

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

**DATE: Monday, July 9, 2012**

**CASE NUMBER: C15-2012-0080**

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

**APPLICANT: Nicole Yates**

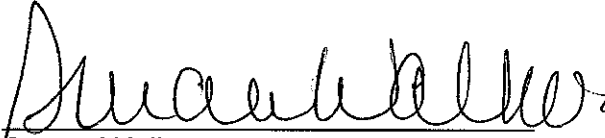
**ADDRESS: 4701, 4703, 4705 TRAVIS VIEW CT**


**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum height of a solid fence requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to erect an 8 foot fence along the rear property lines in an "SF-2", Single-Family Residence zoning district.

**BOARD'S DECISION: POSTPONED TO AUG. 13, 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

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

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

Printed \_\_\_\_\_ Phone \_\_\_\_\_ 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 Barbara J. Eldred Mail Address 4701 Travis View Ct

City, State & Zip Austin, TX 78732

Printed Barbara J. Eldred Phone 512-266-3901 Date 7-19-12

Barbara & Keith Eldred

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:

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

Printed \_\_\_\_\_ Phone \_\_\_\_\_ 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 Michael P. Castillo Mail Address 4703 Travis View Ct

City, State & Zip Austin TX 78732

Printed Michael P. Castillo Phone 512 914-9090 Date 7-19-2012

Michael P. E. Leske A.  
Castillo

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:

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

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

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

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

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

Anthony Browne

## 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:** C15-2012-0080-4701, 4703, 4705 Travis View Ct  
**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Board of Adjustment, July 9th, 2012

JO ANN GLOSSON

Your Name (please print)

☒ I am in favor  
☐ I object

13126 TRAVIS VIEW LOOP, AUSTIN TX 78732

Your address(es) affected by this application

Jo Ann Glosson

Signature

7-13-2012

Date

Daytime Telephone: (512) 266-9209

Comments:

I AM VERY IN FAVOR  
OF AN 8 FOOT FENCE TO  
HELP ELIMINATE  
THE VERVOLD  
NOISY CREEKED BY  
620 TRAFFIC JO  
SUR VERTG BOR HO

**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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**Case Number:** C15-2012-0080-4703, 4705 Travis View Ct  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, July 9th, 2012

Michael P. Castillo  
*Your Name (please print)*

4703 Travis View Ct Austin Tx 78732  
*Your address(es) affected by this application*

[Signature] 7-13-2012  
*Signature Date*

Daytime Telephone: \_\_\_\_\_

Comments: I AM in FAVOR of AN  
8' Height for the neighborhood  
fence. Hwy 620 is 1010!

**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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Case Number: ~~C15-2012-0080-4701~~ 4703, 4705 Travis View Ct

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, July 9th, 2012

Nicole H. Yates

Your Name (please print)

13124 Travis View Loop Austin, TX 78732

Your address(es) affected by this application

NH Yates

Signature

7-18-12

Date

Daytime Telephone: (512) 266-8508

Comments:

I approve the 8 foot fence.

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

**Fence Easement Agreement  
(Travis Vista II, Phase B)**

**Effective Date:** May 22, 2012

**Grantor:** Barbara Eldred

**Grantor's Mailing Address:** 4701 Travis View Court  
Austin, Texas 78732

**Grantee:** Travis Vista Property Owners Association, Inc.

**Grantee's Mailing Address:** c/o John Howard  
13103 Travis View Loop  
Austin, Texas 78732-1742

**Grantor's Lot:** Lot 11, Travis Vista II, Phase B, a subdivision in Travis County, Texas, according to the plat thereof recorded in Volume 76, Page 47 of the Plat Records of Travis County, Texas.

**Easement Property:** The rear (southeasterly) ten feet (10') of Grantor's Lot, as shown on Exhibit "A" attached hereto and made a part hereof.

**Easement Purpose:** The installation, maintenance, repair, replacement, upgrade and removal of a fence and related improvements located within the Easement Property.

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

**Exceptions to Warranty:** All easements, rights of way, restrictions, reservations, covenants, conditions, and other instruments presently recorded in the Real Property Records of Travis County, Texas, that affect the Easement Property.

**Grant of Easement:** Grantor, for the Consideration and subject to the Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's successors and assigns, an easement over, on, under and across the Easement Property for the Easement Purpose (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Easement in Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement, by, through or under Grantor, but not otherwise, subject however to the Exceptions to Warranty.

**Terms and Conditions:** The following terms and conditions apply to the Easement granted by this Fence Easement Agreement ("Agreement"):

1. *Character of Easement.* The Easement is personal to Grantee, and its successors and assigns. The Easement is exclusive and Grantee may remove any existing fence within the Easement Property. The Easement is irrevocable. The Easement is for the benefit of Grantee and Grantee's successors and assigns (as applicable, the "Holder").

2. *Duration of Easement.* The duration of the Easement is perpetual.

3. *Access.* The Easement also includes the reasonable right of access over the balance of Grantor's Lot as necessary to accomplish the Easement Purpose.

4. *Reservation of Rights.* Holder's right to use the Easement Property for the Easement Purpose is exclusive, provided Grantor reserves for Grantor and Grantor's heirs, successors, and assigns (i) the right to use all or part of the Easement Property in conjunction with Holder as long as such use by Grantor and Grantor's heirs, successors, and assigns does not interfere with the Easement Purpose or prevent the use of the Easement Property by Holder for the Easement Purpose, and (ii) the right to convey to others the right to use all or part of the Easement Property for purposes other than the Easement Purpose, as long as such further conveyance and usage does not interfere with the Easement granted herein and is made subject to the terms of this Agreement.

5. *Amendment.* This Agreement may be modified, amended or terminated only by the joint action of all then current owners of the fee simple title to Grantor's Lot, and the then current Holder. Such joint action only becomes effective after it is reduced to writing and signed by such parties and filed in the Real Property Records of Travis County, Texas.

6. *Binding Effect.* This Agreement binds and inures to the benefit of the parties hereto and their respective heirs, successors, and assigns.

7. *Choice of Law.* This Agreement will be construed under the laws of the state of Texas.

8. *Waiver of Default.* It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this Agreement does not preclude pursuit of other remedies in this agreement or provided by law.

9. *Entire Agreement.* This Agreement and any exhibits constitute the entire agreement of the parties concerning the grant of the Easement by Grantor to Grantee.

10. *Legal Construction.* If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement

will not be construed more or less favorably between the parties by reason of authorship or origin of language.

GRANTOR:

Barbara Eldred  
Name: Barbara Eldred

THE STATE OF TEXAS       §  
                                     §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on this 22 day of May, 2012, by TADL D.



[Signature]  
Notary Public, State of Texas

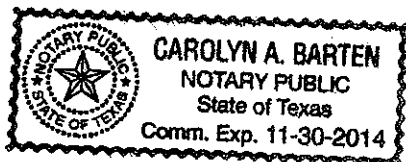
GRANTEE:

TRAVIS VISTA PROPERTY OWNERS  
ASSOCIATION, INC.

By: NH Yates  
Name: Nicole Yates  
Title: President

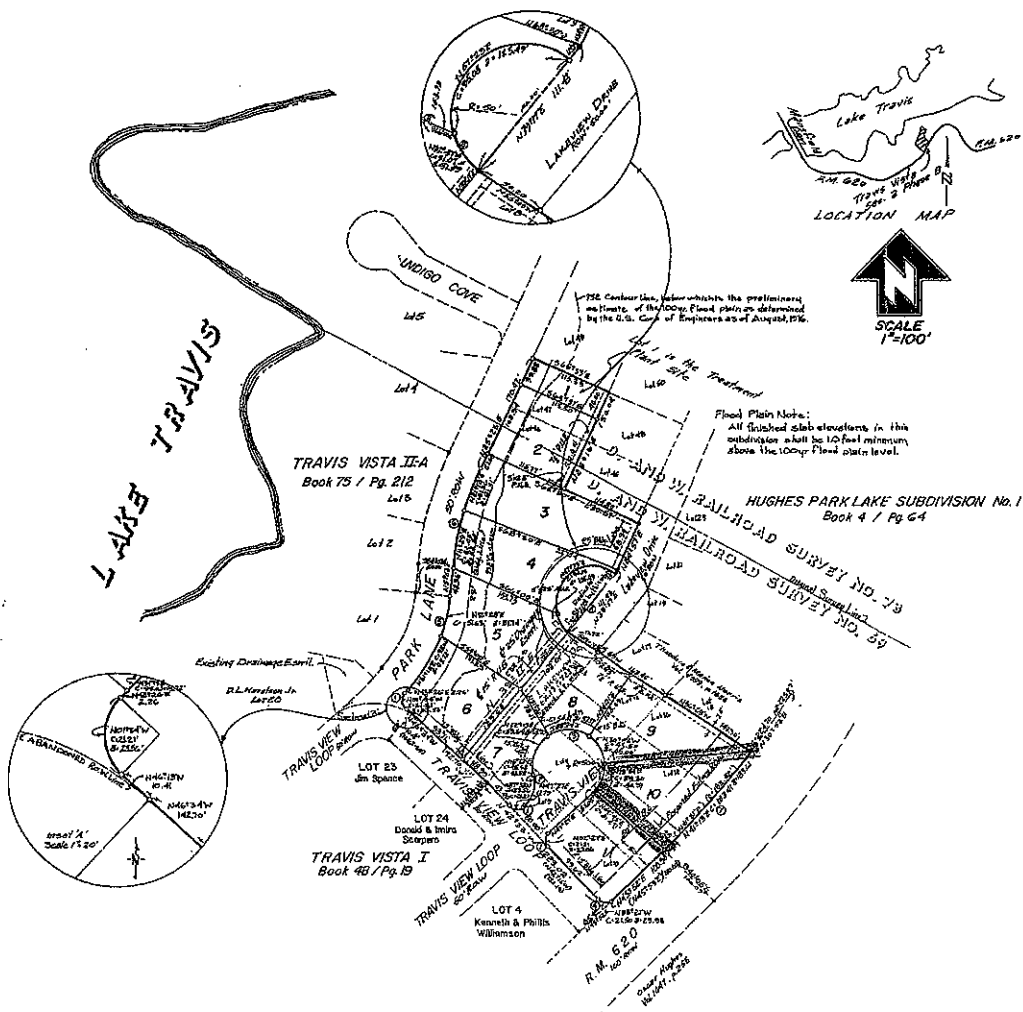
THE STATE OF TEXAS       §  
                                     §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on this 1 day of July, 2012, by Nicole H. Yates, \_\_\_\_\_ of Travis Vista Property Owners Association, Inc., on behalf of said entity.



Carolyn Barten  
Notary Public, State of Texas   11-30-14





1.	2.	3.	CURVE	4.	DATA	5.	6.	7.	8.
90°00'	62°00'	241°52'	91°35'	37°35'	13°30'	20°45'	180°00'		
R 15.00'	44.25'	50.00'	15.00'	226.00'	423.11'	119.150'	50.00'		
T 15.00'	26.55'	20'	15.42'	76.49'	72.70'	200.00'	4'		
A 23.56'	41.85'	211.11'	23.98'	147.46'	144.00'	402.68'	151.06'		
C 21.21'	45.68'	85.72'	21.50'	144.83'	142.30'	402.46'	100.00'		

## **TRAVIS VISTA II** **PHASE B**

### **NOTES:**

1. Vehicular access to Travis View Loop and R.M. 620 from lots 1, 2, 5 & 6 is hereby prohibited.
2. Sidewalks shall be installed on the west side of R.M. 620, the north side of Travis View Loop, and on the Southwest side of Travis View Crty.
3. The 400' frontage flood is contained within the drainage easement as shown.
4. Lot 1 is hereby restricted for a sewerage treatment plant site only.
5. Acreage Breakdown for tax purposes:
  - A. Vacated Lakeview Drive — 0.27 Ac.
  - B. Lots 9-16 of Lots 48 & 47, Hughes Park Lake Subd. No. 1 — 1.935 Ac.
  - C. Unplatted land in d.f.w. Railroad Sur. No. 69 — 1.515 Ac.

TOTAL AREA 3.72 Ac.

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT J. JOHN B. O'MEARA, OWNER OF 4.18 ACRES OF LAND OUT OF THE D. & W. R.R. CO. SURVEY NO. 69 AND 73 IN TRAVIS COUNTY, TEXAS AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 5250 PAGE 201 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO OWNER OF LOTS 9-16 AND LOTS 46 & 47 OF HUGHES PARK LAKE SUBDIVISION NO. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN PLAT BOOK 4 PAGE 64 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO ME BY DEEDS RESPECTIVELY RECORDED IN VOLUME 4044 PAGE 17 AND VOLUME 4562 PAGE 2160 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALSO OWNER OF THAT CERTAIN 0.27 ACRE VACATED PORTION OF LAKEVIEW DRIVE OUT OF HUGHES PARK LAKE SUBDIVISION NO. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN PLAT BOOK 4 PAGE 64 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID 0.27 ACRE PORTION BEING VACATED BY ACTION OF COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 19 PAGE 123 AND I DO HEREBY SUBDIVIDE 3.72 ACRES OF THE ABOVE DESCRIBED TRACTS OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS TRAVIS VISTA SECTION 2 PHASE B AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS HAND THIS THE 13 DAY OF Dec., 1977, A.D.

John B. O'Meara  
JOHN B. O'MEARA  
P.O. BOX 1938  
HOUSTON, TX 77001

STATE OF TEXAS  
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN B. O'MEARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13 DAY OF Dec., 1977, A.D.

Donna K. Cunningham  
DONNA K. CUNNINGHAM  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE OCTOBER 25<sup>TH</sup>, 1977, A.D.

Richard R. Lillie  
DIRECTOR OF PLANNING-RICHARD R. LILLIE  
OCT. 25, 1977, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS

CHAIRMAN Miguel A. Guerrero  
FILED FOR RECORD AT 2:00 O'CLOCK P.M. THE 1st DAY OF Nov., 1977, A.D.

SECRETARY Mike Gilgare  
Doris Shropshire  
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS  
DEPUTY Mike Gilgare

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF Nov., 1977, A.D. AT 2:00 O'CLOCK P.M. AND DULY RECORDED ON THE 1st DAY OF Nov., 1977, A.D. AT 2:15 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 16 PAGE 447.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.



Doris Shropshire  
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS  
DEPUTY Mike Gilgare

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 31<sup>ST</sup> DAY OF October, 1977, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3 PAGE 411.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THIS THE 31<sup>ST</sup> DAY OF October, 1977.

Doris Shropshire  
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS  
DEPUTY John Fowlkes

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES, OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS AND SAID COURT ASSUMES NO OBLIGATIONS TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

BE IT RESOLVED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS: THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL-ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

LOTS IN THIS SUBDIVISION ARE HEREBY RESTRICTED AGAINST OCCUPANCY UNTIL CONNECTION IS MADE TO WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER SYSTEM. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO A SEWERAGE TREATMENT PLANT APPROVED BY THE TEXAS DEPARTMENT OF HEALTH RESOURCES AND THE TEXAS WATER QUALITY BOARD.

WATER IS NOT PRESENTLY AVAILABLE TO THE LOTS IN THIS SUBDIVISION; HOWEVER, FISCAL ARRANGEMENTS HAVE BEEN MADE BY THE DEVELOPER FOR INSTALLATION OF THE REQUIRED LINES TO SERVE ALL LOTS WHICH CAN AND WILL BE SERVED BY TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 UPON RECEIPT OF APPLICATION AND FEE FOR INDIVIDUAL TAPS AND METER DEPOSITS FOLLOWING INSTALLATION OF SUCH LINES.

Ernest C. Stewart Jr.  
ERNEST C. STEWART JR., GENERAL MANAGER TRAVIS COUNTY  
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17

"THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954, HAS BEEN COMPLIED WITH".

AS SURVEYED BY:  
Ralph W. Harris  
RALPH W. HARRIS  
REC. PUB. SUR. #1729  
2003 South Lamar  
Austin, TX 78704

April 26, 1977

ENGINEERING BY:  
Don G. Pittman PE  
DONALD G. PITTMAN, REG. PROFESSIONAL ENGINEER NO. 34054  
PITTMAN ENGINEERING  
101 N. LAMPASAS  
ROUND ROCK, TEX.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2012-0080  
LOCATION: 4701, 4703, 4705 TRAVIS VIEW COURT



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.

## PUBLIC HEARING INFORMATION

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- and:

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**Case Number:** C15-2012-0080-4701,4703,4705 Travis View Ct  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, July 9th, 2012

Your Name (please print) JO ANN ELOSON



Your address(es) affected by this application 13126 Travis View Loop

Susan Walker Signature

6-30-2012 Date

Daytime Telephone: (512) 266-9209

Comments:

As I post here, will help to develop the Travis View from 670.

**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, July 9th, 2012

Matt Tierney  
 Your Name (please print)

☒ I am in favor  
☐ I object

13010 Thail View Loop, Austin, TX, 78732  
 Your address(es) affected by this application

[Signature]  
 Signature

6/30/12  
 Date

Daytime Telephone: 612-418-1720

Comments: Great Idea!

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**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, July 9th, 2012

*Bob Blum*  
 Your Name (please print)

☒ I am in favor  
☐ I object

4702 TRAVIS VIEW CT, 78732  
 Your address(es) affected by this application

*Susan Walker*  
 Signature

7/8/12  
 Date

Daytime Telephone: 512-423-0019

Comments:

**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, July 9th, 2012

Your Name (please print)

Jeffrey O. Fisher et al

☒ I am in favor  
☐ I object

Your address(es) affected by this application

4811 Park Lane 78732

Signature

Date

Daytime Telephone:

286 6168

Comments:

The Travis Vista

Property Owners Association is

in FAVOR of this fence variance  
to provide a better sound barrier  
between our neighborhood & Hinkley  
620

Jeffrey O. Fisher, Secretary

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, July 9th, 2012

Your Name (please print)

Jeffrey O. Fisher

☒ I am in favor  
☐ I object

Your address(es) affected by this application

4811 Park Lane

Signature

Date

Daytime Telephone:

286 6168

Comments:

The neighborhood sewer plant  
 TRAVIS VISTA WATER & SEWER  
 SUPPLY CORPORATION WITH OWN  
 4811 PARK LANE IS IN FAVOR  
 OF THIS PROPOSED TO BETTER SERVE  
 US FROM HIGHWAY 620 Jeffrey O. Fisher  
 TWISSC President

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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**Case Number:** C15-2012-0080-4701,4703,4705 Travis View Ct  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Board of Adjustment, July 9th, 2012

Your Name (please print)

Nicole H. Yates

☒ I am in favor  
☐ I object

Your address(es) affected by this application

13124 TRAVISVIEW LODGE AUSTIN, TX 78732

*NH Yates*

Signature

Date

Daytime Telephone: 512-426-2319

Comments:

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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 inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C15-2012-0080  
ROW # 10781195

CITY OF AUSTIN TP- 015244-03-13  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE  
14  
15

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

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

4701, 4703, and 4705 Travis View Court, Austin, Texas 78732  
STREET ADDRESS:

LEGAL DESCRIPTION: Subdivision-- Travis Vista II, Phase B

Lot(s) 9, 10, 11 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

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

~~Travis Vista II, Phase B~~ affirm that on  
Barbara & Keith Eldred; Michael P. & Leslie A. Castillo  
hereby apply for a hearing before the Board of Adjustment for consideration to:  
Anthony Bruno

(check appropriate items below)

\_\_\_ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE x REMODEL \_\_\_ MAINTAIN

Replace 6 to 7 foot wood fence near RM 620 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 homes near the highway.
  3. Effective fire break.

(b) The hardship is not general to the area in which the property is located because:  
the homes are adjacent to, or very close to RM620

**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:

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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:

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**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 13124 Travis View Loop

City, State & Zip AUSTIN, TX 78732

Printed \_\_\_\_\_ Phone 266-8508 Date 5/18/12

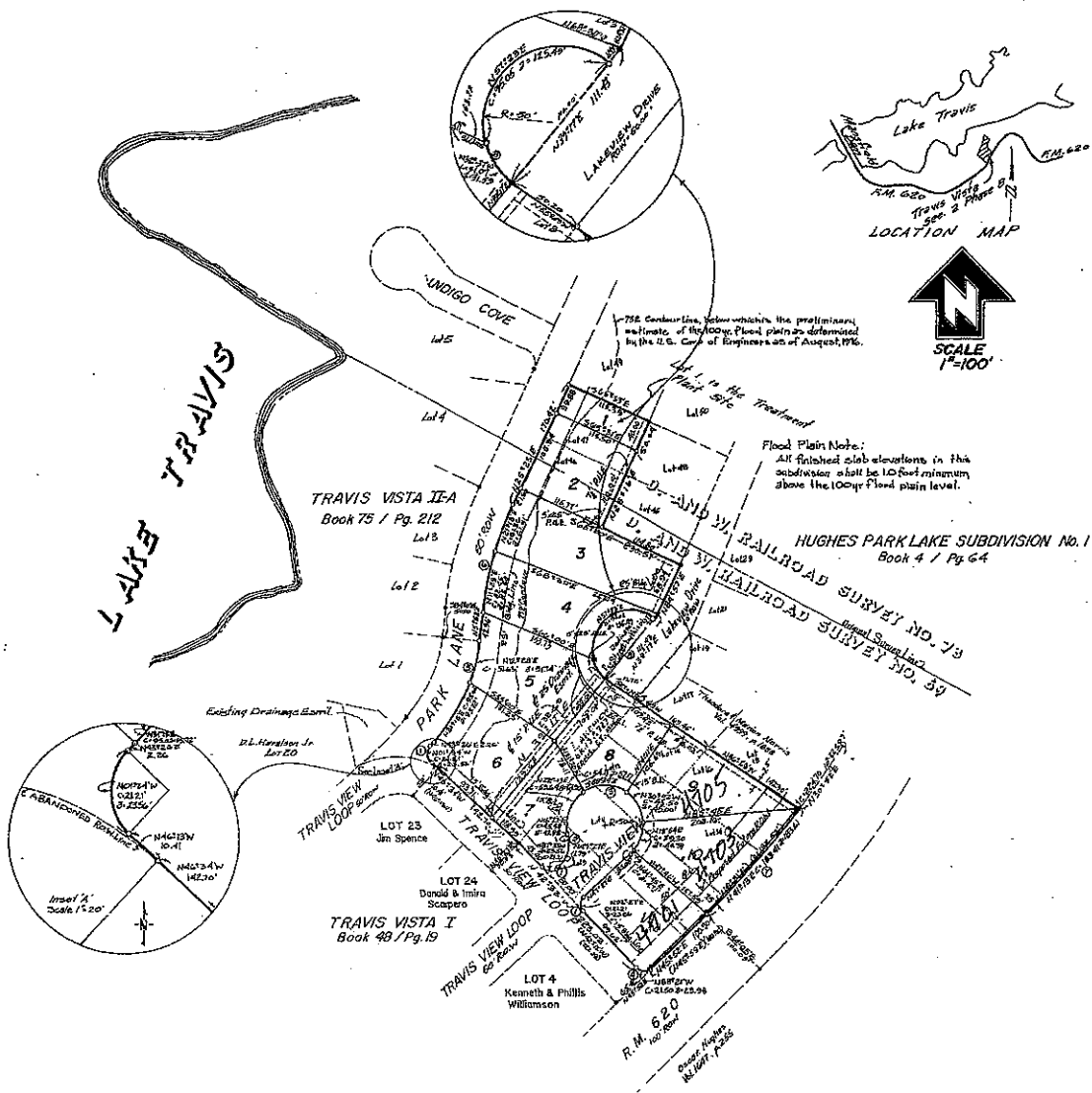
**OWNERS CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 13124 Travis View Loop

City, State & Zip AUSTIN, TX 78732

Printed \_\_\_\_\_ Phone 266-8508 Date 5/18/12





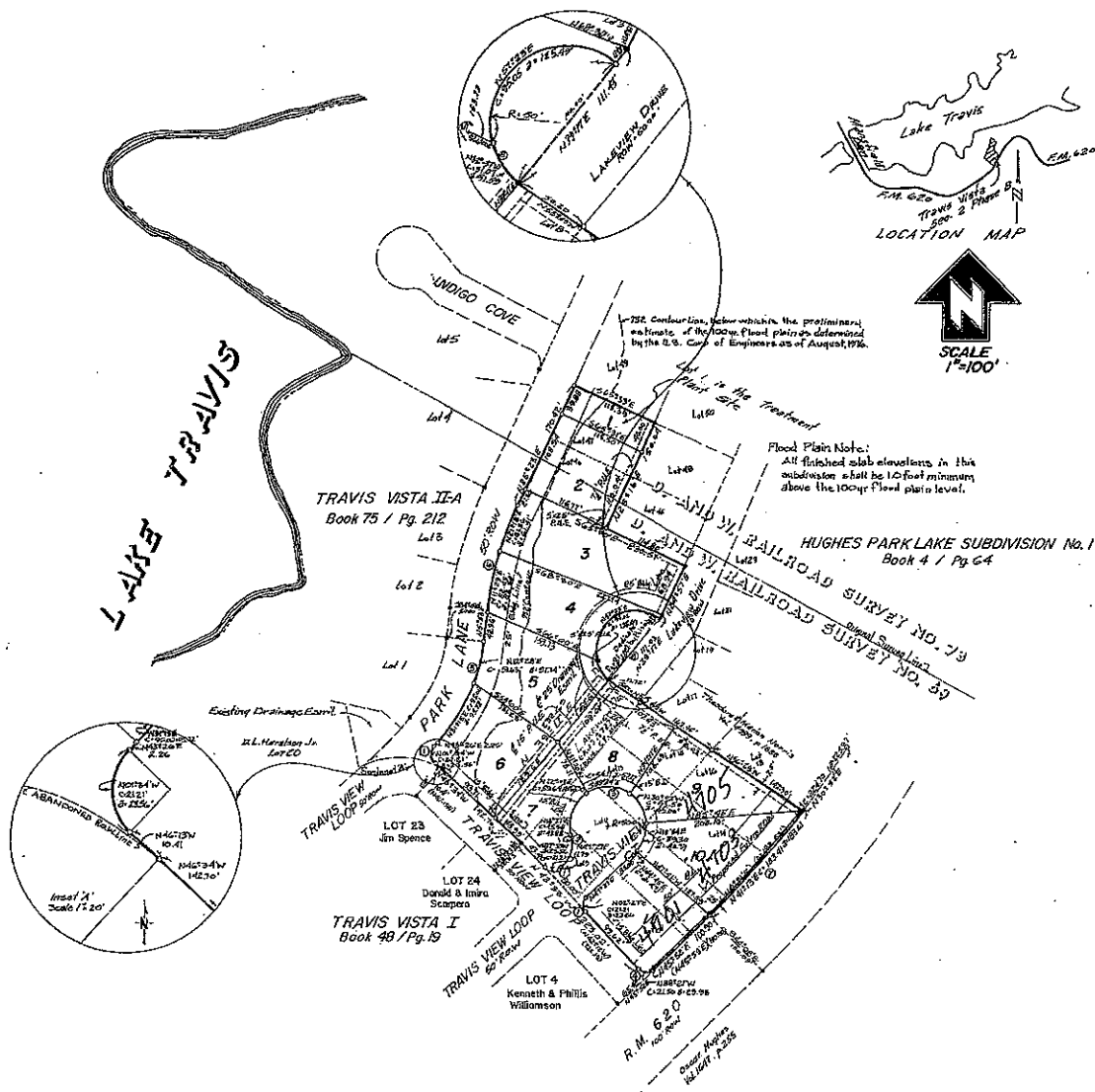
	1	2	3	CURVE	4	DATA	5	6	7	8
I	90°00'	62°00'	241°59'	91°35'	31°33'	19°30'	20°42'	180°00'		
R	15.00'	44.25'	50.00'	15.00'	226.00'	423.11'	113.120'	60.00'		
T	15.00'	26.53'	5'	15.42'	76.43'	72.70'	200.50'	0		
A	23.56'	41.88'	211.17'	23.98'	147.46'	144.00'	406.68'	151.08'		
C	21.21'	45.58'	85.72'	21.50'	144.83'	143.30'	406.46'	100.00'		

## **TRAVIS VISTA II** **PHASE B**

### **NOTES:**

1. Vehicular access to Travis View Loop and R.M. 620 from lots 1, 2, 5 & 6 is hereby prohibited.
2. Sidewalks shall be installed on the west side of R.M. 620, the north side of Travis View Loop, and on the Southwest side of Travis View Circle.
3. The 100% frequency flood is contained within the drainage easement as shown.
4. Lot 1 is hereby reserved for a sewerage treatment plant site only.
5. Acreage Breakdown for fee purposes:
  - a. Vacated Lakeview Drive -- 0.27 Ac.
  - b. Lots 9-16 & Lots 46 & 47, Hughes Park Lake Subd. No. 1 -- 1.935 Ac.
  - c. Unplatted land in O.F.W. Railroad Sur. No. 69 -- 1.515 Ac.

TOTAL AREA 3.72 Ac.



	1	2	3	CURVE	4	DATA	5	6	7	8
I.	90°00'	62°00'	247°59'		91°35'	97°33'	19°30'	20°42'	180°00'	
R	15.00'	44.26'	50.00'		18.00'	226.00'	423.11'	119.120'	50.00'	
T	15.00'	24.55'	0'		15.42'	76.49'	72.70'	200.50'	4'	
A	23.56'	47.88'	211.17'		23.98'	147.46'	144.00'	402.68'	151.08'	
C	21.21'	45.58'	85.72'		21.50'	144.83'	143.30'	406.46'	100.00'	

## TRAVIS VISTA II PHASE B

### NOTES:

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2. Sidewalks shall be installed on the west side of R.M. 620, the north side of Travis View Loop, and on the Southwest side of Travis View Court.
3. The 100% frequency flood is contained within the chainline easement as shown.
4. Lot 1 is hereby reserved for a sewerage treatment plant site only.
5. Acreage Breakdown for tax purposes:
  - a. Vacated Lakewood Drive — 0.27 Ac.
  - b. Lots 9-16 & Lots 40 & 41, Hughes Park Lake Subd. No. 1 — 1.935 Ac.
  - c. Unplatted land in D & W. Railroad Sur. No. 69 — 1.515 Ac.

TOTAL AREA 3.72 Ac.