




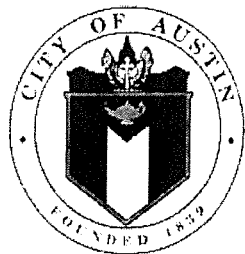
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0126
LOCATION: 107 Brushy 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.

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" = 169'

CASE# C15-2015-026
ROW# 11394823
TAX# 0204050601 **2/35**
TCAAD ✓

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: 107 Brushy St., Austin, TX 78702

LEGAL DESCRIPTION: Subdivision – Harrington Subdivision Lot: 12, Block 4, Outlot
17 Division: O

I Eric Pace affirm that on JUNE 26, 2015, I 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

Erect a single family residence on the above listed property. Ordinance No. 001214-20 incorporates the neighborhood plan described in said ordinance into the zoning map in Section 25-2-191 of the City Code. This neighborhood plan restricts the construction of single family homes to lots whose square footage is ¹²⁵⁵ greater than 2,500 square feet. (See, Part 4, Section 1, Ordinance No. 001214-20) The lot listed above and for which I am requesting the variance is exactly 2,236.5 square feet.

In a SF-3 NP district.
(zoning district)

(East Cesar Chavez)

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:

12/5/3

REASONABLE USE:

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

The location and restriction on the property would not allow for any other use of the lot. Because the lot is restricted to single family residential use only, the lot cannot be utilized for its intended purpose when burdened by the minimum square foot restriction. The lots south and west borders are defined by roadways. The lots east and north boundaries are limited by existing residential structures. As such, the variance should be granted and the restriction waived on this lot. The strict application of the code, in light of the lots location and inability to expand beyond the current boundaries, would effectively keep any future development from occurring.

HARDSHIP:

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

All other surrounding lots meet the requirement for minimum size for construction of single family residences. Purchase of additional property is restricted by road access on two sides and existing residences on others. Purchase from once residence would create a violation of the set-back for the selling property. The other edge of the property abuts an existing building so purchase of property is impossible without acquiring partial interest in an existing structure. Since the expansion of the boundaries in this instance is either impossible or limited by the rights and interests of the neighboring residences, this variance should be granted. If this variance is not granted, the use of this lot, which is zoned single family, will never be fully exercised.

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

The lot size is not a general characteristic of the surrounding area. All other surrounding lots meet the requirement for minimum size for construction of single family residences.

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:

3/5
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This application for variance only requests that the minimum square foot restriction be adjusted. I am not requesting a change in use at this time. Since the property will remain zoned as single family, the surrounding property (also zoned as single family) will not have its character altered. The variance will not impair the use of the surrounding property as evidenced by the neighborhood support and because the property will not restrict the access of any surrounding property. The purpose of the regulation is to keep the neighborhood from becoming overburdened by residential congestion and constructions. This variance is on the edge of the neighborhood and will not add to any overburdening of the neighborhood.

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

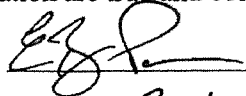
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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 1354 THORPE LN
City, State & Zip SAN MARCOS, TX 78666
Printed ERIC RYAN PACE Phone 817-939-0028 Date 26 JUNE 2015

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 _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

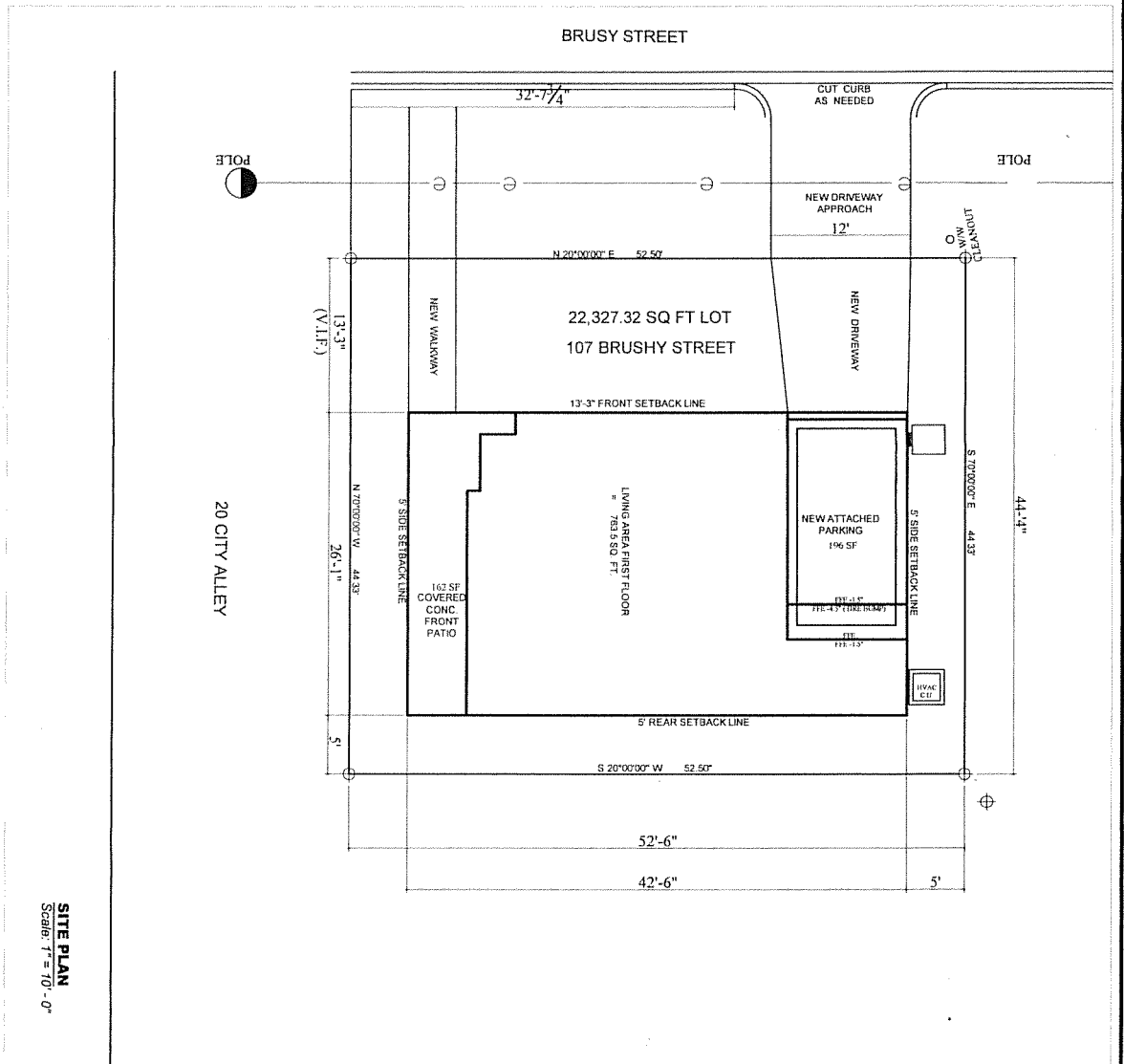
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**TABLE NEEDS
TO BE UPDATED**

BUILDING COVERAGE	
EXISTING	SQ. FT.
RESIDENCE	763.00 SQ. FT.
FRONT COVER PATIO	166.00 SQ. FT.
CARPORT	166.00 SQ. FT.
TOTAL	1123.00 SQ. FT.
LOT AREA	2327.00 SQ. FT.
% OF LOT SIZE	48.26 %

IMPERVIOUS COVER	
AREA	SQ. FT.
RESIDENCE	763.00 SQ. FT.
FRONT COVER PATIO	166.00 SQ. FT.
CARPORT	166.00 SQ. FT.
DRIVEWAY	147.00 SQ. FT.
WALKWAY	53.00 SQ. FT.
TOTAL	1323.00 SQ. FT.
LOT AREA	2327.00 SQ. FT.
% OF LOT SIZE	56.88 %



SITE PLAN
Scale: 1" = 10' - 0"

GENERAL NOTES:

1. The design of this project is the property of Genex Engineering Co. Any changes or modifications to the design must be approved in writing by Genex Engineering Co. before construction begins.
2. Any field changes to the design shall be approved in writing by Genex Engineering Co. before construction begins.
3. All required permits by City of Austin, TX shall be obtained prior to construction.
4. All construction and maintenance shall be in accordance with the 2012 Edition of the International Residential Code (IRC) and the 2012 Edition of the International Building Code (IBC).
5. The site shall be cleared daily of all excess debris and spoil.
6. The site shall be maintained in accordance with the 2012 Edition of the International Building Code (IBC) and the 2012 Edition of the International Residential Code (IRC).
7. The site shall be graded by City of Austin, TX.

No.	Revisions/Notes	Date
1	Initial Design	05/28/15
2	Revisions/Notes	
3	Revisions/Notes	
4	Revisions/Notes	
5	Revisions/Notes	

G/E
Genex Engineering Company
1817 E. 11th Street, Suite 200
Austin, TX 78702
512.452.1992
www.genexengineering.com

**PROPOSED THREE LEVEL SINGLE
FAMILY RESIDENCE**
107 BRUSHY ST. UNIT B
AUSTIN, TEXAS

Project: AL15-86
Drawing: 100
Sheet: CE 1 OF 1
As Shown

Ordinance No. 001214-20

m5
1/5

715
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ORDINANCE NO. 001214-20

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE FOR APPROXIMATELY 443 ACRES OF LAND, GENERALLY KNOWN AS THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN (NP) COMBINING DISTRICT, WHOSE BOUNDARIES ARE THE ALLEY BETWEEN EAST 6TH STREET AND EAST 7TH STREET ON THE NORTH, CHICON STREET ON THE EAST, TOWN LAKE ON THE SOUTH AND INTERSTATE HIGHWAY 35 ON THE WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 90 tracts of land within the property described in File C14-00-2102, as follows:

Approximately 443 acres of land, in the City of Austin, Travis County, Texas, including 90 tracts more particularly described and identified in the chart below and the attached Exhibit "A", (the "Property")

generally known as the East Cesar Chavez Neighborhood Plan (NP) combining district, locally known as the property bounded by the alley between East 6th Street and East 7th Street on the north, Chicon Street on the east, Town Lake on the south and Interstate Highway 35 on the west, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 90 tracts of land are changed from Limited Office (LO) district, Neighborhood Commercial (LR) district, Community Commercial (GR) district, General Commercial Services (CS) district, Commercial-Liquor Sales (CS-1) district, General Commercial Services-Historic (CS-H) district, and Limited Industrial Services (LI) district to Limited Office-Mixed Use-Conditional Overlay-Neighborhood Plan (LO-MU-CO-NP) combining district, Neighborhood Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan (LR-MU-CO-NP) combining district, Community Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan (GR-MU-CO-NP) combining district, General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-MU-CO-NP) combining district, Commercial-Liquor Sales-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-1-MU-CO-NP) combining district, General Commercial Services-Historic-Mixed

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Use-Conditional Overlay-Neighborhood Plan (CS-H-MU-CO-NP) combining district, and Limited Industrial Services-Conditional Overlay-Neighborhood Plan (LI-CO-NP) combining district, as more particularly described and identified in the chart below.

TRACT #	ADDRESSES	FROM	TO
TRACT 1	816 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 2	906 & 910 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 3	1000, 1008 E. 6 th Street, 1010, & 1016 E. 6 th Street	LI CS-1	LI-CO-NP CS-1-MU-CO-NP
TRACT 4	1100, 1102, 1104, 1112, 1108, & 1112 6 th Street, 603 Medina Street, 602 Waller Street	CS-1	CS-1-MU-CO-NP
TRACT 5	1200, 1202, 1204, & 1212 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 6	1300, 1302, 1304, 1306, 1308, & 1310 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 7	1400, 1408, 1410, & 1412 E. 6 th Street, 600 & 602 Onion Street	CS-1	CS-1-MU-CO-NP
TRACT 8	1500, 1504, 1510, & 1512 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 9	1600, 1604, 1606, 1614, 1618, 1620, & 1648 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 10	1700, 1702B, 1706, 1708, 1800, 1802, 1812, 1814, & 1816 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 11	805, 809, & 815 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 12	901, 911, & 917 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 13	1001, 1003, 1009, 1013, 1015, & 1019 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 14	1101, 1105, 1111, & 1113 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 15	1201, 1205, 1209, 1211, 1213, & 1221 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 16	1305, 1307, & 1313 E. 6 th Street	CS	CS-1-MU-CO-NP
TRACT 17	1403, 1405, & 1409 E. 6 th Street	CS-1	CS-1-MU-CO-NP
TRACT 18	1501, 1509, & 1511 E. 6 th Street 1506 E. 5 th Street 500 Comal Street	CS-1 LI	CS-1-MU-CO-NP CS-MU-CO-NP
TRACT 19	1601 & 1645 E. 6 th Street	CS CS-1 LI	CS-MU-CO-NP CS-1-MU-CO-NP CS-MU-CO-NP
TRACT 20	1701, 1705, 1707, 1709, 1715, 1805, 1809, & 1817 E. 6 th Street 1700, 1702, 1704, & 1707 E. 5 th Street, 500 Chicon Street	CS-1 LI	CS-1-MU-CO-NP CS-MU-CO-NP
TRACT 21	814 E. 5 th Street	LI	CS-MU-CO-NP
TRACT 22	900 & 906 E. 5 th Street, 500 San Marcos Street	LI	CS-MU-CO-NP
TRACT 23	1000 E. 5 th Street	LI	CS-MU-CO-NP
TRACT 24	1100, 1108, & 1110 E. 5 th Street, 504 Waller Street	LI	CS-MU-CO-NP
TRACT 25	501 Waller Street 1210 E. 5 th Street	LI	CS-MU-CO-NP
TRACT 26	500 Navasota Street	LI	CS-MU-CO-NP
TRACT 27	501 Navasota Street 1402, 1406, & 1410 E. 5 th Street 502 Onion Street	LI	CS-MU-CO-NP
TRACT 28	800 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 29	901 E. 5 th Street	LI	CS-MU-CO-NP

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TRACT #	ADDRESSES	FROM	TO
TRACT 30	1000 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 31	1101 E. 5 th Street	LI	CS-MU-CO-NP
TRACT 32	1201 E. 5 th Street	LI	CS-MU-CO-NP
TRACT 33	1301 E. 5 th Street 1308 & 1312 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 34	1400 Block of E. 5 th Street	LI	CS-MU-CO-NP
TRACT 35	1400 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 36	1500 & 1510 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 37	1516 E. 4 th Street 1508 E. 4 th Street	CS LI	CS-MU-CO-NP CS-MU-CO-NP
TRACT 38	1600, 1602, 1604, 1606, 1608, & 1610 E. 4 th Street	CS	CS-MU-CO-NP
TRACT 39	1624 E. 4 th Street 1601 E. 5 th Street, 1700 E. 4 th Street, & 410 Chicon Street	CS LI	CS-MU-CO-NP CS-MU-CO-NP
TRACT 40	807 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 41	901, 905, 911, 915, & 919 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 42	300 Medina Street	LI	CS-MU-CO-NP
TRACT 43	1104, 1107, 1109, 1115 & 1119 East 4 th Street	LI	CS-MU-CO-NP
TRACT 44	1201, 1205, 1207, 1209, & 1217 E. 4 th Street 300 Block of Attoyac Street	LI	CS-MU-CO-NP
TRACT 45	1301, 1303, 1305, 1307, 1309, & 1311 E. 4 th Street	LI	CS-MU-CO-NP
TRACT 46	1405, 1407 E. 4 th Street 1414 E. 3 rd Street 300 Block of Onion Street 1409 E. 4 th Street and 0 Onion Street	LI LI	CS-MU-CO-NP LI-CO-NP
TRACT 47	310 Comal Street	CS	CS-MU-CO-NP
TRACT 48	807 E. 4 th Street	CS	CS-MU-CO-NP
TRACT 49	900, 904, 908, 910, 912, 914, 916, & 918 E. 3 rd Street. 305 Brushy Street, 300 Block of San Marcos Street	LI	CS-MU-CO-NP
TRACT 50	300 Medina Street	LI	CS-MU-CO-NP
TRACT 51	1100 E. 3 rd Street	LI	CS-MU-CO-NP
TRACT 52	1200 & 1206 E. 3 rd Street	CS	CS-MU-CO-NP
TRACT 53	1212 E. 3 rd Street	GR	GR-MU-CO-NP
TRACT 54	1700 & 1710 E. 2 nd Street, 1707 E. 3 rd Street	CS	CS-MU-CO-NP
TRACT 55	1807 E. 3 rd Street	CS	CS-MU-CO-NP
TRACT 56	201, 203, & 205 Salina Street	CS	CS-MU-CO-NP
TRACT 57	200, 202 & 204 Chicon Street	CS	CS-MU-CO-NP
TRACT 58	104 Brushy Street	CS	CS-MU-CO-NP
TRACT 59	900, 902, 904, 908 & 910 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 60	1000 & 1002 East César Chávez Street 1004, 1006, 1008 & 1010 East César Chávez Street	CS-H CS	CS-H-MU-CO-NP CS-MU-CO-NP
TRACT 61	1100, 1102, 1104, 1108, 1110, & 1114 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 62	1200, 1202, 1204, 1206, 1208, & 1210 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 63	1300, 1302, 1304, 1306, 1308, & 1312 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 64	1400, 1402, 1408, 1410, 1500, 1506, 1510 East César	CS	CS-MU-CO-NP

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TRACT #	ADDRESSES	FROM	TO
TRACT 65	Chavez Street 1602 East Cesar Chavez Street 1601 & 1605 E. 2 nd Street 1631 E. 2 nd Avenue 1622, 1634, & 1642 East Cesar Chavez Street	CS-H CS	CS-II-MU-CO-NP CS-MU-CO-NP
TRACT 66	1713 E. 2 nd Street 104 & 106 Chicon Street 1708, 1800, 1802, 1804, & 1808 East Cesar Chavez Street	CS	CS-MU-CO-NP
TRACT 67	901, 905, 907, 909, & 913 East Cesar Chavez Street	CS	CS-MU-CO-NP
TRACT 68	806 Willow Street	LO	LO-MU-CO-NP
TRACT 69	1005, 1009, 1013, 1017, 1021, 1023, & 1101 East Cesar Chavez Street	CS	CS-MU-CO-NP
TRACT 70	1201, 1205, 1207, 1209, 1211, 1301, 1303, 1305, 1307, & 1311 East Cesar Chavez Street	CS	CS-MU-CO-NP
TRACT 71	1401, 1403, 1405, 1407, 1409, 1501, 1503, 1505, 1507, & 1509 East Cesar Chavez Street	CS	CS-MU-CO-NP
TRACT 72	1601, 1603, 1605, 1607, 1609, 1611, 1615, & 1621 East Cesar Chavez Street	CS	CS-MU-CO-NP
TRACT 73	1701 East Cesar Chavez Street 1703, 1711, 1717, 1801, 1803, 1805 East Cesar Chavez, 98 Chicon Street 1807 East Cesar Chavez Street	CS-I CS CS-II	CS-I-MU-CO-NP CS-MU-CO-NP CS-II-MU-CO-NP
TRACT 74	61 Interstate Highway 35 North	LR	LR-MU-CO-NP
TRACT 75	1308 & 1314 Holly Street 1311 Taylor Street 62 Navasota Street	CS	CS-MU-CO-NP
TRACT 76	62, 64, & 66 Comal Street 1514 Holly Street	LO CS CS	LO-MU-CO-NP CS-MU-CO-NP CS-MU-CO-NP
TRACT 77	1600 & 1602 Holly Street 63 Comal Street	GR	GR-MU-CO-NP
TRACT 78	57 San Marcos	LO	LO-MU-CO-NP
TRACT 79	55 East Avenue 1104 & 1106 Lambie Street	CS LR	CS-MU-CO-NP LR-MU-CO-NP
TRACT 80	1313 Holly Street	CS	CS-MU-CO-NP
TRACT 81	1507-1/2, 1509, & 1511 Holly Street	CS	CS-MU-CO-NP
TRACT 82	1601 & 1603 Holly Street	LR	LR-MU-CO-NP
TRACT 83	54 Chalmers Avenue	CS	CS-MU-CO-NP
TRACT 84	1810 Haskell Street	GR	GR-MU-CO-NP
TRACT 85	1007, 1009, 1011, & 1013 Lambie Street	GR	GR-MU-CO-NP
TRACT 86	1104, 1102, 1100, 1010, 1012 Claremont Avenue	CS	CS-MU-CO-NP
TRACT 87	1013, 1101, 1103, 1105, 1107, 1109, & 1111 Claremont Avenue	CS	CS-MU-CO-NP
TRACT 88	31 Interstate Highway 35 North 1106, 1108, & 1110 Flores Street	CS CS	CS-MU-CO-NP CS-MU-CO-NP
TRACT 89	21 Waller Street		
TRACT 90	46 & 48 Chicon Street		

12/25

PART 3. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Section 25-2-1463 of the Code.

PART 4. The following applies to a single-family residential use on an existing legal lot:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. Tract 1, 906 and 910 E. 6th Street of Tract 2, and Tracts 3 through 90 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1503 and 25-2-1504 of the Code.

PART 6. On Tracts 28 through 90:

1. A structure or portion of a structure constructed may not exceed a height of 40 feet above ground level.
2. Townhouse residential use is prohibited.

PART 7. The Property within the boundaries of the conditional overlay combining districts established by this ordinance is subject to the following conditions:

1. The following uses are prohibited on Tract 1, 906 and 910 E. 6th Street of Tract 2, and Tract 3 through 47:

Adult oriented businesses

Pawn shop services

2. The following uses are prohibited on 1000 and 1008 E. 6th Street of Tract 3 and on 1409 E. 4th Street of Tract 46:

Basic industry

Employee recreation

General warehousing and distribution

Railroad facilities

Recycling center

Resource extraction

Scrap and salvage

3. The following uses are conditional uses on Tract 1, 906 and 910 E. 6th Street of Tract 2, and Tracts 3 through 47:

Automotive sales

Automotive washing (of any type)

Campground

Commercial off-street parking

175
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Convenience storage
Equipment sales
Hotel-motel
Maintenance and service facilities
Vehicle storage
Outdoor entertainment
Transitional housing
Automotive repair services

Drop-off recycling collection facilities
Exterminating services
Kennels
Residential treatment
Hospital services (general)
Club or lodge
Transportation terminal
Communication service facilities

4. The following uses are prohibited on Tracts 48 through 67 and 69 through 73:

Adult oriented businesses
Commercial off-street parking
Convenience storage
Equipment repair services
Kennels
Residential treatment
Outdoor entertainment

Campground
Communication service facilities
Drop-off recycling collection facilities
Equipment sales
Pawn shop services
Vehicle storage
Transportation terminal

5. The following uses are conditional uses on Tracts 48 through 67 and 69 through 73:

Agricultural sales and services
Automotive repair services
Automotive washing (of any type)
College and university facilities
Construction sales and services
Electronic prototype assembly
Guidance services
Hotel-motel
Limited warehousing and distribution
Off-site accessory parking
Research services
Restaurant (limited)
Service station
Club or lodge

Automotive rentals
Automotive sales
Building maintenance services
Communications services
Custom manufacturing
Exterminating services
Hospital services (limited)
Indoor entertainment
Local utility services
Outdoor sports and recreation
Restaurant (drive-in, fast food)
Restaurant (general)
Hospital services (general)
Transitional housing

6. The following uses are prohibited on Tracts 68, 74 through 88 and 90:

Administrative and business offices
Agricultural sales and services
Automotive repair services

Adult oriented businesses
Automotive rentals
Automotive sales

135
14

Automotive washing (of any type)
Business or trade school
Campground
Commercial off-street parking
Communications services
Consumer convenience services
Convenience storage
Drop-off recycling collection facilities
Equipment repair services
Exterminating services
Funeral services
General retail sales (general)
Hospital services (limited)
Indoor entertainment
Kennels
Limited warehousing and distribution
Maintenance and service facilities

Off-site accessory parking
Pawn shop services
Plant nursery
Research services
Restaurant (drive-in, fast food)
Restaurant (general)
Software development
Veterinary services
Outdoor entertainment
Transitional housing

Building maintenance services
Business support services
College and university facilities
Communications service facilities
Construction sales and services
Consumer repair services
Custom manufacturing
Electronic prototype assembly
Equipment sales
Financial services
General retail sales (convenience)
Guidance services
Hotel-motel
Indoor sports and recreation
Laundry services
Local utility services
Medical offices (exceeding 5,000 s. f.
of gross floor area)
Outdoor sports and recreation
Personal improvement services
Professional office
Residential treatment
Restaurant (limited)
Service station
Vehicle storage
Hospital services (general)
Club or lodge
Transportation terminal

7. The following uses are conditional uses on Tracts 68, 74 through 88, and 90:

Art and craft studio (general)
Congregate living
Cultural services
Medical office-not exceeding 5,000
square feet of gross floor area
Theater

Art and craft studio (limited)
Counseling services
Food sales
Personal services
Pet services

8. The following uses are prohibited on Tract 89:

Adult oriented businesses

Automotive repair services

135
15

Automotive sales
Commercial off-street parking
Communications services
Convenience storage
Equipment repair services
Limited warehousing and distribution
Maintenance and service facilities
Outdoor sports and recreation
Hospital services (general)

Automotive washing (of any type)
Communication service facilities
Construction sales and services
Drop-off recycling collection facilities
Equipment sales
Local utility services
Off-site accessory parking
Vehicle storage
Transportation terminal

9. The following uses are conditional uses on Tract 89:

Automotive rentals
Outdoor entertainment
Transitional housing

Hospital services (limited)
Club or lodge

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

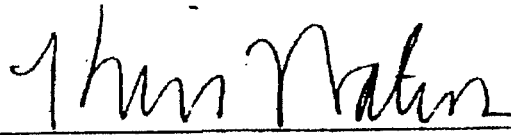
PART 8. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 9. This ordinance takes effect on December 25, 2000.

PASSED AND APPROVED


December 14, 2000

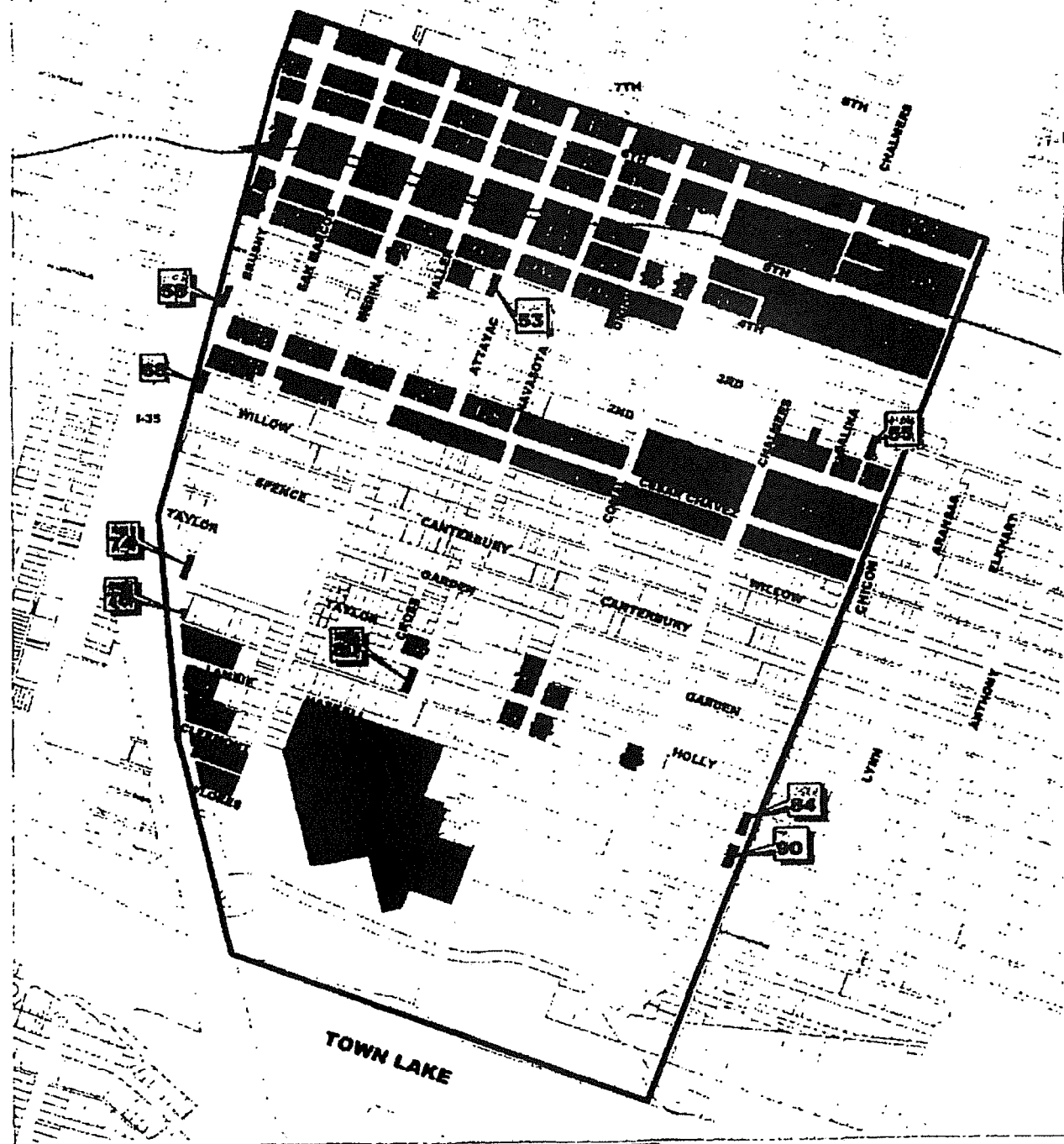
§
§
§



Kirk Watson
Mayor

APPROVED: 
Andrew Martin
City Attorney

ATTEST: 
Shirley A. Brown
City Clerk



**East César Chávez Planning Area
Commercial and Industrial Parcels
Proposed for Rezoning Case # C14-00-2102**



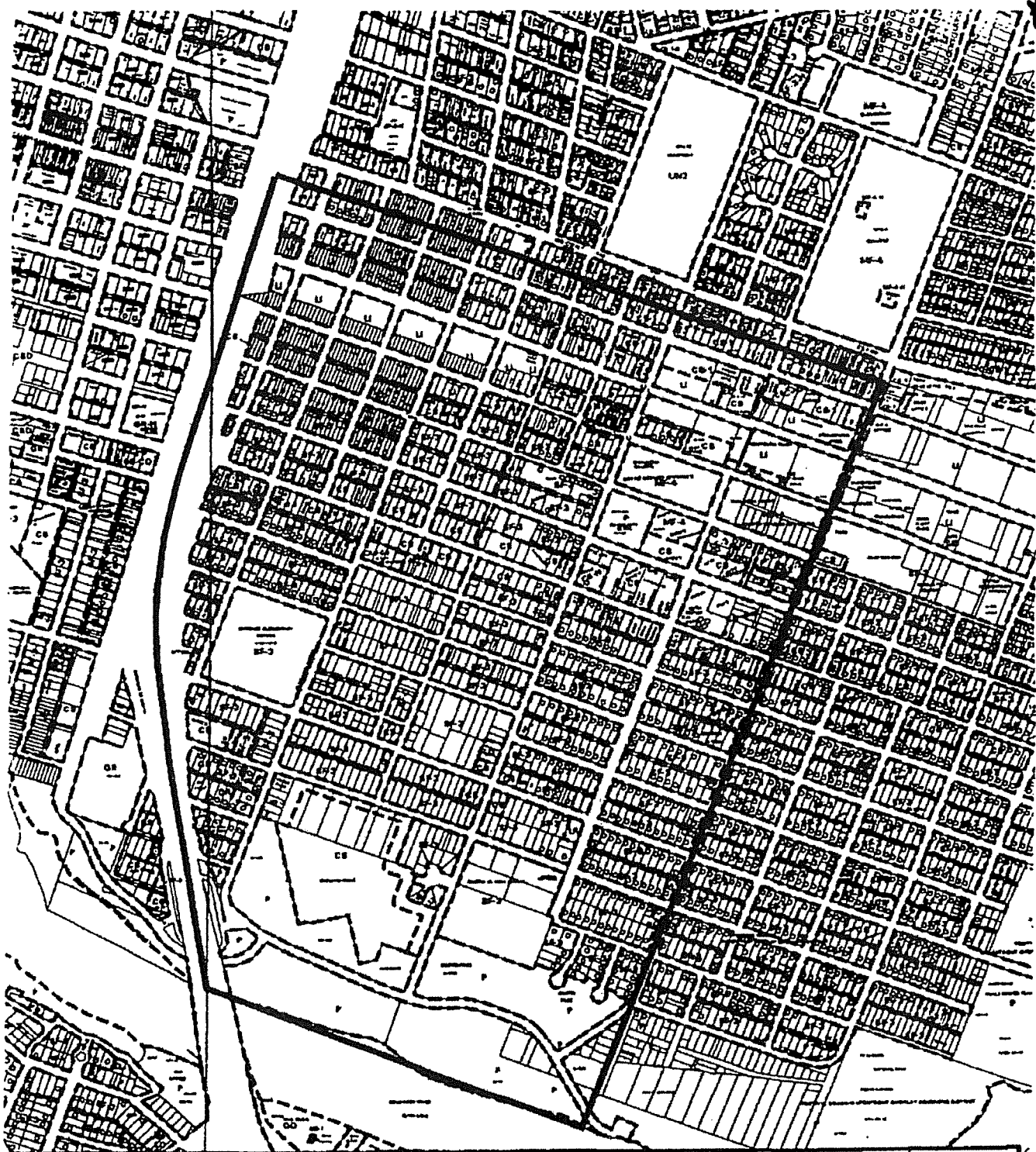
PECS
Neighborhood Planning
Plotted: November 22, 2000
Adopted by Ordinance: May 13, 1999


EXHIBIT A

- Planning Area Boundary
- Railroad
- Tracts Proposed for Rezoning
- Other tracts - On some residential lots, construction of "secondary apartments" would be permitted. The city would also allow new construction on existing small lots that do not meet minimum lot standards.



13515



 1" = 800'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: A.SMITH	<div style="text-align: center;"> ZONING EXHIBIT R </div> CASE #: C14-00-2102 ADDRESS: E.CAESAR CHAVEZ NEIGHBORHOOD COMMUNITY DISTRICT SUBJECT AREA (acres): 1.14	CITY GRID REFERENCE NUMBER J20,21,22 K2 0,21,22
--	---	---	---

Zoning Profile Report

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austintexas.gov
the official website of the City of Austin

Zoning Profile Report

107 Brushy St

[Questions? Click here for help and contact information.](#)**Disclaimer**

The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

Location: 107 BRUSHY ST
(3,116.774.25, 10,068.397)
Grid: J21

Future Land Use (FLUM): Single Family

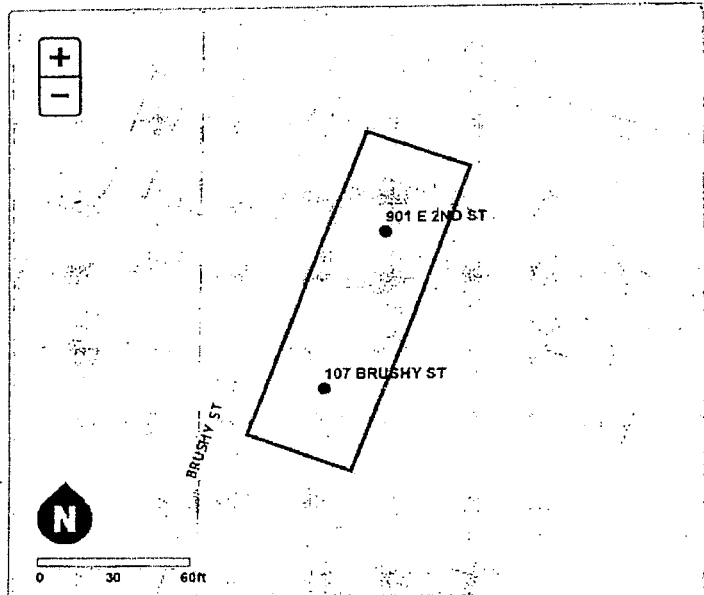
Regulating Plan:

Zoning: SF-3-NP

Zoning Case: C14-00-2102

**Zoning Ordinance
(Mostly after 2000):** 99-0225-70(b)
001214-20

Zoning Overlays: NEIGHBORHOOD PLANNING
AREA
■ EAST CESAR CHAVEZ
CONVENTION CENTER
RESIDENTIAL DESIGN
STANDARDS

**Zoning Guide**

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.

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Central Appraisal District Information

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AUSTINTEXAS.GOV AIRPORT LIBRARY AUSTIN ENERGY AUSTIN WATER CONVENTION CENTER VISITORS BUREAU OPEN GOVERNMENT										
PUBLIC INFORMATION										
FOLDER DETAILS										
Public Search	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expire Date
Issued Construction Permits						EAST CAESAR CHAVEZ NEIGHBORHOOD PLAN COMBINING DISTRICT - CITY INITIATED (NPCD)	Closed	Jun 6, 2000		
REGISTERED USERS	2000-002102 ZC	C14-00-2102		Zoning/Rezoning						
New Registration										
Update Registration										
Permit Assign and Pay	FOLDER INFO									
My Permits/Cases	Information Description						Value			
My Licenses	SDE Property Address						E CESAR CHAVEZ ST			
Request / Cancel / View Inspections	Case Manager						Adam Smith			
My Escrow Accounts	Project Name						EAST CAESAR CHAVEZ NEIGHBORHOOD PLAN COMBINING DISTRICT - CITY INITIATED (NPCD)			
Reports	Existing Zoning						CS-1			
Login	Application Date						Jun 06, 2000			
HELP	Ordinance Number						001214-20 & 010208-13 for CS-1-MU-CO-NP			
Web Help	PROPERTY DETAILS									
FEEDBACK	Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip
Contact PDR			E CESAR CHAVEZ	STREET				AUSTIN	TX	
	PEOPLE DETAILS									
	Desc.	Organization Name	Address	City	State	Postal	Phone1			
	Applicant	Pecsd (Cecilia Williams)		Austin	TX		(512)499-2251			
	PROCESSES AND NOTES									
	Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Att		
	Environmental Review	Informal Update Req'd		Jun 7, 2000	Jun 21, 2000	Jun 21, 2000				
	NPZ Mapping Review	Approved		Jun 7, 2000	Mar 15, 2001	Mar 15, 2001	Tony Castro			
	NPZ TPSD R.O.W. Review	Approved		Jun 7, 2000	Jun 12, 2000	Jun 12, 2000				
	NPZ Transportation Review	Approved		Jun 7, 2000	Jun 8, 2000	Jun 8, 2000				
	AWU-Utility Development Service Review	Approved		Jun 7, 2000	Jun 6, 2000	Jun 6, 2000	Paul Urbanek			
	NPZ Zoning Review	Approved		Jun 7, 2000	Feb 13, 2001	Feb 13, 2001				
	NPZ Council Hearing	Open		Feb 8, 2001	Feb 8, 2001	Feb 8, 2001	Karen Williford			
	NPZ Council Hearing	Open		Dec 14, 2000	Dec 14, 2000	Dec 14, 2000	Karen Williford			
	PC Hearing	Open		Jun 20, 2000	Jun 20, 2000	Jun 20, 2000	Karen Williford			
	PC Hearing	Open		Jul 11, 2000	Jul 11, 2000	Jul 11, 2000	Karen Williford			
	NPZ Council Hearing	Open		Oct 26, 2000	Oct 26, 2000	Oct 26, 2000	Karen Williford			
	NPZ Council Hearing	Open		Aug 17, 2000	Aug 17, 2000	Aug 17, 2000	Karen Williford			
	Early Notification	Closed		Jun 7, 2000		Dec 18, 2000	Notification Team Members			
	Initial Distribution	Awaiting Update		Jun 6, 2000	Jun 6, 2000	Jun 7, 2000				
	Case Manager Log	Closed			Jun 6, 2000	Dec 18, 2000				
	Submittal Intake	Closed		Jun 6, 2000	Jun 6, 2000	Jun 6, 2000	Intake Group			
	FOLDER ATTACHMENT									
	Description	Detail								
	MSC-C14-00-2101BU-001	CC 12-14-00 support material View Attachment								
	MSC-C14-00-2102BU2-002	CC 2-8-01 support material View Attachment								
	ZON-C14-00-2102_0-001	Ord. 010208-13 View Attachment								
	ZON-C14-00-2102_0-002	Resolution 001214-80 View Attachment								
	ZON-C14-00-2102_0-003	Ord. 001214-20 View Attachment								

**Petition/Letters from Members of the
Neighborhood**

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5/23/23



I, _____, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to _____

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name <small>(printed)</small>	Address	Signature

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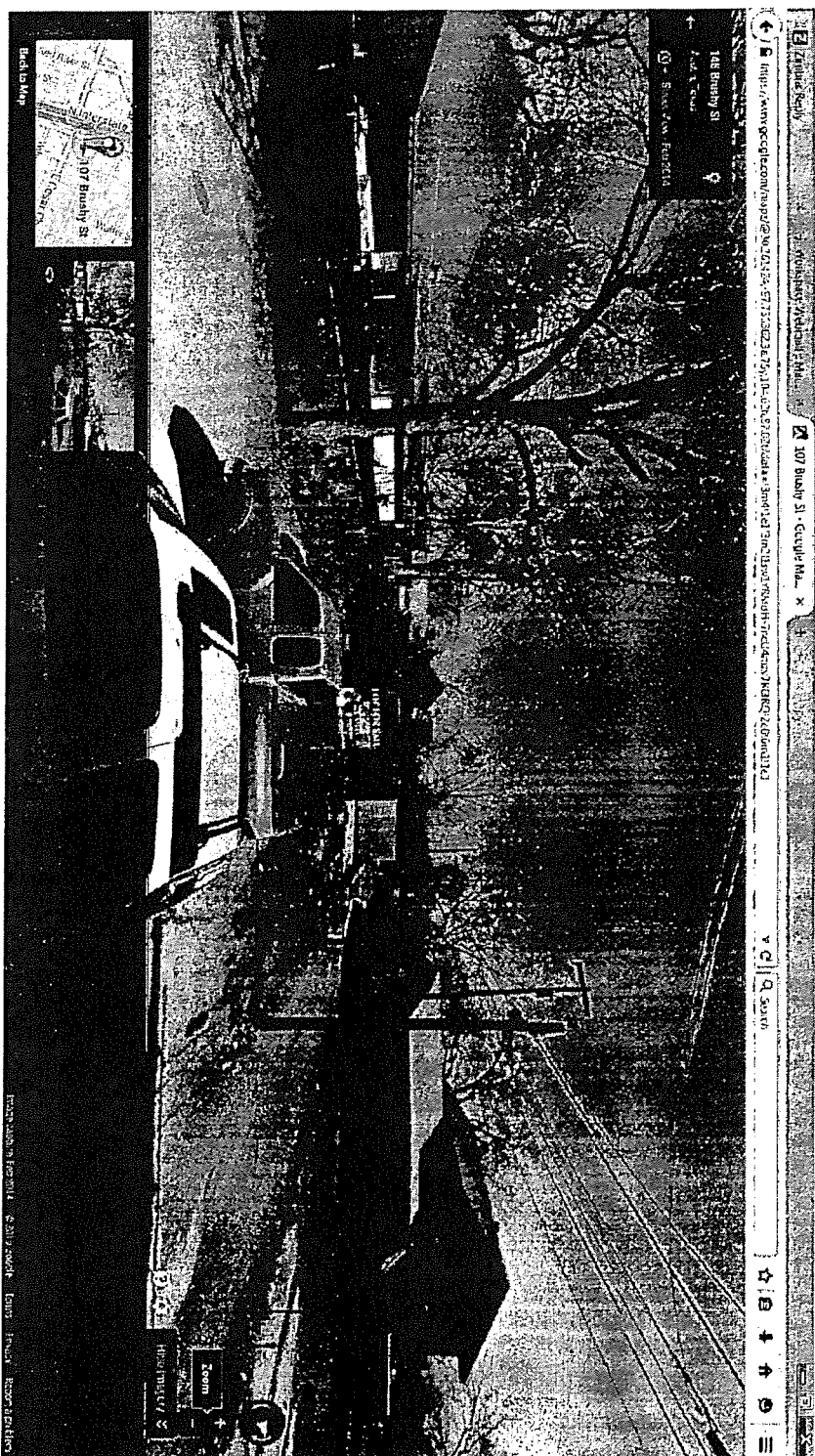
By signing this form, I understand that I am declaring my support for the variance being requested.

[illegible]

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Photo of the Lot in Question

5/2/24

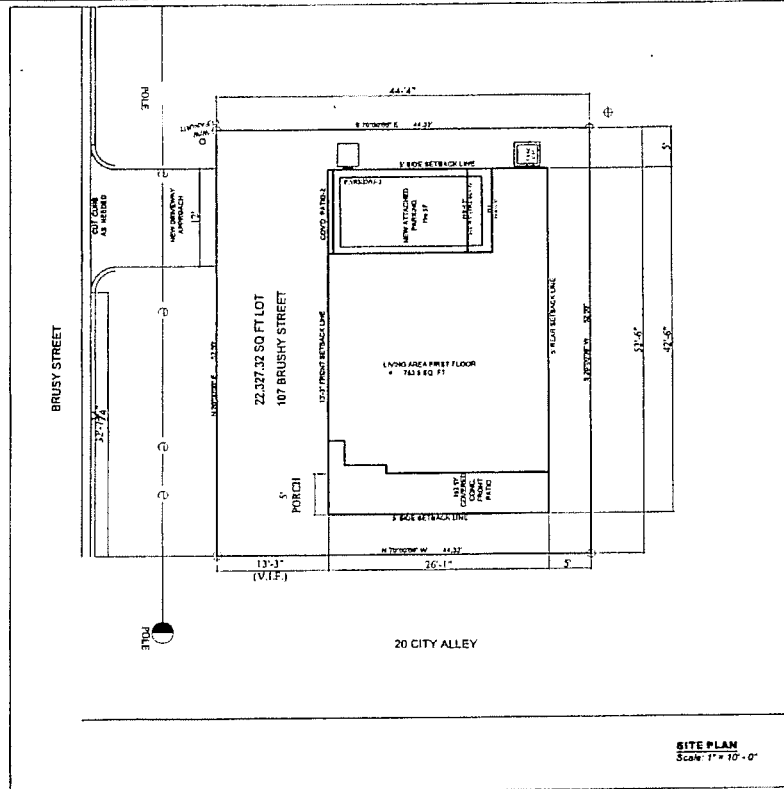


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Site Plan

BUILDING COVERAGE	
AREA	50 FT
FRONT COVER	79.00 SQ FT
FRONT COVER PATIO	10.00 SQ FT
COVER PATIO	76.00 SQ FT
CORNER	15.00 SQ FT
TOTAL	180.00 SQ FT
LOT AREA	238.00 SQ FT
% OF LOT SIZE	75.6% N
IMPERVIOUS COVER	
AREA	50 FT
FRONT COVER	79.00 SQ FT
FRONT COVER PATIO	10.00 SQ FT
COVER PATIO	76.00 SQ FT
CORNER	15.00 SQ FT
WALKWAY	10.00 SQ FT
TOTAL	190.00 SQ FT
LOT AREA	238.00 SQ FT
% OF LOT SIZE	80.2% N

FOR INTERNAL REVIEW
ONLY. NOT FOR OFFICIAL
PLAN REVIEW, PERMITTING,
OR CONSTRUCTION PURPOSES



GENERAL NOTES:

1. The design of this project is the property of Computer Engineering Co. Any changes without prior written permission are not permitted.
2. After field changes to materials shall be limited to the design engineer's reasonable discretion.
3. All material to be used by City of Austin, TX shall be subject to prior written permission.
4. All materials for this project shall be of the highest quality and shall be subject to prior written permission.
5. All work shall be subject to the City of Austin's standards and specifications.
6. The design and construction shall be subject to the City of Austin's standards and specifications.
7. The design and construction shall be subject to the City of Austin's standards and specifications.

No.	Service / Place	Rate

G/E
Growth & Engineering Company
TYPE Regional Office 1911
1801 E. Tule Street, Suite 101, Austin, TX 78701
(512) 994-1244 Office
(512) 994-1208 Fax
engineer@gegrowth.com

PROPOSED THREE LEVEL SINGLE
FAMILY RESIDENCE

ENTRANCE AT UNIT B
NORTH TEXAS

ALL-15-86	CE OF
1.00	
As Shown	

$$\frac{175}{28}$$

Title Documentation

29
35



901 S. Mopac, Bldg. 2, Suite #150 Austin, TX 78746
(512) 329-5299 * (512) 329-0379

March 17, 2015

Ryan Pace and Brandi Elle Hallinan Pace
16505 Lookout Hollow Rd #716
Selma, TX 78154

Re: GF Number: 1506713-BOK
Seller: Michael Anthony Cancino
Buyer/Borrower: Ryan Pace and Brandi Elle Hallinan Pace
Property: 107 Brushy Street
Austin, TX 78702

Enclosed please find your Commitment for Title Insurance for the referenced transaction. **Copies of restrictions, easements or any other documents referenced in Schedule B of the commitment are available upon request.**

The Texas Title Information section in the enclosed Commitment for Title Insurance contains additional information as to matters described in the Commitment and as to optional coverage for risks shown in Schedule B of the Commitment, including amendment of the "area and boundary" exception (Area and Boundary Coverage) and Minerals and Mineral Rights relating to the T-19.1, T-19.2 and T-19.3 endorsements. Our approach to title insurance is to offer to you the best available coverage. Following this approach, we will include the Area and Boundary Coverage and T-19.1 endorsement with your Owner's Policy of Title Insurance provided: (1) your earnest money contract indicates that area and boundary coverage is being purchased and (2) our underwriting requirements are met for these coverages. If you have declined area and boundary coverage per the terms of your contract and still wish to purchase the T-19.1 endorsement coverage, please notify us in writing prior to your transaction closing that you wish to add this coverage.

You may choose to purchase additional title insurance coverage as to minerals and mineral rights by sending us a written request asking that we issue the T-19.2 and/or T-19.3 endorsement(s), as appropriate, to your Owner's Policy of Title Insurance. Please note that these endorsements are only available under certain conditions. If you would, kindly ensure that we receive any communications regarding these matters at least three days before your transaction closing date, in order that we may accurately estimate closing costs in compliance with federal regulations.

☒ In order to ensure a smooth transaction, we ask that you complete the enclosed form with any information that may pertain to this particular transaction if not already provided. Please return this form to our office via mail, fax, or email at your earliest convenience.

Thank you for allowing Independence Title Company to handle this transaction for you. We appreciate the opportunity to work with you on the closing for the purchase of your new property. If you have any questions regarding the closing process, please do not hesitate to contact our office at the above number.

Sincerely,

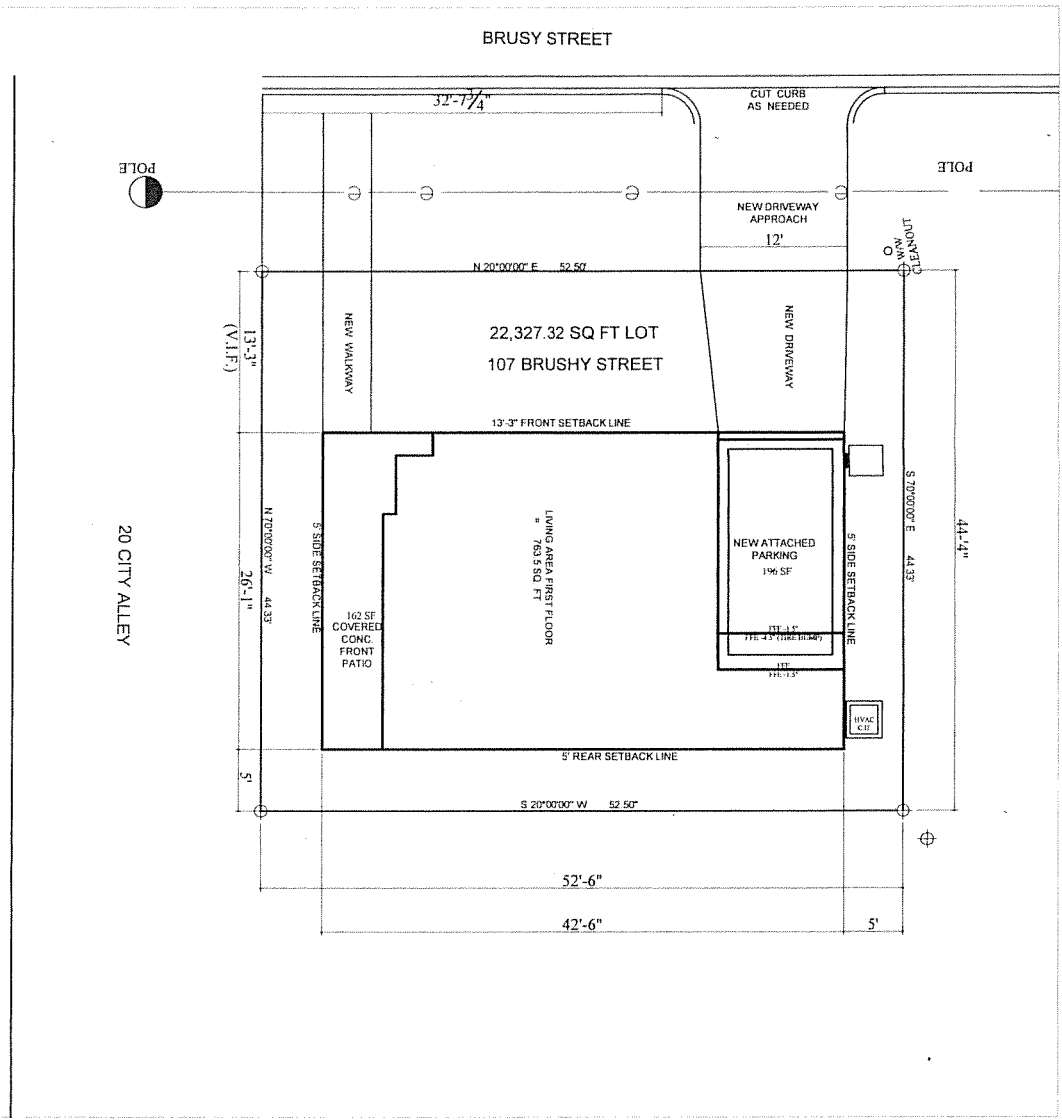
Brandi Hale, Escrow Officer
Melanie McBee, Escrow Assistant

CC: Verde Builders Group, LLC
Daniel Reeves
2931 East 12th #102
Austin, TX 78702

3/3

**TABLE NEEDS
TO BE UPDATED**

BUILDING COVERAGE	
EXISTING	50.00 SQ. FT.
NEW	763.00 SQ. FT.
RESIDENCE	166.00 SQ. FT.
FRONT COVER PATIO	196.00 SQ. FT.
CARPORT	196.00 SQ. FT.
WALKWAY	53.00 SQ. FT.
TOTAL	1223.00 SQ. FT.
LOT AREA	2237.00 SQ. FT.
% OF THE LOT SIZE	48.25 %
IMPERVIOUS COVER	
EXISTING	50.00 SQ. FT.
NEW	763.00 SQ. FT.
RESIDENCE	166.00 SQ. FT.
FRONT COVER PATIO	196.00 SQ. FT.
CARPORT	196.00 SQ. FT.
WALKWAY	53.00 SQ. FT.
TOTAL	1223.00 SQ. FT.
LOT AREA	2237.00 SQ. FT.
% OF THE LOT SIZE	54.88 %



SITE PLAN
Scale: 1" = 10'-0"

GENERAL NOTES:

- The design of this project is the property of General Engineering Co. Any changes or modifications must be approved by General Engineering Co. before construction.
- Any field changes or corrections must be approved by General Engineering Co. before construction.
- All proposed work shall be in accordance with the City of Austin, TX, and the State of Texas, and shall be subject to the approval of the City of Austin, TX.
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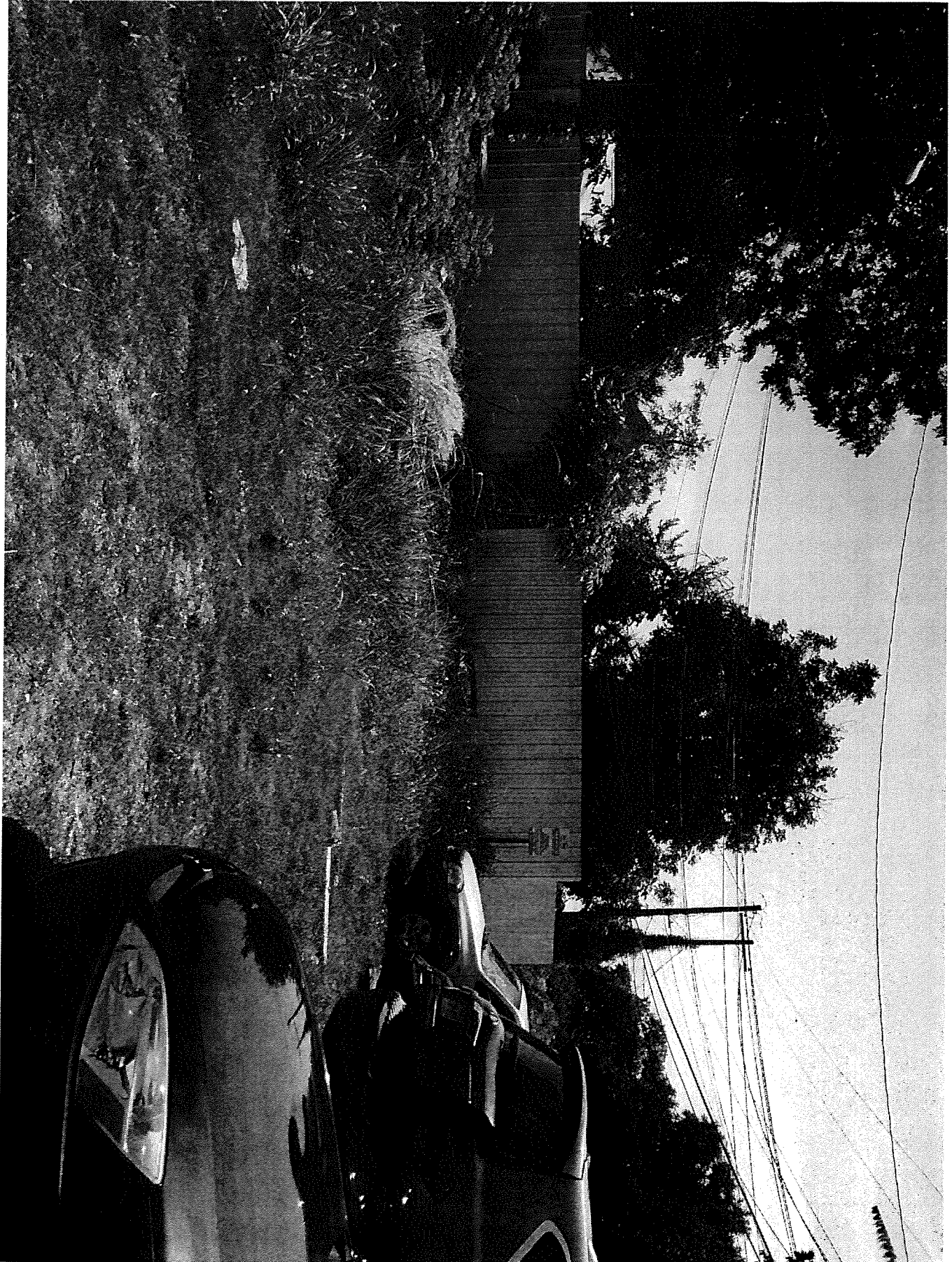
No.	Revisions/Notes	Date
1	As Shown	03/28/15

G/E
General Engineering Company
138 E. 11th Street, Suite 200
Austin, TX 78701
(512) 899-2200 Fax
(512) 899-2203 Fax
engineer@generalengineering.com

**PROPOSED THREE LEVEL SINGLE
FAMILY RESIDENCE**
107 BRUSHY ST UNIT B
AUSTIN, TEXAS

Sheet	AL1-15-86	Page	CE 1
Scale	1:00	OF	1
As Shown			

M5
32



015.2015 0126

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May 19, 2015

Board of Adjustment
City Council Chambers
301 W. 2nd Street

RE: 107 Brushy setback and lot size variances

Dear Board Members,

The East Cesar Chavez Neighborhood Planning Team is writing in support of Eric & Elle Pace's request for setback and lot size variances so that they may build a new home on a small lot in our neighborhood. Mr. and Mrs. Pace met with the ECCNPT at our monthly meetings in March and April 2015 and addressed concerns about building compatibility and parking.

The ECCNPT members in attendance voted in support of Mr. and Mrs. Pace's request for reduced lot size, to the qualify for Small Lot Amnesty.

Mr. and Mrs. Pace's variance request is in line with the following sections of our Neighborhood Plan, which read as follows:

"Section 3, Goal 2, Objective 3: Provide additional opportunities to increase housing opportunities in the neighborhood"

We hope that you join us in support of this variance.

Sincerely,

Ken Johnson
Chair
East Cesar Chavez Neighborhood Planning Team
CC: ECCNPT via e-mail

East Cesar Chavez Neighborhood Support

C15-2015-0126
107 Brushy St.
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Application for a variance to build a single family home at 107 Brushy Street will be heard by the Board of Adjustment on September 14th, 2015 at City Council Chambers, 301 West 2nd Street beginning at 5:30 PM. We, the undersigned residents of the East Cesar Chavez Neighborhood, support Mr. and Mrs. Pace's variance application for 107 Brushy Street.

Solicitud de varianza para construir una vivienda unifamiliar en la calle 107 Brushy será escuchada por la Junta de Ajuste el 14 de septiembre, 2015 El Ayuntamiento de Salas, 301 West 2nd Street a partir de las 17:30. Nosotros, los abajo firmantes residentes de Oriente César Chávez Barrio, apoyamos solicitud de variación del señor y la señora Pace para 107 Brushy Street.

Printed Name	Signature	Date Signed MO/DAY/YR	Address
1. Alexander P. Kenyon	<i>Alexander P. Kenyon</i>	9-30-2015	901 E 2nd Austin TX 78702
2. Bruce Hughes	<i>Bruce Hughes</i>	9.30.2015	907 E. 2nd 78702
3. Cody Goodwin	<i>Cody Goodwin</i>	8/30/15	911 E. 2nd St. 78702
4. Maria Benth	<i>Maria Benth</i>	8/30/15	906 E. 2nd St 78702
5. J. Fuesst	<i>J. Fuesst</i>	8/30/15	902 E. 2nd 78702
6. E. Fim	<i>E. Fim</i>	08/30/15	104 Brushy Street
7.			
8.			
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13.			
14.			
15.			

You may find additional information regarding this application online at:

https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp.

Si usted desea recibir información en español, por favor llame al City of Austin (512) 974-2193.

