




N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0058  
Address: 1501 MINNIE DR



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.

1" = 200'

Special Exception

CASE# C15-2015-0058  
ROW# 11327441  
TAX# 0127530413

CITY OF AUSTIN **TCAD**  
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: 1501 MINNIE DRIVE

LEGAL DESCRIPTION: Subdivision – BALDWINS POINT RESUBDIVISION

Lot(s) 13 Block B Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We PHIL MONCADA on behalf of myself/ourselves as authorized agent for

Mary Ann Schroeder affirm that on March, 9<sup>th</sup>,

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

Special exception to maintain residential structure in rear side yard setback and carport in street side front yard setback.

Both have been in place since 2004 per C.O.A. building permit records.

in a SF-2 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:  
SPECIAL EXCEPTION
- 
- 

**HARDSHIP:**

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

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

**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:  
SPECIAL EXCEPTION
- 
- 

**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:

N/A

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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:

N/A

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

N/A

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

N/A

**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 Phil Moncada Mail Address 1301 S IH 35 STE 204

City, State & Zip AUSTIN, TEXAS 78741

Printed PHIL MONCADA Phone 512-627-8815 Date 3-5-15

**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 Mary Ann Schroeder Mail Address MARYANNS26@AUSTIN.TX.COM  
5334 Balcones Drive  
City, State & Zip AUSTIN, TX 78731

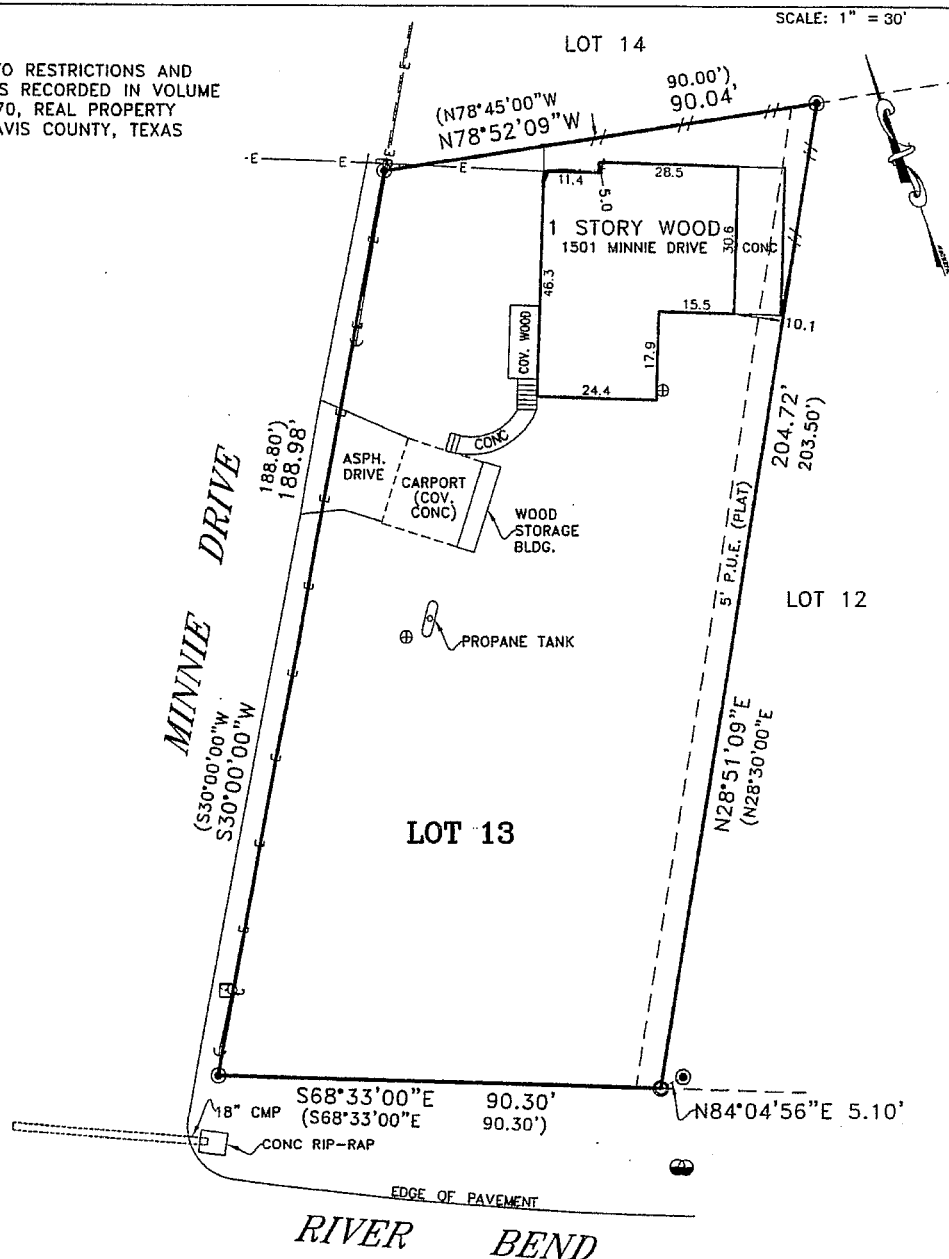
Printed Mary Ann Schroeder Phone 512 371 3137 Date 3.5.15

Plat of survey of property at 1501 Minnie Drive  
described as Lot 13, Block B, of RESUBDIVISION OF BALDWIN'S POINT

a subdivision of record in Map or Plat Volume/Book/Cabinet/Document Number 6 at Page(s)/Slide(s) 172  
of the Travis County, Texas Plat records.  
G.F. Number: 12-150473-AL Dated: Nov. 9, 2012 Reference: Mary Ann Schroeder  
Certify To: Capital Title and First National Title Insurance Company

NOTES:

1) SUBJECT TO RESTRICTIONS AND  
EASEMENTS AS RECORDED IN VOLUME  
763, PAGE 370, REAL PROPERTY  
RECORDS, TRAVIS COUNTY, TEXAS



The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "A" areas within the 100-year floodplain

as shown on Community Panel Number 481026 Q410H of the Flood Insurance Rate Map prepared for Travis County by the Federal Emergency Management Agency. Map Dated: 9/28/2008

This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map.

This survey is copyright 2011 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
PHONE: (512) 244-3395  
FAX: (512) 244-9508

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- NAIL FOUND
- POWER POLE
- GUY WIRE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- SEWER CLEANOUT
- UTILITY PEDESTAL
- SANITARY SEWER MANHOLE
- UG UTILITY WARNING SIGN
- CONC. PAD WITH ELEC.
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- RECORD INFORMATION

JOB NUMBER: 13\_115



DATE: Jan. 30, 2013

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

(1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;

(2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and

(3) the Board finds that:

(a) the violation has existed for:

(i) at least 25 years; or

(ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;

(b) the use is a permitted use or a nonconforming use;

(c) the structure does not share a lot with more than one other primary residence; and

(d) granting a special exception would not:

(i) alter the character of the area;

(ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

(1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;

(2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and

(3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.



City of Austin  
BUILDING PERMIT

PERMIT NO: 2004-000030-BP  
1501 MINNIE DR

Type: RESIDENTIAL Status: Expired  
Issue Date: 01/09/2004 EXPIRY DATE: 08/29/2004

LEGAL DESCRIPTION Lot: 14 Block: B Subdivision:						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Remodel				ISSUED BY: Diana Cortinas			
Move S1 Residence Onto Lot, Service Upgrade & Remodel									
TOTAL SQFT		VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$42,650.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

<u>Contact</u> General Contractor, Windhawk Builders	<u>Phone</u> (512) 748-2101	<u>Contact</u>	<u>Phone</u>
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<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	200.00	1/9/2004	Electrical Permit Fee	55.00	1/22/2004	Mechanical Permit Fee	70.00	2/3/2004
<b><u>Fees Total:</u></b>	<b><u>325.00</u></b>							

**Inspection Requirements**

Building Inspection	Mechanical Inspection	Plumbing Inspection	Sewer Tap Inspection
Water Tap Inspection			

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

**Comments**

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.







1501 Minnie

CITY OF AUSTIN DEVELOPMENT WEB MAP

2003 Aerial



Legend

- ☐ Lot Lines
- ☐ Streets
- ☐ Building Footprints
- ☒ Named Creeks
- ☐ Lakes and Rivers
- ☐ Parks
- ☐ County
- ☐ Lot ID
- ☐ Block ID
- ☐ Lot Line
- ☐ Zoning Text
- ☐ Zoning (Large Map Scale)

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1501 Minnie

CITY OF AUSTIN DEVELOPMENT WEB MAP

2006 Aerial



Legend

☐ Lot Lines

☒ Streets

☐ Building Footprints

☒ Named Creeks

☐ Lakes and Rivers

☐ Parks

☐ County

Lot ID

Block ID

☐ Lot Line

Zoning Text

☐ Zoning (Large Map Scale)

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