N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE#: C15-2015-0033
Address: 1609 JJ SEABROOK DR

1 " = 200 '

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CASE# C15-2015-0033
ROW# 11290583
TAX# 02111 80926
TCAD ✓

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: 1609 JJ Seabrook Dr, Austin 78723

LEGAL DESCRIPTION: Subdivision – 0.1505 AC OF OLT 20 DIVISION B

Lot(s)_____ Block_____ Outlot 20 Division B

I/We William Hodge AIA on behalf of myself/ourselves as authorized agent for

Patriot Builders LP affirm that on 23 January 2015

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL X MAINTAIN

a 49.25' lot width of an existing unplatted tract, a tract which is intended to be platted,

in a SF-3-NP district. (MLK)
(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 tract is unplatted, and has never been built upon, and does not meet requirements for legal lot status due to its width, although other tracts of similar or lesser width have been built upon

HARDSHIP:

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

the tract has never been built upon, and thus is unbuildable until platted, whereas other similarly situated tracts have been built upon

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

most other tracts in the area have been built upon already

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 tract is in a residential area and the intended use is a single-family residence similar to those in the area

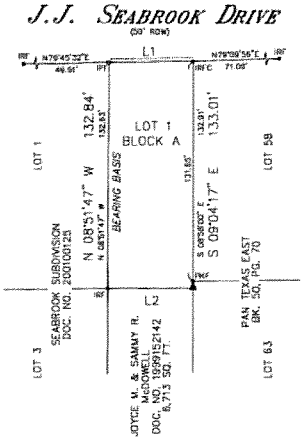
PARKING: (Additional criteria for parking variances only.)

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:

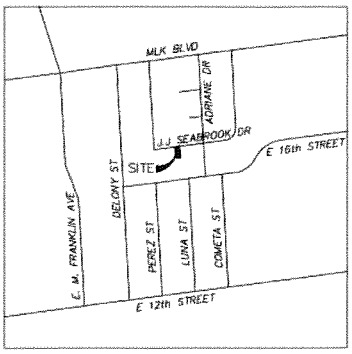
J.J. SEABROOK ADDITION

SCALE: 1" = 50'



LINE NO.	BEARING & DISTANCE		
L1	ACTUAL	N 80°09'08" E	49.26'
	RECORD	N 80°14'02" E	49.25'
L2	ACTUAL	S 88°21'33" W	49.74'
	RECORD	S 80°33'17" W	49.49'

LEGEND
IRF = 1/2" IRON ROD FOUND
IRS = 1/2" IRON PIPE FOUND
PKF = PK NAIL FOUND
IRFC = 1/2" IRON ROD FOUND W/CAP STAMPED "WATERLOO RPLS 4324"
▲ CALCULATED POINT (CENTER LINE OF SAN. SEWER MANHOLE)
PROPOSED SIDEWALK LOCATION



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, PATRIOT BUILDERS, LP, OWNER OF 0.1505 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014082434, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID LAND PURSUANT TO CHAPTER 212.004 OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

J.J. SEABROOK ADDITION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2014, A.D.

_____
MATT WORRALL
PATRIOT BUILDERS, LP
214 SETTLERS VALLEY DRIVE
PFLUGERVILLE, TEXAS 78660
(512) 251-2512

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT WORRALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

_____ _____
NOTARY PUBLIC FOR THE STATE OF TEXAS (TYPE OR PRINT NAME)
MY COMMISSION EXPIRES _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2014, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE _____ DAY OF _____, 2014, A.D.

_____
DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2014, A.D.

_____ _____
CHAIRPERSON SECRETARY

SURVEYOR'S CERTIFICATION:

I, EDWARD W. BRADFIELD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 1981, AS CURRENTLY AMENDED, IS TRUE AND CORRET AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

SNS ENGINEERING, INC.

_____ _____
EDWARD W. BRADFIELD, RPLS 5617 DATE
12885 US HIGHWAY 183 NORTH, SUITE 101-B
AUSTIN, TEXAS 78750

FLOOD PLAIN NOTE:

THIS TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN OF ANY WATER WAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0465H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEERED BY:

_____ _____
ALBERT RUBIO, P.E. DATE
PERALES ENGINEERING, LLC
1706 WEST 6th STREET
AUSTIN, TEXAS 78703

14396-1

SNS Engineering Inc.
Consulting Engineers * Land Planners * Surveyors

12885 US Highway 183 North, Suite 101-B (512)335-3944
Austin, Texas 78750 656/73, 661/32 FAX (512)250-8685