000	100	10	100	
TOTAL WITH LAND REZONATION				200	
TOTAL WITH LAND REZONATION				200	
PROVIDED OFFSITE					
STANDARD					
PROVIDED OFFSITE					
COMPACT					
TOTAL PROVIDED PARKING					
18 SPACES					

Parking Availability at 1909 San Gabriel



AVON @ 22nd



911 West
22nd Street

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

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

911 West 22nd, Narrow lot, No Alley Access



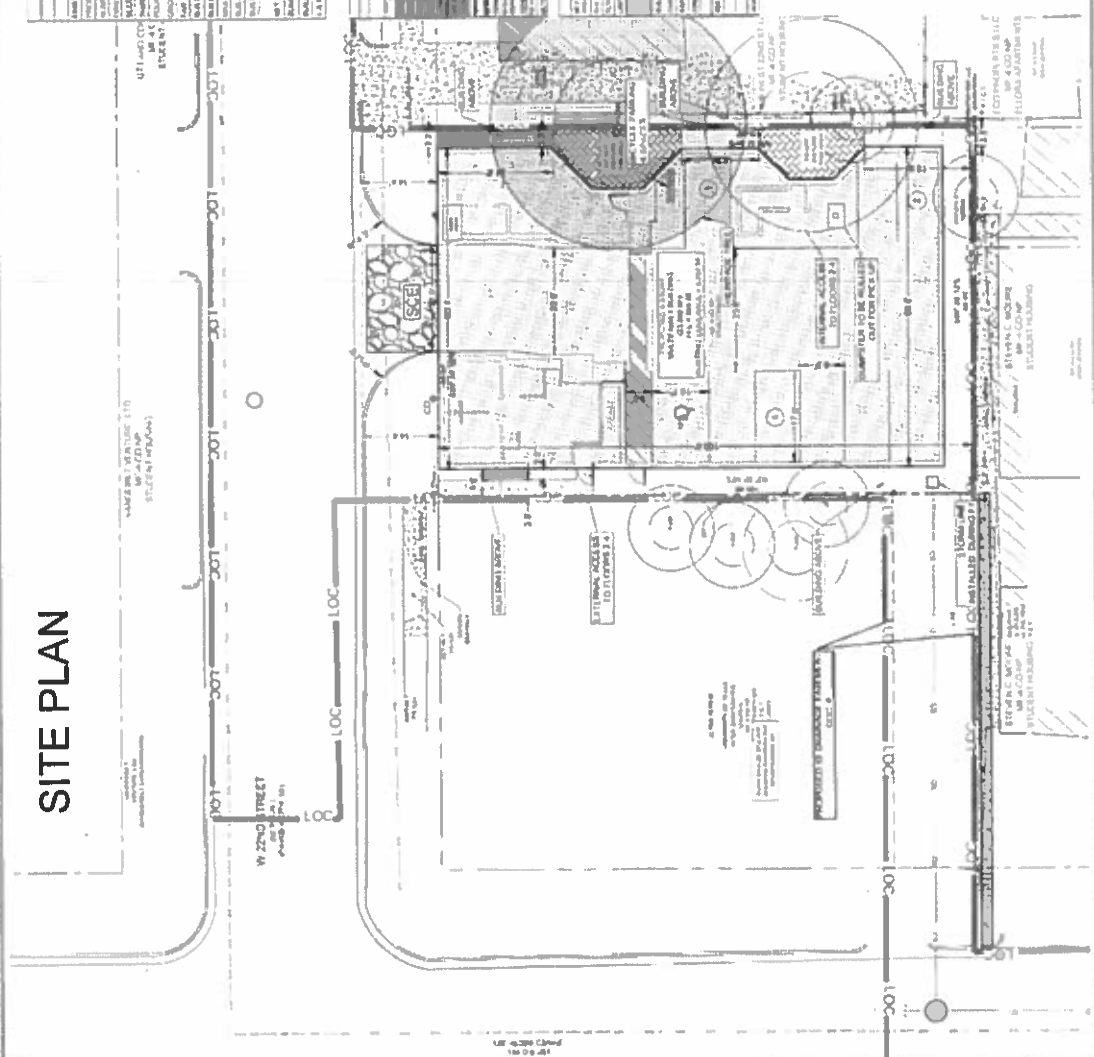
Hardships

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.

SITE PLAN



<p> 1. <u>NAME</u> 2. <u>DATE</u> 3. <u>TIME</u> 4. <u>LOCATION</u> 5. <u>WEATHER</u> 6. <u>MOON</u> 7. <u>WIND</u> 8. <u>TEMP</u> 9. <u>HUMID</u> 10. <u>SEA</u> 11. <u>WAVE</u> 12. <u>SWELL</u> 13. <u>SEA STATE</u> 14. <u>WAVE STATE</u> 15. <u>SWELL STATE</u> 16. <u>SEA STATE</u> 17. <u>WAVE STATE</u> 18. <u>SWELL STATE</u> 19. <u>SEA STATE</u> 20. <u>WAVE STATE</u> 21. <u>SWELL STATE</u> 22. <u>SEA STATE</u> 23. <u>WAVE STATE</u> 24. <u>SWELL STATE</u> 25. <u>SEA STATE</u> 26. <u>WAVE STATE</u> 27. <u>SWELL STATE</u> 28. <u>SEA STATE</u> 29. <u>WAVE STATE</u> 30. <u>SWELL STATE</u> 31. <u>SEA STATE</u> 32. <u>WAVE STATE</u> 33. <u>SWELL STATE</u> 34. <u>SEA STATE</u> 35. <u>WAVE STATE</u> 36. <u>SWELL STATE</u> 37. <u>SEA STATE</u> 38. <u>WAVE STATE</u> 39. <u>SWELL STATE</u> 40. <u>SEA STATE</u> 41. <u>WAVE STATE</u> 42. <u>SWELL STATE</u> 43. <u>SEA STATE</u> 44. <u>WAVE STATE</u> 45. <u>SWELL STATE</u> 46. <u>SEA STATE</u> 47. <u>WAVE STATE</u> 48. <u>SWELL STATE</u> 49. <u>SEA STATE</u> 50. <u>WAVE STATE</u> 51. <u>SWELL STATE</u> 52. <u>SEA STATE</u> 53. <u>WAVE STATE</u> 54. <u>SWELL STATE</u> 55. <u>SEA STATE</u> 56. <u>WAVE STATE</u> 57. <u>SWELL STATE</u> 58. <u>SEA STATE</u> 59. <u>WAVE STATE</u> 60. <u>SWELL STATE</u> 61. <u>SEA STATE</u> 62. <u>WAVE STATE</u> 63. <u>SWELL STATE</u> 64. <u>SEA STATE</u> 65. <u>WAVE STATE</u> 66. <u>SWELL STATE</u> 67. <u>SEA STATE</u> 68. <u>WAVE STATE</u> 69. <u>SWELL STATE</u> 70. <u>SEA STATE</u> 71. <u>WAVE STATE</u> 72. <u>SWELL STATE</u> 73. <u>SEA STATE</u> 74. <u>WAVE STATE</u> 75. <u>SWELL STATE</u> 76. <u>SEA STATE</u> 77. <u>WAVE STATE</u> 78. <u>SWELL STATE</u> 79. <u>SEA STATE</u> 80. <u>WAVE STATE</u> 81. <u>SWELL STATE</u> 82. <u>SEA STATE</u> 83. <u>WAVE STATE</u> 84. <u>SWELL STATE</u> 85. <u>SEA STATE</u> 86. <u>WAVE STATE</u> 87. <u>SWELL STATE</u> 88. <u>SEA STATE</u> 89. <u>WAVE STATE</u> 90. <u>SWELL STATE</u> 91. <u>SEA STATE</u> 92. <u>WAVE STATE</u> 93. <u>SWELL STATE</u> 94. <u>SEA STATE</u> 95. <u>WAVE STATE</u> 96. <u>SWELL STATE</u> 97. <u>SEA STATE</u> 98. <u>WAVE STATE</u> 99. <u>SWELL STATE</u> 100. <u>SEA STATE</u> 101. <u>WAVE STATE</u> 102. <u>SWELL STATE</u> 103. <u>SEA STATE</u> 104. <u>WAVE STATE</u> 105. <u>SWELL STATE</u> 106. <u>SEA STATE</u> 107. <u>WAVE STATE</u> 108. <u>SWELL STATE</u> 109. <u>SEA STATE</u> 110. <u>WAVE STATE</u> 111. <u>SWELL STATE</u> 112. <u>SEA STATE</u> 113. <u>WAVE STATE</u> 114. <u>SWELL STATE</u> 115. <u>SEA STATE</u> 116. <u>WAVE STATE</u> 117. <u>SWELL STATE</u> 118. <u>SEA STATE</u> 119. <u>WAVE STATE</u> 120. <u>SWELL STATE</u> 121. <u>SEA STATE</u> 122. <u>WAVE STATE</u> 123. <u>SWELL STATE</u> 124. <u>SEA STATE</u> 125. <u>WAVE STATE</u> 126. <u>SWELL STATE</u> 127. <u>SEA STATE</u> 128. <u>WAVE STATE</u> 129. <u>SWELL STATE</u> 130. <u>SEA STATE</u> 131. <u>WAVE STATE</u> 132. <u>SWELL STATE</u> 133. <u>SEA STATE</u> 134. <u>WAVE STATE</u> 135. <u>SWELL STATE</u> 136. <u>SEA STATE</u> 137. <u>WAVE STATE</u> 138. <u>SWELL STATE</u> 139. <u>SEA STATE</u> 140. <u>WAVE STATE</u> 141. <u>SWELL STATE</u> 142. <u>SEA STATE</u> 143. <u>WAVE STATE</u> 144. <u>SWELL STATE</u> 145. <u>SEA STATE</u> 146. <u>WAVE STATE</u> 147. <u>SWELL STATE</u> 148. <u>SEA STATE</u> 149. <u>WAVE STATE</u> 150. <u>SWELL STATE</u> 151. <u>SEA STATE</u> 152. <u>WAVE STATE</u> 153. <u>SWELL STATE</u> 154. <u>SEA STATE</u> 155. <u>WAVE STATE</u> 156. <u>SWELL STATE</u> 157. <u>SEA STATE</u> 158. <u>WAVE STATE</u> 159. <u>SWELL STATE</u> 160. <u>SEA STATE</u> 161. <u>WAVE STATE</u> 162. <u>SWELL STATE</u> 163. <u>SEA STATE</u> 164. <u>WAVE STATE</u> 165. <u>SWELL STATE</u> 166. <u>SEA STATE</u> 167. <u>WAVE STATE</u> 168. <u>SWELL STATE</u> 169. <u>SEA STATE</u> 170. <u>WAVE STATE</u> 171. <u>SWELL STATE</u> 172. <u>SEA STATE</u> 173. <u>WAVE STATE</u> 174. <u>SWELL STATE</u> 175. <u>SEA STATE</u> 176. <u>WAVE STATE</u> 177. <u>SWELL STATE</u> 178. <u>SEA STATE</u> 179. <u>WAVE STATE</u> 180. <u>SWELL STATE</u> 181. <u>SEA STATE</u> 182. <u>WAVE STATE</u> 183. <u>SWELL STATE</u> 184. <u>SEA STATE</u> 185. <u>WAVE STATE</u> 186. <u>SWELL STATE</u> 187. <u>SEA STATE</u> 188. <u>WAVE STATE</u> 189. <u>SWELL STATE</u> 190. <u>SEA STATE</u> 191. <u>WAVE STATE</u> 192. <u>SWELL STATE</u> 193. <u>SEA STATE</u> 194. <u>WAVE STATE</u> 195. <u>SWELL STATE</u> 196. <u>SEA STATE</u> 197. <u>WAVE STATE</u> 198. <u>SWELL STATE</u> 199. <u>SEA STATE</u> 200. <u>WAVE STATE</u> 201. <u>SWELL STATE</u> 202. <u>SEA STATE</u> 203. <u>WAVE STATE</u> 204. <u>SWELL STATE</u> 205. <u>SEA STATE</u> 206. <u>WAVE STATE</u> 207. <u>SWELL STATE</u> 208. <u>SEA STATE</u> 209. <u>WAVE STATE</u> 210. <u>SWELL STATE</u> 211. <u>SEA STATE</u> 212. <u>WAVE STATE</u> 213. <u>SWELL STATE</u> 214. <u>SEA STATE</u> 215. <u>WAVE STATE</u> 216. <u>SWELL STATE</u> 217. <u>SEA STATE</u> 218. <u>WAVE STATE</u> 219. <u>SWELL STATE</u> 220. <u>SEA STATE</u> 221. <u>WAVE STATE</u> 222. <u>SWELL STATE</u> 223. <u>SEA STATE</u> 224. <u>WAVE STATE</u> 225. <u>SWELL STATE</u> 226. <u>SEA STATE</u> 227. <u>WAVE STATE</u> 228. <u>SWELL STATE</u> 229. <u>SEA STATE</u> 230. <u>WAVE STATE</u> 231. <u>SWELL STATE</u> 232. <u>SEA STATE</u> 233. <u>WAVE STATE</u> 234. <u>SWELL STATE</u> 235. <u>SEA STATE</u> 236. <u>WAVE STATE</u> 237. <u>SWELL STATE</u> 238. <u>SEA</u></p>	
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Date		Time		Location		Weather		Wind		Sea		Visibility		Temperature		Humidity		Barometer		Compass		Log	
Day	Month	Year	Hour	Minute	Place	Clouds	Temp	Wind Dir	Wind Spd	Wave Hgt	Wave Dir	Vis	Air	Surf	Wtr	Rel	Bar	Magnet	True	Dev	Remarks	Remarks	
1	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
2	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
3	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
4	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
5	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
6	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
7	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
8	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
9	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
10	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
11	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
12	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
13	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
14	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
15	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
16	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
17	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
18	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	
19	1	1900	08	00	San Francisco	100	55	0	0	0	0	10	55	55	55	55	30.0	15.0	15.0	15.0	15.0	15.0	

[illegible]

SITE PLAN

AVON AT WEST 22ND F1
911 W 22ND ST



ENGINEERING & DESIGN

FROM: F. 1324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512) 354-1900

6.F1 ~ 26 SHEET

of the *Journal of the American Veterinary Medical Association* (JAVMA),¹ a companion article by the same author in the *Journal of the National Medical Association* (JNMA),² and a third article in the *Journal of the American College of Veterinary Surgeons* (JACS).³ The JNMA article was published in the November 1997 issue, and the JACS article was published in the November 1998 issue. The JAVMA article was published in the November 1999 issue. The JNMA article was published in the November 1997 issue, and the JACS article was published in the November 1998 issue. The JAVMA article was published in the November 1999 issue.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

Year	Pre-1980	1980-1989	1990-1999	2000-2009	2010-2019	2020-2029	2030-2039	2040-2049	2050-2059	2060-2069	2070-2079	2080-2089	2090-2099	2100-2109	2110-2119	2120-2129	2130-2139	2140-2149	2150-2159	2160-2169	2170-2179	2180-2189	2190-2199	2200-2209	2210-2219	2220-2229	2230-2239	2240-2249	2250-2259	2260-2269	2270-2279	2280-2289	2290-2299	2300-2309	2310-2319	2320-2329	2330-2339	2340-2349	2350-2359	2360-2369	2370-2379	2380-2389	2390-2399	2400-2409	2410-2419	2420-2429	2430-2439	2440-2449	2450-2459	2460-2469	2470-2479	2480-2489	2490-2499	2500-2509	2510-2519	2520-2529	2530-2539	2540-2549	2550-2559	2560-2569	2570-2579	2580-2589	2590-2599	2600-2609	2610-2619	2620-2629	2630-2639	2640-2649	2650-2659	2660-2669	2670-2679	2680-2689	2690-2699	2700-2709	2710-2719	2720-2729	2730-2739	2740-2749	2750-2759	2760-2769	2770-2779	2780-2789	2790-2799	2800-2809	2810-2819	2820-2829	2830-2839	2840-2849	2850-2859	2860-2869	2870-2879	2880-2889	2890-2899	2900-2909	2910-2919	2920-2929	2930-2939	2940-2949	2950-2959	2960-2969	2970-2979	2980-2989	2990-2999	3000-3009	3010-3019	3020-3029	3030-3039	3040-3049	3050-3059	3060-3069	3070-3079	3080-3089	3090-3099	3100-3109	3110-3119	3120-3129	3130-3139	3140-3149	3150-3159	3160-3169	3170-3179	3180-3189	3190-3199	3200-3209	3210-3219	3220-3229	3230-3239	3240-3249	3250-3259	3260-3269	3270-3279	3280-3289	3290-3299	3300-3309	3310-3319	3320-3329	3330-3339	3340-3349	3350-3359	3360-3369	3370-3379	3380-3389	3390-3399	3400-3409	3410-3419	3420-3429	3430-3439	3440-3449	3450-3459	3460-3469	3470-3479	3480-3489	3490-3499	3500-3509	3510-3519	3520-3529	3530-3539	3540-3549	3550-3559	3560-3569	3570-3579	3580-3589	3590-3599	3600-3609	3610-3619	3620-3629	3630-3639	3640-3649	3650-3659	3660-3669	3670-3679	3680-3689	3690-3699	3700-3709	3710-3719	3720-3729	3730-3739	3740-3749	3750-3759	3760-3769	3770-3779	3780-3789	3790-3799	3800-3809	3810-3819	3820-3829	3830-3839	3840-3849	3850-3859	3860-3869	3870-3879	3880-3889	3890-3899	3900-3909	3910-3919	3920-3929	3930-3939	3940-3949	3950-3959	3960-3969	3970-3979	3980-3989	3990-3999	4000-4009	4010-4019	4020-4029	4030-4039	4040-4049	4050-4059	4060-4069	4070-4079	4080-4089	4090-4099	4100-4109	4110-4119	4120-4129	4130-4139	4140-4149	4150-4159	4160-4169	4170-4179	4180-4189	4190-4199	4200-4209	4210-4219	4220-4229	4230-4239	4240-4249	4250-4259	4260-4269	4270-4279	4280-4289	4290-4299	4300-4309	4310-4319	4320-4329	4330-4339	4340-4349	4350-4359	4360-4369	4370-4379	4380-4389	4390-4399	4400-4409	4410-4419	4420-4429	4430-4439	4440-4449	4450-4459	4460-4469	4470-4479	4480-4489	4490-4499	4500-4509	4510-4519	4520-4529	4530-4539	4540-4549	4550-4559	4560-4569	4570-4579	4580-4589	4590-4599	4600-4609	4610-4619	4620-4629	4630-4639	4640-4649	4650-4659	4660-4669	4670-4679	4680-4689
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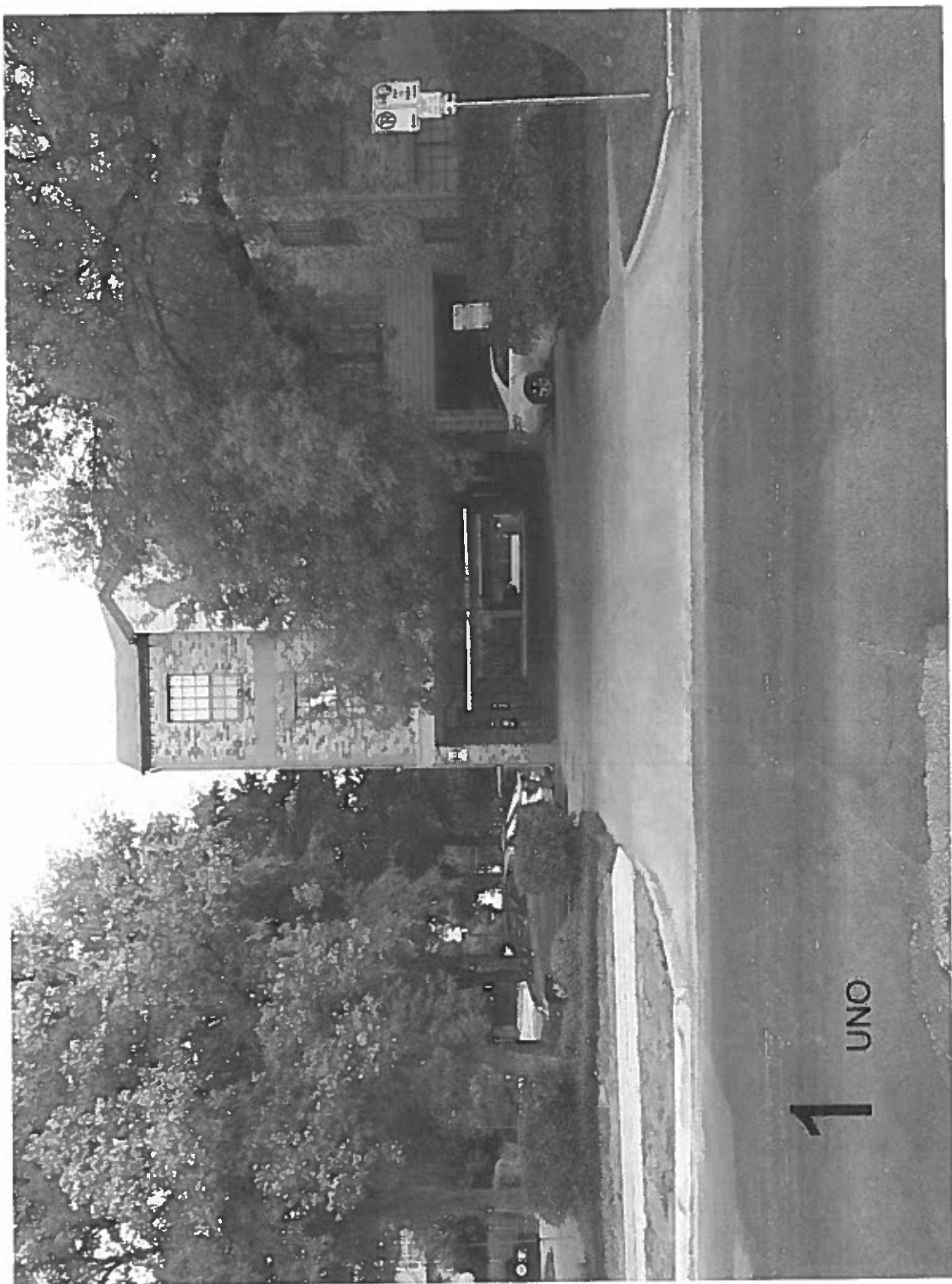
Drainage
issue and
proposed
easement
area

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.

Neighboring Garage Parking





1 UNO



2
Outside
UNO

Parking Table

PARKING TABULATION FOR AVON AT 22ND					
RECORDING TRACT: 911 W 22ND STREET					
REQUIRED PARKING					
U	NUMBER OF BEDROOMS	SPACES PER UNIT	# OF UNITS	SPACES REQUIRED	
ALL IN FAMILY	1	1.5	1	1.5	
ALL IN FAMILY	2	2.0	1	2.0	
ALL IN FAMILY	3	2.5	1	2.5	
ALL IN FAMILY	4	3.0	0	0.0	
ALL IN FAMILY	5	3.5	0	0.0	
ALL IN FAMILY	6	4.0	0	0.0	
ALL IN FAMILY	7	4.5	0	0.0	
ALL IN FAMILY	8	5.0	0	0.0	
ALL IN FAMILY	9	5.5	0	0.0	
ALL IN FAMILY	10	6.0	0	0.0	
ALL IN FAMILY	11	6.5	0	0.0	
ALL IN FAMILY	12	7.0	0	0.0	
ALL IN FAMILY	13	7.5	0	0.0	
ALL IN FAMILY	14	8.0	0	0.0	
ALL IN FAMILY	15	8.5	0	0.0	
ALL IN FAMILY	16	9.0	0	0.0	
ALL IN FAMILY	17	9.5	0	0.0	
ALL IN FAMILY	18	10.0	0	0.0	
ALL IN FAMILY	19	10.5	0	0.0	
ALL IN FAMILY	20	11.0	0	0.0	
ALL IN FAMILY	21	11.5	0	0.0	
ALL IN FAMILY	22	12.0	0	0.0	
ALL IN FAMILY	23	12.5	0	0.0	
ALL IN FAMILY	24	13.0	0	0.0	
ALL IN FAMILY	25	13.5	0	0.0	
ALL IN FAMILY	26	14.0	0	0.0	
ALL IN FAMILY	27	14.5	0	0.0	
ALL IN FAMILY	28	15.0	0	0.0	
ALL IN FAMILY	29	15.5	0	0.0	
ALL IN FAMILY	30	16.0	0	0.0	
ALL IN FAMILY	31	16.5	0	0.0	
ALL IN FAMILY	32	17.0	0	0.0	
ALL IN FAMILY	33	17.5	0	0.0	
ALL IN FAMILY	34	18.0	0	0.0	
ALL IN FAMILY	35	18.5	0	0.0	
ALL IN FAMILY	36	19.0	0	0.0	
ALL IN FAMILY	37	19.5	0	0.0	
ALL IN FAMILY	38	20.0	0	0.0	
ALL IN FAMILY	39	20.5	0	0.0	
ALL IN FAMILY	40	21.0	0	0.0	
ALL IN FAMILY	41	21.5	0	0.0	
ALL IN FAMILY	42	22.0	0	0.0	
ALL IN FAMILY	43	22.5	0	0.0	
ALL IN FAMILY	44	23.0	0	0.0	
ALL IN FAMILY	45	23.5	0	0.0	
ALL IN FAMILY	46	24.0	0	0.0	
ALL IN FAMILY	47	24.5	0	0.0	
ALL IN FAMILY	48	25.0	0	0.0	
ALL IN FAMILY	49	25.5	0	0.0	
ALL IN FAMILY	50	26.0	0	0.0	
ALL IN FAMILY	51	26.5	0	0.0	
ALL IN FAMILY	52	27.0	0	0.0	
ALL IN FAMILY	53	27.5	0	0.0	
ALL IN FAMILY	54	28.0	0	0.0	
ALL IN FAMILY	55	28.5	0	0.0	
ALL IN FAMILY	56	29.0	0	0.0	
ALL IN FAMILY	57	29.5	0	0.0	
ALL IN FAMILY	58	30.0	0	0.0	
ALL IN FAMILY	59	30.5	0	0.0	
ALL IN FAMILY	60	31.0	0	0.0	
ALL IN FAMILY	61	31.5	0	0.0	
ALL IN FAMILY	62	32.0	0	0.0	
ALL IN FAMILY	63	32.5	0	0.0	
ALL IN FAMILY	64	33.0	0	0.0	
ALL IN FAMILY	65	33.5	0	0.0	
ALL IN FAMILY	66	34.0	0	0.0	
ALL IN FAMILY	67	34.5	0	0.0	
ALL IN FAMILY	68	35.0	0	0.0	
ALL IN FAMILY	69	35.5	0	0.0	
ALL IN FAMILY	70	36.0	0	0.0	
ALL IN FAMILY	71	36.5	0	0.0	
ALL IN FAMILY	72	37.0	0	0.0	
ALL IN FAMILY	73	37.5	0	0.0	
ALL IN FAMILY	74	38.0	0	0.0	
ALL IN FAMILY	75	38.5	0	0.0	
ALL IN FAMILY	76	39.0	0	0.0	
ALL IN FAMILY	77	39.5	0	0.0	
ALL IN FAMILY	78	40.0	0	0.0	
ALL IN FAMILY	79	40.5	0	0.0	
ALL IN FAMILY	80	41.0	0	0.0	
ALL IN FAMILY	81	41.5	0	0.0	
ALL IN FAMILY	82	42.0	0	0.0	
ALL IN FAMILY	83	42.5	0	0.0	
ALL IN FAMILY	84	43.0	0	0.0	
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ALL IN FAMILY	99	50.5	0	0.0	
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ALL IN FAMILY	247	124.5	0	0.0	
ALL IN FAMILY					

[illegible]

Heldenfels, Leane

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

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]

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- and:

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- is the record owner of property within 500 feet of the subject property or proposed development; or
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Signature

Daytime Telephone: 512-567-

Comments: _____

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

Mail: City of Austin-Development Ser

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: leane.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
[REDACTED]

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

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

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 13, 2017

ANURADHA VARMA

Your Name (please print)

904 W 21st Street 216

Your address(es) affected by this application

ANURADHA VARMA

Signature

3/7/2017

Date

Daytime Telephone: 832-578-9107

Comments: *No Comment*

Tobias. Thauke

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: leaneheldenfels@austintexas.gov

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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)

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

☐ I am in favor
☒ I object

Leane Heldenfels *3-6-2017*
Signature Date

Daytime Telephone: *512-474-2935 direct dial*

Comments: *This is primarily a student driving area. The proposed va. line shuts the burden of delivery extension providing parking on his property to maximize his profit but adversely affects adjacent property owners because the student will need to park somewhere so they will double park or park in the street. The student will need to park somewhere.*
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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

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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 3/3/17

Signature

Date

Daytime Telephone: (361) 350-0961

Comments:

We already have a severe parking problem in our neighborhood! Allowing a 20 unit (62 bedrooms) complex to be developed with only 5 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 her 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

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

☐ I am in favor
☒ I object

C15-2017-0015

Heldenfels, Leane

From: Eric Goff [REDACTED]
Sent: Friday, March 17, 2017 1:55 PM
To: Heldenfels, Leane
Subject: Fwd: 911 W. 22nd St. BOA case

In order to increase the chances of a win-win outcome that satisfies both sides on the 911 W. 22nd case, I'm wondering whether we could involve Larry Schooler as a facilitator/mediator to help the parties find consensus solutions.

Not sure what the procedure is for this, but wanted to forward this along for the record.

----- Forwarded message -----

From: Schooler, Larry <larry.schooler@austintexas.gov>
Date: Fri, Mar 17, 2017 at 1:08 PM
Subject: 911 W. 22nd St. BOA case
To: [REDACTED]

Hey, Eric—long time, no talk; hope you're well.

I just finished working on a case for Planning and Zoning along Thornton Road, functioning as a facilitator/mediator of sorts between the developer and neighbors, and I'm curious whether you think it might be helpful to have a similar type of meeting with Sudhakar Allada and the nearby neighbors on that project. LMK your thoughts. Thanks.

Larry Schooler
Manager, Public Engagement Division, Communications and Public Information Office
(512) 974-6004
ConversationCorps.org
SpeakUpAustin.org
Austintexas.gov/community

From: [Sudhakar](#)
To: [Heldenfels, Leane](#)
Subject: Re: 4/10 Board of Adjustment agenda, back up
Date: Monday, April 10, 2017 11:26:03 AM

Leane,

We are redesigned the parking level and therefore we request to postpone our case hearing at the BOA today.

Thanks
Sudhakar

Sent from my iPhone

On Apr 5, 2017, at 1:35 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

If the number of parking spaces is correct in terms or required/requested then we're OK with you just adjusting, revising the number of bedrooms in a update letter to the Board – I can include it in their late backup if you send it to me by noon Monday. If the bedroom number increases the required/requested parking space number then we'll have to postpone for this hearing and resend it/the notice for the 5/8 hearing. If the new bedroom number decreases the required/requested parking number then we can proceed, no new notice needed (and you can provide an update to the Board in the form of a progress letter, update).

FYi –
Leane

From: sudhakar allada [REDACTED]
Sent: Wednesday, April 05, 2017 12:14 PM
To: Heldenfels, Leane
Subject: Re: 4/10 Board of Adjustment agenda, back up

Hi Leane,

There seems to be mistake in the number of bedrooms in the application.
Is there any way to correct it?

Thanks
Sudhakar

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

Yancey

<Tony.Hernandez@austintexas.gov>

Sent: Wednesday, April 5, 2017 11:31 AM

Subject: 4/10 Board of Adjustment agenda, back up

"Hernandez, Tony [PDRD]"

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

Please see attached meeting agenda, Austin Energy report will follow in a separate email.

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 is proceeding on 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. Note that the Chair may call for the P&Z CodeNext briefing to occur at 6pm instead of during New Business where it's listed on the agenda, so we actually may not get to cases until 6:30pm – FYI.

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 and take a look at the back up material posted there.

If you see anything you've submitted that is either missing or not legible please bring 15 sets of that info to Monday's hearing. You can also see the packet page numbers that we've added to the evidence so you can know what page numbers the Board members may refer to during the hearing, feel free to print out all of your numbered case evidence so you

have those page numbers, too.

Also, remember to go back to this link **after 3pm on Monday** to see any late back up that has been received on your case.

It will normally consist of replies received from our public notice mailing. Print out a copy of that late back up info for your reference and bring it to the hearing in the event that the Board has questions about any of the responses received.

You can bring a copy of all of the evidence you'd like to present on a usb flash drive to the hearing and the AV staff person can help you project it and run thru the info as you speak on your case. That staff prefers that you label your flash drive w/ your agenda number and give the drive to him ahead of your case being called so he can make sure it's able to be projected correctly when your case is called.

If you add any new/revised information to your presentation that is not in the packet so far, email me with a pdf of that new information on Tuesday after the hearing.

We can validate your parking stub from the garage below City Hall, so try to remember to bring it up with you. The garage entrance is off of Guadalupe.

We will issue decision sheets from the meeting on our website page for searching case and permit info 2 weeks after the hearing, so this month that will be by 4/24. Here's a link to the page where we'll file them:

https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

(If this link doesn't work go to [austintexas.gov](https://www.austintexas.gov), click on development tab near top of page, then click on Search)

Once at this page you can input your case number or address, then click submit. Open the BA case and scroll down to attachments and see the final ds (decision sheet) there. You can print it out for use in a resubmittal for a permit, site plan or subdivision or email it to your code officer for any pending violation.

If your case is denied or if you don't agree with any part of the Board's decision (for example, a condition imposed on a granted case) you have until noon **Th 4/20** to request a reconsideration and provide new or clarified evidence to show how you feel the Board erred in its decision (see attached rules, cost for sending out re-notification of a reconsidered case is \$582.40 – check made out to the City of Austin will need to be dropped to my mailbox by close of lobby same day, Th 4/20).

If your case is postponed to the 5/8 hearing you'll have until end of day 4/24 to email me any revised, additional evidence that we'll add to that meeting's advance packet along with all the evidence that was provided in the 4/10 packet and late back up.

I look forward to seeing you all on Monday – **reply just to me, not to all,** to advise if you have questions, concerns.

Leane Heldenfels

Board of Adjustment Liaison

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor, Development Assistance Center

505 Barton Springs Road

Office: 512-974-2202

<image001.png>

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