






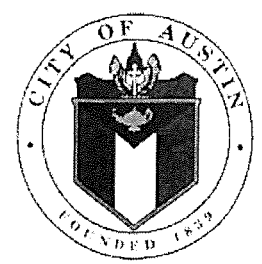
3-13



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2015-0110  
LOCATION: 1631 Palma Plaza



1" = 193'

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

CASE# C15-2015-0110  
ROW# 11385426  
TAX# 011030701

my  
2

CITY OF AUSTIN \*CAD 011030725\*  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

\*Different than  
on TAX #, advise  
almira of  
both #'s

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.**

STREET ADDRESS: 1631 Palma Plaza Austin, TX 78703

LEGAL DESCRIPTION: Subdivision Lot 16 & W 5ft of Lot 15 Enfield D & VAC ROW (0.076A)

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

I/We MF Architecture on behalf of myself/ourselves as authorized agent for  
David & Laura Hancock affirm that on May, 27th,

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 \_\_\_ MAINTAIN

Requesting a variance from Chapter 25-2, Subchapter F, Article 3.3.3 B2. Seeking  
an adjustment that would allow us to calculate average elevation along the front  
setback line from the Northern line of the building footprint rather than the property  
line.

in a MF-3-NP (old west austin) district.  
(zoning district)

Note: Though the site is zoned MF-3-NP, it will be developed  
as SF-3 as per Section 25-2-771 and Section 25-2-492

**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):**

my  
3

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The non-uniform topography along the front (East) portion of the lot prevents the project from meeting Subchapter F Article 3.3.3 B-2 requirement which is necessary to achieve a basement exemption.

**HARDSHIP:**

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

The topography drops significantly just to the west of the building footprint between Tree 150,151 and 153. Subchapter F Article 3.3.3 B-2 states that the finish floor cannot be more than 3' above the average elevation at the intersections of the front yard setback and the side property line. Because of this drop in grade, the average elevation of 544.25' calculated per Subchapter F Article 3.3.3 B-2 is much lower than the actual elevation located near the front entry which is 547.4'. The finished floor elevation at the entry of the first floor is 549.00'

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

The sudden drop in elevation seems to have been manipulated in order to provide a flat area for the driveway that currently exists on the site. There is a two-tiered retaining wall which provides visual evidence of the manipulated natural grade. (Refer to A1.1d) This existing driveway will be demolished and relocated off of Woodland Blvd adjacent to the new garage. Also, OWANA has requested that the North Facade be preserved which affects the Finish Floor of the main level (Level -1) of the house. Since the preservation of the North Facade dictates the finish floor elevation we are unable to drop the house any lower which prevents the project from fulfilling the requirement stated in Subchapter F Article 3.3.3 B-2.

**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 design for the proposed new construction adheres to the OWANA residential guidelines by promoting architectural diversity while maintaining the prevailing character of the neighborhood. MF Architecture has collaborated with representatives of the Old West Austin Neighborhood Association (OWANA) and the Clarksville Community Development Corporation (CCDC) in order to achieve a design that reflects the vision of the client while respecting the existing context of the neighborhood. All parties have agreed to preserve the existing Front (North) Facade of the existing house in order to maintain the character of the neighborhood. The new construction occupies the footprint of the existing house and maintains the current front setback from Palma Plaza. A basement also currently exists within the existing house and the new design seeks to replace the existing basement level with a new functional basement space that opens to a rear (South) patio.

**PARKING:** (Additional criteria for parking variances only.)

my  
4

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  Mail Address 2006 Riverview St.

City, State & Zip Austin, TX 78702

Printed David Hancock Phone 512.968.8890 Date 5-26-15

**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  Mail Address 2006 Riverview St.

City, State & Zip Austin, TX 78702

Printed David Hancock Phone 512.968.8890 Date 5-26-15

1631 Palma Plaza

Austin, TX 78703

### Project Description

This project consists of a substantial remodel to an existing house built in 1938. A structural observation report states that the majority of the existing house is not structurally sound for occupation and will be need to be demolished in order to provide a new structure that is inhabitable. About 90% of the house will be demolished except for the North Façade. This wood framed masonry wall will remain as a vestige to the existing structure as requested by the Old West Austin Neighborhood Association (OWANA) and Clarksville Community Development Corporation (CCDC). By preserving the north façade it aims to maintain the character of the original house while contributing to the historical character of the neighborhood. The new construction will occupy the same footprint as the existing house with the addition of a Guest apartment at the Southern edge of the lot. The new house is a wood framed multi-story dwelling which occupies a sloping site that has a 10 foot elevation change from the Northeast corner of the lot down towards the Southwest corner. Because of the change in elevation, the front of the house which faces Palma Plaza has two levels above natural grade though the secondary story is concealed by the roof. On the southwest side of the lot, where the elevation is lower, three levels are visible: Basement Level, Level 1 and Level 2. (Refer to floor plans for Level designations) The material palette for the house is a combination of brick, stucco, and sheet metal siding. The design for the proposed new construction adheres to the OWANA residential guidelines by promoting architectural diversity while maintaining the prevailing character of the neighborhood. MF Architecture has collaborated with representative of OWANA and the CCDC in order achieve a design that reflects the vision of the client while respecting the existing context.

5/19

Revised  
015-2015-0110

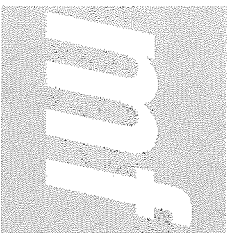
1214

# HANCOCK RESIDENCE

## Board of Adjustments

07-13-2015

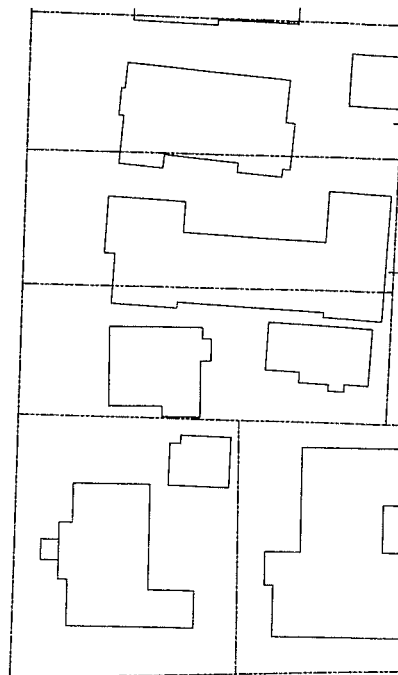
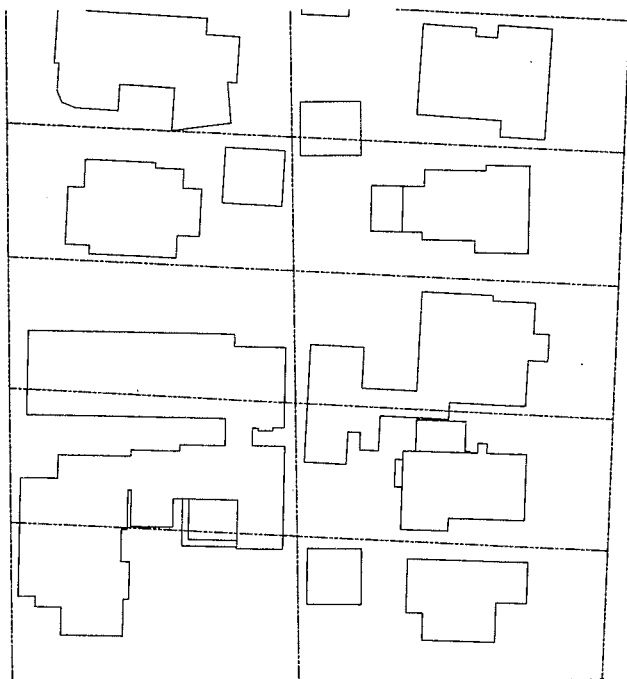
- DRAWING INDEX:
- AB.1 VICINITY PLAN
  - AB.2 SITE CONTEXT
  - AB.3 SITE CONTEXT
  - AB.4 SURVEY
  - AB.5 EXISTING SITE PLAN
  - AB.6 EXISTING SITE PLAN WITH ADJACENT PROPERTIES
  - AB.7 EXISTING HOUSE PHOTOS
  - AB.8 EXISTING HOUSE PHOTOS
  - AB.9 AREA OF ELEVATION CHANGE
  - AB.10 PROPOSED SITE PLAN
  - AB.11 PROPOSED SITE PLAN WITH ADJACENT PROPERTIES
  - AB.12 FLOOR PLAN LEVEL 1: MAIN LEVEL
  - AB.13 FLOOR PLAN LEVEL 1: DECK PLAN
  - AB.14 FLOOR PLAN LEVEL 2: UPPER LEVEL
  - AB.15 EXTERIOR ELEVATIONS: MAIN HOUSE
  - AB.16 EXTERIOR ELEVATIONS: GUEST HOUSE
  - AB.17 EXTERIOR ELEVATIONS: GUEST HOUSE



architecture

5001 Main Street  
Suite 100  
Portland, ME 04103  
763-227-4100  
www.mtfarch.com

h/c

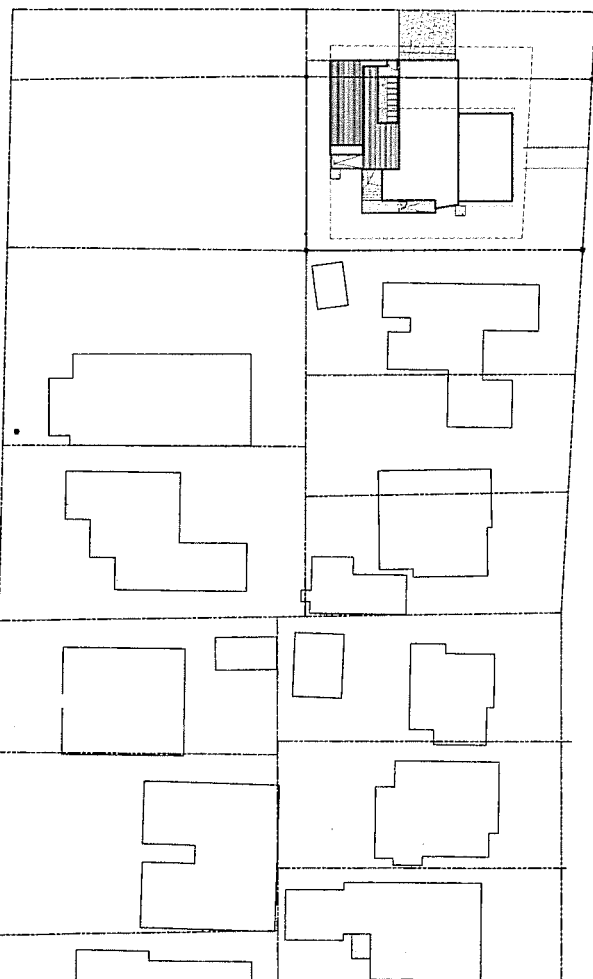


WOODLAWN BOULEVARD

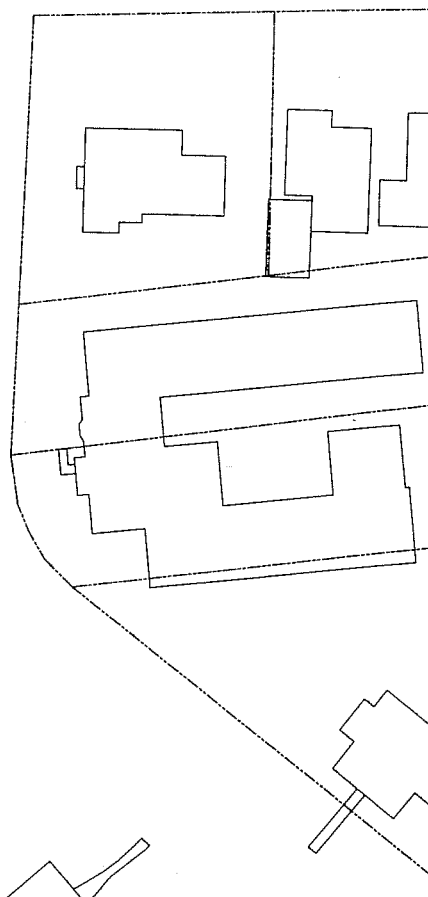
WATERSTON STREET



1"=50'



PALMA PLAZA



**PROJECT INFORMATION**

**A0.1**

mf architecture

BOA VARIANCE  
VICINITY PLAN

05.07.15

PROJECT NUMBER  
1214

# **HANCOCK RESIDENCE**

1631 | PALMA PLAZA | 78703

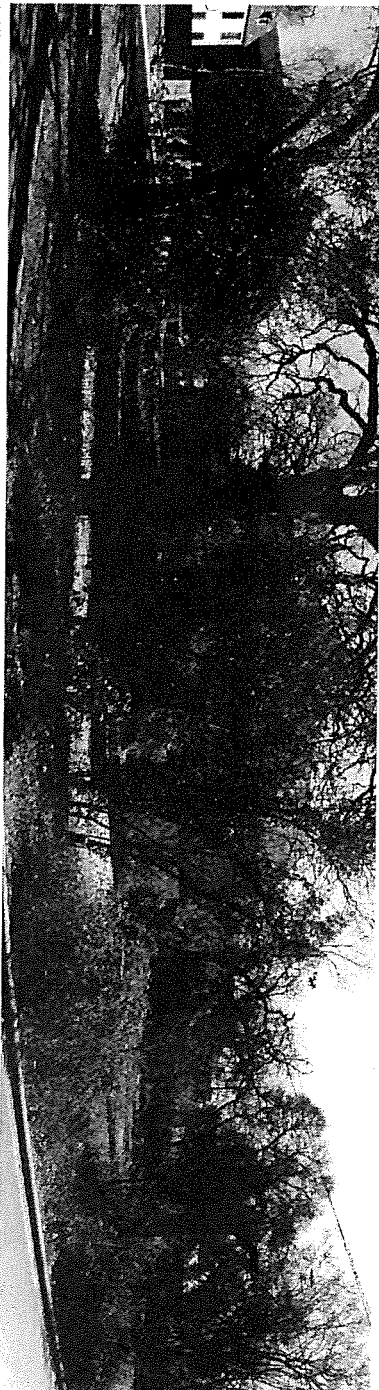
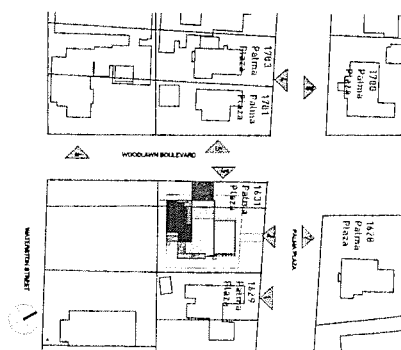
**mf**

mf architecture, llc

300 PALMA PLAZA  
SUITE 100  
PALMA PLAZA  
HOUSTON, TEXAS 78703

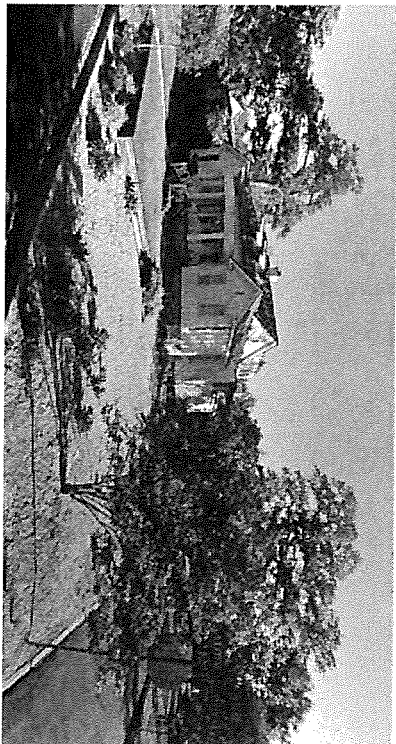
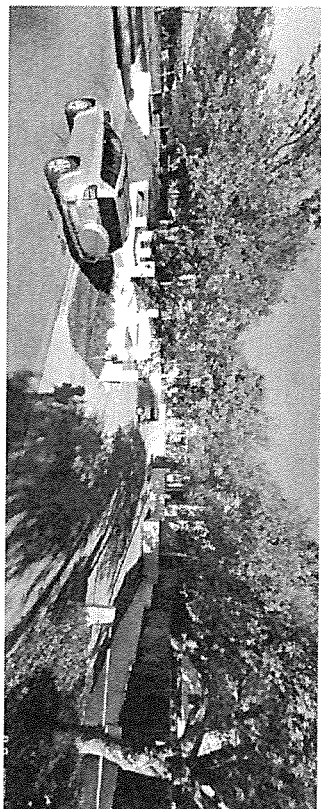
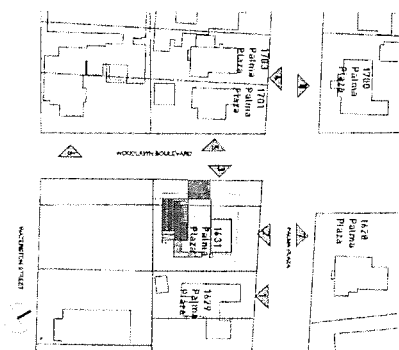
PHONE: 713.462.1111  
WWW.MFARCHITECTURE.COM

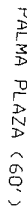
A black and white photograph showing a large, mature tree with dense foliage in the foreground. The tree's branches are thick and gnarled, with many leaves. In the background, partially obscured by the tree's canopy, is a small, light-colored building with a dark roof. The building appears to be a simple structure, possibly a shed or a small house. The overall scene is a rural or park-like setting.





A black and white photograph showing a large, mature tree with dense foliage in the foreground. Behind the tree, a stone building with a gabled roof is visible, and a path or road leads towards it. The scene is set in a rural or park-like environment.





### Legend

- Overhead Utility Lines  
(Record Bearing and Distance)



1631 | PALMA PLAZA | 78703

LOCATED AT 1531 PALMA PLAZA. The 0.076 acre tract is described by accompanying field note description

THIS the 15th day of JULY, A.D., 2012

copyright 2012 A 833058

# A1.0

$$\frac{m4}{11}$$

PALMA PLAZA (60')



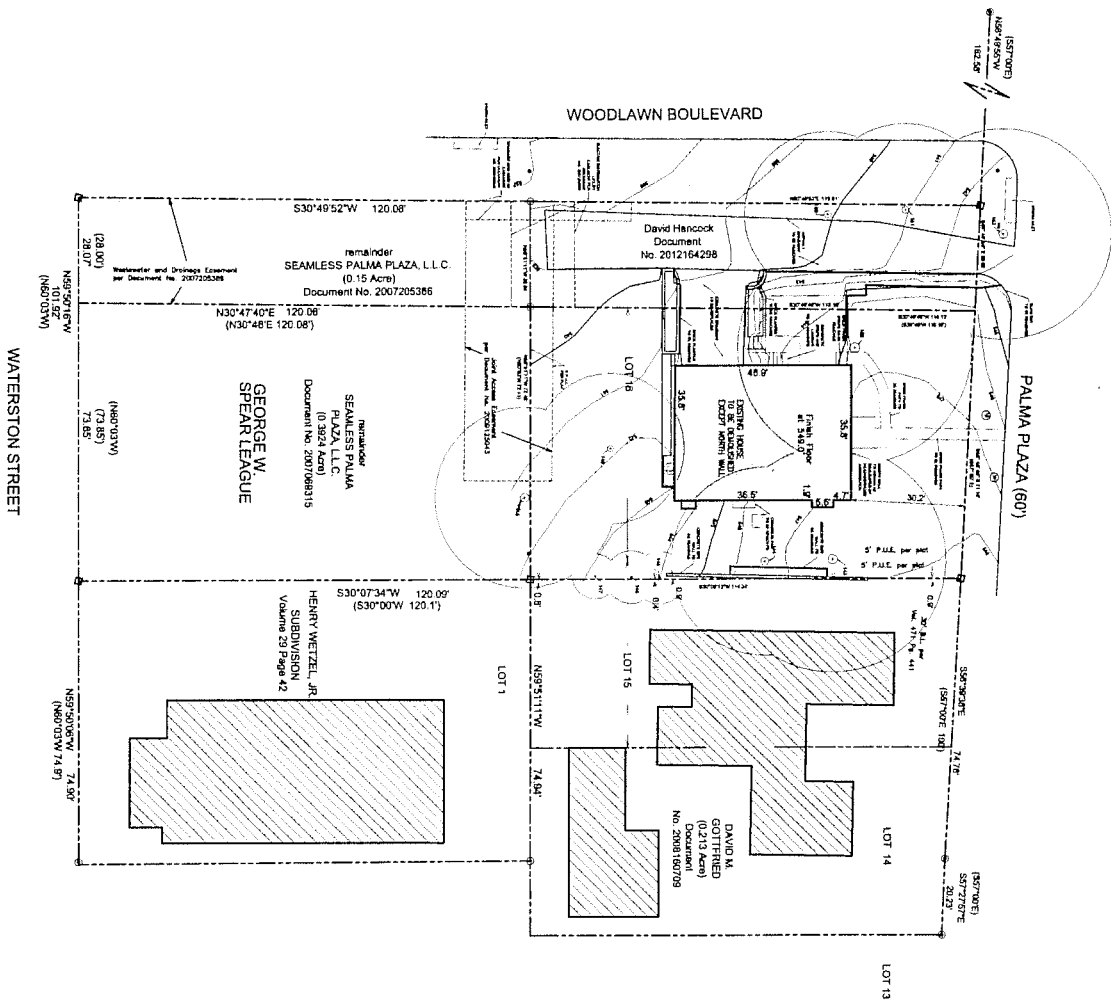
**DRAWING KEY**

PROPERTY LINE	-----
SETBACKS	-----
EASEMENTS	-----

LEGAL ADDRESS:  
LOT 16 & W 5FT OF LOT  
15 ENFIELD E & VAC  
ROW (0.076A)

1/16-1-07

5/2/2



LEGAL ADDRESS:  
LOT 16 & W SFT OF LOT  
15 ENFIELD E & VAC  
ROW (0.076A)

DRAWING SET		
PROPERTY LINE	---	
EXISTING	---	
PROPOSED	---	
TREE SURVEY SET		
TREE TAG	DISCUSSION	
143	30' POST OAK	
144	30' POST OAK	
145	30' POST OAK	
146	30' POST OAK	
147	30' POST OAK	
148	30' POST OAK	
149	30' POST OAK	
150	30' POST OAK	
151	30' POST OAK	
152	30' POST OAK	
153	30' POST OAK	

EXISTING SITE PLAN W/ ADJACENT PROPERTIES  
1/2" = 1'-0"

mf ARCHITECTURE

**HANCOCK RESIDENCE**

1631 | PALMA PLAZA | 76703

05.07.15  
1214  
BOA VARIANCE  
EXISTING  
SITE PLAN  
**A1.1a**

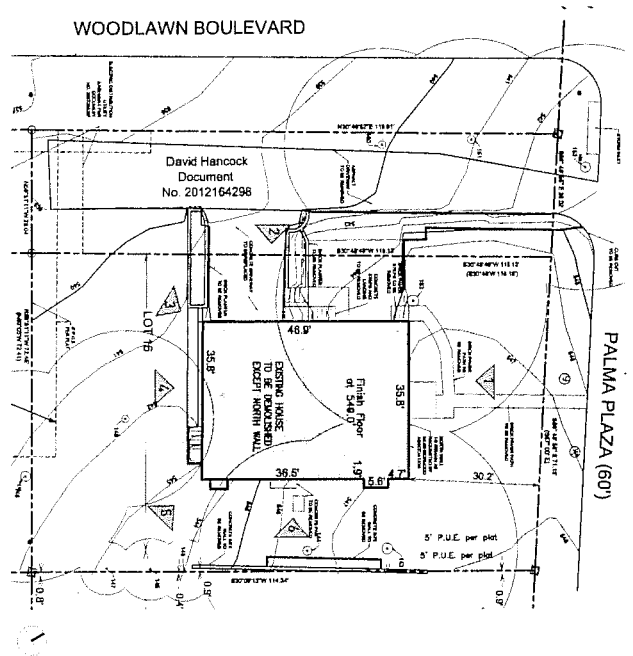
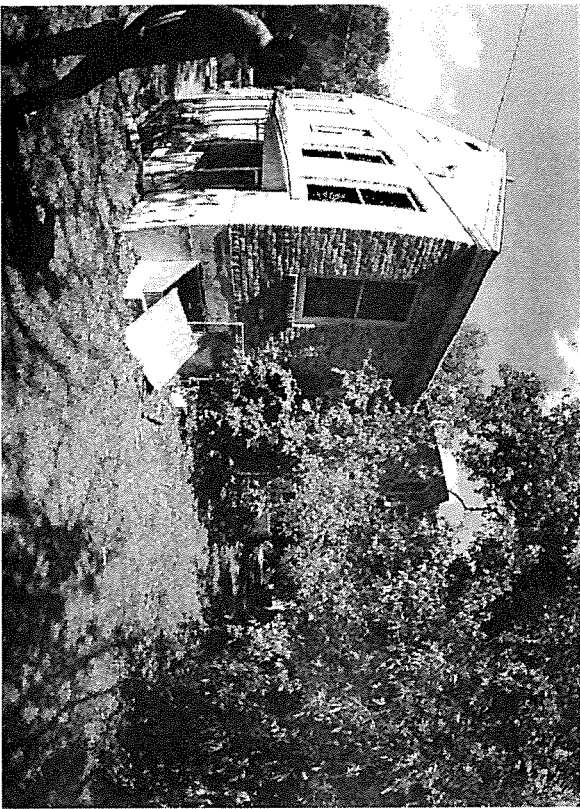
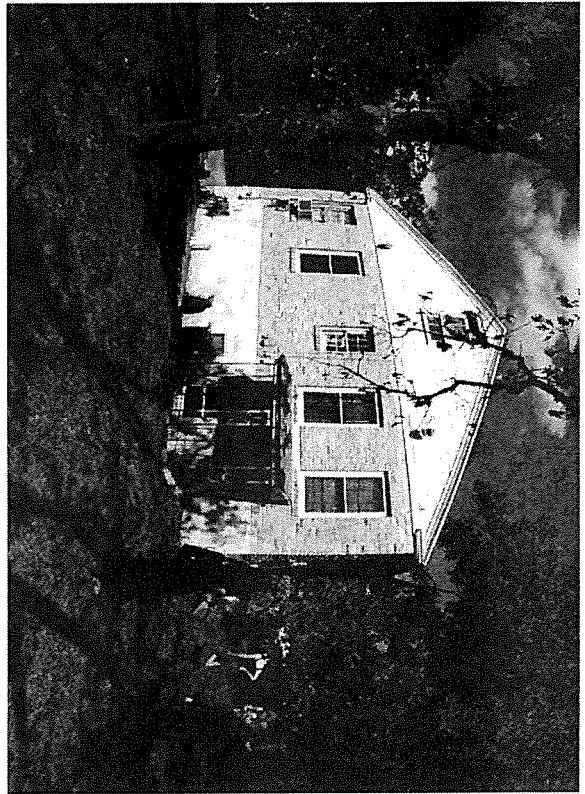
A black and white photograph of a large, dark, multi-story building, possibly a school or institutional structure, partially obscured by dense foliage and trees. The building has several windows visible on its facade. The image is oriented horizontally on the page.

A black and white photograph of a two-story house with a gabled roof, surrounded by dense trees and foliage. The house has several windows, including a large multi-paned window on the upper floor and a smaller window on the lower floor. A porch or deck is visible on the left side of the house.

A black and white photograph of a two-story brick house with a gabled roof. The house features several windows, including a large double window on the second floor and a smaller one on the first floor. A small porch or entrance is visible on the left side. The house is surrounded by mature trees and a lawn, with a utility pole visible in the background.



3/5



PROJECT NAME: BOA VARIANCE EXISTING HOUSE

PROJECT NUMBER: 1214

DATE: 05.07.15

PROJECT LOCATION: 1214

PROJECT OWNER: A1.1c

PROJECT ARCHITECT: M. ARCHITECTURE

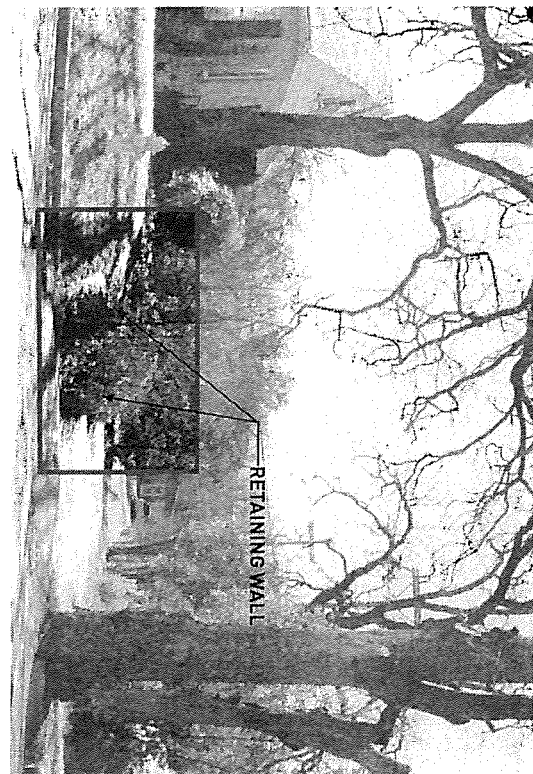
# HANCOCK RESIDENCE

1831 | PALMA PLAZA | 78703

9000 17th Street  
Miami, FL 33130  
Tel: 305.444.1111

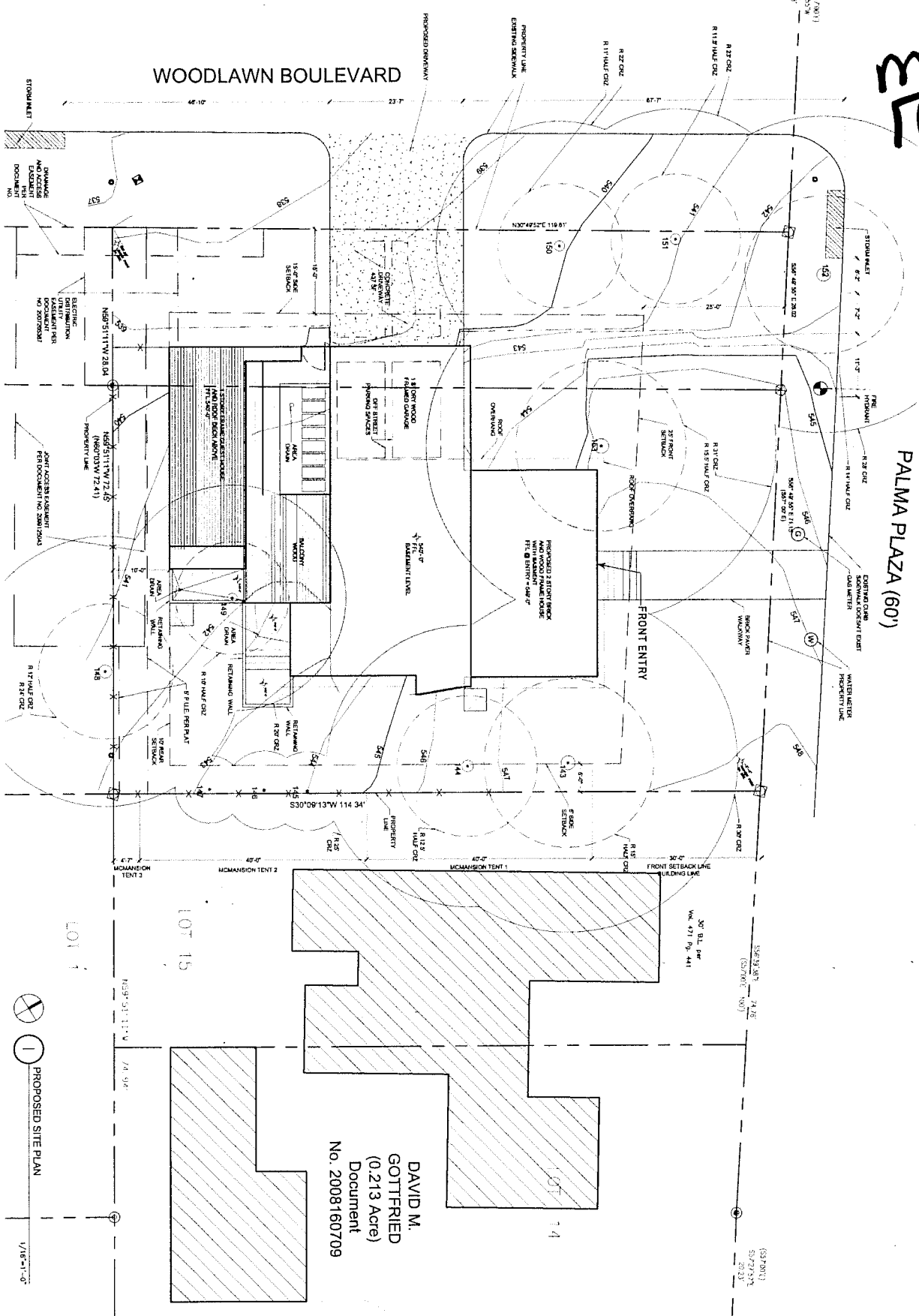
mf

9000 17th Street  
Miami, FL 33130  
Tel: 305.444.1111



5/19

PALMA PLAZA (60')



DAVID M. GOTTFRIED  
(0.213 Acre)  
Document  
No. 2008160709

PROPOSED SITE PLAN  
1/16"=1'-0"

**A1.2**  
PROPOSED  
SITE PLAN  
05.07.15  
BOA VARIANCE  
1214  
PROJECT NUMBER

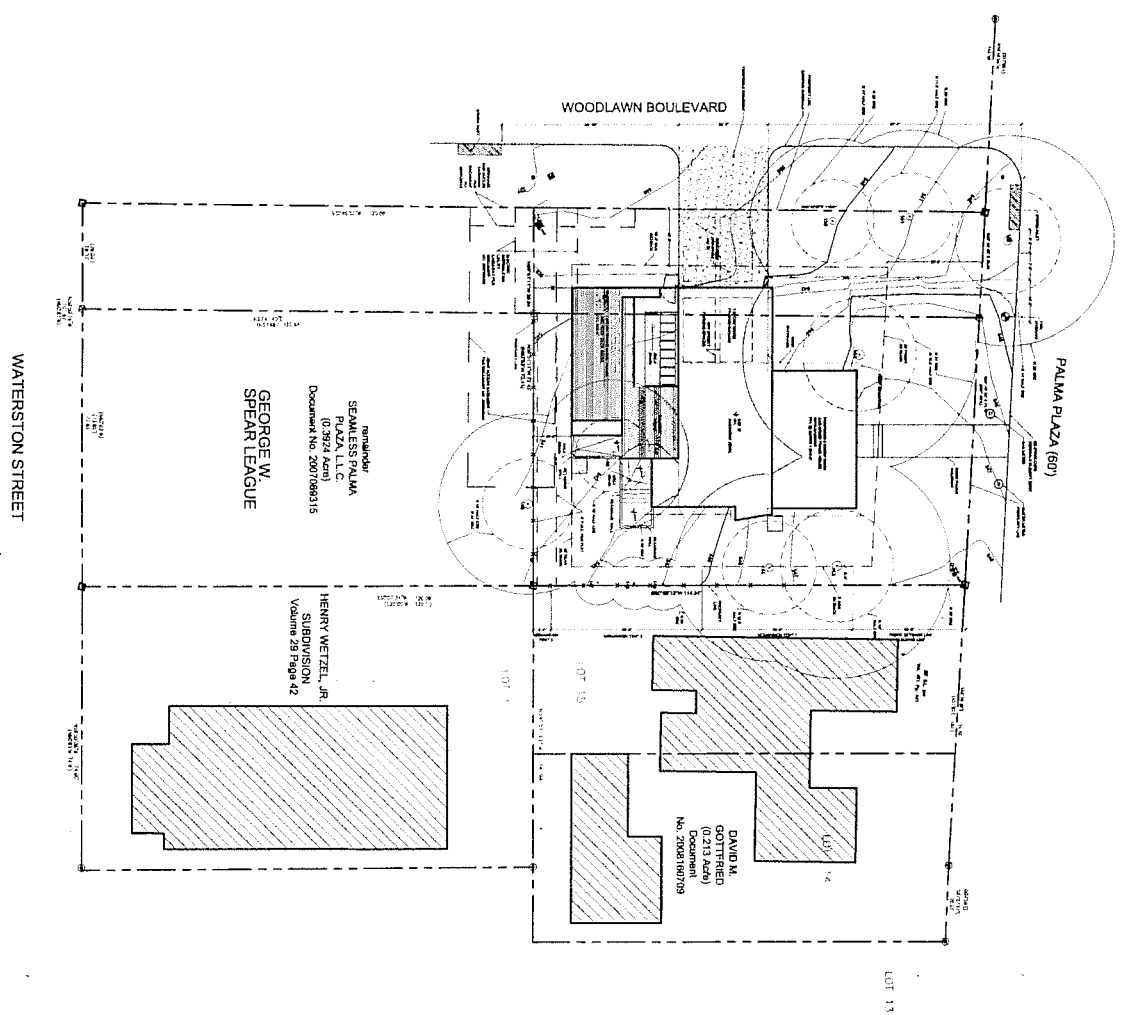
# HANCOCK RESIDENCE

1631 | PALMA PLAZA | 78703

**mfa**  
MATT PALMIS ARCHITECTURE, LLC  
3000 N. GULF DR. SUITE 100  
FORT MYERS, FL 33902  
TEL: 813.433.5132  
WWW.MATTPALMISARCHITECTURE.COM



3/15



PROPOSED SITE PLAN W/ ADJACENT PROPERTIES  
1/32" = 1'-0"

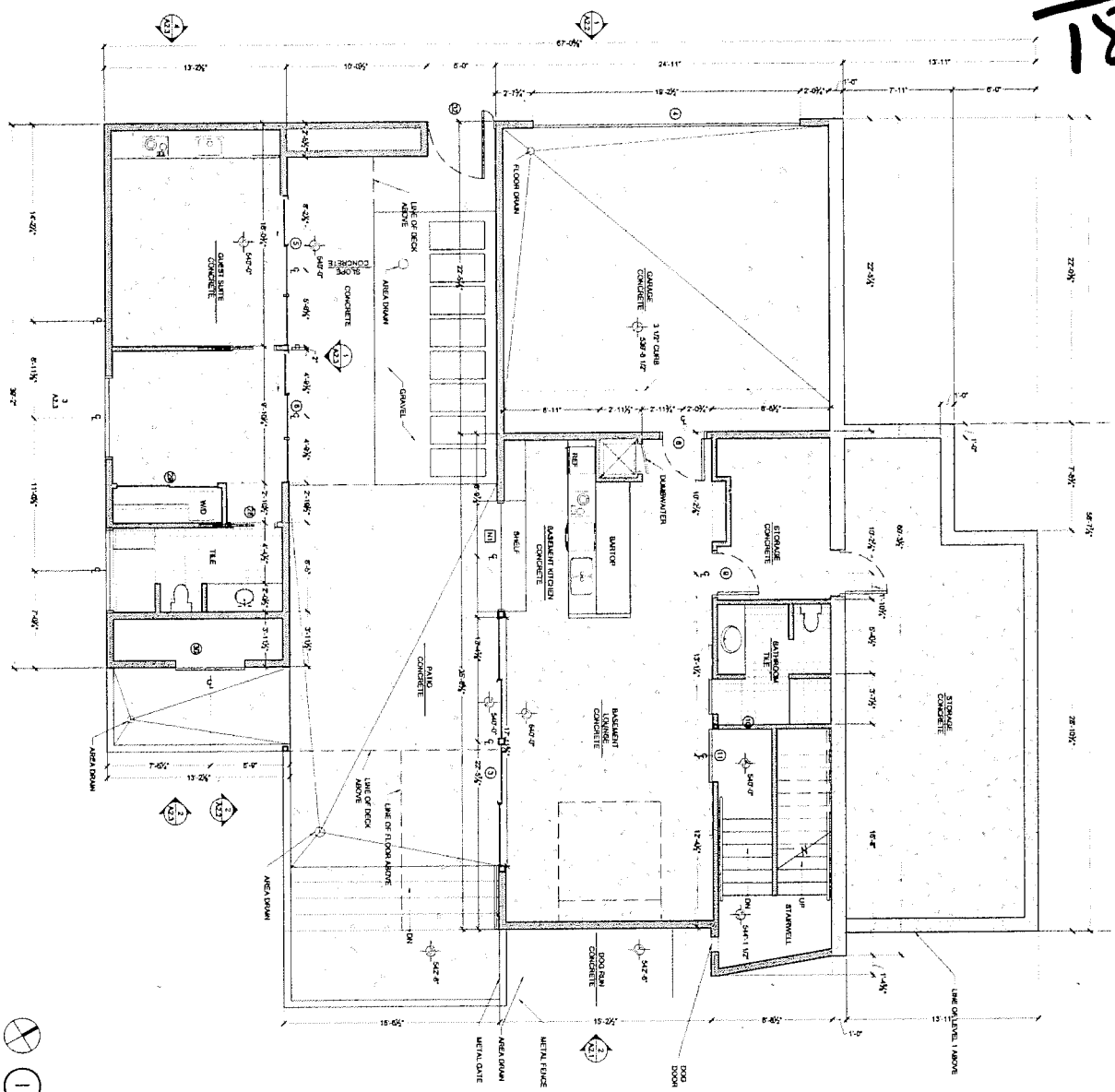
MOFFETTS ARCHITECTURE, LLC  
500 E. 10TH ST. SUITE 100  
DENVER, CO 80202  
TEL: 303.441.4133  
WWW.MOFFETTSARCHITECTURE.COM

**HANCOCK RESIDENCE**  
1631 | PALMA PLAZA | 76703

BOA VARIANCE  
PROPOSED  
SITE PLAN  
**A1.2a**  
mf architecture

05.07.15  
12114  
PROJECT NUMBER

5/18



1

FLOOR PLAN LEVEL B

1/8"=1'-0"

**A1.3**

BOA VARIANCE  
FLOOR PLAN  
LEVEL B

05.07.15

1214

PROJECT NUMBER

DATE

BY

CHECKED

APPROVED

**HANCOCK RESIDENCE**

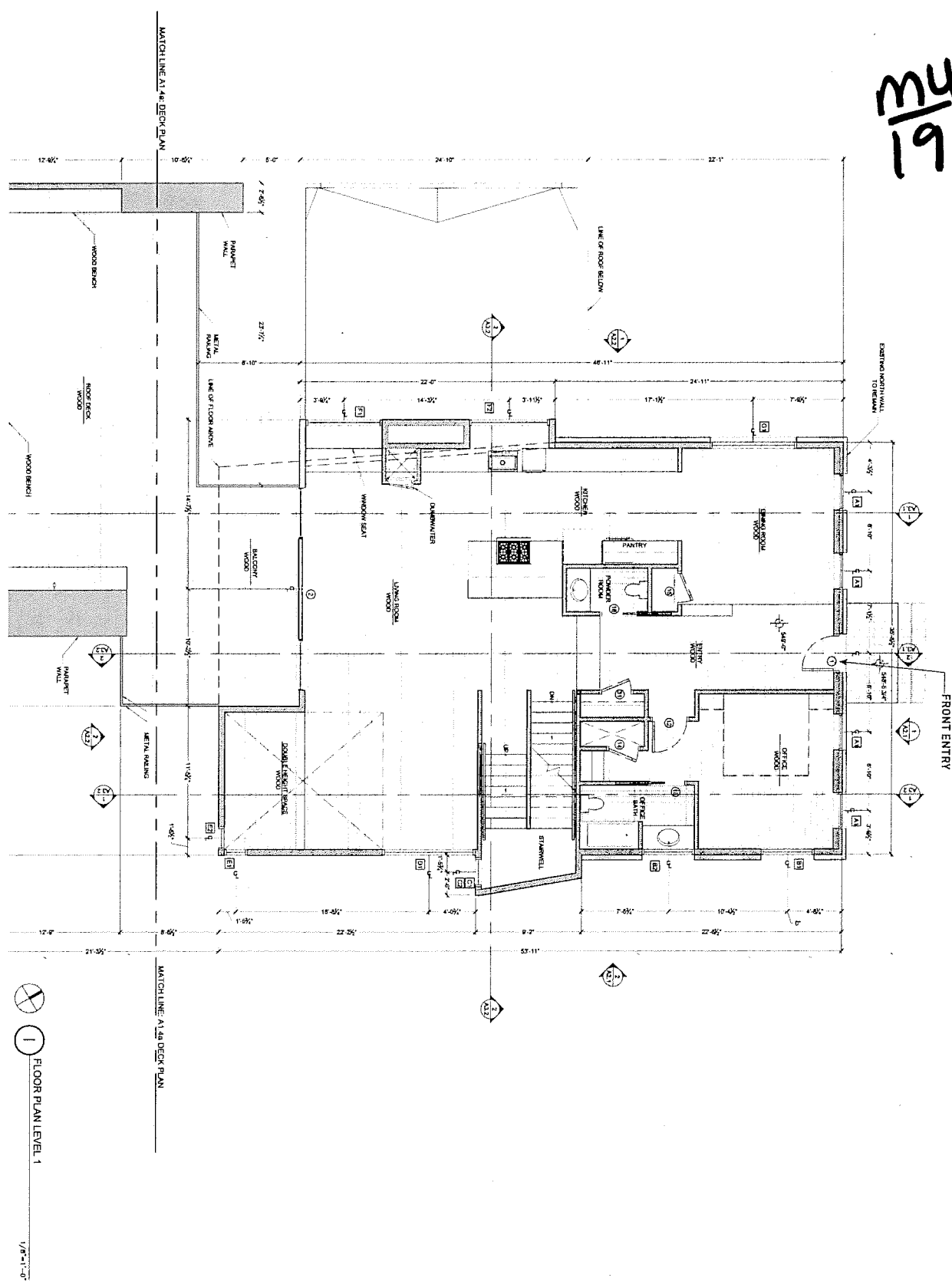
1631 | PALMA PLAZA | 76703

**mfa**

MANA PALMA ARCHITECTURE, LLC

7000 W. PALMA BLVD. SUITE 100  
FORT WORTH, TX 76132  
TEL: 817.407.4779  
WWW.MANAPALMAARCHITECTURE.COM

5/6



1 FLOOR PLAN LEVEL 1

1/8" = 1'-0"

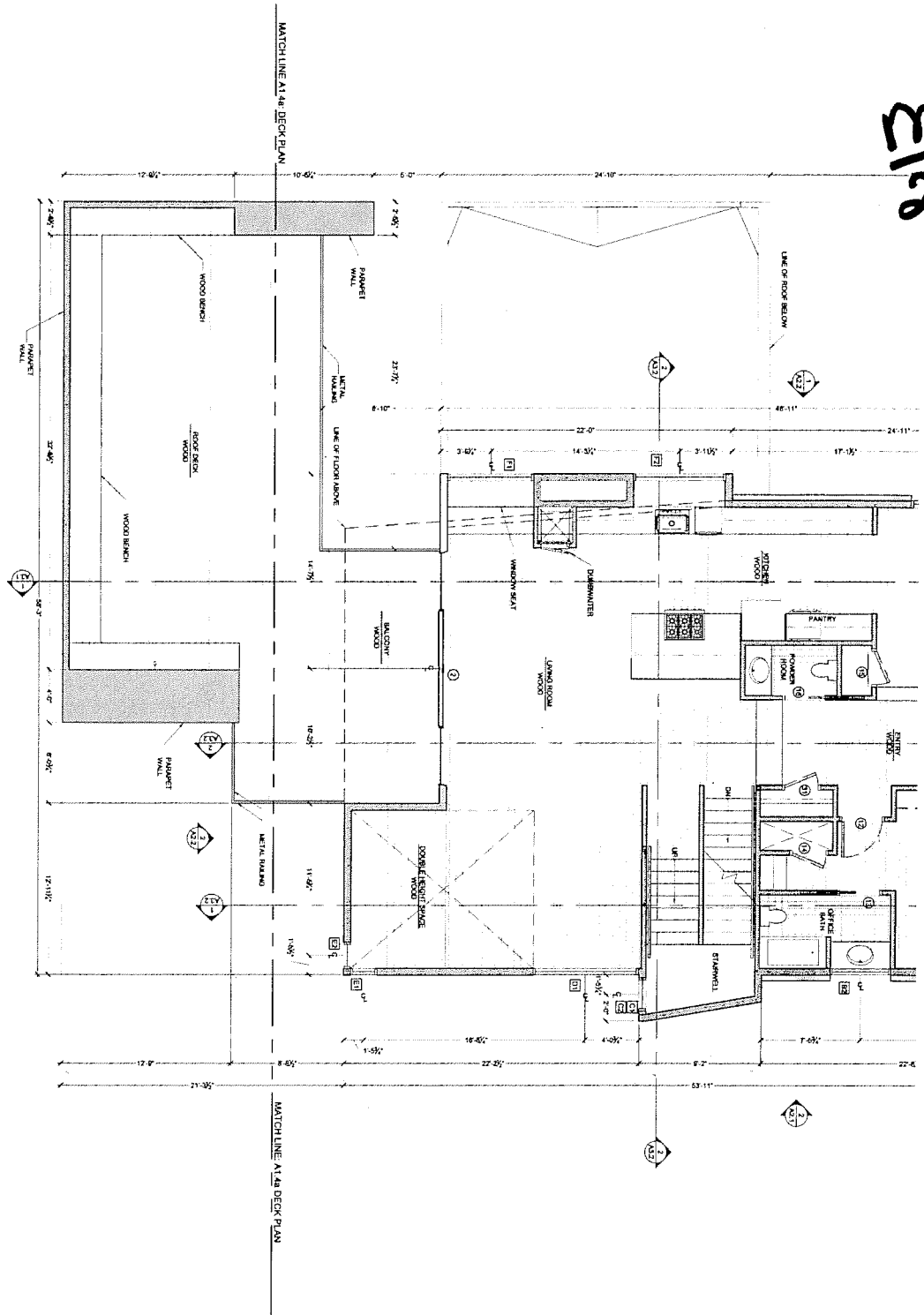
**HANCOCK RESIDENCE**  
1631 | PALMA PLAZA | 78703

**mf** ARCHITECTURE, LLC  
1631 PALMA PLAZA, SUITE 100  
AUSTIN, TEXAS 78703  
TEL: 512.441.1134  
WWW.MFARCHITECTURE.COM

**A1.4**  
BOA VARIANCE  
FLOOR PLAN  
LEVEL 1

05.07.15  
1214  
PROJECT NUMBER

my  
20



DECK LEVEL 1  
1/8" = 1'-0"

**A1.4a**  
mf architecture

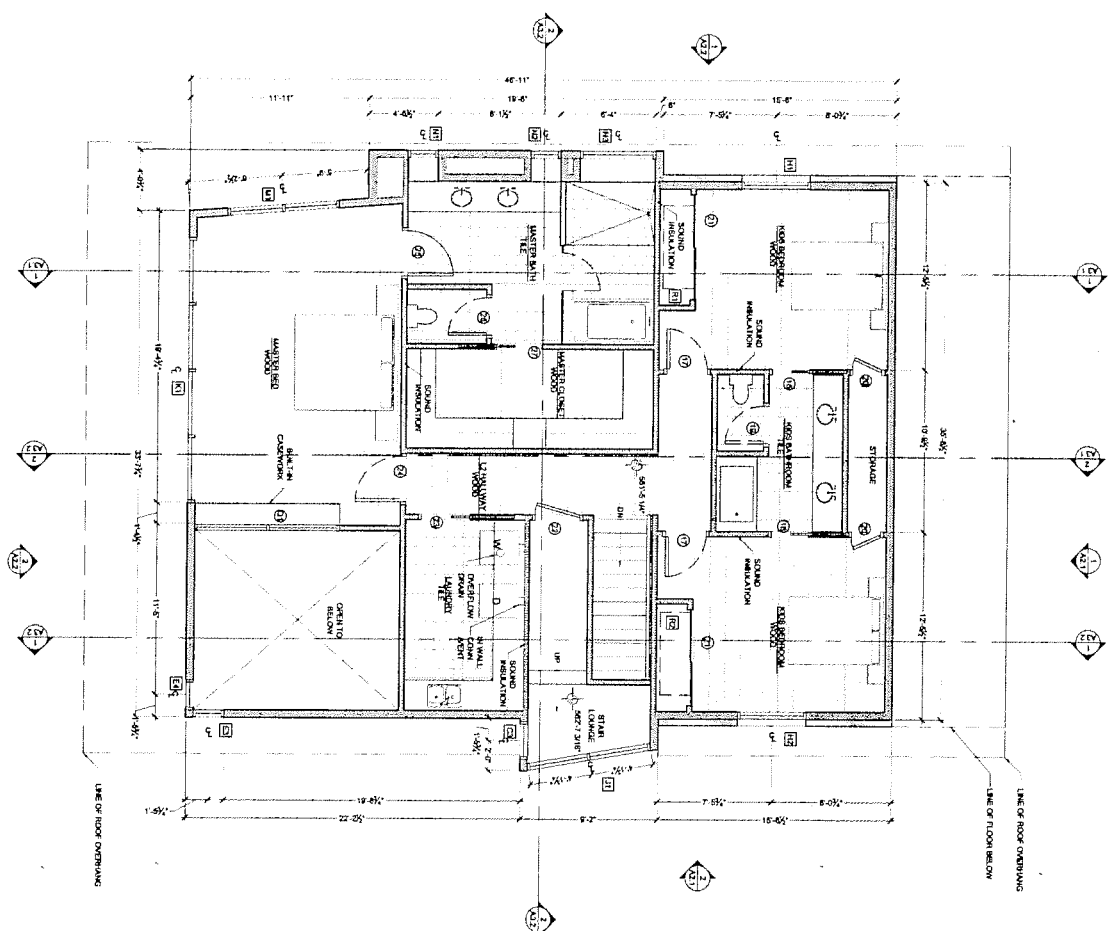
BOA VARIANCE  
DECK PLAN  
LEVEL 1

05.07.15  
PROJECT NUMBER:  
1214

**HANCOCK RESIDENCE**  
1631 | PALMA PLAZA | 78703

**mf**  
mf architecture, llc  
1631 PALMA PLAZA  
AUSTIN, TX 78703  
TEL: 512.451.5179  
WWW.MFARCHITECTURE.COM

5/18



1 FLOOR PLAN LEVEL 2  
1/8" = 1'-0"

**mf** architecture

**A1.5**

BOA VARIANCE  
FLOOR PLAN  
LEVEL 2

05.07.15

PROJECT NUMBER:  
1214

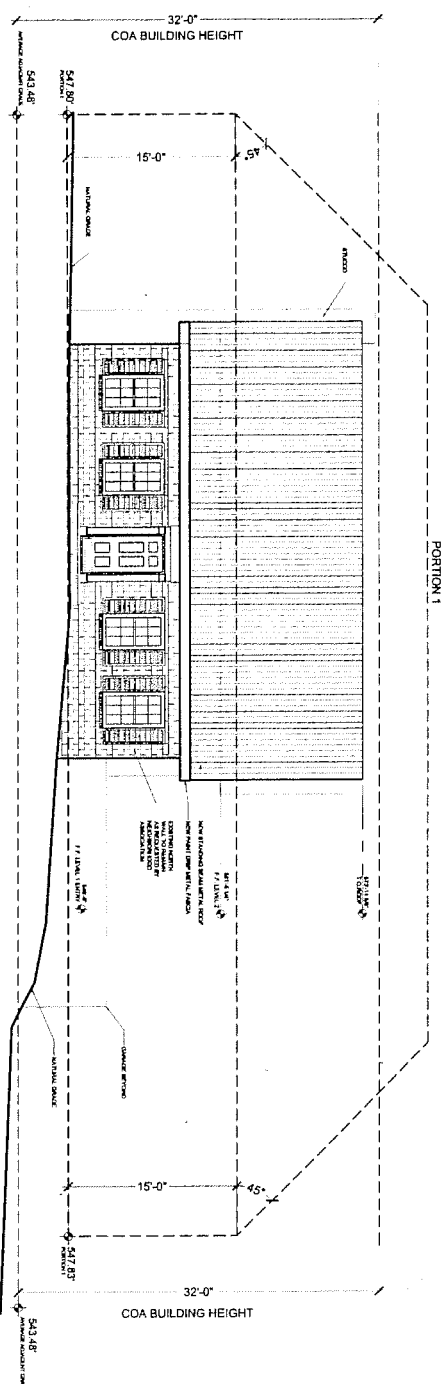
**HANCOCK RESIDENCE**

1631 | PALMA PLAZA | 78703

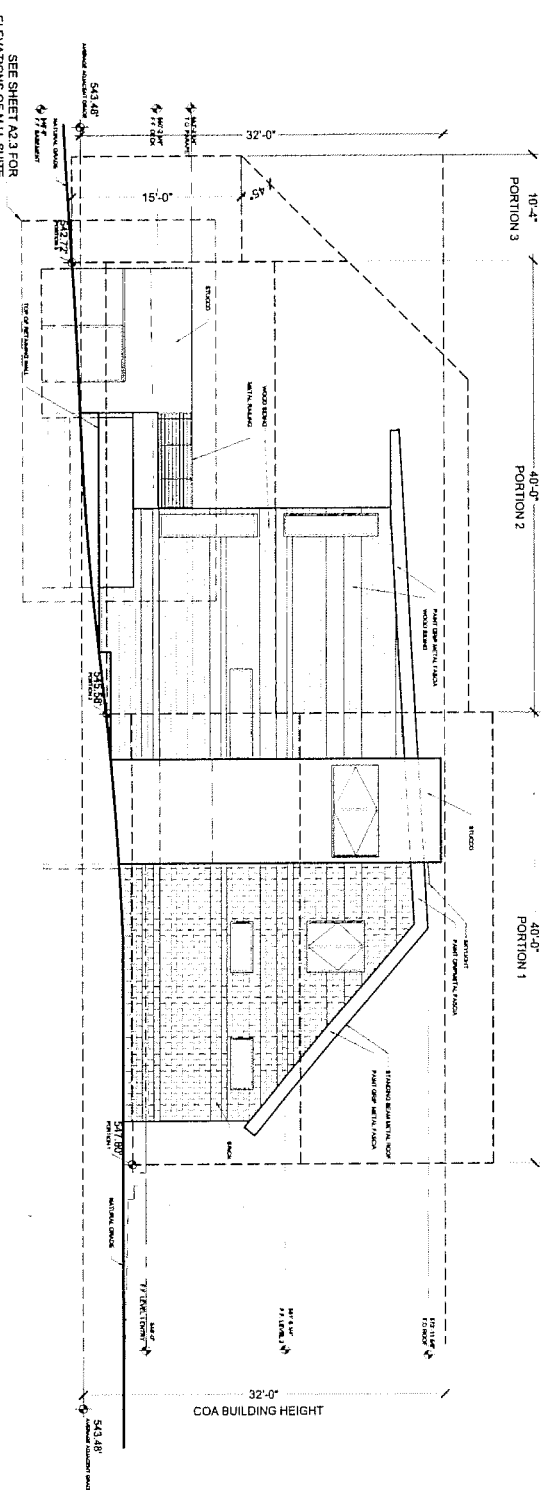
**mf** architecture, llc

1631 PALMA PLAZA  
AUSTIN, TX 78703  
TEL: 512.451.1122  
WWW.MFARCHITECTURE.COM

5/22/22



1 NORTH ELEVATION  
3/22'-1'-0"



2 EAST ELEVATION  
3/22'-1'-0"

**PROJECT INFORMATION**

**BOA VARIANCE ELEVATIONS**

05.07.15

1214

**A2.1**

**mf architecture**

**HANCOCK RESIDENCE**

1631 | PALMA PLAZA | 78703

**mf architecture llc**

1631 PALMA PLAZA, SUITE 100, AUSTIN, TX 78703

TEL: 512.452.1517

WWW.MFARCHITECTURE.COM

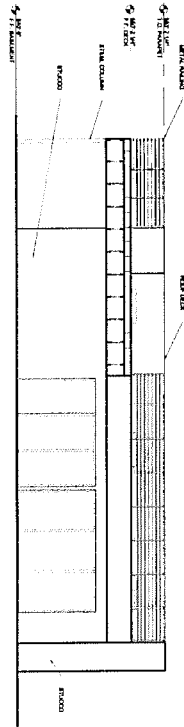
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3 WEST ELEVATION

[illegible]

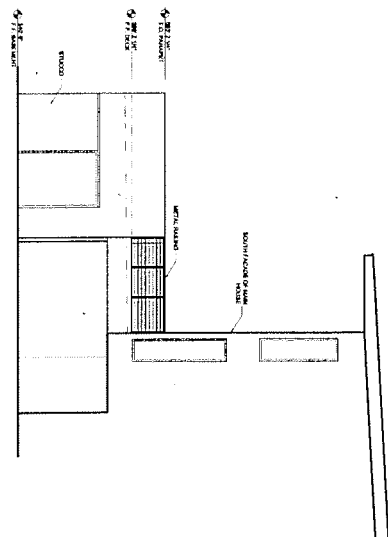
4 SOUTH ELEVATION  
3/32"=1'-0"

h  
c  
h  
2



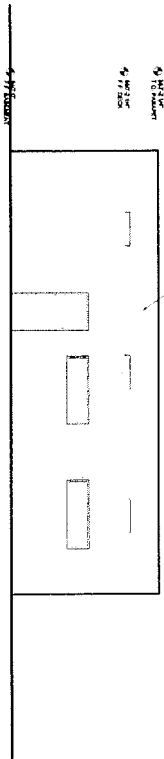
1 NORTH ELEVATION  
GUEST SUITE

3/25' x 1'-0"



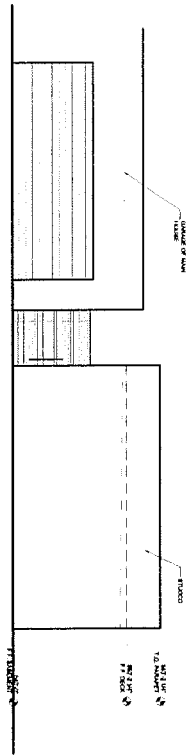
2 EAST ELEVATION  
GUEST SUITE

3/25' x 1'-0"



3 SOUTH ELEVATION  
GUEST SUITE

3/25' x 1'-0"



4 WEST ELEVATION  
GUEST SUITE

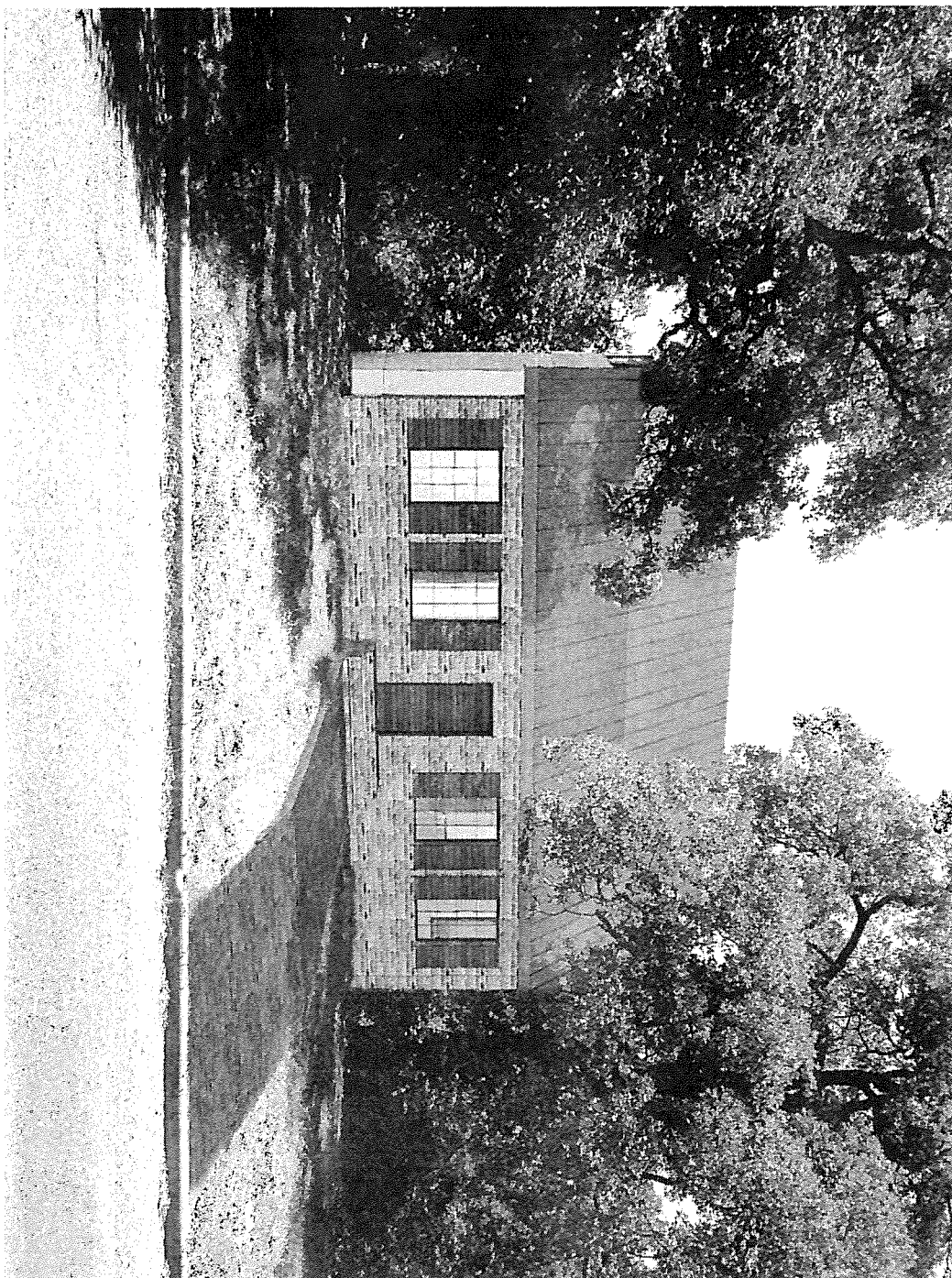
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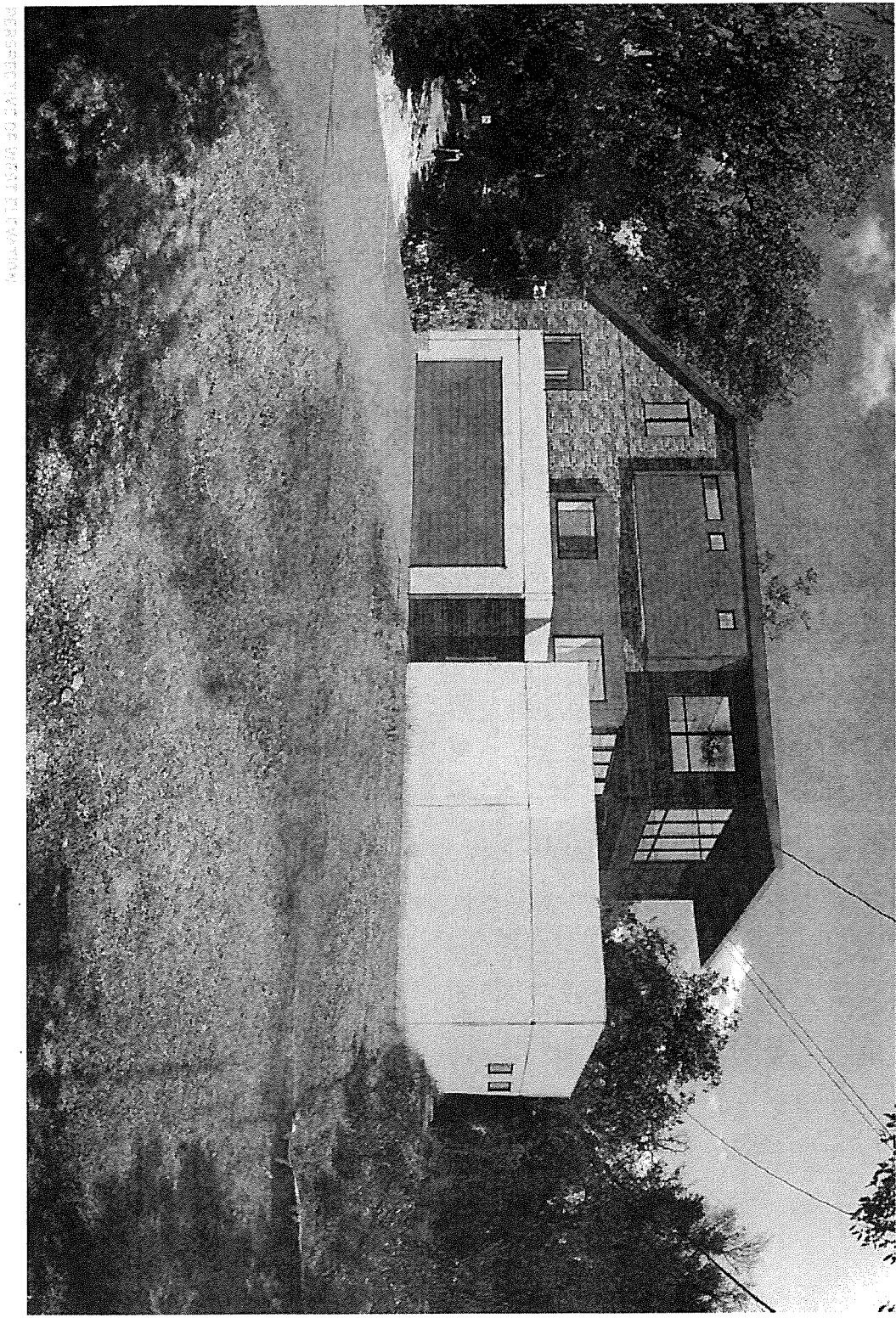
34  
25




34  
26



my  
27



PERSPECTIVE OF WEST ELEVATION



**HANCOCK RESIDENCE**

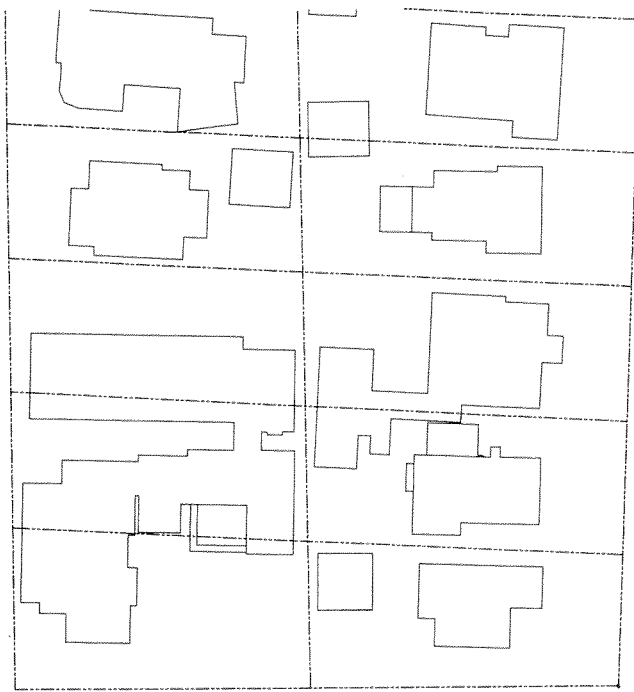
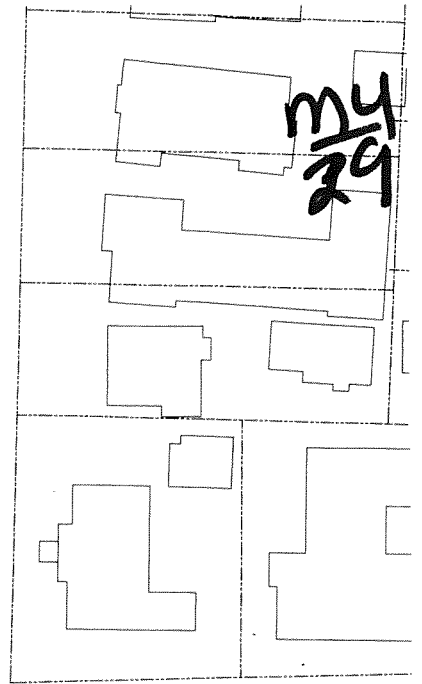
EXTERIOR  
RENDERINGS

**A3.2**

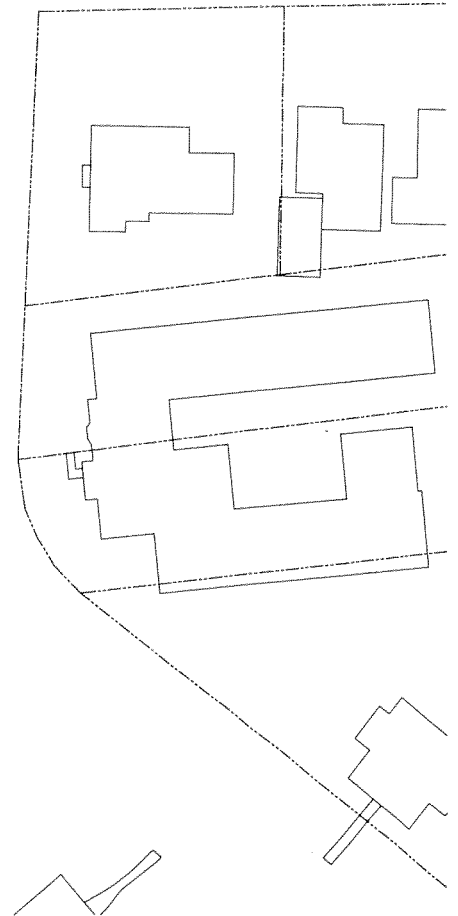


my  
28

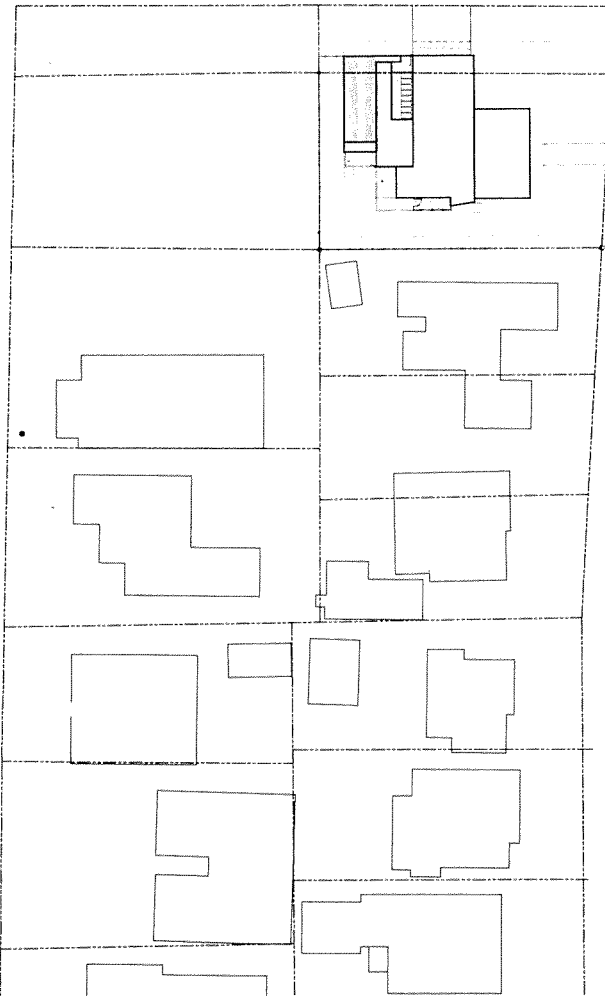
015-2015-0110



WOODLAWN BOULEVARD



PALMA PLAZA



WATERSTON STREET



1"=50'

**HANCOCK RESIDENCE**  
1631 | PALMA PLAZA | 78703

**A0.1**  
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**BOA VARIANCE**  
**VICINITY PLAN**

05.07.15

1214

PROJECT NUMBER

REVISIONS

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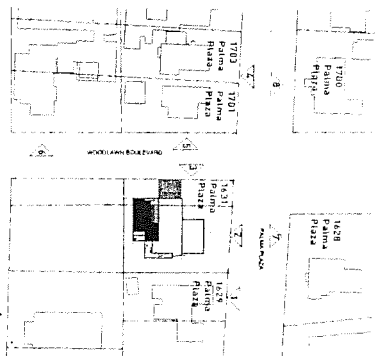
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# HANCOCK RESIDENCE

1631 | PALMA PLAZA | 78703

NOT TO SCALE  
 1/4" = 1'-0"

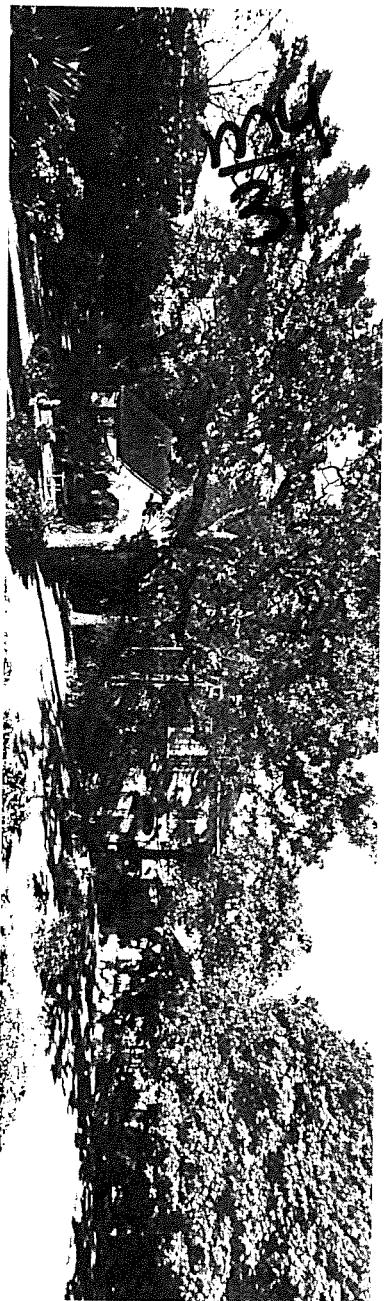
NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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05.07.15

BOA VARIANCE  
 SITE CONTEXT

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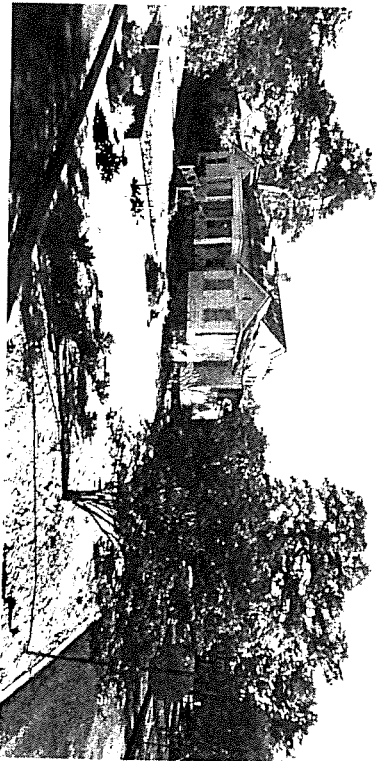
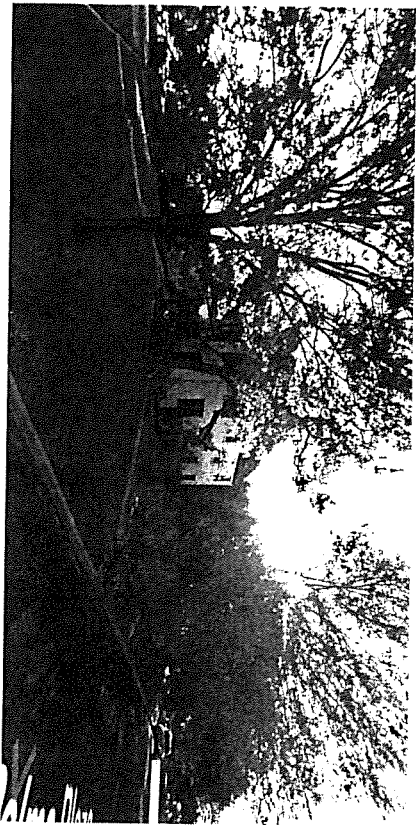
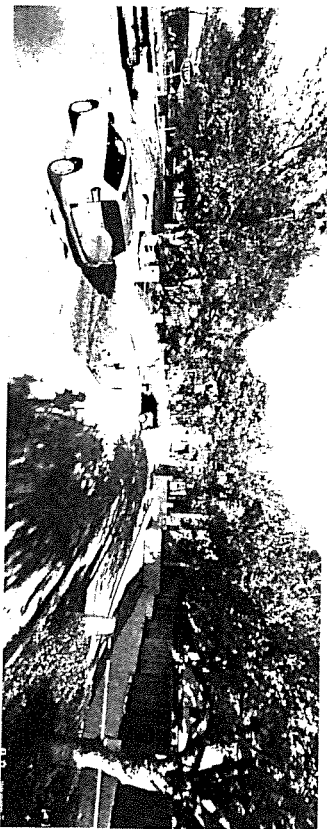
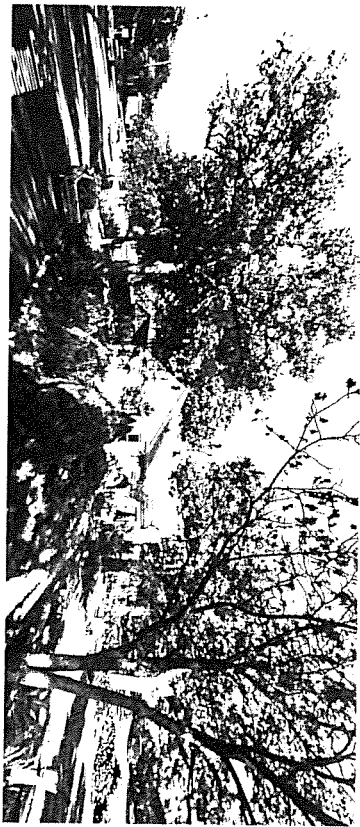


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Palma  
Plaza

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Palma  
Plaza

1678  
Palma  
Plaza

1703 1704  
Palma Palma  
Plaza Plaza



# HANCOCK RESIDENCE

1631 PALMA PLAZA 1 78703

05.07.15

BOA VARIANCE

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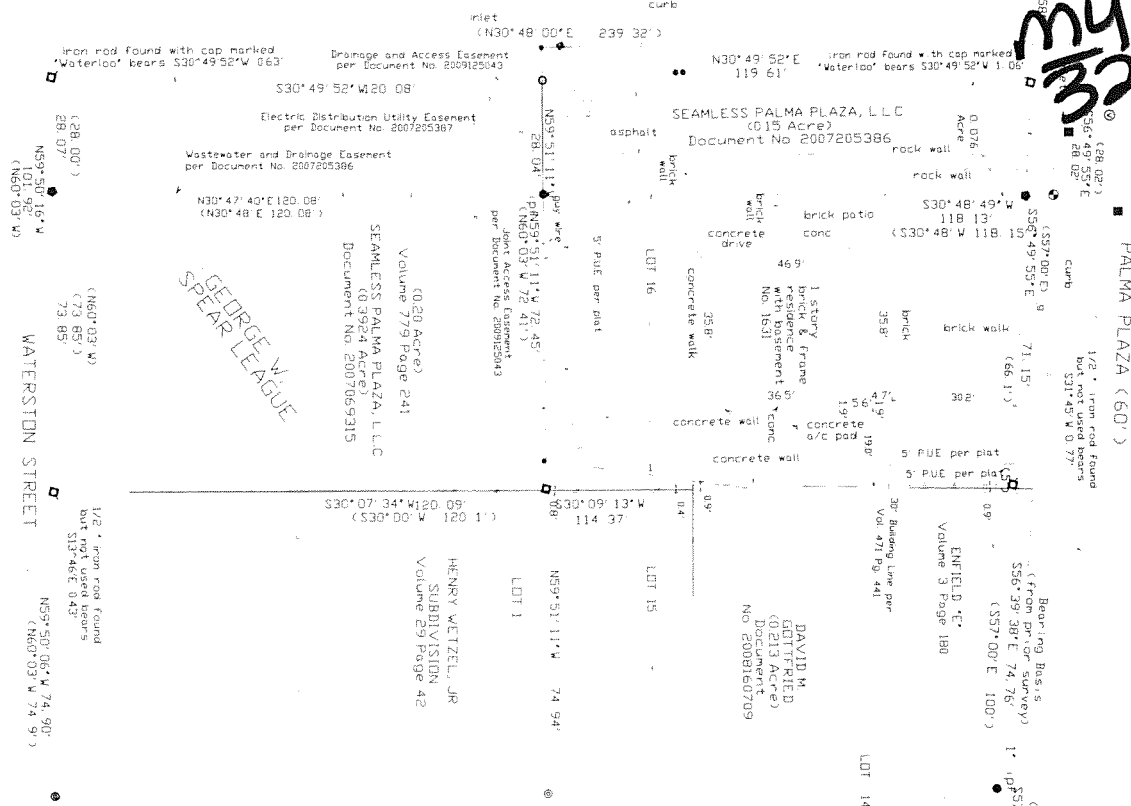
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WOODLAWN BOULEVARD



03/27/00 E)  
02/27/97 E)  
02/23/97 E)  
of common corner  
of Lots 13 and 14

Lot 13

Record Bearing and Distance

Sanitary Sewer Mainline  
Water Meter  
Water Hydrant  
Underground Trench Cons.  
Telephone Pedestal  
Gas Meter Point  
Cast Iron Fence  
Wood Fence  
Metal Fence  
Overhead Utility Line

Survey Map of  
ALL OF LOT 16 AND THE WEST 5 FEET OF LOT 15, ENFIELD, "E", A SUBDIVISION  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME  
PAGES 180-181 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TOGETHER WITH 0.076 ACRE OF LAND OUT OF THAT PART OF WOODLAND BOULE  
VARDEN RECORDED IN DOCUMENT NO. 2007205385 OF THE OFFICE  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WHICH WAS CONNECTED TO SEATTLE  
PALMA PLAZA, L.L.C. BY DOCUMENT NO. 2007205386 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 1631 PALMA PLAZA.

The 0.076 Acre Tract is described by acronym

NOTES:

1) Lot 16 and the west 5' of Lot 15 are subject to restrictions recorded in  
Volume 477 Page 441 of the Deed Records of Travis County, Texas.

2) These tracts are subject to restrictions recorded in Document No. 200713946  
and Document No. 2007205443 of the Official Public Records of Travis County,  
Texas.

3) The 0.076 Acre Tract shown hereon is subject to a building setback  
requirement as described in Item 3 of the Restrictive Covenant recorded in  
Document No. 200713946 of the Official Public Records of Travis  
County, Texas as follows: "the structure(s) built on Woodland Property  
may encroach on the R/W property up to a maximum of 15 feet."

4) The 0.076 Acre Tract is subject to building setback requirements as described  
in Item 10 of the Restrictive Covenant recorded in Document No. 200713946  
of the Official Public Records of Travis County, Texas as follows: "all  
structures on Woodland Property shall maintain a minimum 30 foot setback  
from the current curb line to the south on Waterston and the current curb line  
to the west on Woodlawn."

5) These tracts are subject to access limitations as described under Items  
13, 14 and 15 of the Restrictive Covenant recorded in Document No.  
200713946 of the Official Public Records of Travis County, Texas, as follows:  
Item 13) "no more than 1 driveway access for ingress and egress."  
Item 14) "no more than 1 driveway access for ingress and egress."  
Item 15) "no more than 1 driveway access for ingress and egress shall be  
permitted to the Woodlawn Property and Palma Plaza Property from  
Woodlawn Avenue."

6) Item 15) "no access to the Palma Plaza Property shall be permitted in addition  
to the access currently provided."

7) Tract 2) "The easement granted to the City of Austin in Volume 948 Page 36  
of the Deed Records of Travis County, Texas was released as described in  
Volume 3140 Page 193 of the Deed Records of Travis County, Texas."

JF No. 202002753

D/D David Henrickson  
Allstate Texas Insurance Company, Inc.  
Northgate Title Company of Austin, Inc.

The STATE OF TEXAS,  
County of \_\_\_\_\_ ss:  
I, the undersigned, do hereby certify that  
a survey was this day made on the ground of the  
property legally described hereon and is accurate  
as to the boundaries, encroachments, improvements  
thereon, or easements thereon, as shown by plat  
herein, or shown in place, except as shown hereon,  
and said property shall so remain until otherwise  
ordered by the court; and the same are referred  
to be outside of the 100 Year Flood Plain according  
to the Federal Emergency Management Agency  
Insurance Risk Map Found No. 48694D 0405 H,  
Texas the 15th day of JULY, A.D., 2012.

Anne Inaynor  
Registered Surveyor and Surveyor No. 5560  
NHT CASUALTY, INC.  
1904 Fort Worth Street, Suite 442-0390  
Fort Worth, Texas 76104  
(817) 342-0390

05.07.15  
BOA VARIANCE  
DISPATCH FILE  
SURVEY

# A1.0<sup>mf</sup>

# HANCOCK RESIDENCE

1631 | PALMA PLAZA | 76703



WOODLAWN BOULEVARD

David Hancock  
Document  
No. 2012164298

PALMA PLAZA (60')

LEGAL ADDRESS:  
LOT 16 & W 5FT OF LOT  
15 ENFIELD E & VAC  
ROW (0.076A)

REF ID	DESCRIPTION
143	20 POST OAK
144	20 POST OAK
145	20 POST OAK
146	20 POST OAK
147	20 POST OAK
148	20 POST OAK
149	20 POST OAK
150	20 POST OAK
151	20 POST OAK
152	20 POST OAK
153	20 POST OAK

**HANCOCK RESIDENCE**  
1631 | PALMA PLAZA | 78703

1631 | PALMA PLAZA | 78703

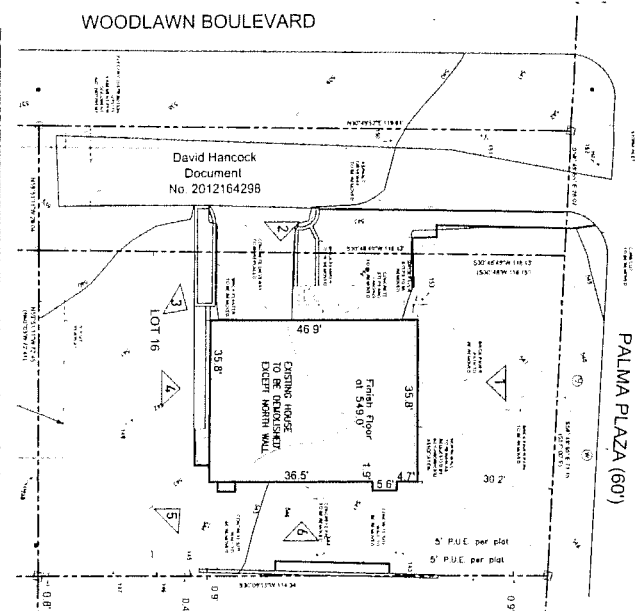
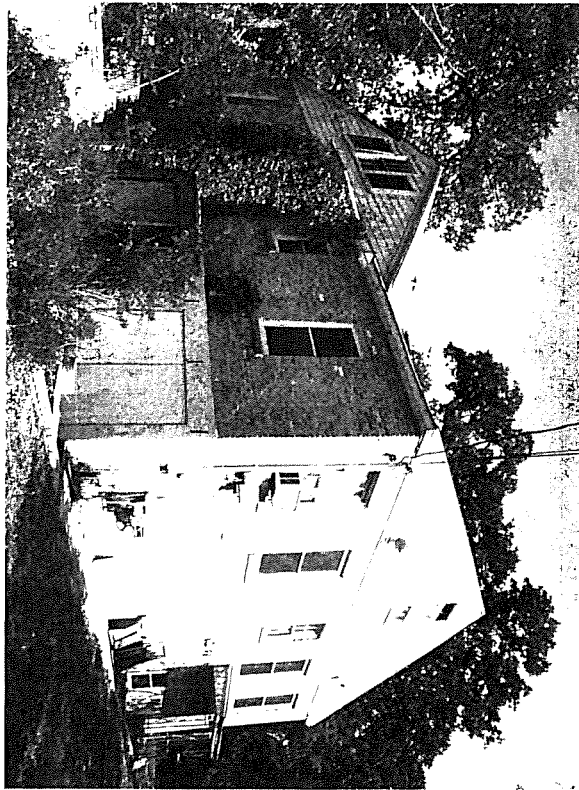
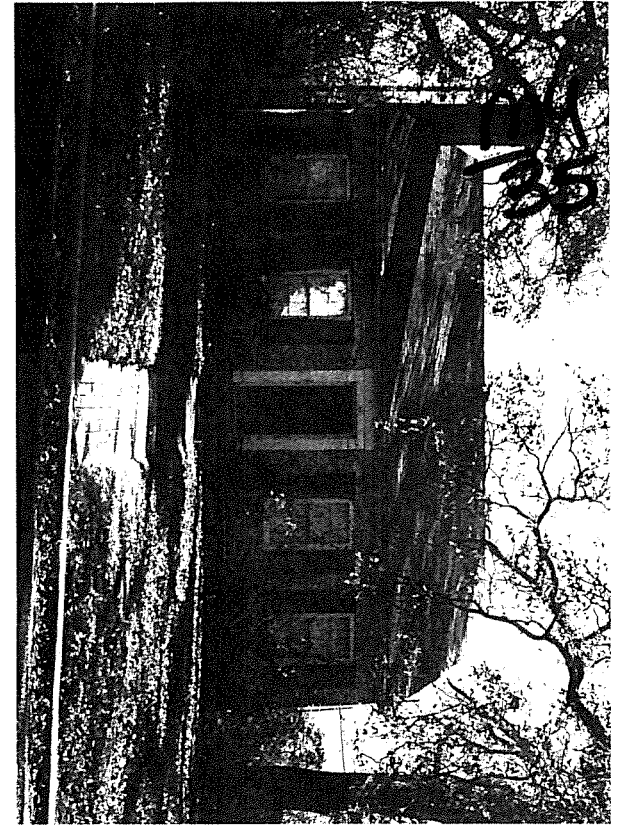
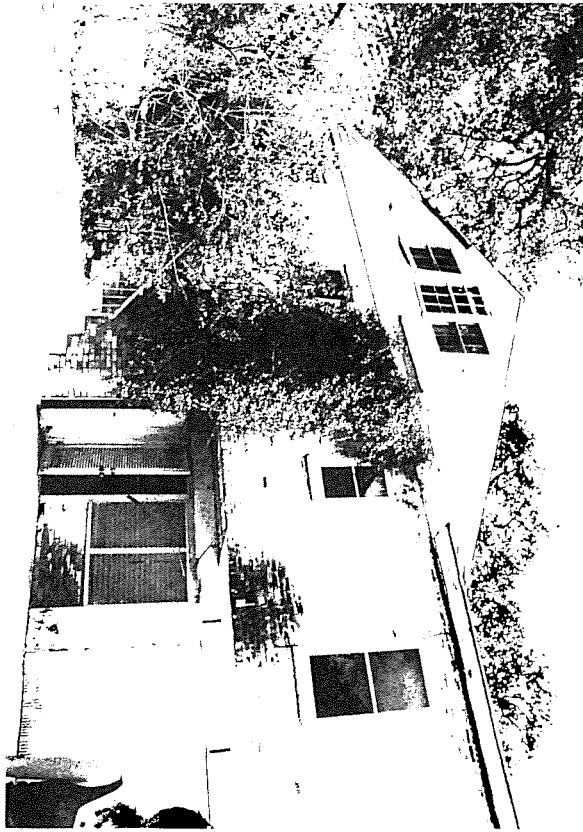
**BOA VARIANCE**  
EXISTING  
SITE PLAN  
**A1.1**

# A1.1

EXISTING SITE PLAN

176-0





## HANCOCK RESIDENCE

1631 | PALMA PLAZA | 78703

# A1.1b

**BOA VARIANCE**  
CHAMPAIGN, ILL. IL  
**EXISTING HOUSE**

05.07.15

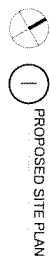
1214

Aspects of  $\mathbb{C}^1$  and  $\mathbb{C}^2$  geometry

## REFERENCES

© 1999 by John Wiley & Sons, Inc.

PALMA PLAZA (60')

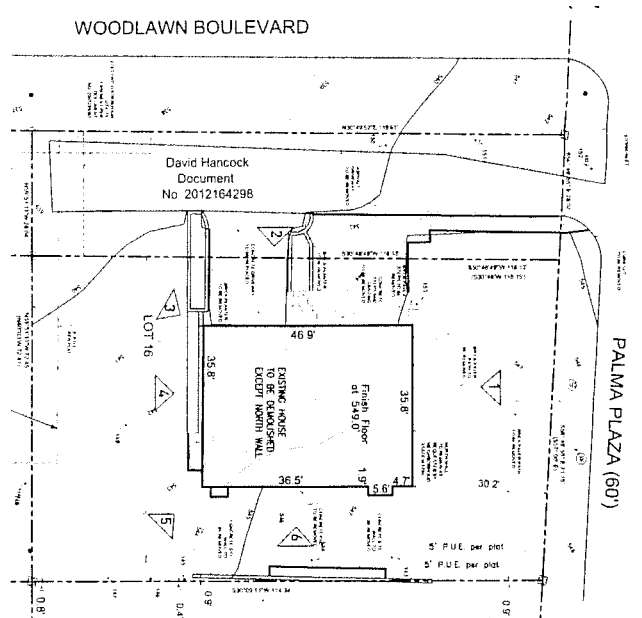
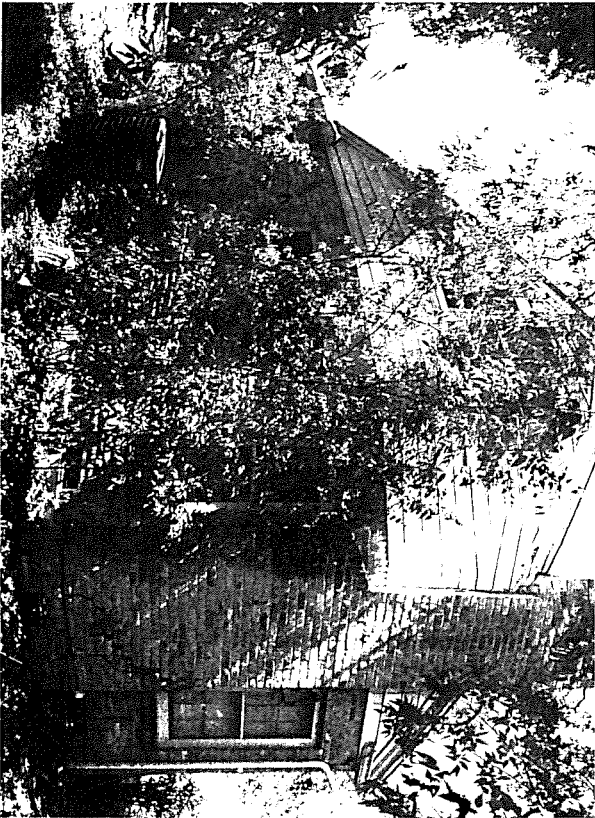
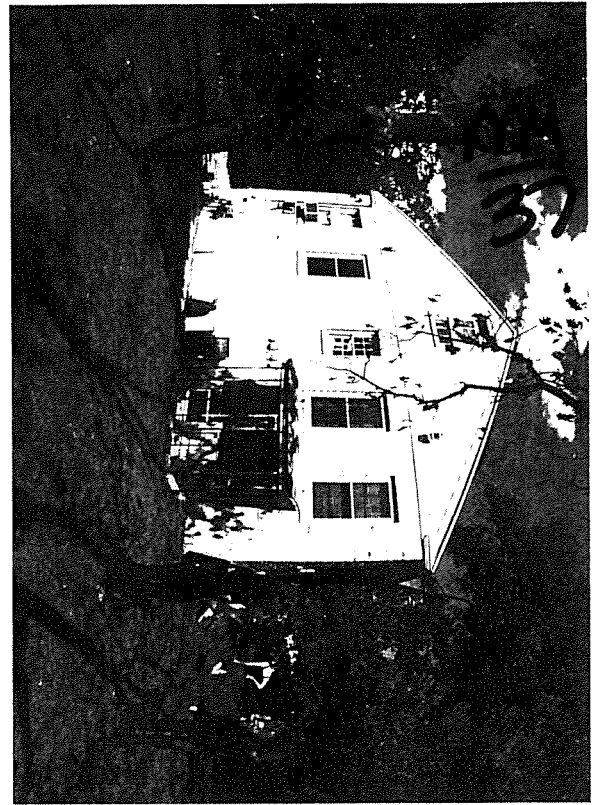
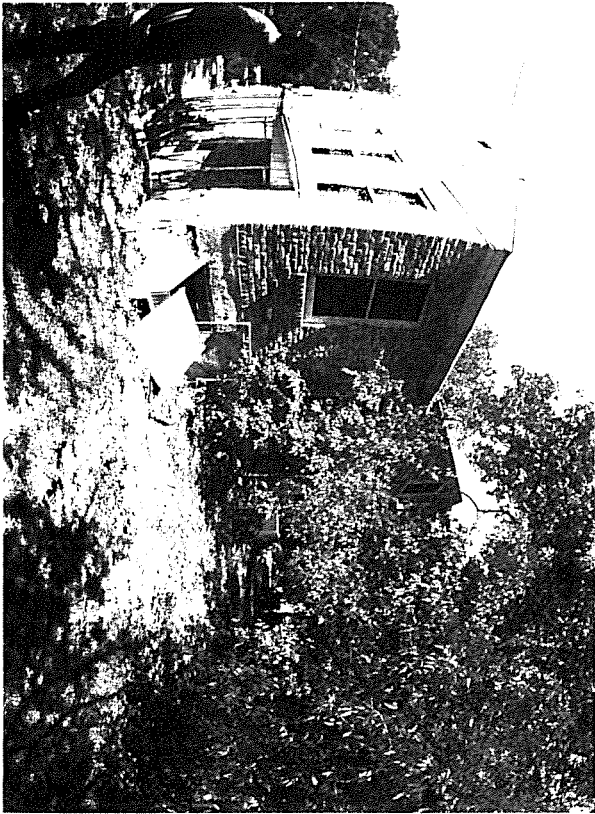


DAVID M.  
GOTTFRIED  
(0.213 Acre)  
Document  
No. 2008160709

1631 | PALMA PLAZA | 78703



05.07.15  
BOA VARIANCE  
DRAWING TITLE:  
PROPOSED  
SITE PLAN  
**A1.2**  
mf



# HANCOCK RESIDENCE

1631 | PALMA PLAZA | 78703

**A1.1c**  
mi

**BOA VARIANCE**  
EXISTING HOUSE

05.07.15

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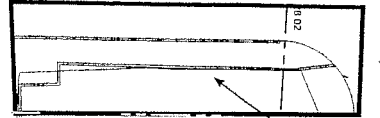
05.07.15

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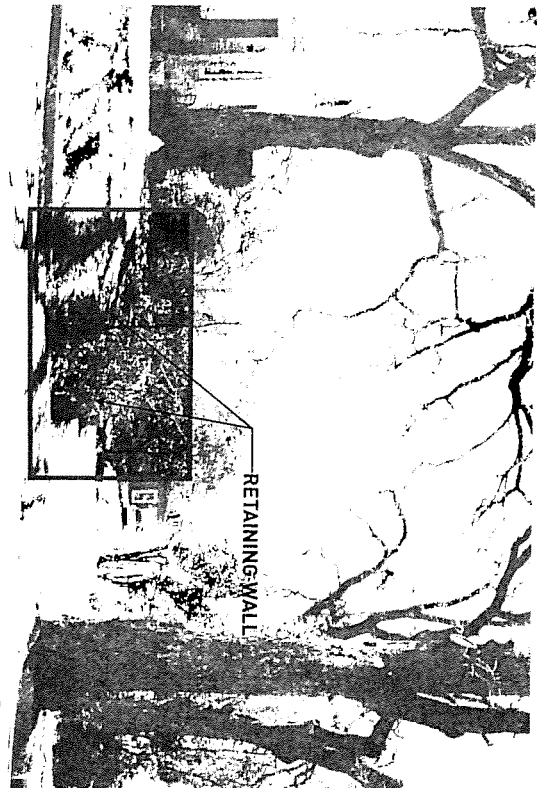
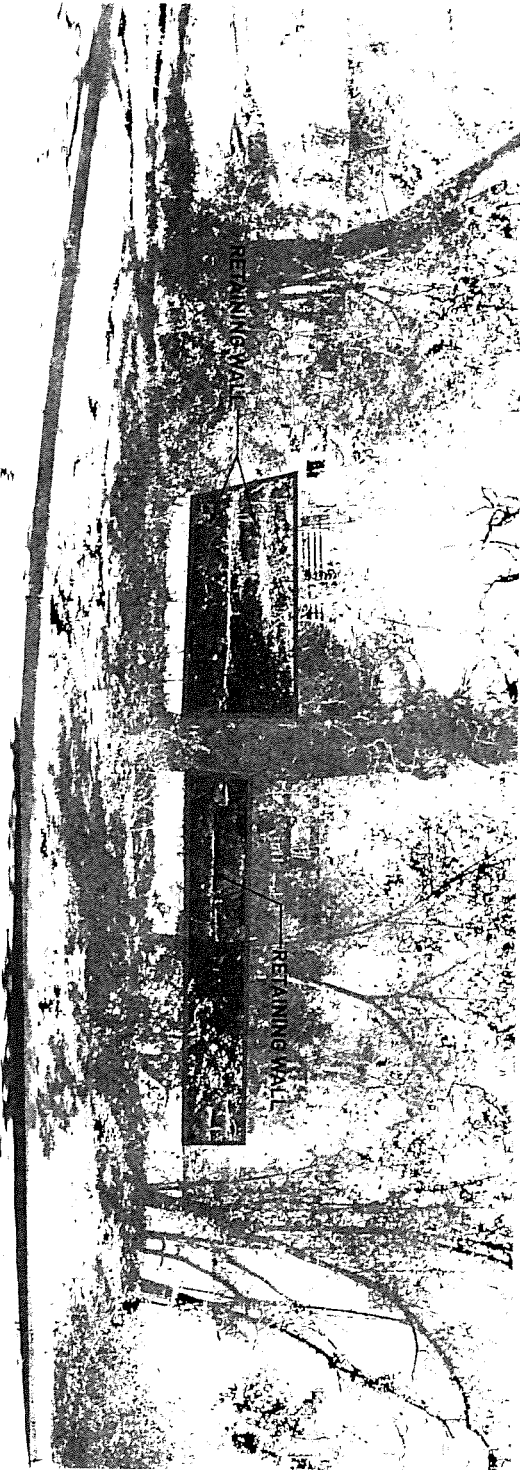
STORM INLET

1  
CLIMB CUT  
TO BE REMOVED



AREA OF ELEVATION CHANGE  
PALMA PLAZA (60')

RD

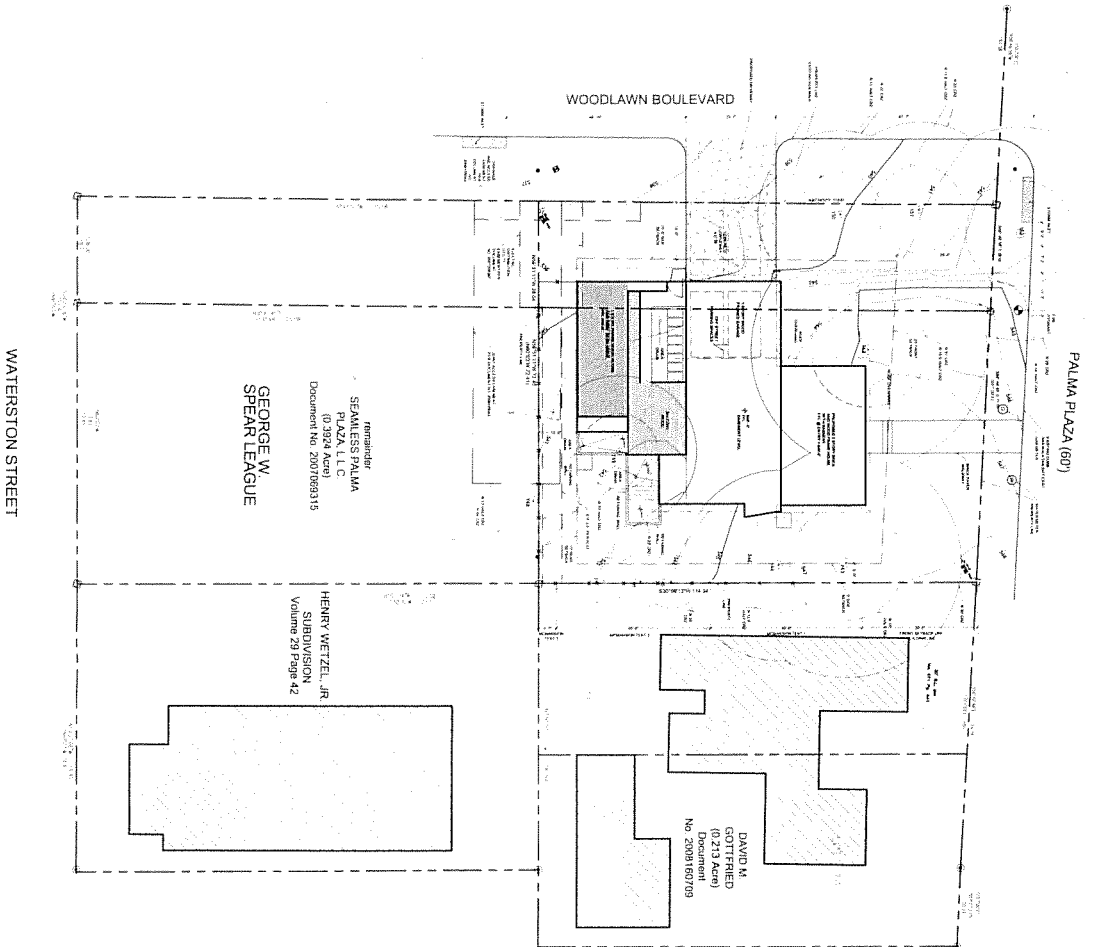


# HANCOCK RESIDENCE

1631 PALMA PLAZA 78703

BOA VARIANCE  
05.07.15  
1214  
AREA OF  
ELEVATION CHANGE  
A1.1d  
mi

39  
m



PROPOSED SITE PLAN W/ ADJACENT PROPERTIES  
1/32"=1'-0"

# HANCOCK RESIDENCE

1631 | PALMA PLAZA | 78703



BOA VARIANCE  
PROPOSED  
SITE PLAN  
**A1.2a**  
mif

05.07.15

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PROJECT NUMBER

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[illegible] $1/10^{-10}$ 

## 1631 : PALMA PLAZA : 78703

05.07.15  
BOA VARIANCE  
(GRAND) 1111  
FLOOR PLAN  
LEVEL B  
**A1.3**  
*mj*



[illegible] $\cdot D^m, t = 0, 8, 16$ 

BOA VARIANCE  
FLOOR PLAN  
LEVEL 1  
**A1.4**  
mf

PAGE 1214  
 1214

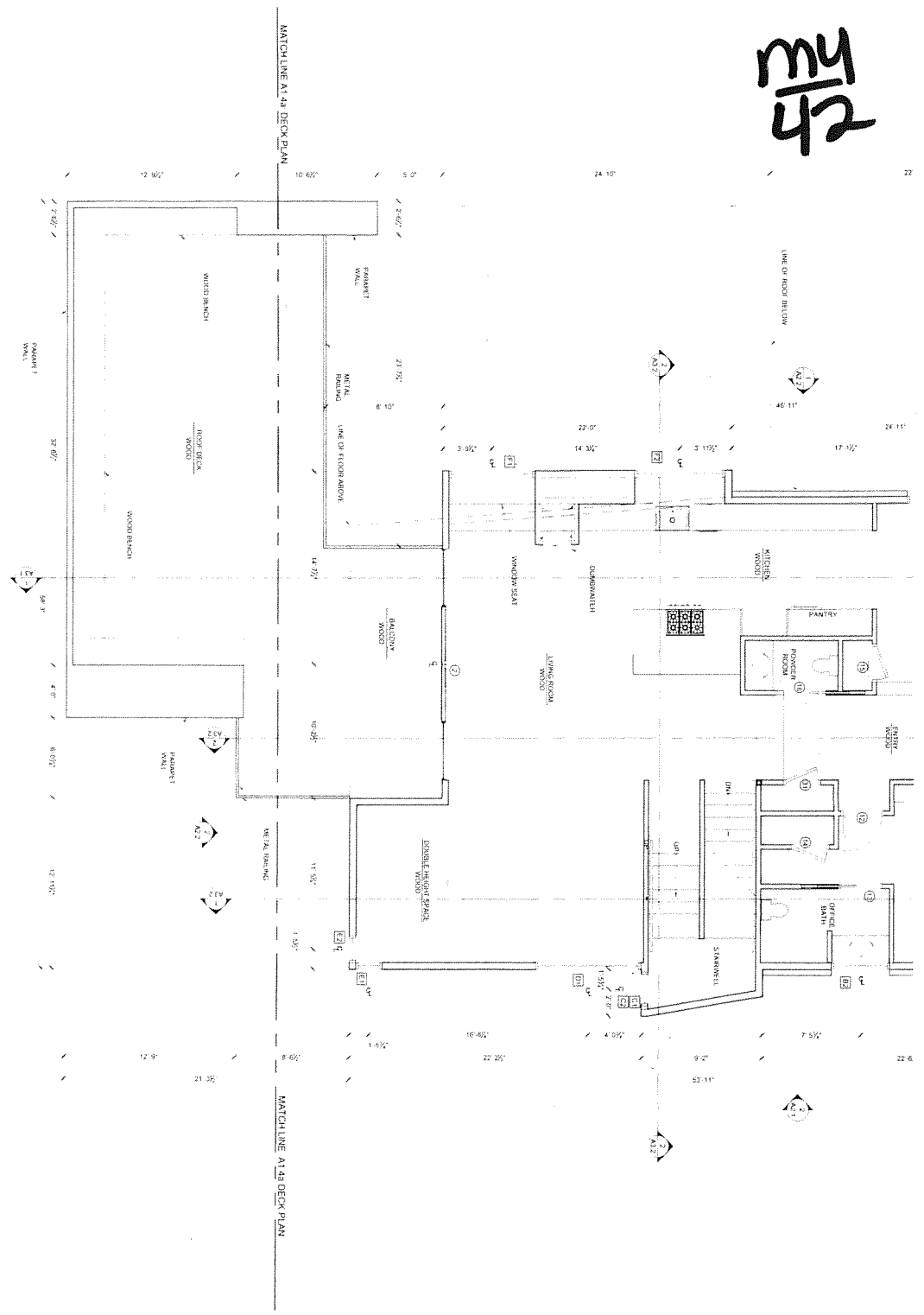
## REFERENCES

1. *Journal of the American Medical Association*, 1997; 278: 1000-1005.

## HANCOCK RESIDENCE

1631 | PALMA PLAZA | 78763

h/c 2



1 DECK LEVEL 1

1/8" = 1'-0"

# HANCOCK RESIDENCE

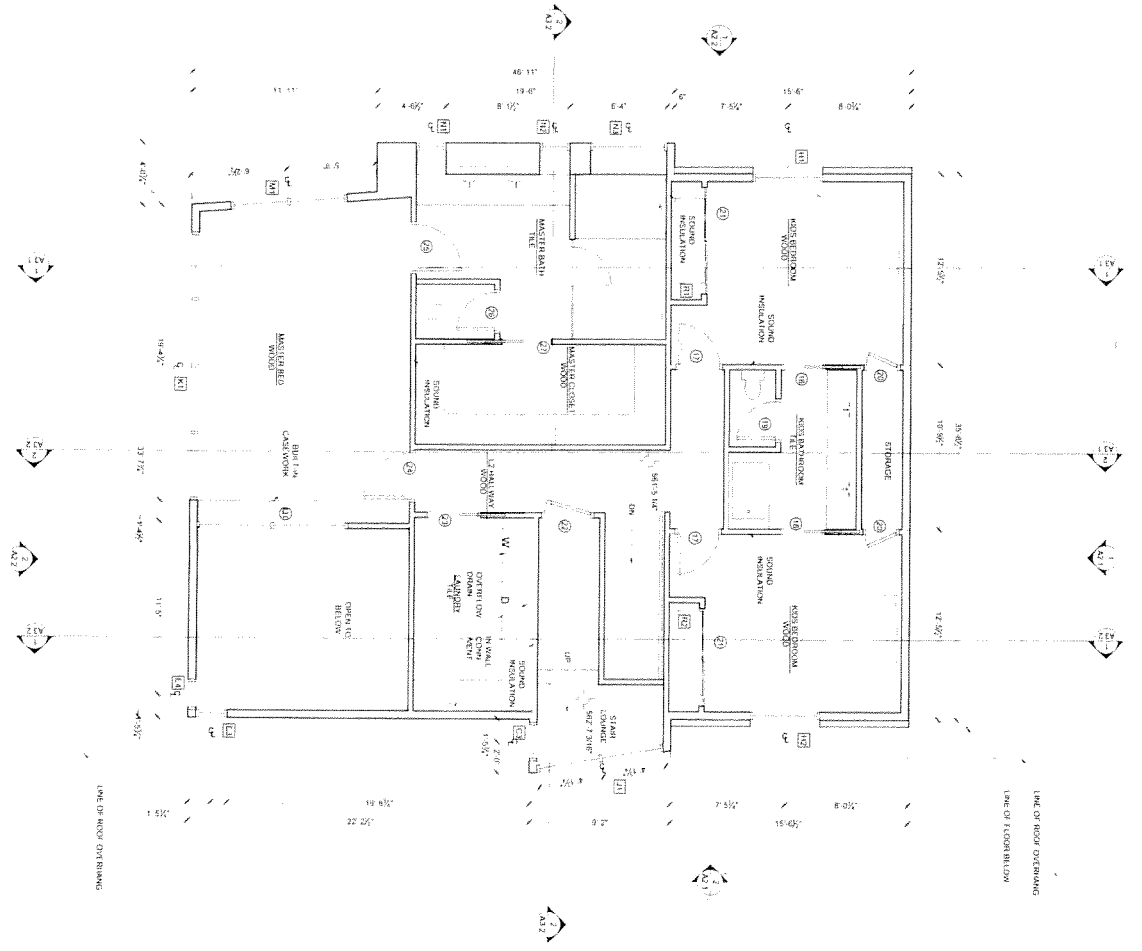
1631 | PALMA PLAZA | 78703

05.07.15  
BOA VARIANCE  
DECK PLAN  
LEVEL 1  
A1.4a

NOTES:  
1. SEE SHEET A1.4a FOR DECK PLAN.  
2. SEE SHEET A1.4b FOR DECK PLAN.  
3. SEE SHEET A1.4c FOR DECK PLAN.

PROJECT NUMBER  
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1 FLOOR PLAN LEVEL 2

1/8" = 1'-0"

# HANCOCK RESIDENCE

1931 PALMA PLAZA | 78703

BOA VARIANCE  
FLOOR PLAN  
LEVEL 2  
A1.5  
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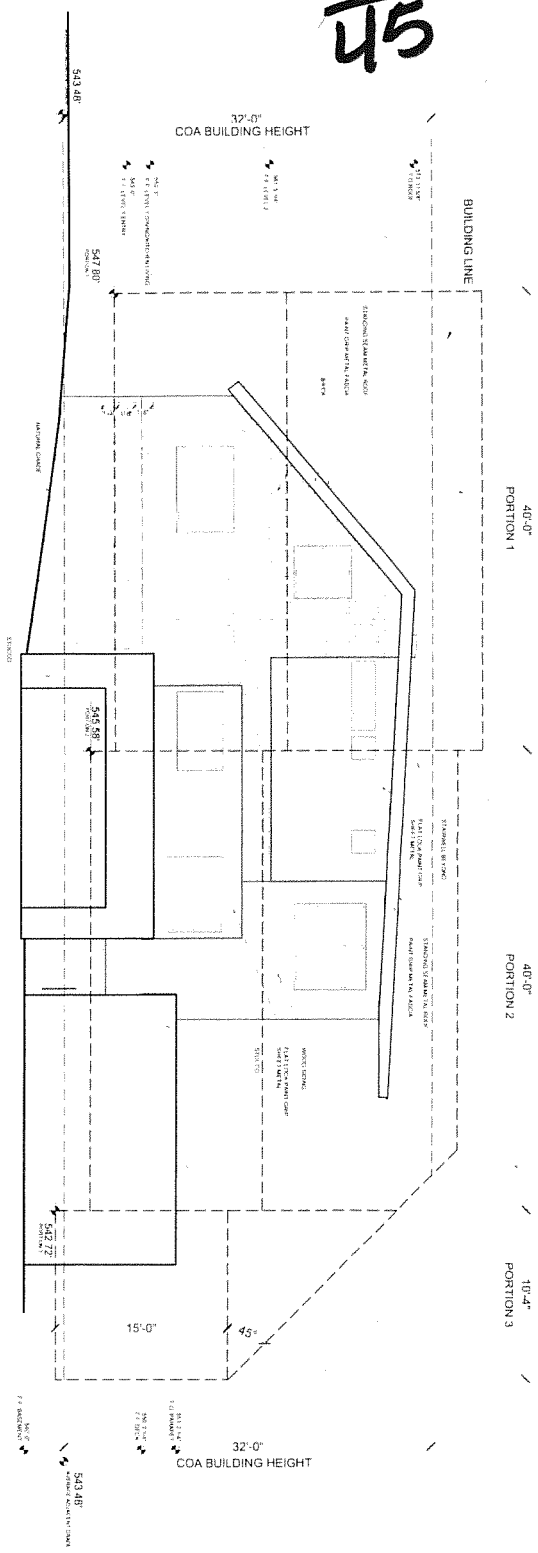
2 EAST ELEVATION

 $3/32^{\circ}=1^{\circ}-0^{\circ}$ 

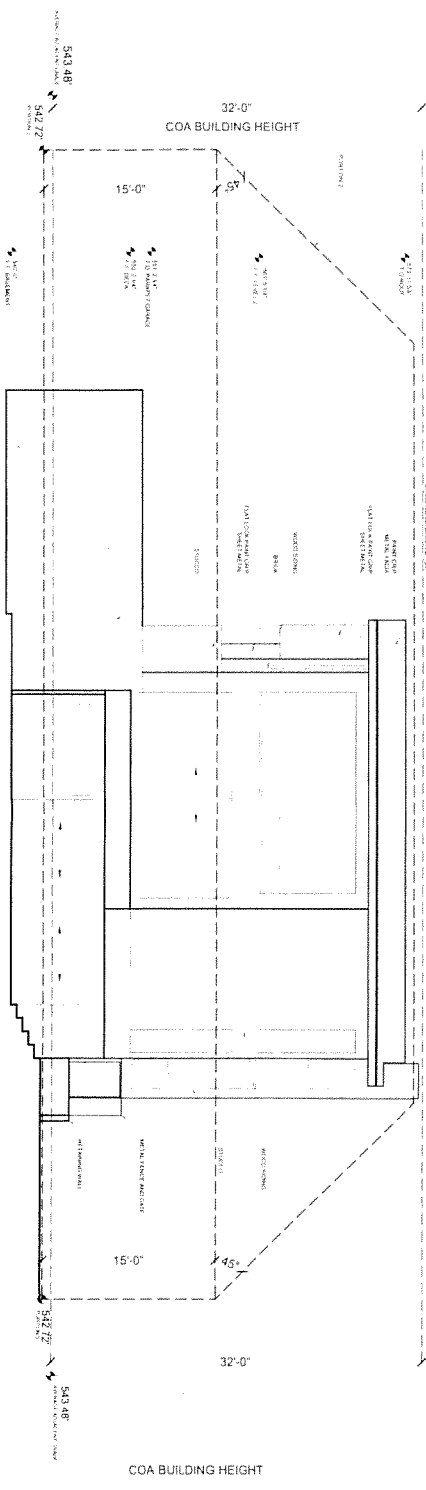
1631 | PALMA PLAZA | 78703

REVISIONS  
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45



3 WEST ELEVATION  
3/12" = 1'-0"



4 SOUTH ELEVATION  
3/12" = 1'-0"

# HANCOCK RESIDENCE

1631 | PALMA PLAZA | 75703

A2.2  
ml

BOA VARIANCE  
ELEVATIONS

05.07.15

1214

PROJECT NUMBER

DATE

REVISIONS

DATE

REVISIONS





Application for ~~Certificate of Appropriateness~~  
for a City Landmark or Local Historic District

Adopted December 2012

DATE of SUBMISSION:

PDRD/CHPO

JUL 30 2014

my  
47

NRHD App.

<b>Permit Information</b>	
For Office Use Only	BP- _____ PR- <u>2014-080027</u> CDAH/LHD - <u>NRD-2014-0078</u>
	Property Name or LHD: <u>Old west Austin</u> <u>Contributing</u> / Non-contributing
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input checked="" type="checkbox"/> HLC REVIEW <u>8/24/14</u> FEE PAID: \$ <u>507.52</u> (60)
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
<b>Property Information</b>	
Address: <u>1631 Palma Plaza Austin, TX 78703</u>	
<b>Scope of Work</b>	
See Attached Project Description	
<b>Applicant</b>	
Name: <u>Morris Gates</u>	
Address: <u>2900 N. Quinlan Park Dr., Ste B210 / 1200</u>	
City/Zip: <u>Austin, TX 78732</u>	
Phone: <u>(512) 636-8789</u>	
Email: <u>morris.gates@gmail.com</u>	
<b>Owner</b>	
Name: <u>David Hancock</u>	
Address: <u>1601 E. Cesar Chavez St. #204</u>	
City/Zip: <u>Austin, TX 78702</u>	
Phone: <u>512.9688890</u>	
Email: <u>david.hancock@fallbrooktech.com</u>	
<b>Architect or Contractor Information</b>	
Company: <u>Matt Fajkus Architecture</u>	
Address: <u>900 East 6th St, Suite 100</u>	
City/Zip: <u>Austin, TX 78702</u>	
Phone: <u>512.432.5137</u>	

**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
for HLC Chair

1631 Palma Plaza

NRD-2014-0078

Date

Applicant's Signature

Date





# Demolition Application

Adopted December 2012

Application type:

Commercial ☐

Residential ☒

Fee paid: \$

HLC

NRHD

DATE of SUBMISSION:

PDRD/CHPO

AUG 01 2014

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<b>Permit Information</b>	
FOR OFFICE USE ONLY	BP- _____ PR- <u>14-080089</u> LHD <u>NRD/HDP - 2014-0078</u> Ca. <u>1938</u>
	REFERRED BY: <u>MW</u> NRHD/LHD: <u>Old West Austin</u>
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input checked="" type="checkbox"/> HLC REVIEW- <u>8/25/14</u>
	HISTORIC PRESERVATION OFFICE _____ DATE _____
<b>Property Information</b>	
Address: <u>1631 Palma Plaza</u>	
City/Zip: <u>Austin, TX 78703</u>	
Current use: <u>SF-3</u>	
<b>Demolition Type</b>	
<input checked="" type="checkbox"/> Total	
<input type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.	
<b>Applicant</b>	
Name: <u>Morris Yates</u>	
Address: <u>2400 N. Quinlan Park Rd</u>	
City/Zip: <u>Austin, TX 78732</u>	
Phone: <u>(512) 636-8789</u>	
Email: <u>morris-yates@gmail.com</u>	
<b>Owner</b>	
Name: <u>David Hancock</u>	
Address: <u>1601 E. Cesar Chavez #201</u>	
City/Zip: <u>Austin, TX 78702</u>	
Phone: <u>(512) 968-8890</u>	
Email: <u>david.hancock@Fullbrooktech.com</u>	
<b>Demolition Contractor Information</b>	
Company: _____	
Address: _____	
City/Zip: _____	
Phone: _____	
<b>Structural Information</b>	
Square Feet: <u>approx 1950 sq</u>	
Building Materials: <u>wood frame / brick veneer</u>	
Foundation Type: <u>partial piers: beam / basement</u>	
Estimated cost of demolition: <u>\$17,500.00</u>	

## IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

## DO NOT LET YOUR PERMIT EXPIRE!!!!

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

## Historic Review - Beth Johnson – 974-7801

This property is in a National Register Historic District and a NRHD application needs to be submitted to the City Historic Preservation Office, along with the historic review fee of \$104.00. We are located on the 5<sup>th</sup> floor of 505 Barton Springs Rd. my 49

Please email .pdfs of the plans and pictures of the existing structure to [kalan.contreras@austintexas.gov](mailto:kalan.contreras@austintexas.gov) and to case manager Beth Johnson at [Elizabeth.Johnson@austintexas.gov](mailto:Elizabeth.Johnson@austintexas.gov).

If the scope of your project requires review by the Historic Landmark Commission, an additional fee of \$503.36 will be incurred.

Please contact us for further information if necessary.  
Thank you,

### **Kalan Contreras, M.S.H.P.**

Historic Preservation Planner  
City of Austin Planning and Zoning Department  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

Link to application:

[http://www.austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/historic-review-nrhd.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/historic-review-nrhd.pdf)

## Tree Ordinance Review - Jim Gobel - [jim.gobel@austintexas.gov](mailto:jim.gobel@austintexas.gov)

Rejected - A tree permit application has been submitted for this site and is currently in review. In order to avoid delays in the review process, please make sure that you have submitted your most current plans, including full structural drawings, to the City Arborist. Any changes to the plans as a result of the tree review must in turn be updated on any plans submitted for buildings permits. Minimum preservation criteria, as defined in the ECM Section 3 and the Land Development Code 25-8 (B)(1) must be followed for structure and foundation design.

## Residential Zoning Review - Emily Layton – [Emily.layton@austintexas.gov](mailto:Emily.layton@austintexas.gov)

The residential zoning review has been rejected for the following reasons:

1. APPLICATION: Please make the following corrections on the application.
  - a. Since there is an existing total demolition on file the existing use will be vacant and the number of existing bedrooms and baths will be zero.
  - b. Plans appear to show five bedrooms but the application shows four bedrooms upon completion.
  - c. Plans appear to show 4 full baths and two half baths making a total of 5 baths, yet the application only shows 2 baths.
  - d. A new driveway will require a concrete R.O.W. permit.

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2. USE: The included project description refers to the additional dwelling unit as a secondary dwelling unit, yet the plan review application and the water application make no mention of this. Please confirm that the intention is to have two family residential and update applications as well as meet with Austin Water to discuss changes.
  3. SIDEWALK: For new residential unit (house OR dwelling unit) OR an addition that increases the building GFA by 50%, the site is required to comply with the City's sidewalk ordinance. Please show the 4 ft. sidewalk and add per detail COA Standard No. 432S-1. City of Austin Land Development Code (LDC), Sec. 25-6-352-53; Transportation Criteria Manual (TCM), 4.2.1.
  4. RETAINING WALLS: Retaining walls greater than 2'-6" in height that are within the property lines will require a permit from the Development Assistance Center. Please see Jennifer Back during her walk-in hours which are M-F, 9 am – noon.
  5. FAR: Basements that are below grade, do not extend beyond the first story footprint and are below natural or finish grade and are surrounded by natural grade for at least 50% of it's perimeter wall area. While the main structure meets the requirements, being surrounded by natural grade, the secondary apartment does not meet any of the requirements for the basement exemption and therefore cannot be exempted from FAR calculations. LDC 25-2 Subchapter F 3.3.3.B.

Please note that although the City of Austin does not review stamped residential drawings for compliance with the IRC, I noticed that the secondary apartment does not meet the requirements for an egress door. IRC 2012 R311.2