

**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

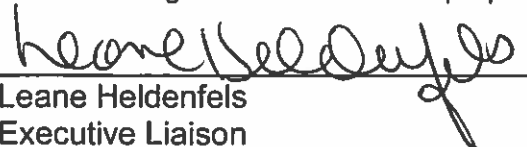
ADDRESS: 911 22ND ST


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
Board of Adjustment
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

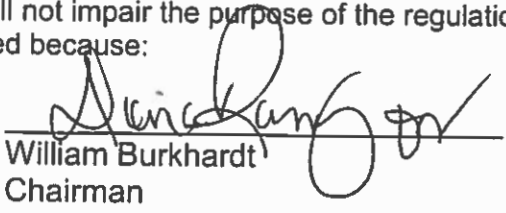
VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6-601 (A) (Parking Requirements for University Neighborhood Overlay District) to reduce the number of required parking spaces from 21 spaces (required, 60% of the spaces required by Appendix A) to 8 spaces (requested) in order 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.**




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: Sudhakar 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: Sudhakar 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.

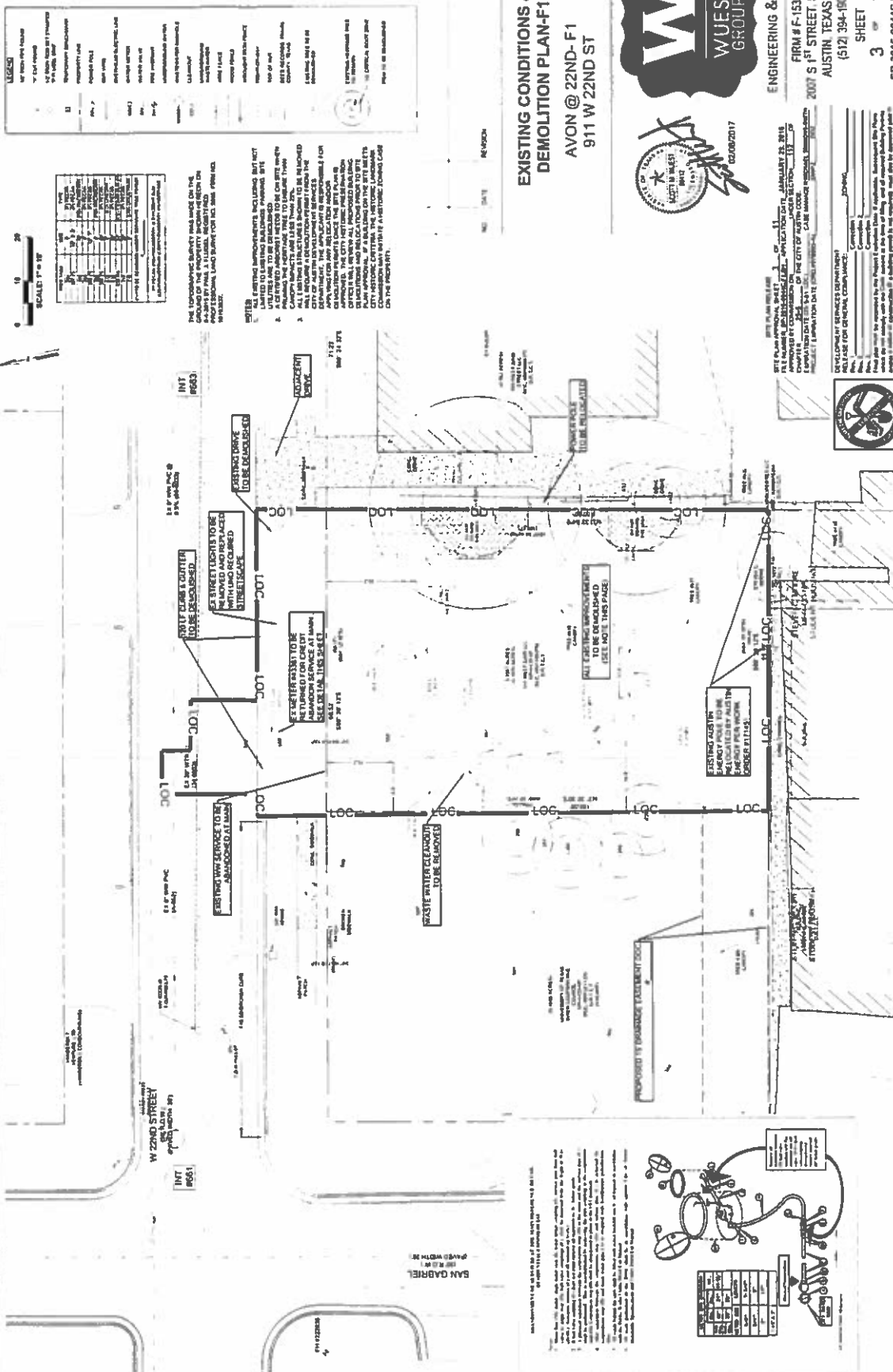
Sandra Harkins
 Sandra Harkins

Neighborhood Housing and Community Development

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



**EXISTING CONDITIONS &
DEMOLITION PLAN-F1**

AVON @ 22ND- F1
911 W 22ND ST



ENGINEERING & DESIGN

FIRM # F-15324

1ST STREET, SUITE 103

JUSTIN, TEXAS 78704

(512) 394-1909

125112
125113
125114

SHEET 133HS

113

2016-004C.F1.SH

451437400-9102-7

Heldenfels, Leane

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 is 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 austinexas.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

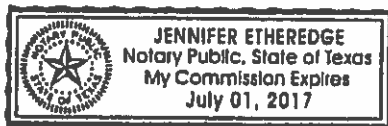
STATE OF TEXAS §
COUNTY OF TRAVIS §

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

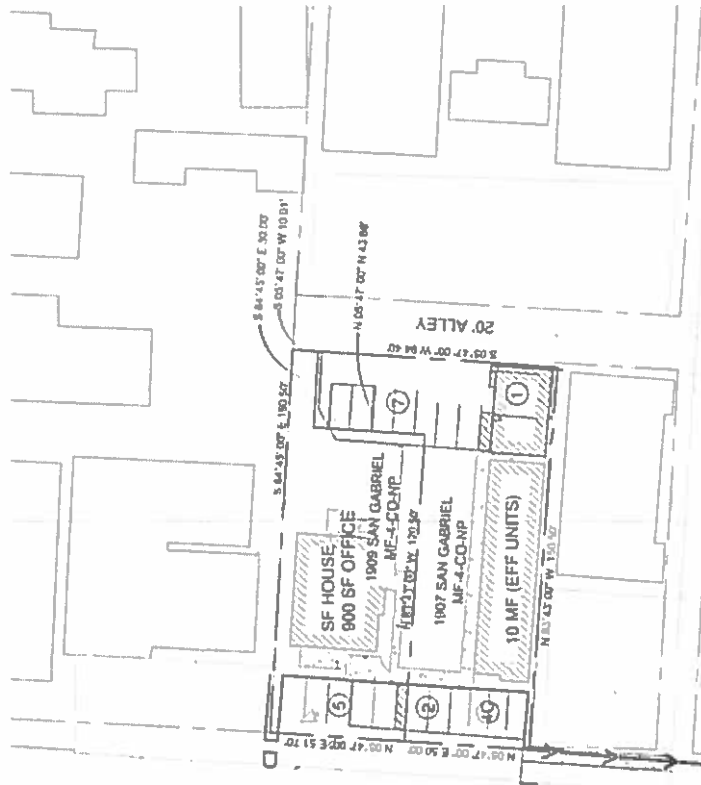


Parking Table

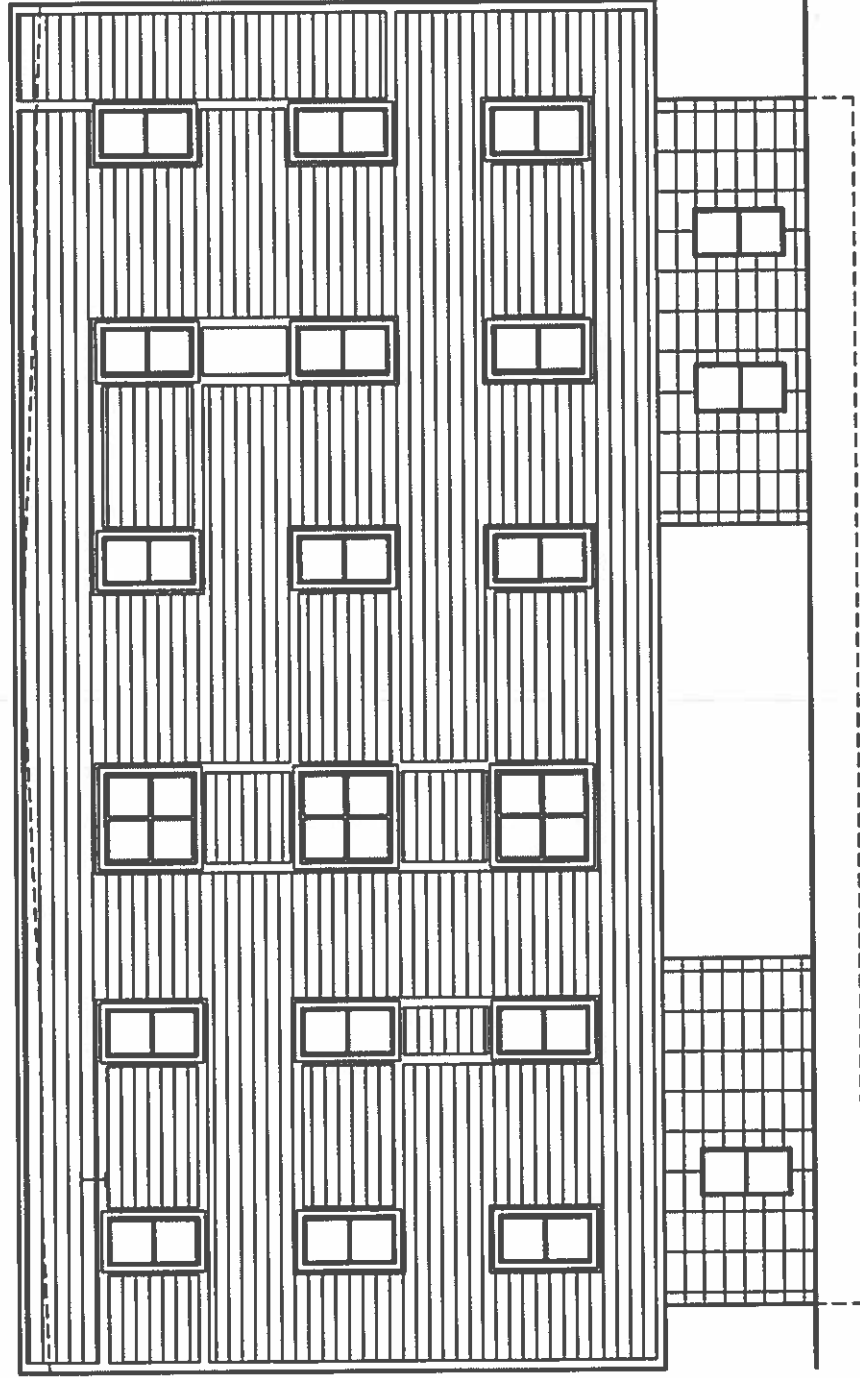
L03/18

PARKING TABULATION FOR AVON AT 22ND					
RECORDING TRACT: 911 W 2ND STREET					
REQUIRED PARKING					
USE	NUMBER OF BUILDINGS	SPACES PER UNIT	# OF UNITS	SPACES REQUIRED	
ALL FAMILY	1	1.5	1	1.5	
ALL FAMILY	2	2.0	1	2.0	
ALL FAMILY	3	2.5	10	48.0	
ALL FAMILY	4	3.0	0	0.0	
SUBTOTAL				51.5	
TOTAL WITH LAND REGULATION PER DEC 14-15-16				51.5	
PROVIDED PARKING					
PROVIDED OFF SITE AT 1807 LOT				18 SPACES	
STANDARD				18 SPACES	
COMPACT				18 SPACES	
TOTAL PROVIDED PARKING				18 SPACES	
OFFSITE PARKING TRACT: 1807 AND 1809 SAN GABRIEL					
REQUIRED PARKING					
USE	SIZE	RATE	# OF UNITS	SPACES REQUIRED	
1807 SAN GABRIEL			10	10.0	
ALL FAMILY				10.0	
SUBTOTAL				10.0	
TOTAL WITH LAND REGULATION PER DEC 14-15-16				10.0	
1809 SAN GABRIEL					
20 HOUR		2 SPACES	1	2.0	
OFFICE		1/10 SP	1	3.3	
SUBTOTAL				5.3	
TOTAL WITH LAND REGULATION PER DEC 14-15-16				5.3	
PROVIDED PARKING					
1807 LOT				18 SPACES	
PROVIDED PARKING				18 SPACES	
STANDARD				18 SPACES	
COMPACT				18 SPACES	
TOTAL PROVIDED PARKING				18 SPACES	
EXCESS PARKING 1809 SAN GABRIEL					
TRANSFERRED SPACES PER THIS APPLICATION				10 SPACES	
EXCESS PARKING AFTER APPROVAL				8 SPACES	

L03/19



AVON @ 22nd



911 West
22nd Street

L03/20

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.

Drainage
issue and
proposed
easement
area



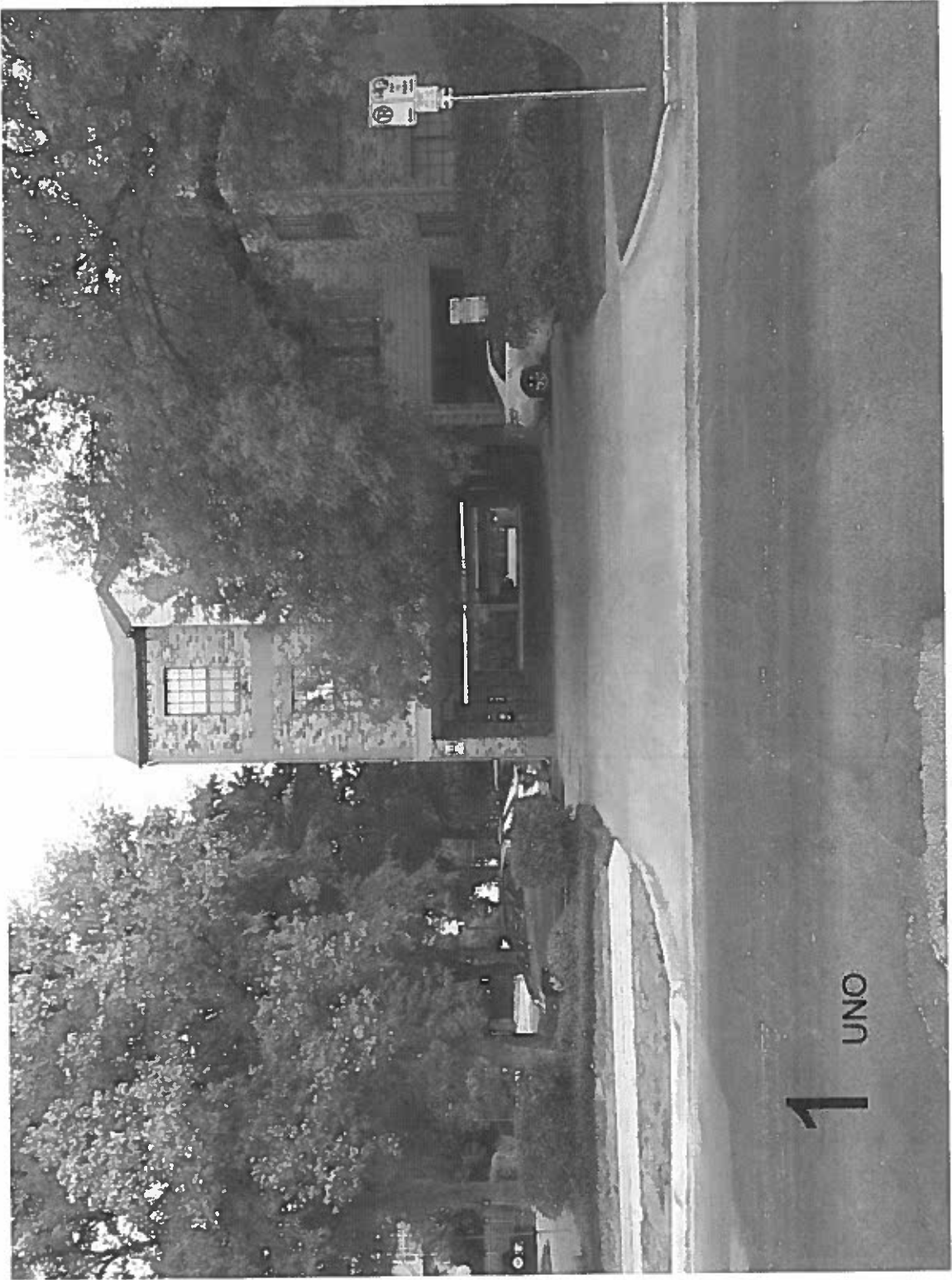
L03/27

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

Nearby Public Parking Facilities

The Block
Garage

The Block
Garage

The Block
Garage

University Towers Garage

Quarters Garage

Quarters Garage

The Quarters
Sterling House

West Campus Liquor

West Campus Eboras

Theta Chi

915 West 22nd

San Gabriel Square

Red Oak

Vintage West Campus

Archie Coon

Quarters At Hardin House

The Quarters
Grayson House

Cream Whiskers

Pluckers

Red Mango

Raku Sushi

Pure Places Austin

Austin's Pizza Company

Twenty Two 15

Texas Freedom Network

Star of Texas Inn

Palmetto

Nueces St

W 22nd St

W 22nd St

W 22nd St

W 22nd St

Pearl St

W 21st St

W 21st St

W 22 1/2 St

W 22 1/2 St

W 22 1/2 St

W 22 1/2 St

W 22 1/2 St

San Gabriel St

San Gabriel St

W 22nd St

Rio Grande St

Rio Grande St

Rio Grande St

Rio Grande St

W 23rd St

W 22nd

Nueces St

Nueces St

Nueces St

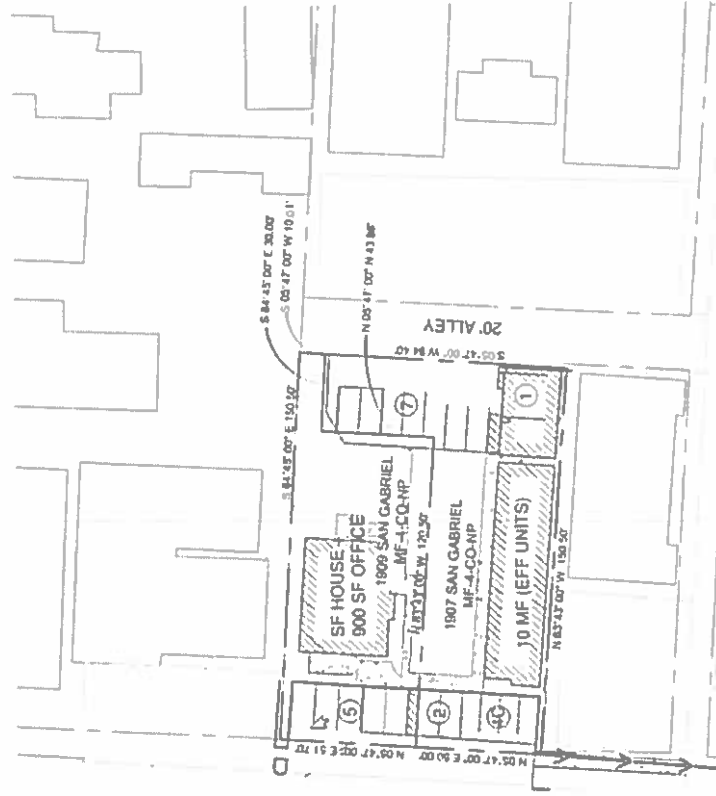
Nueces St

Nueces St

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	
ALL IN FAMILY	85	43.5	0	0.0	
ALL IN FAMILY	86	44.0	0	0.0	
ALL IN FAMILY	87	44.5	0	0.0	
ALL IN FAMILY	88	45.0	0	0.0	
ALL IN FAMILY	89	45.5	0	0.0	
ALL IN FAMILY	90	46.0	0	0.0	
ALL IN FAMILY	91	46.5	0	0.0	
ALL IN FAMILY	92	47.0	0	0.0	
ALL IN FAMILY	93	47.5	0	0.0	
ALL IN FAMILY	94	48.0	0	0.0	
ALL IN FAMILY	95	48.5	0	0.0	
ALL IN FAMILY	96	49.0	0	0.0	
ALL IN FAMILY	97	49.5	0	0.0	
ALL IN FAMILY	98	50.0	0	0.0	
ALL IN FAMILY	99	50.5	0	0.0	
ALL IN FAMILY	100	51.0	0	0.0	
ALL IN FAMILY	101	51.5	0	0.0	
ALL IN FAMILY	102	52.0	0	0.0	
ALL IN FAMILY	103	52.5	0	0.0	
ALL IN FAMILY	104	53.0	0	0.0	
ALL IN FAMILY	105	53.5	0	0.0	
ALL IN FAMILY	106	54.0	0	0.0	
ALL IN FAMILY	107	54.5	0	0.0	
ALL IN FAMILY	108	55.0	0	0.0	
ALL IN FAMILY	109	55.5	0	0.0	
ALL IN FAMILY	110	56.0	0	0.0	
ALL IN FAMILY	111	56.5	0	0.0	
ALL IN FAMILY	112	57.0	0	0.0	
ALL IN FAMILY	113	57.5	0	0.0	
ALL IN FAMILY	114	58.0	0	0.0	
ALL IN FAMILY	115	58.5	0	0.0	
ALL IN FAMILY	116	59.0	0	0.0	
ALL IN FAMILY	117	59.5	0	0.0	
ALL IN FAMILY	118	60.0	0	0.0	
ALL IN FAMILY	119	60.5	0	0.0	
ALL IN FAMILY	120	61.0	0	0.0	
ALL IN FAMILY	121	61.5	0	0.0	
ALL IN FAMILY	122	62.0	0	0.0	
ALL IN FAMILY	123	62.5	0	0.0	
ALL IN FAMILY	124	63.0	0	0.0	
ALL IN FAMILY	125	63.5	0	0.0	
ALL IN FAMILY	126	64.0	0	0.0	
ALL IN FAMILY	127	64.5	0	0.0	
ALL IN FAMILY	128	65.0	0	0.0	
ALL IN FAMILY	129	65.5	0	0.0	
ALL IN FAMILY	130	66.0	0	0.0	
ALL IN FAMILY	131	66.5	0	0.0	
ALL IN FAMILY	132	67.0	0	0.0	
ALL IN FAMILY	133	67.5	0	0.0	
ALL IN FAMILY	134	68.0	0	0.0	
ALL IN FAMILY	135	68.5	0	0.0	
ALL IN FAMILY	136	69.0	0	0.0	
ALL IN FAMILY	137	69.5	0	0.0	
ALL IN FAMILY	138	70.0	0	0.0	
ALL IN FAMILY	139	70.5	0	0.0	
ALL IN FAMILY	140	71.0	0	0.0	
ALL IN FAMILY	141	71.5	0	0.0	
ALL IN FAMILY	142	72.0	0	0.0	
ALL IN FAMILY	143	72.5	0	0.0	
ALL IN FAMILY	144	73.0	0	0.0	
ALL IN FAMILY	145	73.5	0	0.0	
ALL IN FAMILY	146	74.0	0	0.0	
ALL IN FAMILY	147	74.5	0	0.0	
ALL IN FAMILY	148	75.0	0	0.0	
ALL IN FAMILY	149	75.5	0	0.0	
ALL IN FAMILY	150	76.0	0	0.0	
ALL IN FAMILY	151	76.5	0	0.0	
ALL IN FAMILY	152	77.0	0	0.0	
ALL IN FAMILY	153	77.5	0	0.0	
ALL IN FAMILY	154	78.0	0	0.0	
ALL IN FAMILY	155	78.5	0	0.0	
ALL IN FAMILY	156	79.0	0	0.0	
ALL IN FAMILY	157	79.5	0	0.0	
ALL IN FAMILY	158	80.0	0	0.0	
ALL IN FAMILY	159	80.5	0	0.0	
ALL IN FAMILY	160	81.0	0	0.0	
ALL IN FAMILY	161	81.5	0	0.0	
ALL IN FAMILY	162	82.0	0	0.0	
ALL IN FAMILY	163	82.5	0	0.0	
ALL IN FAMILY	164	83.0	0	0.0	
ALL IN FAMILY	165	83.5	0	0.0	
ALL IN FAMILY	166	84.0	0	0.0	
ALL IN FAMILY	167	84.5	0	0.0	
ALL IN FAMILY	168	85.0	0	0.0	
ALL IN FAMILY	169	85.5	0	0.0	
ALL IN FAMILY	170	86.0	0	0.0	
ALL IN FAMILY	171	86.5	0	0.0	
ALL IN FAMILY	172	87.0	0	0.0	
ALL IN FAMILY	173	87.5	0	0.0	
ALL IN FAMILY	174	88.0	0	0.0	
ALL IN FAMILY	175	88.5	0	0.0	
ALL IN FAMILY	176	89.0	0	0.0	
ALL IN FAMILY	177	89.5	0	0.0	
ALL IN FAMILY	178	90.0	0	0.0	
ALL IN FAMILY	179	90.5	0	0.0	
ALL IN FAMILY	180	91.0	0	0.0	
ALL IN FAMILY	181	91.5	0	0.0	
ALL IN FAMILY	182	92.0	0	0.0	
ALL IN FAMILY	183	92.5	0	0.0	
ALL IN FAMILY	184	93.0	0	0.0	
ALL IN FAMILY	185	93.5	0	0.0	
ALL IN FAMILY	186	94.0	0	0.0	
ALL IN FAMILY	187	94.5	0	0.0	
ALL IN FAMILY	188	95.0	0	0.0	
ALL IN FAMILY	189	95.5	0	0.0	
ALL IN FAMILY	190	96.0	0	0.0	
ALL IN FAMILY	191	96.5	0	0.0	
ALL IN FAMILY	192	97.0	0	0.0	
ALL IN FAMILY	193	97.5	0	0.0	
ALL IN FAMILY	194	98.0	0	0.0	
ALL IN FAMILY	195	98.5	0	0.0	
ALL IN FAMILY	196	99.0	0	0.0	
ALL IN FAMILY	197	99.5	0	0.0	
ALL IN FAMILY	198	100.0	0	0.0	
ALL IN FAMILY	199	100.5	0	0.0	
ALL IN FAMILY	200	101.0	0	0.0	
ALL IN FAMILY	201	101.5	0	0.0	
ALL IN FAMILY	202	102.0	0	0.0	
ALL IN FAMILY	203	102.5	0	0.0	
ALL IN FAMILY	204	103.0	0	0.0	
ALL IN FAMILY	205	103.5	0	0.0	
ALL IN FAMILY	206	104.0	0	0.0	
ALL IN FAMILY	207	104.5	0	0.0	
ALL IN FAMILY	208	105.0	0	0.0	
ALL IN FAMILY	209	105.5	0	0.0	
ALL IN FAMILY	210	106.0	0	0.0	
ALL IN FAMILY	211	106.5	0	0.0	
ALL IN FAMILY	212	107.0	0	0.0	
ALL IN FAMILY	213	107.5	0	0.0	
ALL IN FAMILY	214	108.0	0	0.0	
ALL IN FAMILY	215	108.5	0	0.0	
ALL IN FAMILY	216	109.0	0	0.0	
ALL IN FAMILY	217	109.5	0	0.0	
ALL IN FAMILY	218	110.0	0	0.0	
ALL IN FAMILY	219	110.5	0	0.0	
ALL IN FAMILY	220	111.0	0	0.0	
ALL IN FAMILY	221	111.5	0	0.0	
ALL IN FAMILY	222	112.0	0	0.0	
ALL IN FAMILY	223	112.5	0	0.0	
ALL IN FAMILY	224	113.0	0	0.0	
ALL IN FAMILY	225	113.5	0	0.0	
ALL IN FAMILY	226	114.0	0	0.0	
ALL IN FAMILY	227	114.5	0	0.0	
ALL IN FAMILY	228	115.0	0	0.0	
ALL IN FAMILY	229	115.5	0	0.0	
ALL IN FAMILY	230	116.0	0	0.0	
ALL IN FAMILY	231	116.5	0	0.0	
ALL IN FAMILY	232	117.0	0	0.0	
ALL IN FAMILY	233	117.5	0	0.0	
ALL IN FAMILY	234	118.0	0	0.0	
ALL IN FAMILY	235	118.5	0	0.0	
ALL IN FAMILY	236	119.0	0	0.0	
ALL IN FAMILY	237	119.5	0	0.0	
ALL IN FAMILY	238	120.0	0	0.0	
ALL IN FAMILY	239	120.5	0	0.0	
ALL IN FAMILY	240	121.0	0	0.0	
ALL IN FAMILY	241	121.5	0	0.0	
ALL IN FAMILY	242	122.0	0	0.0	
ALL IN FAMILY	243	122.5	0	0.0	
ALL IN FAMILY	244	123.0	0	0.0	
ALL IN FAMILY	245	123.5	0	0.0	
ALL IN FAMILY	246	124.0	0	0.0	
ALL IN FAMILY	247	124.5			

Parking Availability at 1909 San Gabriel



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]

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: 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

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 216

Your address(es) affected by this application

ANURADHA VARMA
Signature

3/7/2017
Date

Daytime Telephone: 832-578-9107

Comments: *No Comment*

Tobias L. Thacker

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

☐ I am in favor
☒ Object

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

Leane Heldenfels
Signature

3-6-2017
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 off from 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 in the public area. The va. line will 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

103/41

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

Daytime Telephone: (361) 350-0961

3/3/17
Date

☐ I am in favor
☒ I object

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

(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

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

"Hernandez, Tony [PDRD]"

<Tony.Hernandez@austintexas.gov>

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

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

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>

Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX

We want to hear from you! Please take a few minutes to complete our [online customer survey](#).

Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).