



FORTUNATE
FOUNDATIONS

301 N Pleasant Valley Dr

**Board of Adjustments -
November 9, 2020**

www.fortunatefoundations.com

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FORTUNATE FOUNDATIONS

Green builder and real estate developer based in East Austin

- **22 completed homes in past 12 months**
 - 3 homes in the Govalle/Johnston Terrace Neighborhood
 - New Headquarters under construction IN GJT (East 2nd St)
- **Austin Energy Green Building (AEGB) rated structures**
 - **Strive to achieve 5-star ratings on every home**
 - Energy efficiency (via insulation & HVAC system design)
 - Water-efficient fixtures and landscapes
 - Materials recycling and waste reduction
 - Solar panels included on every feasible structure
- **Experienced with urban infill projects, with a focus on:**
 - Accentuating unique lot characteristics
 - Good cooperation with neighbors



THE PROPERTY



- Lot is zoned MF-2-NP
- Govalle/Johnston Terrace Neighborhood Plan
- Located in East Austin zip 78702

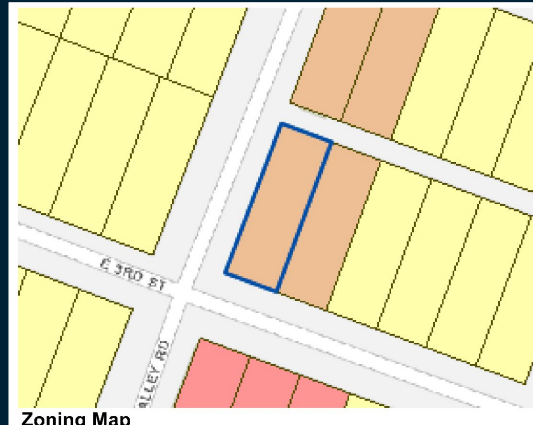


Seeking Variances for lot size and width

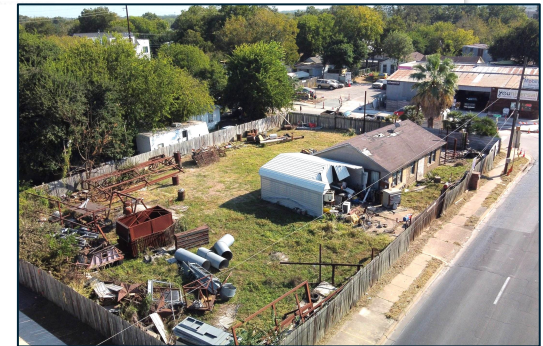
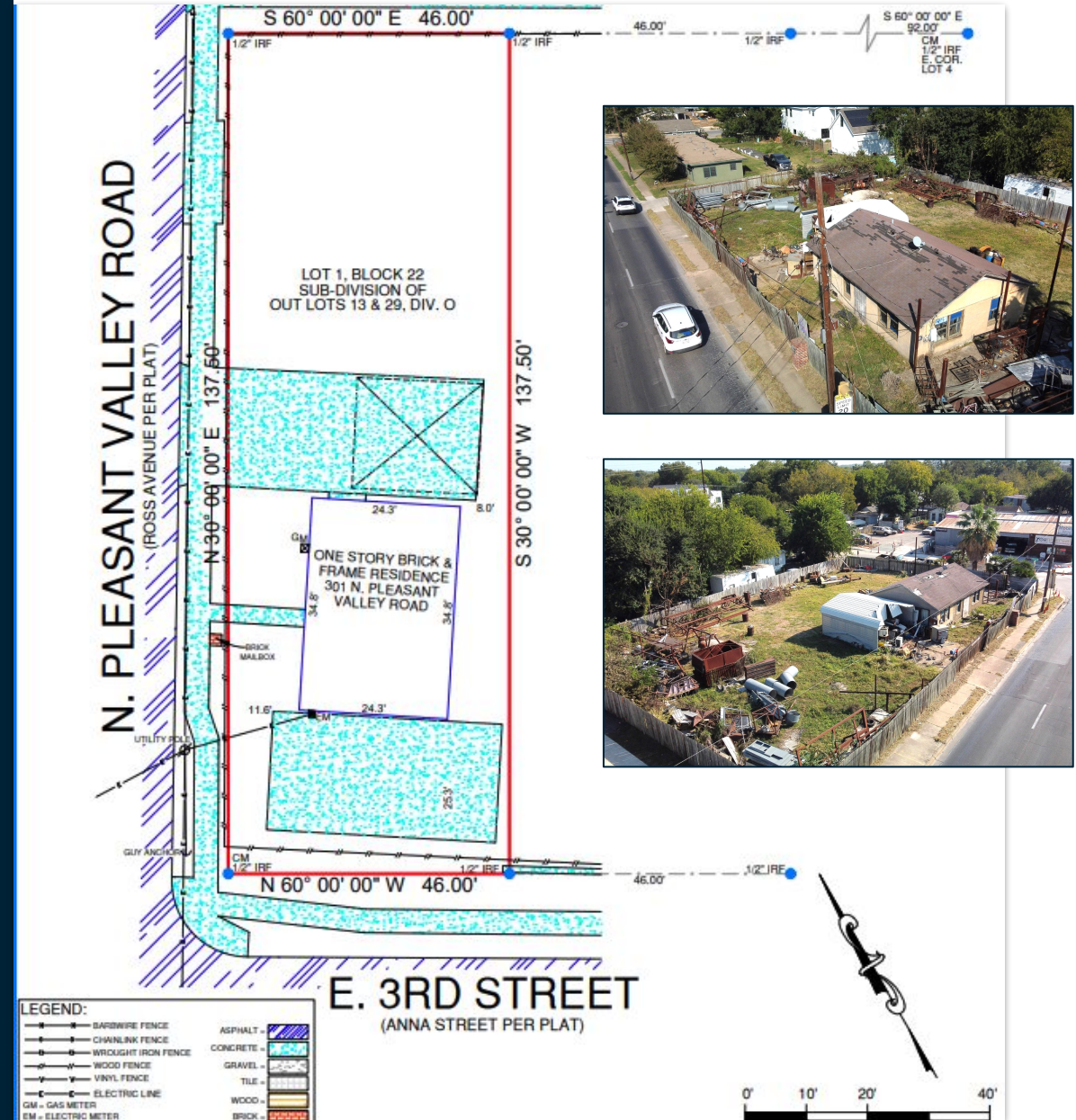
- Lot is surrounded by MF-2
- Our project aligns with COA planning & zoning, fits the character of the neighborhood
- Hardship is related to parcel size and shape



Current Imagery



Zoning Map



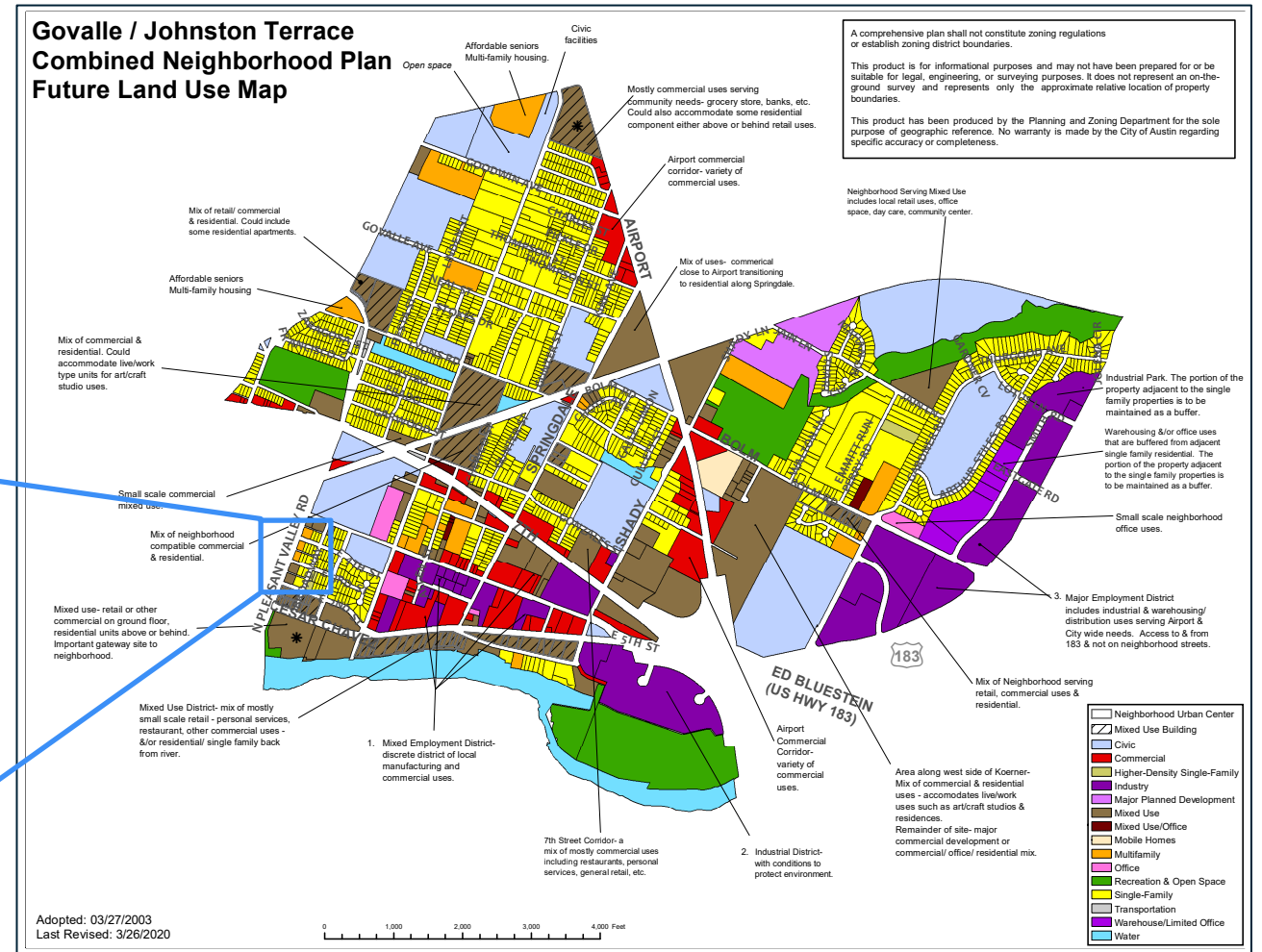
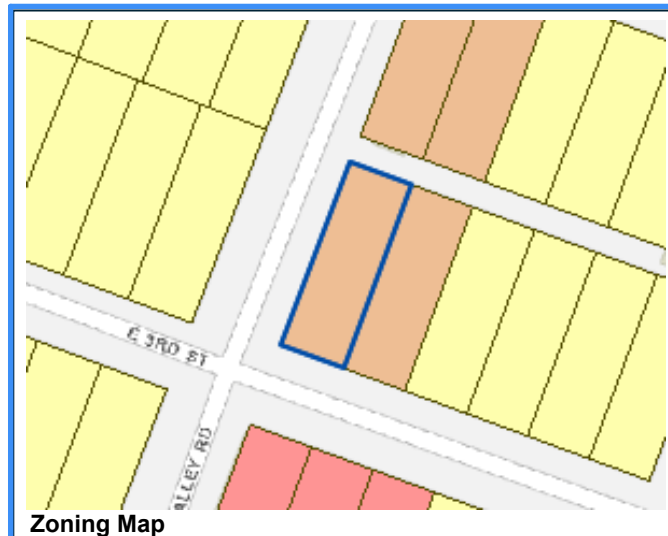
HARDSHIP

Minimum lot size for MF-2 is 8000 sqft

- 301 N Pleasant Valley Dr is 6325 sqft

Minimum lot width for MF-2 is 50'

- 301 N Pleasant Valley Dr is 46' x 137.5'



Govalle/Johnston Terrace FLUM specifies multifamily use for this land parcel

THE VISION

3 story multifamily building
3 1-bedroom units
Energy efficient design
On-site parking included
Solar panels included on the roof

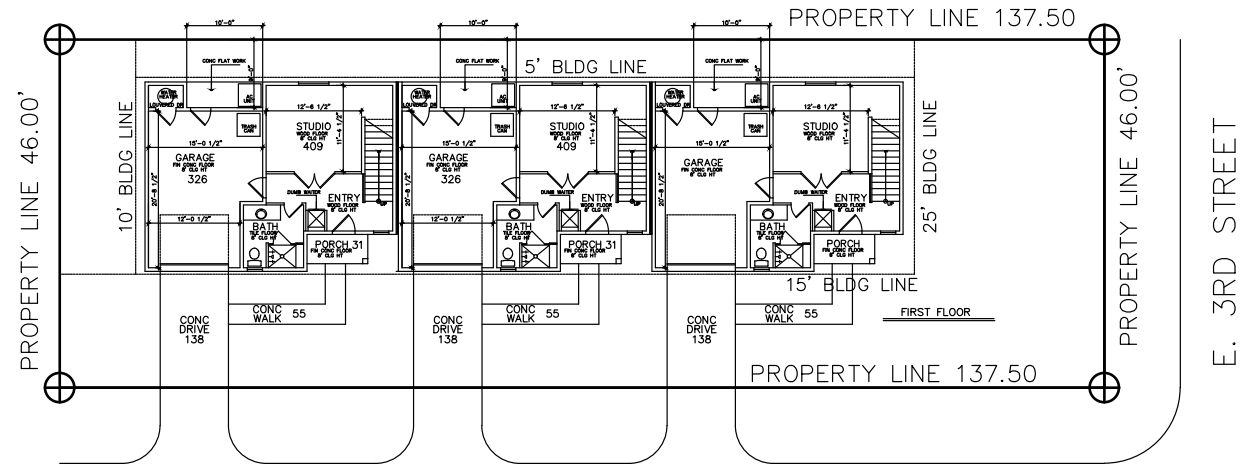
ALTERNATIVE USE

If we are not granted these variances we
will build 2 single family homes instead

Less density = less affordability
Less befitting to neighborhood character

301 N Pleasant Valley

D-1/5-PRESENTATION
F FORTUNATE
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STAKEHOLDERS AND SUPPORT

Fortunate Foundations

Southwest Engineers

Design Originals of Texas

Govalle Neighborhood Association

**Govalle/Johnston Terrace
Neighborhood Contact Team**

Project Owner & Developer

Civil Engineering

Architecture Firm

Discussed project with Jessica Eley

**Contacted Daniel Llanas but have
not yet received a response**

THANK YOU FOR YOUR CONSIDERATION

**WE LOOK FORWARD
TO WORKING WITH YOU**

www.fortunatefoundations.com



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info@fortunatefoundations.com



346-702-4230



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