

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE:** Monday, May 10, 2010

**CASE NUMBER:** C15-2010-0044

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Leane Heldenfels, Chairman  
\_\_\_\_ Clarke Hammond, Vice Chairman  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Melissa Hawthorne

**APPLICANT:** Paula Griffin

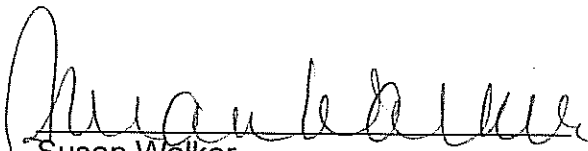
**ADDRESS:** 6000 SAN PAUBLO CT

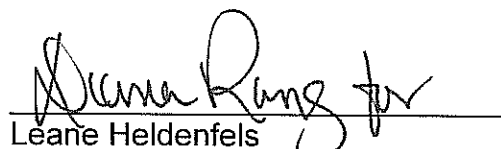
**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet in order to maintain and screen-in an existing deck for a single-family residence in an "SF-2", Single Family Residence zoning district.

**BOARD'S DECISION:** POSTPONED TO JUNE 14, 2010

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (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:
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:

  
\_\_\_\_\_  
Susan Walker  
Executive Liaison

  
\_\_\_\_\_  
Leane Heldenfels  
Chairman

## PUBLIC HEARING INFORMATION

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  - appearing and speaking for the record at the public hearing;
- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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**Case Number:** C15-2010-0044 – 6000 San Paablo Court

**Contact:** Susan Walker, 974-2202

**Public Hearing:**

**Board of Adjustment, May 10, 2010**

*Tracee A. Polivard*

Your Name (please print)

*6000 San Paablo Court*

Your address(es) affected by this application

*Tracee A. Polivard*

Signature

*4/30/10*

Date

Daytime Telephone: *512/394-9496*

Comments:

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

If you use this form to comment, it may be returned to:

**City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor**

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number:** C15-2010-0044 – 6000 San Pablo Court

**Contact:** Susan Walker, 974-2202

**Public Hearing:**

**Board of Adjustment, May 10, 2010**

*Kelly Cook*  
Your Name (please print)

*6003 San Pablo Ct.*  
Your address(es) affected by this application

*Kelly Cook*  
Signature

*5/11/10*  
Date

*5126985420*  
Daytime Telephone:

*you can't even see*  
Comments:

*her back yard & street*  
*deck from front street*

☒ I am in favor  
☐ I object

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Case Number: C15-2010-0044 – 6000 San Pablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

Laura Elizabeth Falk  
Your Name (please print)

☒ I am in favor  
☐ I object

6103 Arlene Trl Austin, TX 78749  
Your address(es) affected by this application

Susan Elizabeth Falk  
Signature Date 4/30/2010

Daytime Telephone: 512-394-0537

Comments: I cannot see her deck from our house and I don't believe it is visible from the street. I will either we make no objection to the variance.

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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

JEFF CECIL

Your Name (please print)

☒ I am in favor  
☐ I object

6002 SAN PABLO

Your address(es) affected by this application

Jeff Cecil

Signature

Date

Daytime Telephone: 512 627-9319

Comments: 1 DO NOT OBJECT TO

PAULO'S REQUEST,

If you use this form to comment, it may be returned to:

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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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**Contact:** Susan Walker, 974-2202

**Public Hearing:**

**Board of Adjustment, May 10, 2010**

MARIAN NOONAN

Your Name (please print)

☒ I am in favor  
☐ I object

6005 SAN PABLO CT, AUSTIN, TX 78749

Your address(es) affected by this application

*Marian Walker* *5/4/10*  
Signature Date

Daytime Telephone: 512-789-6026

Comments: I CANNOT SEE HER DECK FROM MY HOUSE. SHE SHOULD BE ALLOWED TO KEEP HER DECK THAT SHE HAS SCREENED IN.

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**C/O Susan Walker**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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**Contact:** Susan Walker, 974-2202  
**Public Hearing:**  
**Board of Adjustment, May 10, 2010**

*Brian Witek*

Your Name (please print)

*6004 La Navarria Lane 78749*

Your address(es) affected by this application

*[Signature]*

Signature

*5/12/10*

Date

Daytime Telephone: *512 426 4925*

Comments: *I cannot see Ms. Gai's backyard.*

*Approval of the variance is fine with me.*

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

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**C/O Susan Walker**  
**P. O. Box 1088**  
**Austin, TX 78767-8810**

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Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

Judy Haugen

Your Name (please print)

6004 San Pablo Ct

Your address(es) affected by this application

Judy Haugen

Signature

Date

Daytime Telephone: 512-288-9643

Comments: We have no problem with

Paula doing this project. We cannot see the deck from our house. Please let her go ahead with this project.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810



If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #  
ROW #

C15-2010-0044  
10425138

TP-0416360111

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.

STREET ADDRESS: 6000 San Paublo Court Austin, TX 78749

LEGAL DESCRIPTION: Subdivision - Villages at Western Oaks

Lot(s) 26 Block 9 Outlot Division Section 13

I/We Paula Griffin for behalf of myself/ourselves as authorized agent for

affirm that on , ,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

\_\_\_ ERECT \_\_\_ ATTACH <sup>X</sup> COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

I am seeking a variance to screen-in my existing deck.

in a SF2 district.  
(zoning district)

NOTE: 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 support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because: There is a 1 1/2 foot drop off from my sliding glass back door, and if the deck wasn't in place, the backyard would be unuseable.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: The deck backs to a greenbelt, and is not intrusive to my neighbors

and their property. The deck was built over twenty years ago, and has not presented a problem.

- (b) The hardship is not general to the area in which the property is located because: There has been an increase in the coyote population in my neighborhood and I want a safe haven for my two cats. Raccoons come up on my deck during the night, and are disruptive.

**AREA CHARACTER:**

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:

Screening in my deck will not change the character of the area. The greenbelt is beautiful, and I want to enjoy one of the nicest features of my home.

**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 Section 479 of Chapter 25-6 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 reasonable 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:

---

---

**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.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Paula E. Griffin Mail Address 6000 San Pablo Court  
City, State & Zip Austin, Texas 78749

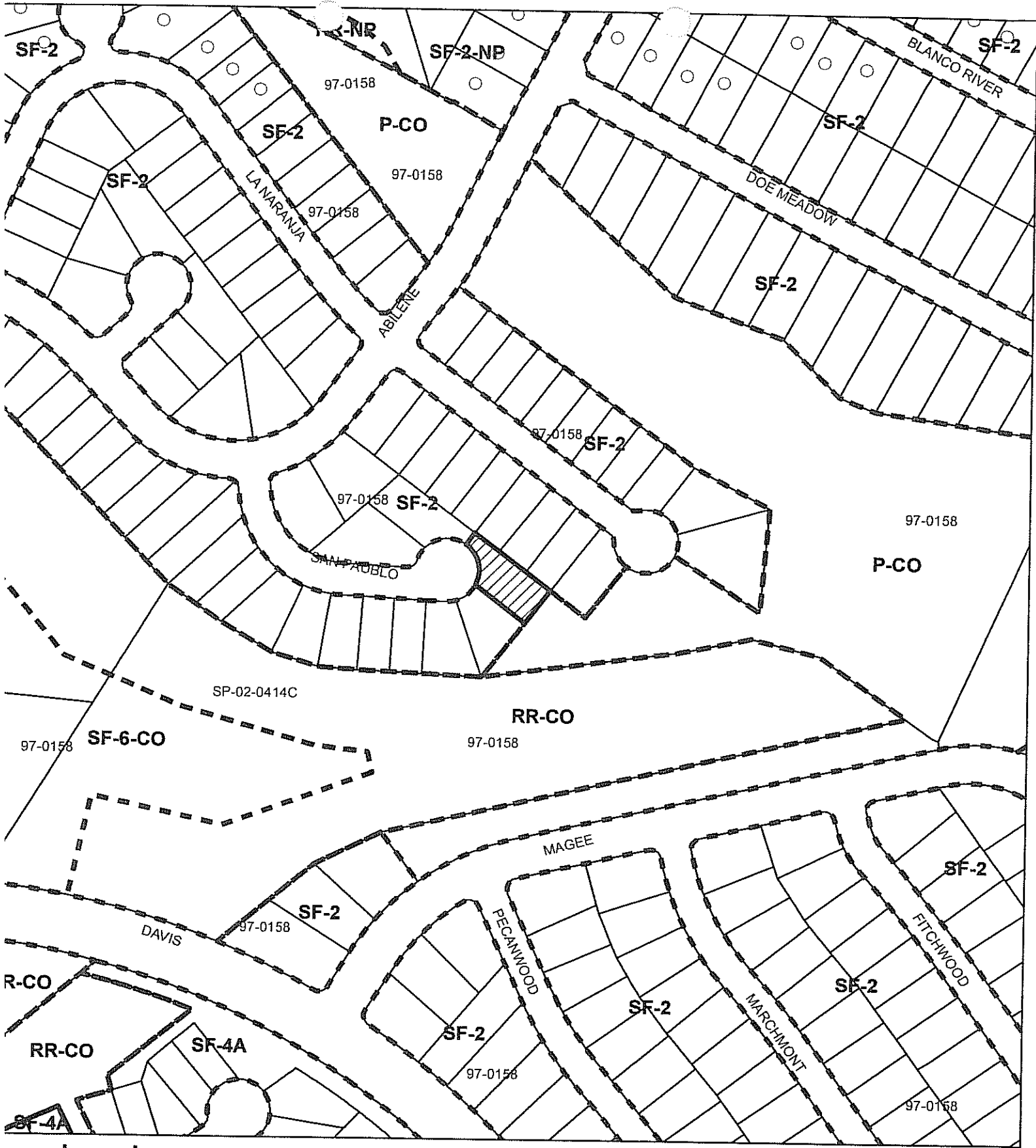
Printed Paula E. Griffin Phone H 301-0641 Date April 7, 2010  
W 463-6070

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

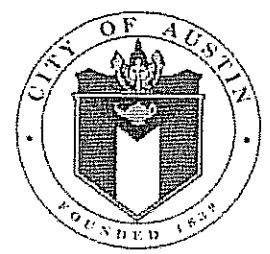


**Legend**

- SUBJECT TRACT
- PENDING CASE
- ZONING

SCALE: 1" = 200'  
OPERATOR: T.CASTRO

**BOARD OF ADJUSTMENT**  
**CASE NUMBER: C15-2010-0044**  
**ADDRESS: 6000 SAN PAUBLO CT**  
**AREA: 0.186 Ac.**  
**GRID: C17**  
**CASE MGR: S.WALKER**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

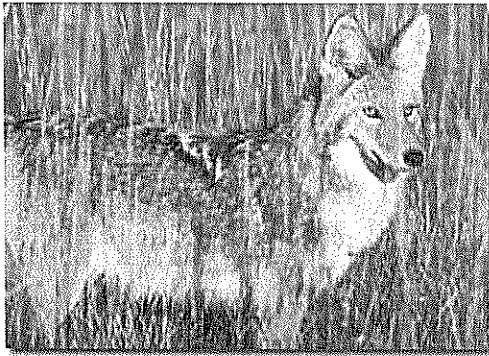
# wcm Solutions, Inc.

*Innovative Internet Applications*

[Home](#) | [Coyote Tracks](#) | [Encounter](#) | [Trailing Coyotes](#) | [Coexistence](#) | [Our Mail](#) | [Contact](#)

## Coyotes & Kitty Cats

### Predators in our urban neighborhoods



Many of us grew up with the hilarious cartoons depicting the lame brained Willie Coyote constantly being humiliated by the Road Runner.

In reality this could not be farther from the truth. In actuality the coyote is one of nature's most cunning and clever predators.

In some cultures the coyote is known as "The Trickster". And trickster he is, stealing our small, precious pets right out of our yards.

Often I see a number of posters declaring "Lost Cat". More than likely our small companions are not lost--they have just become meals for the clever coyote. I know a great deal about the behavior of cats. Cats stay where they are loved, fed, and feel at comfort. It is not likely that a cat will leave a home unless they choose to run away because of the home environment or an urban predator takes them away.

Simply stated, **"The only safe pet is one that is kept indoors. In many parts of this country a pet that is allowed outdoors has a high probability of being in danger, sooner or later!"**

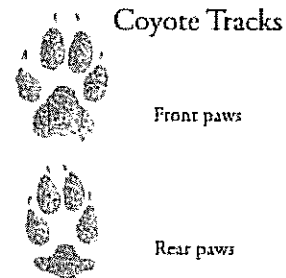
Don't be fooled if you have not seen or heard coyotes in your community. They do not go door-to-door announcing themselves and asking, "I am the new coyote in your neighborhood. Would you happen to have a small pet that would like to come outdoors and play?"

### Notes Regarding Coyote Tracks

There are a number of distinctive characteristics of the coyote tracks that are different from their canine relatives--the common dog. Note that the rear paw tracks are smaller than the front. Dogs typically have symmetrical paw prints. The front paw pad resembles a frown while the rear pad appears often as a pursed, lip imprint.

On a trail you will find the front and rear paw track quite close or even overlaid, giving the appearance of a two legged animal. The prints are about 11 to 16 inches apart depending upon the size of the animal and their speed of travel.

See **real coyote tracks** encased in a sidewalk.



♥ **Prints in Cement** - Learn more about the permanent Coyote Tracks located in the Canyon Creek subdivision of north Austin, Texas.  
See the Coyote Tracks...

♥ **Misconceptions & Harsh Realities** - Read about common misconceptions related to Coyotes and Kitty Cats?  
Read about the Common Myths...

♥ **My First (and hopefully last) encounter with coyotes** - The story of the encounter with my pets and I that started this whole cautious thing regarding



coyotes and our pets. And on a broader perspective, what the coyote has taught me about protecting life in general.  
Read about our Encounter...

'Missy', Lost to a hungry coyote

☛ **Tracking Coyotes** - Want to see where they go and what they leave behind?  
See the Trailing Coyotes...

☛ **About life with Coyotes** - Simple precautions and a general awareness to help protect your pets.  
Read about Coexistence...

☛ **What our viewers have told us** - Email from others that share their concern, questions, and losses! Read Our Mail, and our replies...

☛ **Questions, comments or care to share your own Coyote story?**  
email Get our email address and Contact Us

☛ **A News 8 Austin Story on Coyotes and Pets.**  
They care about this issue. Read what they report and watch the video...

☛ **Coyote informational website links:**

- [Texas Parks & Wildlife - Facts Sheet](#)
- [Predators - Coyotes & Wild Dogs](#)
- [Managing Urban - Suburban Coyote Problems](#)
- [Dogs Research and Conservation Urban Coyotes](#)
- [Animal Protection Institute - Humane Ways to Live with Coyotes](#)
- [Coyotes and People](#)
- [Preventing and Solving Coyote Conflicts](#)
- [Suburban life suits coyotes just fine 3-21-02](#)
- [Other links using the Google Search Engine](#)

🔊 Listen to a coyote pack howling. (48 kb) - Requires Macromedia Flash 6 plugin. Get free Flash plugin.

☛ **An Excellent Book on Coyotes:**

- "Solving Coyote Problems" A very informative book in understanding the ways of the coyote and how to deal with them, by John Trout, Jr. (Link is to Amazon.Com website).
- "The World of The Coyote" A Sierra Club pictorial, softbound book with text by Wayne Grady and some pretty outstanding photographs. (Link is to Amazon.Com website).

☛ **Grief Support:**

- Pet Loss Grief Support. This will link you to Google Search Engine results. Select the website that best meets your needs.

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Austin, Texas  
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## TaxNetUSA: Travis County Property Information

Property ID Number: 327010 Ref ID2 Number: 04163601110000

Owner's Name **GRIFFIN PAULA**Mailing Address  
6000 SAN PAUBLO CT  
AUSTIN, TX 78749-3404Location  
6000 SAN PAUBLO CT 78749Legal  
LOT 26 BLK 9 VILLAGE AT WESTERN OAKS SEC 13

## Property Details

Deed Date	06122002
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1864
Block	9
Tract or Lot	26
Docket No.	
Abstract Code	S14435
Neighborhood Code	00690

Data up to date as of 2010-03-16

## Value Information

## 2009 Certified

Land Value	50,000.00
Improvement Value	183,134.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	233,134.00
10% Cap Value	0.00
Total Value	233,134.00

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

☐ PLAT MAP☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	233,134.00	233,134.00	233,134.00	233,134.00
01	AUSTIN ISD	1.202000	233,134.00	218,134.00	233,134.00	233,134.00
02	CITY OF AUSTIN	0.420900	233,134.00	233,134.00	233,134.00	233,134.00
03	TRAVIS COUNTY	0.421500	233,134.00	186,507.00	233,134.00	233,134.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	233,134.00	186,507.00	233,134.00	233,134.00
6B	AUSTIN COMM COLL DIST	0.094600	233,134.00	228,134.00	233,134.00	233,134.00

## Improvement Information

Improvement ID  
273197State Category  
A1Description  
1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
273197	319375	1ST	1st Floor	WW4+	1989	1,865
273197	1483345	011	PORCH OPEN 1ST F	*4+	1989	49
273197	1483346	041	GARAGE ATT 1ST F	WW4+	1989	440
273197	1483347	095	HVAC RESIDENTIAL	**	1989	1,865
273197	1483348	251	BATHROOM	**	1989	2
273197	1483349	512	DECK UNCOVERED	*4+	1989	655
273197	1483350	522	FIREPLACE	*4+	1989	1
273197	1483351	531	OBS FENCE	WAL*	1989	1

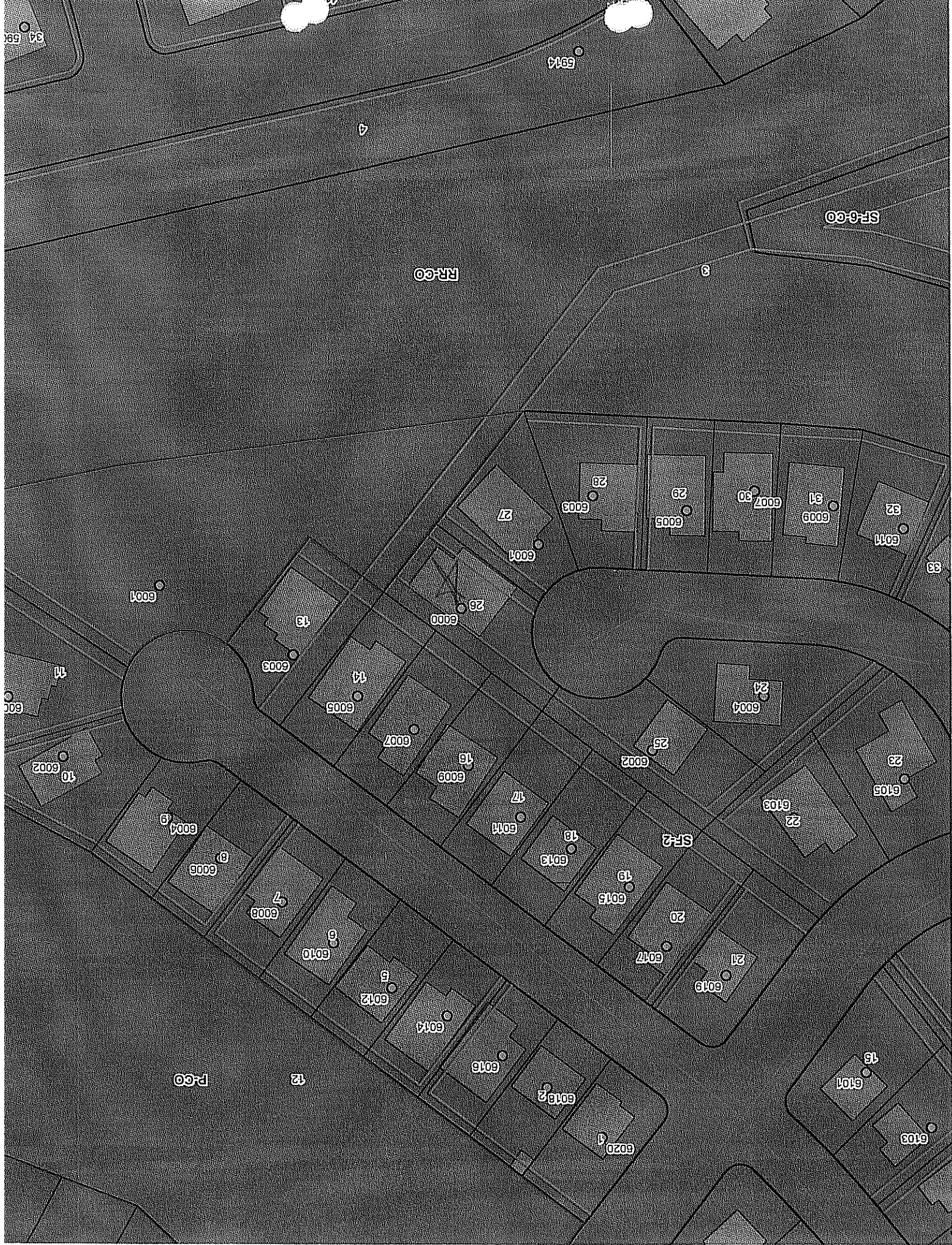
Total Living Area 1,865

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
318155	LAND	A1	T	0.186	0	0	8,122

[show history](#)







### Impervious Coverage for 6000 San Paublo Court

First Floor	1,865
Porch	49
Garage	440
Deck	656
Driveway	630
	<u>3,640</u>

Lot Size	8,122
Total Inc.	3,640
% Covered	44.82%

# SURVEY PLAT

4360 S. CONGRESS AVENUE  
SUITE 108  
AUSTIN, TEXAS 78745

## SAN PAUBLO COURT

R=50'  
ASPHALT

S73°38'45"E C=65.83'  
(S73°34'04"E) (C=65.75')

CURB

WALK

LOT 26

5' PLUS FOR  
WATER &  
WASTEWATER  
SERVICE  
(PLAT)

CONCRETE  
DRIVEWAY

1 STORY BRICK  
& FRAME HOUSE

WOOD DECK

SCALE: 1"=20'

### LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊙ = IRON PIPE FOUND
- = WOOD FENCE
- = CHAIN LINK FENCE
- ( ) = RECORD DATA FROM PLAT RECORDS

NOTE: PUBLIC UTILITY EASEMENT OF RECORD IN VOL. 9302 P. 988 LIES WITHIN CERTAIN STREET RIGHTS-OF-WAY IN THIS AND DOES NOT AFFECT THIS LOT.

ADDRESS: 6000 SAN PAUBLO COURT, AUSTIN, TEXAS 78749

### LEGAL DESCRIPTION:

LOT TWENTY-SIX (26), BLOCK NINE (9), VILLAGE AT WESTERN OAKS SECTION 13, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 85, PAGE 174B, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 480624-0255-E, DATED 06/18/83, THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD.

### CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: CALA HEGDE

TITLE CO: COMMONWEALTH LAND TITLE CO. OF AUSTIN

LENDER:

G.P.#: 97602FM

PLAN No.: 950061

SURVEY DATE: FEBRUARY 15, 1995

