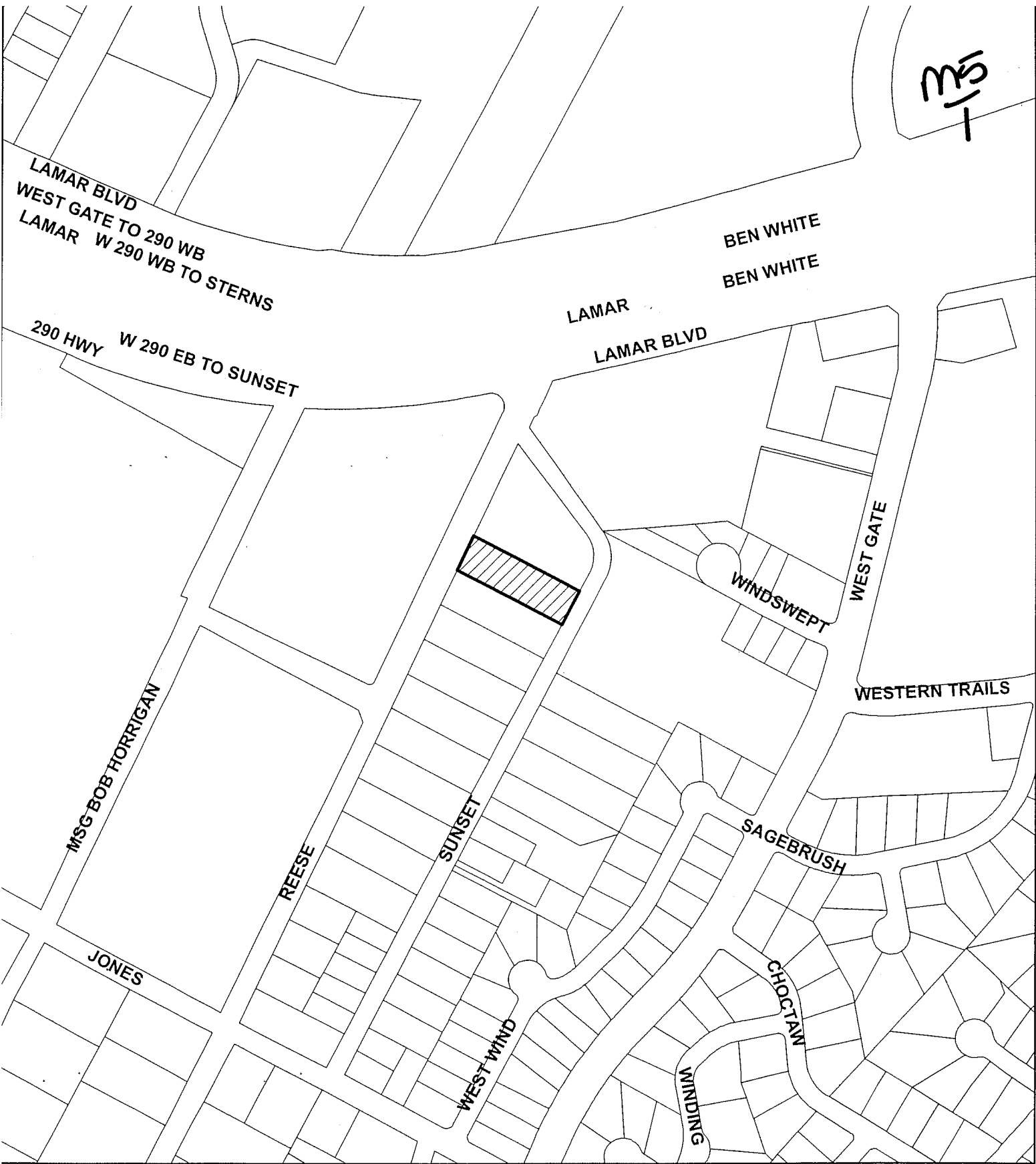





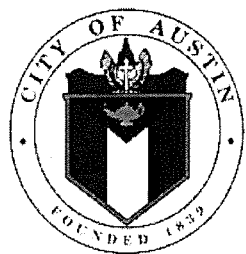
MS  
1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C15-2016-0006  
4704, 4706, 4800, &  
4802 SUNSET TRAIL



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" = 333'



**CITY OF AUSTIN**  
Development Services Department  
One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

M5  
2

## Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

### For Office Use Only

Case # C15-2016-0006 ROW # 11460700 Tax # 0408130303

### Section 1: Applicant Statement

Street Address: 4704, 4706, 4800, 4802 Sunset Trail Austin Texas

Subdivision Legal Description:

Flournoy Acres Subdivision, Section 4

Lot(s): 11-14

Block(s): A

Outlot: \_\_\_\_\_

Division: \_\_\_\_\_

Zoning District: MF-2-CO-NP

(Westgate)

I/We Mitchell Whiddon on behalf of myself/ourselves as  
authorized agent for Sharon Russell affirm that on  
Month November, Day 30, Year 2015, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Parking

m5  
3/5

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2-1063 (B) Height limitations and setbacks for large sites. Allowing a 5' setback from the northern property line instead of the required 25' setback for additional parking.

## Section 2: Variance Findings

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 supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

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

The proposed use is a multi-family development and is allowed in the current zoning district (MF-2-CO-NP)

### Hardship

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

The property to the north is zoned SF-2 and has had a commercial use on the northern property since April 1984 when the property was purchased. The northern property owner has no intent of relocating his commercial business. A letter of the property owner has been included with this application supporting the 5' setback.

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

The property to the north has had a commercial use for over 30 years and has remained zoned SF-2.

### Area Character

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 use on the northern property will remain a commercial use.

m5  
4

**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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably 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:

N/A

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

N/A

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

N/A

**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.**

**Section 3: Applicant Certificate**

*See attached*

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Name (typed or printed): Information located on separate application page

Applicant Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: MS  
Phone (will be public information): \_\_\_\_\_  
Email (optional – will be public information): \_\_\_\_\_

#### Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name (typed or printed): Sharon Russell (Please see attached notarized agent authorization)

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

#### Section 5: Agent Information

Agent Name: Mitchell Whiddon

Agent Mailing Address: 4200 Manchaca Road, Suite B

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 576-3736

Email (optional – will be public information): \_\_\_\_\_

#### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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6

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:

N/A

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

N/A

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

N/A

**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 Mitchell Whidden Mail Address 4200 Manchaca Rd. Ste. B  
City, State & Zip Austin, Texas 78704  
Printed Mitchell Whidden Phone (512) 576-3736 Date 11/23/15

**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 Mitchell Whidden Mail Address 4200 Manchaca Rd. Ste. B  
City, State & Zip Austin, Texas 78704  
Printed Mitchell Whidden Phone (512) 576-3736 Date 11/23/15

CITY OF AUSTIN  
AGENT AUTHORIZATION

3/5  
7/5

Date: November 6, 2015

To whom it may concern:

I, Sharon Russell have authorized Mitch Whiddon of Whiddon Development, Inc. to represent and act on the behalf of Sunset Ventures, LP for the purpose of preparing and submitting this Board of Adjustment Application to the City of Austin for 4704, 4706, 4800, 4802 Sunset Trail located within in the City of Austin City Limits.

Thank you,

Sharon Russell  
Property Owner

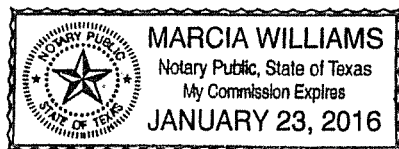
11-6-15  
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Sharon Russell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 6 day of November, 2015



Marcia Williams  
NOTARY PUBLIC

Marcia Williams  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 01/23/2016

35  
8/15

July 21, 2015

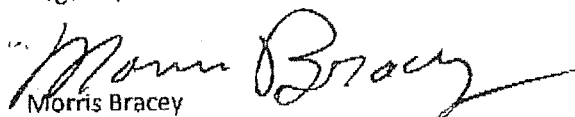
Sunset Ventures, LP.  
c/o Sharon Russell  
4702 Sunset Trail  
Austin, Texas 78745

RE: Multifamily Project on Sunset Trail

To Whom It May Concern:

I own Dealers Electrical Supply at 4700 Sunset Trail directly north of the proposed multifamily project. I have owned this property since April of 1984 (over 30 years). While my property is zoned SF-2 my commercial use is grandfathered and will continue to be used in this configuration for the indefinite future. I don't have a problem with the building setback line be changed to 5 feet from my property line and I feel that it doesn't negatively impact my business or property value. I willingly support this change or variance.

Regards,

  
Morris Bracey



5/3/15

FILE: B:\384-001\384-001.DWG PLOTTED BY: EMMA HOPKIN PLOTTED ON: 10/23/15 4:37:13 PM



- LEGEND**
- IRON PIPE FOUND (NOTE SIZE)
  - ELECTRIC LINE
  - LOT BOUNDARY
  - FENCE, CHAIN LINK
  - WASTE WATER MANHOLE
  - UTILITY POLE
  - GUY WIRE
  - SIGN

LOTS 11-14 =  
2.7212 ACRES

REESE DR.

N25°11'08"E 99.99'    N25°11'08"E 99.99'    N25°11'08"E 99.99'    N25°11'08"E 99.99'    N25°11'08"E

FLOURNOY ACRES  
SECTION 4  
BLOCK 'A'  
VOL. 8 PG. 168

LOT 11  
0.6720 ACRES  
(29,274 SQ. FT.)

LOT 12  
0.6803 ACRES  
(29,636 SQ. FT.)

LOT 13  
0.6720 ACRES  
(29,274 SQ. FT.)

LOT 14  
0.6969 ACRES  
(30,360 SQ. FT.)

LOT 15

S62°33'22"E 291.06'

S62°34'22"E 294.68'

N62°35'22"W 298.30'

S62°36'22"E 301.92'

S62°37'22"E 305.54'

SPEED LIMIT SIGN

S27°15'38"W 100.00'

S27°15'38"W 100.00'

S27°15'38"W 100.00'

TELEPHONE  
BASE

N27°15'38"E 100.00'

N27°15'38"E 68.40'

SUNSET TRAIL  
(50' R.O.W.)

PARKING LOT

UNDERGROUND  
TELEPHONE LINE SIGN

FLOURNOY ACRES  
SECTION 4  
BLOCK 'B'  
VOL. 8 PG. 168

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

1 of 1

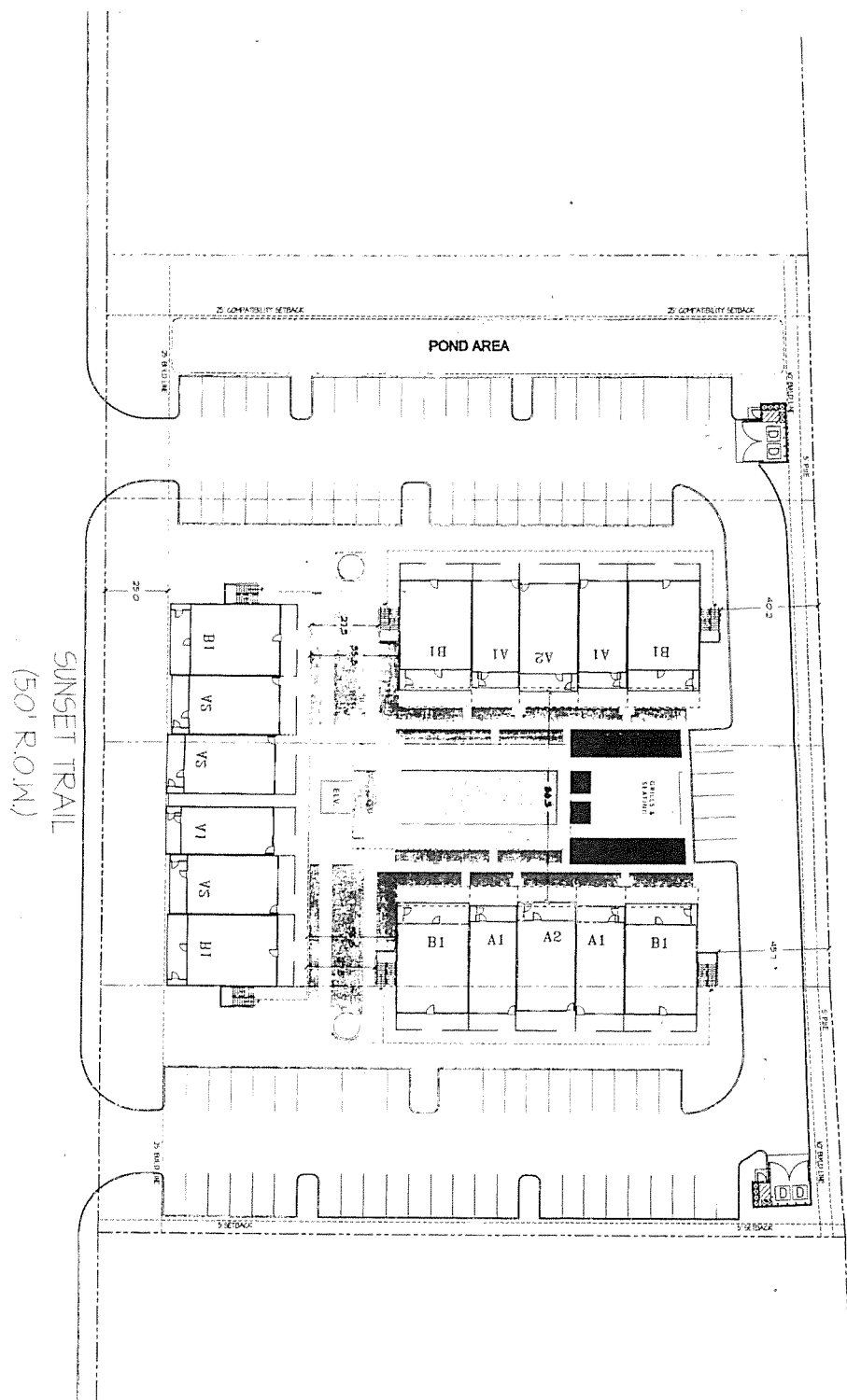
October 23, 2015

SUNSET TRAIL

**kbge**  
ENGINEERING  
SURVEYING  
KIMBELL | BRUEHL | GARCIA | ESTES  
101 W. 5th Street, Suite 111, Austin, Texas 78701  
512.453.8800  
www.kbge.com

CLIENT INFORMATION	REV	REVISION / DESCRIPTION	DATE
	1		

REESE DRIVE (UNIMPROVED)  
 (70' R.O.W.)



KELLY GROSSMAN

ARCHITECTURAL SITE PLAN  
 SCALE 1/8" = 1'-0"

CL5-2260006

m5  
11

July 21, 2015

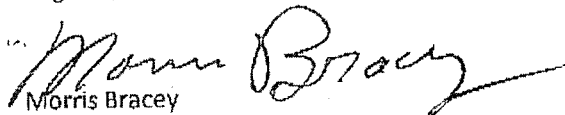
Sunset Ventures, LP.  
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Regards,

  
Morris Bracey

12/35



Google Maps

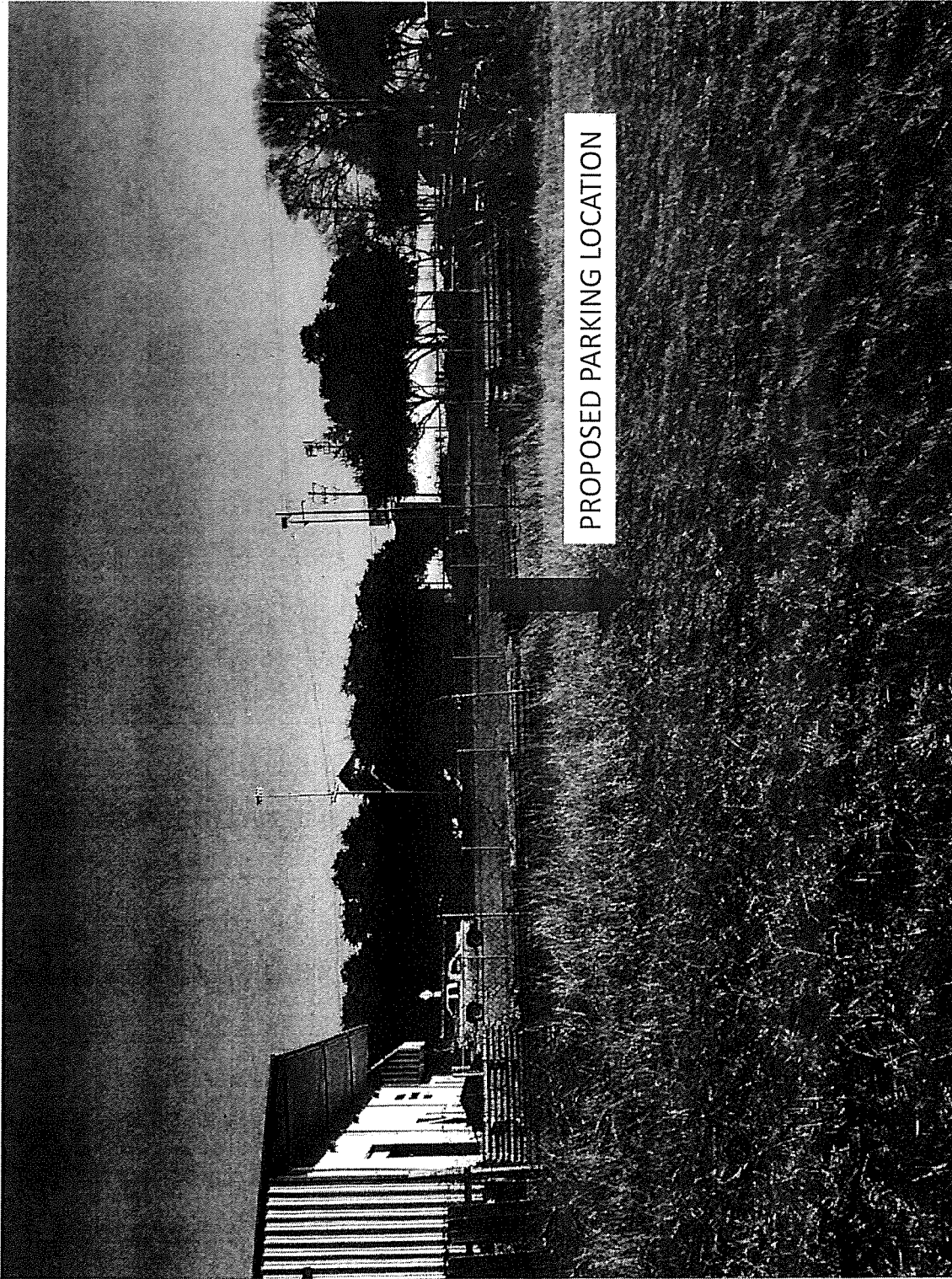


Map data ©2015 Google 20 ft

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13



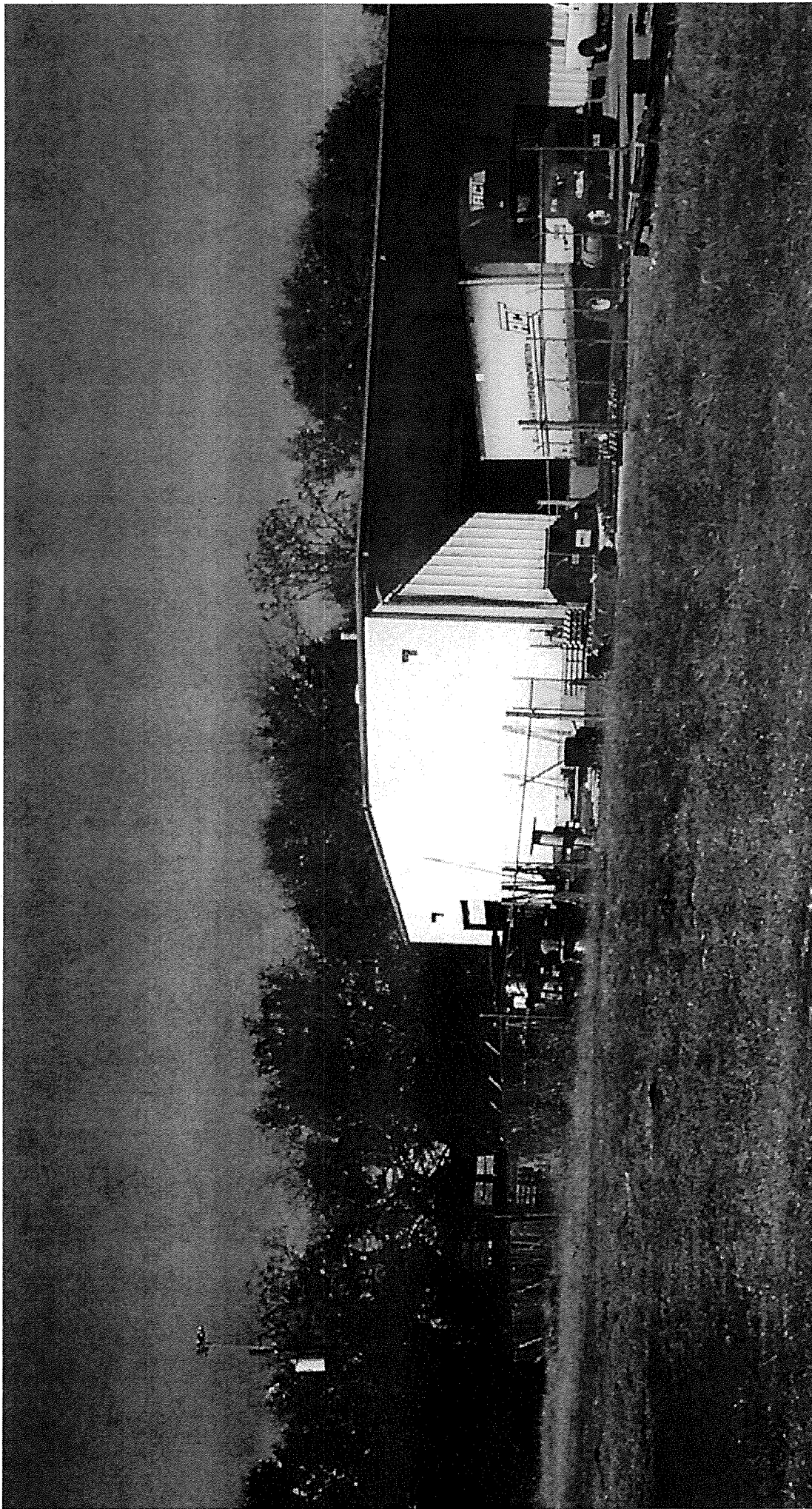
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25  
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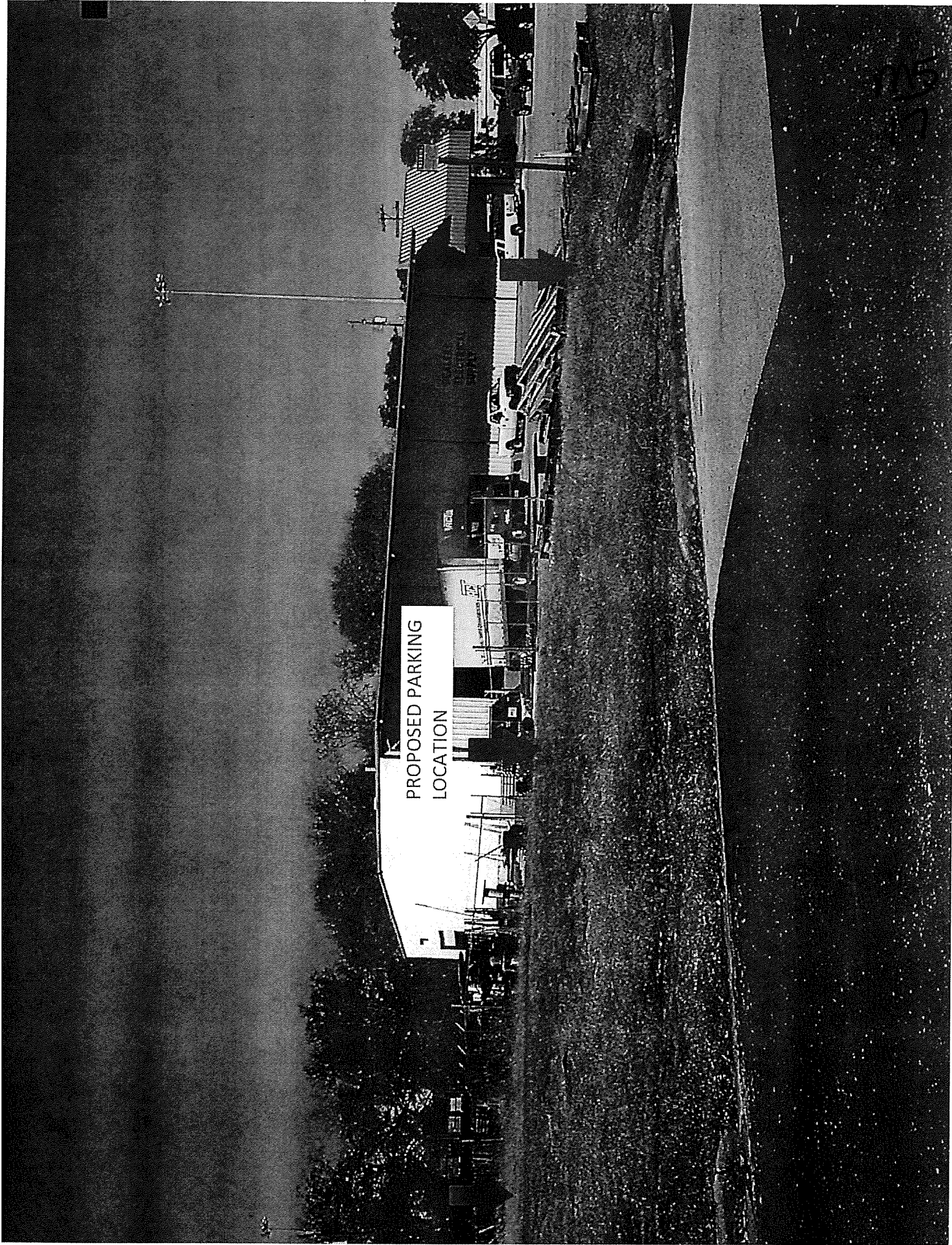




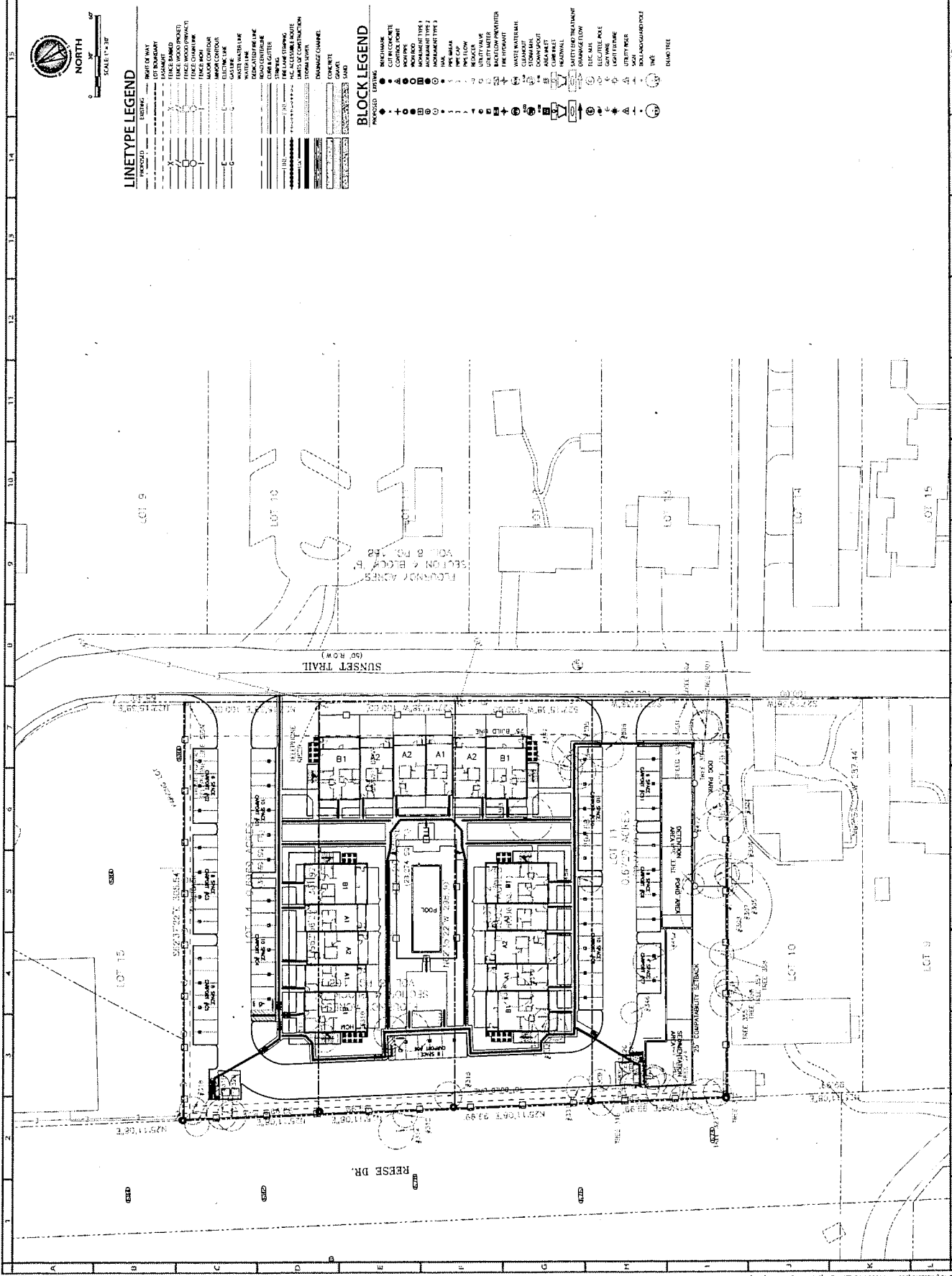


3/35  
16





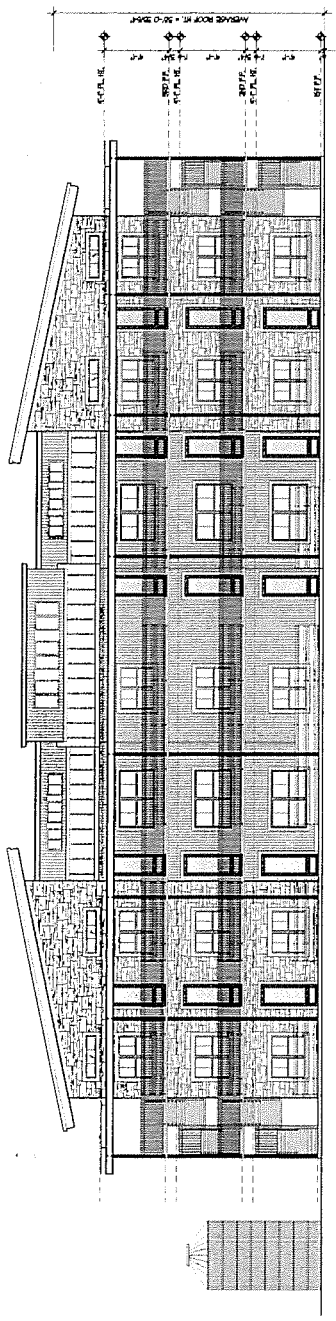


$$\frac{m5}{19}$$


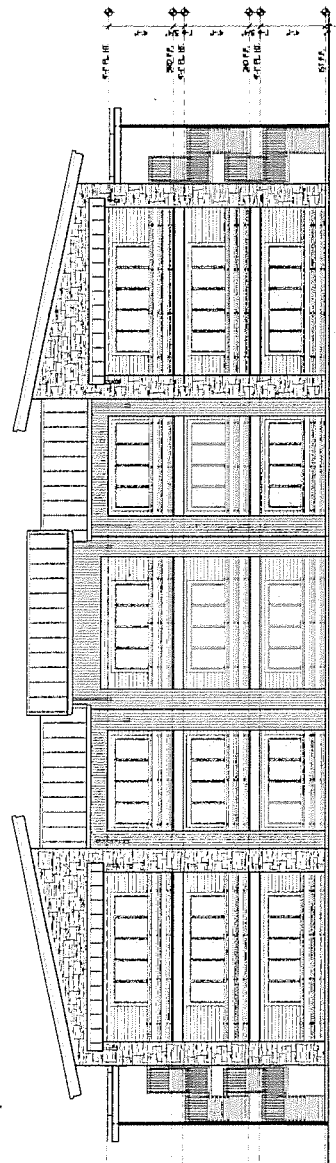
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20/35

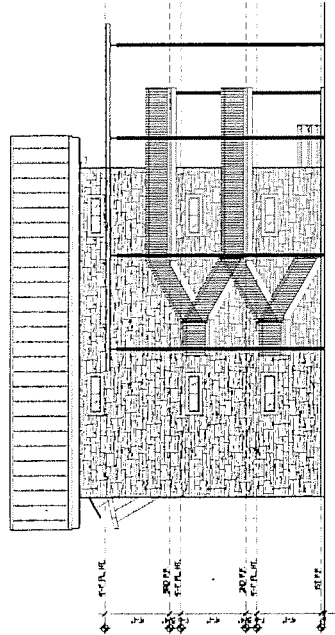
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3. METAL PANELING	
4. METAL ROOF	
5. WOOD FENCE	
6. METAL TRELLIS	
7. METAL AWNING	



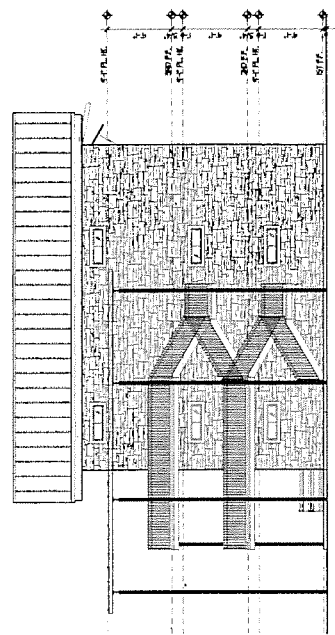
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BLDG TYPE I  
BLDGs 12, 13  
1/8"



② REAR ELEVATION  
BLDG TYPE I  
BLDGs 12, 13  
1/8"



③ LEFT ELEVATION  
BLDG TYPE I  
BLDGs 12, 13  
1/8"

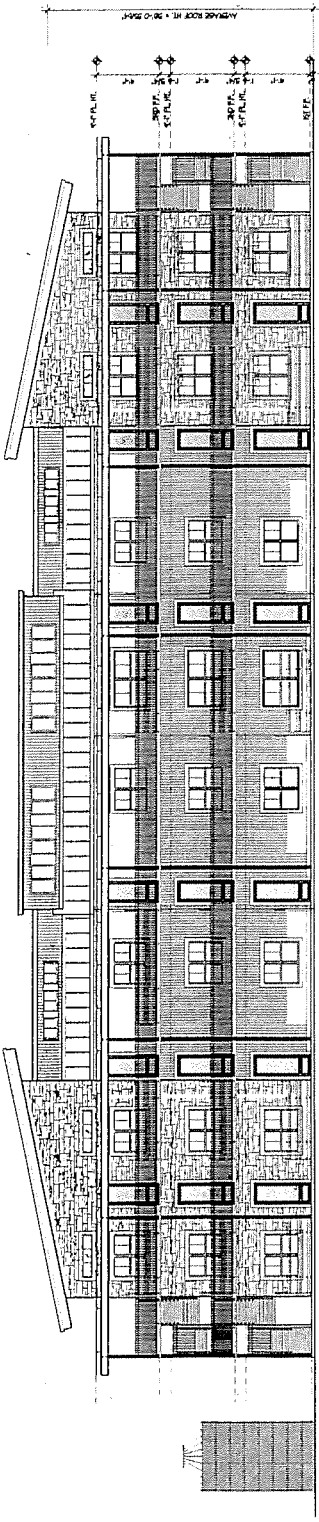


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BLDG TYPE I  
BLDGs 12, 13  
1/8"

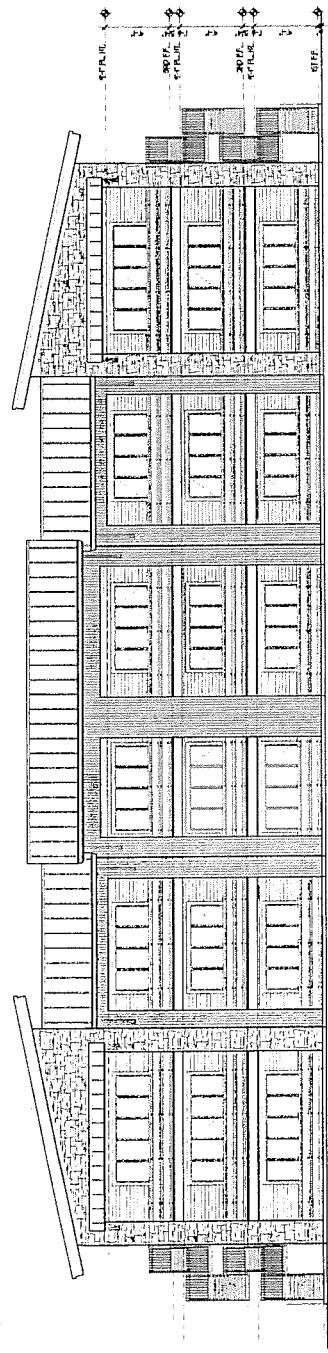


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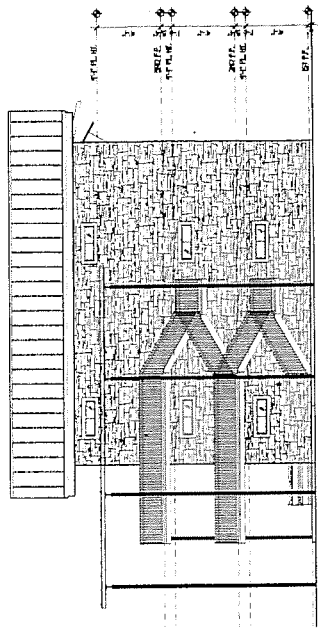
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6. METAL TRELLIS	[Pattern]
7. METAL WINGS	[Pattern]



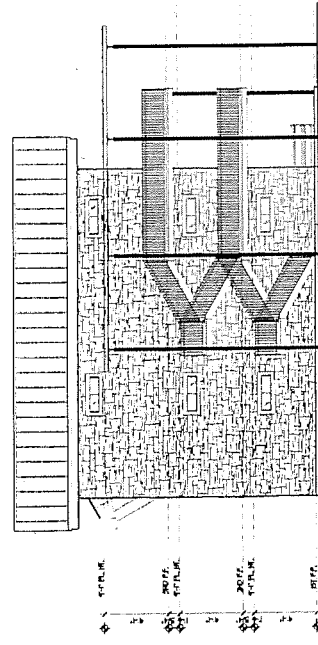
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BLDG. #1  
1/8"



② REAR ELEVATION  
BLDG. TYPE II  
BLDG. #1  
1/8"



③ LEFT ELEVATION  
BLDG. TYPE II  
BLDG. #1  
1/8"



④ RIGHT ELEVATION  
BLDG. TYPE II  
BLDG. #1  
1/8"

2135

