






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0085  
Address: 13011-D RIVER BEND



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.

Revised 1st page

CASE# \_\_\_\_\_  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

**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: 13011D River Bend

LEGAL DESCRIPTION: Subdivision – ABS 450 SUR 50 JACKSON J ACR .31

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division (legal tract determination attached)

I/We Jim Wittliff/Land Answers, Inc. on behalf of myself/ourselves as authorized agent for

Stanley E & Cynthia J Heitman affirm that on April 3, 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)**

X ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

Guest house and workshop on an existing concrete slab with a 30.7' front setback

(40' required).

in a LA 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:  
LA zoning regulations typically apply to lots that are a minimum one acre in size,  
whereas this legal tract is only 0.14 acre.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
Due to the small size of this lot (only 60' wide and 104' deep), we are trying to  
utilize the existing concrete slab for the proposed guest house and workshop.  
The existing slab only provides a 30.7' setback.  
(b) The hardship is not general to the area in which the property is located because:  
All surrounding tracts are already developed (with only 30' setbacks) and are  
therefore classified as legal non-complying structures.

**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:  
All of the other existing buildings along both sides of River Bend only provide  
30' front setbacks.

**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

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 Stanley E. Heitman Mail Address 13011 D River Bend RD  
City, State & Zip Austin TX 78732  
Printed Stanley E. Heitman Phone 817 266 0066 Date 4-12-15

**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 Cynthia J. Heitman Mail Address 13011-D River Bend Rd.  
City, State & Zip Austin TX 78732  
Printed Cynthia J. Heitman Phone 817-266-0700 Date 4-12-15

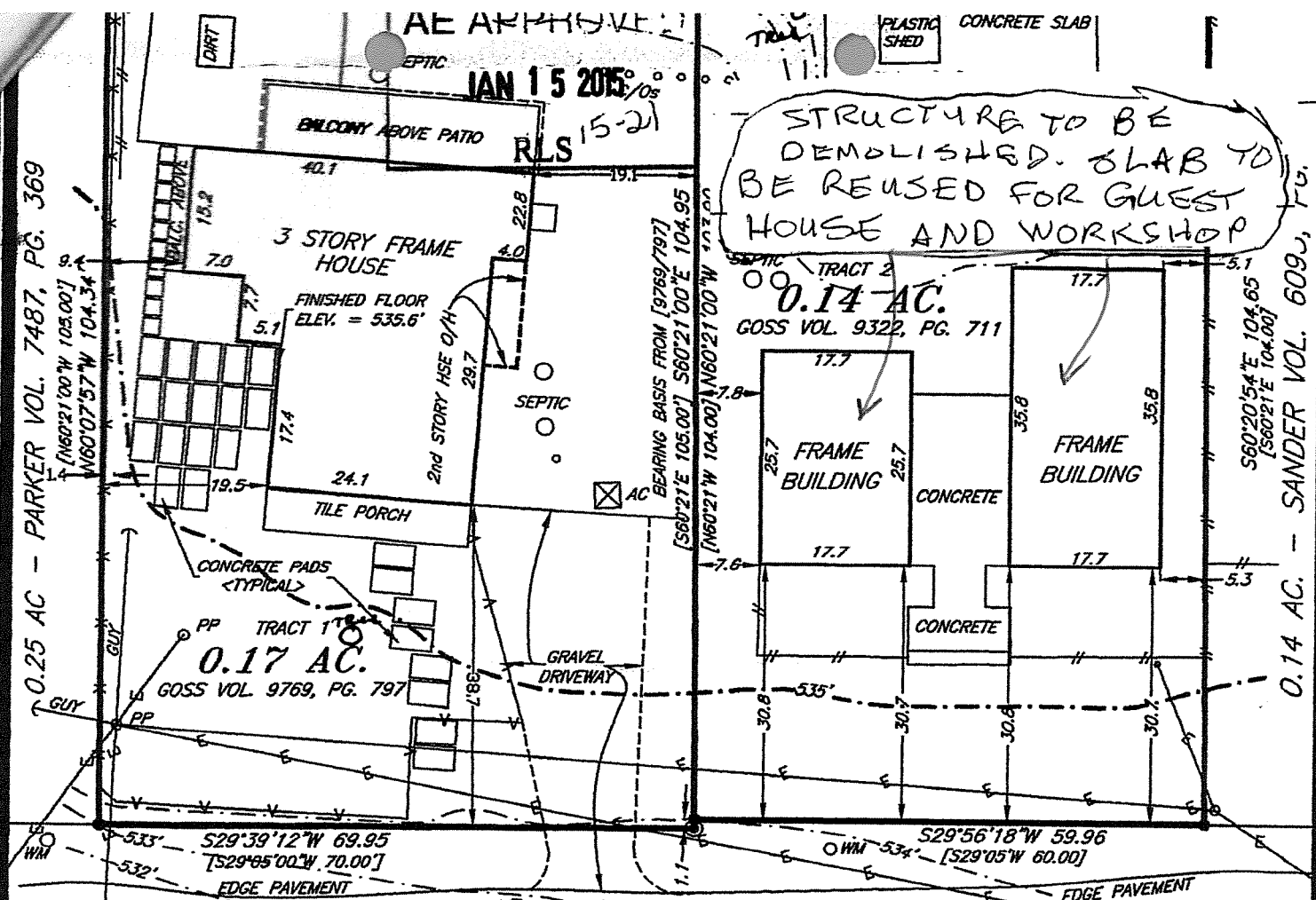
# CITY OF AUSTIN DEVELOPMENT WEB MAP



## Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



#### IMPERVIOUS COVER CALCULATIONS (PER CITY OF AUSTIN REGULATIONS)

**TRACT 1:**  
TOTAL TRACT AREA = 7,299 SQ. FT.  
TOTAL IMPERVIOUS COVER = 2,800 SQ. FT.  
IMPERVIOUS COVER PERCENTAGE = 38.4%

**TRACT 2:**  
TOTAL TRACT AREA = 6,253 SQ. FT.  
TOTAL IMPERVIOUS COVER = 1,950 SQ. FT.  
IMPERVIOUS COVER PERCENTAGE = 31.2%

MINIMUM 5' SIDE LINE SETBACKS AND COMBINED SIDE LINE SETBACKS OF 15' ARE SET OUT IN RESTRICTIONS RECORDED IN VOLUME 1851, PAGE 75.  
SEE VOL. 1851, PG. 75 AND VOL. 763, PG. 370 FOR GENERAL RESTRICTIONS.

## RIVER BEND RD.

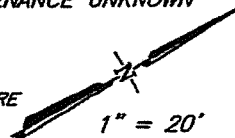
AKA ON THE PARK RD.

ROW VARIES

RESPONSIBILITY FOR MAINTENANCE UNKNOWN

#### LEGEND

- = IRON ROD FOUND
- ▲ = 60d NAIL FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- = WOOD FENCE
- = CHAIN LINK FENCE
- = WROUGHT IRON FENCE
- = WIRE FENCE
- = OVERHEAD ELECTRIC
- [ ] = FROM DEED RECORDS



**ADDRESS:** 12609 RIVER BEND ROAD, AUSTIN, TEXAS 78732

#### LEGAL DESCRIPTION:

TRACT 1: 0.17 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE JOHN JACKSON SURVEY No. 50, A-450, IN TRAVIS COUNTY TEXAS. BEING THAT SAME PARCEL CONVEYED TO DENNIS M. GOSS et ux, RECORDED IN VOLUME 9769, PAGE 797, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 2: 0.14 ACRES OF LAND OUT OF THE JOHN JACKSON SURVEY No. 20, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME PARCEL CONVEYED TO DENNIS M. GOSS et ux, RECORDED IN VOLUME 9322, PAGE 711, REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS.

**F.I.R.M. STATEMENT:** ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0410H, DATED 09/26/08 THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"  
**DISCLAIMER:** THIS STATEMENT AND THE F.I.R.M. FROM WHICH IT WAS DEVELOPED ARE FOR ADMINISTRATION OF THE NATIONAL FLOOD INSURANCE PROGRAM ONLY. THE F.I.R.M. "DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING; PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THE COMMUNITY MAP REPOSITORY SHOULD BE CONSULTED FOR POSSIBLE FLOOD HAZARD INFORMATION PRIOR TO THE USE OF THIS MAP FOR PROPERTY PURCHASE OR CONSTRUCTION PURPOSES".

#### CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON. PUBLIC RECORDS RESEARCH PROVIDED BY TITLE CO. LISTED BELOW.





**Planning and Development Review  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**May 20, 2014**

**File Number: C8I-2014-0141**

**Address: 13011 RIVER BEND Bldg D**

**Tax Parcel I.D. #0127580108**

**Tax Map Date: 03/20/2013**

The Planning and Development Review Department has determined that the property described below and as shown on the attached tax map:

Is a **LEGAL TRACT** consisting of a tract or parcel of land being 60'x104', more or less, out of the John Jackson Survey No. 50, also known as 0.14 acre out of the J. Jackson Survey No. 50, Abstract No. 450 & 0.17 of an acre of land, more or less, out of the John Jackson Survey No. 50, Abstract 450, created prior to Sep 20, 1955 (Grandfather Date) as evidenced by deed recorded in Volume 1591, Page 176 of the Travis County Deed Records on Jun 09, 1955 being the same property as currently described in deed recorded in Document #2012127362 of the Travis County Deed Records on Aug 3, 2012 and Document # 2011157186 of the Travis County Deed Records on October 27, 2011 and is eligible to receive utility service.

**Additional Notes/Conditions:**

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas  
Michelle Casillas, Representative of the Director  
Planning and Development Review Department

**Map Attachment**

# Letter in Support for 12609 River Bend Road

Dear Board of Adjustment Commissioners,

Please accept this as a letter in support of the variance request to provide a 30.7 foot front setback for the proposed property. This request is made due to the small size of the lots along River Bend Road, and the fact that none of the existing surrounding homes provide more than a 30 foot setback. Mr. Heitman intends to demolish an existing structure and wishes to utilize the existing concrete slab for a proposed guest home and workshop. We do not feel that this proposal is contrary to the character of our neighborhood.



Signature



Printed Name



Address AUSTIN, TX. 78732



# Letter in Support for 12609 River Bend Road

Dear Board of Adjustment Commissioners,

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Signature



Printed Name



Address

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Dwight T. H.  
Signature

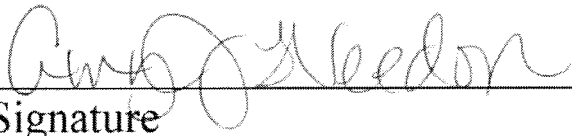
DWIGHT T. H.  
Printed Name

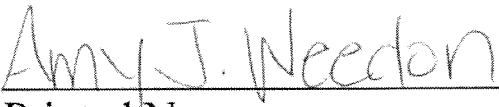
13009 B River Bend Rd  
Address  
AUSTIN TX 78732

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Signature

  
Printed Name

  
Address

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Carol A. Sander

Signature

Carol Sander

Printed Name


13011-B River Bend

Address

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Signature

Bill Troff  
Printed Name

13011 River Bend A  
Address