

33-1



SUBJECT TRACT



PENDING CASE



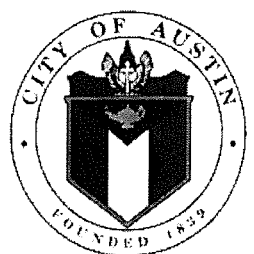
ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2015-0149  
1313 COMAL STREET

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" = 250'

05-2015-0149  
RD ROW 11423747  
TAX 0209070801  
TAD

$$m^3_2$$

**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):**

M3  
1/3

**REASONABLE USE:**

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

The pending resubdivision joining my two small lots together into one not quite large enough (6,280sqft) to add a primary dwelling to the back. However, I would like to preserve the existing 660 square foot, 40 year old structure in front but zoning requires primary structure to be in front of secondary unit, which is not achievable in this instance and without the resubdivision the back lot had no street access, that was also required.

**HARDSHIP:**

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

On one of my two lots (main street front) has a charming 93 year old, 660sqft Eastside Bungalow, that by keeping I would keep the neighborhoods historic architectural fabric and scale of the neighborhood, while adding a second unit will be in keeping with the established density of the area.

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

Previously did not have a compliant lot due to not having street access which is not common in the area but hopefully with the submitted Resub it will be large enough, compliant, and within the zoning rules and codes.

**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 lot design and proposed additional unit are in keeping with the neighborhood design and density. Preserving the front 40 year old unit adds to the character of the area.

2/3

**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: NA

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: NA
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: NA
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: NA
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: NA

**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 1313 Comal St.

City, State & Zip Austin, x AUSTIN, TX 78702

Printed Alan Gonzalez Pho5127718006 \_\_\_\_\_ Date 11/7/2014\_\_\_\_\_

**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 1313 Comal St.

City, State & Zip Austin, TX 78702

Alan Gonzalez

City of Austin Variance Department

December 10, 2014

MB  
1/5

# 1313 Comal St

## cover page and property description

1. My two lots were reconfigured many times over the years and one of them was left landlocked therefore noncompliant by City of Austin. My other lot (adjacent) is compliant and has an existing bungalow on it. In order unlock my rear property, I've submitted for a Resub to join the two together (6,274 sqft). This soon to be larger lot however does not allow for primary dwelling to be behind the existing secondary which is a 40 year old Eastside Bungalow.

2. Would like to retain the existing 40 year old Eastside bungalow with hopes of keeping the architectural scale, look and feel of the neighborhood.

3. Not all lots in this area were left in same configuration over time as mine was, nor home structure they'd like to retain.

4. Adding a unit in the back and leaving the existing will be in keeping with diversity of the area.

OWNER:

ALAN GONZALEZ

LEGAL DESCRIPTION:

THE SOUTH 42 FEET OF LOT 8 AND THE SOUTH 42 FEET OF THE WEST 23 FEET OF LOT 7, BLOCK 8, AND THE SOUTH 59.7 FEET OF THE EAST 42 FEET OF LOT 7, BLOCK 8, C.R. JOHNS & CO. SUBDIVISION OF OUTLOTS NOS. 57,36,37 AND 46, DIVISION "B" IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 3, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Waterloo Surveyors Inc.  
SURVEY PLAT

J14227

E. 14TH STREET

COMAL STREET

CONCHO STREET

NOTE:

This survey was made without the benefit of a title commitment and additional easements and/or restrictions may apply

DOC#2006011263  
TRACT 1

DOC#2006011263  
TRACT 2

DOC#2006153020

DOC#2009198941  
0.0567 AC  
2470 Sq.ft.

DOC#2013200004  
0.0867 AC  
3776 Sq.ft.

- LEGEND
- FOUND 1/2" IRON ROD W/CAP FIRC
  - FOUND 1/2" IRON PIPE FIP
  - FOUND 1/2" IRON ROD FIR
  - SET 1/2" IRON ROD W/CAP SIRC
  - LABELED "WATERLOO RPLS 4324"
  - WOOD FENCE --//--
  - CHAIN LINK FENCE --o--o--
  - UTILITY POLE & --e--
  - ELECTRIC LINE --e--
  - WATER METER (RECORD)
  - TREE SYMBOL
  - W/D RIP LINE

FINISHED FLOOR FF  
BENCHMARK BM:  
Triangle cut in concrete curb,  
Elevation 551.74' NAVD88

SCALE  
1"=20'

Thomas P. Dixon R.P.L.S. 4324

WATERLOO SURVEYORS INC.  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0716  
Phone: 512-481-9602  
www.waterloosurveyors.com

20' ALLEY








Copyright 2014

6133

# CITY OF AUSTIN DEVELOPMENT WEB MAP



## Legend

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

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

2/1/23

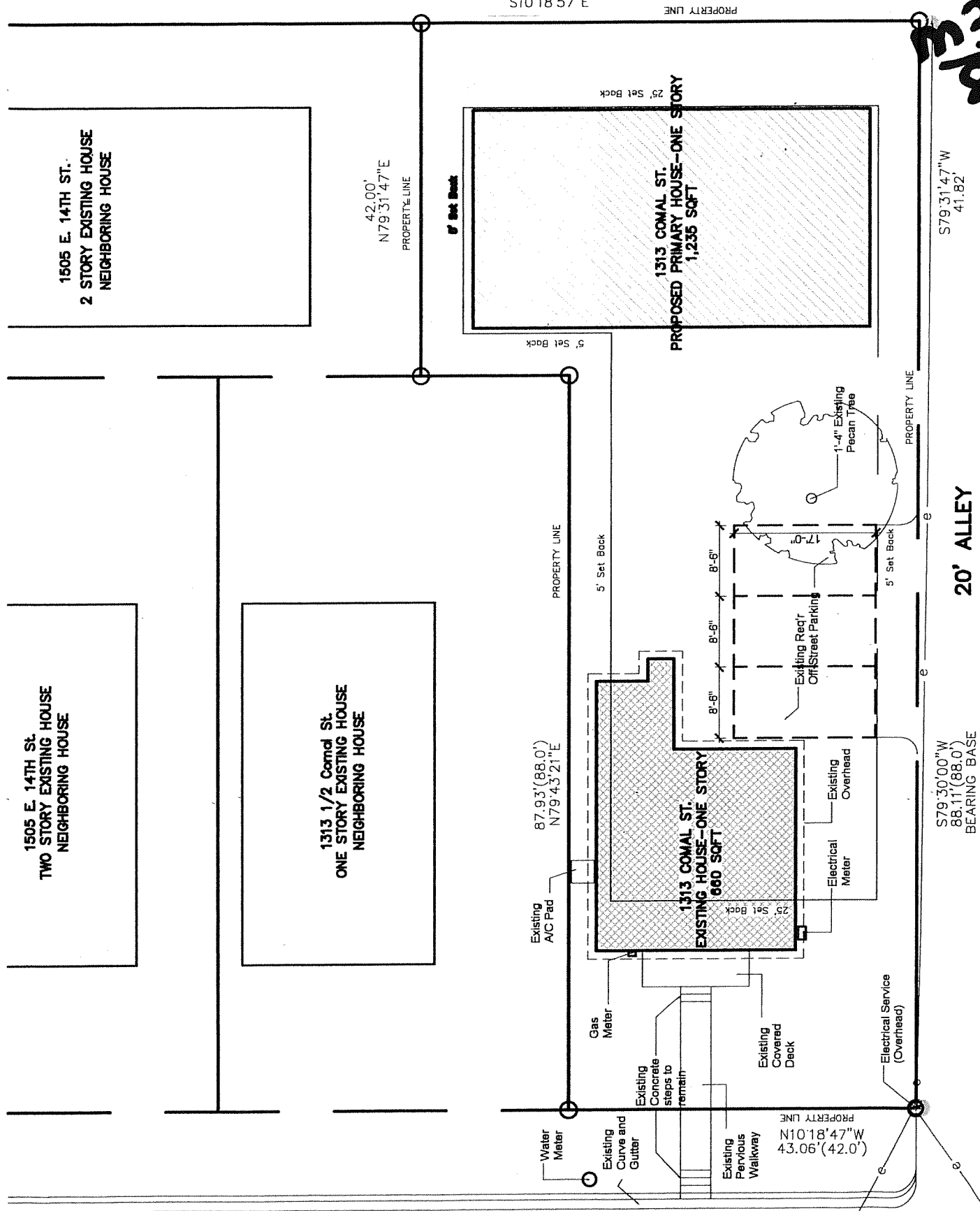
3/8

NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. 5670'S  
E 10'18'57"

1313 Comal St. Austin, Texas 78702  
P 1.512.771.8006 [www.diangonzalez.net](http://www.diangonzalez.net)

DATE: DEC 10, 2014  
SCALE: 1/16" = 1'-0"

10-A





**Heldenfels, Leane**

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**From:** Alan Gonzalez ~~XXXXXXXXXX~~  
**Sent:** Wednesday, January 28, 2015 12:18 PM  
**To:** Heldenfels, Leane  
**Subject:** 1313 comal photos

m3  
/9

Attached you will find photos of the house at 1313 Comal st.



15-2015-0016

33  
10



M3  
11



Best regards,

Alan Gonzalez Garcia  
512.771.8006

C15-2015-0016

Heldenfels, Leane

To: Alan Gonzalez  
Subject: RE: 1313 Comal block photos

m3  
12

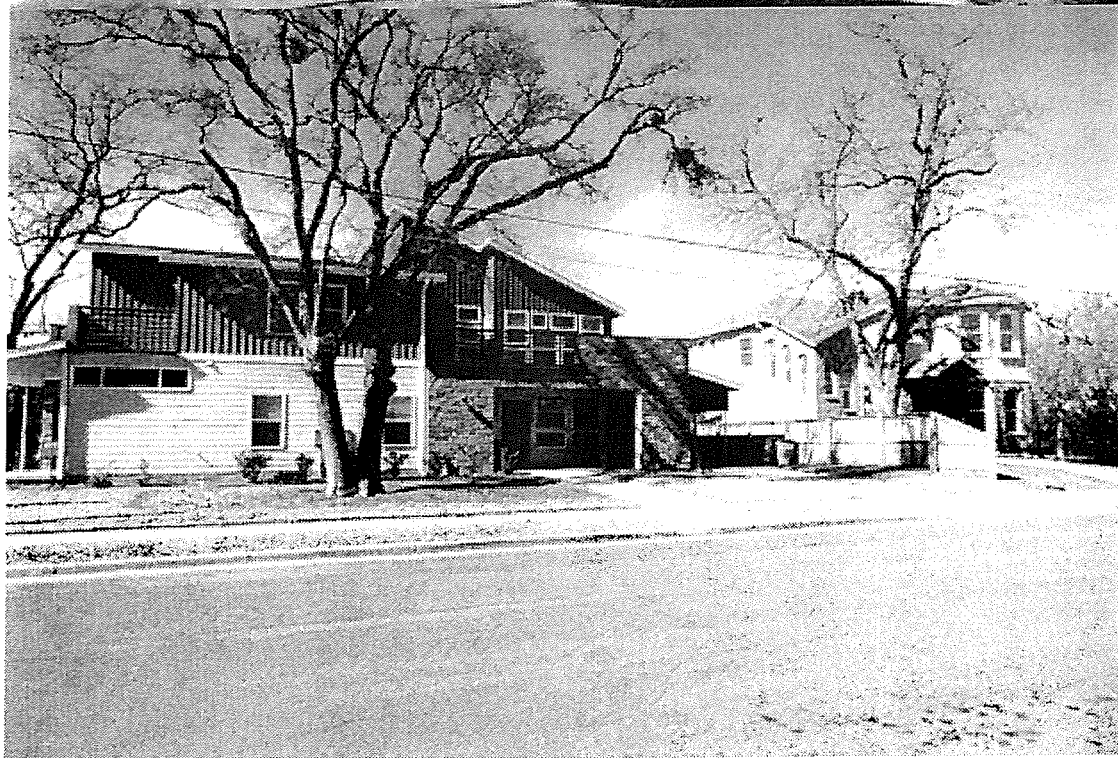
From: Alan Gonzalez [REDACTED]  
Sent: Wednesday, January 28, 2015 12:26 PM  
To: Heldenfels, Leane  
Subject: 1313 Comal block photos

Attached you will find photos of the block in which the house at 1313 Comal St. is located—the areal photo is from 2006, the rest are present day.

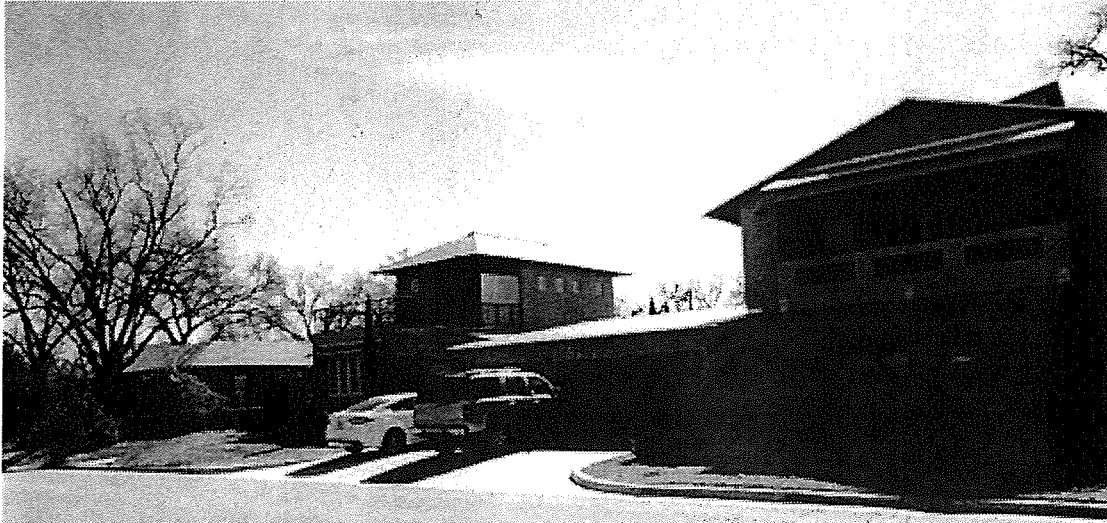




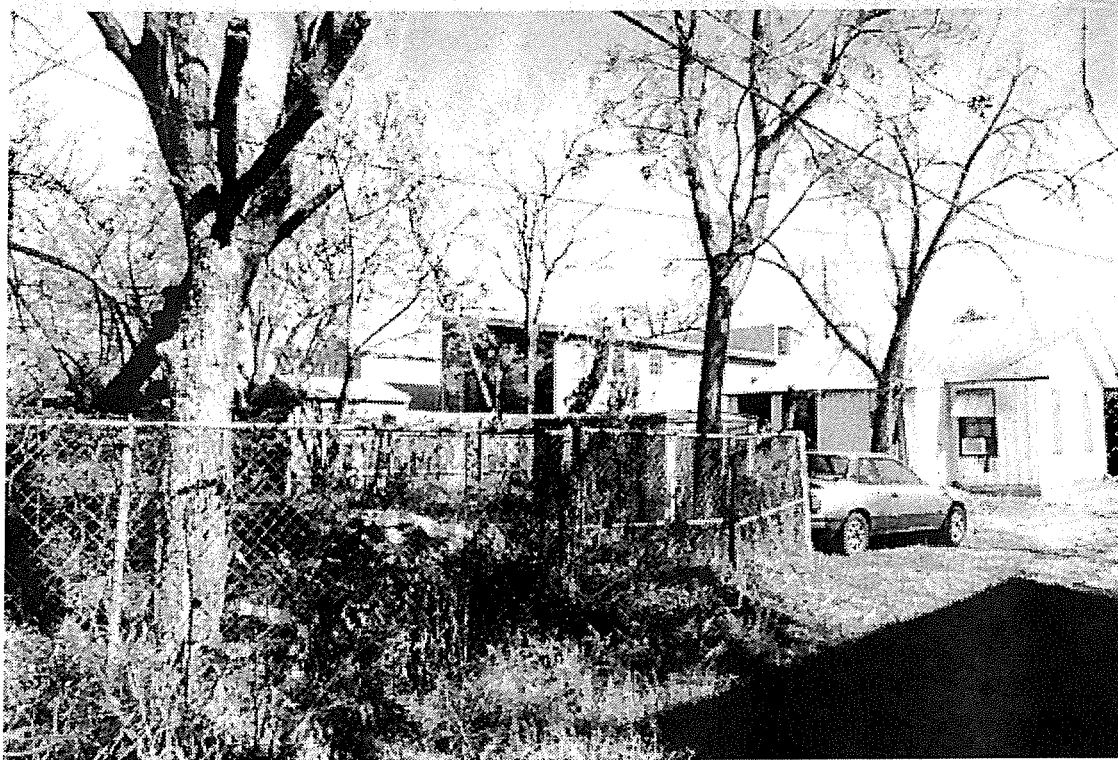
13/33



m3  
14



M3  
15



Best regards,

Alan Gonzalez Garcia  
512.771.8006



Heldenfels, Leane

m3  
FL

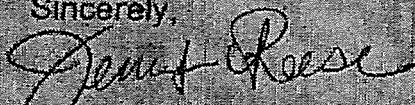
From: Alan Gonzalez ~~650-223-3444~~  
Sent: Thursday, January 22, 2015 11:38 AM  
To: Heldenfels, Leane  
Subject: 1313 Comal St. Neighborhood Asso. acceptance letter

January 21,

Re: AG Construction, 1313 Comal

I am writing on behalf of the Davis-Thompson Neighborhood Association to inform you that association is completely in support of the proposed construction at 1313 Comal. We urge to allow this project and others like it.

Sincerely,



Jennifer Reese, President  
512-203-2097



