

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

DATE: Monday, June 10, 2013

CASE NUMBER: C15-2013-0059

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett
____ Cathy French (SRB only)

APPLICANT: AARON GOOGINS

OWNER: Barlett Family Living Trust

ADDRESS: 2807 DEL CURTO RD

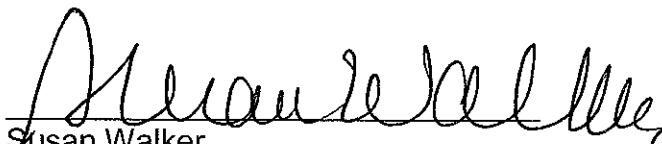
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063 (B) from 25 feet to 5 feet along the south property line (side) and from 25 feet to 15 feet along the east property line (rear) in order to erect detached condominium residences in an "SF-6-CO", Townhouse and Condominium Residence – Conditional Overlay zoning district.

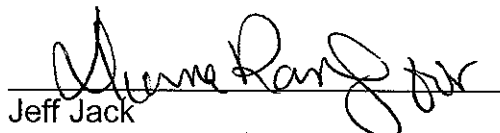
BOARD'S DECISION: POSTPONED TO JULY 8, 2013

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

compromise re 2807 Del Curto

From: **Nancy Maclaine** (nancy.maclaine@gmail.com)

Sent: Mon 6/10/13 10:33 AM

To: aarongoogins@outlook.com

Cc: Bruce Evans (brucevans@gmail.com)

Aaron,

I wanted to respond to your proposal that if the compatibility setback between your SF-6 and the existing SF-3 is reduced from 25 to 15 feet that only single story construction will be permitted in the 10 foot bonus space. The SLNA zoning committee does not oppose that compromise.

Personally I am pleased to see a creative alternative proposed that reduces the impact on both parties.

Also to restate from yesterday, SLNA's position on the compatibility between your SF-6 and the SF-5 property to the south should be worked out between the you and the SF-5 owner Michael Friedman. SLNA is neutral on that one.

Sincerely, Nancy Maclaine
SLNA President 2013

PUBLIC HEARING INFORMATION

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Case Number: C15-2013-0059 - 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

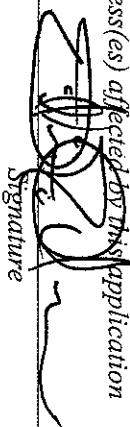
William Hunsley / Bruce Simmons

Your Name (please print)

☐ I am in favor
☒ I object

2806 DEL CURTO RD. UNIT B, AUSTIN, TX 78704

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 213.422.2152

6-1-13

Comments: THESE IS ALREADY A PROBLEM WITH
HIGH DENSITY FULL IN THE AREA. OUR COUNCIL
ARE AT MAX IMPERVIOUS COVER & WE
FACE WATERED PROBLEMS THAT FLOOD
OUR NEIGHBORES PROPERTY. DEL CURTO
HAS NO ON-STREET DRAINAGE THESE. WHY DOES
THE CITY SET SPECS & CONDITIONS, THEY
CONTRIBUTE TO GREAT DAMAGES TO THEM? MONEY

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Susan Walker
 Your Name (please print)

☐ I am in favor
☒ I object

South Lamar Neighborhood Assn.
 Your address(es) affected by this application

Mess SLNA President 6/3/13
 Signature Date

Daytime Telephone: 512-585-0184

Comments: The neighborhood is specifically
opposed to changing the setback
between the SF-3s on the east
property line where the
SF-3 homes are located.
This property was granted additional
setback when it was zoned up
for SF-3 to SF-6. It makes no
sense to grant more by reducing setbacks
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 Susan Walker
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Comment for public hearing case # C15-2013-0059 2807 Del Curto Road

Public Hearing for Board of Adjustment on June 10, 2013

These comments against the proposed zoning change are from:

~~Geoffrey & Sherren Harter~~

1811 Village Oak Ct

78704

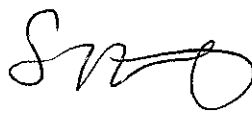
512-800-5888

We apologize but our 3 year old wrote on the form.

We object to the proposed decrease in allowed minimum setback from the adjoining properties for two reasons.

1. Until either the city, county or CAMPO build continuous bike lanes along the ~~entire stretch of South Lamar, we object to any further development that~~ brings more density. The city, county and CAMPO all speak about how transportation needs to be an "all of the above approach" but there are not safe bike lanes along Lamar. About half the total length of South Lamar has bike lanes. Now that the area is becoming even more dense and more businesses are downtown, biking should be a viable commuting choice. However, it is dangerous due to having to share the lane with cars which are tired of traffic themselves and drive pretty fast down Lamar.
2. I have no knowledge of the South Lamar Neighborhood Association being given the plans for the development of 2807 Del Curto Road. What is built concerns the neighborhood in terms of flooding (all rainfall be directed to creek on north side of the development) but probably more importantly parking. Is there enough viable parking for residents and guests to this development. Parking along Del Curto is not a safe option as the street is very narrow along this stretch of Del Curto. Further north on Del Curto where the street is a bit more wide is already causing parking nightmares due to insufficient garage space in the Milestone & SOLA developments (driveway is too narrow in Milestone's case and parking a pickup truck into the garages in both Milestone & SOLA is not viable due to garage sizes). Also there isn't enough guest parking at both developments. What is the parking plan and driveway/garage sizes of the new development at 2807 Del Curto development? Will the proposed decrease in setback lead to better or worse parking options for this new development?


Geoffrey Harter


Sherren Harter

June 3, 2013 

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Case Number: C15-2013-0059 - 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Sheren and Geoff Hyster
 Your Name (please print)

☐ I am in favor
☒ I object

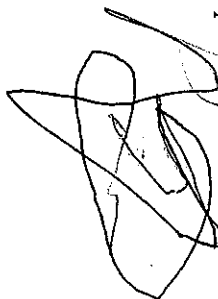
1811 Village Oak Ct
 Your address(es) affected by this application

Sharon Ann
 Signature

Daytime Telephone: 512-800-5888 6/3/13
 Date

Comments: I object for two reasons: (1) until there is a continuous blide lane along South Lamar, no more increase in density should occur
(2) How much parking is allotted for new place? There is NO space to park alongside Del Curto. We are already expanding parking on street
isult with Milestone and SOLA developments on Del Curto, show S. Lamar Neighborhood
ASSOC, the parking plan for 2807 Del Curto
 If you use this form to comment, it may be returned to: new developments
 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: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

MICHAEL FRIEDMAN ☒ I am in favor
☐ I object

Your Name (please print)
 2811 DEL CURTO RD.

Your address(es) affected by this application

Signature *Jan 7, 2013*
Date

Daytime Telephone: (512) 567-8985

Comments: I support 10' setback

Reduced from 25' to 10'

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

June 6, 2013

Ms. Susan Walker
City of Austin, DAC
505 Barton Springs Road
Austin, Texas 78704

**Subject: 2807 Del Curto Road
Board of Adjustment Case No. C15-2013-0059
Notice of Support**

Dear Ms. Walker:

I am writing to express my support for the applicant's request for a reduced building setback on their southern boundary. However, our support is for a 10-foot setback rather than the 5-foot setback as requested.

Our property/project abuts the southern boundary of the 2807 Del Curto Project. We have met with the developer and reviewed the proposed Site Plan and setbacks for the proposed project. Due to the fact that the 2807 Del Curto Project will consist of detached homes that will be configured like a single family subdivision, we support a 10-foot building setback along their southern boundary.

We believe granting a 10-foot setback will ultimately lead to a more compatible development on the property. If the waiver is not granted, we are concerned that they may be forced to develop attached product (e.g. townhomes) rather than detached homes. The attached product is not only less desirable to us as neighbors, but will likely require more tree and vegetation removal than does the proposed project.

Please grant a 10-foot building setback so that they can continue with detached homes and create a project that truly is compatible with the neighbors.

Sincerely

A handwritten signature in black ink, appearing to read "Michael Friedman". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Friedman".

June 7, 2013

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Robin Summers

Your Name (please print)

1609 B Cinnamon Path

Your address(es) affected by this application

Robin Summers

Signature

6/1/13

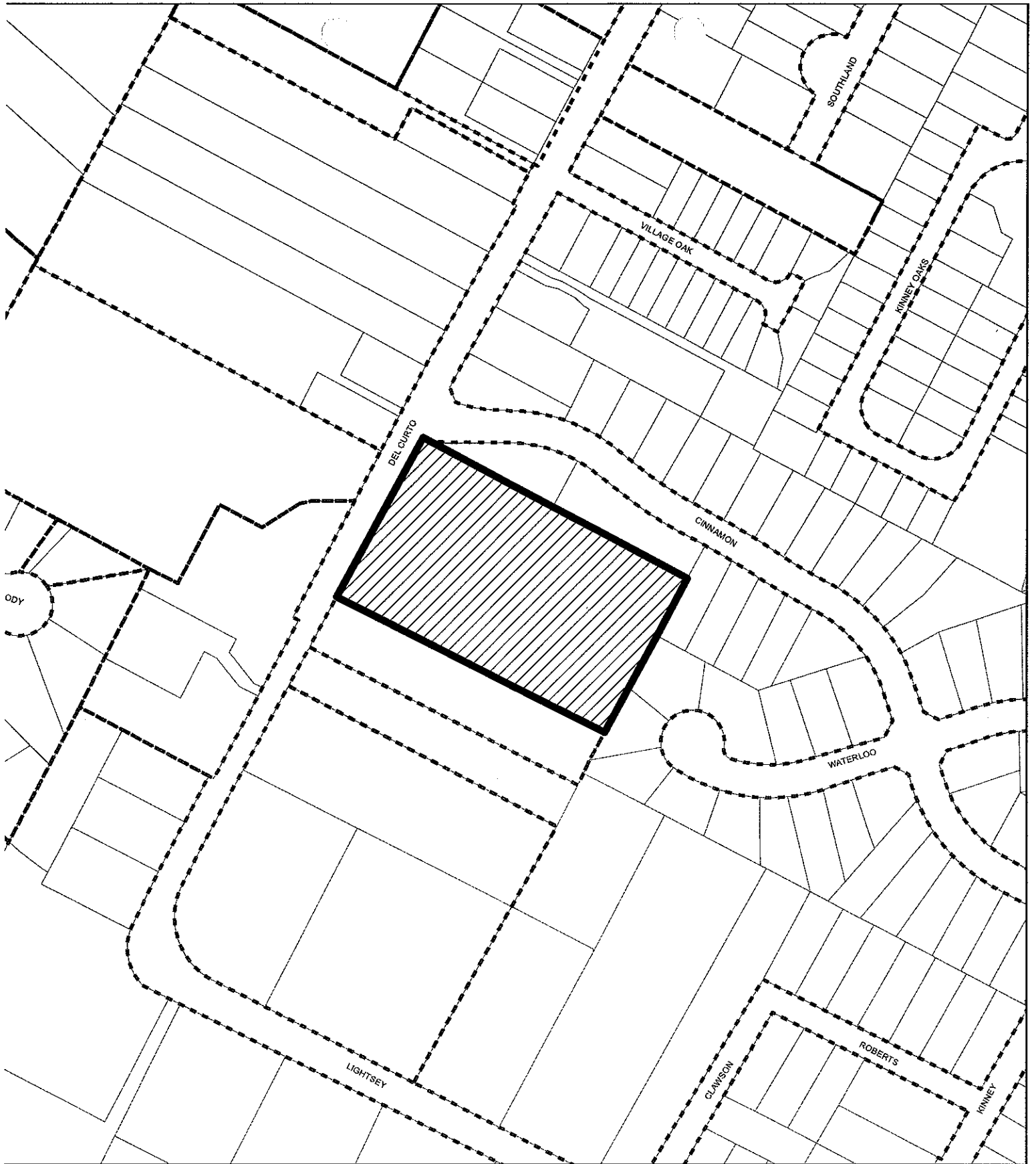
Date

Daytime Telephone: 281.961.6608

Comments: Go for it!

If you use this form to comment, it may be returned to:

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

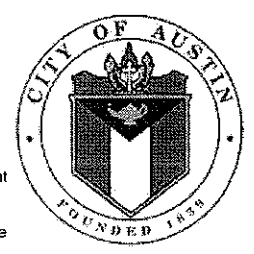


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0059
LOCATION: 2807 DEL CURTO RD



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.

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Brenda Ward

Your Name (please print)

1711A Waterloo Trail

Your address(es) affected by this application

Brenda Ward

Signature

6/9/13

Date

Daytime Telephone: _____

Comments: _____

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Belen in Tynner
 Your Name (please print)

☐ I am in favor
☒ I object

1804 Cinnamon Path Unit A
 Your address(es) affected by this application

[Signature]
 Signature

6/9/13
 Date

Daytime Telephone: _____

Comments: _____

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Steven Flynn
Your Name (please print)

☐ I am in favor
☒ I object

1710A Waterloo

Your address(es) affected by this application

[Signature]

Signature

6/9/13
Date

Daytime Telephone: 512-905-2444

Comments:

If you use this form to comment, it may be returned to:

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Susan Walker

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Austin, TX 78767-1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Amber Willsapps
Your Name (please print)

☐ I am in favor
☒ I object

1710 B. Watertown Trail, Austin, TX 78704

Your address(es) affected by this application

[Signature]
Signature

6/6/13
Date

Daytime Telephone: 512-733-3205

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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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

☐ I am in favor
☒ I object

Your Name (please print)

Brian Conner

Your address(es) affected by this application

170513 Cinnamon Park

Signature

Date

Daytime Telephone: _____

Comments: _____

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P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

☐ I am in favor
☒ I object

Sukow Wong
 Your Name (please print)

1710A Cinnamon Park

Your address(es) affected by this application

6/9/13

Date

[Signature]
 Signature

Daytime Telephone: _____

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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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

JESSICA WILLIAMS

Your Name (please print)

☐ I am in favor
☒ I object

1806 LINNAMON PATH B

Your address(es) affected by this application

[Signature]

Signature

6/9/2013

Date

Daytime Telephone: 512-213-7943

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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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Charles Swartz

Your Name (please print)

1707 Cinnamon Path

Your address(es) affected by this application

Charles Swartz since 1987

6/10/2012

Date

Signature

Daytime Telephone: *512-442-7373*

Comments: *The creek, w. pond, used to run*

sometimes 6-8 months of the year (even occasionally years around). Now we are lucky it's wet for 2 months. Convince me that this project will lessen

noise, traffic and eye-sores associated with removing grass space. By other words give me an incentive (i.e., lower taxes, better traffic flow, increased neighbor hood security, less flooding and erosion in my back yard in exchange for supporting this project).

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Susan Walker

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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Charles J. Sierecks

Your Name (please print)

1707 Cinnamon Path

Your address(es) affected by this application

Charles Sierecks

Signature

Daytime Telephone: *512 - 442 7373*

Date

6/10/2013

☐ I am in favor
☒ I object

Comments: *If applicant is willing to preserve funds*

to allow for all infrastructure needed - street widening, sewer, water, parking, increased neighborhood crime (road control, noise abatement, security), then I will support application for variance.

Charles Sierecks

If you use this form to comment, it may be returned to:

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Eric Divo

Your Name (please print)

1713 A Cavanaugh Rd

Your address(es) affected by this application

[Signature]

Signature

6/9/13

Date

Daytime Telephone: _____

Comments: _____

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P. O. Box 1088

Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Namdyr Ahmed

Your Name (please print)

1701 Cinnamon Path

Your address(es) affected by this application

06/09/2013

Date

[Signature]

Signature

Daytime Telephone:

Comments:

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Austin, TX 78767-1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

TODD GIBBS

Your Name (please print)

1706A Waterloo Trl

Your address(es) affected by this application

6-9-2013

Signature

Date

Daytime Telephone: 512-659-6740

Comments:

I had to forego having a garage because of the 25ft setback... so deal with the space you have and design something different, within the space allotted.

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: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

KRISTIN GIBBS

Your Name (please print)

☐ I am in favor
☒ I object

1706 WATERLOO TRL 78701

Your address(es) affected by this application

KS & J. O. Ols

Signature

6/9/13

Date

Daytime Telephone: 512-602-0736

Comments: I strongly object to this requested variance. The lot being this neighborhood needs is more compact. All all landowners should be held to the same standards. We have one of the largest lots on the street, yet ours is the only one with a garage.

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

garage, and we can't build one due to easement restrictions. Thank you for your consideration.

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Case Number: C15-2013-0059 ~ 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

☐ I am in favor
☒ I object

Your Name (please print)

Joe Ramos

1705 B. Waterloo Austin TX 78704

Your address(es) affected by this application

J. Ramos

(Signature)

Date

6-09-2013

Daytime Telephone: 512 899-1044

Comments:

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City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Melera Yodanis

Your Name (please print)

1703 B Waterloo Trail

Your address(es) affected by this application

Melera Yodanis

Signature

Daytime Telephone: 532-7947252

Comments:

☐ I am in favor
☒ I object

06/09/13

Date

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

PUBLIC HEARING INFORMATION

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Matt Leavel
Your Name (please print)

☐ I am in favor
☒ I object

1700 Wakefield Trail B- 78704

Your address(es) affected by this application

Matt Leavel 6-9-2013
Signature Date

Daytime Telephone: 405-501-1940

Comments:

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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Gail Young
 Your Name (please print)

☐ I am in favor
☒ I object

1703 A Waterford Tr 78704

Your address(es) affected by this application

Gail Young
 Signature

5/9/13
 Date

Daytime Telephone: 512 912 1109

Comments: My main concern is lack of privacy. That barrier is there to help try and ensure some degree of privacy & to make it less is to negate its purpose - allow it sets a precedent the probably.
We have a very quiet neighborhood & would like to preserve that as much as possible.

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 Susan Walker
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 Austin, TX 78767-1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Simon Carlson MD

Your Name (please print)

☐ I am in favor
☒ I object

1710 WATKINS TRAIL B Austin TX 78704

Your address(es) affected by this application

6/4/13

Date

Daytime Telephone: (512) 576 5071

Signature

Comments: I Absolutely Reject The FDOT

of Anyone Moving The Legal Set
Back Adjacent to my property
Line

I will vote Accordingly

Simon Carlson MD

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 Susan Walker
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 Austin, TX 78767-1088

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Case Number: C15-2013-0059 -- 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Chandler Gandy
Your Name (please print)

☐ I am in favor
☒ I object

17104 Waterfoot
Your address(es) affected by this application

ATX 78704

[Signature]
Signature

6/7/13
Date

Daytime Telephone: *562-253-3377*

Comments: *I DO NOT want to let these people break the law to ruin my living space. It's nonsense*

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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: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Todd King
 Your Name (please print)

2705 Del Curto Rd.

Your address (as affected by this application)

[Signature]
 Signature

Date

Daytime Telephone:

Comments:

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor
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 Austin, TX 78767-1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

☐ I am in favor
☒ I object

Your Name (please print)

Lauren Pfeiffer

Your address(es) affected by this application

1708 Cinnamon Valley B

Date

Daytime Telephone:

Comments:

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Austin, TX 78767-1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Jennifer Westerman
 Your Name (please print)

☐ I am in favor
☒ I object

1810 Village Oak Ct
 Your address(es) affected by this application

Jennifer Westerman
 Signature

6-9-13
 Date

512-628-0801
 Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:
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Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

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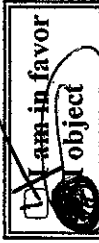
Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Tara Fosdick

Your Name (please print)



1802 B. Cinnamon Path Austin TX 78704

Your address(es) affected by this application

Tara Fosdick

Signature

6/9/13

Date

Daytime Telephone: 512-350-7939

Comments:

If you use this form to comment, it may be returned to:

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Lynda Miranda
Your Name (please print)

☐ I am in favor
☒ I object

1810 Cinnamon Pkwy #2
Your address(es) affected by this application

6-9-13
Date

Signature

Daytime Telephone: 689 6301

Comments:

If you use this form to comment, it may be returned to:

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

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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Clara Cretton
 Your Name (please print)

☐ I am in favor
☒ I object

1710A Waterloo Trl

Your address(es) affected by this application

Clara Cretton

Signature

Daytime Telephone: 512-974-9453

Comments: This is Bullshit. We don't need more condos.

6/9/13
 Date

If you use this form to comment, it may be returned to:

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

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Trinity Walker
Your Name (please print)

☐ I am in favor
☒ I object

1705 Walker Road
Your address(es) affected by this application

6/9/13
Date

Signature

Daytime Telephone: *646 479 9651*

Comments: *Enough already! Follow the Law*

If you use this form to comment, it may be returned to:

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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Case Number: C15-2013-0059 -- 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Cindy D'Silva
 Your Name (please print) - OWNER - ☐ I am in favor ☒ object

1702 A ~~Ad~~ WATERLOO NEVI

Your address(es) affected by this application

[Signature]
 Signature

6/9/13
 Date

Daytime Telephone: 512 569 2090

Comments:

- This is

very

problematic

for view, noise,

& other factors!

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: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

☐ I am in favor
☒ I object

Your Name (please print)

Susan Walker

Your address(es) affected by this application

1721 Cinnamon Pkwy

Signature

Daytime Telephone: 512-514-4835

Date

6/9/13

Comments:

There's enough condos here already, they don't need to be bigger.

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2013-0059 – 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

Susan WALKER
 Your Name (please print)

☐ I am in favor
☒ I object

1802 Village Oak
 Your address(es) affected by this application

Susan Walker
 Signature

06/07/13
 Date

512-739-2430
 Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

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

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Case Number: C15-2013-0059 -- 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Sharon Eileen Dolan

Your Name (please print)

☐ I am in favor
☒ I object

1702-A Waterloo Trl

Your address(es) affected by this application

Sharon Eileen Dolan - 6/10/13

Signature

Date

Daytime Telephone: 512-762-1019

Comments: The building has already started! What's that all about. Is this another fine example of how our city supports its citizens?

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: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Steve Swenke

Your Name (please print)

☐ I am in favor
☒ I object

1707 - Waterloo Tel. B Austin TX 787

Your address(es) affected by this application

6/4/13

Signature

Date

Daytime Telephone: *974-824-5483*

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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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Lindsay Linscomb
Your Name (please print)

☐ I am in favor
☒ I object

2807 Del Curto
Your address(es) affected by this application

Lindsay Linscomb
Signature

6.9.13
Date

Daytime Telephone: 247.755.9793

Comments:

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Case Number: C15-2013-0059 -- 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Susan Walker

Your Name (please print)

1510 B Cinnamon Path

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: *512-922-3887*

Comments:

☐ I am in favor
☒ I object

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

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Sarah Andrews

Your Name (please print)

8103 Cinnamon Path

Your Address(es) affected by this application

Sarah Andrews

Signature

6/09/13

Date

Daytime Telephone: _____

Comments: _____

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Case Number: C15-2013-0059 – 2807 Del Curto Road

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2013

Steven Lucas

Your Name (please print)

276 Del Curto Rd

Your Address(es) affected by this application

[Signature]

Signature

Date

6-9-13

Daytime Telephone: _____

Comments: _____

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Case Number: C15-2013-0059 -- 2807 Del Curto Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, June 10th, 2013

SIMMY B. BOYLES

Your Name (please print)

2807 DEL CURTO RD

Your address(es) affected by this application

Jimmy Boyles

Signature

6/9/13

Date

Daytime Telephone: _____

Comments: _____

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Mailing Date: May 30, 2013

Case Number: C15-2013-0059

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

Applicant:	AARON GOOGINS, (512)809-5118
Owner:	BARTLETT FAMILY LIVING TRUST
Address:	2807 DEL CURTO RD

Variance Request(s): The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063 (B) from 25 feet to 5 feet along the south property line (side) and from 25 feet to 15 feet along the east property line (rear) in order to erect detached condominium residences in an "SF-6-CO", Townhouse and Condominium Residence – Conditional Overlay zoning district.

This application is scheduled to be heard by the Board of Adjustment on June 10th, 2013. The meeting will be held at City Council Chambers, 301 West 2nd Street beginning at 5:30 PM.

You are being notified because City Ordinance requires that all property owners and utility account holders within 500 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact **Susan Walker of the Planning and Development Review Department at 512-974-2202** and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/devreview/index.jsp.

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SUSAN WALKER

CASE #

C15-2013-0059

ROW #

10948547

TP-040407-08-05

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

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

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

STREET ADDRESS: 2807 Del Curto Road, Austin, Texas 78704

LEGAL DESCRIPTION: Subdivision – Theodore Low Heights Subdivision

Lot(s) 7 Block _____ Outlot _____ Division Vol 455, Pg 81

I/We Aaron Googins on behalf of myself/ourselves as authorized agent for

Bartlett Family Living Trust affirm that on May 3, 2013,

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

(check appropriate items below)

X ERECT ATTACH COMPLETE REMODEL MAINTAIN

Detached, one and two story, condominium homes on the parcel in compliance with the following building setbacks:

Front Yard – 25 feet

Rear Yard – 15 feet - 25' reqd.

Side Yard (south) – 5 feet - 25' reqd.

Side Yard (north) – 25 feet

in a SF-6 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:

The proposed use – detached condominium – is allowed in the current SF-6 zoning in place on the 2.8 acre parcel. The proposed project includes condominiums that will only have one residence per building. The proposed project will look and feel like a single family subdivision. The proposed homes will be 1,500 to 3,000 square feet in size and one to two stories in height.

The compatibility setbacks required on the property boundaries do not allow for a reasonable use because if they are imposed, approximately 40 – percent of the site will be undevelopable.

HARDSHIP:

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

The hardship is unique to this property. The hardship is that if compatibility setbacks are imposed, approximately 40 – percent of the site will be undevelopable.

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

The hardship is not general to the area – it is unique to the subject property. The combination of the floodplain/CWQZ on the project and the compatibility setbacks create the hardship.

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 variance will not alter the character of the area adjacent to the property and will not impair the use of the adjacent property nor will it impair the purpose of the zoning regulations because:

A) The property will be developed with less density and larger internal and external “setbacks” than the majority of the recent, current and planned projects in the area.

B) If the variance is granted, all of the homes will be detached, one family homes versus attached two and three family homes similar to the majority of the recent, current and planned projects in the area.

C) If the variance is granted there will still be a minimum separation of 35 to 45 feet between the proposed homes and homes to the south and a minimum separation of 20 feet between the proposed homes and existing homes to the east.

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:

NOT APPLICABLE

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:

NOT APPLICABLE

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

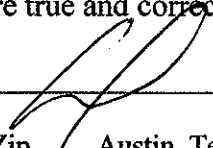
NOT APPLICABLE

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

NOT APPLICABLE

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.

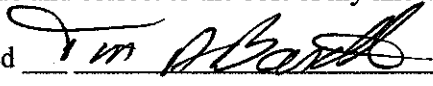
Signed  Mail Address 1702 Pease Road

City, State & Zip Austin, Texas 78703

Printed Aaron Googins Phone 512-809-5118

Date May 3, 2013

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  Mail Address 1702 Pease Road

City, State & Zip Austin, Texas 78703

Printed Tim Bartlett of Bartlett Family Living Trust Phone 512-809-5118

Date May 3, 2013

Conditional Overlay - 6-2

ORDINANCE NO. 20100624-121

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2807 DEL CURTO ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2009-0159, on file at the Planning and Development Review Department, as follows:

A 2.78 acre tract of land, more or less, out of Block 7 of Theodor Low Heights Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2807 Del Curto Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

-  A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The Property shall comply with the following family residence (SF-3) development standards:
1. The minimum lot size is 5,750 square feet.
 2. The maximum height is 35 feet.
 3. The maximum building coverage is 40 percent.
 4. The maximum impervious cover is 45 percent.
 5. The maximum density is 7.2 residential units per acre.
 6. The maximum density is 20 residential units.

Except as specifically restricted under this ordinance, the Property may be used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 5, 2010.

PASSED AND APPROVED

June 24, 2010

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§
§

M. M. Lee

Lee Leffingwell
Mayor

APPROVED:

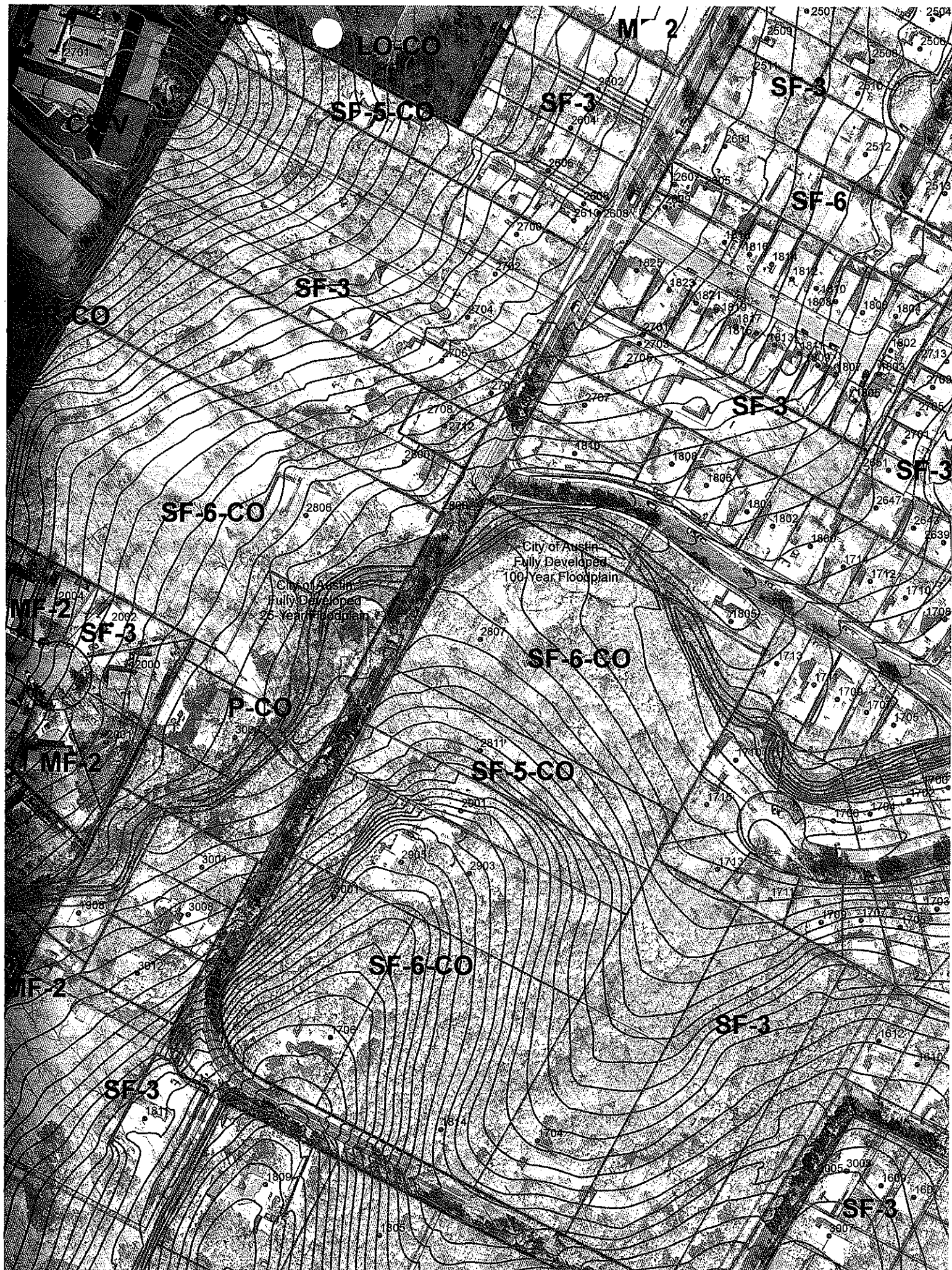
Karen M. Kennard

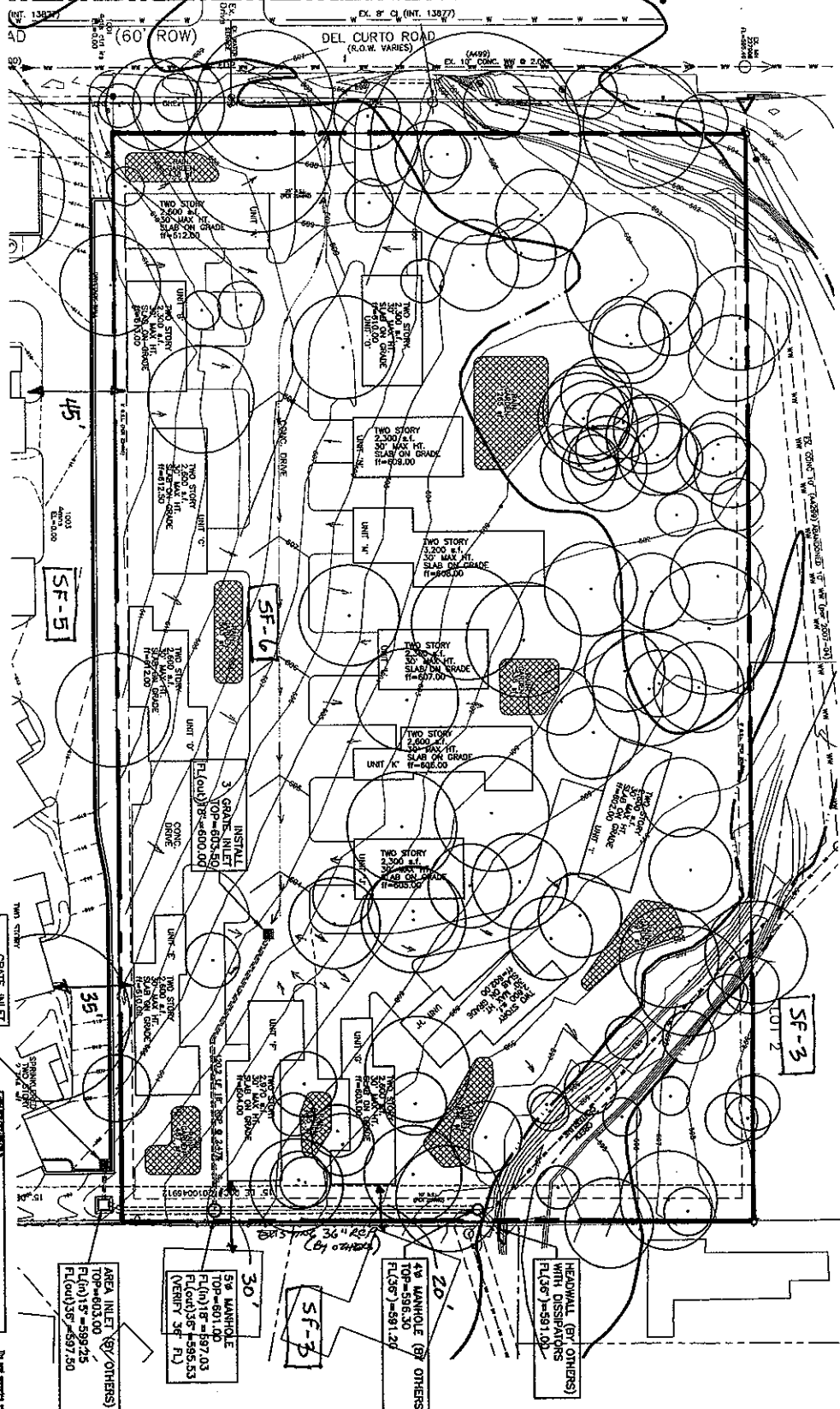
Karen M. Kennard
Acting City Attorney

ATTEST:

Shirley A. Gentry

Shirley A. Gentry
City Clerk





SCALE 1"=20'

FLOOD PLAN NOTE:

NOTE: REGULATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT PROPOSED AND EXISTING LANDSCAPE AREAS. THIS SITE MUST COMPLY WITH ECU, SECTION 2.4.7, PROTECTION OF LANDSCAPE AREAS.

EXHIBIT 'B'	
DATE: 10/1/80 BY: [Signature] FOR: [Signature]	DATE: 10/1/80 BY: [Signature] FOR: [Signature]

2807 DEL CURTO ROAD, AUSTIN TEXAS GRADING PLAN

This drawing is copyrighted by:
Prossner and Associates, Inc.
Consulting Engineers
TYPE: F-1506
DATE: 10/1/80
BY: [Signature]

