

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0048

BOA DATE: May 10th, 2021

ADDRESS: 8300 N IH 35 SVRD SB

COUNCIL DISTRICT: 4

OWNER: Austin Hedge 35 Borrower LLC

AGENT: Stephen Drenner

ZONING: CS-MU-CO-NP (Georgian Acres NP)

LEGAL DESCRIPTION: LOT 2 DINERSTEIN ADDN NO 2 (COMMERCIAL PERSONAL PROPERTY)

VARIANCE REQUEST: reduce the number of required parking spaces from 1.5 spaces and 1.5 spaces + 0.5 spaces per bedroom to 1 spaces

SUMMARY: complete a Multi-Family residential structure providing 226 units of significantly affordable housing

ISSUES: conversion of an existing hotel building

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	General Commercial Services-Mixed Use
<i>North</i>	MF-3-CO-NP	Multi-Family
<i>South</i>	CS-CO-NP	General Commercial Services
<i>East</i>	GO-NP	General Office
<i>West</i>	MF-3-CO-NP	Multi-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Mayan Collective

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Georgian Acres Neigh. Assn.

Go Austin Vamos Austin – North

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

SELTexas

Sierra Club, Austin Regional Group

D-8/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0048

LOCATION: 8300 N IH 35 SVRD SB



1" = 250'

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: 8300 N Interstate 35 Service Road Southbound

Subdivision Legal Description:

Dinerstein Addition No. 2

Lot(s): 2 Block(s): _____

Outlot: _____ Division: _____

Zoning District: CS-MU-CO-NP

I/We Stephen Drenner on behalf of myself/ourselves as
authorized agent for AUSTIN HEDGE 35 BORROWER LLC affirm that on
Month March, Day 30, Year 2021, 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: Multifamily Residential

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

I am requesting a variance from the LDC §25-6, Appendix A, (Tables of Off-Street Parking and Loading Requirements), Multifamily Residential use to decrease the parking requirements for 1-bedroom and dwelling units larger than 1-bedroom to 1 space in order to complete a multifamily residential structure providing 226 units of significantly Affordable housing.

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 desired use of this property is a conversion from a hotel use to a deeply Affordable multifamily use. The parking requirements exceed the necessary parking for this particular use, and to provide such parking would reduce the density of the affordable project.

Hardship

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

The hardship is incurred by the conversion of a hotel building into a dense Affordable multifamily use, thereby necessitating use of the existing structures on site. Accommodating current parking requirements would require a reduction in deeply affordable housing units.

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

The hardship is not general to the area because of the conversion of an existing hotel building of this era into Affordable multifamily residences.

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 variance will not alter the character of the area because the building's footprint and parking configuration will remain the way it has existed since 1981. The adjacent property to the north, and that warps to the west of the property, is a multifamily use and the property adjacent to the south is a hotel use.

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:

By providing the project with the requested variance, 226 parking spaces will be provided which is adequate for a deeply Affordable housing project located less than 1/2 mile to bus transit.

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 granting of this variance will not result in the parking or loading of vehicles on public streets. The site is designed in a manner that allows for pick-up and drop-off to happen on the site and no cars are able to be parked adjacent to the site.

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

The granting of this variance will not create any safety hazards due to the reduction of vehicle circulation and the restoration of the sidewalk and driveway aprons at the entrance and exit of the site.

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

The parking variance is only needed for the conversion of a hotel structure into a dense Affordable multifamily use and therefore the request is only being made in conjunction with the conversion of this structure.

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: 03/30/21

Applicant Name (typed or printed): Stephen Drenner

Applicant Mailing Address: 200 Lee Barton Drive, Suite 100

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 807-2900

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: 03/30/21

Owner Name (typed or printed): AUSTIN HEDGE 35 BORROWER LLC

Owner Mailing Address: 1515 S CAP OF TX HWY STE 411

City: Austin State: TX Zip: 78746

Phone (will be public information):

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Stephen Drenner

Agent Mailing Address: 200 Lee Barton Drive, Suite 100

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 807-2900

Email (optional – will be public information): 

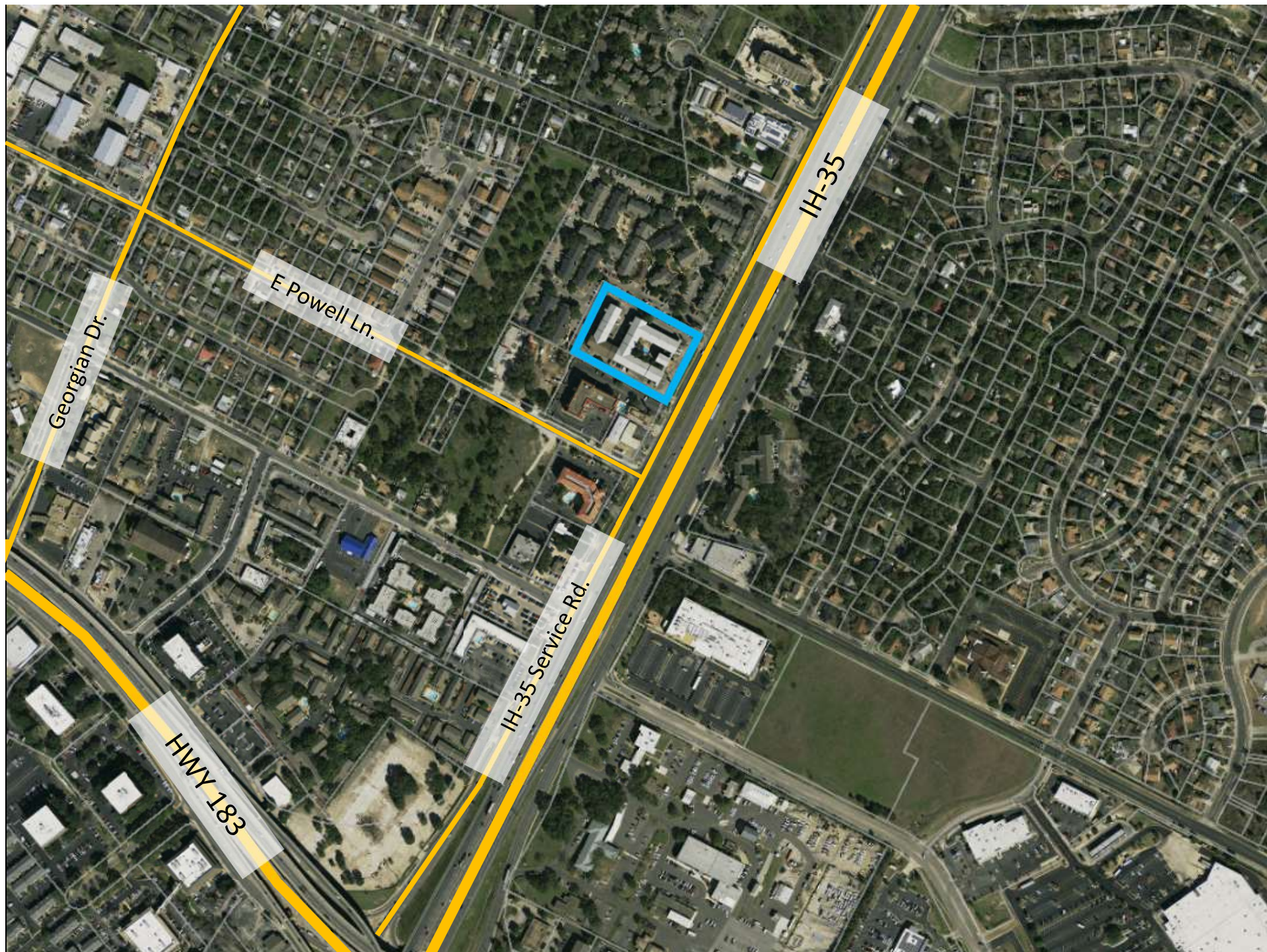
Section 6: Additional Space (if applicable)

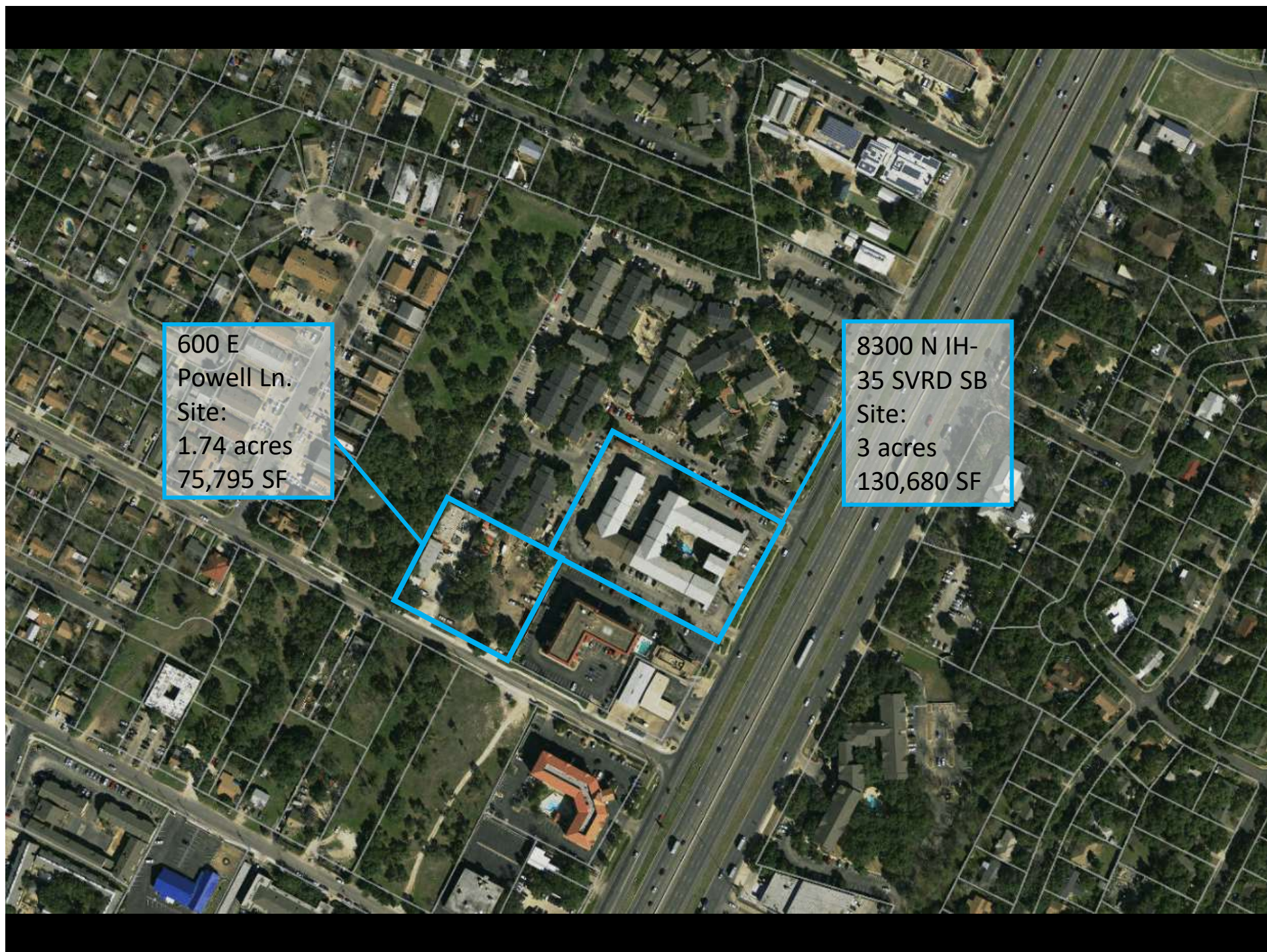
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

8300 N IH-35 SVRD SB

Board of Adjustment

May 10, 2021





600 E
Powell Ln.
Site:
1.74 acres
75,795 SF

8300 N IH-
35 SVRD SB
Site:
3 acres
130,680 SF



Project Summary

- Reuse existing extended stay hotel building for a deeply affordable multifamily residential use
- 218 hotel units = 227 proposed residential units
 - 68 studios
 - 138 one-bedroom units
 - 21 two-bedroom units
- 50% of units @ 60% MFI
 - Affordable for 40 years
 - Affordable units will match overall unit mix











