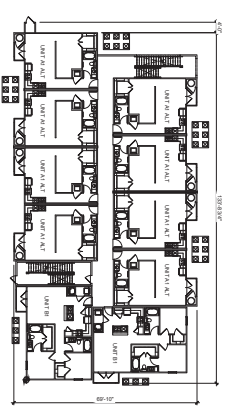


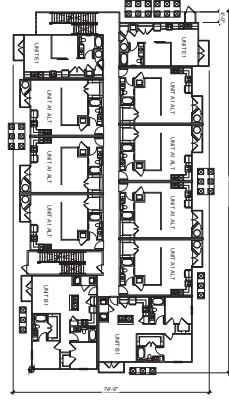
01 BUILDING TYPICAL FRONT ELEVATION
3/22 = 1'-0"

Unit Totals			
Unit Type	System Package	Quantity	Percentage
A1	600	20	8.14%
A2	600	120	81.03%
B1	1,000	80	1.10%
B2	1,000	3	1.10%
Total		233	100.00%
Total Percentage of One Bedroom Units		84.88%	210
Total Percentage of Two Bedroom Units		13.50%	30
Total Percentage of Three Bedroom Units		1.16%	3
Total		233	

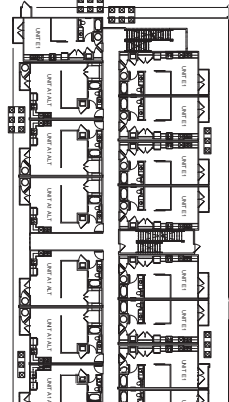
Building 1 Totals			
Building Type	Unit Type	Quantity	Percentage
1	A1	20	8.14%
1	A2	120	81.03%
1	B1	80	1.10%
1	B2	3	1.10%
Total		233	100.00%
Total Percentage of One Bedroom Units		84.88%	210
Total Percentage of Two Bedroom Units		13.50%	30
Total Percentage of Three Bedroom Units		1.16%	3
Total		233	



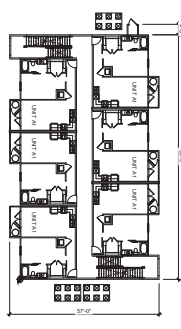
02 BUILDING A, 1ST FLOOR PLAN
NOT TO SCALE



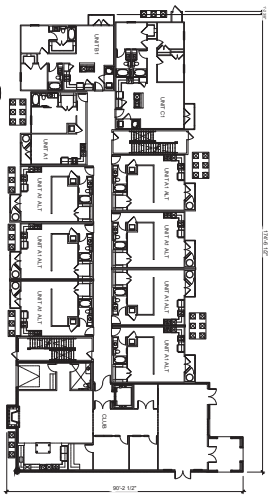
03 BUILDING B, 1ST FLOOR PLAN
NOT TO SCALE



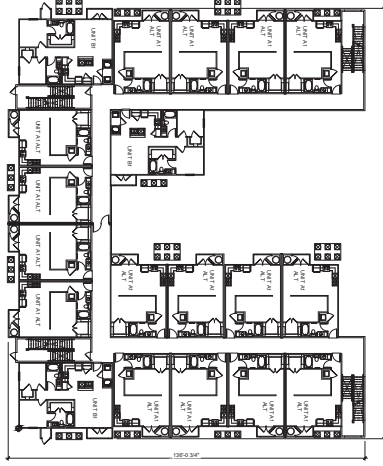
04 BUILDING C, 1ST FLOOR PLAN
NOT TO SCALE



05 BUILDING D, 1ST FLOOR PLAN
NOT TO SCALE



06 BUILDING E, 1ST FLOOR PLAN
NOT TO SCALE



07 BUILDING F, 1ST FLOOR PLAN
NOT TO SCALE

The location of all existing utilities shown on these plans has been based upon record information only and may not be accurate. The engineer of record is not responsible for the completeness, accuracy and adequacy of this information. The engineer of record is not responsible for the completeness, accuracy and adequacy of this information. The engineer of record is not responsible for the completeness, accuracy and adequacy of this information.

125 E. Wonsley Dr.
Austin, Texas 78753
Granada Apartments
Granada Station Doc #

Legal Description
Granada Station Doc #

Call Before You Dig!

BUILDING ANALYSIS			
Building	Area	Height	Volume
Building A	44,377	44'-3"	1,777,000
Building B	44,377	44'-3"	1,777,000
Building C	44,377	44'-3"	1,777,000
Building D	44,377	44'-3"	1,777,000
Building E	44,377	44'-3"	1,777,000
Building F	44,377	44'-3"	1,777,000











RESOLUTION NO. 20190221-027

WHEREAS, in order to address the affordable housing crisis, the Austin City Council adopted the Strategic Housing Blueprint (Blueprint) with the goal of producing a total of 135,000 new units with a goal of at least 60,000 new income restricted units by 2027; and

WHEREAS, to create more than 47,000 affordable units called for in the Blueprint, additional City Council policy direction is required; and

WHEREAS, there is a need for affordable housing of all types including, but not limited to, single family, duplex, townhome, condominium, and multifamily, located throughout the City; and

WHEREAS, the City Council has passed numerous resolutions aiming to strategically improve affordable housing programs to meet the Blueprint's goals, such as exploring ways to provide residents the right to return, connect those with the highest needs with affordable housing, and better monitor the affordable units being created through various programs; and

WHEREAS, currently many affordable housing units, including new affordable housing developments and properties that accept Housing Choice Vouchers are located east of IH-35, north of Hwy 183, south of SH 71, and in the City's extraterritorial jurisdiction (ETJ); and

WHEREAS, the 4% Low Income Housing Tax Credit (LIHTC) program is a popular financing tool used to create affordable housing and requires at least 50% of a development's units to average at 60% median family income; and

WHEREAS, many 4% LIHTC developments in the City or in City's ETJ are located in areas that lack many amenities and viewed as lower opportunity areas; and

WHEREAS, past affordable housing efforts have not maximized their potential impact because of some city restrictions, thereby limiting the number of affordable units, limiting levels of affordability, and limiting the availability of income restricted family-friendly units; and

WHEREAS, in November, 2018, voters approved \$250 million for affordable housing, which may serve more families at deeper levels of affordability if City restrictions on residential development are modified; and

WHEREAS, the Austin Strategic Housing Blueprint, Austin's Fair Housing Action Plan, the Obama White House Housing Development Toolkit, and multiple other studies and reports have found that some land use restrictions can be a barrier to housing affordability; and

WHEREAS, maximizing the use of land for affordable housing will allow for more affordable units, deeper levels of affordability, more family-friendly units, and will facilitate affordable housing in higher opportunity areas; and

WHEREAS, the City Council approves many zoning cases for affordable housing developments; however, some restrictions that may result in additional affordable housing units cannot be waived in a zoning case; and

WHEREAS, the rezoning process may be costly, time consuming, and may ultimately limit the number of affordable units, level of affordability, and number of family-friendly units in an affordable housing development and allowing affordable housing to be built by-right without rezoning may benefit the City's affordable housing stock; and

WHEREAS, the City Council has missed opportunities to allow for the creation of more affordable units; and

WHEREAS, Saigebrook's Aria Grand is a 9% LIHTC multifamily property in Travis Heights that received \$1.5 million in affordable housing bond subsidies to develop 60 affordable units, but could have created 10 more affordable units without compatibility and 20 more affordable units without parking requirements with negligible increases in public subsidies and a decrease in the overall subsidy per unit; and

WHEREAS, Guadalupe Neighborhood Development Corporation was able to build 6 more units for a total of 22 units at its La Vista de Guadalupe development due to a substantial reduction of compatibility limitations; and

WHEREAS, Habitat for Humanity's development in the Plaza Saltillo Transit Oriented Development is participating in an affordable housing bonus program that waives

parking, allowing it to build 56 affordable units, where they would not have built any otherwise; and

WHEREAS, the City Council is dedicated to finding creative, innovative solutions to address the City's affordable housing crisis, to create more affordable housing in high opportunity areas, to increase the effectiveness of public dollars, and to meet the goals of the Austin Strategic Housing Blueprint; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

In order to increase the number of affordable units and to most effectively utilize 2018 Affordable Housing Bond funds and other public funds and resources, the Council initiates amendments to City Code Title 25 (*Land Development Code*) to create an affordable housing program on a citywide basis. After adopting the amendments initiated by this resolution, Council directs the City Manager to provide an annual report on the impact and outcomes of the program to City Council and for the Planning Commission to review the results of the program after three years.

To be eligible for this program, a residential development must provide the following:

1. for rental housing, at least 50% of total units serving households with incomes at an average of 60% MFI or below and including at least 20% of total units serving households with incomes at 50% MFI or below, rounded up to the nearest unit, for at least 40 years;

2. for homeownership housing, at least 50% of owner-occupied units serving households with incomes at an average of 80% MFI or below, rounded up to the nearest unit, for at least 99 years;
3. at least three units total, unless the development is 100% affordable;
4. at least 25% of affordable units must have two or more bedrooms, unless the affordable units are permanent supportive housing or senior housing, rounded up to the nearest unit; and
5. provide just cause eviction protections and the right of tenants to organize, as required in existing city/federal affordable housing agreements.

This program would be available for a residential development or redevelopment irrespective of whether the proposed development or redevelopment requires a zoning change or other discretionary action from a City commission or the Council. It is the intent of the Council for this program to be accessed without requesting a further discretionary action by the Council. A property owner would be allowed to use this program in addition to any other existing affordable housing bonus programs, and apply in all overlays and regulating plans.

In order to avoid unnecessary disruption and displacement of low-income renters, this program would be available when an existing multifamily rental residential development is redeveloped or rebuilt only if:

1. the reason for the redevelopment or rebuilding is to replace residential facilities in serious need of repair and for which rehabilitation is not practicable and current tenants are provided notice of the redevelopment proposal; and
2. the property owner agrees to replace the affordable units (market-rate and/or income-restricted units that have been affordable to households earning 80% MFI or below in the previous year) one for one, without reducing the number of affordable bedrooms, grant current tenants a right to return to the development to a comparable unit after redeveloping or rebuilding, set rents so that current tenants are able to afford to return, and provide relocation benefits that are consistent with Uniform Relocation Act.

BE IT FURTHER RESOLVED:

The Council intends for a residential development that participates in this program to be allowed in any residential and commercial zone, but not industrial zones, and does not waive existing rules and requirements related to residential uses near health hazards; and to comply only with the occupancy limits for multi-family zoning districts. Any development that accesses this program shall not be comprised of more than 25% of gross floor area as non-residential use.

The Council intends for this program to:

1. waive compatibility standards for height and setbacks, but maintain the side setbacks as required by the base zoning district, and maintain requirements for any health and safety or environmental protection related setbacks;
2. allow building height to be 1.25 times the base zoning district's height entitlements;
3. waive parking requirements without waiving state or federal ADA parking requirements;
4. reduce front yard and rear setbacks by 50%;
5. allow density (i.e., site area requirements and units per acre) to be 1.5 times the base zoning district's density limits or allow six units, whichever is greater;
6. waive maximum floor-to-area-ratio;
7. waive the Residential Design and Compatibility Standards, as codified in Chapter 25-2, Subchapter F, but maintain the side setbacks as required by the base zoning district, and maintain requirements for any health and safety or environmental protection related setbacks;
8. require a modified site plan process that more closely resembles residential site plan while still addressing health and safety and addressing and reviewing drainage in the same way that drainage is addressed and reviewed for non-multifamily structures with the same impervious cover, including any adjustments to fee schedule as necessary, for developments with 12 or fewer units; and

9. waive common wall, roof, front porch, and other restrictions specific to duplexes in Section 25-2-773.

BE IT FURTHER RESOLVED:

If the development meets the aforementioned requirements, but in addition has:

1. between 75% and 100% of its units at rates affordable as defined above;
2. at least 50% of the affordable units have two or more bedrooms;
3. at least 10% of the affordable units serve households with incomes 30% MFI or below; or
4. is located within ¼ mile of an Imagine Austin Corridor that is served by a bus or transit line,

then, in addition to the bonuses described above, the development may also:

1. allow building height to be 1.5 times the base zoning district's height entitlements;
2. allow density (i.e., site area requirements and units per acre) to be 2 times the base zoning district's density limits or allow eight units, whichever is greater; and
3. require a modified site plan process that more closely resembles residential site plan while still addressing health and safety and addressing drainage in the same way that drainage is addressed for non-multifamily structures with the same impervious cover, including any adjustments to fee schedule as necessary, for developments with 16 or fewer units.

BE IT FURTHER RESOLVED:

The amendments initiated by this resolution should be designed with the goal of expanding the requirements, through subsequent code amendments, to align with any future changes to other City affordable housing program requirements or approvals that extend the affordability period, require rights of first refusal, or modify other program requirements.

BE IT FURTHER RESOLVED:

A residential development can establish eligibility for this program using documents required to participate in affordable housing programs operated by a local, state, or federal agency. Examples of affordable housing programs include the Low-Income Housing Tax Credit (LIHTC) program, the City's Rental Housing Development Assistance Program (RHDA), and programs funded through the U.S. Department of Housing and Urban Development. Otherwise, the Director shall establish eligibility procedures for the program that are similar to the procedures of other City bonus programs.

BE IT FURTHER RESOLVED:

The Council acknowledges that Planning Commission may recommend modifications to the amendments described in this resolution to best achieve the goals in Imagine Austin. Planning Commission should consider how to ensure the program maximizes affordable housing, meets our transportation goals and to consider the use of Transportation Demand Management Plan (TDM) as a tool for transportation needs as appropriate, and meets the housing and transportation needs of people with disabilities, and may review

setbacks/buffers and other options to address transitions between adjacent properties, with the intent of not reducing the positive impacts of this program.

BE IT FURTHER RESOLVED:

The amendments initiated by this resolution may not include increases in allowable impervious cover.

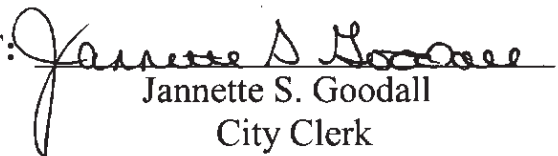
BE IT FURTHER RESOLVED:

The City Council directs the City Manager to:

1. work with affordable housing providers to provide visual representations of examples of how the program would produce more affordable units in more geographic areas, and the Manager should work with such providers to bring information forward to Council about potential projects—including their size, location, unit mix, affordability—with and without this new affordable housing program;
2. bring back an outline of the proposed modified site plan review process; and
3. bring back an ordinance for Council consideration no later than May 9, 2019.

ADOPTED: February 21, 2019

ATTEST:


Jannette S. Goodall
City Clerk

BOA CASE REVIEW SHEET

CASE: c15-2019-0014**BOA DATE:** March 11, 2019**ADDRESS:** 411, 601 E. Powell and
410, 500, 502, 504, 508, 602 and 610 Wonsley**COUNCIL DISTRICT AREA:** 4**OWNER:** Ross Houston**AGENT:** Tracey Merino**ZONING:** MF-4-NP (North Lamar/Georgian Acres Combined)**AREA:** 1.635 Acres out of Abstract 789, Survey 57, Wallace JP**VARIANCE REQUEST:** 25-2-1063 (Height Limitations and Setbacks for Large Sites) setback from 25' to 15' and height from 2 stories and 30 feet to 3 stories and 31 feet.**SUMMARY:** In order to erect an apartment complex**ISSUES:** Affordable housing

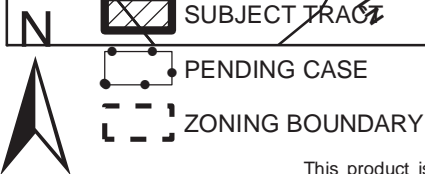
	ZONING	LAND USES
<i>Site</i>	MF-4-NP	Multifamily residential
<i>North</i>	P-NP, CS-CO-NP	Day care, warehouse, undeveloped
<i>South</i>	MF-3-NP	Church
<i>East</i>	CS-CO-NP	Office, North IH 25 Service Road
<i>West</i>	SF-3-NP and LO-MU-NP	Multifamily and single family residential

NEIGHBORHOOD ORGANIZATIONS: Austin InnerCity Alliance; Austin Neighborhoods Council; Bike Austin; Friends of Austin Neighborhoods; Georgian Acres Neighborhood Association; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; North Growth Corridor Alliance; North Lamar/Georgian Acres Combined; SEL Texas; Sierra Club, Austin Regional Group



NOTIFICATIONS

CASE#: C15-2019-0014
 LOCATION: 411 & 601 E POWELL LN &
 410, 500, 502, 508, 602, 610 WONSLEY ST



1" = 333'

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.





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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 411 E Powell LN

Subdivision Legal Description:

ABS 789 SUR 57 WALLACE J P ACR 1.635

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: MF-4

I/We Tracey Merino on behalf of myself/ourselves as
authorized agent for Granada Land LLC affirm that on
Month February, Day 12, Year 2019, 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: Affordable Housing Apartment Complex

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES, reducing setbacks from 25 ft (required) to 15 ft (requested), also to increase the height limitations for a structure that is 50 feet or less from a property on which a use permitted in an (SF-5) or more restricted zoning district is located from 2 stories and 30 ft (required) to 3 stories and 31 ft.

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:

Current zoning regulations coupled with the sites high number of heritage and protected trees limit the buildable area available. In order to preserve as many trees as possible there is necessity to encroach on current setback limitations, as well as go slightly higher than the current regulations allow in order to maximize the site. In addition when our re-zoning was approved one of the request from city council were the inclusion of three bedroom units, which result in larger building footprints and increased parking requirements.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The unique hardship on this site is the abundance of heritage and protected trees present. There are 47 total heritage and protected trees spread across the property that limit buildable area. In order for us to meet city preservation standards and also accomodate city council requests, our buildings can only fit on to certain areas of the site.

b) The hardship is not general to the area in which the property is located because:

This is not a general hardship to the area based on the numerous heritage and protected trees found on site. It is unusual for such a high number of large trees to be found in an urban setting, and is not common to the area the property is located in.

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:

The granted setback and height variances will only enhance the character of the area adjacent to the property. Currently next to the property there stands a MF property, a vacant lot which is in planning to become a park and play area, and a vacant single-family lot which will not be impaired in the slightest as it pertains to later development as the owner sees fit. We will also be constructing a path connecting Wonsley to Powell for pedestrians to access the city park which will further enhance the areas character.

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:

Not applicable.

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:

Not Applicable.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Not Applicable.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not Applicable.

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: 739320ed-ffd4-42bf-85d5-52e494243e50 Digitally signed by: 739320ed-ffd4-42bf-85d5-52e494243e50
DN: CN = 739320ed-ffd4-42bf-85d5-52e494243e50
Date: 2019.02.12 12:33:43 -0600 Date: 02/12/2019

Applicant Name (typed or printed): Tracey Merino

Applicant Mailing Address: 1000 N Lamar #400

City: Austin State: TX Zip: 78703

Phone (will be public information): (512) 247-7000

Email (optional – will be public information): _____

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:  Date: 02/12/2019

Owner Name (typed or printed): Ross Hamilton

Owner Mailing Address: 1000 N Lamar #400

City: Austin State: TX Zip: 78703

Phone (will be public information): (512) 247-7000

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

Section 2 Attachments: Tree& Topographic Survey, Site plan, Photos of current tree density, Elevations, City Arborist Report,



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

October 29, 2018

S.M.A.R.T. Housing Certification-
Granada Land LLC – Granada – (Project ID 628)

TO WHOM IT MAY CONCERN:

Granada Land LLC (development contact: Tracey Merino: email: [REDACTED] phone: 512.247.7000) is planning to develop a **258 unit multi-family development** at 601 East Powell, Austin TX 78753. The project is subject to a minimum 5 year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **90% (233)** of the units will serve households at or below **60% MFI** with the remaining **10% (25) units at market rate**, the development will be eligible for 100% waiver of all fees listed, in the City of Austin's Land Development Code, Chapter 25-1-704, as amended. **The 25 market rate units are not in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore they will not be eligible to receive any CRF fee waivers under the S.M.A.R.T. Housing Ordinance.**

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)

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [REDACTED])
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, 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).

- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed:
1) the number of affordable units have been finalized and evidenced through a sealed letter from the project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued 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.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Rosa Gonzales, AE
Jonathan Orenstein, AWU

Gina Copic, NHCD
Melanie Montez, ORS

Ellis Morgan, NHCD
Mashell Smith, ORS



To the Members of the Board-

I would like to present for your review the following application for both a height and setback variance for our proposed affordable housing project located at 411, 601 E Powell Lane and 410, 500, 502, 504, 508, 602 and 610 Wonsley. JCI Residential is partnering with the Housing Authority of the City of Austin to build a 258-unit affordable apartment complex. The variances are being pursued in order to bring much needed affordable housing to the city of Austin, while maximizing the developable space on site.

The 8-acre site has an unusual amount of heritage and protected trees for being in such an urban location. There are 23 heritage trees and 24 protected trees for a combined total of 47 trees, which is uncharacteristically high for the area the site is located in. The trees are not located in one general area of the site that would allow us to avoid them, they are spread across much of the site limiting the buildable area available while trying to adhere to the city's preservation standards. In addition to the limited buildable area, when our zoning was approved it was a recommendation by council that we add three-bedroom units to the mix. These units result in a bigger foot print for the buildings they are apart of and limit the locations in where they can be placed. Hence, we are requesting a variance to Section 25-2-1063- *Height Limitations and Setbacks for Large Sites* to allow a 15'-0" setback for our building along the NW corner of the property, as well as an increased height limitation to allow for three stories and 31 feet.

The attached application and additional documentation will illustrate the current conditions of the site as well as the physical constraints that are uncharacteristic of a site in this area. Additionally, it will show that our development will not alter the character of the area nor impair our neighbors use of their property or ability to further develop. The variances being pursued will allow JCI Residential to maximize the developable area and deliver a substantial number of affordable residential units to an area that desperately needs newer and affordable housing options.

Respectfully,

Tracey Merino

Development Manager

M: 512.988.0282 O: 512.247.7000

[Redacted signature block]



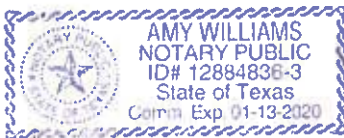
To Austin City Council Members-

I am writing this letter in support of the Granada apartments that are going to be developed in the vacant land next to my lot at 405 E Powell Lane, Austin, TX 78753. I understand that there will need to be a compatibility setback height variance granted for JCI Residential to develop the proposed attached site plan. I Juana M. Gonzales support this variance, and the overall development of this project.

Respectfully,

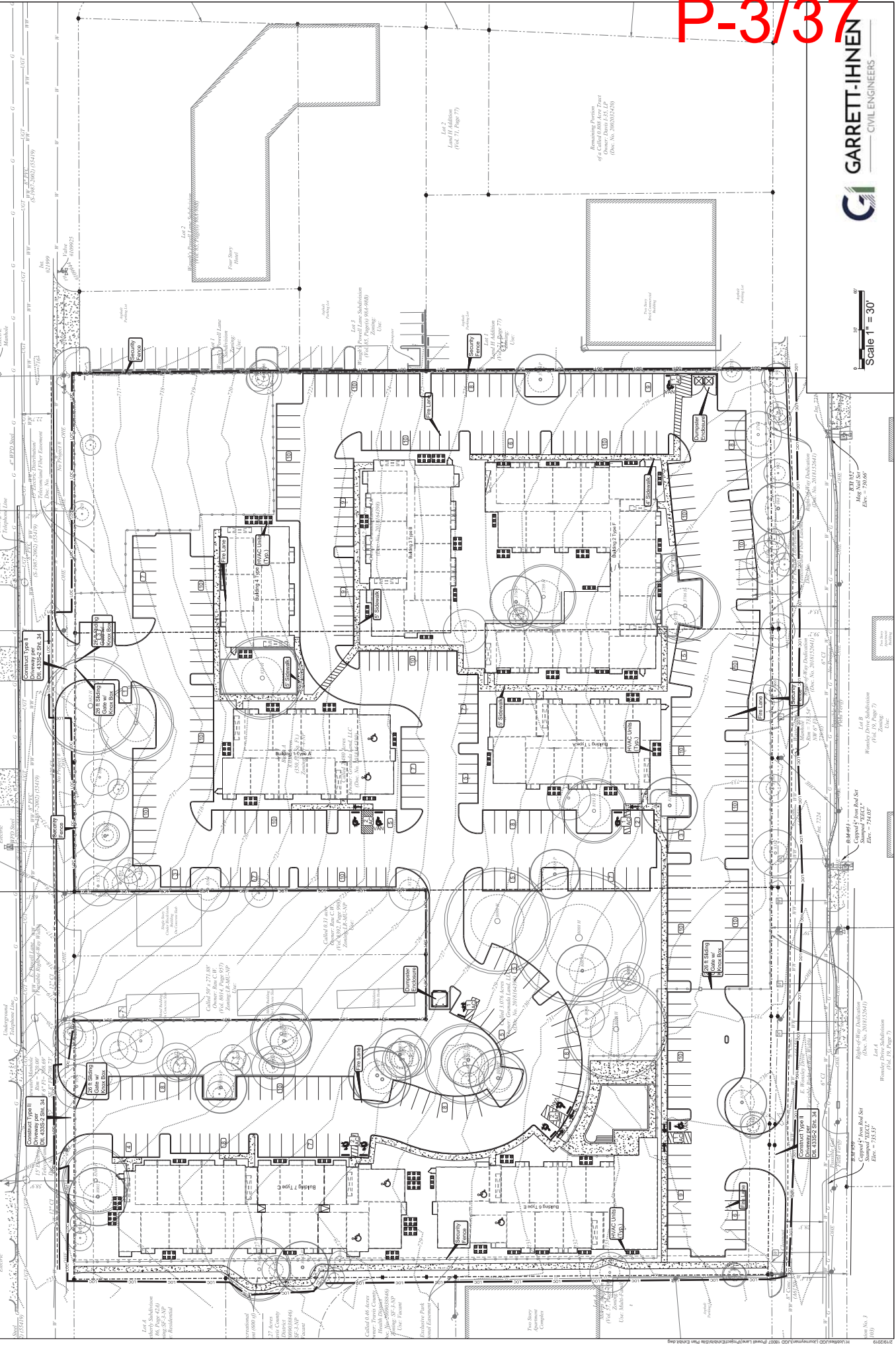
Juana M. Gonzales

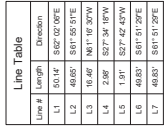
A handwritten signature in blue ink, appearing to read "Juana M. Gonzales", written over a horizontal line.



Amy Williams 1/17/19

Scale 1" = 30'






Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863
12/04/2018

TREE LIST					TREE LIST					TREE LIST				
TAG #	TYPE	DIAMETER	C.R.Z.	NOTES	TAG #	TYPE	DIAMETER	C.R.Z.	NOTES	TAG #	TYPE	DIAMETER	C.R.Z.	NOTES
800	LIVE OAK	10"	20'	PROTECTED	980	CEAR	13"	20'		800	LIVE OAK	10"	20'	
801	CEAR ELM	10"	3.8'		982	CEAR	17"	34'		802	LIVE OAK	9"	16'	HERITAGE
802	CEAR ELM	10"	20'		984	LIVE OAK	8"	16'	MULTI TRUNK	809	LIVE OAK	20"	30'	
803	LIVE OAK	10"	20'		985	CEAR	12"	25'		810	LIVE OAK	10"	20'	
804	LIVE OAK	11"	22'		986	LIVE OAK	10"	30'		812	LIVE OAK	11"	22'	
805	LIVE OAK	13"	22'		987	CEAR	8"	16'		813	LIVE OAK	10"	20'	
806	LIVE OAK	13"	20'		988	CEAR	8"	16'		814	LIVE OAK	10"	20'	
807	LIVE OAK	13"	16'		989	CEAR	8"	16'		815	LIVE OAK	10"	20'	
808	LIVE OAK	17"	3.4'		990	LIVE OAK	13"	20'	MULTI TRUNK	816	LIVE OAK	10"	20'	
809	LIVE OAK	9"	16'		991	LIVE OAK	9"	16'	MULTI TRUNK	817	LIVE OAK	10"	20'	
810	LIVE OAK	9"	16'		992	CEAR	11"	22'		818	LIVE OAK	10"	20'	
811	CEAR ELM	9"	16'		993	LIVE OAK	9"	16'		819	LIVE OAK	10"	20'	
812	LIVE OAK	10"	20'	MULTI TRUNK	994	CEAR	9"	16'	MULTI TRUNK	820	LIVE OAK	10"	20'	
813	LIVE OAK	9"	16'	MULTI TRUNK	995	CEAR	9"	16'	MULTI TRUNK	821	LIVE OAK	10"	20'	
814	CEAR ELM	9"	16'		996	LIVE OAK	17"	34'		822	LIVE OAK	10"	20'	
815	CEAR	14"	20'		997	LIVE OAK	14"	20'		823	LIVE OAK	10"	20'	
816	CEAR	9"	16'		998	LIVE OAK	12"	24'		824	LIVE OAK	10"	20'	
817	CEAR	9"	16'		999	LIVE OAK	10"	20'		825	LIVE OAK	10"	20'	
818	LIVE OAK	14"	20'		1000	CEAR	8"	16'		826	LIVE OAK	10"	20'	
819	CEAR ELM	9"	16'		3708	CEAR	11"	22'		827	LIVE OAK	10"	20'	
820	LIVE OAK	10"	20'		3709	LIVE OAK	10"	20'		828	LIVE OAK	10"	20'	
821	LIVE OAK	12"	24'		3710	CEAR	17"	34'		829	LIVE OAK	10"	20'	
822	LIVE OAK	12"	24'		3711	LIVE OAK	17"	34'		830	LIVE OAK	10"	20'	
823	LIVE OAK	12"	24'		3712	LIVE OAK	8"	16'		831	LIVE OAK	10"	20'	
824	LIVE OAK	11"	22'		3713	LIVE OAK	8"	16'		832	LIVE OAK	10"	20'	
825	LIVE OAK	11"	22'		3714	LIVE OAK	8"	16'		833	LIVE OAK	10"	20'	
826	LIVE OAK	11"	22'		3715	LIVE OAK	8"	16'		834	LIVE OAK	10"	20'	
827	LIVE OAK	12"	24'		3716	LIVE OAK	8"	16'		835	LIVE OAK	10"	20'	
828	LIVE OAK	12"	24'		3717	LIVE OAK	8"	16'		836	LIVE OAK	10"	20'	
829	LIVE OAK	12"	24'		3718	LIVE OAK	8"	16'		837	LIVE OAK	10"	20'	
830	LIVE OAK	12"	24'		3719	LIVE OAK	8"	16'		838	LIVE OAK	10"	20'	
831	LIVE OAK	12"	24'		3720	LIVE OAK	8"	16'		839	LIVE OAK	10"	20'	
832	LIVE OAK	12"	24'		3721	LIVE OAK	8"	16'		840	LIVE OAK	10"	20'	
833	LIVE OAK	12"	24'		3722	LIVE OAK	8"	16'		841	LIVE OAK	10"	20'	
834	LIVE OAK	12"	24'		3723	LIVE OAK	8"	16'		842	LIVE OAK	10"	20'	
835	LIVE OAK	12"	24'		3724	LIVE OAK	8"	16'		843	LIVE OAK	10"	20'	
836	LIVE OAK	12"	24'		3725	LIVE OAK	8"	16'		844	LIVE OAK	10"	20'	
837	LIVE OAK	12"	24'		3726	LIVE OAK	8"	16'		845	LIVE OAK	10"	20'	
838	LIVE OAK	12"	24'		3727	LIVE OAK	8"	16'		846	LIVE OAK	10"	20'	
839	LIVE OAK	12"	24'		3728	LIVE OAK	8"	16'		847	LIVE OAK	10"	20'	
840	LIVE OAK	12"	24'		3729	LIVE OAK	8"	16'		848	LIVE OAK	10"	20'	
841	LIVE OAK	12"	24'		3730	LIVE OAK	8"	16'		849	LIVE OAK	10"	20'	
842	LIVE OAK	12"	24'		3731	LIVE OAK	8"	16'		850	LIVE OAK	10"	20'	
843	LIVE OAK	12"	24'		3732	LIVE OAK	8"	16'		851	LIVE OAK	10"	20'	
844	LIVE OAK	12"	24'		3733	LIVE OAK	8"	16'		852	LIVE OAK	10"	20'	
845	LIVE OAK	12"	24'		3734	LIVE OAK	8"	16'		853	LIVE OAK	10"	20'	
846	LIVE OAK	12"	24'		3735	LIVE OAK	8"	16'		854	LIVE OAK	10"	20'	
847	LIVE OAK	12"	24'		3736	LIVE OAK	8"	16'		855	LIVE OAK	10"	20'	
848	LIVE OAK	12"	24'		3737	LIVE OAK	8"	16'		856	LIVE OAK	10"	20'	
849	LIVE OAK	12"	24'		3738	LIVE OAK	8"	16'		857	LIVE OAK	10"	20'	
850	LIVE OAK	12"	24'		3739	LIVE OAK	8"	16'		858	LIVE OAK	10"	20'	
851	LIVE OAK	12"	24'		3740	LIVE OAK	8"	16'		859	LIVE OAK	10"	20'	
852	LIVE OAK	12"	24'		3741	LIVE OAK	8"	16'		860	LIVE OAK	10"	20'	
853	LIVE OAK	12"	24'		3742	LIVE OAK	8"	16'		861	LIVE OAK	10"	20'	
854	LIVE OAK	12"	24'		3743	LIVE OAK	8"	16'		862	LIVE OAK	10"	20'	
855	LIVE OAK	12"	24'		3744	LIVE OAK	8"	16'		863	LIVE OAK	10"	20'	
856	LIVE OAK	12"	24'		3745	LIVE OAK	8"	16'		864	LIVE OAK	10"	20'	
857	LIVE OAK	12"	24'		3746	LIVE OAK	8"	16'		865	LIVE OAK	10"	20'	
858	LIVE OAK	12"	24'		3747	LIVE OAK	8"	16'		866	LIVE OAK	10"	20'	
859	LIVE OAK	12"	24'		3748	LIVE OAK	8"	16'		867	LIVE OAK	10"	20'	
860	LIVE OAK	12"	24'		3749	LIVE OAK	8"	16'		868	LIVE OAK	10"	20'	
861	LIVE OAK	12"	24'		3750	LIVE OAK	8"	16'		869	LIVE OAK	10"	20'	
862	LIVE OAK	12"	24'		3751	LIVE OAK	8"	16'		870	LIVE OAK	10"	20'	
863	LIVE OAK	12"	24'		3752	LIVE OAK	8"	16'		871	LIVE OAK	10"	20'	
864	LIVE OAK	12"	24'		3753	LIVE OAK	8"	16'		872	LIVE OAK	10"	20'	
865	LIVE OAK	12"	24'		3754	LIVE OAK	8"	16'		873	LIVE OAK	10"	20'	
866	LIVE OAK	12"	24'		3755	LIVE OAK	8"	16'		874	LIVE OAK	10"	20'	
867	LIVE OAK	12"	24'		3756	LIVE OAK	8"	16'		875	LIVE OAK	10"	20'	
868	LIVE OAK	12"	24'		3757	LIVE OAK	8"	16'		876	LIVE OAK	10"	20'	
869	LIVE OAK	12"	24'		3758	LIVE OAK	8"	16'		877	LIVE OAK	10"	20'	
870	LIVE OAK	12"	24'		3759	LIVE OAK	8"	16'		878	LIVE OAK	10"	20'	
871	LIVE OAK	12"	24'		3760	LIVE OAK	8"	16'		879	LIVE OAK	10"	20'	
872	LIVE OAK	12"	24'		3761	LIVE OAK	8"	16'		880	LIVE OAK	10"	20'	
873	LIVE OAK	12"	24'		3762	LIVE OAK	8"	16'		881	LIVE OAK	10"	20'	
874	LIVE OAK	12"	24'		3763	LIVE OAK	8"	16'		882	LIVE OAK	10"	20'	
875	LIVE OAK	12"	24'		3764	LIVE OAK	8"	16'		883	LIVE OAK	10"	20'	
876	LIVE OAK	12"	24'		3765	LIVE OAK	8"	16'		884	LIVE OAK	10"	20'	
877	LIVE OAK	12"	24'		3766	LIVE OAK	8"	16'		885	LIVE OAK	10"	20'	
878	LIVE OAK	12"	24'		3767	LIVE OAK	8"	16'		886	LIVE OAK	10"	20'	
879	LIVE OAK	12"	24'		3768	LIVE OAK	8"	16'		887	LIVE OAK	10"	20'	
880	LIVE OAK	12"	24'		3769	LIVE OAK	8"	16'		888	LIVE OAK	10"	20'	
881	LIVE OAK	12"	24'		3770	LIVE OAK	8"	16'		889	LIVE OAK	10"	20'	
882	LIVE OAK	12"	24'		3771	LIVE OAK	8"	16'		890	LIVE OAK	10"	20'	
883	LIVE OAK	12"	24'		3772	LIVE OAK	8"	16'		891	LIVE OAK	10"	20'	
884	LIVE OAK	12"	24'		3773	LIVE OAK	8"	16'		892	LIVE OAK	10"	20'	
885	LIVE OAK	12"	24'		3774	LIVE OAK	8"	16'		893	LIVE OAK	10"	20'	
886	LIVE OAK	12"	24'		3775	LIVE OAK	8"	16'		894	LIVE OAK	10"	20'	
887	LIVE OAK	12"	24'		3776	LIVE OAK	8"	16'		895	LIVE OAK	10"	20'	
888	LIVE OAK	12"	24'		3777	LIVE OAK	8"	16'		896	LIVE OAK	10"	20'	
889	LIVE OAK	12"	24'		3778	LIVE OAK	8"	16'		897	LIVE OAK	10"	20'	
890	LIVE OAK	12"	24'		3779	LIVE OAK	8"	16'		898	LIVE OAK	10"	20'	
891	LIVE OAK	12"	24'		3780	LIVE OAK	8"	16'		899	LIVE OAK	10"	20'	
892	LIVE OAK	12"	24'		3781	LIVE OAK	8"	16'		900	LIVE OAK	10"	20'	
893	LIVE OAK	12"	24'		3782	LIVE OAK	8"	16'						
894	LIVE OAK	12"	24'		3783	LIVE OAK	8"	16'						
895	LIVE OAK	12"	24'		3784	LIVE OAK	8"	16'						
896	LIVE OAK	12"	24'		3785	LIVE OAK	8"	16'						
897	LIVE OAK	12"	24'		3786	LIVE OAK	8"	16'						
898	LIVE OAK	12"	24'		3787	LIVE OAK	8"	16'						
899	LIVE OAK	12"	24'		3788	LIVE OAK	8"	16'						
900	LIVE OAK	12"	24'		3789	LIVE OAK	8"	16'						
901	LIVE OAK	12"	24'		3790	LIVE OAK	8"	16'						
902	LIVE OAK	12"	24'		3791	LIVE OAK	8"	16'						
903	LIVE OAK	12"	24'		3792	LIVE OAK	8"	16'						
904	LIVE OAK	12"	24'		3793	LIVE OAK	8"	16'						
905	LIVE OAK	12"	24'		3794	LIVE OAK	8"	16'						
906	LIVE OAK	12"	24'		3795	LIVE OAK	8"	16'						
907	LIVE OAK	12"	24'		3796	LIVE OAK	8"	16'						
908	LIVE OAK	12"	24'		3797	LIVE OAK	8"	16'						
909	LIVE OAK	12"	24'		3798	LIVE OAK	8"	16'						
910	LIVE OAK	12"	24'		3799	LIVE OAK	8"	16'						
911	LIVE OAK	12"	24'		3800	LIVE OAK	8"	16'						
912	LIVE OAK	12"	24'		3801	LIVE OAK	8"	16'						
913	LIVE OAK	12"	24'		3802	LIVE OAK	8"	16'						
914	LIVE OAK	12"	24'		3803	LIVE OAK</								

