

BOA REVIEW COVERSHEET**CASE:** C15-2019-0046**BOA DATE:** August 12, 2019**ADDRESS:** 4320 James Casey St.**COUNCIL DISTRICT:** 3**OWNER:** Benjamin Wu**AGENT:** Lila Nelson**ZONING:** LO-V-NP (South Manchaca)**LEGAL DESCRIPTION:** 0.1700 AC OF BLK 9D BOULDIN J E ESTATE**VARIANCE REQUEST:** Compatibility Setback requirements**SUMMARY:** off-street parking serving future use**ISSUES:** not enough space for parking

	ZONING	LAND USES
<i>Site</i>	LO-V-NP	Limited Office
<i>North</i>	GO-V-NP; LO-NP	General Office; Limited Office
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	GO-V; LO-NP	General Office; Limited Office
<i>West</i>	SF-3-NP; LO-NP	General Office; Limited Office

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhood Council

Bike Austin

Friends of Austin Neighborhoods

Go Austin Vamos Austin 78745

Hill Country Conservancy

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.

Preservation Austin

SEL Texas

Sierra Club, Austin Regional Group

South Austin Neighborhood Alliance

South Manchaca Neighborhood Plan Contact Team

South Park Neighbors

Southwood Neighborhood Assn.



July 26, 2019

Lila Nelson
4320 James Casey St
Austin TX, 78745

Property Description: 0.1700 AC OF BLK 9D BOULDIN J E ESTATE

Re: C15-2019-0046

Dear Lila,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from;

Section 25-2-1067 (H) (Design Regulations) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards to;

- decrease the minimum parking setback from 25 feet (required) on the southern and western boundaries to 0 feet (requested) and;
- decrease the minimum driveway setback from 20 feet (required) to 0 feet (requested),

In order to construct an accessory parking lot in a "LO-V-NP", Limited Office – Vertical Mixed Use – Neighborhood Plan zoning district. (South Manchaca Neighborhood Plan)

Austin Energy does not oppose requested compatibility variances, provided all proposed and existing improvements are in compliance with AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSA
[RE](#)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BEN WHITE

I-3/3

BEN WHITE

BEN WHITE BLVD

W BEN WHITE EB TO 1ST

**NOTIFICATIONS**

CASE#: C15-2019-0046

LOCATION: 4320 JAMES CASEY STREET



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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

I-3/4

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: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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

COMPATIBILITY STANDARDS Section 25-2-1067 (H) THE SUBJECT PROPERTY IS 110' WIDE. WE ARE REQUESTING TO DECREASE THE REQUIRED SET BACK ON THE SOUTHERN BOUNDARY WHERE THE USE IS SF-5 OR MORE RESTRICTIVE ZONING DISTRICT FROM 25 FT TO ZERO FT (REQUESTED) FOR PARKING AND FROM 20 FT TO ZERO FT (REQUESTED) FOR DRIVEWAY. WE ARE REQUESTING TO DECREASE THE REQUIRED SET BACK ON THE WESTERN BOUNDARY WHERE THE USE IS SF-5 OR MORE RESTRICTIVE ZONING DISTRICT FROM 25 FT TO ZERO (REQUESTED) FOR PARKING.

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:

Without this variance there is no possibility of using the bulk of the existing building that is constructed for its reasonable possible use (medical office)

There is room for no more than approximately two parking spaces (spaces 8 and 9 on the plan) allowing only between 400 and 600 Sf of use in this 2,293 Sf building

Hardship

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

The property is surrounded with commercial use with the exception of the SF3 adjacent to the south. The SF3 adjacent lot is

included in the Special District for future commercial use. It is only a matter of time before the use will change. The owner of the SF3 adjacent lot has stated they are in support of the variance.

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

The hardship is not general to the area in that surrounding properties have been redeveloped or are in the process of being redeveloped largely driven by the St. David's South Austin Medical Center

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:

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:

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:

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

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

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:

Only Parking and a driveway (no building) are proposed for the compatibility set back. There has been a parking area there in

the past with no apparent impairment to any of the adjacent properties. Properly constructing legal parking on this site is consistent with the current zoning district.

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:

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:

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

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

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: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

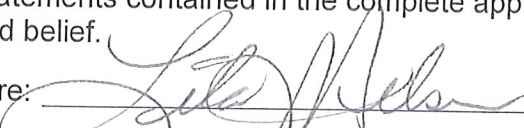
Email (optional – will be public information): _____

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 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.

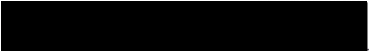
Applicant Signature:  Date: 07-01-2019

Applicant Name (typed or printed): Lila Nelson, ATX Permit & Consulting, LLC

Applicant Mailing Address: 4408 Spicewood Springs Rd Ste 400

City: Austin State: TX Zip: 78759

Phone (will be public information): 512-657-7349

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: 06-01-2019

Owner Name (typed or printed): Benjamin S Wu

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Lila Nelson

Agent Mailing Address: 4408 Spicewood Springs Rd. Ste 400

City: Austin State: TX Zip: 78759

Phone (will be public information): 512-657-7349

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).

July 16, 2019

Board of Adjustments Members
505 Barton Springs Rd.
Austin, Texas 78704

Subject: Board of Adjustments Case File No. C15-2019-0046
4320 James Casey Street

Dear Chairman and Members,

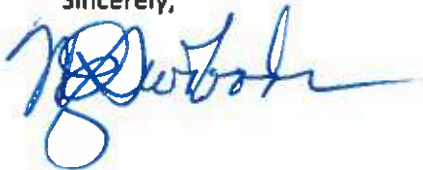
My name is MARZAPET SUOBODA and I own and live ^{next to} on the property referenced above.
My address is 4322 James Casey Street.

I am aware of the requested variance which would allow parking in the compatibility setbacks next to my property.

This letter is to inform you that I do not object to the requested variance.

Thank you for your consideration.

Sincerely,

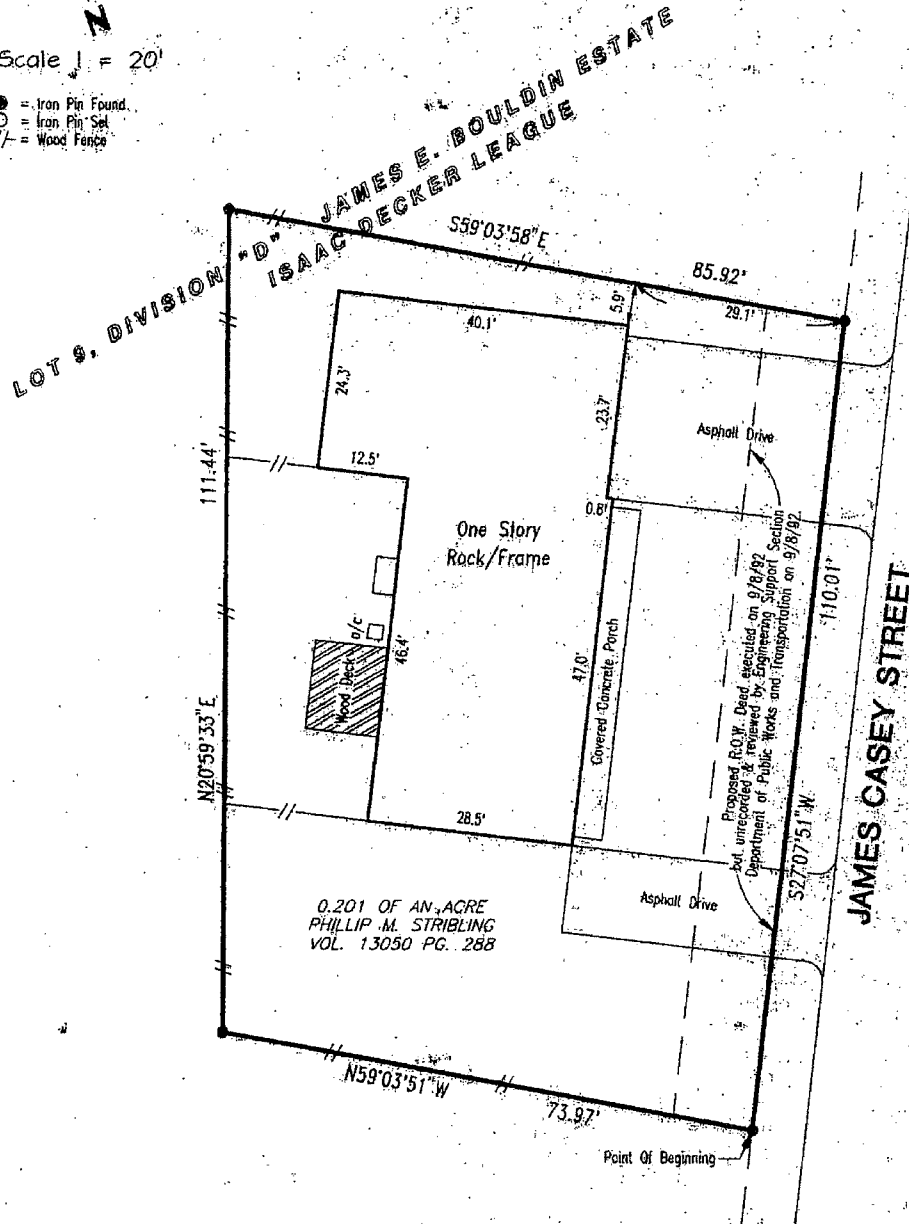
A handwritten signature in blue ink, appearing to read "Marzapet Suoboda", written over a horizontal line.

SURVEY PLAT OF

0.201 OF AN ACRE
OUT OF & A PART OF
LOT NO. 9 DIVISION 'D' OF THE JAMES E. BOULDIN ESTATE
IN THE ISAAC DECKER LEAGUE
SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
LEGAL ADDRESS: 4920 JAMES CASEY STREET.

Scale 1" = 20'

- = Iron Pin Found.
- = Iron Pin Set
- /- = Wood Fence



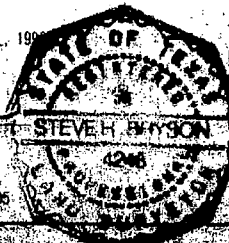
TO: Gracy Title Company & Stewart Title Guaranty Company

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the properly legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon, and that said property has access to and from a dedicated roadway except as shown hereon.

Dated, this the 8th day of July, 1998

Steve H. Bryson
STEVE H. BRYSON, R.P.L.S. NO. 4248
STEVE H. BRYSON SURVEYING CO.
1715 Capital of Texas Hwy. S. Ste. 208
Austin, Texas 78748 (512) 347-9505



The legally described property is not within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map No. 48453C-0210E, Travis County, Texas, dated 6-16-93, located in Zone "X".



Questions? [Click here for help and contact information.](#)

Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location: 4320 JAMES CASEY ST
(3,104,433.54, 10,054,336.97)

Grid: G18

Future Land Use (FLUM): Special District

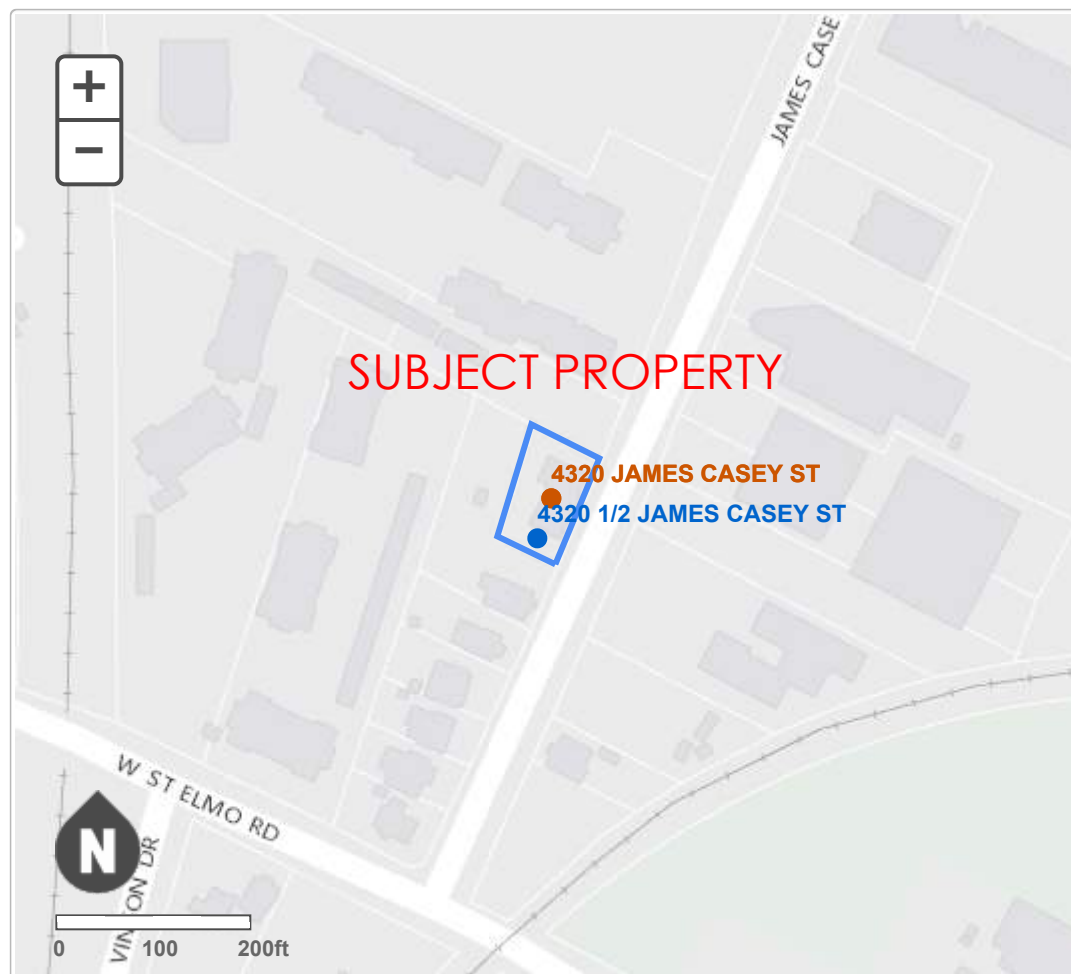
Regulating Plan:

Zoning: LO-V-NP

Zoning Case: C14-2007-0216
C14-2014-0018

**Zoning Ordinance
(Mostly after 2000):** 20141106-087
99-0225-70(b)
20071213-087

Zoning Overlays: NEIGHBORHOOD PLANNING
AREA
■ SOUTH MANCHACA
■ South Austin Combined NPA



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General



Questions? [Click here for help and contact information.](#)

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For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location: 4322 JAMES CASEY ST
(3,104,381.53, 10,054,239.75)

Grid: G18

Future Land Use (FLUM): Special District

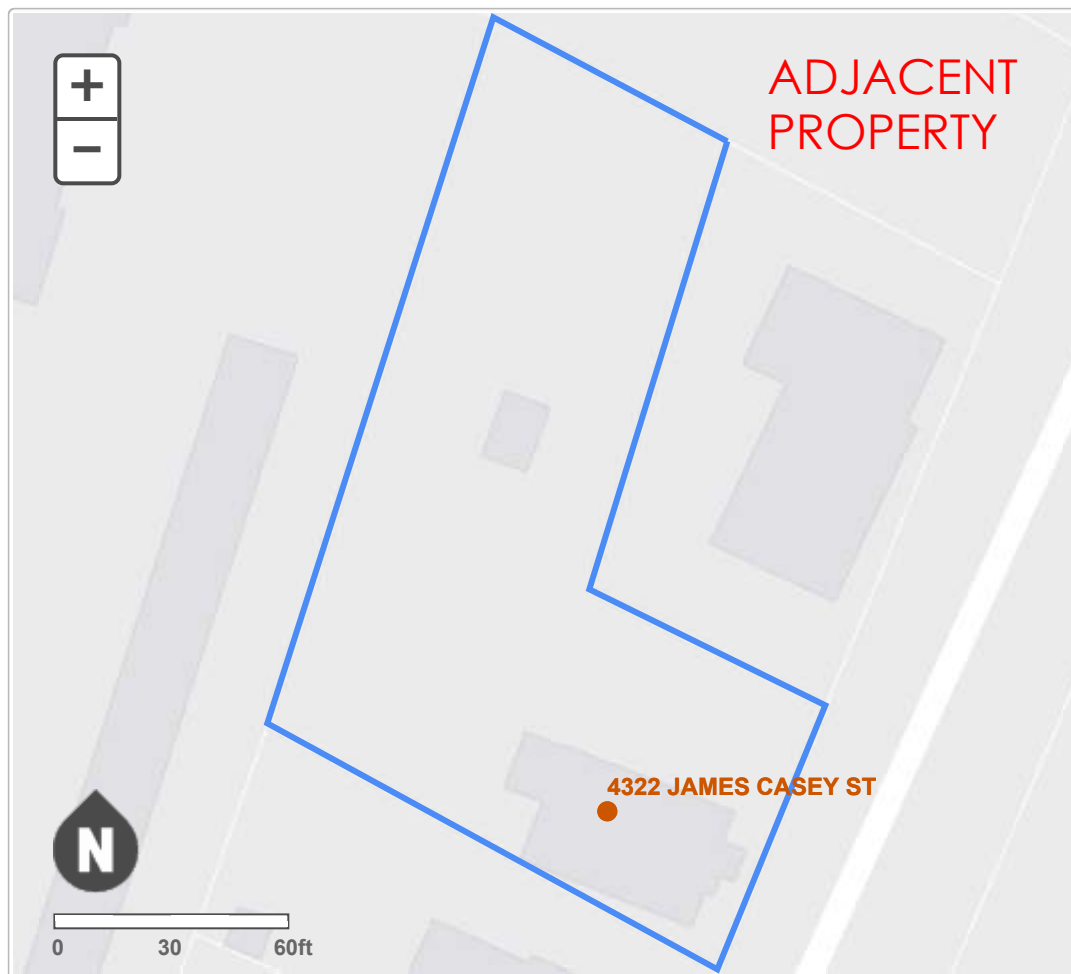
Regulating Plan:

Zoning: SF-3-NP

Zoning Case: [C14-2014-0018](#)

**Zoning Ordinance
(Mostly after 2000):** [20141106-087](#)
[99-0225-70\(b\)](#)

Zoning Overlays: NEIGHBORHOOD PLANNING
AREA
■ SOUTH MANCHACA
■ South Austin Combined NPA

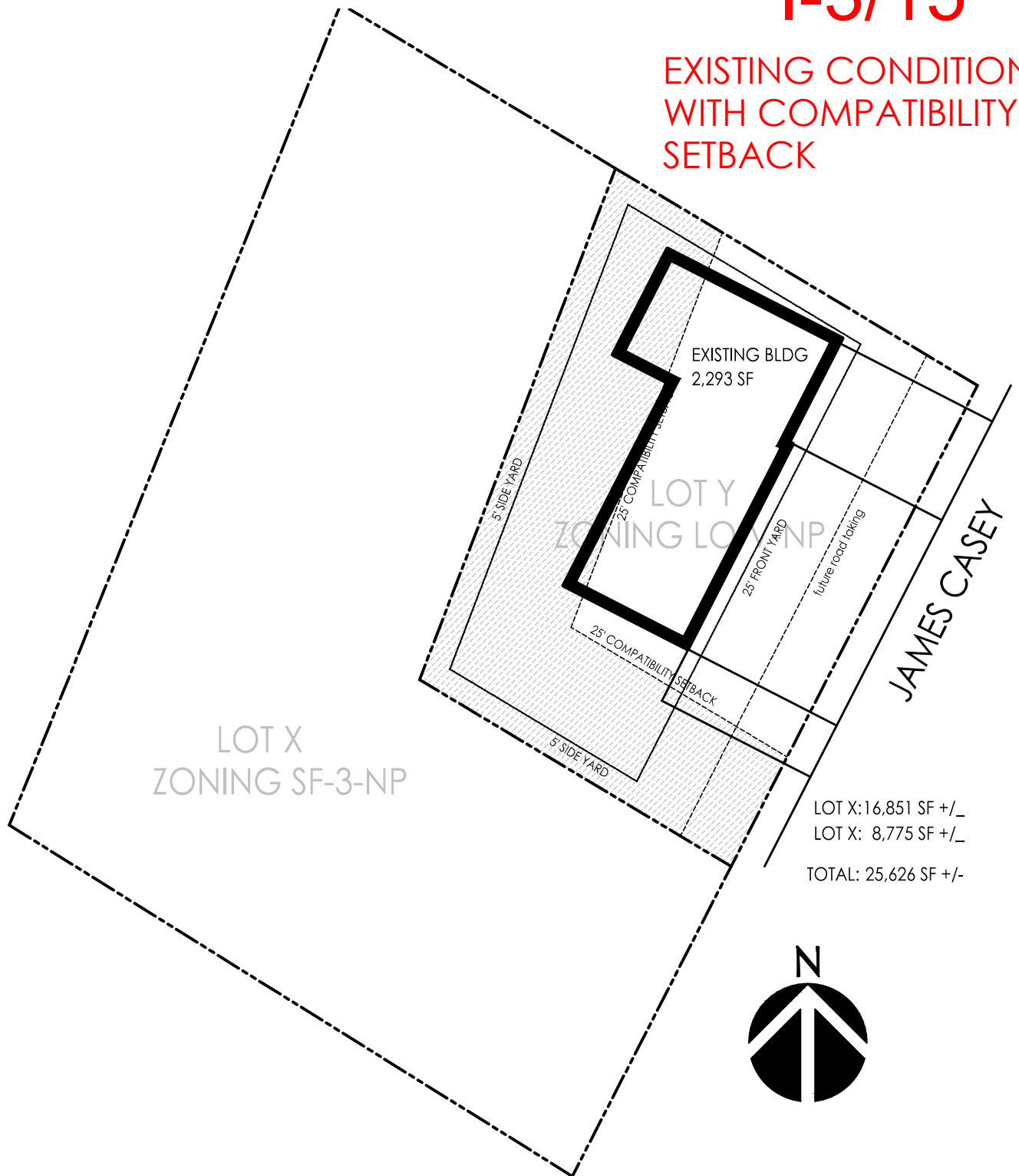


Zoning Guide

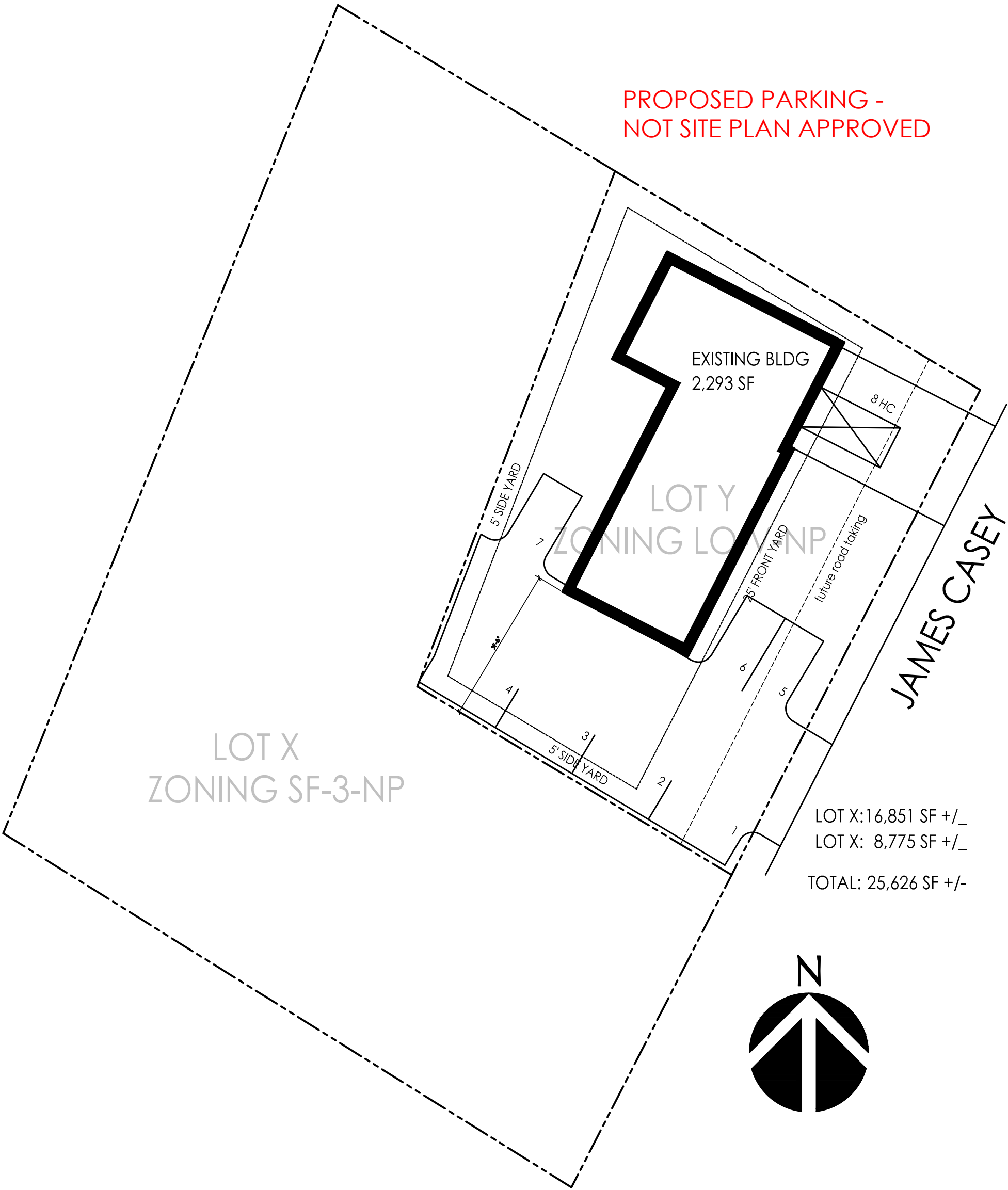
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General

I-3/15

EXISTING CONDITION
WITH COMPATIBILITY
SETBACK



CASE N
AS IS



5-27-2019

CASE N1

AS IS with PARKING



PUD

GO-V

LO-V

LO

GO-V

4320 James Casey Street



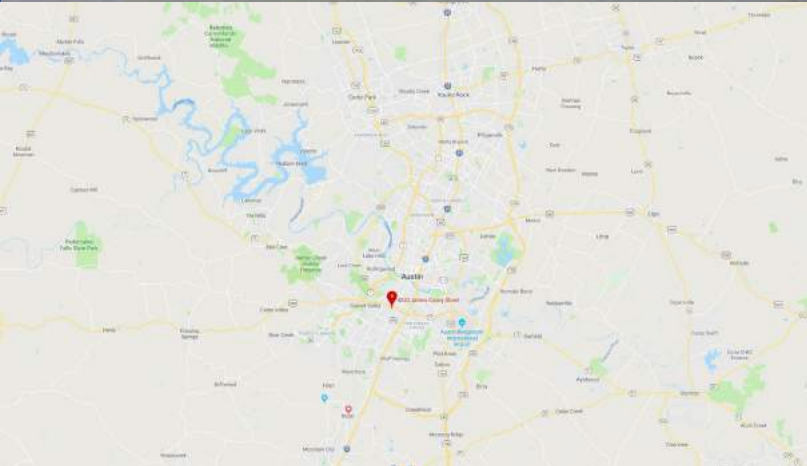


South Austin

FOR LEASE

2,248 ± SF PROFESSIONAL/MEDICAL FREESTANDING DESIGN BUILD OFFICE SPACE

FORMER OWNER MARKETING FLYER



Located just down the street from the
South Austin Medical Center
Hospital undergoing \$58 Million Dollar Expansion



SOUTH AUSTIN

4320 JAMES CASEY ST. • AUSTIN, TX. 78745

Northwest quadrant of James Casey St. (just north of St. Elmo Rd. West)



PROPERTY AREA HIGHLIGHTS

Build-to-Suit

Free standing building with the flexibility of a customized build out

Great location—walking distance to the South Austin St. David's Medical Center—plans for \$58 million expansion. The expansion also calls for adding two floors in the Medical Center's south tower

Great space for upcoming South Austin Medical Center's general area expansion to serve the rapidly growing population's demand for healthcare

Other area medical includes: Texas Heart & Vascular, Austin Podiatry, Austin Gastroenterology, River Ranch Radiology

Ideal Office Space and Location for: Dentistry, Physical Therapy, Chiropractic, Attorney, Insurance or Real Estate

CONTACT

BRIAN NOVY

PRESS TO CALL BRIAN



BRIANNOVY@THENOVYCOMPANY.COM | 512-750-5587 | PO BOX 28054 • AUSTIN, TX 78755 | THENOVYCOMPANY.COM

The information contained herein was obtained from sources deemed to be reliable. However, The Novy Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Published June 2018 | connectmarketing-re.com



South Austin

FOR LEASE

2,248 ± SF PROFESSIONAL/MEDICAL FREESTANDING DESIGN BUILD OFFICE SPACE

FORMER OWNER MARKETING FLYER



SOUTH AUSTIN

4320 JAMES CASEY ST. • AUSTIN, TX. 78745

Northwest quadrant of James Casey St. (just north of St. Elmo Rd. West)



A FREE STANDING BUILDING WITH THE FLEXIBILITY OF A CUSTOMIZED BUILD OUT

PROPERTY/AREA HIGHLIGHTS

- South of Ben White Boulevard off of south 1st Street
- Prime location and high medical development growth area
- Zoning | LO-V-NP:
(LO) Limited Office
(V) Vertical Mixed Use Building
(NP) Neighborhood Plan Combining District
- Convenient Ingress/Egress from James Casey St.
- In close proximity to the Iconic South Congress Ave and South Lamar Blvd. with convenient restaurants, shopping and Austin activity
- AISD area schools (19 Campuses) Akins HS, Becker ES, Bedichek MS, Blazier ES, Casey ES, Crockett HS, Cunningham ES, Fulmore MS, Joslin ES, Menchaca ES, Odom ES, Paredes MS, Pleasant Hill ES, Graduation Pre-

paratory Academy at Travis ECHS, Ann Richards YWLA, St. Elmo ES, Travis ECHS, Travis Heights ES, Williams ES.

BUILDING HIGHLIGHTS

- Free standing building
- 1 Story
- Surface Parking—8 ± Spaces
- Monument sign—highly visible

PROPERTY INFORMATION

GLA 2,248 SF ±
ACRES 0.17 AC ±
PARKING 8 ± Spaces

LEASE TERMS

RENTAL RATE \$25/PSF/MO
TRIPLE NET'S TBD
ADD'L EXPENSES Tenant pays Utilities and Janitorial

TRAFFIC INFORMATION

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
W. St. Elmo Rd.	S. 3rd St.	5,517	2014	0.07 mi
W. St. Elmo Rd.	St. Elmo Rd. W.	4,960	2017	0.07 mi
Vinson Dr.	Philco Dr.	5,360	2017	0.10 mi
Saint Elmo Cir.	St. Elmo Rd. W.	5,620	2017	0.12 mi

PRESS TO CALL BRIAN



CONTACT

BRIAN NOVY

BRIANNOVY@THENOVYCOMPANY.COM | 512-750-5587 | PO BOX 28054 • AUSTIN, TX 78755 | THENOVYCOMPANY.COM

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I-3/20

FORMER PARKING SOUTH SIDE.



I-3/21

NORTH SIDE PARKING

I-3/22

ST. DAVID'S SOUTH
AUSTIN REGIONAL
HOSPITAL



OFFICE DEVELOPMENT TO
NORTH OF SUBJECT PROPERTY



I-3/23

PROPERTY ACROSS THE STREET
RECENTLY SOLD FOR MEDICAL REDEVELOPMENT



I-3/24

CADDY CORNER MOB

