

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

**DATE:** Monday, June 11, 2012

**CASE NUMBER:** C15-2012-0055

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Susan Morrison  
\_\_\_\_ Melissa Hawthorne 2<sup>nd</sup> the Motion  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Cathy French (SRB only)  
\_\_\_\_ Dan Graham (SRB only)

**APPLICANT:** Donnie Gerault

**OWNER:** Michael Hopkins

**ADDRESS:** 3005 BRASS BUTTONS TRL

**VARIANCE REQUESTED:** The applicant has requested a special exception from Section 25-2-476 (B) (3) (a) in order to maintain a two story single family residence .4 feet from the north property line and 2 feet from the south property line instead of the required 5 feet in an "LA", Lake Austin zoning district.

The applicant has requested a special exception from Section 25-2-476 (B) (3) (a) in order to maintain a wood deck for a single family residence 0 feet from the north and south property lines instead of the required 5 feet in an "LA", Lake Austin zoning district.

**BOARD'S DECISION:** Board Member Michael Von Ohlen motion to Postpone to June 11, 2012, Board Melissa Hawthorne second on a 7-0 vote; POSTPONED TO JUNE 11, 2012

**June 11, 2012 POSTPONED TO JUNE 20, 2012 (SPECIAL CALLED MEETING)**

**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

\_\_\_\_\_  
Jeff Jack  
Chairman

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

**DATE: Monday, May 14, 2012**

**CASE NUMBER: C15-2012-0055**

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen Motion to PP to June 11, 2012  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Susan Morrison  
\_\_\_\_ Melissa Hawthorne 2<sup>nd</sup> the Motion  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Cathy French (SRB only)  
\_\_\_\_ Dan Graham (SRB only)

**APPLICANT: Donnie Gerault**

**OWNER: Michael Hopkins**

**ADDRESS: 3005 BRASS BUTTONS TRL**

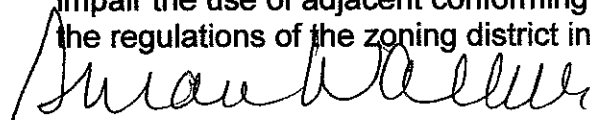
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The applicant has requested a special exception from Section 25-2-476 (B) (3) (a) in order to maintain a wood deck for a single family residence 0 feet from the north and south property lines instead of the required 5 feet in an "LA", Lake Austin zoning district.

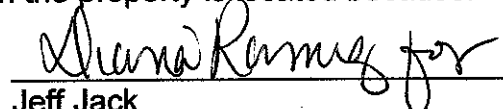
**BOARD'S DECISION:** Board Member Michael Von Ohlen motion to Postpone to June 11, 2012, Board Melissa Hawthorne second on a 7-0 vote; POSTPONED TO JUNE 11, 2012

**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



Jeff Jack  
Chairman

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - 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
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number:** C15-2012-0055 -- 3005 Brass Buttons Trl  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, May 14th, 2012

RON TOBIN

Your Name (please print)

3103 Brass Buttons 78234

Your address(es) affected by this application

*[Signature]*

Signature

5/10/12

Date

Daytime Telephone: 512-422-7530

Comments:

<input checked="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/ 1st Floor

Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-1088

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

CASE #

ROW #

C15-2012-0055

10747315

TP-0147550409

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: 3005 Brass Buttons Trail, Austin, TX 78734

LEGAL DESCRIPTION: Subdivision - Apache Shores First Installment

Lot(s) 92 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Donnie Gerault on behalf of myself/ourselves as authorized agent for

Michael and Laura Hopkins affirm that on 3/23, 2012,

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

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

Existing Setback encroachment per special exceptions LDC 25-2-476

4' from north p.l.  
2' from South p.l.

in a LA district.  
(zoning district)

E deck @ 0' from  
North & South  
p.l.'s

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:  
The structure in question has been in existence "as is" for more than 25 years.

The new owner is seeking to clear up an unrelated code compliance issue from a previous owner and is seeking this variance to finalize the permit requirements for the existing 25+ year structure.

**HARDSHIP:**

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

The Encroaching elements have been in place for more than 25 years. The house

is one of the first to be built in the development prior to City of Austin Annexation.

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

The applicant is unaware of any other structures in the area which have

a similar encroachment.

**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:

The existing residence, and its encroaching elements, have been a part of the area since the development of the neighborhood. As this house is one of the first to be built in the neighborhood prior to the CoA annexation, it is itself part of the definition of the character of the area.

**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:

N/A

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:

N/A

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

N/A

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

N/A

**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 [Signature] Mail Address 1507 Lost Creek Blvd  
City, State & Zip Austin, TX 78746

Printed Donnie Gerault Phone 512-791-4144 Date 3/23/2012

**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 [Signature] Mail Address 1410 Lynnview  
City, State & Zip Houston, TX 77055

Printed Michael Hopkins Phone 832-265-1665 Date 3/23/2012

**GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

**VARIANCE REQUIREMENTS:**



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2011-0055  
LOCATION: 3005 BRASS BUTTONS TRAIL



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**March 23, 2012**

City of Austin Board of Adjustment

**RE: Supplemental Summary Letter  
Board of Adjustment Variance Request  
3305 Brass Buttons Trail**

To Whom It May Concern:

Please accept this letter as supplemental information to the above referenced variance application. This application seeks a variance from the sideyard setback requirements. Current City zoning regulations dictate a 5' side yard setback. The existing house has existing elements that encroach on this setback. On the right side of the house, a chimney element encroaches on the setback by approximately 2'. On the left side of the house, a portion of the garage encroaches on the setback by approximately 4.5'. These elements have existed in their current configuration for over 25 years. This application does not seek to modify the elements, the intent is merely to clear the existing code compliance case.

We hereby respectfully request that the Board of Adjust grant a Special Exception under the provisions of City of Austin Land Development Code 25-2-476. This project complies with the criteria dictates under Item B of the referenced code, specifically;

- 1) The site is a residential use and in the LA zoning district, which is more restrictive than SF-3.
- 2) The violations are in good condition and do not pose a hazard to life, health or public safety.
- 3) The violation has existing for more than 25-years. Included with this submittal is an aerial photograph from 1987 that clearly show the elements in question. This aerial is from the City of Austin maintained GIS records.
- 4) The use (residence) is a permitted use in this zoning district.
- 5) The structure does not share a lot with more than one primary residence.
- 6) Granting the special exception does not alter the character of the area. The existing residence, and its encroaching elements, have been a part of the area

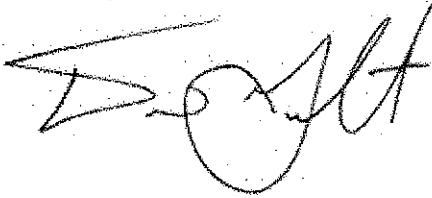


since development of the neighborhood. As this house was one of first in the neighborhood, it is itself part of the definition of the character of the area.

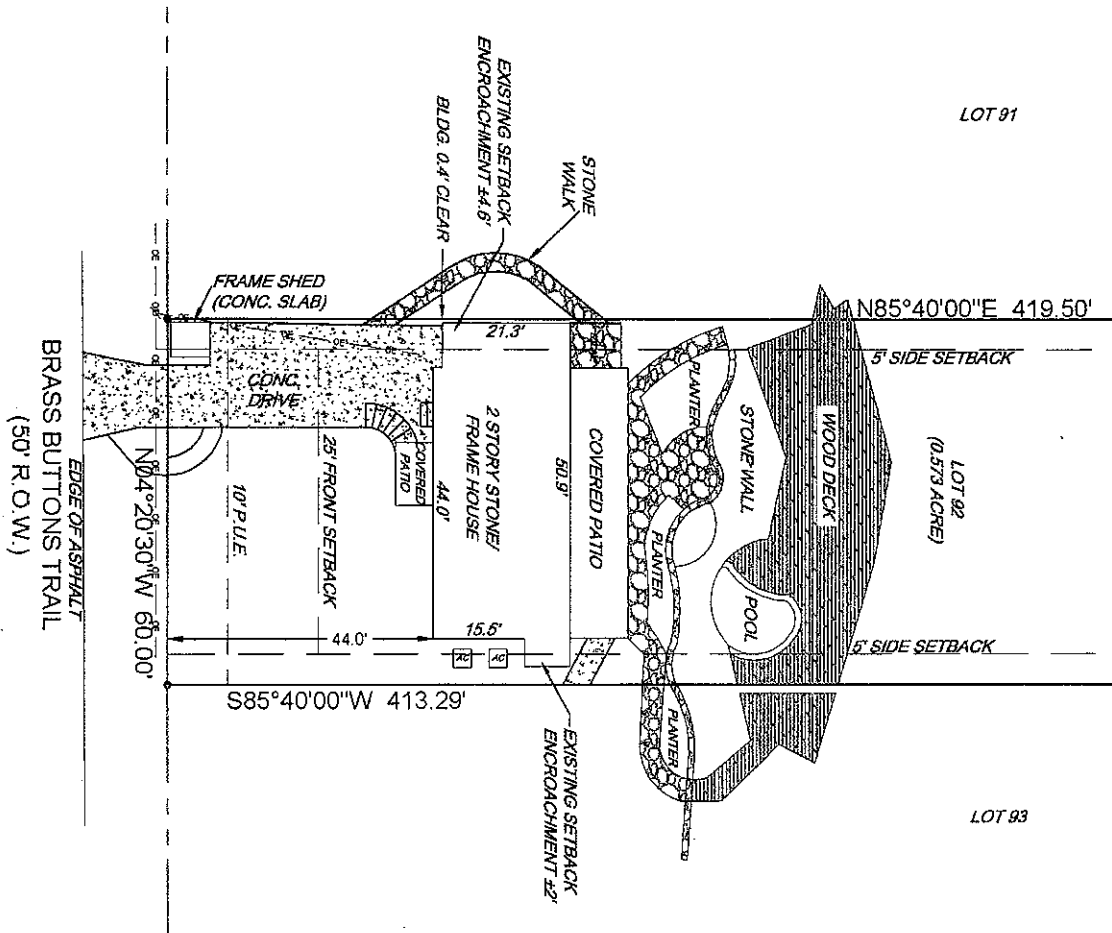
- 7) Granting the special exception does not impair the use of adjacent property. The existing encroachment does not restrict the adjacent property from being developed in compliance with city code.
- 8) Granting the special exception does not grant a special privilege inconsistent with other properties in the area. While the applicant is unaware of properties with an encroachment similar to this, any that do exist would have the right to apply for the Special Exception under LDC 25-2-476, presuming they meet the criteria as this property does.

Please do not hesitate to contact me at (512)791-4144 if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Donnie Gerault", with a large, stylized loop in the middle.

Donovan Commercial, LLC  
Donnie Gerault



SCALE: 1" = 20'

**LEGEND**

- BOUNDARY
- - - ADJACENT BOUNDARY
- SETBACK
- - - EASEMENT
- OVERHEAD ELECTRIC

**NOTE:**

EXISTING CONDITIONS BASED ON SURVEY  
PREPARED BY ARPEUTEURS PROFESSIONAL SURVEYING  
DATED 8/14/03 AND OBSERVED CONDITIONS.

**LEGAL DESCRIPTION:**

LOT 92, APACHE SHORES FIRST INSTALLMENT, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN BOOK 43, PAGE 29, PLAT RECORDS,  
TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 3005  
BRASS BUTTONS TRAIL, AUSTIN, TEXAS.

SHEET <b>C1</b>	EXISTING CONDITIONS		HOPKINS RESIDENCE 3005 BRASS BUTTONS TRAIL AUSTIN, TEXAS 78734		<b>TEXAS DESIGN INTERESTS, LLC</b> AUSTIN • HOUSTON COMMERCIAL / RESIDENTIAL • CIVIL & STRUCTURAL ENGINEERING
	DATE 3/19/12	PROJECT # 186-136	DONOVAN COMMERCIAL, LLC		

SW

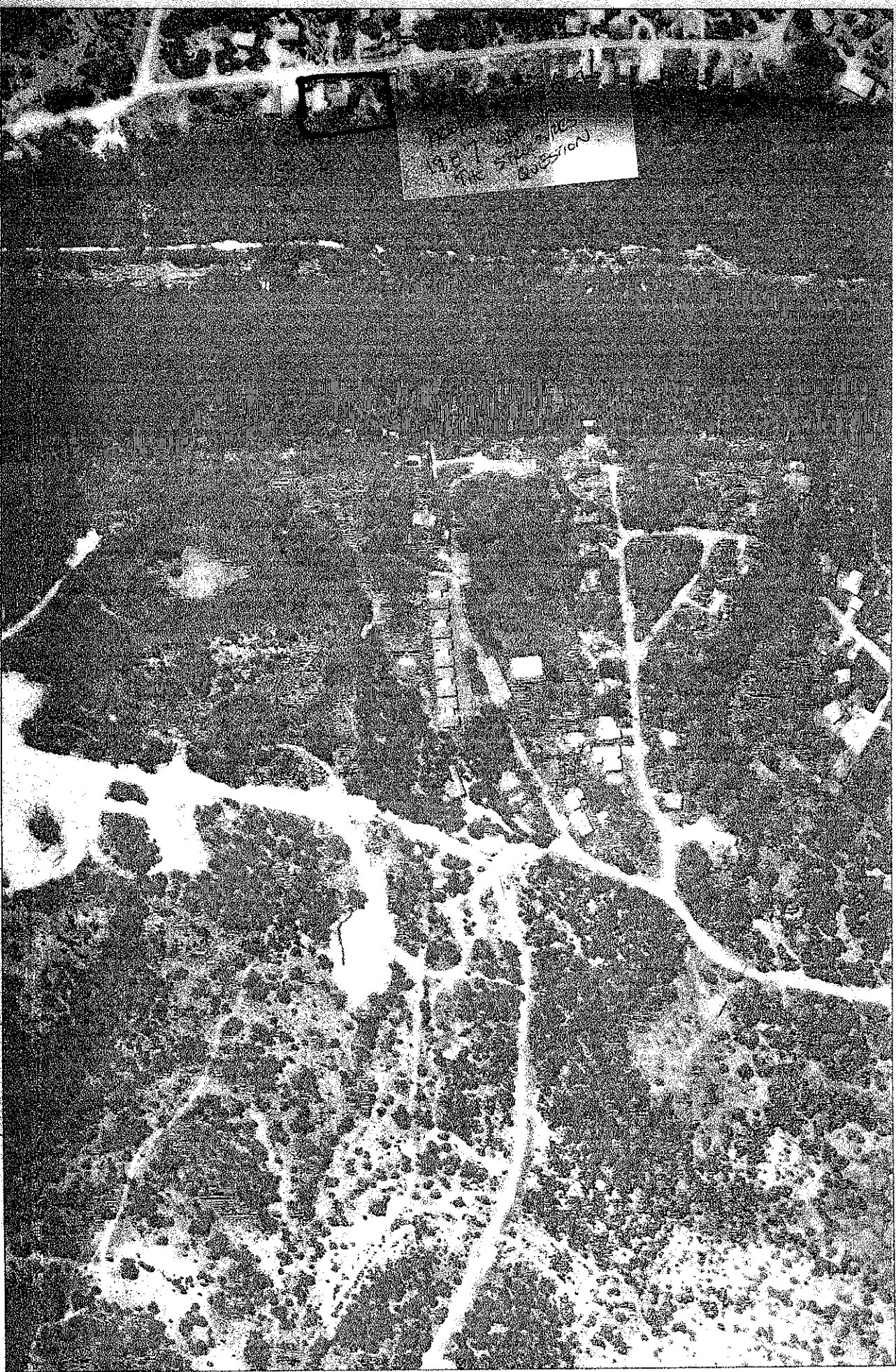
CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT

AUSTIN, TEXAS

1987

☐

1987



**T-47 Residential Real Property Affidavit**  
(May be Modified as Appropriate for Commercial Transactions)

Date: 4-7-11 GF No. \_\_\_\_\_  
Name of Affiant(s): Michael Boyer + Deborah Boyer  
Address of Affiant: 3005 Brass Buttons Trl, Austin, TX 78734  
Description of Property: \_\_\_\_\_  
County Texas, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. We are the owners of the Property. Or state other basis for knowledge by Affiant(s) of the Property; such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.":

2. We are familiar with the Property and with the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as the Title Company may deem appropriate. We understand that the owner of the Property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since \_\_\_\_\_ there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyance, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property;

EXCEPT for the following (if None, insert "None" Below): easements vacated; wood deck shortened on south side so does not encroach on lot 93; short piece of railing installed for safety-north side of steps to lower deck; part of concrete drive at waterfront.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Michael Boyer

Deborah Boyer

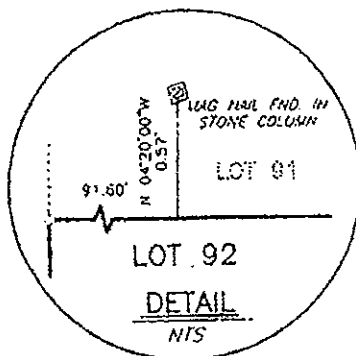
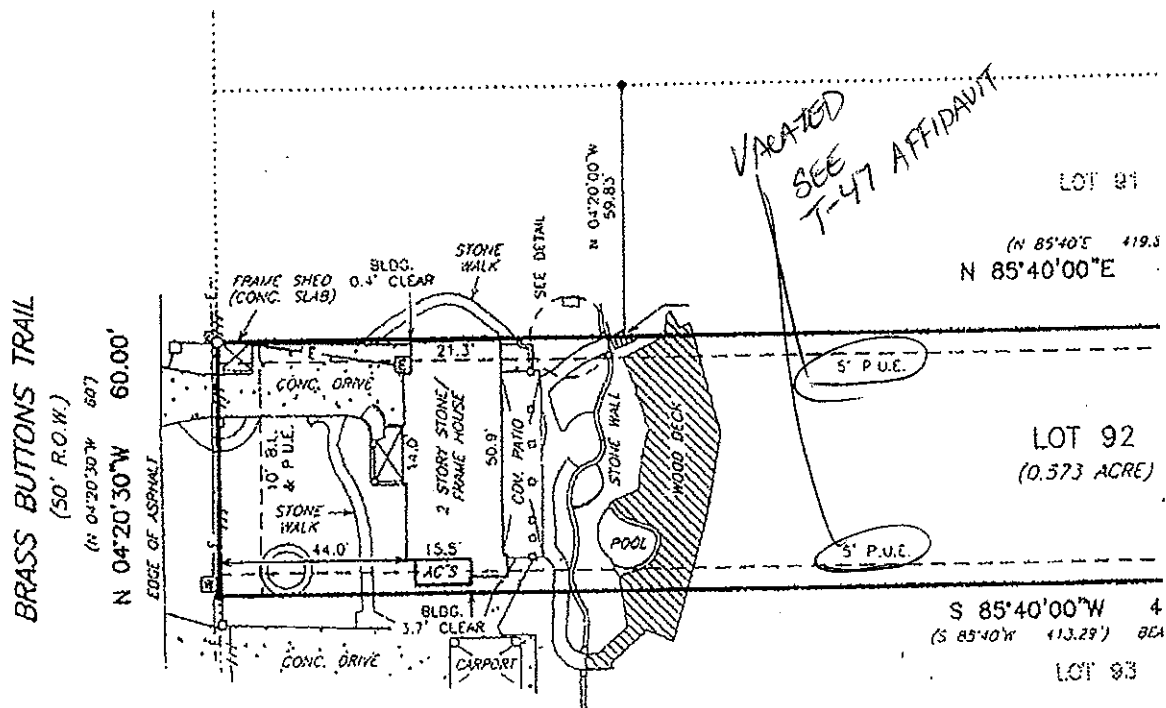


SWORN AND SUBSCRIBED this 9 day of April, 2011

[Signature]  
Notary Public

## SURVEY

LEGAL DESCRIPTION: LOT 92, APACHE SHORES FIRST INSTALLMENT  
THE MAP OR PLAT THEREOF RECORDED IN BOOK 43  
ALSO LOCALLY KNOWN AS JOOS BR



## NOTES

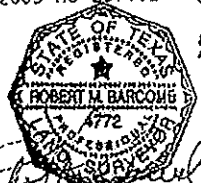
THE 10' FRONT BUILDING SETBACK LINE, THE 10' FRONT P.U.E. AND THE 5' S P.U.E.'S SHOWN HEREON ARE RECORDED IN THE RESTRICTIONS IN BK 43, PG. RECORDS OF TRAVIS COUNTY, TEXAS.

THIS LOT IS SUBJECT TO ADDITIONAL RESTRICTIONS RECORDED IN DOC NO'S: 2001101401; 2002092086 AND 2003087784, OFFICIAL PUBLIC RECORDS, VOL. 13082, PG. 55 AND VOL. 13091, PG. 2215, REAL PROPERTY RECORDS, PG. 374; VOL. 7831, PG. 147; VOL. 8102, PG. 162 AND VOL. 3554, PG. 200. OF SAID COUNTY SAID DOCUMENT CONTAINS THE 10' FRONT P.U.E., THE 5' S P.U.E. AND THE 6' REAR P.U.E. SHOWN HEREON. THE PARTIAL RELEASE OF THE 5' SIDE P.U.E. IN VOL. 12508, PG. 431, REAL PROPERTY RECORDS OF SAID COUNTY, DOES NOT AFFECT THIS LOT.

AUGUST 07, 2003

EXCLUSIVELY TO MICHAEL BOYER AND DEBORAH BOYER, AND THE LIEN HOLDERS, AND TO AUSTIN TITLE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION PER CASE NO. 2003 NO 257192-T (07/16/03).

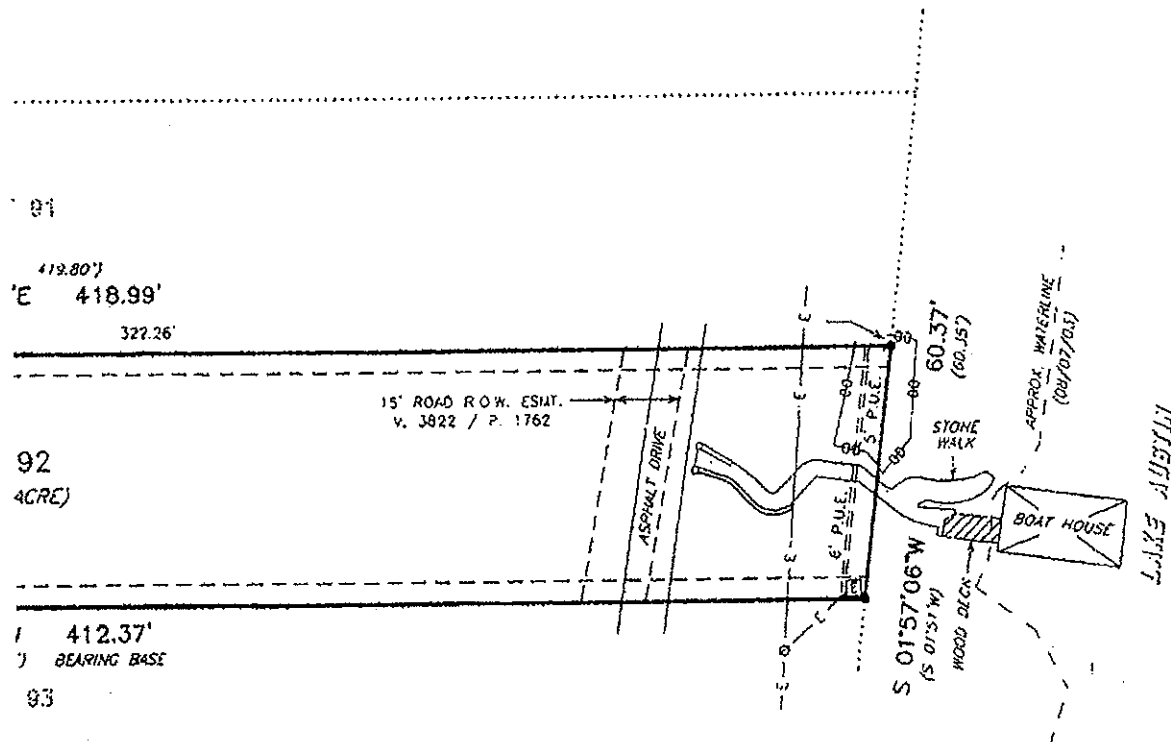
THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY. A PORTION OF THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE AE AND IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0285 E DATED JUNE 16, 1993, VALID ONLY FOR ORIGINAL, BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.



ROBERT M. BARCOMB, R.P.L.S. NO. 4772

# VEY PLAT

STALLMENT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO BOOK 43, PAGE 29, PLAT RECORDS, TRAVIS COUNTY, TEXAS, CO5 BRASS BUTTONS TRAIL, AUSTIN, TEXAS.



THE 5' SIDE AND REAR  
43, PG. 29, PLAT

NO'S.: 2001101400;  
15, VOL. 9072, PG. 273;  
CORDS, AND VOL. 4020,  
PG. 200, DEED RECORDS  
THE 5' SIDE P.U.E.'S AND  
SIDE P.U.E. RECORDED  
DOES NOT AFFECT THIS



SCALE 1" = 30'

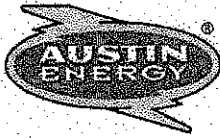


LEGEND	
◆	1/2" IRON PIN FOUND
○	MAG NAIL SET
⊠	WATER METER
⊞	ELECTRIC METER
⊙	UTILITY POLE
- - -	AERIAL UTIL. LINES
+++	IRON FENCE
---	WIRE FENCE
( )	RECORD INFORMATION

SYMBOLS SET OUT IN THE "LEGEND"  
ARE NOT TO SCALE AND ARE SHOWN  
IN THE APPROXIMATE LOCATION TO  
INDICATE THEIR PRESENCE.

FENCE LINES SHOWN REPRESENT THE  
AVERAGE CENTERLINE OF THE POSTS.

**ARPEUTEURS**  
PROFESSIONAL SURVEYING  
8906 WALL STREET, SUITE 302  
AUSTIN, TEXAS 78754  
(512) 832-1232



## City of Austin

*Austin's Community-Owned Electric Utility*

[www.austinenergy.com](http://www.austinenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

March 30, 2012

Donnie Gerault  
128 Park 35 Cove S  
Austin, Texas 78610  
Via email to: [dgerault@mstcon.com](mailto:dgerault@mstcon.com)

Re: 3005 Brass Buttons Trail  
Lot 92 Apache Shores First Installment

Dear Mr. Gerault,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to maintain existing setback encroachment. Austin Energy not oppose this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund", written over a circular stamp.

Lena Lund  
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

Austin Energy has reviewed this plan for 3005 Brass Buttons Trail and approved the variance requested before the Board of Adjustment. Any changes to this plan must be approved by Austin Energy.

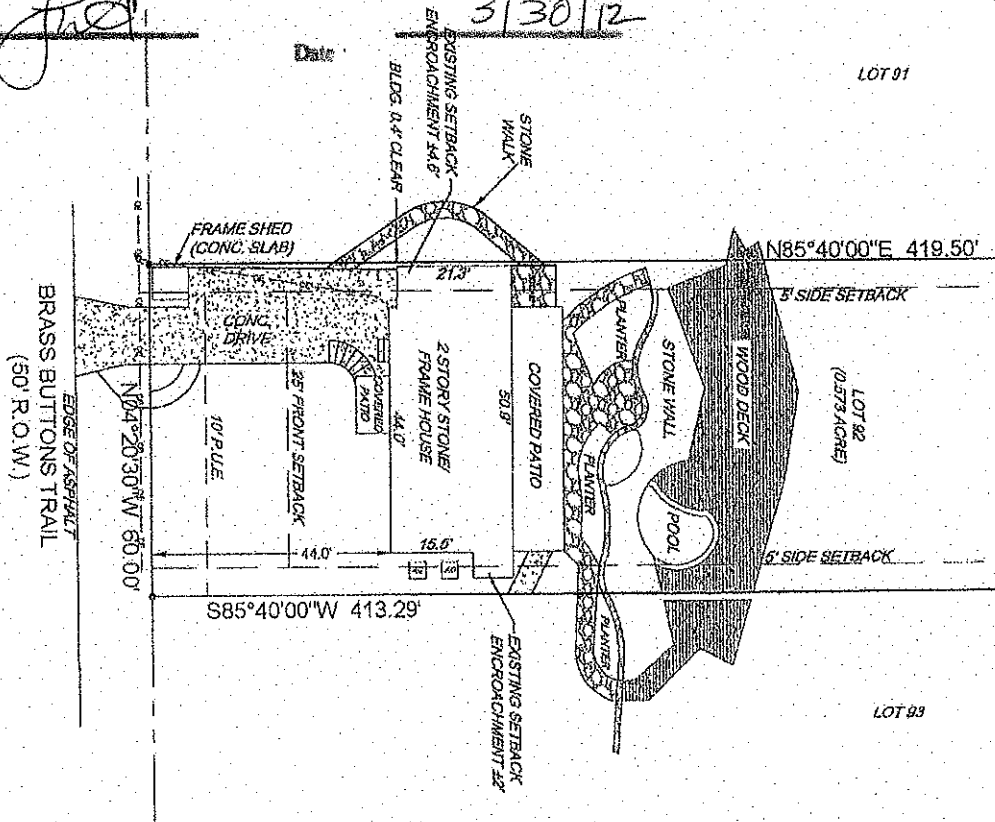
AUSTIN ENERGY

*[Signature]*

Date

3/30/12

LOT 91



LOT 92

NOTE:  
EXISTING CONDITIONS BASED ON SURVEY  
PREPARED BY APPRENTICES PROFESSIONAL SURVEYING  
DATED 8/14/05 AND OBSERVED CONDITIONS.

LEGAL DESCRIPTION:  
LOT 92, APACHE SHORES FIRST INSTALLMENT, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN BOOK 43, PAGE 29, PLAT RECORDS,  
TRAVIS COUNTY, TEXAS. ALSO LOCALLY KNOWN AS 3005  
BRASS BUTTONS TRAIL, AUSTIN, TEXAS.

LEGEND

--- BOUNDARY

--- ADJACENT BOUNDARY

--- SETBACK

--- EASEMENT

--- OVERHEAD ELECTRIC

SCALE: 1" = 20'

*[Signature]*

C1 SHEET	EXISTING CONDITIONS	HOPKINS RESIDENCE 3005 BRASS BUTTONS TRAIL AUSTIN, TEXAS 78734	TEXAS DESIGN INTERESTS, LLC AUSTIN • HOUSTON COMMERCIAL/RESIDENTIAL • CIVIL & STRUCTURAL ENGINEERING
	DATE 3/19/12		
		DONOVAN COMMERCIAL, LLC	6001 W. WILLIAM GARRON BUILDING 2, SUITE 201 C AUSTIN, TX 78745 (512) 391-3369 (o) (512) 391-3318 (f)



**Walker, Susan**

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 01, 2012 10:10 AM  
**To:** Walker, Susan  
**Subject:** 3005 Brass Buttons Trail Deck Encroachment

Susan,

I apologize for not getting this to you yesterday. I went to the House at 3005 Brass Buttons Trail on Friday and confirmed that the Existing deck that has been there for more than 25 years indeed encroaches into the setback line. It is difficult to tell exactly how far it encroaches since the property falls off a cliff at the deck, but it appears that the encroachment is on both sides of the property by a few feet.

Please add this portion to our application for consideration.

Thank You Again for all of your help!

Donnie Gerault  
**DONOVAN COMMERCIAL, LLC**  
**Phone (512)791-4144**  
Dgerault@mstcon.com

5/1/2012

TravisCAD Detail - Prop\_ID 14

www.traviscad.org/travisdetail.php?thekey=149543

Customize Link(s) Customize Links Pace TUP upload Austin Cityweb Pin It Austin Cityweb - COA... Austin Cityweb - COA... Other bookmarks

Improvement Information

Improvement ID	State Category	Description
135953		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
135953	152307	1ST	1st Floor	WMS-	1981	1,012
135953	152388	2ND	2nd Floor	WMS-	1981	1,004
135953	605910	095	HVAC RESIDENTIAL	"	1981	2,076
135953	605917	251	BATHROOM	"	1981	3
135953	605921	512	DECK UNCOVERED	"S-	1981	1,340
135953	605922	522	FIREPLACE	"S-	1981	1
135953	605923	539	FENCE FV	F-V	1981	1
135953	605925	571	STORAGE DET	WW2	1981	80
135953	605926	691	MASONRY TRIM SF	AVG*	1981	165
135953	605927	812	TERRACE UNCOVERED	"S-	1981	440
135953	3055351	50	Sketch Only	SO*	0	84
135953	3055352	50	Sketch Only	SO*	0	88
135953	3055353	50	Sketch Only	SO*	0	388
135953	3055354	50	Sketch Only	SO*	0	800
135953	4331620	252	BEDROOMS	"	1981	3
135953	4374812	473	BOAT DK FLT COV	FG1C	2000	1
135953	4374818	352	BOAT LIFT	A	2000	1
135953	4378191	512	DECK UNCOVERED	"	1981	450
						Total Living Area 2,876

Land Information

Land ID	Type Code	SPTR Code	Homesite	Size - Acres	Front	Depth	Size - Sqft
148743	LAND	A1	T	0.569	0	0	25,640

show history

start

Google Chrome

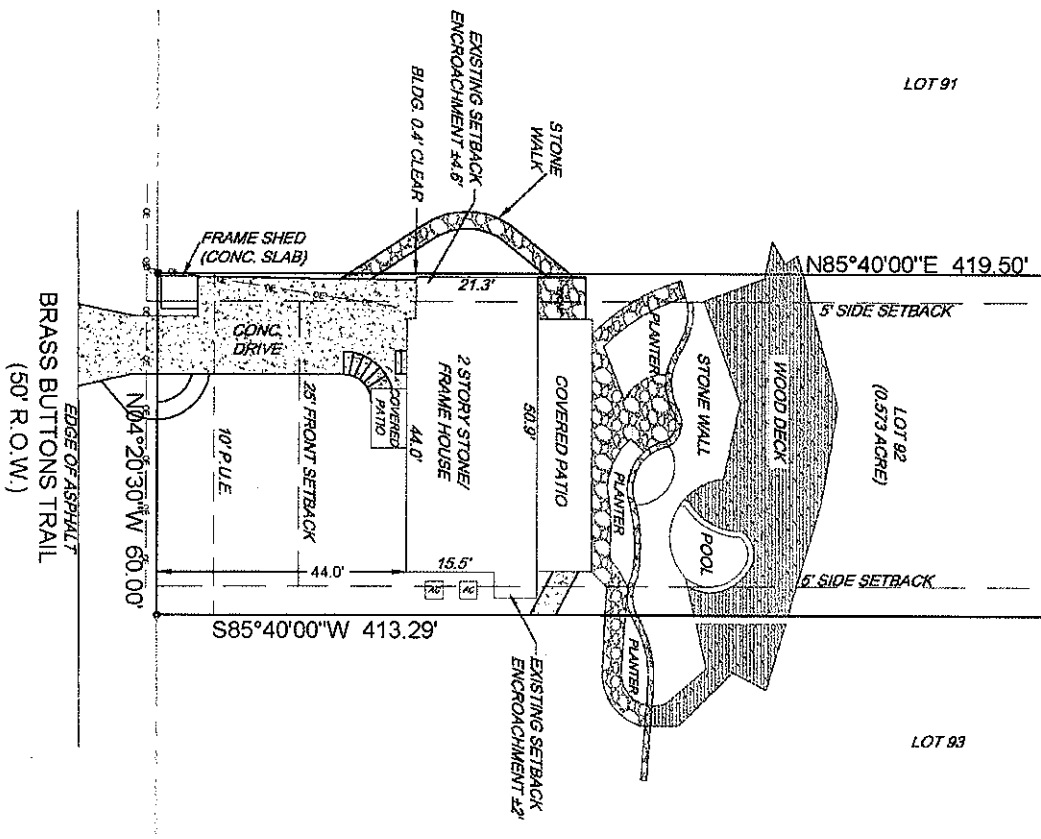
Inbox - Microsoft Out...

AMANDA 4.1.27.909

ARCView.mxd - Arc10...

1:23 PM

3005 Brass  
Buttons Trl.



NOTE:  
EXISTING CONDITIONS BASED ON SURVEY  
PREPARED BY ARRENTURS PROFESSIONAL SURVEYING  
DATED 8/14/03 AND OBSERVED CONDITIONS.

LEGAL DESCRIPTION:  
LOT 92, APACHE SHORES FIRST INSTALLMENT, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN BOOK 43, PAGE 29, PLAT RECORDS,  
TRAVIS COUNTY, TEXAS. ALSO LOCALLY KNOWN AS 3005  
BRASS BUTTONS TRAIL AUSTIN, TEXAS.

BOUNDARY

ADJACENT BOUNDARY

SETBACK

EASEMENT

OVERHEAD ELECTRIC

SCALE: 1" = 20'

LEGEND

SHEET C1	EXISTING CONDITIONS		HOPKINS RESIDENCE 3005 BRASS BUTTONS TRAIL AUSTIN, TEXAS 78734		<b>TEXAS DESIGN INTERESTS, LLC</b> 6001 W. WILLIAM JARVIS BUILDING 2, SUITE 200-C AUSTIN, TX 78749 (512) 301-3389 (o) (512) 301-3348 (f)
	DATE 3/19/12	PROJECT # 183-136	DONOVAN COMMERCIAL, LLC		

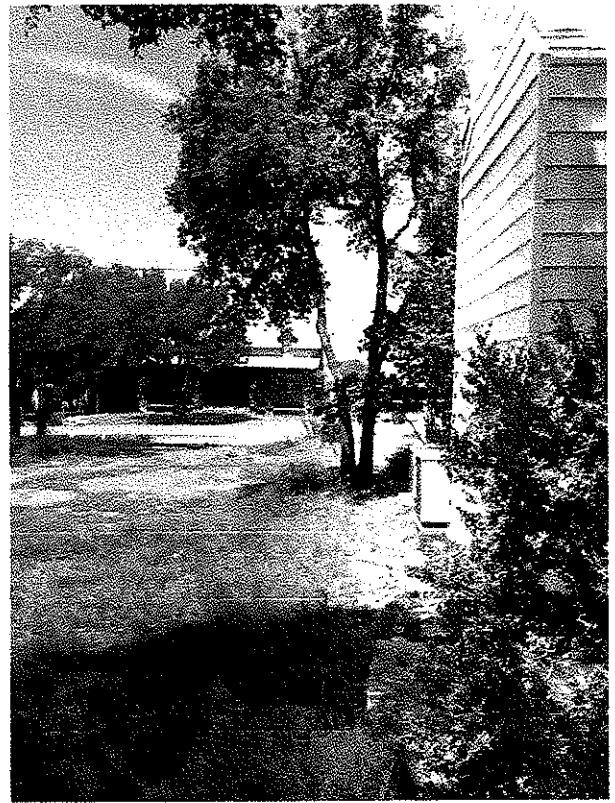
COMMERCIAL/RESIDENTIAL - CIVIL & STRUCTURAL ENGINEERING

C15-2012-0055



FIRE PLACE

IMG\_0782



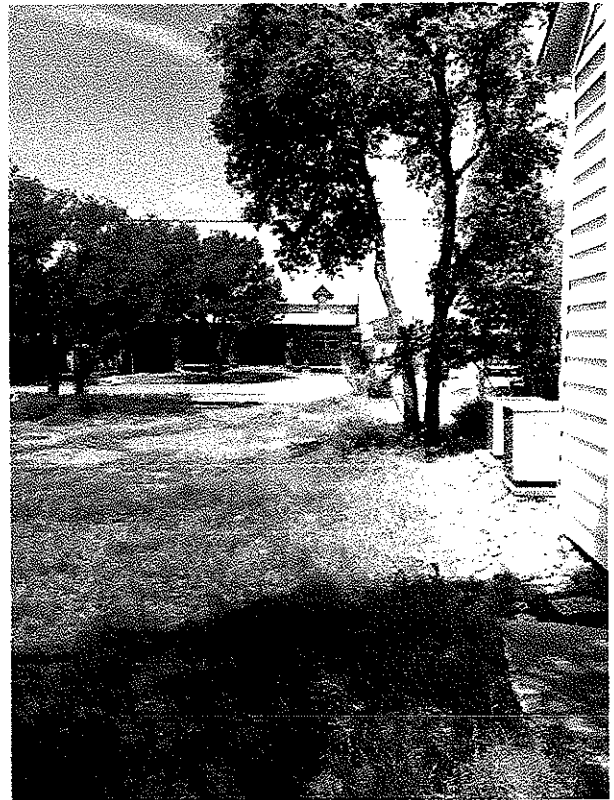
ADJACENT LOT

IMG\_0783

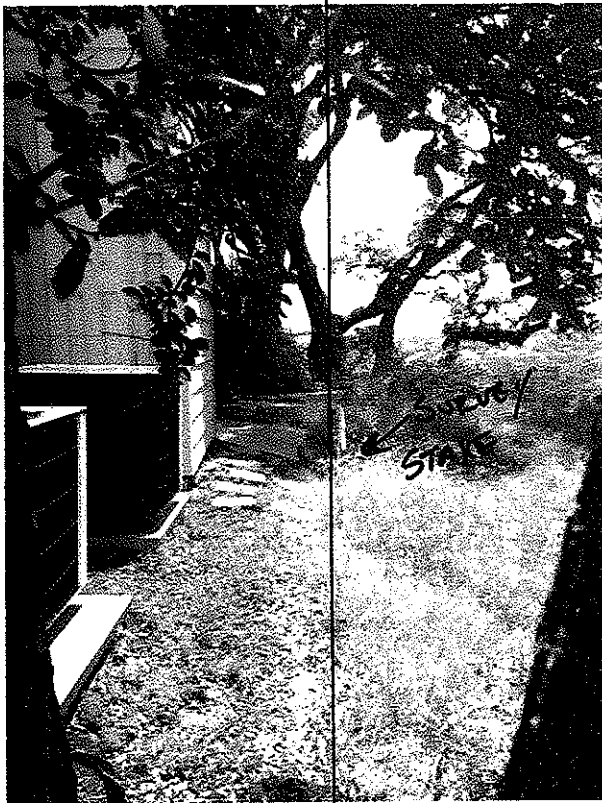


ADJACENT LOT

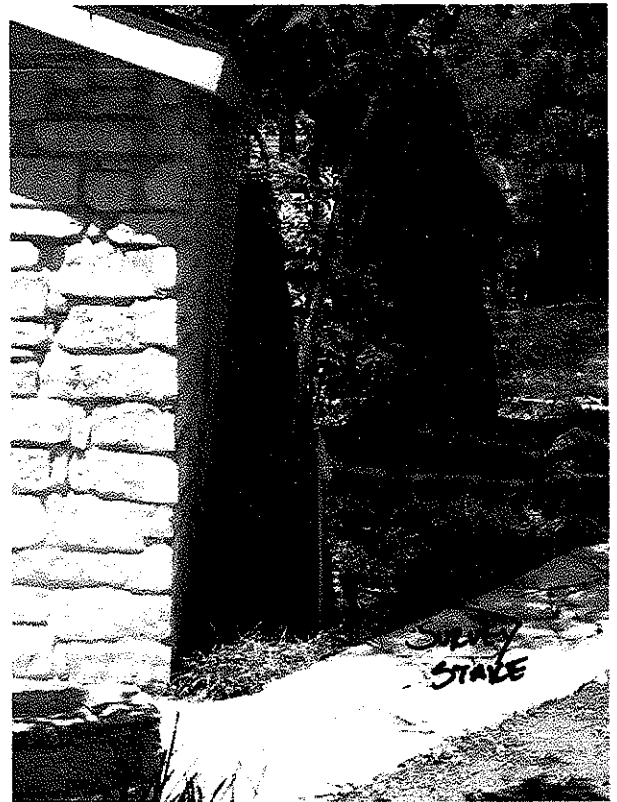
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IMG\_0785



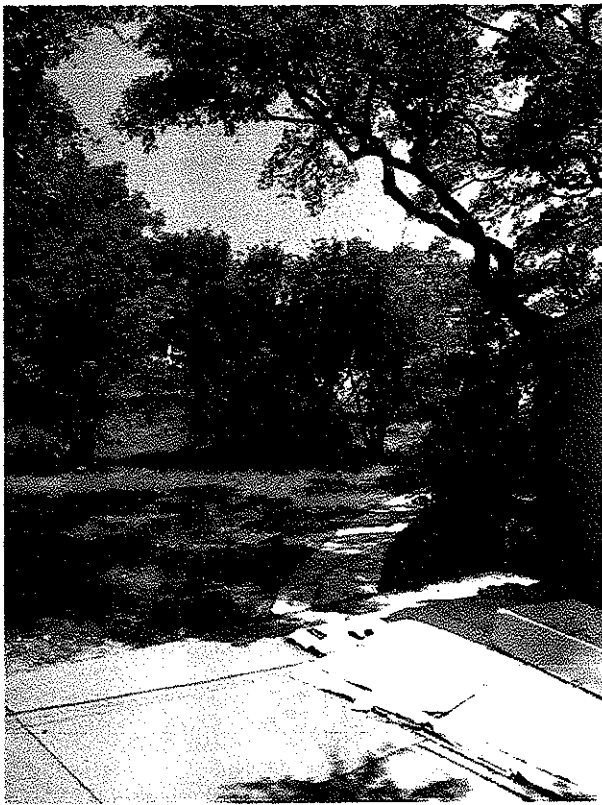
PROPERTY LINE  
IMG\_0790



IMG\_0791

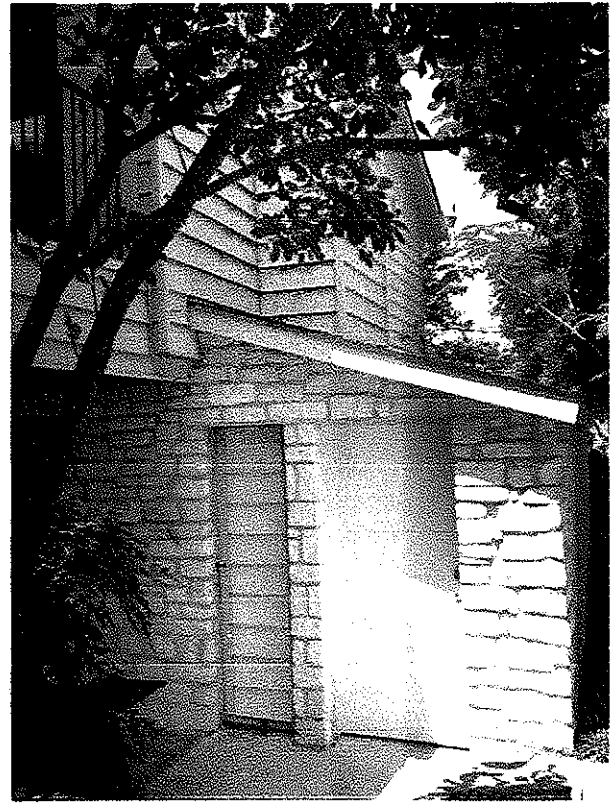


PROPERTY LINE  
IMG\_0792



ADJACENT LOT

IMG\_0786



GARAGE

IMG\_0787



GARAGE

IMG\_0788

PROPERTY LINE



PROPERTY LINE

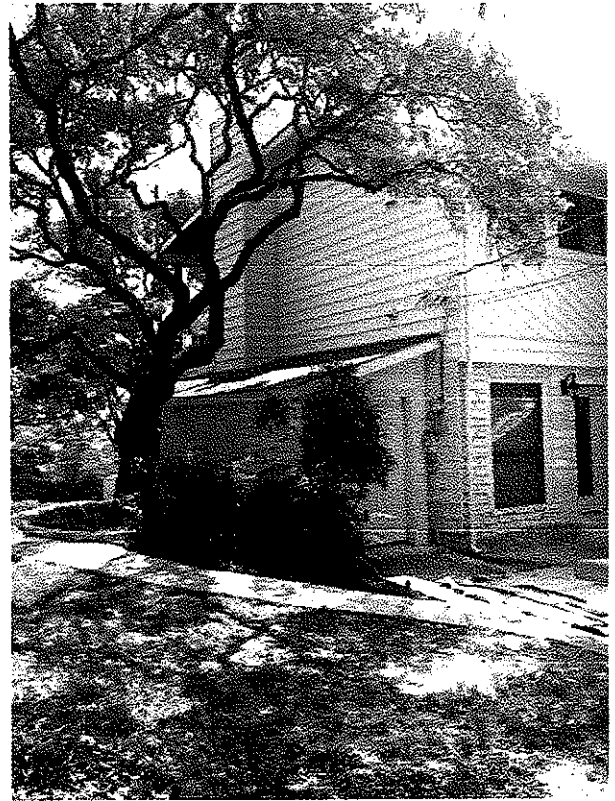
IMG\_0789





BACKSIDE OF GARAGE

IMG\_0778



GARAGE

IMG\_0779



GARAGE

IMG\_0780



PROPERTY LINE

IMG\_0781