

 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

CASE#: C15-2015-0118  
Address: 2406 E 16TH ST



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 018  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

M11  
2

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

Revised

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

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

STREET ADDRESS: 2406 E 16<sup>th</sup> street Austin TX 78702

LEGAL DESCRIPTION: Subdivision – \_\_\_\_\_

Lot(s) 7 Block 11 Outlot 32/33 Division “B” Glenwood  
Addition in East Austin. I/We Tracey Mills on

behalf of myself/ourselves as authorized agent for

Tracey Mills affirm that on June 12, 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 X \_\_\_\_\_ REMODEL \_\_\_\_\_  
MAINTAIN \_\_\_\_\_

Erect a 300 sq ft. detached garage on Maple 10 feet from the road. There is currently a 25 foot setback requirement as this is considered the front access to the home.

Remodel the existing 500sq ft home by adding a 2 story 1400 sq ft addition immediately to the left of the house. This new addition would be at the same setback as the existing structure (10 ft from the road) so that the addition would be consistent with the existing structure. I am asking for an exemption from the 15 ft side setback requirement from the survey pin.

in a single family home  
residential 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):

m11  
3

**REASONABLE USE:**

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

The sewer storm easement takes up such a large portion of the yard that there is not a reasonable amount of land to build on. The area available is too small to build a 3br home and garage similar to other homes in the neighborhood.

**HARDSHIP:**

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

The property has a large storm sewer easement taking up at least ¼ of the property and this area cannot be built on. I am contacted the COA Real Estate Services to inquire about minimizing the easement and it was not possible. A copy of the email detailing this request is attached. In order to construct a 3 bedroom home similar to other homes in the neighborhood I would need at least 1900 sq ft. Therefore we are required to use up as much space outside of the storm sewer easement as possible.

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

Storm sewer easements are not common in this neighborhood; however, they do exist in some properties.

**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 garage and addition will conform with the architecture of surrounding new home construction and will not impede on their property in any way.

**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:

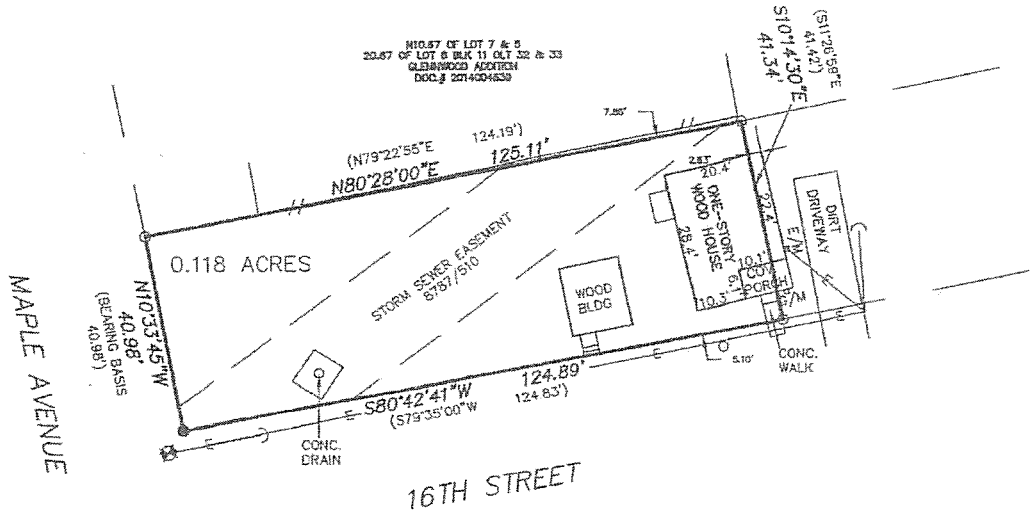
CELCO SURVEYING  
REG. # 10193975  
TEL: 830-214-5109  
FAX: 866-571-8323

# SURVEY

3 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
eddie@celcosurveying.com

SCALE  
1" = 30'

NOTE: SIXTEENTH STREET IS THE SAME STREET AS FIFTEENTH STREET ON THE RECORDED PLAT. THE PLAT DOES NOT CONTAIN A SEVENTEENTH STREET, AND THE CITY SKIPS FIFTEENTH STREET IN THIS AREA, RESULTING IN THE CHANGE.



RESTRICTIVE COVENANTS OF RECORD AS  
ITEMIZED HEREIN: VOLUME 6194, PAGE 2254  
(LOT 7, BLK 11), DEED RECORDS, TRAVIS  
COUNTY, TEXAS.  
(DOES AFFECT THIS TRACT)

## LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- ( ) = RECORD PER PLAT
- = WOOD FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- G/M = GAS METER
- E/M = ELECTRIC METER
- = OVERHEAD POWERLINE
- ⊕ = POWER POLE
- = GUY WIRE ANCHOR

ADDRESS: 2406 16TH STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: BEING THE SOUTH 41 FEET OF LOT 7, BLOCK 11, GLENNWOOD ADDITION TO EAST AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 154, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

## CERTIFICATION

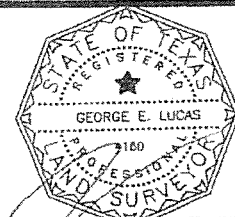
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT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

BUYER: SAMPATH K GOVINDASWAMY AND SHANTHI SAMPATH  
TITLE CO: INDEPENDENCE TITLE COMPANY

G.F.#: 1427683-BAL EFF: NOVEMBER 3, 2014 LENDER: AUSTIN FIRST MORTGAGE

PLAN No.: 2014-1736

SURVEY DATE: NOVEMBER 29, 2014



GEORGE E. LUCAS R.P.L.S. 4160

CELCO SURVEYING  
REG. # 10183975  
TEL: 830-214-5109  
FAX: 866-571-8323

# SURVEY

2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
eddie@celcosurveying.com

SCALE  
1" = 30'

NOTE: SIXTEENTH STREET IS THE SAME STREET AS FIFTEENTH STREET ON THE RECORDED PLAT. THE PLAT DOES NOT CONTAIN A SEVENTEENTH STREET, AND THE CITY SKIPS FIFTEENTH STREET IN THIS AREA, RESULTING IN THE CHANGE.



RESTRICTIVE COVENANTS OF RECORD AS  
ITEMIZED HEREON: VOLUME 6194, PAGE 2254  
(LOT 7, BLK 11), DEED RECORDS, TRAVIS  
COUNTY, TEXAS.  
(DOES AFFECT THIS TRACT)

ADDRESS: 2406 16TH STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: BEING THE SOUTH 41 FEET OF LOT 7, BLOCK 11, GLENWOOD ADDITION TO EAST AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 154, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

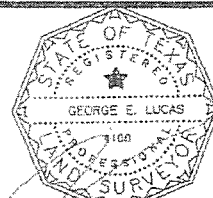
## CERTIFICATION

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.

BUYER: SAMPATH K GOVINDASWAMY AND SHANTHI SAMPATH  
TITLE CO: INDEPENDENCE TITLE COMPANY  
G.F.#: 1427683-BAL EFF: NOVEMBER 3, 2014 LENDER: AUSTIN FIRST MORTGAGE

PLAN No.: 2014-1736

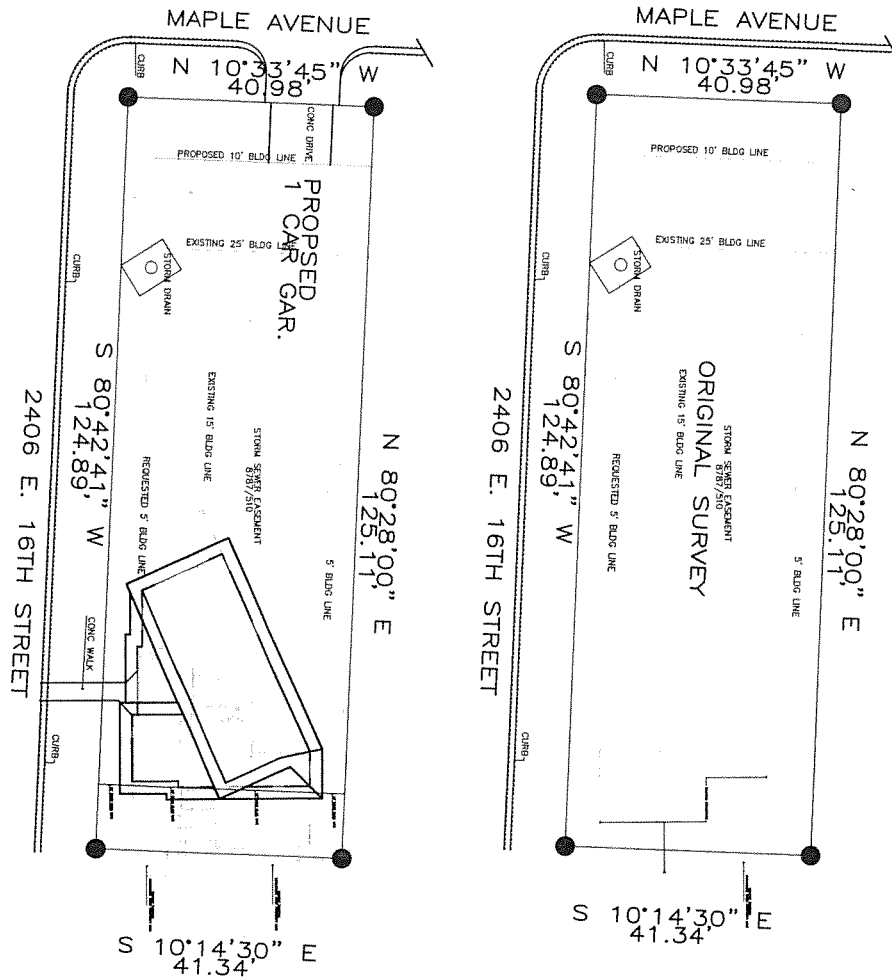
SURVEY DATE: NOVEMBER 29, 2014



GEORGE E. LUCAS R.P.L.S. 4160

C15-2015-0118

6/11

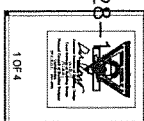


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SITE PLAN

SCALE 1"=20'-0"

7-28



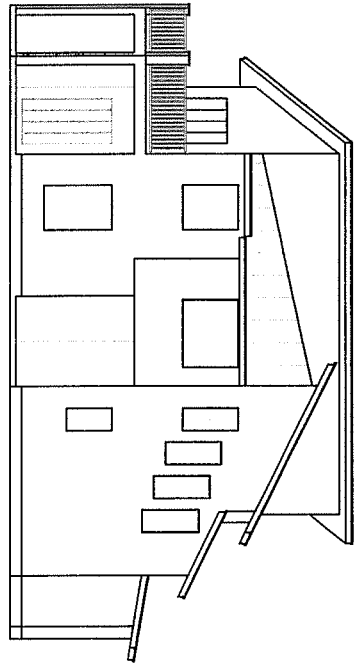
DATE: 07-28-15  
DRAWN BY: J. J. JONES

2406 E.  
16TH STREET

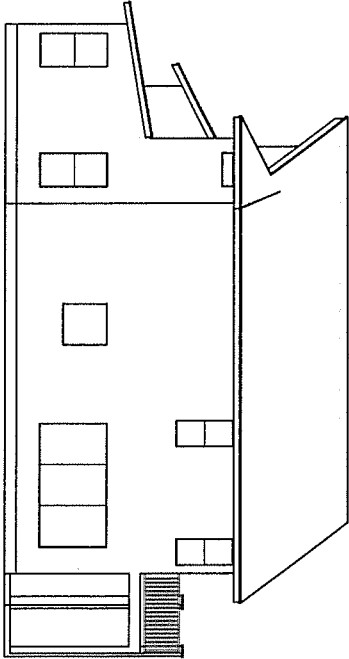
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PROJECT

7/17



FRONT ELEVATION  
SCALE 3/32"=1'-0"



REAR ELEVATION  
SCALE 3/32"=1'-0"

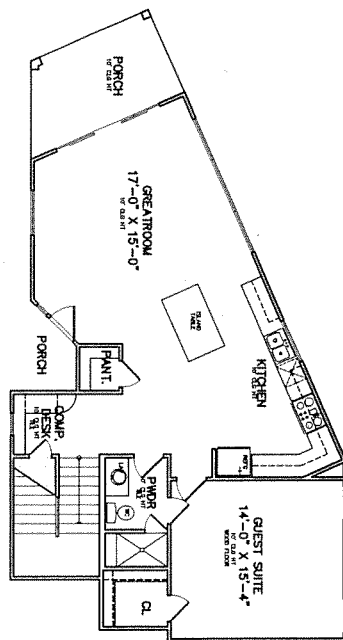
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FIRST/SECOND FLOOR  
SCALE 3/32"=1'-0"

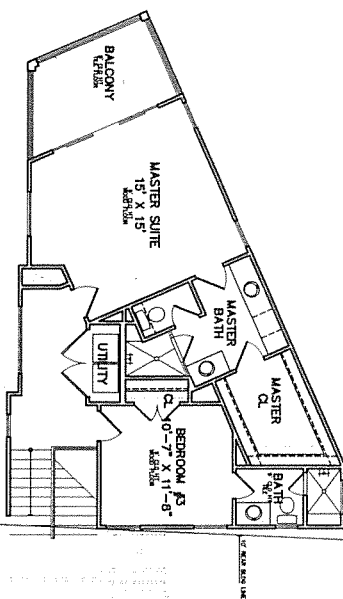
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<p>7-28</p> <p>2015</p>	<p>DATE: 02-28-15</p> <p>DESIGNER: J. J. JONES</p>	<p>2406 E. 16TH STREET</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>MILLS PROJECT</p>
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11/2



FIRST FLOOR  
SCALE: 3/32"=1'-0"



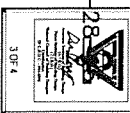
SECOND FLOOR  
SCALE: 3/32"=1'-0"

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES TO BE DETERMINED BY THE OWNER.  
3. ALL WALLS TO BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.  
4. FLOORS TO BE 1 1/2" THICK CONCRETE SLAB ON GRADE.  
5. ROOF TO BE 4" THICK CONCRETE SLAB.  
6. EXTERIOR WALLS TO BE 16" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.  
7. EXTERIOR FINISHES TO BE DETERMINED BY THE OWNER.  
8. ALL DOORS TO BE 1 3/4" THICK SOLID CORE.  
9. ALL WINDOWS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
10. ALL EXTERIOR LIGHTS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
11. ALL EXTERIOR VENTS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
12. ALL EXTERIOR HANDLES TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
13. ALL EXTERIOR KNOBS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
14. ALL EXTERIOR LATCHES TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
15. ALL EXTERIOR LOCKS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
16. ALL EXTERIOR HINGES TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
17. ALL EXTERIOR SCREWS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
18. ALL EXTERIOR BOLTS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
19. ALL EXTERIOR NUTS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
20. ALL EXTERIOR WASHERS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
21. ALL EXTERIOR BRACKETS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
22. ALL EXTERIOR PLATES TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
23. ALL EXTERIOR TRIM TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
24. ALL EXTERIOR CORNICES TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
25. ALL EXTERIOR DENTILS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
26. ALL EXTERIOR BRACKETS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
27. ALL EXTERIOR PLATES TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
28. ALL EXTERIOR TRIM TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
29. ALL EXTERIOR CORNICES TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.  
30. ALL EXTERIOR DENTILS TO BE 1/2" THICK GLASS IN 1 3/4" THICK FRAME.

AREAS  
FIRST FLOOR 1122  
SECOND FLOOR 624  
TOTAL LIVING 1746  
PORCHES 153  
BALCONY 104  
TOTAL COVERED 2103

SYMBOL LEGEND	
---	CL. / PROPANE VALVE
---	NOSE BLD
---	SHOWER HEAD @ 8" x 7" JET
---	ROOM SIZE TAG

FIRST/SECOND FLOOR  
SCALE: 3/32"=1'-0"  
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JOHN A. SMITH  
DATE: 12/28/15  
REVISION:  
DRAWN BY: J. SMITH

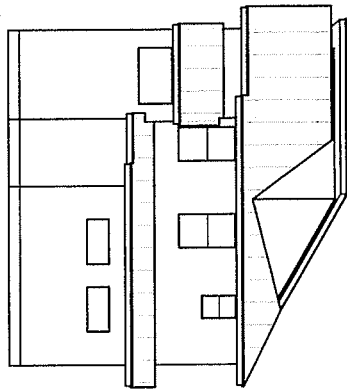
2406 E.  
16TH STREET

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home design center  
1611 E. 16TH STREET, SUITE 101, FORT WORTH, TEXAS 76104  
PHONE: 817.333.1177 FAX: 817.333.1178  
WWW.DESIGNORIGINALSOFTEXAS.COM

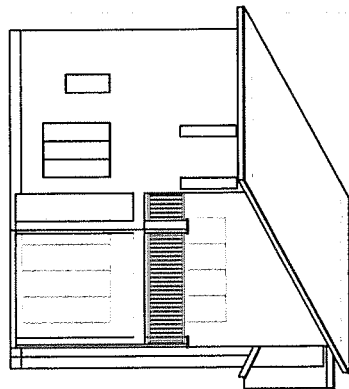
MILLS  
PROJECT



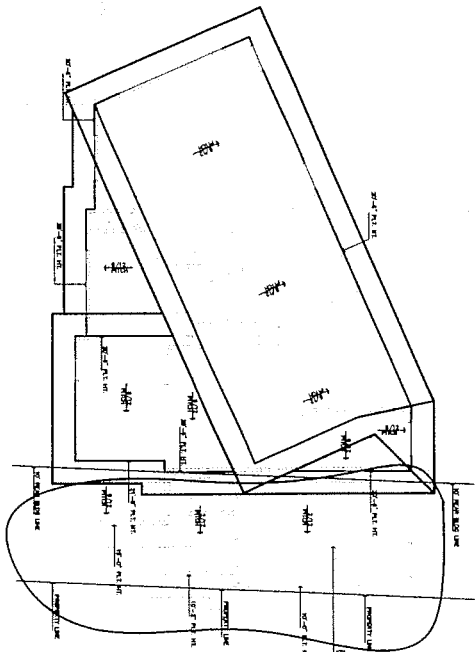
11/15



LEFT SIDE ELEVATION  
SCALE: 3/32"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 3/32"=1'-0"



ROOF PLAN  
SCALE: 3/32"=1'-0"

ROOF PLAN/SIDE ELEVATIONS  
SCALE: 3/32"=1'-0"  
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JOHN A. SMITH  
DATE: 07/26/15  
REVISION:  
DRAWN BY: JACOB

2406 E.  
16TH STREET

DESIGN ORIGINALS of Texas  
home design center

MILLS  
PROJECT



11/11

FIELD NOTE DESCRIPTION FOR A 0.118 ACRE TRACT OF LAND:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A OUT OF LOT 7, BLOCK 11, GLENWOOD ADDITION TO EAST AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 154, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED AND DESCRIBED IN A WARRANTY DEED TO NEW HOPE MISSIONARY BAPTIST CHURCH FROM DOUGLAS LIONEL BOULDINN AND CARL AVERY BOULDIN, DATED NOVEMBER 15, 2007, AND RECORDED IN DOCUMENT NO. 2007211913, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the east right of way line of Maple Avenue at its intersection with the north right of way line of East 16<sup>th</sup> Street, for the Southwest corner of said Lot 7, for the Southwest corner of the said New Hope tract, and for the Southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the east right of way line of said Maple Avenue and the west line of the said New Hope tract, North 10°33'45" West, a distance of 40.98 feet to an iron rod found, for the Southwest corner of that certain tract of land conveyed and described in a Texas General Warranty Deed to Victor Tran from Austin Newcastle Homes, Ltd., dated January 6, 2014, recorded in Document No. 2014004539, Official Public Records of Travis County, Texas, for the Northwest corner of the said New Hope tract, and for the Northwest corner of this tract;

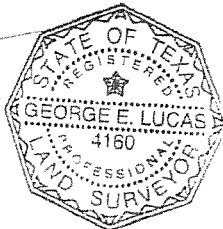
THENCE with the south line of the said Tran tract and the north line of the said New Hope tract, North 80°28'00" East, a distance of 125.11 feet to an iron rod found in the west line of a 15.5 foot alley as shown on said recorded plat of Glenwood Addition, for the Southeast corner of the said Tran tract, for the Northeast corner of the said New Hope tract, and for the Northeast corner of this tract;

THENCE with the west line of the said Alley and the east line of the said New Hope tract, South 10°14'30" East, a distance of 41.34 feet to an iron rod found in the north right of way line of said East 16<sup>th</sup> Street, for the Southeast corner of the said New Hope tract, and for the Southeast corner of this tract;

THENCE with the north right of way line of said East 16<sup>th</sup> Street and the south line of the said New Hope tract, South 80°42'41" West, a distance of 124.89 feet to the POINT OF BEGINNING, containing 0.118 acres of land, more or less.

CELCO Surveying  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Firm registration No. 10193975  
PHONE: 830-214-5109  
FAX: 866-571-8323  
e-mail: eddie@celcosurveying.com

BY: GEORGE E. LUCAS  
R.P.L.S. No. 4160  
State of Texas  
December 05, 2014  
2014-1736



C15-2015-048

**Heldenfels, Leane**

---

**From:** ~~Tracey Mills@del.com~~  
**Sent:** Wednesday, July 29, 2015 4:14 PM  
**To:** Heldenfels, Leane  
**Subject:** FW: Storm sewer easement - 2406 E 16th street

ml  
12

Dell - Internal Use - Confidential

Sorry – I also forgot to attached the below email that details how Austin cannot make the storm sewer easement any smaller.

Thanks,  
Tracey  
Cell - 512-788-1653

---

**From:** Mendoza, Sergio ~~Sergio Mendoza@del.com~~  
**Sent:** Friday, April 17, 2015 8:01 AM  
**To:** Mills, Tracey  
**Subject:** RE: Storm sewer easement

Good morning Tracey,

We have previously been asked about this site, so the research needed was very minimal this time around:

Watershed Protection would not release any of the easement because the easement contains a 66" storm line (the minimum easement size needed to properly maintain a storm line this large is 25'). Additionally, the area in the easement is graded to drain to the area inlet, and because there are known drainage complaints in the area, we would not release any easement; especially easement which is graded to drain to the area inlet.

If, in the future, the storm line is rerouted to remain in the alleyway and then follow along 16<sup>th</sup> Street, we would be able to discuss a possible easement release. Unfortunately, a project of that size is usually too cost prohibitive for a private homeowner to undertake; however, if you would like to speak with the Local Flood Hazard Group lead (the group that plans where storm drains are to go and their sizing) about the chances of the City cost participating in the endeavor or if the City has any plans for moving the storm line, I would be happy to get the contact information to you.

Because the storm sewer is so large, it would be very unlikely that we would approve a license agreement in the area, unless the agreement was for something along the lines of a patio, driveway, or fence. Also, and again, due to its size, we wouldn't be able to do any sort of 'offset' easement.

Please let me know if you have any further questions.

Thanks,

**Sergio Mendoza, PE, CFM**

[sergio.mendoza@austintexas.gov](mailto:sergio.mendoza@austintexas.gov)

(w) 512.974.3346 – (f) 512.974.3390 – (m) 512.514.5719

m11  
13

July 18, 2015

Dear Neighbor-

Hi! My name is Tracey Mills. I recently purchased the house on the corner of Maple and 16<sup>th</sup> Street (2406 E 16<sup>th</sup> Street). I am writing because wanted to give you my contact info in case you ever need to get ahold of me during construction, etc. I also wanted to let you know that I am speaking with Austin City Council on August 10<sup>th</sup> to request some setback exceptions for my planned construction. I am planning to make a 2 story addition to the existing 500 square foot home and turn it into an 1880 square foot home with 3 bedrooms and 2.5 baths. The existing home is closer to the street than current setbacks rules allow so I am requesting that the city allow me to add on to the house with my addition at that same setback from the street as the current house. I am also requesting that they allow me to add a small 1 car garage on the maple side of my lot. I have a large storm sewer easement in the middle of my lot which I cannot build on. The current setback rules state the garage should be 25 feet from the road but I am asking that the garage be 10 feet from the road so that it can fit in the space without being on top of the storm sewer easement.

I am hoping that you will be excited about my plans, as renovating the lot should definitely help raise home values. I need to get neighbor's written agreements for my City Council meeting. If possible could you take a minute to email me at the below email address saying that you support my plans? Or you can also sign below and I can pick up the letter at your convenience.

If you have any questions, please contact me by phone or email.

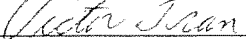
I look forward to meeting you in person sometime soon!

Thanks,

Tracey Mills

Cell 512-788-1653

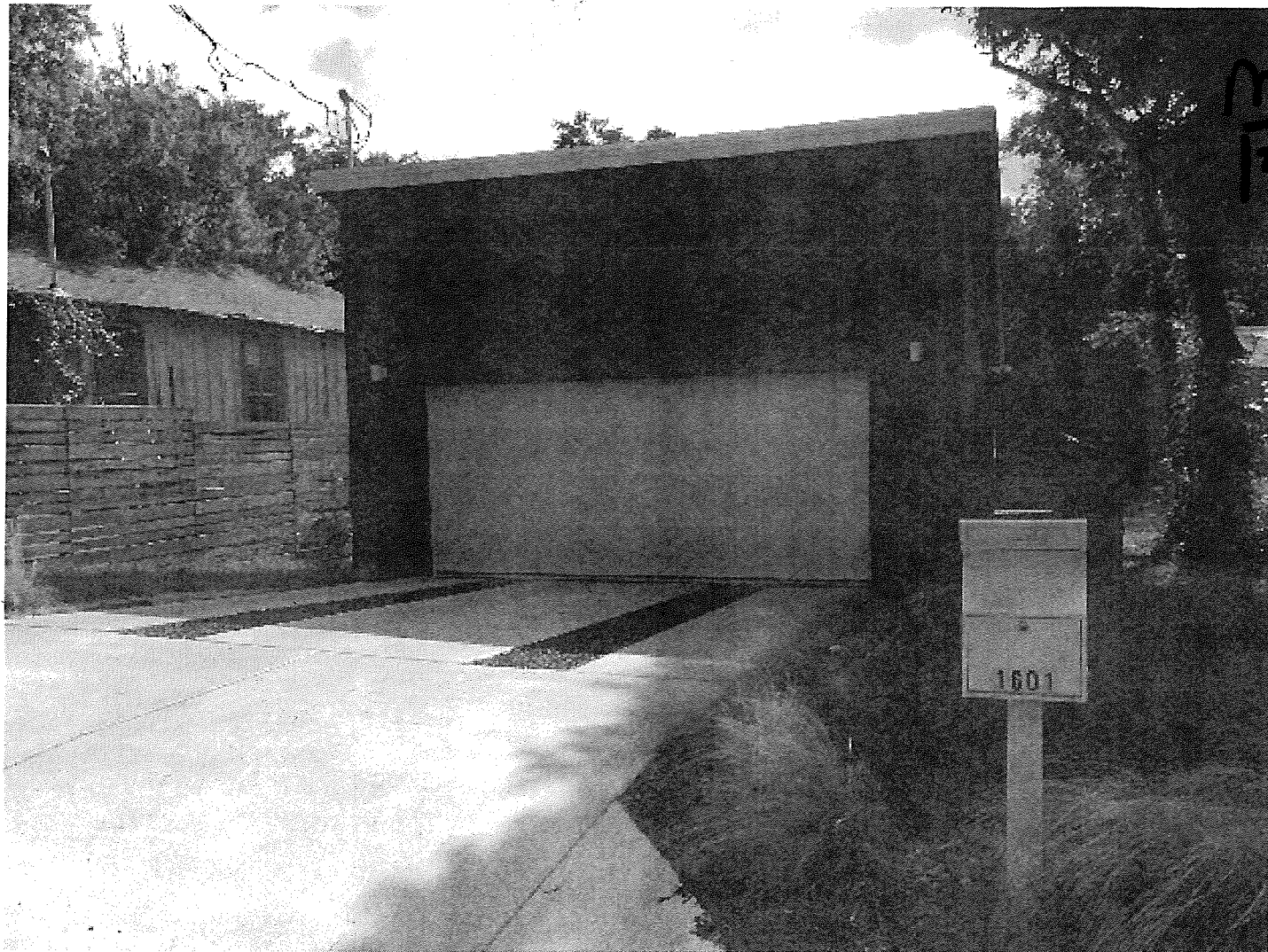
Mills\_tracey@hotmail.com

Neighbor's support signature \_\_\_Victor Tran\_\_\_ 

Neighbor's address \_\_\_1601 Maple Ave Austin TX 78702\_\_\_

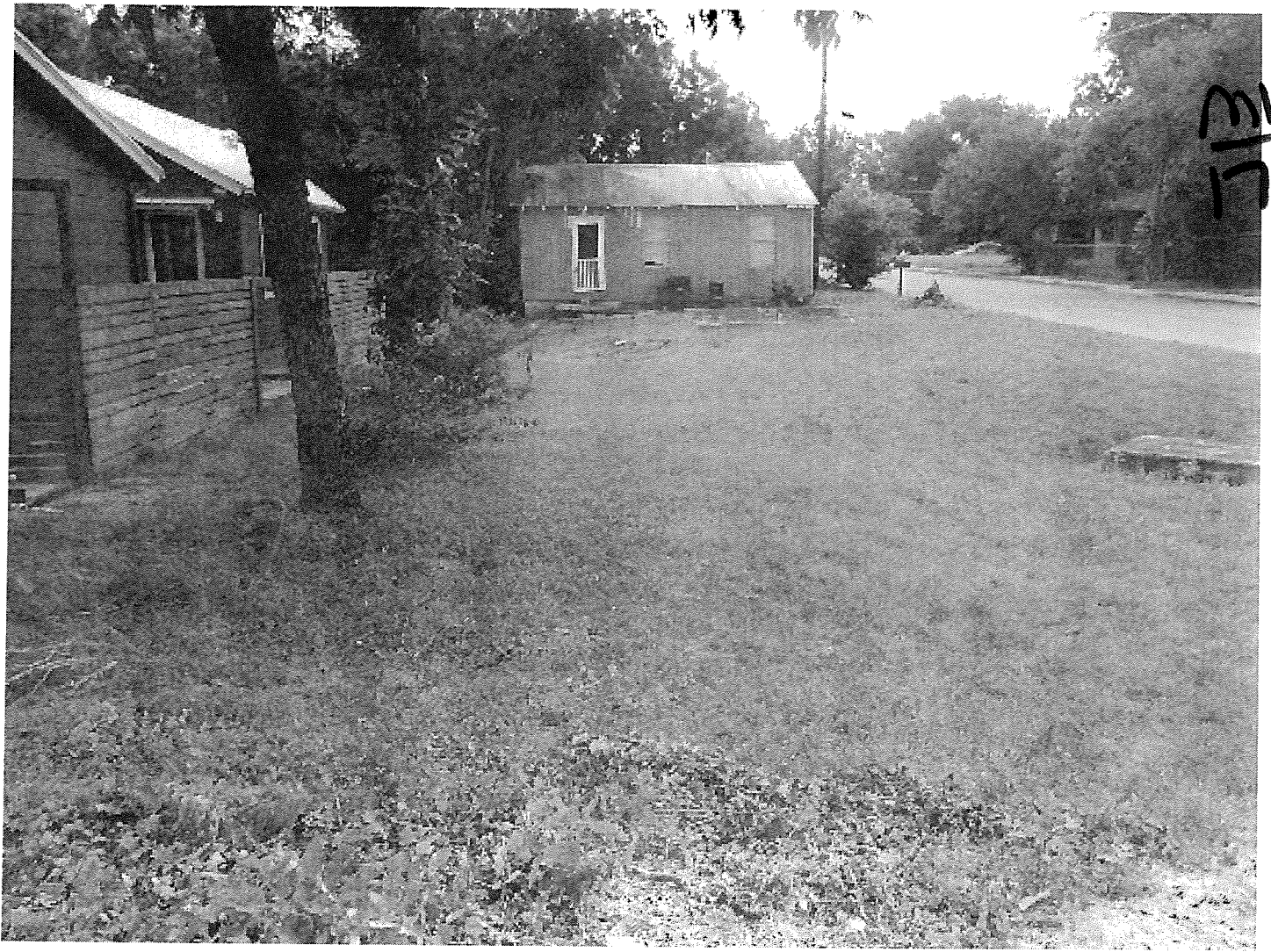












5/31