




N

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

CASE#: C15-2015-0161  
Address: 12009 & 12011 SELMA HUGHES PARK

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" = 292'

Revised

CASE# C15-2015-0161  
ROW# 11424962  
TAX# 0131506219

m/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: 12009 & 12011 Selma Hughes Park Road  
Abs 666 Sur 75 Royal W B Acr. 0.839  
LEGAL DESCRIPTION: Subdivision - and Acr. 0.559 Trt 3

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

I/We Bruce S. Aupperle, POB behalf of myself/ourselves as authorized agent for  
Joseph and Sheryl Wanemacher affirm that on Sep. 28, 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

Section 25-2-1176(A) (3) does not allow the footprint of the dock structures to be less than 10 feet to the side property line. Applicant is requesting a dock footprint location with zero foot setback to locate both 14-foot docks on common side property line for family retreat.

in a LA 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):**

12/31

**REASONABLE USE:**

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

In order to place the new 14-foot docks adjacent to each other, as it is currently, a unified development agreement would need to be filed. The existing two residence would than be in conflict with the unified development agreement.

---

**HARDSHIP:**

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

These two properties constitute the Wanemacher family retreat. The retreat currently has two adjacent docks. The 14-foot replacement docks will be smaller in footprint from the existing docks. The requested variance will allow the 2 14-foot docks to be built on the common side property line with no setback, same as the existing docks currently exists.

---

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

The unique nature of the Wanemacher retreat, two adjacent lake front properties, used as a family retreat is not general to the area.

---

**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:

All existing dockage was constructed with the existing two homes on two lots. The overall dockage for the two-lot retreat will be reduced in footprint and width.

---

**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:

m/4

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 10088 Circlevue Dr.

City, State & Zip Austin, TX 78733

Printed Bruce S. Aupperle, P.E. Phone 512-422-7838 Date 9-28-15

**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 See attached letter. Mail Address

City, State & Zip

Printed  Phone  Date

ML  
5/5

August 9, 2015

To: Board of Adjustments  
From: Joe Wanenmacher  
Subject: Boat Dock Permit

To whom it may concern:

*The Wanenmacher family wishes to enjoy 12009 and 12011 Selma Hughes Road as a family retreat with two houses on two lots both addresses owned by Joseph and Sheryl Wanenmacher.*

*We wish to develop the new shoreline docks for these addresses adjacent to each other on the common side property line, the same as the existing dock.*

*We understand the standard dock setback is 10 feet from the common side property line.*

*We request that the dock set back for 12009 and 12011 Selma Hughes Road be reduced to zero feet in order to locate the docks side by side for the family retreat.*

Best regards,



Joe Wanenmacher

January 28, 2014

m/c

To: Lone Star Docks  
5805 Hudson Bend Road  
Austin, TX 78734

Attn: Chad Wilbanks

From: Joe Wanenmacher and Sheryl Stouffer-Wanenmacher  
12009 and 12011 Selma Hughes Park Rd.  
Austin, TX 78732

Subject: Letter of Authorization for Boat Dock Permit

Mr. Wilbanks:

This letter is to confirm we, Joe Wanenmacher and Sheryl Stouffer-Wanenmacher, appoint Lone Star Docks and Brue Apprele to act on our behalf to obtain any necessary permitting for the rebuild of the boat dock located at 12009 and 12011 Selma Hughes Rd., Austin TX 78732.

Best regards,

Joe Wanenmacher

JAN 28 / 2014

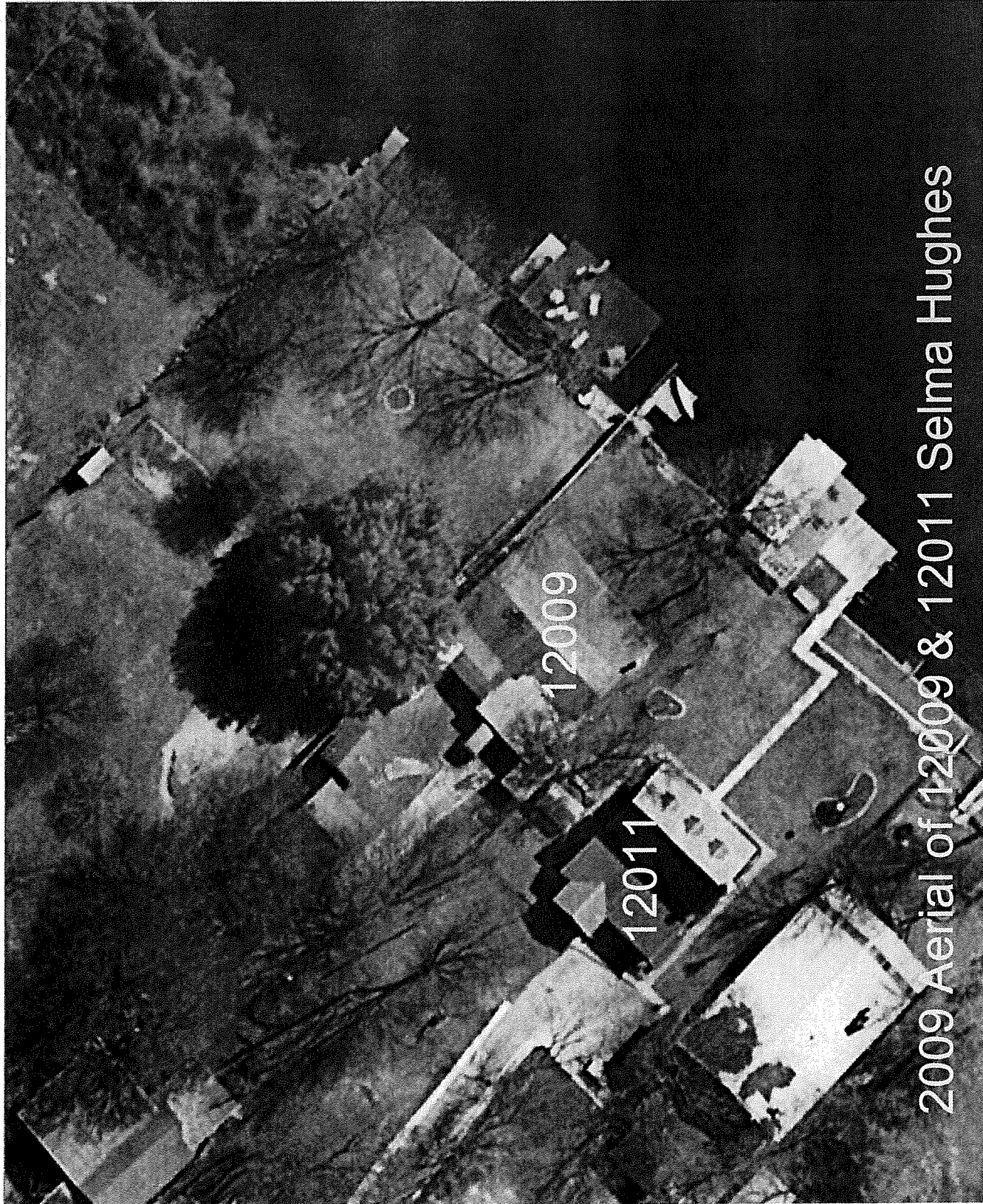
Sheryl Stouffer-Wanenmacher

# CITY OF AUSTIN DEVELOPMENT WEB MAP

## Legend

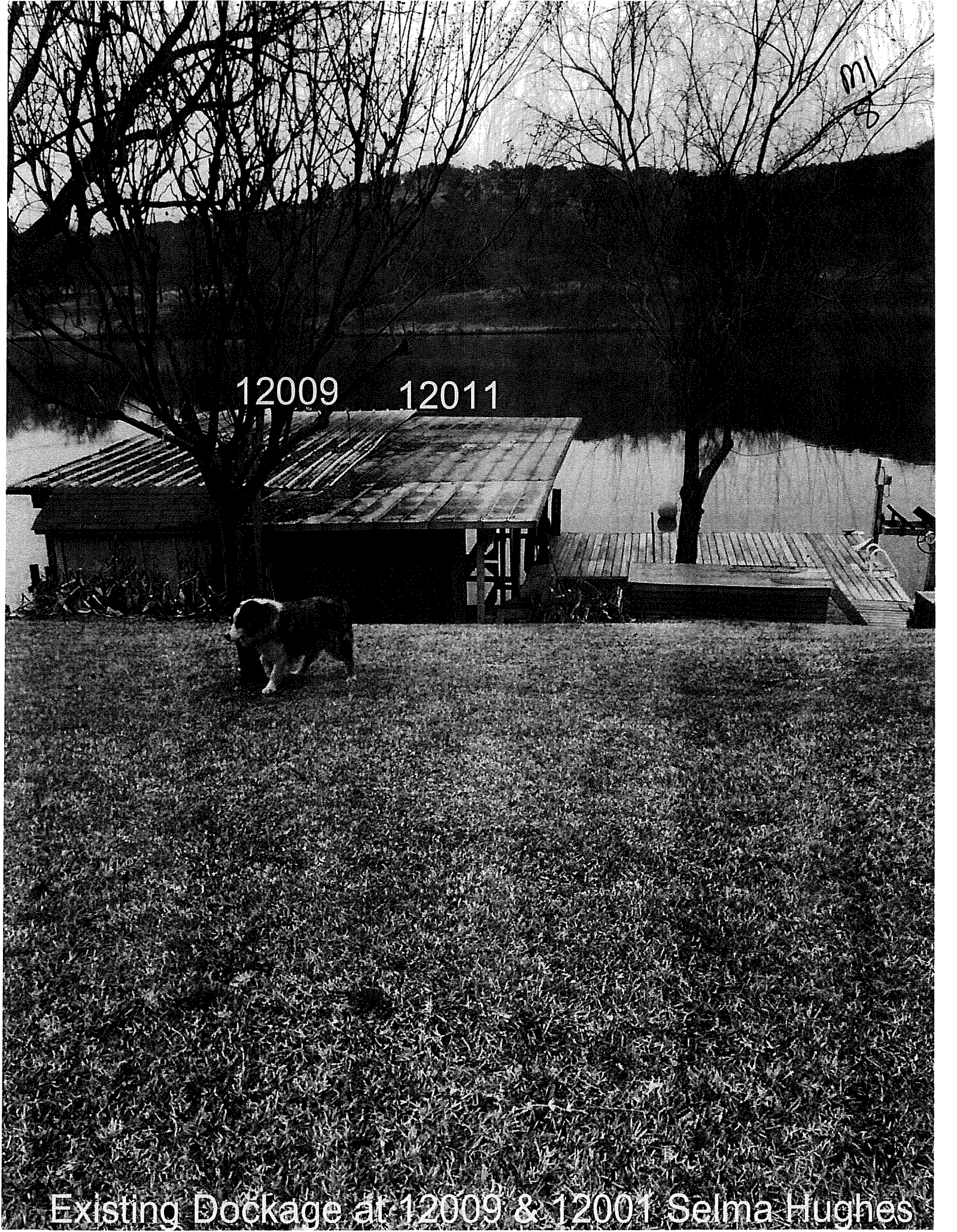
- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

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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.





m/s

12009

12011

Existing Dockage at 12009 & 12001 Selma Hughes





COLORADO RIVER (LAKE AUSTIN)

M  
9

SHARON L. STANLEY  
1.117 ACRES  
6518/805

THOMAS F. KENNELLY JR. &  
HELEN LOUISE KENNELLY  
0.559 AC.  
DOC. NO. 2009116470  
4340/2142

JOSEPH WANENMACHER  
0.839 AC.  
13240/1041

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" CAPED IRON PIPE
- 1/2" IRON PIPE FOUND
- 800 GAL. TANK FOUND
- CAPED IRON PIPE FOUND
- 1" SET IN CONCRETE
- 1" TOWER IN CONCRETE
- SPINDLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- CONCRETE FOUNDATION
- RIGHT OF WAY
- PLACE OF BEGINNING
- OVERHEAD ELECTRIC
- POWER POLE
- FOR DOC. NO. 2001118470
- FOR 6518/805
- PER 13240/1041
- E.T.C.
- ELECTRIC AND TELEPHONE EASEMENT

Reduced Copy  
"Not to Scale"



40' NON-EXCLUSIVE ACCESS EASEMENT, PER 4340/2142 & 2009/116470

P.O.B.

N 45°11'53" E 111.12'  
(N 45°15'00" E 111.12')

N 45°11'53" E 55.56'  
(N 45°15'00" E 55.56')

N 45°14'08" E 83.34'  
(N 45°15'00" E 83.33')

MICHAEL G. MCCARTHY  
10.35 ACRES  
DOC. NO. 2011108984

SELMA HUGHES PARK ROAD

LEGAL DESCRIPTION:  
TRACT 1: FIELD NOTES DESCRIBING 0.559 OF AN ACRE OF LAND SITUATED IN THE W.B. TOWNSHIP NO. 75 ABSTRACT NO. 156 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT LAND CONVEYED IN A WARRANTY DEED RECORDED IN VOLUME 4340 PAGE 2142 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT PROPERTY CONVEYED TO THOMAS KENNELLY JR. IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2009116470 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THAT CERTAIN 6.00 ACRE TRACT OUT OF THE W.B. TOWNSHIP NO. 75 ABSTRACT NO. 156, IN TRAVIS COUNTY, TEXAS, AS OWNED BY AND DESCRIBED IN DEED CONVEYED TO JULIA HUGHES COLLINS AND ALAN HUGHES TAYLOR, DATED NOVEMBER 8, 1974, RECORDED IN VOLUME 2099, PAGE 374, DEED RECORDS, TRAVIS COUNTY, TEXAS.

*[Signature]*  
I, THE SURVEYOR, AND THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS CERTIFICATE, ARE NOT PROVIDING ANY INSURANCE OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

FLOOD CERTIFICATION

THIS AREA IS DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP DATED 04/24/96. IT IS REPRESENTED AS IN ZONE "X", WHICH IS THE FLOOD HAZARD ZONE. NO ELEVATION, DRAINAGE, OR FLOOD STUDIES HAVE BEEN CONDUCTED AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS 12009 SELMA HUGHES PARK ROAD CITY AUSTIN COUNTY TRAVIS STATE OF TEXAS

REFERENCE NAME SHERYL D. STOFFER-WANENMACHER, JOSEPH WANENMACHER

G.F. #: 1227601-M5W



B & G SURVEYING, INC.  
DEWEY H. BURRIS & ASSOCIATES, INC.  
B & G Surveyors, Inc.

Surveyed by:  
1404 West North Loop Blvd., Austin, Texas 78756  
Office 512-458-6969, Fax 512-458-6960  
WWW.BANDOSURVEY.COM

JOB #: B1200112-TA  
DATE: 12/10/12  
SCALE: 1" = 30'

DATE: 12/10/12  
DRAWN BY: JLM  
CHECKED BY: JLM  
DATE: 12/10/12

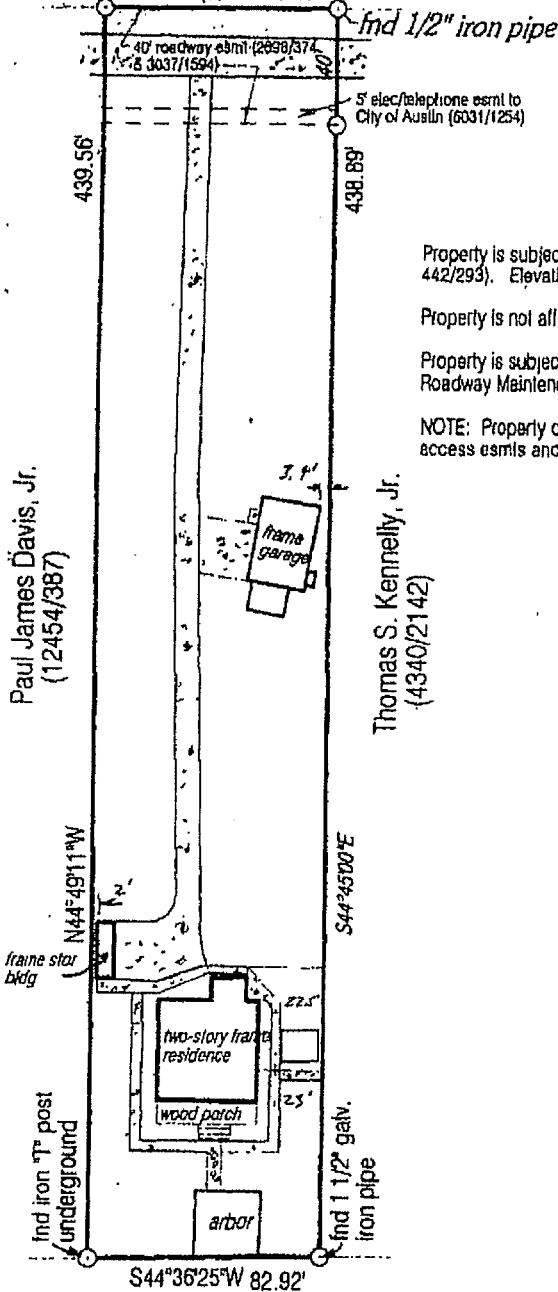
- Notes:
- 1) Subject to inundate and overflow easement per 275/463.
  - 2) Right of way easement per 606/496 does not affect this lot.
  - 3) Electric transmission and/or distribution lines per 649/544 does not affect this lot.

Lake Austin Land & Title Ltd. (12945/757)

N45°04'29"E 83.45'

SCALE: 1" = 50'

10/31

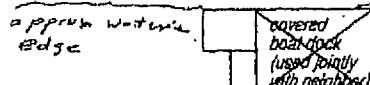
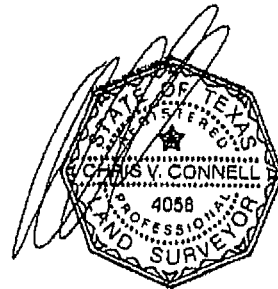


Property is subject to overflow esmt to CITY OF AUSTIN (275/463; modified in 442/293). Elevation not specified in instrument.

Property is not affected by elec esmt to LCRA (649/544).

Property is subject to access esmts of record in 2698/374, 3037/1594, and Roadway Maintenance Agreement of record in 11562/1010.

NOTE: Property does not have direct access to and from a public road (see referenced access esmts and Roadway Maintenance Agreement for information).



**COLORADO RIVER  
(LAKE AUSTIN)**

local address: 12011 Selma Highway, P.O. Box 179, TRAYENMACHER  
BEING 9.839 ACRES OF LAND, MORE OR LESS, OUT OF W. B. ROYAL SURVEY NO. 75,  
ABSTRACT NO. 666 AND EDMUND B. WADE SURVEY NO. 47, ABSTRACT NO. 813, TRAVIS COUNTY,  
TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN FIELD NOTES  
ATTACHED HERETO

Title Commitment, Case No. 98 NO 187729-P (00011), eff. date 7-8-98, from Austin Title Company.

**LEGEND**

( ) record per plat	w.m. g.m. e.m.	water meter (gas, elec)	power pole
- - - chain link fence	- - - E - - -	overhead elec line	1/2" rebar set
- // - wood fence	- - - concrete		1/2" rebar fnd

Dates issued:  
July 28, 1998

STATE OF TEXAS TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES  
COUNTY OF TRAVIS AND TO: Austin Title Company / LAWYERS TITLE INSURANCE CORPORATION

The above signed does hereby certify this survey was made on the ground, and is true and correct to the best of my knowledge and belief, that there are no discrepancies, shortages in area, encroachments, visible utility lines or road side place except as shown hereon, and said property has access to a roadway, except as shown hereon. Dated this 20th day of July, 1998

FIELD NOTE: A portion of this tract lies within the limits of a Flood Hazard Zone as determined from FEMA  
FIRM Community Map No. 450524 as shown on Conso. Water Map 44453, Part 1 (25) E dated 6-18-93. Property lies within Zone 'X'

CHRIS V. CONNELL, RPLS/ P. O. BOX 180154, AUSTIN, TX 78718/PH: (512) 832-1225 FAX (512) 832-5035

see revised

CASE# C15-2015-016 ml  
ROW# 11424962  
TAX# 0131500219 11

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

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

STREET ADDRESS: 12009 & 12011 Selma Hughes Park Road  
Abs 666 Sur 75 Royal W B Acr. 0.839  
LEGAL DESCRIPTION: Subdivision - and Acr. 0.559 Trt 3

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

I/We Bruce S. Aupperle, POA on behalf of myself/ourselves as authorized agent for  
Joseph and Sheryl Wanemacher affirm that on Sep. 28, 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

Section 25-2-1176(A) (3) does not allow the footprint of the dock structures to be less than 10 feet to the side property line. Applicant is requesting a dock footprint location with zero foot setback to locate both 14-foot docks on common side property line for family retreat.

in a LA 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.

3/12

**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):

**REASONABLE USE:**

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

In order to place the new 14-foot docks adjacent to each other, as it is currently, a unified development agreement would need to be filed. The existing two residence would than be in conflict with the unified development agreement.

---

**HARDSHIP:**

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

These two properties constitute the Wanemacher family retreat. The retreat currently has two adjacent docks. The 14-foot replacement docks will be smaller in footprint from the existing docks. The requested variance will allow the 2 14-foot docks to be built on the common side property line with no setback, same as the existing docks currently exists.

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

The unique nature of the Wanemacher retreat, two adjacent lake front properties, used as a family retreat is not general to the area.

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**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:

All existing dockage was constructed with the existing two homes on two lots. The overall dockage for the two-lot retreat will be reduced in footprint and width.

---

**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:
- 
-

22/13

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:

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---

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:

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**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 10088 Circleview Dr.

City, State & Zip Austin, TX 78733

Printed Bruce S. Aupperle, P.E. Phone 512-422-7838 Date 9-28-15

**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 See attached letter. Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

## Travis CAD - Map of Property ID 127559 for Year 2015



### Property Details

#### Account

Property ID: 127559

Geo ID: 0131500219

Type: Real

Legal Description: ABS 666 SUR 75 ROYAL W B ACR 0.559 TRT 3

#### Location

Situs Address: 12009 SELMA HUGHES PARK RD TX 78732

Neighborhood: U680WF (SEE DETAILS)

Mapsco: 521X

Jurisdictions: 69, 68, 03, 0A, 2J, 52

#### Owner

Owner Name: WANENMACHER JOSEPH &

Mailing Address: SHERYL D STOUFFER-WANENMACHER, 5847 SAN FELIPE ST STE 3300, HOUSTON, TX...

#### Property

Appraised Value: \$329,399.00

<http://propaccess.traviscad.org/Map/View/Map/1/127559/2015>

powered by:  
**PropertyACCESS**  
[www.truautomation.com](http://www.truautomation.com)

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.



## Travis CAD - Map of Property ID 127558 for Year 2015

m/15



### Property Details

#### Account

Property ID: 127558

Geo ID: 0131500218

Type: Real

Legal Description: ABS 666 SUR 75 ROYAL W B ACR .839

#### Location

Situs Address: 12011 SELMA HUGHES PARK RD TX 78732

Neighborhood: U680WF (SEE DETAILS)

Mapsco: 521X

Jurisdictions: 52, 0A, 2J, 03, 68, 69

#### Owner

Owner Name: WANENMACHER JOSEPH

Mailing Address: , 500 N AKARD ST STE 4300, DALLAS, TX 75201-3331

#### Property

Appraised Value: \$309,332.00

<http://propaccess.traviscad.org/Map/View/Map/1/127558/2015>

powered by:  
**PropertyACCESS**  
[www.truacounty.com](http://www.truacounty.com)

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