



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0065

Address: 1906 DAVID ST



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.

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1" = 200'

CASE # C15-2015-0065
ROW# 11327988
ROLL# 0113001106
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: 1906 David Street

LEGAL DESCRIPTION: Subdivision – Carrington Subdivision

Lot(s) Portion of 5 & 6 Block 3 Outlot Division

I Jim Bennett as authorized agent for Ernesto Cragnolino

 affirm that on 03/21/2015 hereby apply for a hearing before the Board of Adjustment

for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN – RESUBDIVIDE

Resubdivide a lot creating two (2) lots providing a street frontage of 40 feet for each lot.

in a SF-3NP District
(zoning district)

(West University)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
This lot is an oversize lot with limited street frontage.

HARDSHIP:

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

The lot frontage of this lot is 80 ft. wide. The ordinance requires 50 ft. of frontage for a standard size lot. A flag lot was considered for the tract however due to the locations of trees, the topography of the site, which has an approximate 18' of grade change on the rear portion of the site does not allow for suitable flag lot.

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

The oversize lot, location of the trees and the cliff are not general to the sites in the area,

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 neighbors and the neighbors support this request which is a minimal departure from the code. The property will continue to be used for residential purposes.

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:

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:

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

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

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 11505 Ridge Dr.

City Austin, State Texas, & Zip 78748

Printed : Jim R. Bennett Phone: (512) 282-3079 _____ Date:

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 s1911 Cliff St.

City, State & Zip Austin, TX. 78705

Printed Ernesto Cragolino Phone 512-658-7059 Date 3/22/15

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:

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

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

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 Jim Bennett Mail Address _____

City, State & Zip 11505 Ridge Dr Austin, TX 78748

Printed Jim Bennett Phone 512 382-3079 Date 3/18/15

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 Ernesto Cragolino Mail Address 1909 B Cliff Street

City, State & Zip Austin, TX 78705

Printed Ernesto Cragolino Phone 512 658 7057 Date 03/18/2015

SCALE 1" = 20'

Legend

- ② 1/2" Iron Rod Found
- ① 1/2" Iron Pipe Found
- Wire Fence
- Overhead Utility Line (Record Distance)

front setback to be determined by front yard averaging may result in larger footprint - currently indicated at 25'

BEARING BASIS

S06°11'07"W
50.00'
(50')

| TREE LIST | |
|-----------|--|
| 68 | 18" Live Oak |
| 69 | 21" Live Oak |
| 70 | 21" Live Oak |
| 71 | two-7" Mountain Laurel (10.5" total) |
| 72 | 15" Spanish Oak |
| 73 | 17" Live Oak |
| 74 | 23" Cedar Elm |
| 75 | 6" Live Oak |
| 76 | 8" Mountain Laurel |
| 77 | 15" Cedar Elm |
| 78 | 9" and 18" Live Oak (22.5" total) |
| 79 | 15" Cedar Elm |
| 80 | 16" Post Oak |
| 81 | 12", 16", and 18" Live Oak (32" total) |
| 82 | 20" Cedar Elm |
| 83 | 8" Chinese Doie |
| 84 | 13" Cedar Elm |
| 85 | 9" Post Oak |
| 86 | 8" Cedar Elm |
| 87 | 9" Cedar Elm |
| 88 | 16" Cedar Elm |

DAVID STREET (50')

protected trees in ROW

ALLEY (20')
(unimproved)

LOT 12

LOT 13

LOT 14

N05°54'55"E

80.00'

LOT 11

Harwell Hamilton
Harris historic
Cranfill house

NOTES:

LOT 7
HEARY ADDITION
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BENCHMARK:
Triangle cut on to
of curb.
Elevation 560.18'

1. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. NAVD88 Elevations shown hereon are based upon post processed static GPS observations.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunks plus half the diameter of the smaller trunks.

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SURVEY MAP OF:

PORTIONS OF LOT 5 AND LOT 6,
BLOCK 3, CARRINGTON SUBDIVISION,
A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR
PLAN THEREOF RECORDED IN VOLUME
1 PAGE 94 OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.
LOCATED AT 1906 DAVID STREET.

PREPARED: August 29th, 2014

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

A 931118

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2014-0244.0A
REVISION #: 00
CASE MANAGER: Don Perryman

UPDATE: U0
PHONE #: 512-974-2786

PROJECT NAME: Carrington Subdivision Portions of Lot 5 and 6 Block 3; Resubdivision
LOCATION: 1906 DAVID ST

SUBMITTAL DATE: January 22, 2015
REPORT DUE DATE: February 12, 2015
FINAL REPORT DATE: February 25, 2015
13 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-4-56; 25-4-82):

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is June 28, 2015.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 6 of the plans and 6 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

REVIEWERS:

Planner 1 : Natalia Rodriguez
Drainage Engineering : Joydeep Goswami
Environmental : Pamela Abee-Taulli
Subdivision : Don Perryman
PDR Transportation : Natalia Rodriguez
AWU-Utility Development Service : Bradley Barron
Water Quality : Joydeep Goswami
PARD / Planning & Design : Marilyn Shashoua

AWU-Utility Development Service Review - Bradley Barron - 512-972-0078

WW1. The proposed subdivision is currently served with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing any future water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

WW2. Obtain copies of your current tap records from the AWU TAPs office at 512-972-0000, and contact Cory Harmon at 512-974-2882 to determine if any non-compliant tap or private plumbing violations will be created by the proposed subdivision and obtain his approval. Written approval from Mr. Harmon will be required for successful plat release.

WW3. If no further issues arise from Mr. Harmon's review per Comment WW2, the water and wastewater portion of the proposed cost estimate is acceptable (water - \$6,340.00 and wastewater - \$6,580.00). The water and wastewater estimate once accepted should be included with the overall construction cost estimate sent to the drainage reviewer to determine your total review fee payment. The landowner must pay the Subdivision Engineering Review Fees once the fee estimate has been completed by the Drainage reviewer.

WW4. Please replace plat note two with the following note:

The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Subdivision Review - Don Perryman - 512-974-2786



SR1. The proposed lots 5A and 6A do not meet the minimum frontage of 50 feet. Per the zoning ordinance including this tract in the neighborhood plan combining district, cottage lots are not included as a use. In addition, Part 4 of the zoning ordinance describing small lot amnesty is only for existing legal lots with existing development. In addition, the existing lots are only "portions" of lots and may be considered legal tracts, but as they are they are not legal lots.

SR2. Remove names from Planning Commission signature blanks.

SR3. Add the case number on the bottom right hand corner of each page.

SR4. The City of Austin requires the following "Recordation Fee" prior to approval of this plat, \$22.50 for plats to be recorded in Travis County, and \$60.48 for plats to be recorded in Williamson County. **This fee is not the County recordation fee required to record the plat.** Please make an appointment with the "Intake Center" on the 4th floor at 974-2680 to pay the fee. All checks should be made payable to the City of Austin.