






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

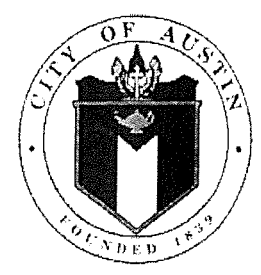
1" = 170'

**NOTIFICATIONS**

CASE#: C15-2015-0125  
LOCATION: 2500 Hidalgo 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.



*Revised*

CASE# C15-2015-

0125

ROW#

TAX#

*my 2*

**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: 2500 Hidalgo

LEGAL DESCRIPTION: Subdivision – Paul Sims

71

Lot(s)            Block

           Outlot

Division           

I/We Mike

McHone

on behalf of myself/ourselves as

authorized agent for

Chris Robinson

affirm that on August 31, .

2015, hereby apply for a hearing

before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Zoning Code you are seeking a variance from)**

X ERECT        ATTACH        COMPLETE        REMODEL         
MAINTAIN

Variance Requests:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 ft (required) to 10 feet (requested);
- B. Section 25-2-779 (D) (2) to decrease the minimum corner lot size from 4,500 square feet (required) to 4,492 square feet (requested);
- C. Section 25-2-492 to decrease the minimum lot width from 50 feet (required) to 43.5 feet (requested);

In order to construct a new single family home in a "CS-CO-MU-NP" General Commercial Services-Conditional Overlay-Mixed Use-Neighborhood Plan zoning district .(Holly Neighborhood Plan)

in a \_\_\_\_\_ 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.*

my  
3

my  
4

REASONABLE USE:

1. The zoning regulations applicable to the property do not all for a reasonable use because:  
The dimensions and area (square footage) of this legally platted corner lot do not allow for the construction of a reasonably size house that is consistent with the surrounding single family neighborhood.

HARDSHIP:

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

The small lot amnesty ordinance for corner lots places an unreasonable hardship on the redevelopment of this corner lot which was platted in 1931 and rezoned in 2001. The lot is 43.5 ft. wide and is 4492 sq ft of area which is less that the current minimum. Access is limited to the narrow Hidalgo frontage due to the recently installed bike lane along Pedernales Street (the west side of the lot).

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

The applicable small lot zoning regulations have reduced area and frontage requirements for non-corner lots. All lots in this subdivision were platted in 1931 prior to the current regulations and are developed with single family homes.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The adjacent lots in this subdivision of small lots are developed with single family homes. The proposed home will be compatible and is compliant with the Holly Neighborhood Plan and is in the "Top 10 Action Items" of the plan.

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 Michael R. McHone Mail Address P.O. Box 8142

City, State & Zip Austin TX 78713-8142

Printed Michael R. McHone Phone 512-554-6442 Date 6/3/15

**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 Chris Robinson Mail Address 3600 Greystone Dr Apt 709

City, State & Zip Austin, TX 78731

Printed Chris Robinson Phone 512.850.6226 Date 6/24/15

## 2500 HIDALGO NARRATIVE

24  
6

Mr. Robinson and his wife Sarah want to build a new home at 2500 Hidalgo Street (lot 71 Paul Sims 1931 Addition) in the Holly Neighborhood.

The Holly Neighborhood Plan of 2001 has a "Top Ten Action Items" number 7 and 8 are as follows:

"7. Preserve land for single family houses in the Residential District through the Future Land Use Plan.

8. Permit small lot amnesty for single family lots currently under 5750 square feet in order to allow new or reconstruction of houses on lots previously too small to build on (neighborhood-wide, primarily applicable to Residential District)."

A house was built at 2500 Hidalgo in 1953 (TCAD). It was gutted by fire around 2008-09 and was ordered demolished in 2009 by the Building Standards Commission.

In 2010 the City rebuilt Pedernales Street and installed a protected two way bike lane along the east side of the street adjacent to 2500 Hidalgo. The City's improvements included the installation of a new driveway apron at 2500Hidalgo for future use.

When Chris and Sarah purchased the lot to build their new home, they hired an architect to develop plans using this new driveway apron as the required location for their vehicle access. Their plan fully complies with Sub-chapter F of the LDC and the Holly NP.

When the plans were submitted to Residential Plan review in 2014, the City reviewer was sympathetic but had to reject the plans because they did not meet the strict requirements for a "corner lot small lot amnesty".

Requirements: Corner Lot Small Lot Amnesty: 4500 Sq ft; 50 ft of street frontage if meet these 10 ft street side yard; 2500 Hidalgo has 4492 Sq ft; 43.5 ft of frontage; and the plans have 10 ft of street side yard (note the home would be about 28 ft wide including the garage).

After investigating all possible administrative relief, the only avenue open was a Board of Adjustments Variance. Chris and Sarah want to build their home at 2500 Hidalgo and seek the approval of a variance by the Board.

2500 Hidalgo; Property History:

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T

September 1931:

Paul Sims Addition Recorded consisting of 84 lots all with 43.5 ft of street Frontage and all less than 5750 sq ft of area (current SF-3 is 50 ft of frontage and 5750 sq ft).

2500 Hidalgo is lot 71 and located at the corner of Pedernales and 7<sup>th</sup> (now Hidalgo); a lot of 4492 sq ft.

1953:

House built on property

2001:

Holly Street NP adopted with small lot amnesty and 2500 Hidalgo rezoned CS-MU-CO\_NP

2008-09:

House gutted by fire and Building Standards Commissions orders demolition

2010:

Public Works Dept. rebuilds Pedernales and installs bike lane on east side and drive way aprons on corner lots.

2013:

Christopher Robinson purchases vacant lot

2014:

Mr. Robinson's architect submits plans for a home for the Robinsons which is compliant with the NP and sub-chapter F of LDC; rejected due to corner lot requirements for small lots.

2015:

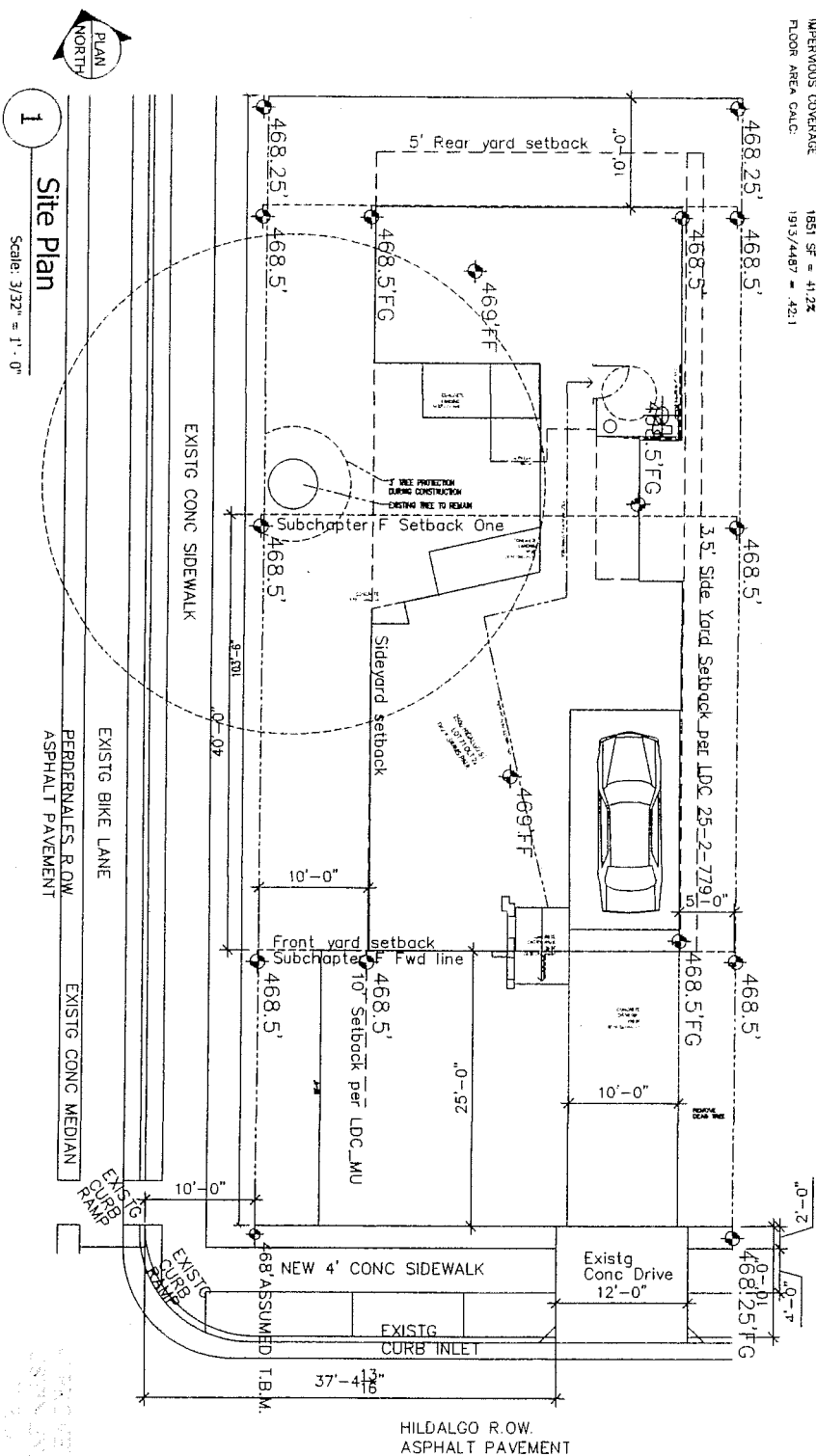
Application to BOA for Variance

BLDG AREA SUMMARIES  
LOT SIZE: 4,487.54 SF

	EXISTING	NEW	EXEMPTION	TOTAL
1ST FLOOR	1313 SF	1313 SF		1313 SF
2ND FLOOR	302 SF	302 SF		302 SF
3RD FLOOR	0 SF	0 SF		0 SF
BASMENT	0 SF	0 SF		0 SF
ATTIC	0 SF	0 SF		0 SF
GARAGE ATTACHED	201 SF	-201 SF		0 SF
GARAGE DETACHED	0 SF	201 SF		201 SF
CARPORT ATTACHED	0 SF	0 SF		0 SF
CARPORT DETACHED	0 SF	0 SF		0 SF
ACCESSORY BLDG	0 SF	0 SF		0 SF
FRONT PORCH UNCOVERED	20 SF	20 SF		20 SF
REAR PATIO COVERED	37 SF	37 SF		37 SF
BALCONY	0 SF	0 SF		0 SF
ROOF DECK UNCOVERED	580 SF	0 SF		0 SF
ROOF DECK COVERED	70 SF	0 SF		0 SF
A/C PAD	0 SF	260 SF		260 SF
CONCRETE DRIVE UNCOVERED	20 SF	20 SF		20 SF
SIDEWALK				

AREA DESCRIPTION (DEVELOPMENT AND USE OF EXISTING MAJOR)	EXISTING	ALLOWED	PROPOSED	NOTES
BUILDING AND SITE SIGNAGE	0		1,313-10C-1-100	
G.S.F.			2- (770)	
NUMBER OF STORES	0		448 ASSOCIATED	
PAVED FLOOR ELEV.	-		28'-3"	
PAVED FLOOR ELEV.	-	32'	28'-3"	
FLOOR TO AREA RATIO	0	4.1 / 1796 SQF	1913SQF = 4.51	PER LOC 25-2-770 = 40X
LAND AREA	4,482 S.F.	-	-	
PLANNING ON SITE	-	-	2	
PARKING ON STREET	1	-	-	
ZONING	57-3-HP AU	-	57-3-HP AU	HOLLY HIGHLANDS PLAN
BUILDING COVERAGE	0	40% = 1796.8 SF	1313 = 29.20X	PER LOC 25-2-770 = 40X
TOTAL IMPERVIOUS COVER	0	45X	1913SQF = 41.2X	PER LOC 25-2-770 = 40X

NOTES:  
REFER TO SHEET A-2 FOR TYPICAL  
2500 HILDALCO RESIDENCE  
CONSTRUCTION DRAWING NOTES  
DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,  
MECHANICAL, ELECTRICAL, AND PLUMBING DESIGNS SHALL BE  
PROVIDED BY CONTRACTOR AND/OR SUBCONTRACTORS.  
ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODE.  
THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE  
WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE  
THEREIN. LOCAL AMENDMENTS, AND TO P/7/15 2012  
ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT, THE



## Site Plan

Scale:  $3/32" = 1' - 0"$

HILDALGO R.O.W.  
ASPHALT PAVEMENT

CORBETT DESIGNS  
512-673-9792

2500 HIDALGO RESIDENCE  
AUSTIN, TX. 78702

Corbett Designs: Christopher Robertson,  
AUSTIN, TX 78702

JOHN C. PATTERSON, ARCHITECT  
10004 HAMPSHIRE DR., AUSTIN, TX 78753

DRAYN BY JCF

REVIEWED BY: JCF

5,815

AS NOTED

1

1

1

# SITE PLAN

A1

5/8, 1.5



COPYRIGHT 1995

REVIEWED

By Eben Kelloog at 3:11 pm, Aug 31, 2015



SCALE 1" = 20'

my  
9

### Legend

- (2) 1/2" Iron Rod Found  
 (10) 1/2" Iron Pipe Found  
 (1) 1/2" Iron Rod Set with plastic cap  
 imprinted with "Holl Carson Inc."  
 ---x--- Wire Fence  
 ---//--- Wood Board Fence  
 ---o--- Overhead Utility Line  
 (Record Bearing and Distance)

DIAZ STREET (50')

(S67°17'E 43.4')  
S67°20'23"E 43.39'

(567°17'E)

173,601

173.47

TREE LIST

3759 2" and two 4" Evergreen  
3760 14" and 16" American Elm (23' total)

TOPOGRAPHIC SURVEY MAP OF:

LOT 71, PAUL SIMMS ADDITION, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME  
3 PAGE 186 OF THE PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS.

LOCATED AT 2500 HIDALGO STREET.

PAUL SIMMS ADDITION  
Volume 3 Page 186

PREPARED: October 14th, 2014

BY:

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700

BENCHMARK:  
Triangle cut on inlet  
Elevation = 100.24'

HIDALGO STREET (50')

390.58'  
390.60'

# Holly Neighborhood Plan

December 13, 2001

my  
10

---

## Roster of Neighborhood Planning Team members

Eric Anderson  
David Black  
Sarah Breur  
Lorelei Bela Brown  
Kathleen Card  
Louis Castillo  
John Corry  
Frances Coyle  
Maggie De Santo  
Sam De Santo  
Robert Donley  
**Gavino Fernandez (CHAIR)**  
Vicky Gomez  
Paul Hernandez  
Darla Johnson  
Morgan Knicely  
Sara Koeninger  
Andrew Long  
Ted Krause  
Rosemary Ledesma  
Tony Martinez  
Tim Mateer  
Maria Luisa Mendoza  
Arturo Palacios  
Gloria Moreno  
Maria Ramirez  
Joe Robeldo  
Francisco Rodriguez  
Bill Stringer

City Staff: Meghan Wieters 974-6386, [meghan.wieters@ci.austin.tx.us](mailto:meghan.wieters@ci.austin.tx.us)  
Mario Jesús Flores 974-2413, [marioj.flores@ci.austin.tx.us](mailto:marioj.flores@ci.austin.tx.us)  
Steven Rossiter 974-2598, [steven.rossiter@ci.austin.tx.us](mailto:steven.rossiter@ci.austin.tx.us)

Holly Chair: Gavino Fernandez 477-4013

my  
11

## Introduction

{to be added later}

## History

{ To be added later with input from Neighborhood Planning Team}

## Neighborhood Planning

{Overview of process and milestone dates to be added later}

## Top Ten Action Items

1. The neighborhood planning team endorses the closure of the Holly Power Plant at the time when reserve energy capacity becomes available to begin instituting the phased closure of the power plant.
2. With the \$20,000 allocation for an adopted neighborhood plan, the neighborhood requests that these funds be dedicated to the Cepeda Library branch and be used for the purpose of purchasing Spanish-English books, publishing software, and additional resources such as Braille texts and cassettes for the hearing and visually impaired.
3. Increase assistance for home repairs near the Holly Power Plant especially for roof and foundation repairs.
4. Rezone GR zoned property within the Residential District at Robert T. Martinez and Holly with a CO-Conditional overlay to allow existing uses, restrict height to 30' and restrict other uses incompatible with the Residential District.
5. Develop the appropriate infrastructure for South Side of E. 5th Street ( Pedernales to Chicon) to include the following: sidewalk, curb and gutter and potential street repairs/realignment
6. Participation by representatives of the Holly Neighborhood Planning Team should be included during the development of station locations and alignment of future rail lines in the event of an approved rail referendum.
7. Preserve land for single-family homes in Residential District through the future land use plan.
8. Permit small lot amnesty for single family lots currently under 5750 square feet in order to allow new or reconstruction of houses on lots previously too small to build on. (neighborhood-wide, primarily applicable to Residential District).
9. Encourage synchronization of lights along Pleasant Valley from East César Chávez to 7<sup>th</sup> Street. New left turn at Pleasant Valley & 7<sup>th</sup> has improved traffic movement, however the timing at peak hours seems to be slightly off particularly for northbound traffic. The intersection at César Chávez & Pleasant Valley is becoming more congested.
10. Install signage to encourage and indicate desired route for truck traffic leading to 7<sup>th</sup> Street at the following locations: Robert T. Martinez (if intersection improvements at 7<sup>th</sup> Street are created to address turn movements for trucks)

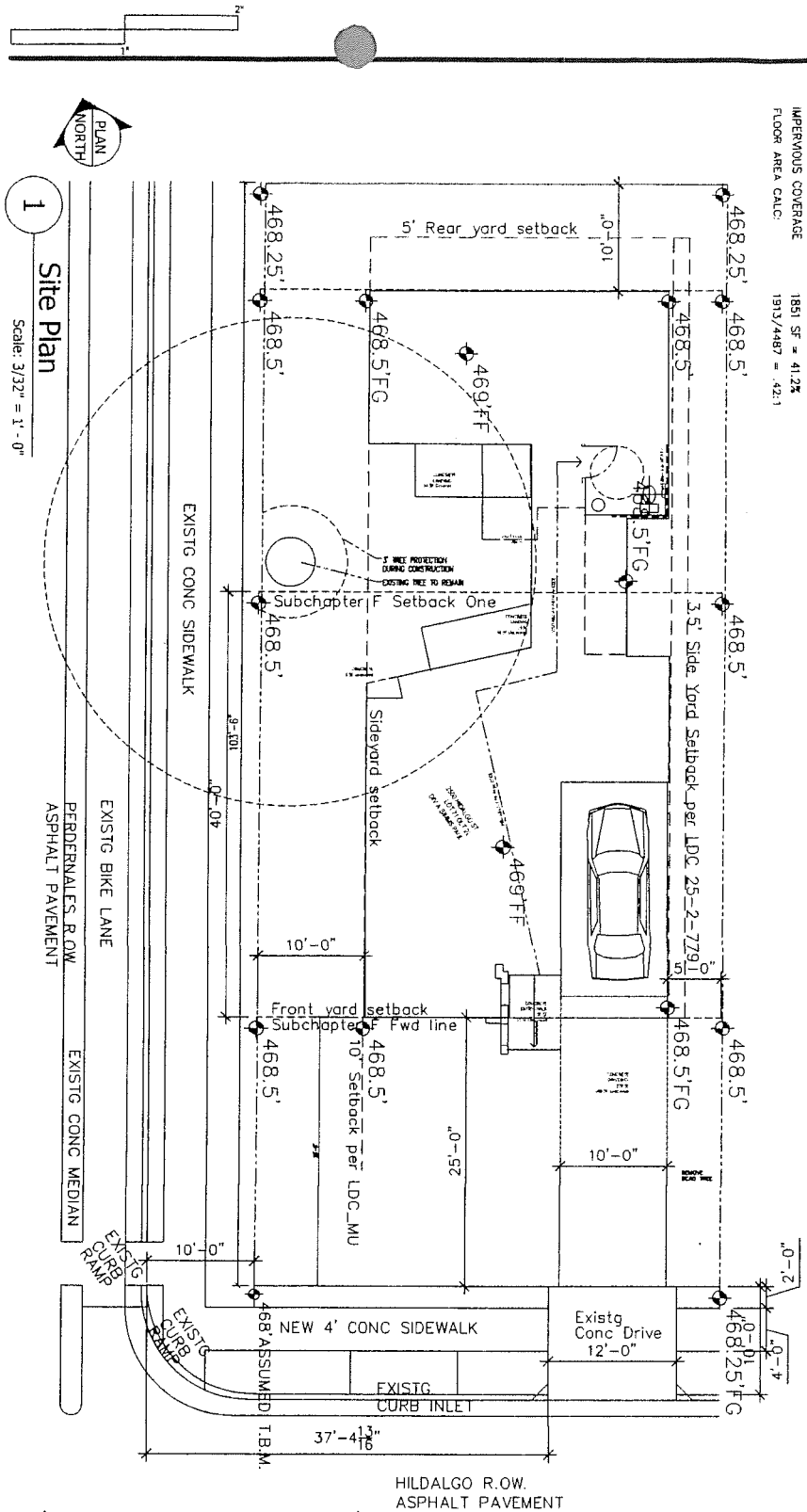
5/12

BLDG AREA SUMMARIES:  
LOT SIZE: 4,487.54 SF

EXISTING	NEW	EXEMPTION	TOTAL
1ST FLOOR	1313 SF	1313 SF	1313 SF
2ND FLOOR	582 SF	582 SF	582 SF
3RD FLOOR	0 SF	0 SF	0 SF
BASEMENT	0 SF	0 SF	0 SF
ATTACHED GARAGE	201 SF	-201 SF	0 SF
CARPORT ATTACHED	0 SF	0 SF	0 SF
CARPORT DETACHED	0 SF	0 SF	0 SF
ACCESSORY BLDG	20 SF	20 SF	20 SF
FRONT PORCH UNCOVERED	0 SF	0 SF	0 SF
REAR PATIO COVERED	37 SF	37 SF	37 SF
BALCONY	0 SF	0 SF	0 SF
ROOF DECK UNCOVERED	580 SF	0 SF	580 SF
ROOF DECK COVERED	0 SF	0 SF	0 SF
A/C PAD	0 SF	0 SF	0 SF
CONCRETE DRIVE UNCOVERED	260 SF	260 SF	260 SF
SIWALK	20 SF	20 SF	20 SF
BUILDING AREA COVERAGE	1313 SF = 29.25%		
IMPERVIOUS COVERAGE	1851 SF = 41.2%		
FLOOR AREA CALC.	1913/4487 = 42.1		

AREA DESCRIPTION (MEASUREMENTS ARE EITHER ALIAS)	EXISTING	ALLOWED	PROPOSED	NOTES
BUILDING AND SITE SUMMARY	0	435	1,313-582-1-005	
NUMBER OF STORIES	0	3	3- (TWO)	
FINISHED FLOOR ELEV.	0	33'	44' ASSUMED	
BUILDING HT.	0	41' / 1796.8 SF	28'-5"	
FLOOR TO AREA RATIO	-	-	1913 SF = 42.1	PER LDC 25-2-779 - 40%
LAND AREA	4,487 SF	-	-	
PARKING ON SITE	0 SF	-	2	
PARKING ON STREET	0 SF	-	1	
ZONING	0	40% = 1796.8 SF	37-48 MU	100% IMPERVIOUS PLAN
BUILDING COVERAGE	0	40% = 1796.8 SF	1313 = 29.25%	PER LDC 25-2-779 - 40%
TOTAL IMPERVIOUS COVER	0	435	1913 SF = 41.2%	PER LDC 25-2-779 - 40%

NOTES:  
REFER TO SHEET 1.2 FOR TYPICAL  
NOTES AND SPECIFICATIONS  
CONSTRUCTION DRAWING NOTES  
DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,  
MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SHALL BE  
PROVIDED BY CONTRACTOR AND/OR SUBCONTRACTORS.  
ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODE  
ADOPTED BY AUTHORITY HAVING JURISDICTION. IN ABSENCE  
THEREOF, COMPLY WITH INTERNATIONAL RESIDENTIAL CODE,  
2009 EDITION, AS AMENDED BY LOCAL ORDINANCES.  
ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT TYPE.



1 Site Plan  
Scale: 3/32" = 1'-0"

**CORBETT DESIGNS**  
512-673-9792

<p>2500 HIDALGO RESIDENCE AUSTIN, TX. 78702</p>		<p>Corbett Designs: Christopher Robertson, AUSTIN, TX 78702</p>	
		<p>JOHN C. PATTERSON, ARCHITECT 10004 HAMPSHIRE DR., AUSTIN, TX 78753</p>	
<p>DATE: 5/8/15</p>	<p>DRAWN BY: JCP</p>	<p>SCALE: AS NOTED</p>	<p>SHEET: 1</p>

**SITE PLAN**

5/8/15

REGISTERED ARCHITECT  
STATE OF TEXAS  
J. C. PATTERSON  
NO. 12345

COPYRIGHT RESERVED 2015

**A1**

5/13

2500 HIDALGO RESIDENCE

CONSTRUCTION NOTES: TYPICAL FOR ALL SHEETS. SPECIFICATION NOTES INCLUDE GENERAL INFORMATION ONLY FOR CONSTRUCTION MATERIALS. FINAL MATERIALS VERIFIED IN FIELD BY CONTRACTOR/BUILDER PER REGULATORY REQUIREMENTS.

DETAILED ENGINEERING DESIGN FOR CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DESIGNS SHALL BE PROVIDED BY CONTRACTOR AND/OR SUBCONTRACTORS.

ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODE ADOPTED BY AUTHORITY HAVING JURISDICTION. IN ABSENCE THEREOF COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE, WITH LOCAL AMENDMENTS, AND TDB/TAS 2012 ACCESSIBILITY STANDARD AS APPLICABLE FOR THE PROJECT.

INTERIOR WALLS SHALL BE FRAMED WITH 2X4 STUDS AT 16" O.C. TYPICAL. UNLESS OTHERWISE NOTED, INSTALL DOUBLE STUD BRUCE AT ALL EXTERIOR WALL OPENINGS PER CODE AT FIRST FLOOR. INTERIOR WALLS RECEIVE 5/8" GYP/DM BOARD BOTH SIDES, TYPICAL. AND ALL FRAMING JOINTS SHALL RECEIVE INSURE RESISTANT OPTIMAL BOARD BRUCK BEHIND ROOM FINISHES AS SELECTED BY OWNER.

PROVIDE GARAGE SEPARATION PER IRC R302.5 AND R302.8, 1/2" GYP/DM BOARD (TYPE-X) AT CEILING AND WALLS SEPARATION FROM LIVING SPACES. AND MIN. 1x3/4" THICK SOLID CORE DOOR WITH SELF-CLOSING DEVICE.

EXTERIOR WALL FRAMED WITH 2X4 AND 2X6 WOOD STUDS SPACED AT 16" O.C. TYPICAL. INSULATE EXTERIOR WALLS WITH R15 OR R19 BATT INSULATION (DEPENDENT ON WALL THICKNESS), TYPICAL. EXTEND THERMAL INSULATION VERTICALLY AT ALL EXTERIOR CORNERS SO AS TO INSULATE ALL ENCLOSED/CONDITIONED SPACES.

INSTALL R38 BATT INSULATION FOR THERMAL INSULATION AT ALL CEILING SPACES ABOVE GARAGE AND EXTERIOR PORCHES BELOW SECOND FLOOR OCCUPIED SPACES AS APPLICABLE. TYPICAL. INSTALL R38 BATT INSULATION AT CEILING AREAS ABOVE SECOND FLOOR OCCUPIED SPACES, TYPICAL.

EXTERIOR WALL FINISHES: UNT. SIDING, AND WOOD SIDING INSTALLED OVER MOISTURE VAPOR BARRIER AND 5/8" HIGH STRUCTURAL SHEATHING, TYPICAL.

ALL DOOR AND WINDOW SETS ARE CALLED OUT ON DRAWINGS. WHERE APPLICABLE, TO REMOVATION/REPLACEMENT WINDOWS, PROVIDE EMERGENCY ESCAPE OPENINGS THAT COMPLY WITH IRC R310, 5.7 SQ. FT., MIN. HT. MAX. 44" ABOVE FIN. FLOOR. INSTALL SWEET GLASS AS APPLICABLE TO DOORS OR WINDOWS PER IRC R310.4.

ALL PLUMBING FIXTURES SHALL COMPLY WITH LOCAL CODE THAT STIPULATES MAXIMUM WATER FLOW RATES. PLUMBING FIXTURE STYLES/TYPES AS SELECTED BY OWNER.

ALL NEW ELECTRICAL LIGHT SWITCHES SHALL BE INSTALLED MAX. 48" ABOVE FIN. FLOOR. ALL NEW RECEPTACLES/OUTLETS SHALL BE MOUNTED MIN. 15" ABOVE FIN. FLOOR, COMPLY WITH LOCAL CODE.

ALL EXTERIOR WINDOWS SHALL RECEIVE 1" THERMAL INSULATED GLAZING UNITS, TYPICAL.

INSTALL SMOKE AND CARBON MONOXIDE ALARMS PER CODE, IRC R314 AND R315.

SMOKE ALARMS: HARD-WIRED, INTERCONNECTED BATTERY BACKUP, AT EACH SLEEPING ROOM AND MAJOR COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND IF APPLICABLE ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE FLOOR. INSTALL SWEET GLASS AS APPLICABLE TO DOORS OR WINDOWS PER IRC R310.4.

WHERE APPLICABLE FOR A/C EQUIPMENT LOCATED IN ATTICS, PROVIDE EQUIPMENT ACCESS IN CONFORMANCE WITH IRC R807.

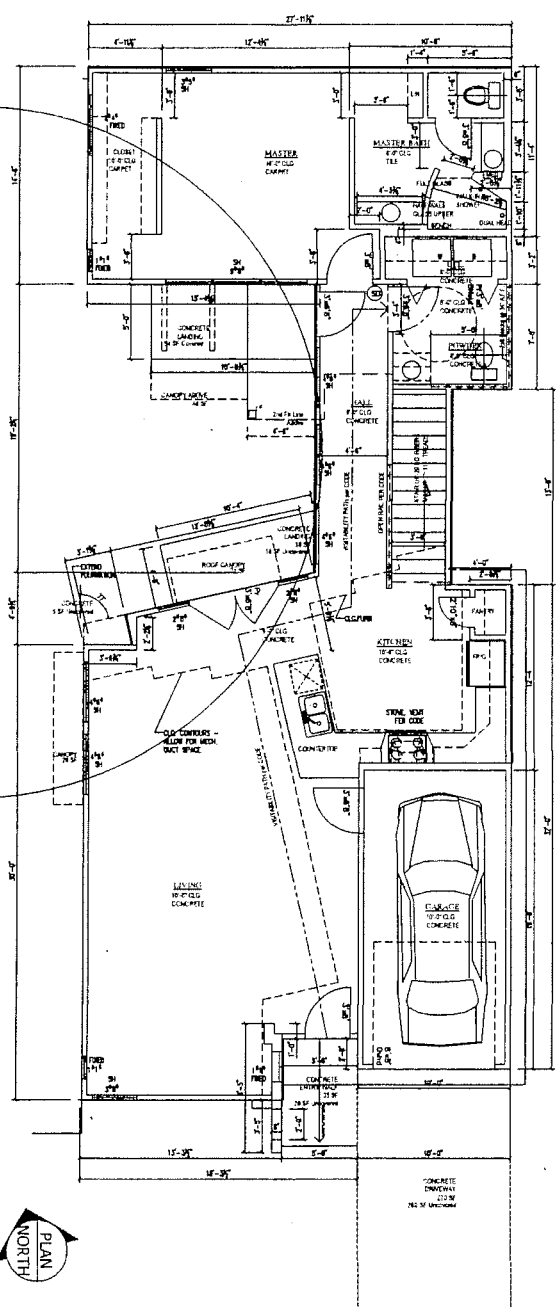
SET ROOF PLAN FOR DOWNSPOUT LOCATIONS TO BE SUPPLIED IN CONFORMANCE TO CODE BY ROOF SUBCONTRACTOR/SUPPLIER.

CONTRACTOR SHALL PROVIDE ROOF VENTILATION AT CEILING AND/OR ATTIC SPACES PER CODE.

ROOF INSULATION DESIGN INTENT: THERMALLY INSULATE ROOFED AREAS WITH MINIMUM R38 BATT INSULATION ABOVE ALL ENCLOSED OCCUPIED SPACES.

CONTRACTOR SHALL PROVIDE ENGINEERED FOUNDATION DESIGN, FLOOR AND ROOF FRAMING PER CODE.

NO TREES ARE BEING REMOVED. NO TREES OVER 10" DIA. ARE IMPACTED BY PROPOSED WORK.



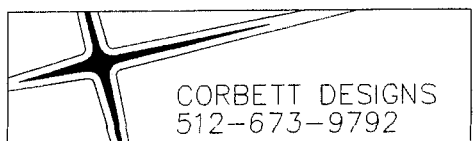
1  
1st Floor Plan  
Scale: 1/8" = 1' - 0"

**CORBETT DESIGNS**  
512-673-9792

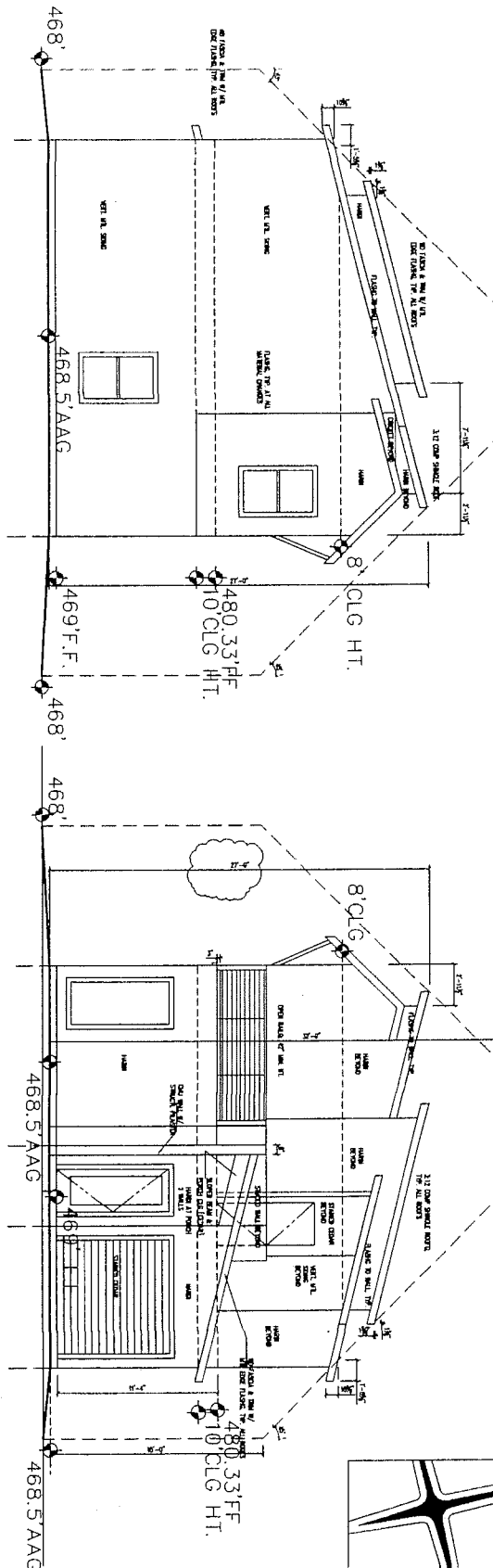
A2	FIRST FLOOR PLAN	5/8/15 REGISTERED ARCHITECT STATE OF TEXAS CORBETT DESIGNS	<div>2500 HIDALGO RESIDENCE AUSTIN, TX. 78702</div> <div>Corbett Designs: Christopher Robertson, AUSTIN, TX 78702</div> <div>JOHN C. PATTERSON, ARCHITECT 10004 HAMPSHIRE DR., AUSTIN, TX 78753</div> <div> <div>DRAWN BY: JCP</div> <div>REVIEWED BY: JCP</div> </div> <div> <div>DATE: 5/8/15</div> <div>BY: JAS NOTED</div> </div>
----	------------------	---	---

5/15

NOTES:  
 REFER TO SHEET A4 FOR TYPICAL  
 FOUNDATION AND ROOFING  
 CONSTRUCTION DRAWING NOTES  
 DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,  
 MECHANICAL, ELECTRICAL AND PLUMBING DESIGNS SHALL BE  
 PROVIDED BY CONTRACTOR AND/OR SUBCONTRACTORS  
 ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODE  
 ADOPTED BY AUTHORITY HAVING JURISDICTION, IN ABSENCE  
 THEREOF, COMPLY WITH INTERNATIONAL RESIDENTIAL CODE  
 2009 EDITION, AS AMENDED, AND 8/7/15 2012  
 ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT TYPE.



CORBETT DESIGNS  
 512-673-9792



2

NORTH ELEVATION [REAR]

Scale: 1/8" = 1'-0"

1

SOUTH ELEVATION [STREET]

Scale: 1/8" = 1'-0"

2500 HIDALGO RESIDENCE  
 AUSTIN, TX. 78702

Corbett Designs: Christopher Robertson,  
 AUSTIN, TX 78702

JOHN C. PATTERSON, ARCHITECT  
 10004 HAMPSHIRE DR., AUSTIN, TX 78753

DRAWN BY: JCP

REVIEWED BY: JCP

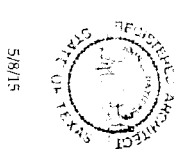
DATE: 5/8/15

SCALE: AS NOTED

1

ELEVATIONS  
 S & N

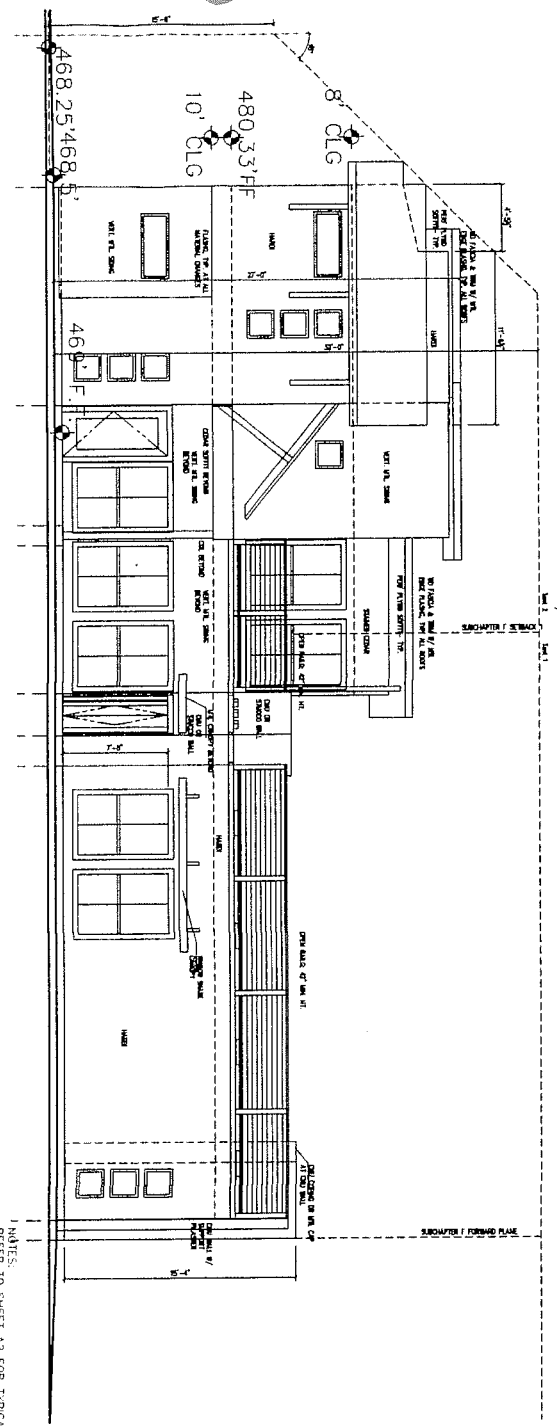
5/8/15



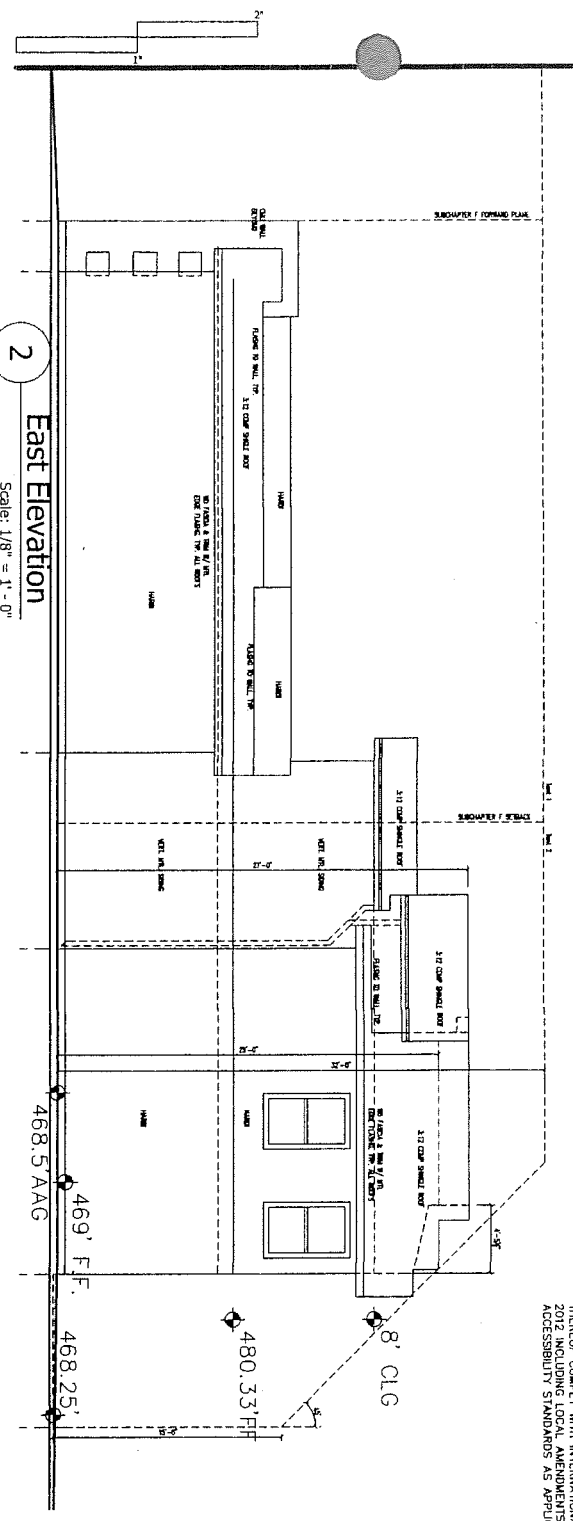
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A4

5/15

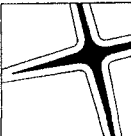


1 West Elevation [Side Street]  
Scale: 1/8" = 1'-0"




2 East Elevation  
Scale: 1/8" = 1'-0"

NOTES:  
1. REFER TO SHEET A2 FOR TYPICAL  
2500 HIDALGO RESIDENCE  
CONSTRUCTION DRAWING NOTES  
2. DETAILED ENGINEERING DESIGN FOR CIVIL, FOUNDATION,  
MECHANICAL, ELECTRICAL, AND PLUMBING DESIGNS SHALL BE  
PROVIDED BY CONTRACTOR AND/OR SUBCONTRACTORS  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS  
ADOPTED BY AUTHORITY HAVING JURISDICTION, IN ABSENCE  
THEREOF COMPLY WITH INTERNATIONAL RESIDENTIAL CODE,  
2012 INCLUDING LOCAL AMENDMENTS, AND TDR/IAS 2012  
ACCESSIBILITY STANDARDS AS APPLICABLE TO PROJECT TYPE.



CORBETT DESIGNS

512-673-9792

A5	ELEVATIONS W & E	 5/8/15 COPYRIGHT RESERVED 2015	2500 HIDALGO RESIDENCE AUSTIN, TX. 78702	
			Corbett Designs: Christopher Robertson, AUSTIN, TX 78702	
			JOHN C. PATTERSON, ARCHITECT 10004 HAMPSHIRE DR., AUSTIN, TX 78753	
DRAWN BY: JCP		DATE: 5/8/15	PRO NO:	1
REVIEWED BY: JCP		SCALE: AS NOTED		

7th Street east from Pedernales Street was originally dedicated as a 45' street but an additional 5' is being taken from Outlot 22 to make it a 50' street and is hereby dedicated as same.

9th Street east from Pedernales is at present a 40' street but an additional 5' is being taken from Outlot 22 and 5 from Outlot 24 to make this street a 50' street and is hereby dedicated as same.

Corranza and Diaz Streets are both 50' streets and are dedicated as such.

Calles Street is a 42' street and is dedicated as such.

All Streets are dedicated to the city and county as above described and are to be used as same.

Denotes Iron Stakes.

The State of Texas ( ) Know All Men by These Presents  
County of Travis ( )

That I Paul O Simms of the County of Travis, State of Texas, being the owner of part of Outlot No. Twenty-two (22) in Division "A" in government tract adjoining the City of Austin, Travis County, Texas, do hereby certify that I have subdivided the same into lots and blocks according to the attached plat and hereby dedicate the streets to the use of the public forever.

Witness my hand this the 10th day of September, A.D. 1931.

Paul O Simms

The State of Texas ( ) County of Travis ( ) I, Milda Lamar, the undersigned authority on this day personally appeared Paul O Simms known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office, this the 15th day of September, A.D. 1931.

(Notary Seal)

Milda Lamar  
Notary Public, Travis County, Texas

Approved By City Plan Commission

Date Aug 25 1931  
J. F. Kerestue Clerk  
J. R. Ramsey  
W. Gillispie Secretary Sec

Approved For Acceptance

Date 8-25-1931

Ray A. K. Engle  
City Engineer

8/25/1931 \*

9/15/1931 639

Filed for Record Sept 15, 1931 11:30 AM

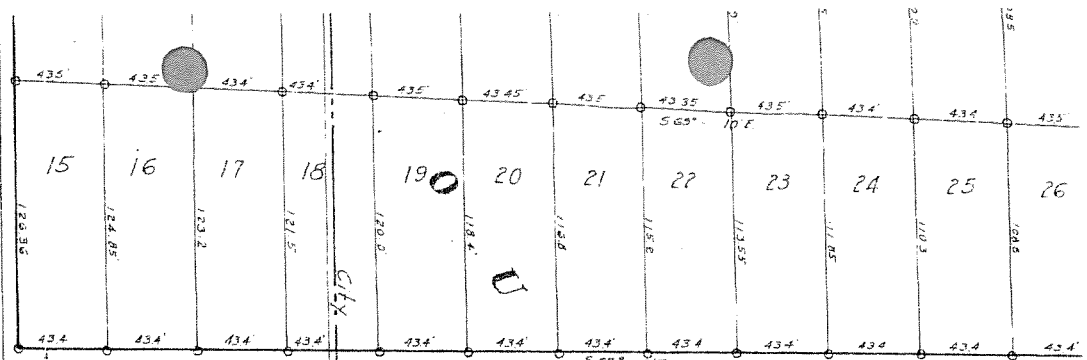


hwy 1/2

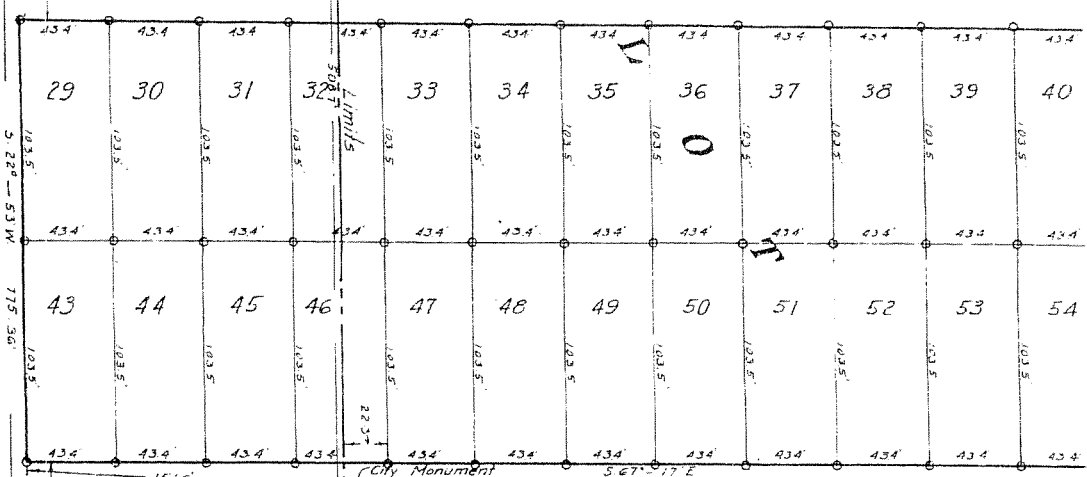
PEDERNALES

8th STREET

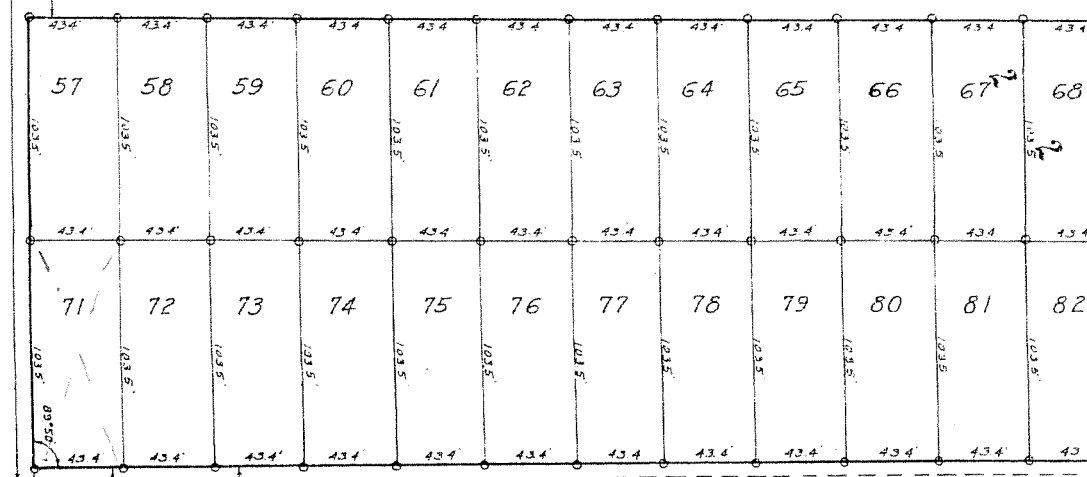
STREET



CARRANZA STREET

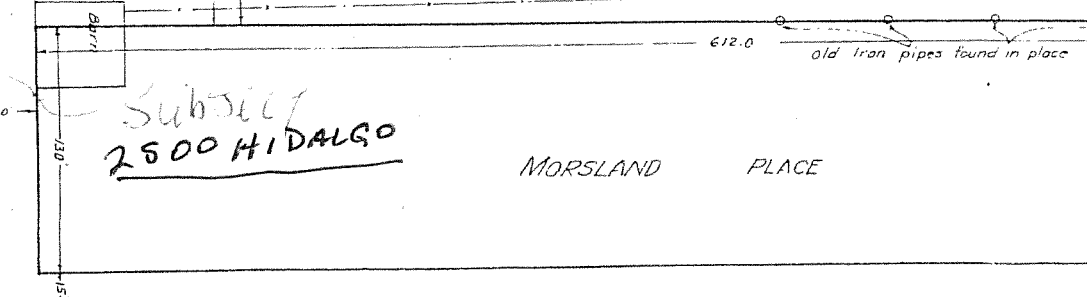


DIAZ



SEVENTH STREET

STREET

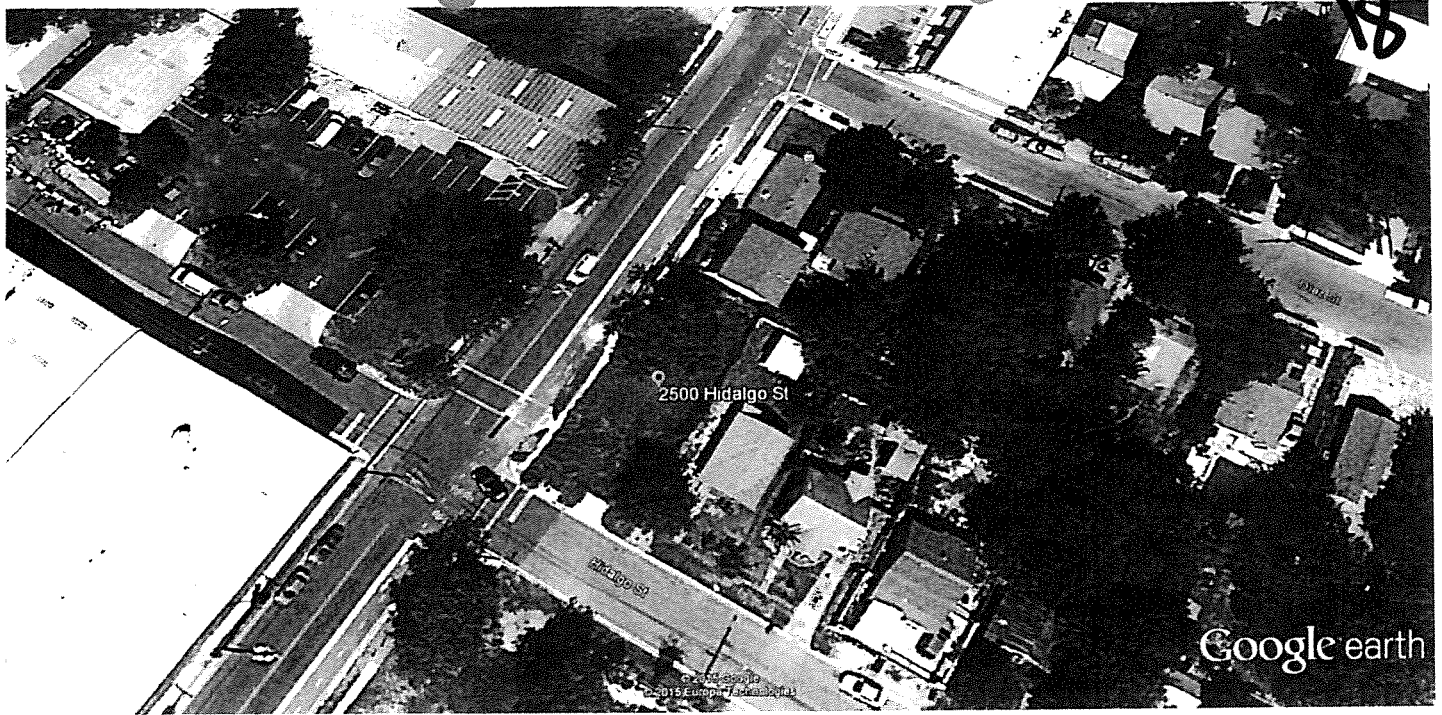


8th STREET

7th STREET

63° 48'

my  
18



Google earth

feet  
meters



*CURRENT VIEW*

*NOTE - 2-WAY BIKE LANE WITH CONCRETE MEDIAN  
& APRON FOR DRIVEWAY ON HIDALGO*

3/4  
19



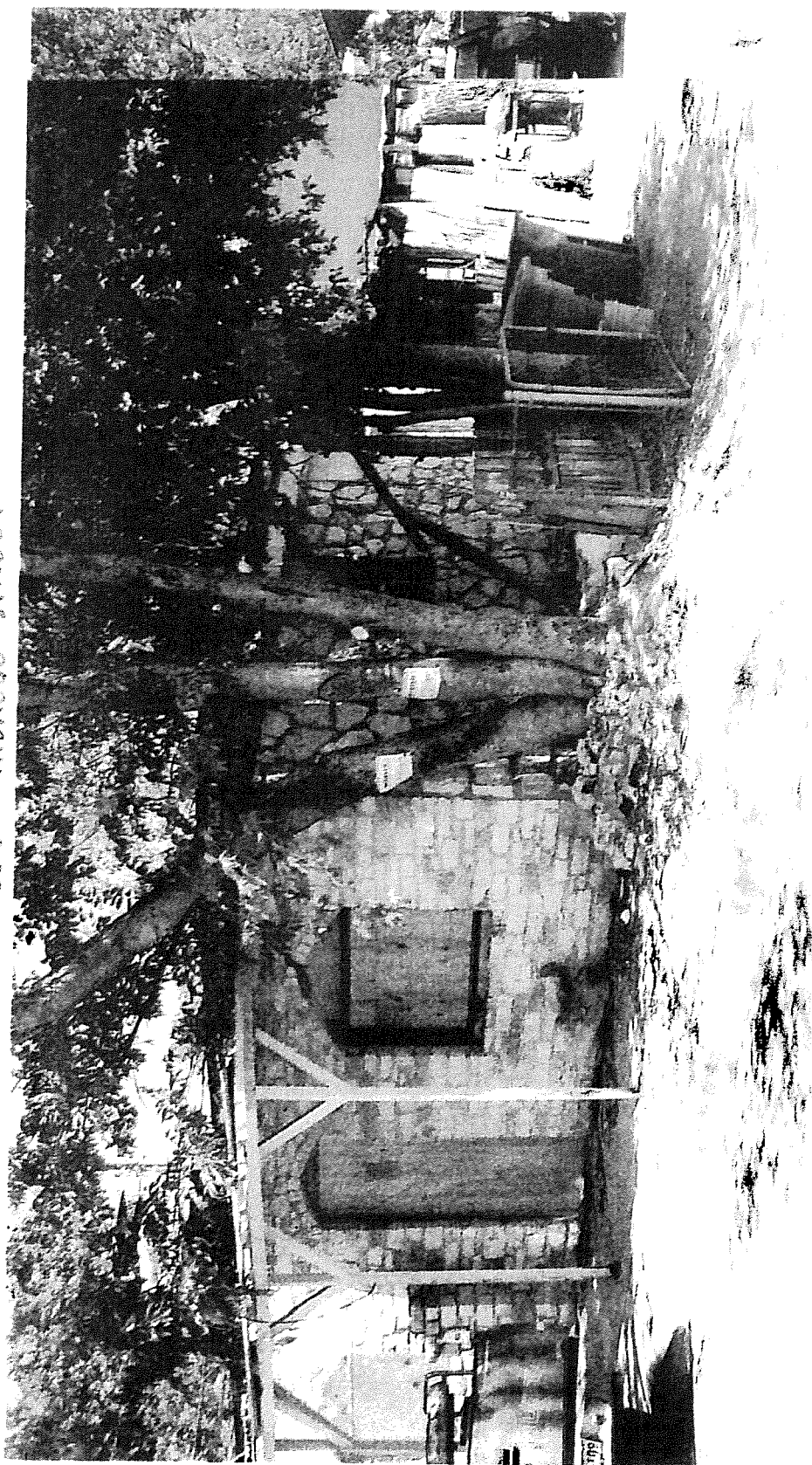
Google earth

feet 20  
meters 6

CURRENT VIEW LOOKING NORTH UP PEDERNALES  
NOTE BIKE LANE ON EAST SIDE OF STREET

My  
20

6500 HIDALGO STREET



ORIGINAL HOME GUTTED BY FIRE 2009 DEMOLISHED  
BY BUILDING STANDARDS COMMISSION ORDER  
VIEW FROM PEDERNALES STREET

see revised

CASE# C15-2015-025  
ROW# 11394793  
TAX# 020310328

my  
2

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: 2500 Hidalgo

LEGAL DESCRIPTION: Subdivision - \_\_\_\_\_

Lot(s) 71 Block \_\_\_\_\_ Outlot 22 Division A Simms Paul O

I/We Chris Robinson on behalf of myself/ourselves as authorized agent for  
\_\_\_\_\_ affirm that on 6/24, 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)

☒ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

Apply for small lot exemption  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in a CS-CO-MU-NP district.  
(zoning district)

(Holly)

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):

1/24/22

**REASONABLE USE:**

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

Corner lot with narrow frontage to Hidalgo for proposed two story residence

where other properties in line with this lot have applied the 10 foot side street setback.

**HARDSHIP:**

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

2500 Hidalgo is 4,492 sqft, while small corner lot exemption requires a min

4,500 sqft, leaving us 8 sqft too small. This is 0.9" short on the Hidalgo side.

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

Adjacent properties do not have abutting public bike path and side street

improvements for public use.

**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 proposed residence street-side frontage is designed for compatibility

with the neighborhood: width of structure is at 27'11"

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

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

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

Required parking is provided on site.

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

Setback requirements are otherwise achieved in proposed site layout.

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

The proposed development is for a residential unit consistent with the

Neighborhood Plan for infill development

**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 3600 Greystone Dr Apt 709

City, State & Zip Austin, TX 78731

Printed Chris Robinson

Phone 512.850.6226 Date 6/24/15

**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 3600 Greystone Dr Apt 709

City, State & Zip Austin, TX 78731

Printed Chris Robinson

Phone 512.850.6226 Date 6/24/15

34  
23



