

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

DATE: Monday July 9, 2018

CASE NUMBER: C15-2018-0022

Y Brooke Bailey
 Y William Burkhardt
 Y Christopher Covo
 Y Eric Golf
 - Melissa Hawthorne
 A Bryan King (ABSTAINED)
 Y Don Leighton-Burwell
 - Rahm McDaniel (OUT)
 Y Martha Gonzalez (Alternate)
 Y Veronica Rivera
 Y James Valdez
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate)
 - Pim Mayo (Alternate)

APPLICANT: Jim Wittliff

OWNER: Paul C & Lisa P H Lin

ADDRESS: 4004 VALLEY VIEW RD


VARIANCE REQUESTED: The applicant has requested a variance(s) from Section 25-2-831 (College or University) (B) of Article 4 – Additional Requirements for Certain Uses, Division 3 – Civic Uses to decrease the minimum paved width of a street that this use must be located on from at least a 40 feet of paved width (required) to 30 feet of paved width (requested/existing on Valley View) in order to erect a new 7,400 square foot university dormitory for 20 students, an accessory use of the Texas Health Sciences University located directly behind the subject tract at 4005 Manchaca Road (located in an “LO”, Limited Office zoning district) that is located in a “SF-3”, Family Residence zoning district (subject tract).

BOARD’S DECISION: BOA meeting June 11, 2018 POSTPONED TO JULY 9, 2018 BY NEIGHBORHOOD ASSOCIATION AND ADJACENT NEIGHBORS; July 9, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Grant with a condition to provide 12 onsite parking spaces plus 1 handicap size onsite parking space, Board Member Don Leighton-Burwell second on an 10-0-1 vote (Board member Bryan King abstained); GRANTED WITH A CONDITION TO PROVIDE 12 ONSITE PARKING SPACES PLUS 1 HANDICAP SIZE ONSITE PARKING SPACE.

EXPIRATION DATE: JULY 9, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: there is no minimum sized dormitory presumed in LDC 25-2-831 (B), proposing small ten-room dormitory for only 20 students, most of whom will not own cars
2. (a) The hardship for which the variance is requested is unique to the property in that: due to narrow property that is adjacent to the Texas health Sciences University's classroom facilities, due to the narrow width of the THSU site, there is no room to direct traffic from 4004 Valley View to Manchaca Road because only five feet exists on each side of the existing classroom building.
(b) The hardship is not general to the area in which the property is located because: there are no other proposed college or university facilities in the area
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: this is a very small dormitory that will be primarily occupied by foreign students who do not own cars, the dormitory will provide a 25 foot compatibility setback from adjacent residences and will only be 30 feet tall, twelve parking spaces plus one handicap parking for the dormitory will be provided but will not be used by the dorm's residence.


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman