

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

CASE # C15-2012-0079
ROW # 10781189

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

TP-015048-02-22
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WARNING: Filing of this appeal stops all affected construction activity.

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

13120, 13124, 13126, 13128, 13130, 13134, and 13138 Travis View Loop
STREET ADDRESS: Austin, Texas 78732

LEGAL DESCRIPTION: Subdivision - Travis Vista

3, 4, 5, 6, 7, 8, 9A

Lot(s) Block Outlot Division

I/We Nicole Yates on behalf of myself/ourselves as authorized agent for

Travis Vista affirm that on , ,

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

(check appropriate items below)

 ERECT ATTACH COMPLETE x REMODEL MAINTAIN

Replace 6 to 7 foot wood fence near RM620 Right of Way with
8 foot reinforced masonry and concrete fence.

in a SF-2 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:
6 feet is the highest fence allowed. 8 feet will be much more effective for noise abatement, security and potential fires.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
 1. Traffic noise from 620 has greatly increased in the past 10 years.
 2. Better security for the homes near the highway.
 3. Effective fire break.(b) The hardship is not general to the area in which the property is located because:
it is adjacent to the fence.

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:

This new fence will replace an existing, 40 year old fence on the same survey lines.

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.

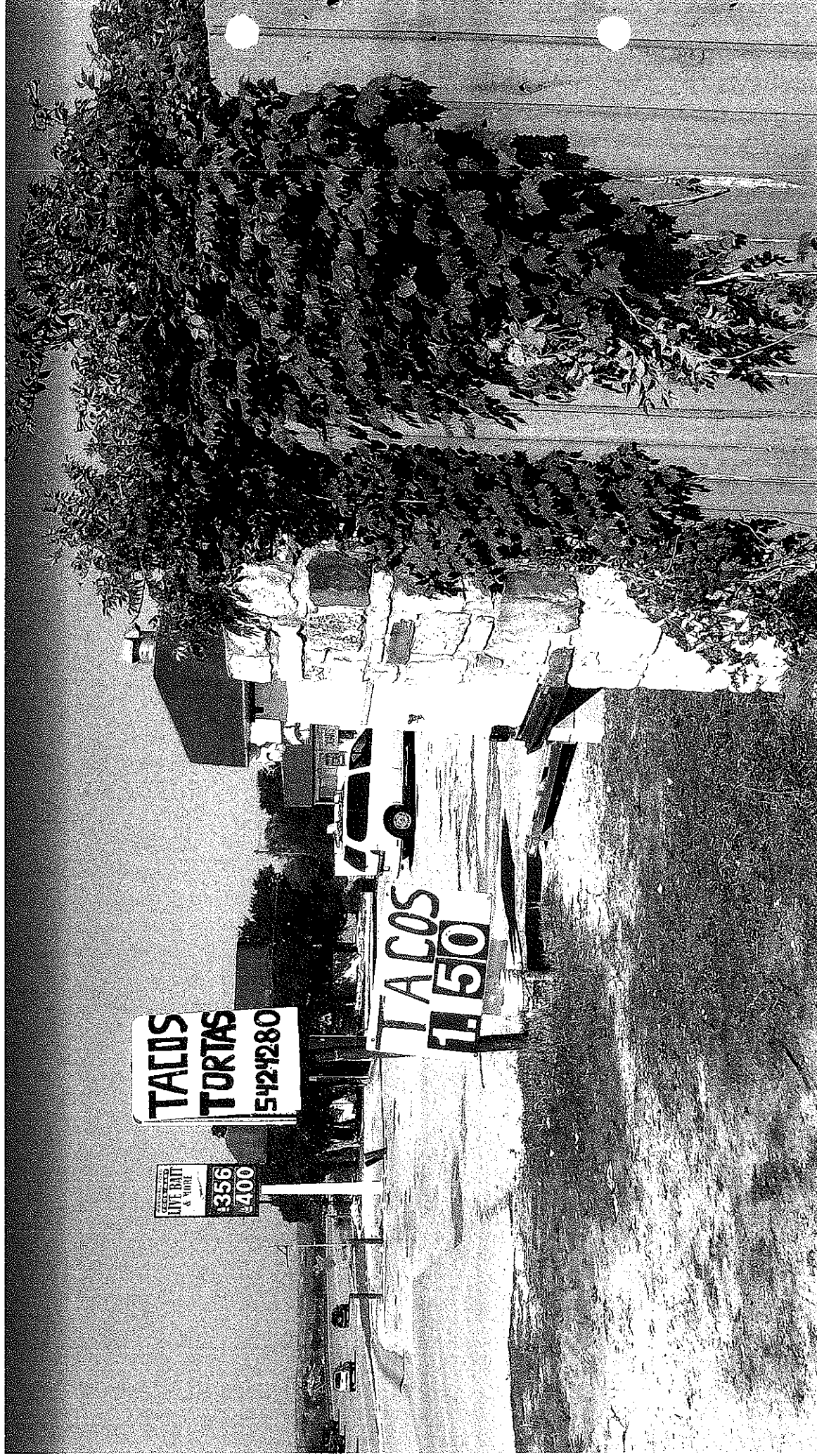
Signed *N. H. Galt* Mail Address 13124 Travis View Loop
City, State & Zip AUSTIN, TX 78732
Printed _____ Phone 266-8508 Date _____

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 *N. H. Galt* Mail Address 13124 Travis View Loop
City, State & Zip AUSTIN, TX 78732
Printed _____ Phone 266-8508 Date _____



Entrance.

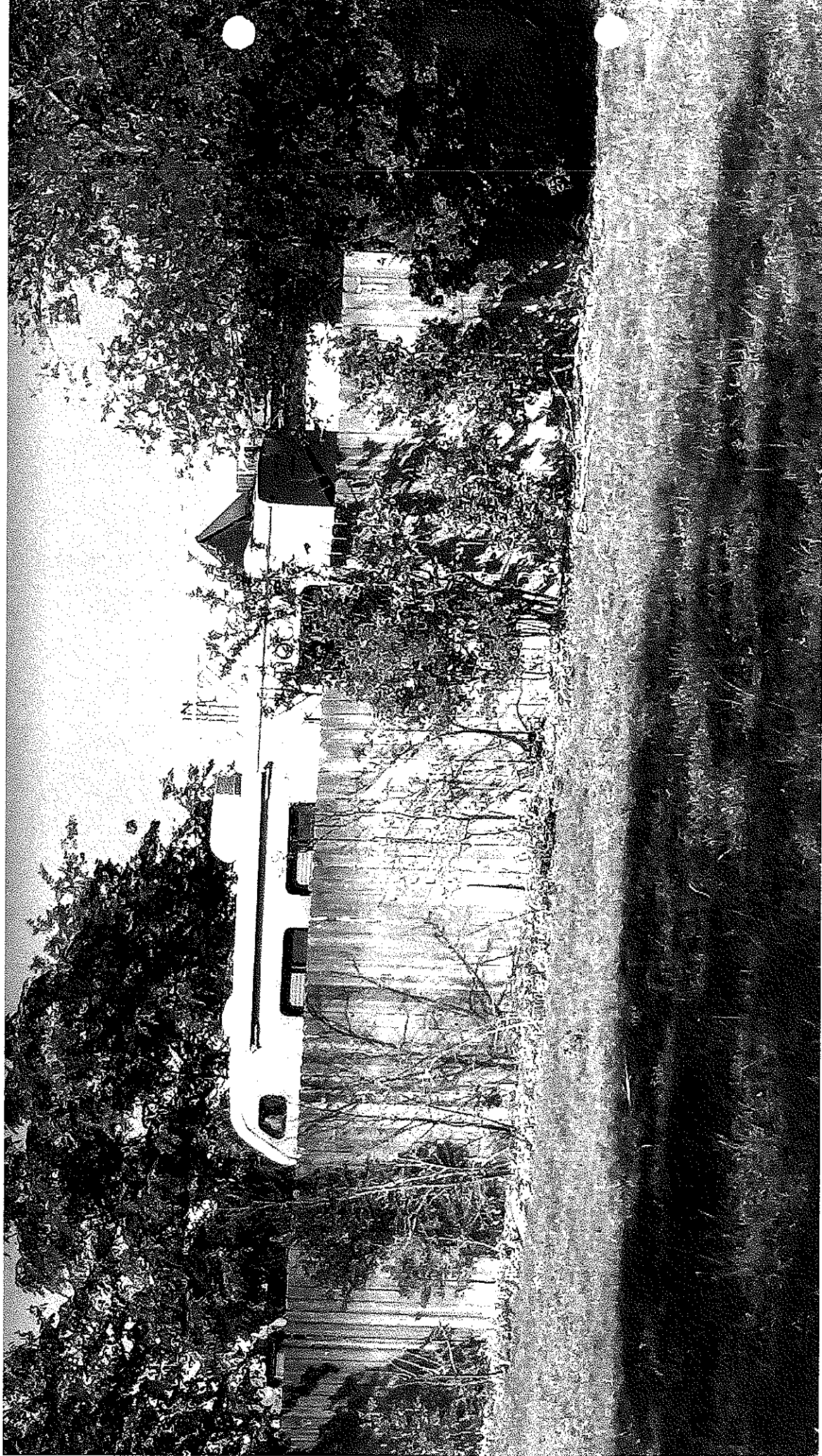


TACO Stand next to fence corner.
Marshall Ford store in background and
Highway 620.



↑
Fence

↑
Highway 620



View of fence and Marshall Ford store,



Southern section of fence.



6'1" man in front of 72" inch high fence.

5/17/12

To Whom It May Concern-

Travis Vista Property Owners Association is requesting a variance to replace a 40 year old wooden fence with an eight foot tall reinforced concrete fence. The reasons for requesting a variance for the eight foot height are:

1. Better traffic noise abatement from Highway 620. At some sections, the edge of the highway is about 20 feet from the fence. Noise from the highway permeates the entire subdivision and is especially noticeable during rush hour.

Studies have shown that a wood slat fence reduces road noise by about 15% while a stone or concrete fence will reduce noise by about 80%. Most residential areas (such as those on Anderson Mill Road) are installing rock concrete fences.

2. Better security for the subdivision. An eight foot fence will be much more effective at stopping incursions into the neighborhood. The current six foot wooden fence facing 620 is inadequate for security. People can look over the fence into backyards. One lady saw a man taking pictures of her in her backyard. It is also easy to toss trash over the fence into the backyards adjacent to it. One house had a window broken out by something thrown over the fence.

3. Fire protection is on everyone's minds after the Labor Day fire that started about a 100 feet away from our subdivision's southern fence line. If the wind had been blowing in the usual, southerly direction, then the fire would not have jumped 620 to Steiner Ranch but would have easily spread into Travis Vista. We were on standby evacuation orders during the Steiner Ranch fire. The fire department said that the wood fences in Steiner acted as kindling for the fire. One of the reasons that we decided on concrete construction over wood is that concrete does not burn. An eight foot tall concrete fence will be an effective fire break. We will start construction of the fence as soon as the variance is granted because it looks like we are going to have a hot, dry summer again.

Thank you for your consideration of our request for a variance.

Nicole Yates

President, Travis Vista Property Owners Association

A handwritten signature in cursive script, appearing to read 'N Yates', written in dark ink.



City of Austin

Austin's Community-Owned Electric Utility

www.austinenergy.com

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

May 22, 2012

Gerald Ludlow
Austin, Texas

Via email to: skippers@austin.rr.com

Re: 13120, 13124, 13126, 13128, 13130, 13134 and 13138 Travis View Loop
Lots 3-8 & 9A Travis Vista

Dear Mr. Ludlow,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to replace a wood fence with an 8ft masonry and concrete fence. As we discussed on the phone, Austin Energy does not oppose this application as requested provided the fence be constructed a minimum distance of 5 ft from all sides of existing electric poles.

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 cursive script that reads "Lena Lund".

Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

scale: 1 = 100.

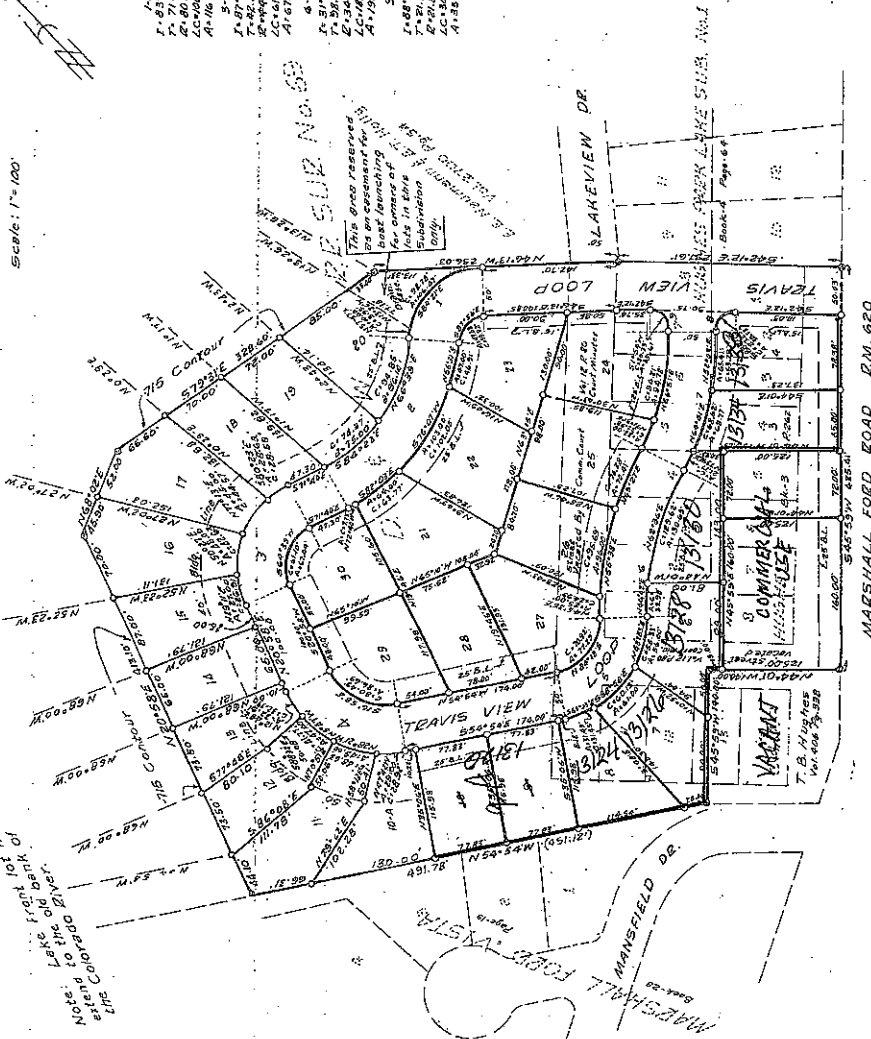
TRAVIS

LAKE line

... front lot of
... bank.
... old.

CURVE DATA

1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86-90	91-95	96-100
1.8325	1.8375	1.8425	1.8475	1.8525	1.8575	1.8625	1.8675	1.8725	1.8775	1.8825	1.8875	1.8925	1.8975	1.9025	1.9075	1.9125	1.9175	1.9225	1.9275
2.2674	2.2724	2.2774	2.2824	2.2874	2.2924	2.2974	2.3024	2.3074	2.3124	2.3174	2.3224	2.3274	2.3324	2.3374	2.3424	2.3474	2.3524	2.3574	2.3624
2.8000	2.8050	2.8100	2.8150	2.8200	2.8250	2.8300	2.8350	2.8400	2.8450	2.8500	2.8550	2.8600	2.8650	2.8700	2.8750	2.8800	2.8850	2.8900	2.8950
3.3325	3.3375	3.3425	3.3475	3.3525	3.3575	3.3625	3.3675	3.3725	3.3775	3.3825	3.3875	3.3925	3.3975	3.4025	3.4075	3.4125	3.4175	3.4225	3.4275
3.9648	3.9698	3.9748	3.9798	3.9848	3.9898	3.9948	3.9998	4.0048	4.0098	4.0148	4.0198	4.0248	4.0298	4.0348	4.0398	4.0448	4.0498	4.0548	4.0598
4.5972	4.6022	4.6072	4.6122	4.6172	4.6222	4.6272	4.6322	4.6372	4.6422	4.6472	4.6522	4.6572	4.6622	4.6672	4.6722	4.6772	4.6822	4.6872	4.6922
5.2296	5.2346	5.2396	5.2446	5.2496	5.2546	5.2596	5.2646	5.2696	5.2746	5.2796	5.2846	5.2896	5.2946	5.2996	5.3046	5.3096	5.3146	5.3196	5.3246
5.7620	5.7670	5.7720	5.7770	5.7820	5.7870	5.7920	5.7970	5.8020	5.8070	5.8120	5.8170	5.8220	5.8270	5.8320	5.8370	5.8420	5.8470	5.8520	5.8570
6.2944	6.2994	6.3044	6.3094	6.3144	6.3194	6.3244	6.3294	6.3344	6.3394	6.3444	6.3494	6.3544	6.3594	6.3644	6.3694	6.3744	6.3794	6.3844	6.3894
6.8268	6.8318	6.8368	6.8418	6.8468	6.8518	6.8568	6.8618	6.8668	6.8718	6.8768	6.8818	6.8868	6.8918	6.8968	6.9018	6.9068	6.9118	6.9168	6.9218
7.3592	7.3642	7.3692	7.3742	7.3792	7.3842	7.3892	7.3942	7.3992	7.4042	7.4092	7.4142	7.4192	7.4242	7.4292	7.4342	7.4392	7.4442	7.4492	7.4542
7.8916	7.8966	7.9016	7.9066	7.9116	7.9166	7.9216	7.9266	7.9316	7.9366	7.9416	7.9466	7.9516	7.9566	7.9616	7.9666	7.9716	7.9766	7.9816	7.9866
8.4240	8.4290	8.4340	8.4390	8.4440	8.4490	8.4540	8.4590	8.4640	8.4690	8.4740	8.4790	8.4840	8.4890	8.4940	8.4990	8.5040	8.5090	8.5140	8.5190
8.9564	8.9614	8.9664	8.9714	8.9764	8.9814	8.9864	8.9914	8.9964	9.0014	9.0064	9.0114	9.0164	9.0214	9.0264	9.0314	9.0364	9.0414	9.0464	9.0514
9.4888	9.4938	9.4988	9.5038	9.5088	9.5138	9.5188	9.5238	9.5288	9.5338	9.5388	9.5438	9.5488	9.5538	9.5588	9.5638	9.5688	9.5738	9.5788	9.5838
10.0212	10.0262	10.0312	10.0362	10.0412	10.0462	10.0512	10.0562	10.0612	10.0662	10.0712	10.0762	10.0812	10.0862	10.0912	10.0962	10.1012	10.1062	10.1112	10.1162



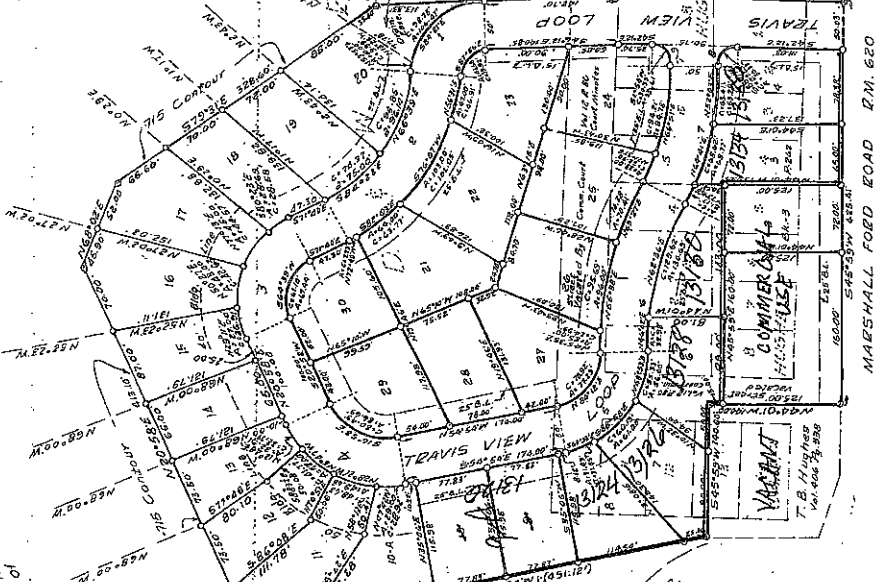
MARSHALL FORD ROAD P.M. 620

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N. W. CORNER LAKE ST. NO. 1

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Case: 1:21-cv-00005

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Note: extend to the Colorado River.
the Colorado River

