

# CITY OF AUSTIN

## Board of Adjustment/Sign Review Board Decision Sheet

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

**CASE NUMBER: C15-2012-0063**

\_\_\_\_\_ Jeff Jack  
\_\_\_\_\_ Michael Von Ohlen  
\_\_\_\_\_ Nora Salinas  
\_\_\_\_\_ Bryan King  
\_\_\_\_\_ Susan Morrison  
\_\_\_\_\_ Melissa Hawthorne  
\_\_\_\_\_ Heidi Goebel  
\_\_\_\_\_ Cathy French (SRB only)  
\_\_\_\_\_ Dan Graham (SRB only)

**APPLICANT: Ben Siewert**

**OWNER: Luis Aquino**

**ADDRESS: 2316 WEBBERVILLE RD**

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 from 37 required off-street parking spaces to 17 provided off-street parking spaces in order to erect an addition of a 1200 square foot patio for an existing Cocktail Lounge use in a “CS-CO-MU-NP”, Commercial Services – Conditional Overlay – Mixed Use – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**BOARD'S DECISION: POSTPONED TO JULY 9, 2012 (RENOTIFICATION)**

### 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

*Steve Ramey*  
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: C15-2012-0063 – 2316 Webberville Rd**  
**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Board of Adjustment, June 11th, 2012**

*Lick Walker*  
 Your Name (please print)

*2311 Webberville, 2215 Webberville, 2315 E. 8<sup>th</sup>*  
 Your address(es) affected by this application

*Lick Walker* *6-6-2012*  
 Signature Date

Daytime Telephone: *512-478-9518*

Comments: *I am only one in a*  
*large chorus of approval.*  
*Thank you and God bless,*  
*Lick*

|                                                   |
|---------------------------------------------------|
| <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/ 1st Floor  
 Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 11th, 2012

*Esmeralda Almazan*

Your Name (please print)

2200 East 7th St Austin TX 78702

Your address(es) affected by this application

*[Signature]* June 10, 2012

Signature

Date

Daytime Telephone: (502) 447-4711

Comments:

I am not agree. I lost I lost of business due to previous repairs on the 3rd Street. Therefore, I will not accept that anymore, for me and my Tenant's

Total AGAINST a proposed development or change

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

C15-2012-0063

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**Case Number: C15-2012-0063 – 2316 Webberville Rd**  
**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Board of Adjustment, June 11th, 2012**

JOHN MISTROT  
 Your Name (please print)



2401 CORONADO ST, AUSTIN, TX 78702  
 Your address(es) affected by this application

[Signature] 6/8/12  
 Signature Date

Daytime Telephone: 512-410-9145

Comments: GOOD BUSINESS FOR THE NEIGHBORHOOD.  
THE PROPRIETORS ARE GREAT. FULLY SUPPORT.

**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 # C15-2012-0063  
ROW # 10767922

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

TP-020510-12-13

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

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

STREET ADDRESS: 2316 Webberville Rd.

LEGAL DESCRIPTION: Subdivision – LOT 12 BLK 29 OLT 8-11 DIV B GRANDVIEW PLACE

Lot(s) 12 Block 29 Outlot 8-11 Division DIV B GRANDVIEW PLACE

I/We Benjamin Siewert on behalf of myself/ourselves as authorized agent for

LUIS A AQUINO affirm that on April 13 2012,

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

(check appropriate items below)

    ERECT     ATTACH     COMPLETE     REMODEL     MAINTAIN

Reduce the required number of parking spaces for a cocktail lounge that is greater than 2500 square feet to allow for outdoor seating. Our building is 3200 sqft which requires 52 parking spaces according to current parking guidelines. We can currently park 18 vehicles on the property. The building has been a cocktail lounge for decades and therefore can maintain a parking deficiency of 34 spaces without the need of a variance. The addition of a 1200sqft patio will trigger an additional 19 parking spaces plus the 4 spaces lost because of the patio's location. To be in compliance, we would need a total of 23 additional

in a CS / CS1 district.  
(zoning district)

CS-LO-MO-37 reqd.  
NP 17 provd.

**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.**

Central East Austin  
N.P.

**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 an 11' heritage oak in the middle of the property that prevents us from installing sufficient enough parking for an outdoor patio.

---

**HARDSHIP:**

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

The locations of the heritage oak tree on the Property is unique to the Property. It is also a limiting factor for adding additional parking on the adjacent lot.

---

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

There are no other heritage oak trees of this size that impact parking in the way this one does

---

**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:

We are the owners of the adjacent property and plan to use it for new parking to the best of our abilities without compromising the critical root zone of the heritage oak tree. The adjacent lot has the appropriate zoning to serve as accessory parking.

---

**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:

the addition of the outdoor space will not require strict or literal interpretation of the regulation because we have a good amount of on site parking and an abundance of curb side parking in front of the establishment. Additionally, Gourmands is a neighborhood destination that many people walk or ride their bikes to. It is not uncommon to have more bikes in front of the business than cars in the parking lot. To accommodate this, we have worked with the city to install bike racks in the city ROW out front and intend to add more bike racks with the patio addition to encourage alternate modes of transportation. It is also important to point out that we have never reached capacity in our existing building and we are not expecting an increase in the number of patrons, we are simply trying to offer people the option to sit inside or out when they do visit us.

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:

There is open curb side parking in front of the building on both sides of the street in either direction for at least 1.5 city blocks. Delivery vehicles will continue to either park in our parking lot or park curb side as they have done for decades.

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

People will still access the restaurant in the same manner as before, nothing will change in that regard.

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

If the site is developed for a different use in the future, then those rules and regulations will apply at that time.

**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.

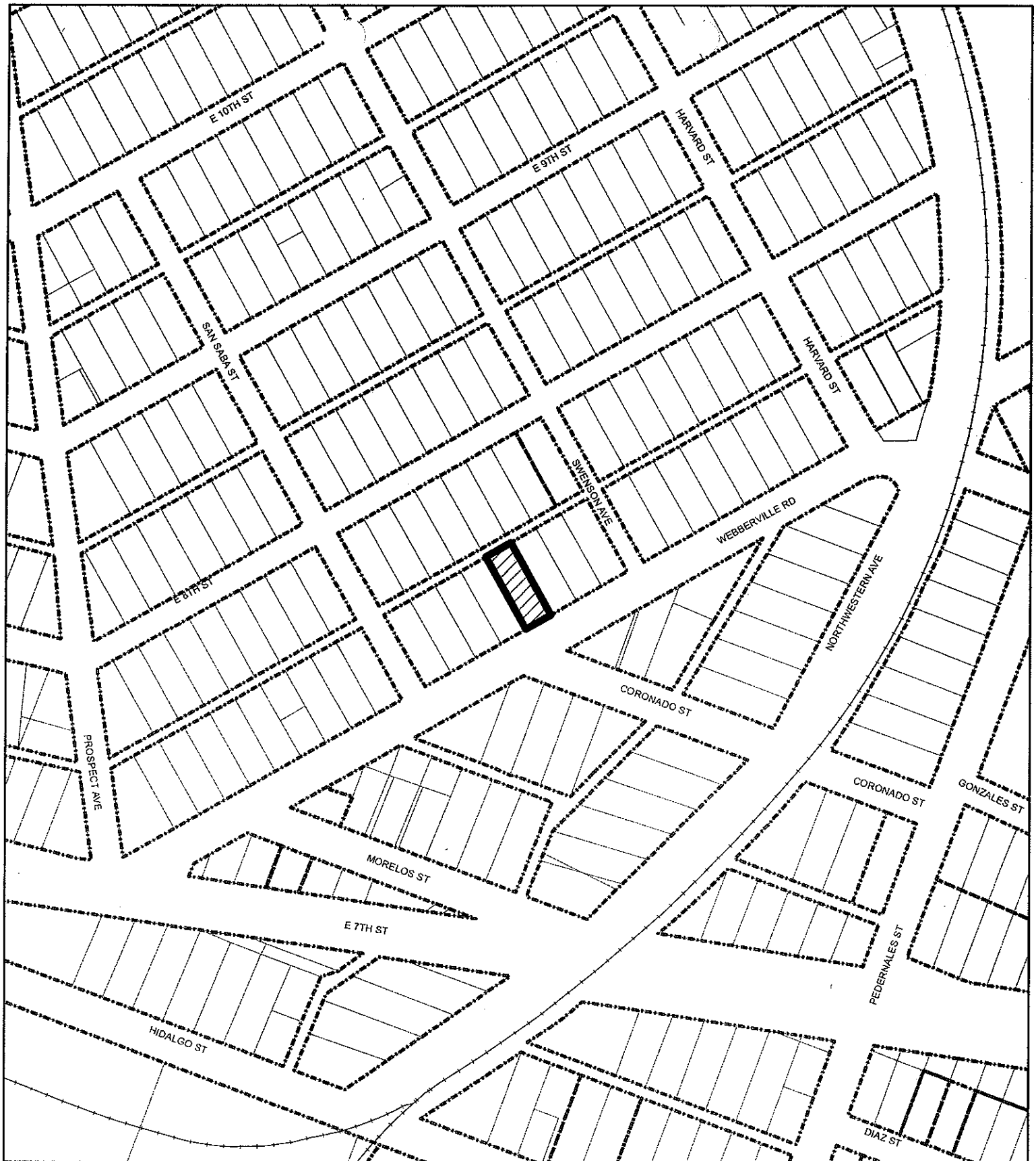
Signed [Signature] Mail Address 84 Waller  
City, State & Zip Austin, Texas 78702

Printed Benjamin Siewert Phone 512-610-2008 Date 04/13/2012

**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 1610 S LOS ANGELES ST  
City, State & Zip LOS ANGELES, CA 90015-3624

Printed LUIS A AQUINO Phone 512-939-6064 Date 4-16-12



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0063  
LOCATION: 2316 WEBBERVILLE ROAD



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.



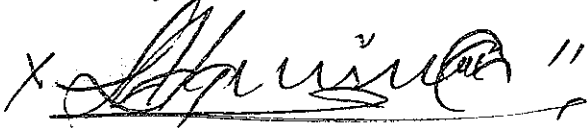
City of Austin  
Development Review and Inspection Department  
One Texas Center  
505 Barton Springs Road  
Austin, TX 78704

Re: Board of Adjustment application for 2316 Webberville Rd

To Whom It May Concern,

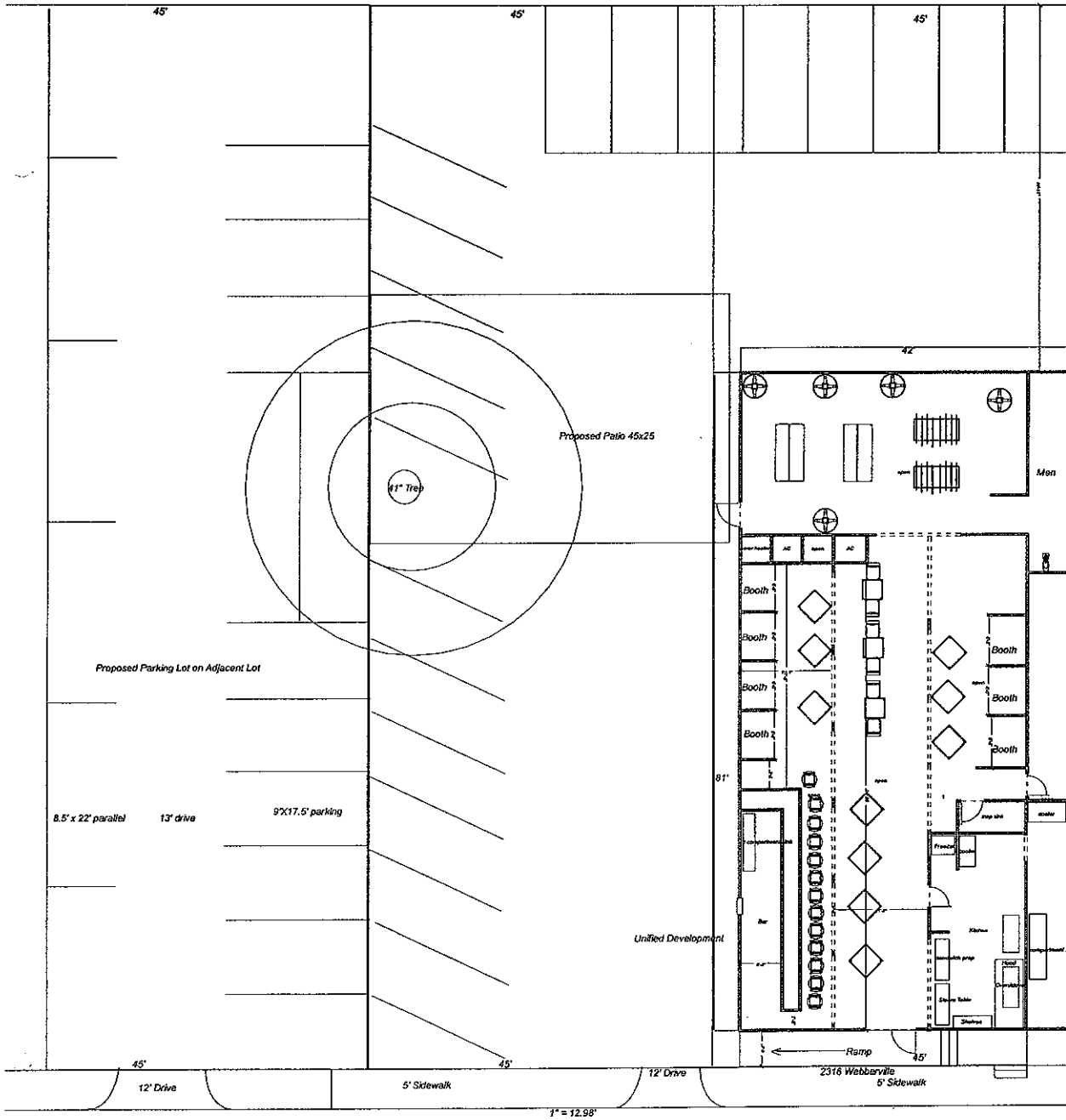
This letter grants authority to Benjamin Siewert as agent in applying for the Application to the Board of Adjustments, and subsequent permits in order to get a for a variance to reduce the number of onsite parking spaces to accommodate the addition of outdoor patio seating for Gourmands Neighborhood Pub

Thank you,

A handwritten signature in dark ink, appearing to read "Luis A. Aquino", is written over a horizontal line. To the left of the signature is a small "X" mark, and to the right is a double quote mark.

LUIS A AQUINO

15' along



[illegible]



**Watershed Protection and Development Review Department**  
P.O. Box 1088, Austin, Texas 78767  
One Texas Center, 505 Barton Springs Road  
Telephone: (512) 974-6370 Fax: (512) 974-2423

### Site Development Exemption Request

|                                                                                                                           |                                  |                    |  |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------|--|
| Site Address:                                                                                                             | <u>2316 Webberville Rd</u>       |                    |  |
| Project Name:                                                                                                             | <u>2316 Webberville Rd</u>       | <u>SPX-06-0012</u> |  |
| Legal Description:                                                                                                        | <u>Lot 12, BK. 29, Manalakin</u> |                    |  |
| Zoning:                                                                                                                   | <u>CS-CO-MU-NP</u>               | Watershed:         |  |
| Existing Land Use(s):                                                                                                     | <u>BAR</u>                       |                    |  |
| Proposed Land Use(s):                                                                                                     | <u>BAR</u>                       |                    |  |
| Brief /General Description of the Development being sought:<br><u>Requesting for an Amnesty Certificate of Occupancy.</u> |                                  |                    |  |

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to:

- |                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>➤ existing trees</li><li>➤ buildings</li><li>➤ parking areas</li><li>➤ roadways/streets</li><li>➤ all areas of impervious cover levels (existing &amp; proposed)</li><li>➤ erosion controls (i.e.: silt fencing, tree protection)</li></ul> | <ul style="list-style-type: none"><li>➤ limits of construction</li><li>➤ type of construction</li><li>➤ location of construction</li><li>➤ accessible parking</li><li>➤ access route</li></ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

I, NASH GONZALES, do hereby certify that I am the  
(PRINT NAME)

☐ owner ☒ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the Austin City Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on-site and protected from the elements at all times.

Nash Gonzales

Signature of Requester

Date: 1-4-06

Address: P.O. Box 9007, Austin, TX 78766

Telephone: 452-3704

Please indicate how you wish to receive a copy of the results of the review:

☐ Mail ☒ FAX: 452-7677 ☐ E-mail: \_\_\_\_\_

# Departmental Use Only

Sub #2

|                                                 |          |                           |                                                         |                                |  |
|-------------------------------------------------|----------|---------------------------|---------------------------------------------------------|--------------------------------|--|
| Project Name: Webberville Rd.                   |          | Case Number: SPX-010-0012 |                                                         | Applicant Name: INASH Erazales |  |
| <input checked="" type="checkbox"/> If Required | Reviewer | Date                      | Comments                                                |                                |  |
| <input type="checkbox"/> Site Plan              |          |                           | <input type="checkbox"/> SPOC*<br>OK - for Amnesty C.O. |                                |  |
| <input checked="" type="checkbox"/> Transport   |          | 1/10/06                   | <input type="checkbox"/> SPOC*                          |                                |  |
| <input checked="" type="checkbox"/> Engineer    |          | 1/10/06                   | <input type="checkbox"/> SPOC*                          |                                |  |
| <input checked="" type="checkbox"/> Environ     |          | 1/10/06                   | <input type="checkbox"/> SPOC*                          |                                |  |
| <input type="checkbox"/> AFD                    |          |                           |                                                         |                                |  |
| <input checked="" type="checkbox"/> AWU         |          | 1-10-06                   |                                                         |                                |  |
| <input type="checkbox"/> Plumbing               |          |                           |                                                         |                                |  |

\* SPOC - Single Point of Contact

Smart Housing Project? ☐ Yes ☐ No

Building permit required? ☐ Yes ☐ No ☐ N/A

Existing Certificate of Occupancy? ☐ Yes ☐ No ☐ N/A

Proposed Land Uses? ☐ Yes ☐ No ☐ N/A

Exhibit attached? ☐ Yes ☐ No ☐ N/A

Qualifies for exemption per Section 25-5-2( ) ( ) ( ) & ( ) ( ) ( ) & ( ) ( ) ( )

|                                              |                                 |                                                                                                              |
|----------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Approved | <input type="checkbox"/> Denied | <input type="checkbox"/> Determined to be a <input type="radio"/> Revision <input type="radio"/> New Project |
|----------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------|

Check all that apply:

☒ Review Fee(s) Not Required

☐ Site Plan Correction/ Exemption Review Fee

☐ Change of Use Review Fee

☐ Landscape Inspection: \_\_\_\_\_ acres

☐ Shared Parking Review

☐ Phasing Review: \_\_\_\_\_ phases



# Tree Ordinance Review Application

Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704  
Phone: (512) 974-1876 Fax: (512) 974-3010  
Email: Michael.Embels@ci.austin.tx.us Website: [www.ci.austin.tx.us/trees](http://www.ci.austin.tx.us/trees)

ROW I.D. 1076463  
Mapsco Pg# 5852

## Application request\* (specify all that apply):

- ☐ Tree removal  
☒ Development exceeding allowable standards for encroachment in the tree's critical root zone;  
☐ Removal of more than 30% of a tree's crown.

\* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 2316 Webberville Rd.

Name of owner or authorized agent: Benjamin Slewert

Building permit number (if applicable): N/A

Telephone #: 512-663-5992 Fax #: 512-833-7318 E-mail: Ben@SellAustinRealEstate.com

Tree Species: Oak, Live Tree location on lot: 47' from back of lot

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) \_\_\_\_\_ or diameter (across) 41"

General tree condition: ☐ Good / ☒ Fair / ☒ Poor / ☐ Dead

Reason for request: We want to turn the adjacent lot into parking and remove some of the existing asphalt from the crz to preserve the tree

Digitally signed by Benjamin Slewert, o, ou, email=benjamin.slewert@sellrealestate.com, c=US  
Date: 2012.04.18 11:28:00 -0700

4/18/2012

Owner/ Authorized Agent Signature

Date

(2) IN THE EVENT THAT THIS PLAN IS APPROVED BY BOARDS & COMMISSIONS, A RE-REVIEW WILL BE REQUIRED TO ENSURE TREE PRESERVATION (E.G. ASPHALT REMOVAL, DECK DECKS, PRUNING, CABLING)

- Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

## Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☒ Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments THANK YOU FOR OFFERING TO CARE FOR THIS TREE. THIS TREE IDENTIFIES A GREAT NEED FOR REPARATION IN ITS CANOPY AND ROOT ZONE.

IT IS STRONGLY ENCOURAGED TO WORK WITH A CERTIFIED ARBORIST ON A LONG TERM PLAN.

(SEE #2 ABOVE)

☒ Heritage Tree(s) ☒ A heritage tree variance is required: ☒ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

- Applicant agrees to plant \_\_\_\_\_ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)
- Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.
- No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature

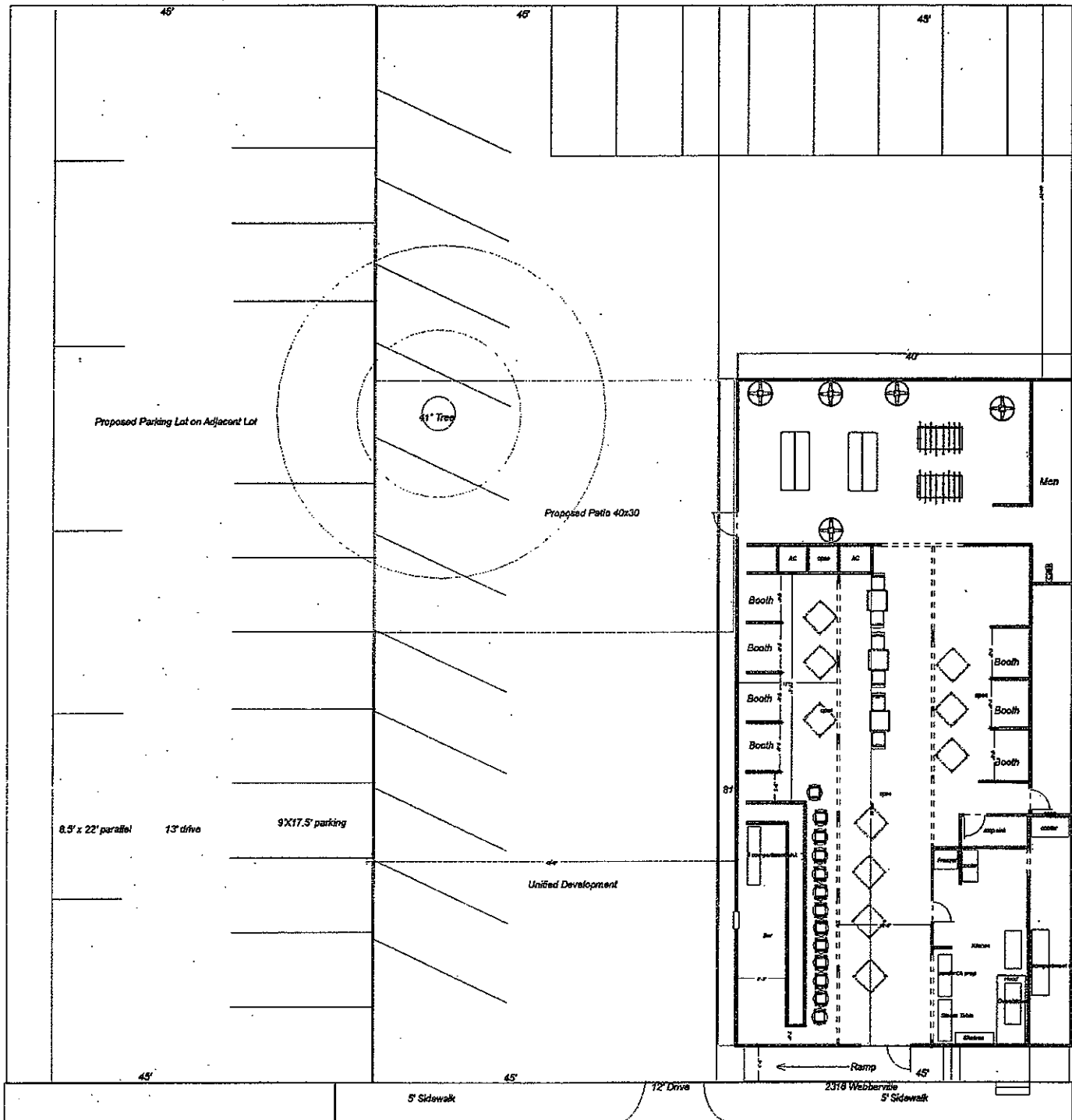
Date

City Arborist Signature

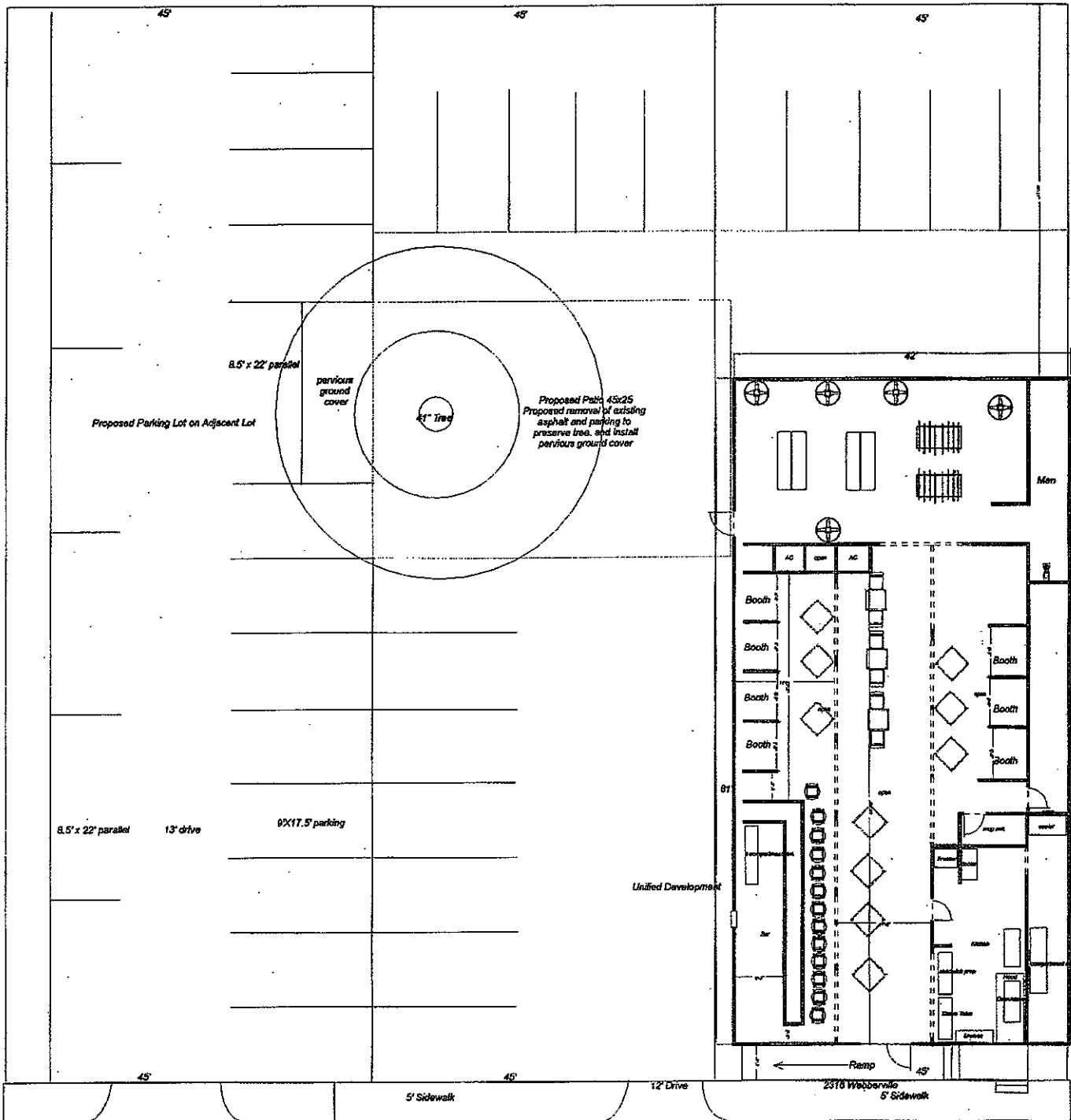
Date

Post this document on site while any proposed work is in progress.  
Conditions for approval of this application must be met within 1 year of the effective date.

**15' aRoy**



15' alley

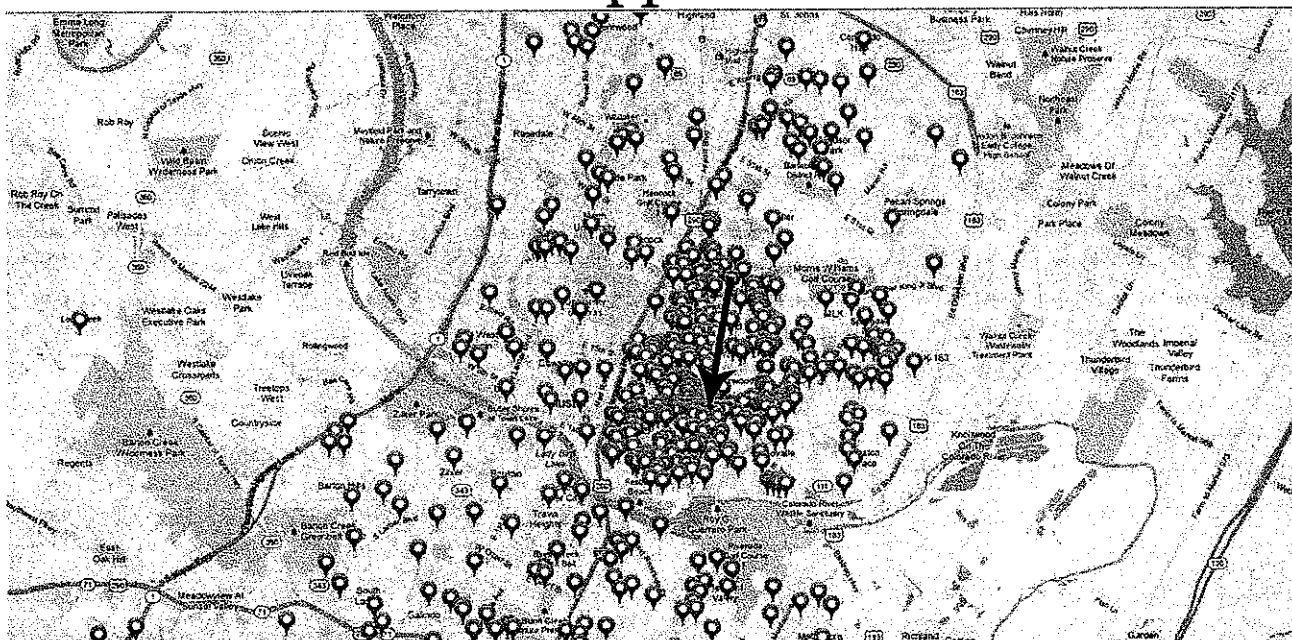




## Map view of Attached Signatures in Support of variance for patio.



## Blackshear Neighborhood Support



## View of all signatures in support of variance for patio

| Name               | Address                                    | Zip   | Phone #                                                                      |
|--------------------|--------------------------------------------|-------|------------------------------------------------------------------------------|
| Elias Izar         | 1104 S Main Street Gtown 78626             | 78626 | <a href="mailto:elias_izar@hotmail.com">elias_izar@hotmail.com</a>           |
| Carly Reynolds     | 200 San Jacinto Hutto TX 78634             | 78634 | <a href="mailto:carlyfufu@yahoo.com">carlyfufu@yahoo.com</a>                 |
| Llyod Miller       | 1506 Lakeview Dr Austin TX 78644           | 78644 | <a href="mailto:matchstickpeople@gmail.com">matchstickpeople@gmail.com</a>   |
| Elaine Segura      | 1705 W Pecan St Pflugerville TX 78660      | 78660 |                                                                              |
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