

## Walker, Susan

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**From:** Karen Burke [REDACTED]  
**Sent:** Wednesday, October 23, 2013 7:44 PM  
**To:** Walker, Susan  
**Cc:** [REDACTED]  
**Subject:** C15-2013-0104 \*  
**Attachments:** Chris Johnson, Austin Development Assistance Center Manager Letter.pdf; Survey (8101 W Highway 71).pdf; TCAD Tax Information (8101 W Highway 71).pdf

Good evening Susan:

Please disregard the information that I forwarded to you in my previous emails to you today. I believe that I may have sent you more information than is necessary and I do not want to overburden you or the members of the board with too much information.

I have attached the following documents (some of which I previously sent to you) that I think should help the board with the questions that they asked me at the last hearing. Could you please include these documents in our packet for the next hearing.

- 1) Per the board's request, a letter from Chris Johnson, the Austin Development Assistance Center Manager, that explains that "no development" is allowed on the property and that we cannot obtain site plan approval for additional parking without approval by a three-quarters majority of the City Council (thus the need for a variance).
- 2) The survey of the lot (from the most recent appraisal of the property) which shows the public utility easement.
- 3) The Travis County Appraisal District tax record (from the most recent appraisal of the property) that indicates that the stand-alone storage building that the board was concerned might be in the public utility easement was built in 1970 (43 years ago).

I am unsure what the board needs from me in addition to this information. This is a big deal for me and my family and we have never tried to navigate our way through a process like this before. I understand how busy you must be but we could use your help in trying to understand what the board needs from us and when the deadline would be to get it to you for the November hearing. Any assistance that you could provide to us would be greatly appreciated.

Thank you for your help,

Karen R. Burke  
Licensed Professional Counselor-Supervisor  
Registered Play Therapist-Supervisor  
[www.austinsandtray.com](http://www.austinsandtray.com)



## MEMORANDUM

**TO:** Jeff Jack, Board of Adjustment Chair  
Board of Adjustment Members

**FROM:** Christopher Johnson  
Development Assistance Center Manager  
Planning & Development Review Department

**DATE:** October 23, 2013

**SUBJECT:** 8101 W. SH 71  
C15-2013-0104

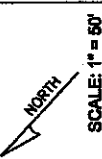
The property located at 8101 West SH 71, is located within the Barton Springs Contributing Zone portion of the Williamson Creek Watershed, with the main branch of Williamson Creek running along the south property line. Due to the proximity of the creek, all but a small portion at the northern corner of this lot lies within the Critical Water Quality Zone [CWQZ] which includes all land in the floodplain as well as all land within 200-ft of the centerline of the waterway per Land Development Code Sections 25-8-92 and 25-8-514(B). The northern 20-ft of the lot at the north corner of the lot that lies outside of the CWQZ is located within the Water Quality Transition Zone [WQTZ] per Section 25-8-93.

Under current code, no development is permitted within the CWQZ or WQTZ per Section 25-8-452 and 25-2-453, but existing improvements and paving may be maintained. Because the property is located within the Barton Springs Zone and subject to the Save Our Springs Ordinance, the Planning Commission does not have the authority to grant a variance from these restrictions. The property owner cannot obtain site plan approval for any additional parking on this lot without first obtaining approval of a Limited Adjustment to the Save Our Springs Ordinance by a three-quarters majority of the City Council per Section 25-2-518(B).

PLAT SHOWING A SURVEY OF LOT 1, BLOCK A, VALLEY VIEW ACRES, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 46, PAGE 85 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

PROPERTY ADDRESS: 8101 STATE HIGHWAY 71 WEST, AUSTIN, TX 78735

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	5°05'01"	195.38'	2202.00'	S44°05'33"E	195.32'



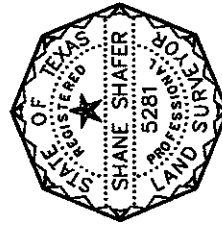
SCALE: 1" = 60'

LEGEND

- = HIGHWAY CONCRETE MONUMENT FOUND
- ▲ = CALCULATED POINT
- = IRON ROD FOUND
- PP = POWER POLE
- GW = DOWN GUY WIRE
- DU = OVERHEAD UTILITIES LINE
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET BOX
- PH = FIRE HYDRANT
- WM = WATER METER
- WV = WATER VALVE
- WWM = WASTEWATER MANHOLE
- CO = CLEANOUT
- ACO = AIR CONDITIONER
- GR = GUARDRAIL
- PF = PLASTIC FENCE
- EP = EDGE OF PAVEMENT
- MB = MAIL BOX
- 24" CP = 24" DIA. CORRUGATED METAL PIPE
- CONC. = CONCRETE
- BL. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

GENERAL NOTES

- The tract shown hereon lies with Zone 'AE' (Base Flood Elevations Determined) and Zone 'X' shaded (areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot, or with drainage areas of less than 1 square mile, and areas protected by levees, or with flood elevations determined by the Federal Emergency Management Agency, Texas, Map No. 48-5306560N dated September 26, 2008.
- The Surveyor has reviewed the Commitment for Title Insurance issued by Chicago Title Insurance Company, of No. CTA-19-CTAI30054AL issue date March 27, 2013, with regard to any record easements, right of way or setbacks affecting the subject property.
- All Documents listed hereon are recorded in the County Clerk's Office of Travis County, Texas.



**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TX 78628  
 (512) 931-3100

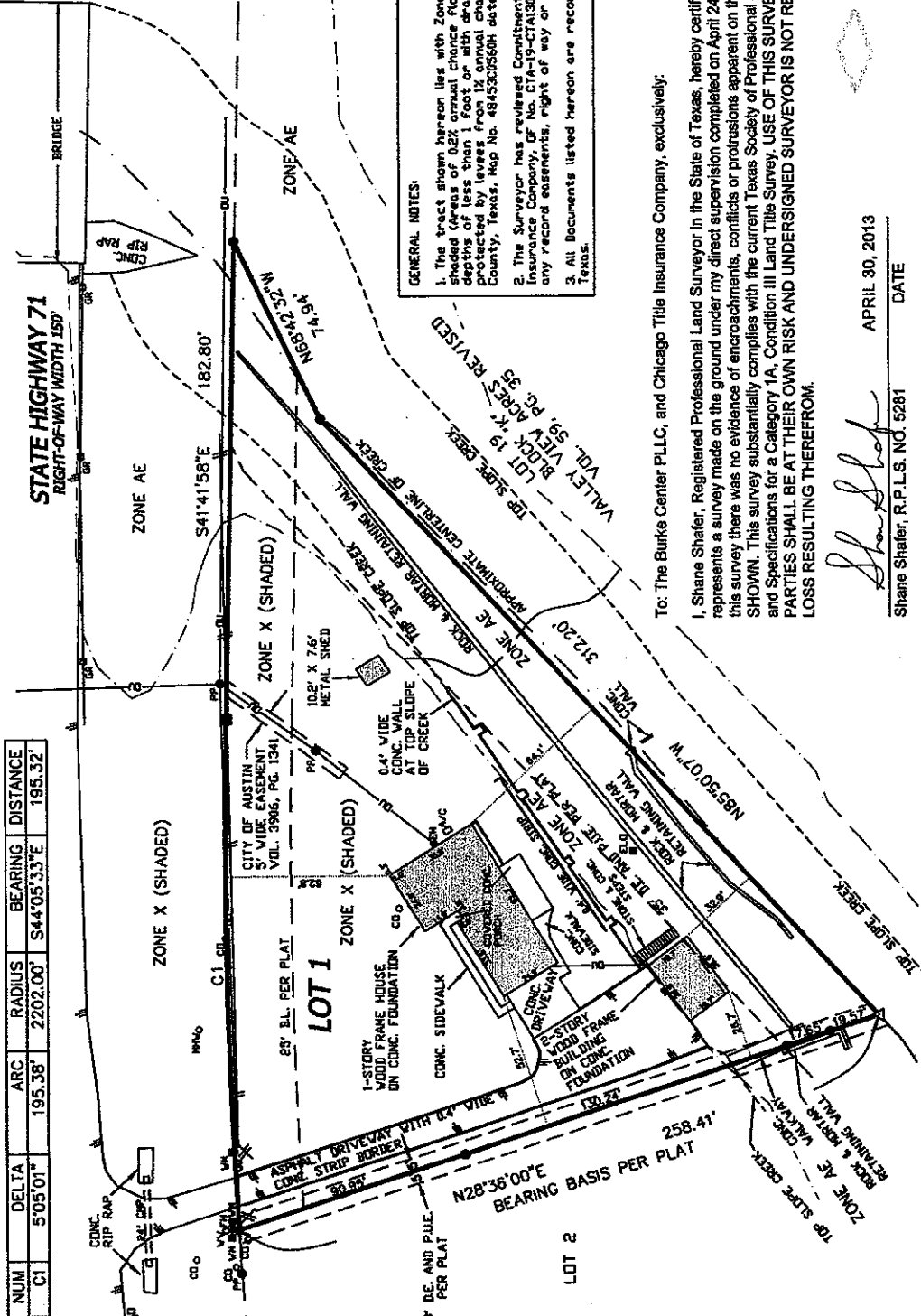
To: The Burke Center PLLC, and Chicago Title Insurance Company, exclusively:

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on April 24, 2013. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Land Title Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*Shane Shafer*  
 Shane Shafer, R.P.L.S. NO. 5281

APRIL 30, 2013

DATE



## TCAD Tax Record

6/12/13

Travis CAD - Property Details

Printed: 6/13/13

### Property Search Results > 306465 ROBERTS JOHN H & for Year 2013

#### Property

**Account**  
 Property ID: 306465      Legal Description: LOT 1 BLK A VALLEY VIEW ACRES SEC 1  
 Geographic ID: 0404400713      Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**  
 Address: 8101 W STATEHY 71      Mapsco: 811M  
 78735  
 Neighborhood: FD420      Map ID: 040747  
 Neighborhood CD: FD420

**Owner**  
 Name: ROBERTS JOHN H &      Owner ID: 1560905  
 Mailing Address: MARGARET S TILLEY &      % Ownership: 100.0000000000%  
 BARBARA A JETT  
 51 CIRCLE DR  
 MAYFLOWER AR 72108

Exemptions: HS, OV65

#### Values

(+) Improvement Homesite Value:	+	\$143,192	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$50,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$193,192	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$193,192	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$193,192	

#### Taxing Jurisdiction

Owner: ROBERTS JOHN H &  
 % Ownership: 100.0000000000%  
 Total Value: \$193,192

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01 AUSTIN ISD	1.242000	\$193,192	\$143,192	\$151.41	\$151.41
02 CITY OF AUSTIN	0.502900	\$193,192	\$142,192	\$715.08	
03 TRAVIS COUNTY	0.500100	\$193,192	\$94,554	\$422.85	
0A TRAVIS CENTRAL APP DIST	0.000000	\$193,192	\$193,192	\$0.00	
2J TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$193,192	\$94,554	\$66.75	
68 AUSTIN COMM COLL DIST	0.095100	\$193,192	\$73,192	\$69.81	
<b>Total Tax Rate:</b>	<b>2.419046</b>				

propaccess.traviscad.org/clientdb/Property.aspx?prop\_id=306465

1/2

8/12/13

Trais CAD - Property Details

Taxes w/Current Exemptions: \$1,425.70  
 Taxes w/o Exemptions: \$4,673.40

**Improvement / Building**

Improvement #: 1 FAM DWELLING State Code: A1 Living Area: 1213.0 sqft Value: \$143,192

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW-4+		1970	1213.0
011	PORCH OPEN 1ST F	"-4+		1970	8.0
041	GARAGE ATT 1ST F	WW-4+		1970	555.0
251	BATHROOM	"-"		1970	1.7
522	FIREPLACE	"-4+		1970	1.0
591	STORAGE ATT	WW-3-		1970	1104.0
591	MASONRY TRNSF	AVG-"		1970	350.0
613	TERRACE COVERED	"-4+		1970	192.0
SO	Sketch Only	SO-"			528.0
SO	Sketch Only	SO-"			578.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.9900	43124.40	0.00	0.00	\$50,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$143,192	\$50,000	0	183,192	\$0	\$183,192
2012	\$137,080	\$50,000	0	187,080	\$0	\$187,080
2011	\$136,207	\$50,000	0	186,207	\$0	\$186,207
2010	\$130,968	\$50,000	0	180,968	\$0	\$180,968
2009	\$135,334	\$50,000	0	185,334	\$0	\$185,334
2008	\$129,222	\$50,000	0	179,222	\$0	\$179,222

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/22/2012	WC	WILL TO OTHER THAN SURVIVING	ROBERTS LOIS	ROBERTS JOHN H &			PC#C-1-FB-12-001739
2	11/28/1987	DC	DEATH CERTIFICATION	ROBERTS JOHN P	ROBERTS LOIS			
3	7/28/1989	WD	WARRANTY DEED		ROBERTS JOHN P	03835	01895	

Questions Please Call (512) 834-9317

Website version: 1.2.2.3

Database last updated on: 8/12/2013 4:10 AM

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