

C 29

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0119.0A

P.C. DATE: January 14, 2014

SUBDIVISION NAME: Keen Addition

AREA: 0.1298 acres

LOTS: 1

APPLICANT: Arthur Keen

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1103 Bouldin Ave.

GRIDS: H-21

COUNTY: Travis

WATERSHED: E. Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Bouldin Creek

SIDEWALKS: Sidewalks will be provided along Bouldin Ave.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Keen Addition. This is a resubdivision of part of Block 6, South Heights recorded in Vol 1. P. 112 of the Travis County plat records. The proposed resubdivision will plat an area of 0.1298 acres into one lot for residential use.

This tract of land received approval of a variance from the Board of Adjustment on April 8, 2013 for reduced lot size along with a reduced side yard setback (See Attached for reference).

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov



-  Subject Tract
-  Base Map

CASE#: C8-2013-0119.0A
LOCATION: 1103 Bouldin



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.

Attached

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

DATE: Monday, April 8, 2013

CASE NUMBER: C15-2013-0025

☒ Y Jeff Jack
☒ Y Michael Von Ohlen
☒ Y Nora Salinas
☒ Y Bryan King
☒ Y Fred McGhee
☒ Y Melissa Hawthorne Motion to Grant
☒ Y Sallie Burchett 2nd the Motion
☐ - Cathy French (SRB only)

APPLICANT: Jim Bennett

OWNER: Arthur Keen

ADDRESS: 1103 BOULDIN AVE

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 36.28 feet (existing) in order to subdivide a lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet 6 inches (existing) in order to subdivide a lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet (3,772 square feet existing) to 5,650 square feet in order to subdivide a lot to increase the lot size by 1886.4 square feet in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with conditions to remain Single Family Residence and contingent upon the sell to one owner for both tracts, Board Member Sallie Burchett second on a 7-0 vote; **GRANTED WITH CONDITIONS TO REMAIN SINGLE FAMILY RESIDENCE AND CONTINGENT UPON THE SELL TO ONE OWNER FOR BOTH TRACTS.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the existing configuration on the lot due to the original plat & existing &

SCANNED

existing structure don't comply, lot width is locked in, existing structure is existing non-conforming

2. (a) The hardship for which the variance is requested is unique to the property in that: limited width frontage has existed since 1977 and the side yard is existing, adding square footage to substandard lot improves the situation, unlikely to occur anywhere else except right in the stretch
- (b) The hardship is not general to the area in which the property is located because: the existing lot has it's improvement, making the existing conditions better
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: this is going to make the configuration better and grant a more reasonable size to this individual

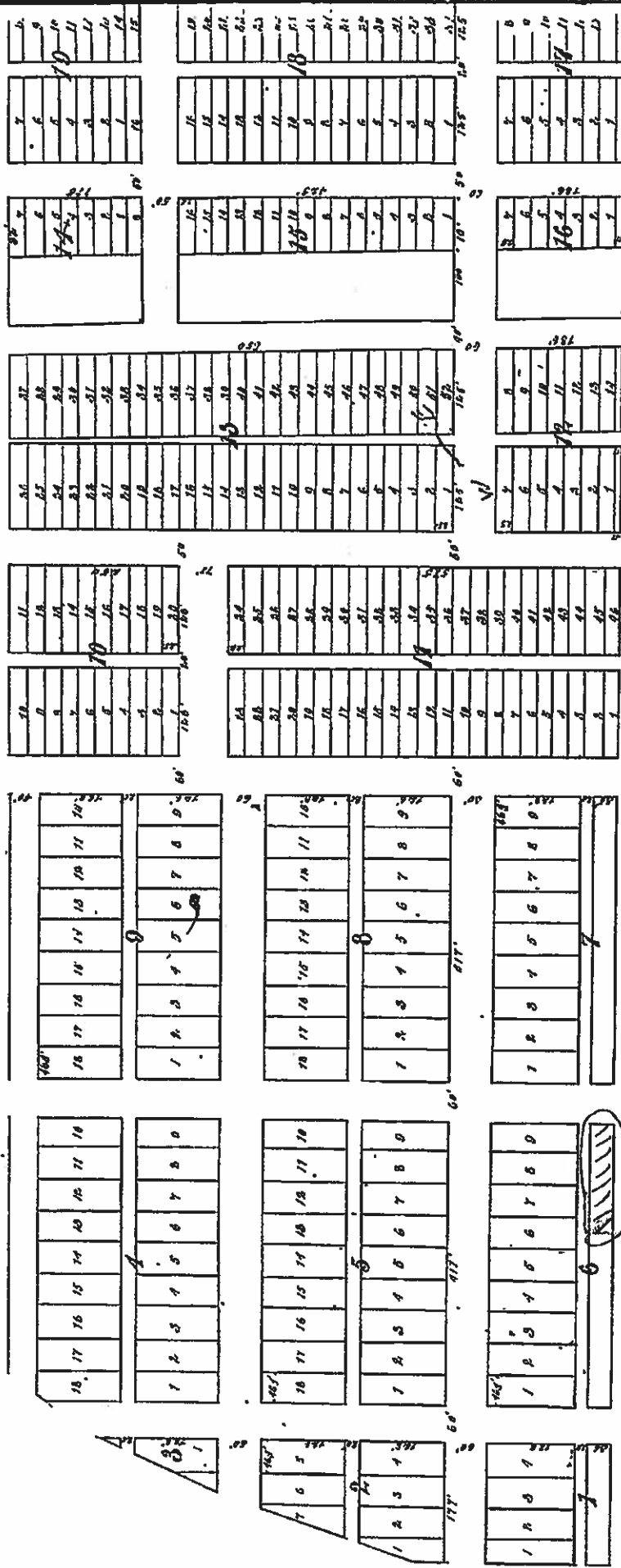


Susan Walker
Executive Liaison



Jeff Jack
Chairman

SCANNED



Adding to the South Heights
an additional lot
City of Austin

Know all men by these presents, That the HOME BUILDERS ASSOCIATION, a corporation existing under and by virtue of the laws of the State of Texas, hereby declares the free use and benefit of the public, the streets and alleys shown on the above plat, it being a highway into lots and blocks of the above described out of the tract of land, in Travis County, Texas, of the following described acres of land out of Block 10 of the partition of the land of the late William L. Bouldin, by a family and with south Bouldin and Mary Bouldin and wife Lucy Bouldin, by and for the benefit of the said Block 10, recorded in Volume 112, page 99, of the Public Records of Travis County, which deed is hereby referred to for more accurate description.

THE HOME BUILDERS ASSOCIATION -
By N. H. Dawson - Atty.

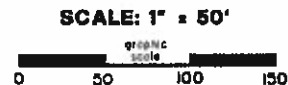
Witness my hand and seal this 24th day of May, 1894, and recorded same day, at Austin, Texas.
J. S. C. B. Dawson & Co.

State of Texas, County of Travis, before me a Notary Public in and for the County of Travis, duly sworn on this day, personally appeared N. H. Dawson, as President, and J. S. C. B. Dawson & Co., as Secretary of the HOME BUILDERS ASSOCIATION, a corporation existing under and by virtue of the laws of the State of Texas, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the act and deed of said corporation.

Given under my hand and seal of office on this 24th day of May, 1894.

Frederick C. Van Rosenberg
Notary Public, Travis Co.,
State of Texas.

ORIGINAL PLAT



LOT SUMMARY

Total Number of Lots = 1
Lot 1 = 5,653 Square Feet
Total Area = 5,653 Square Feet
Lot 1 Residential Use

KEEN ADDITION

WITNESS MY HAND this the _____ day of _____, A.D. 20 _____

Commission Expires _____

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAN ARE FOR THE
PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE,
DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND
APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES,
RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR
WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

