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

| DATE: Tuesday, March 11, 2013                            | CASE NUMBER: C15-2012-0135 |
|--|----------------------------|
| Jeff Jack Michael Von Ohlen Nora Salinas                 |                            |
| Bryan King Fred McGhee Melissa Hawthorne Sallie Burchett |                            |
| Cathy French (SRB only)                                  |                            |
| APPLICANT: Jim Bennett                                   |                            |

**OWNER:** Grit and Grace

ADDRESS: 4112 MEDICAL PKWY

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 88 offstreet parking spaces to 19 off-street parking spaces in order to remodel the second floor of a commercial building to expand a Cocktail Lounge use in a "CS-1", Commercial - Liquor Sales zoning district.

**BOARD'S DECISION: POSTPONED TO February 11, 2013 PER APPLICANT** 

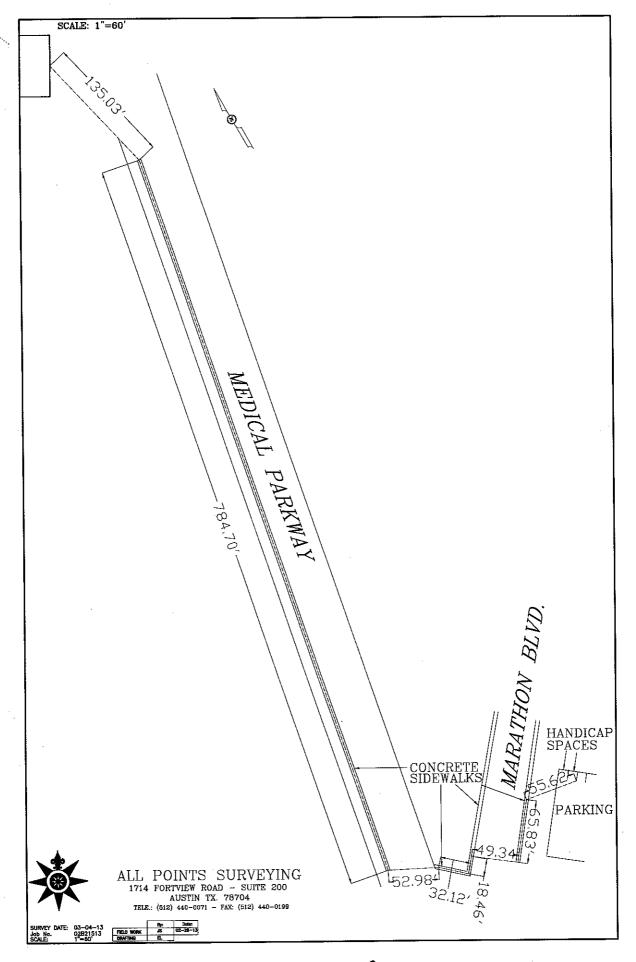
FEB 11, 2013 POSTPONED TO MARCH 11, 2013 PER APPLICANT March 11, 2013 APPLICANT REQUESTED POSTPONEMENT TO MAY 13, 2013 -GRANTED

The applicant has requested a variance from Section 25-6-501 (C) to increase the minimum distance between an off-site parking facility and the use that it serves from 1,000 feet to 1,200 feet in order to provide 69 of the required 88 parking spaces off site in order to remodel the second floor of a commercial building to expand a Cocktail Lounge use in a "CS-1", Commercial - Liquor Sales zoning district.

### 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:

| of |
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|    |



C15-2012-0135

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.

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.

| 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 y |
|---|------|
|   |      |
|   |      |
| Comments:   |      |
| Signature Daytime Telephone: 5/2-422-7886   | Da   |
| Your address (es) affected by this application  3-1-13  | You  |
| Mike tearee  Your Name (please print)  1400 W. 41 St STreet   | You  |
| Case Number: C15-2012-0135 – 4112 Medical Parkway Contact: Susan Walker, 512-974-2202 Public Hearing: Board of Adjustment, March 11, 2013                                   |      |

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.

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Austin, TX 78767-1088

the subject property or proposed development.

has an interest in or whose declared boundaries are within 500 feet of

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### 5059-41h

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| P. O. Box 1088   |              |
|--|--------------|
| City of Austin-Planning & Development Review Department/1st Floor Sugan Walker         |              |
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| building across the street already handle  |              |
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| allways been responsible to our concern.   | 1            |
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| down our street. We like the pub. They are   |              |
| House. Their patrons already parte up and  |              |
| comments: We live very close to the Draught  |              |
| 5-5559   |              |
| Signature Date   | <del>-</del> |
| Somba Brownet . 3-8-13   |              |
| this application   | ا بر ب       |
| 1303 W. 42m  |              |
| Your Name (please print)   | L            |
| John Burnett Clamin favor  | 1            |
| Public Hearing: Board of Adjustment, March 11, 2013                                    |              |
| Case Number: C15-2012-0135 - 4112 Medical Parkway  Contact: Susan Walker, 512-974-2202 |              |
|  |              |

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

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

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

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

- delivering a written statement to the board or commission before or concern (it may be delivered to the contact person listed on a during the public hearing that generally identifies the issues of notice); or
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be available from the responsible department department no later than 10 days after the decision. An appeal form may A notice of appeal must be filed with the director of the responsible

Austin, TX 78767-1088

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Written comments must be submitted to the contact person listed on the notice

| Case Number: C15-2012-0135 - 4112 Medical Parkway Contact: Susan Walker, 512-974-2202  Public Hearing: Board of Adjustment, March 11, 2013  PATSH DeVeare  Your Name (please print)  Your Name (please print)  Your address(es) affected by this application  Pathy White Signature  Paytime Telephone: 200 8347768  Comments: Juh Los Than is belock from the feart, they prepared in Miro mental sin my drive with -cum  hallista drunk purk in my drive with act on the property. Frail language is heard, the surface of the notes of the |
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| Case Number: C15-2012-0135 – 4112 Contact: Susan Walker, 512-974-2202 Public Hearing: Board of Adjustment  PA + Su De Ve.a. U  our Name (please print)  130) W 42  wandress(es) affected by this application  Putty Signature  Signature  Signature  |
| Case Number: C15-2012-0135 – 4112 Contact: Susan Walker, 512-974-2202 Public Hearing: Board of Adjustment PA+Sy DeVeau ur Name (please print)  |
| Case Number: C15-2012-0135 - 4112 Contact: Susan Walker, 512-974-2202 Public Hearing: Board of Adjustment  |
|  |

### Walker, Susan

From:

of Chris Allen

Sent:

Monday, March 04, 2013 10:21 AM

To: Subject: Walker, Susan C15-2012-0135

Hi Susan:

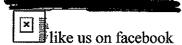
We've been talking to Jim Bennett about this case and have decided (with his blessing) to request a postponement so we can have time to sort it out. We'll have someone at the hearing to answer questions.

Let me know if I need to do anything else to make this request "official".

Thanks!

Chris Allen co-chair, zoning comm. Rosedale NA

Chris Allen architect
\*some assembly required www.somearchitect.com
(512) 467-2888



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

| DATE: Tuesday, Feb11, 2013  | CASE NUMBER: C15-2012-0135   |
|---|--|
| Jeff Jack Michael Von Ohlen Nora Salinas ABSENT – STUART HA Bryan King Fred McGhee Melissa Hawthorne Sallie Burchett Cathy French (SRB only)  | MPTON  |
| APPLICANT: Jim Bennett  |  |
| OWNER: Grit and Grace   |  |
| ADDRESS: 4112 MEDICAL PKWY  |  |
| VARIANCE REQUESTED: The applicant has minimum off-street parking requirement of S street parking spaces to 19 off-street parking second floor of a commercial building to exp 1", Commercial – Liquor Sales zoning district | ection 25-6 Appendix A from 88 off-<br>y spaces in order to remodel the<br>and a Cocktail Lounge use in a "CS- |
| BOARD'S DECISION: POSTPONED TO Febru  | uary 11, 2013 PER APPLICANT  |
| FEB 11, 2013 POSTPONED TO MARCH 11, 20  | 13 PER APPLICANT   |
| FINDING:  |  |
| The Zoning regulations applicable to the prop<br>because:   | perty do not allow for a reasonable use  |
| 2. (a) The hardship for which the variance is red   | quested 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 impair the use of adjacent conforming proper the regulations of the zoning district in which Susan Walker   | ty, and will not impair the purpose of   |

Chairman

**Executive Liaison** 

City of Austin
Board of Adjustments

Reference Case Number C15-2012-0135

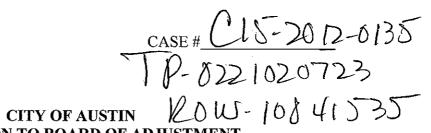
Dear Board Members,

I hereby request a 90 day postponement for the above case. This request is necessary so we can continue to work with the neighborhood association.

The association is aware of this postponement request.

Sincerely,

Jim Bennett



### CITY OF AUSTIN LOW 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: 4112 Medical Parkway   |
|--|
| LEGAL DESCRIPTION: Subdivision - <u>Draught House</u>  |
| Lot(s) 1 Block A Outlot Division   |
| I/ Jim Bennett as authorized agent for The Draught House   |
| affirm that on $9/20/12$ , hereby apply for a hearing before the Board of  |
| Adjustment for consideration to:   |
| ERECT – ATTACH – COMPLETE – <u>REMODEL</u> – MAINTAIN  |
| the second floor of an existing commercial building to expand an existing Pub and Brewery providing 19 paved off street parking spaces. in a district. |
| (zoning district)  |

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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:

This establishment has existed at this location since 1966, and the expansion will allow for the continuation of this use.

### **HARDSHIP:**

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

Due to the existing developed condition of the site additional parking cannot be provided. The second floor is existing and a reasonable use to this site is to allow the expansion of this use.

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

The lot is an irregular shaped corner lot and is a fully developed site.

### **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 use of the site will not change but will continued to serve the neighborhood as it has since 1966.

**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 increase in floor area does not mean that the numbers of patrons will necessarily create a higher demand for parking, but will probably be used by the existing patrons to serve their needs.

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:

This is an existing site and loading and unloading provisions are existing and the expanded floor area will not change existing conditions.

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

Driveways and parking spaces as well as circulation of the spaces are existing and the parking variance will not change these conditions.

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

Any change of use requiring additional parking would require a new variance from the Board.

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.

City, State & Zip Austin, TX. 78748

Printed Jim Bennett

Phone 282-3079

Date 9/20/12

Mail Address 11505 Ridge Dr.

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief. Mail Address 41/2 Medical Parkwag

City, State & Zip Quite of



SUBJECT TRACT

ZONING BOUNDARY

CASE#: C15-2012-0135 LOCATION: 4112 Medical Parkway

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.



| axNetUSA:   |  |   |   |  |   |  |   |  |
|---|--|---|---|--|---|--|---|--|
| Owner's Name  | GRIT & GRAC  | TIF.  |   | Property Detail  | ils   |  |   |  |
| Ott   | OMI WOME   | E   |   | Deed Date  |   |  |   | 121319   |
| Mailing   | 4112 MEDICAL PKWY  |   |   | Deed Volume  |   |  |   | 0000   |
| Address   | AUSTIN, TX 78756-371   | I   |   | Deed Page  |   |  |   | 0000   |
| Location  | 4112 MEDICAL PKWY 7  | 78756   |   | Exemptions   |   |  |   | 000.   |
|   |  |   |   | Freeze Exempt  |   |  |   |  |
| Legal   | LOT 1 BLK A DRAUGHT  | HOUSE SUBD  |   | ARB Protest  |   |  |   |  |
|   |  |   |   | Agent Code   |   |  |   | 209  |
| Value Inforn  | nation   | 2012 Cer  | tified  | Land Acres   |   |  |   | 0.282  |
| and Value   |  | 368,  | 490.00  | Block  |   |  |   |  |
| mprovement Val  | lue  | 327,  | 992.00  | Tract or Lot   |   |  |   |  |
| AG Market Value   | ì  |   | 0.00  | Docket No.   |   |  | 19  | 999161908T   |
| Timber Market Va  | alue   |   | 0.00  | Abstract Code  |   |  |   | \$0404   |
| Market Value  |  | 696,4   | 482.00  | Neighborhood Code  | •   |  |   | 39CE   |
| AG Productivity V   | /alue  |   | 0.00  |  |   |  |   |  |
| Fimber Productiv  | rity Value   |   | 0.00  |  |   |  |   |  |
| Appraised Value   |  | 696,4   | 482.00  | D  | ata up to d   | ate as of 201  | l <b>2-09-04</b>  |  |
| 10% Cap Loss  |  |   | 0.00  |  |   |  |   |  |
| Assessed Value  |  | 696,4   | 482.00  |  |   |  |   |  |
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| Value By Jur Entity Cod 0A 01 02 03 2J 68   | risdiction  de En  TRAVIS C  CIT  TRA  TRAVIS COUNTY  AUSTIN   | PROTEST FORM  ALITY Name  CENTRAL APP DIST  AUSTIN ISD  Y OF AUSTIN  AVIS COUNTY Y HEALTHCARE DISTRICT  COMM COLL DIST  | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890                          | Fax Assesse 696,48 00 696,48 00 696,48 00 696,48 00 696,48   | d Value<br>32.00<br>32.00<br>32.00<br>32.00<br>32.00<br>32.00   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription        | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00   | Appraise<br>Value<br>696,482.0<br>696,482.0<br>696,482.0<br>696,482.0                    |
| Value By Jur Entity Cod 0A 01 02 03 2J 68 mprovemen   | risdiction  de En  TRAVIS C  A  CIT  TRA  TRAVIS COUNTY  AUSTIN  t Information  provement ID  178759   | PROTEST FORM  ALITY Name  CENTRAL APP DIST  AUSTIN ISD  Y OF AUSTIN  AVIS COUNTY Y HEALTHCARE DISTRICT  COMM COLL DIST  | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890<br>0.09480               | Fax Assesse 696,48 00 696,48 00 696,48 00 696,48 00 696,48   | d Value<br>32.00<br>32.00<br>32.00<br>32.00<br>32.00<br>32.00   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription        | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00   | Appraise<br>Value<br>696,482.0<br>696,482.0<br>696,482.0<br>696,482.0                    |
| Value By Jur Entity Cod 0A 01 02 03 2J 68 improvemen Im   | risdiction  de En  TRAVIS C  A  CIT  TRA  TRAVIS COUNTY  AUSTIN  AUSTIN  178759  Drmation  | PROTEST FORM  ACTIVE NAME CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890<br>0.09480               | Fax Assesse 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48   | d Value 32.00 32.00 32.00 32.00 32.00 Des   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 cription                   | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00   | Appraise<br>Value<br>696,482.0<br>696,482.0<br>696,482.0<br>696,482.0                    |
| Value By Jur Entity Cod  0A  01  02  03  2J  68  Improvement Im   | risdiction  de En  TRAVIS C  A  CIT  TRA  TRAVIS COUNTY  AUSTIN  AUSTIN  178759  Drmation  Seg II  | PROTEST FORM  SENTRAL APP DIST SUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890<br>0.09480               | Fax Assesse 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48   | d Value 32.00 32.00 32.00 32.00 32.00 Des   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 cription RESTA             | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00   | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0                         |
| Value By Jur Entity Cod  0A  01  02  03  2J  68  Improvemen  Im Segment Info  Imp ID  178759  | risdiction  de En  TRAVIS C  A  CIT  TRA  TRAVIS COUNTY  AUSTIN  AUSTIN  1 Information  Approvement ID  178759  Drmation  Seg II  207784                               | PROTEST FORM  Atity Name CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 1ST  | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890<br>0.09480               | FALIGIOUS EXEM.  FAX  ASSESSE  696,48  00 696,48  00 696,48  00 696,48  00 696,48  Description  1st Floor  | d Value 32.00 32.00 32.00 32.00 32.00 Des   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription RESTA  | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00   | Appraise<br>Value<br>696,482.0<br>696,482.0<br>696,482.0<br>696,482.0<br>Area<br>1,98    |
| Value By Jur  Entity Cod  0A  01  02  03  2J  68  mprovemen  Im  Segment Info  Imp ID  178759  178759   | risdiction  de En TRAVIS C A CIT TRA TRAVIS COUNTY AUSTIN  t Information aprovement ID 178759  primation Seg II 207784 207785  | PROTEST FORM  Atity Name CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 1ST 2ND  | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890<br>0.09480               | FALIGIOUS EXEM.  FAX  ASSESSE  696,48  00 696,48  00 696,48  00 696,48  00 696,48  Description  1st Floor  2nd Floor   | d Value 32.00 32.00 32.00 32.00 Des:  Class WW5 WW5   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription RESTA  | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>MURANT (SFR)   | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0  Area 1,98 2,01         |
| Value By Jur  Entity Cod  0A  01  02  03  2J  68  Improvemen  Im  Segment Info  Imp ID  178759  178759  178759  | risdiction  de En TRAVIS C A CIT TRA TRAVIS COUNTY AUSTIN  t Information aprovement ID 178759  Drmation  Seg II 207784 207786  | PROTEST FORM  Atity Name CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 1ST 2 ND 1 UBSMT   | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890<br>0.09480               | FALIGIOUS EXEM.  FAX  ASSESSE  696,48  00 696,48  00 696,48  00 696,48  00 696,48  Description  1st Floor  2nd Floor  finished Basement  | d Value 32.00 32.00 32.00 32.00 Des:  Class WW5 WW5 WW5   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription  RESTA | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>MURANT (SFR)   | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0 4rea 1,98 2,01          |
| Value By Jun  Entity Cod  0A  01  02  03  2J  68  Improvemen  Im  Segment Info  Imp ID  178759  178759  178759  178759                                  | risdiction  de En TRAVIS C A CIT TRA TRAVIS COUNTY AUSTIN  AUSTIN  It Information Approvement ID 178759  Drmation  Seg II 207784 207784 845848                         | PROTEST FORM  Atity Name CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 1ST 5 2ND 6 UBSMT 0 011  | 2011 T<br>Rate<br>1.24200<br>0.48110<br>0.48550<br>0.07890<br>0.09480<br>State Cate | PRELIGIOUS EXEM.  Fax Assesse: 696,48 00 696,48 00 696,48 00 696,48 00 696,48  Pegory  Description 1st Floor 2nd Floor dfinished Basement PRCH OPEN 1ST F  | d Value 32.00 32.00 32.00 32.00 32.00 Des  Class  WW5  WW5  *5  | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription RESTA  | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>MURANT (SFR)<br>e Year Built<br>1968<br>1968<br>1968                                       | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0  Area 1,98 2,00         |
| Value By Jur  Entity Cod  0A  01  02  03  2J  68  Improvemen  Im  Segment Info  Imp ID  178759  178759  178759  178759  178759                          | risdiction  de En TRAVIS C A CIT TRA TRAVIS COUNTY AUSTIN  It Information Aprovement ID 178759  Drmation  Seg II 207784 207786 845848 845850                           | PROTEST FORM  Atity Name CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 1ST 5 2ND 6 UBSMT 7 111  | 2011 T Rate  1.24200 0.48110 0.48500 0.07890 0.09480  State Cate                    | Fax Assesse: 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 cegory  Description 1st Floor 2nd Floor afinished Basement prich OPEN 1ST F STAIRWAY EXT   | d Value 32.00 32.00 32.00 32.00 32.00 Des Class WW5 WW5 *5 S*   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 Cription RESTA  | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>MURANT (SFR)<br>E Year Built<br>1968<br>1968<br>1968<br>1968                 | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0 4 Area 1,98 2,00        |
| Value By Jun  Entity Cod  0A  01  02  03  2J  68  Improvemen  Im  Segment Info  Imp ID  178759  178759  178759  178759  178759  178759  178759          | risdiction de En TRAVIS C A CIT TRA TRAVIS COUNTY AUSTIN  It Information Aprovement ID 178759  Drmation  Seg II 207784 207786 845848 845850 845851                     | PROTEST FORM  ACTIVE NAME  CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 1ST 2 ND 3 UBSMT 9 011 113 541   | 2011 T Rate  1.24200 0.48110 0.48550 0.07890 0.09480  State Cate                    | Fax Assesse 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,58 egory  Description 1st Floor 2nd Floor ofinished Basement DRCH OPEN 1ST F STAIRWAY EXT  | ### Class ### WW5 ### WW5 ### W4*   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription RESTA  | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>MURANT (SFR)<br>e Year Built<br>1968<br>1968<br>1968<br>1968<br>1968         | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0  Area 1,96 2,01         |
| Value By Jur  Entity Cod  0A  01  02  03  2J  68  Improvement  Im  Segment Info  178759  178759  178759  178759  178759  178759  178759  178759  178759 | risdiction de En TRAVIS C A CIT TRA TRAVIS COUNTY AUSTIN AUSTIN  It Information Aprovement ID 178759  Drmation Seg II 207784 207786 207786 845849 845850 845851 845852 | PROTEST FORM  Atity Name CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 1ST 2ND 3 UBSMT 9 011 9 413 541 551  | 2011 T Rate  1.24200 0.48110 0.48550 0.07890 0.09480  State Cate                    | FALIGIOUS EXEM.  FAX  ASSESSE  696,48  00 696,48  00 696,48  00 696,48  00 696,48  OU 696,48  EGOTY  Description  1st Floor 2nd Floor  Infinished Basement  FINCH OPEN 1ST F  STAIRWAY EXT  ENCE COMM LF  PAVED AREA   | ### PTION FORM    d Value     32.00 | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription RESTA  | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>MURANT (SFR)<br>E Year Built<br>1968<br>1968<br>1968<br>1968<br>1968<br>1968 | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0  Area 1,98 2,01 14 5,97 |
| Value By Jun  Entity Cod  0A  01  02  03  2J  68  Improvemen  Im  Segment Info  Imp ID  178759  178759  178759  178759  178759  178759  178759          | risdiction de En TRAVIS C A CIT TRA TRAVIS COUNTY AUSTIN  It Information Aprovement ID 178759  Drmation  Seg II 207784 207786 845848 845850 845851                     | PROTEST FORM  Atity Name CENTRAL APP DIST AUSTIN ISD Y OF AUSTIN AVIS COUNTY Y HEALTHCARE DISTRICT COMM COLL DIST  Type Code 1 ST 2 ND 3 UBSMT 9 011 9 413 1 541 2 551 5 541  | 2011 T Rate  1.24200 0.48110 0.48550 0.07890 0.09480  State Cate                    | Fax Assesse 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,48 00 696,58 egory  Description 1st Floor 2nd Floor ofinished Basement DRCH OPEN 1ST F STAIRWAY EXT  | ### Class ### WW5 ### WW5 ### W4*   | Taxable Value 696,482.00 696,482.00 696,482.00 696,482.00 696,482.00 cription RESTA  | Market<br>Value<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>696,482.00<br>MURANT (SFR)<br>e Year Built<br>1968<br>1968<br>1968<br>1968<br>1968         | Appraise Value 696,482.0 696,482.0 696,482.0 696,482.0 696,482.0  Area 1,96 2,01         |

| Land Information |           |           |          |            |       |       |           |
|------------------|-----------|-----------|----------|------------|-------|-------|-----------|
| Land ID          | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
| 215024           | LAND      | F5        | F        | 0.282      | 0     | 0     | 12,283    |
| show history     |           |           |          |            |       |       |           |

| TaxNetUSA:         | Travis County           | Proper         | ty ID Number: 217802 Ref ID2 | Number: 02210207230000 |
|--------------------|-------------------------|----------------|------------------------------|------------------------|
| Owner's Name       | GRIT & GRACE            |                | Property Details             |                        |
|                    |                         |                | Deed Date                    | 12131 <del>99</del> 9  |
| Mailing<br>Address | 4112 MEDICAL PKWY       |                | Deed Volume                  | 00000                  |
| Address            | AUSTIN, TX 78756-3711   |                | Deed Page                    | 00000                  |
| Location           | 4112 MEDICAL PKWY 787   | 56             | Exemptions                   |                        |
| Legal              | LOT 1 BLK A DRAUGHT H   | OUSE SURD      | Freeze Exempt                | F                      |
| Logur              | LOT I BERT BIOLOGITI II | 0002 0000      | ARB Protest                  | F                      |
|                    |                         |                | Agent Code                   | 2094                   |
| Value Inforr       | nation                  | 2012 Certified | Land Acres                   | 0.2820                 |
| Land Value         |                         | 368,490.00     | Block                        | A                      |
| Improvement Va     | lue                     | 327,992.00     | Tract or Lot                 | 1                      |
| AG Market Value    | •                       | 0.00           | Docket No.                   | 1999161908TR           |
| Timber Market V    | alue                    | 0.00           | Abstract Code                | S04049                 |
| Market Value       |                         | 696,482.00     | Neighborhood Code            | 39CEN                  |
| AG Productivity    | Value                   | 0.00           |                              |                        |
| Timber Productiv   | rity Value              | 0.00           |                              |                        |
| Appraised Value    |                         | 696,482.00     | Data up to date as           | of 2012-09-04          |
| 10% Cap Loss       |                         | 0.00           |                              |                        |
| Assessed Value     |                         | 696,482.00     |                              |                        |

### Value By Jurisdiction

| Entity Code | Entity Name                       | 2011 Tax<br>Rate | Assessed<br>Value | Taxable<br>Value | Market<br>Value | Appraised<br>Value |
|-------------|-----------------------------------|------------------|-------------------|------------------|-----------------|--------------------|
| 0A          | TRAVIS CENTRAL APP DIST           |                  | 696,482.00        | 696,482.00       | 696,482.00      | 696,482.00         |
| 01          | AUSTIN ISD                        | 1.242000         | 696,482.00        | 696,482.00       | 696,482.00      | 696,482.00         |
| 02          | CITY OF AUSTIN                    | 0.481100         | 696,482.00        | 696,482.00       | 696,482.00      | 696,482.00         |
| 03          | TRAVIS COUNTY                     | 0.485500         | 696,482.00        | 696,482.00       | 696,482.00      | 696,482.00         |
| 2J          | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.078900         | 696,482.00        | 696,482.00       | 696,482.00      | 696,482.00         |
| 68          | AUSTIN COMM COLL DIST             | 0.094800         | 696,482.00        | 696,482.00       | 696,482.00      | 696,482.00         |

### Improvement Information

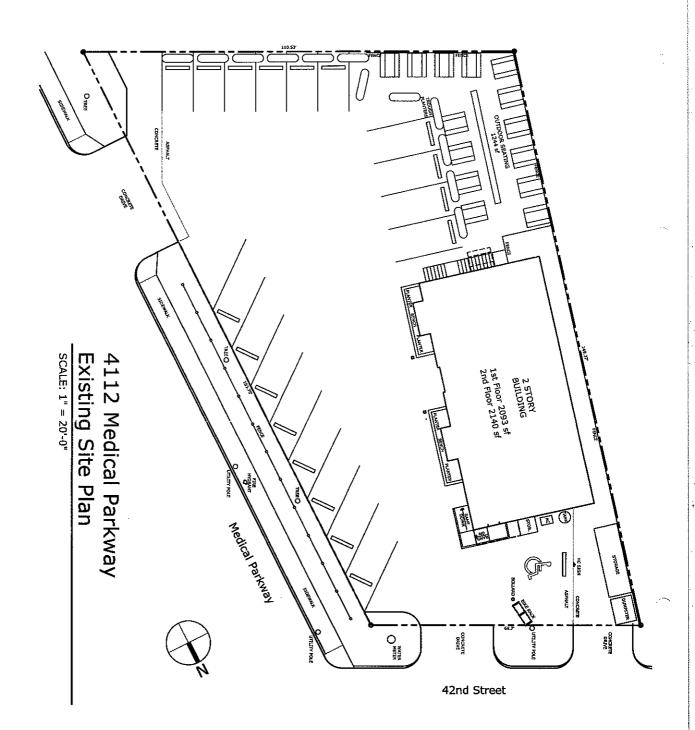
| Improvement ID | State Category | Description      |
|----------------|----------------|------------------|
| 178759         |                | RESTAURANT (SFR) |

### **Segment Information**

| Imp ID | Seg ID | Type Code | Description         | Class | Effective Year Built | Area  |
|--------|--------|-----------|---------------------|-------|----------------------|-------|
| 178759 | 207784 | 1ST       | 1st Floor           | WW5   | 1968                 | 1,989 |
| 178759 | 207785 | 2ND       | 2nd Floor           | WW5   | 1968                 | 2,013 |
| 178759 | 207786 | UBSMT     | Unfinished Basement | WW5   | 1968                 | 180   |
| 178759 | 845849 | 011       | PORCH OPEN 1ST F    | *5    | 1968                 | 90    |
| 178759 | 845850 | 413       | STAIRWAY EXT        | S*    | 1968                 | 1     |
| 178759 | 845851 | 541       | FENCE COMM LF       | W4*   | 1968                 | 146   |
| 178759 | 845852 | 551       | PAVED AREA          | AA*   | 1968                 | 5,970 |

| 178759<br>178759 | 4273025<br>4273026 | 541<br>011 | FENCE COMM L        |            |                        | 009   | 34                       |
|------------------|--------------------|------------|---------------------|------------|------------------------|-------|--------------------------|
| 170739           | 4273020            | 011        | PORCH OPEN 1ST F *5 |            | 2009<br>Total Living A |       | 56<br>rea <b>4,002</b> . |
|                  |                    |            |                     |            |                        |       |                          |
| and Informati    | ion                |            |                     |            |                        |       |                          |
| and Informati    | ion<br>Type Code   | SPTB Code  | Homesite            | Size-Acres | Front                  | Depth | Size-Sqft                |





Drawing is not intended for construction or for regulatory approval



**HOOVER & ASSOCIATES, INC.** 

ARCHITECTS & PLANNERS 1407 W. 46TH STREET AUSTIN, TEXAS 78756 512/467-2626 FAX 512/467-2655

### Draught House 7

4112 Medical Parkway Austin TX 78756 Scale: as noted 8-29-2012

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;
   ind:
- 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.

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.

Contact: Susan Walker, 512-974-2202

Case Number: C15-2012-0135 - 4112 Medical Parkway

| P. O. Box 1088<br>Austin, TX 78767-1088   |
|---|
| Susan Walker  |
| II you use this form to comment, it may be returned to:<br>  City of Austin-Planning & Development Review Department/ 1st Floor |
|   |
|   |
|   |
|   |
|   |
|   |
| Comments:   |
| Daytime Telephone: 612-414-4455 (2011)  |
| Signature) Date   |
| Johnson V. Ochtekano 11/5/12  |
| Your address(es) affected by this application   |
| 4114 Barnet Rd. Austr 28456   |
|   |
| Deborah K. Destefano  |
| Public Hearing: Board of Adjustment, November 13th, 2012  |

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;
   nd:
- 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
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Contact: Susan Walker, 512-974-2202

Case Number: C15-2012-0135 - 4112 Medical Parkway

| I done treating. Done a of the housest to the termore to the       | OCA ACCAMP MOXA      |
|--|----------------------|
| Billie Jo Wilson   | Lamin favor          |
| Your Name (please print)   | L ou jec             |
| 4210 MEDICAL PARKWAY   |                      |
| Your address(es) affected by this application                      |                      |
| Rillia do Will   | 11-4-12              |
| Signature  | Date                 |
| Daytime Telephone: 512-452-4443                                    |                      |
| Comments:  |                      |
|  |                      |
|  |                      |
|  |                      |
|  |                      |
|  |                      |
|  |                      |
| If you use this form to comment, it may be returned to:            | ned to:              |
| City of Austin-Planning & Development Review Department/ 1st Floor | epartment/ 1st Floor |
| P. O. Box 1088   |                      |
| Austin, TX 78767-1088  |                      |

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

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

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

- delivering a written statement to the board or commission before or concern (it may be delivered to the contact person listed on a during the public hearing that generally identifies the issues of
- appearing and speaking for the record at the public hearing;
- 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 the subject property or proposed development. has an interest in or whose declared boundaries are within 500 feet of

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

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

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

Contact: Susan Walker, 512-974-2202 Case Number: C15-2012-0135 - 4112 Medical Parkway

Public Hearing: Board of Adjustment, November 13th, 2012

Your Name (please print) hitsy Deveau

域 object I am in favor

1362 W. 42

Your address(es) affected by this application

1302 W.42 Signature

Date

Comments: My hunce inon the Current of checker abusel -42. I sint my house. My sphiles complain

The druge was into my house was blocked The your They here I music from graph to

his week - 2 had to call a litechen to

more the cor . Me outer who of this best given I had no considerations for me date at rught

The spice Keep my Tenter up, On Sat.

people will wronds in the back yord, go get in

City of Austin-Planning & Development Review Department/ 1st Floor If you use this form to comment, it may be returned to:

Susan Walker P. O. Box 1088

Main and - ( bound & drunk ) I am against this

Austin, TX 78767-1088 be in a much work bod Mange . a. bur house schoold

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|--|-------|----------------------------------|--|--|---|
| 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 |       | Daytime Telephone: (2/4) 170-88/ | Your address(es) affected b) this application  Signature  Date | Public Hearing: Board of Adjustment, November 13th, 2012  Pour Name (please print)  Your Name (please print)  HOZ -R LOWIS LA -R7576 | Case Number: C15-2012-0135 – 4112 Medical Parkway |

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Case Number: C15-2012-0135 – 4112 Medical Parkway Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 13th, 2012

38TH & LAWAL LLC

Your Name (please print)

1005 W 38th ST

Your address(es) affected by this application

Signature

Nov 5, 201

Daytime Telephone: 512-426-5136

THE NEIGH IS VERY TIGHT IN

BORS, MUST PLOVIDE ADEQUATE
ANDEING THANK YOU.

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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Public Hearing: Board of Adjustment, November 13th, 2012

Kenter and Catherine Heald

Your Name (please print)

A object I am in favor

Your address(es) affected by this application Signature

Date

Daytime Telephone: 303,507 Comments: The bor already causes street consestion 6062

around my property which is next door Further expansion especially upin

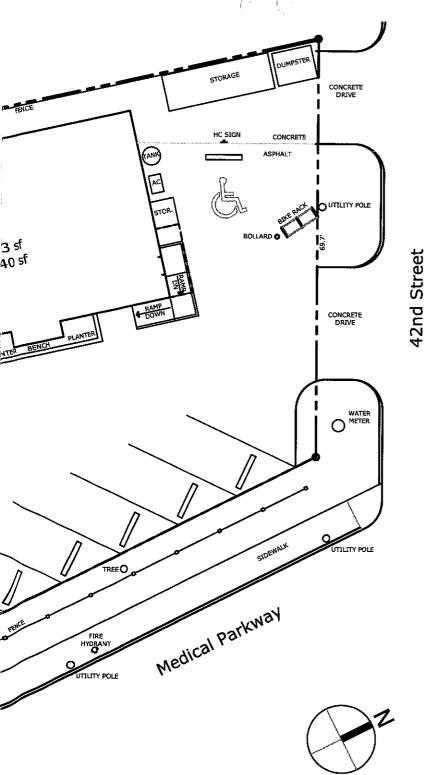
will allow significantly more noise. neighbors don't want more people and more noise

1 bank

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City of Austin-Planning & Development Review Department/ 1st Floor Susan Walker P. O. Box 1088

Austin, TX 78767-1088



# Drawing is not intended for construction or for regulatory approval

4112 Medical Parkway Austin TX 78756 Scale: as noted 8-29-2012

Draught House

# HOOVER & ASSOCIATES, INC.

ARCHITECTS & PLANNERS 1407 W. 46TH STREET AUSTIN, TEXAS 78756 512/467-2626 FAX 512/467-2655



iedical Parkway g Site Plan