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S 1ST TO BEN WHITE WB

BEN WHITE

W BEN WHITE EB TO 1ST

BEN WHITE BLVD

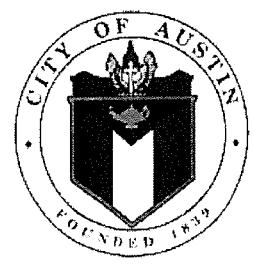
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0005
1300 MORGAN LANE

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'

5/2

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, January 11, 2016

CASE NUMBER: C15-2016-0005

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ - ☐ Michael Von Ohlen
☐ - ☐ Kelly Blume (Alternate)
☐ Y ☐ Rahm McDaniel (Alternate)

APPLICANT: Phil Moncada

OWNER: JOHN LUKE Sanchez

ADDRESS: 1300 MORGAN LN

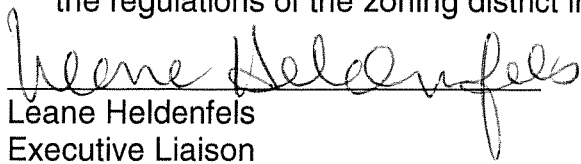
VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum lot width from 50 feet (required) to 0 feet (requested) in order to construct a single family home on each lot in a "SF-3", Family Residence – Neighborhood Plan zoning district.

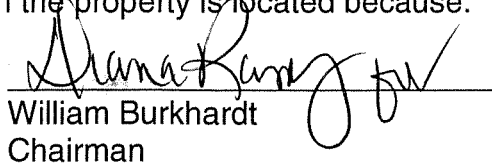
Note: Section 25-1-22 (C) (*Measurements*) defines lot width as a measurement made at the front setback line and at a distance of 50 feet to the rear of the front setback line.

BOARD'S DECISION: POSTPONEMENT REQUESTED TO MARCH 14, 2016 BY APPLICANT ON A 9-0 VOTE.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

CASE# C15-2016-0005
ROW# 11460681
TAX# 04106090217

6/5/3

CITY OF AUSTIN TCAD
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: 1300 MORGAN LN

LEGAL DESCRIPTION: Subdivision – BANISTER HEIGHTS

Lot(s) 4, 17, 18 Block _____ Outlot _____ Division _____

I/We PHIL MONCADA on behalf of myself/ourselves as
authorized agent for

LUKE SANCHEZ affirm that on 11, 25,

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 X COMPLETE REMODEL MAINTAIN

WE ARE REQUESTING YOUR CONSIDERATION TO ADDRESS SUBDIVISION COMMENTS REGARDING DEPTH OF LOT. THIS WILL ALOLOW THE REPLAT TO MOVE FORWARD.

in a SF-3 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):

15/4

REASONABLE USE:

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

PROPOSED LOT MEETS MINIMUM SQUARE FOOTAGE TO BE DEVELOPED.

HARDSHIP:

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

C.O.A. TOOK RIGHT OF WAY FOR THE ROADWAY BANISTER LANE, REDUCING THE DEPTH OF THE LOT.

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

OTHER LOTS IN AREA HAVE BEEN REPLATTED BUT NO ADDITIONAL RIGHT OF WAY WAS DEDICATED.

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:

NUMEROUS REPLATS IN AREA THAT IS CURRENTLY BEING REDEVELOPED FOR INFILL OF RESIDENTIAL

HOUSING.

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:

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 Phil Moncada Mail Address 1301 S IH 35 Ste 204

City, State & Zip AUSTIN TEXAS 78754

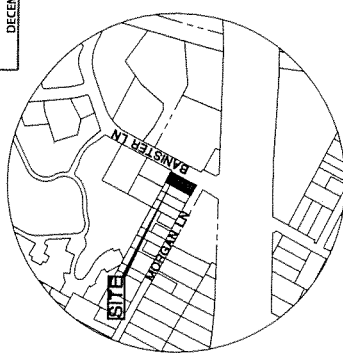
Printed PHIL MONCADA Phone 512-627-8815 Date 11-25-15

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 John Luke Sanchez Mail Address 11000 SWELFLING TER

City, State & Zip AUSTIN, TEXAS 78737

Printed JOHN LUKE SANCHEZ Phone 512-656-7729 Date 11-30-15



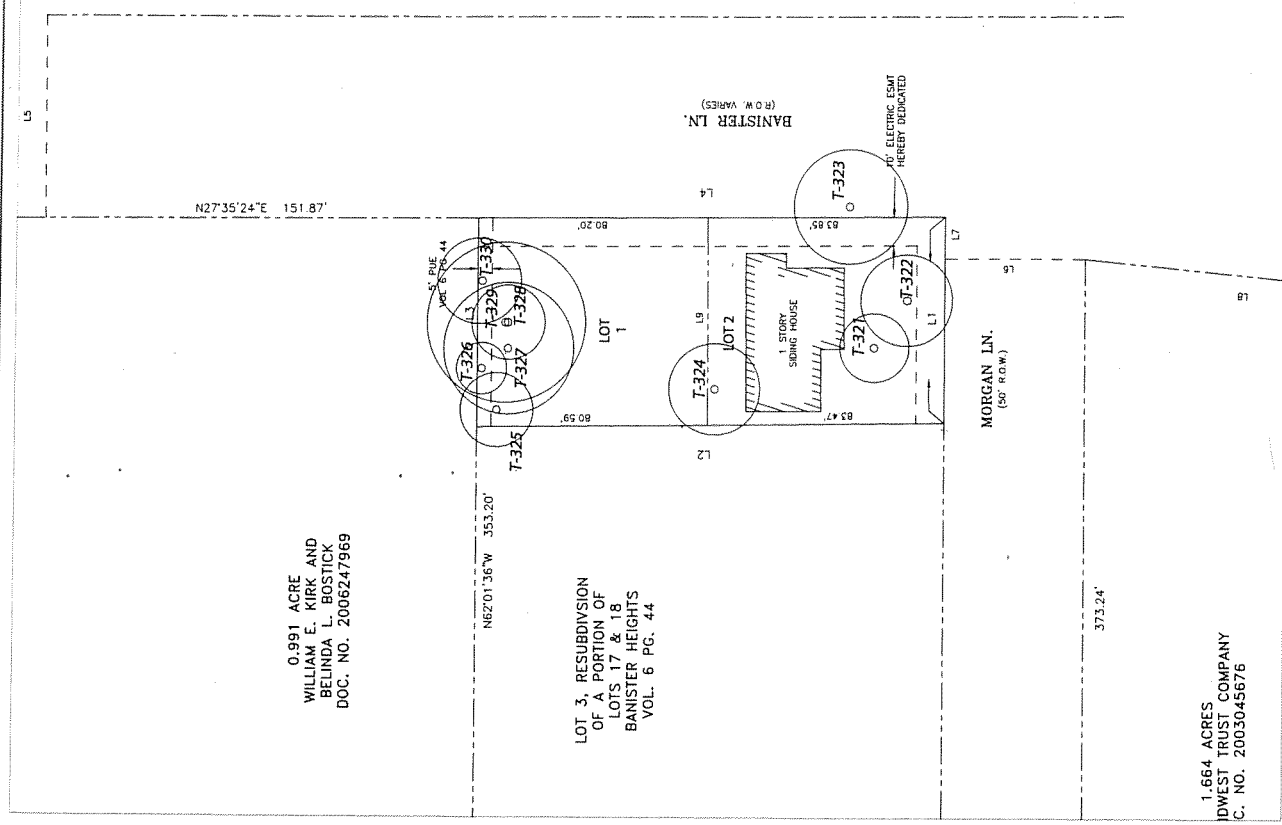
VICINITY MAP
 NOT TO SCALE

USE	LOT NUMBER	ACREAGE	SF
SF	1	0.134	5856.34
SF	2	0.139	6054.47
TOTAL	2	0.273	11,910.81

LINE	BEARING	DISTANCE
L1	N62°01'36"W	72.14'
L2	S27°58'24"W	164.06'
L3	S27°58'24"W	73.07'
L4	S27°58'24"W	111.95'
L5	S62°24'46"E	70.82'
L6	S27°58'24"W	50.00'
L7	N62°01'36"W	14.67'
L8	S33°42'50"W	111.95'
L9	S62°19'45"E	72.81'

TREE LIST:

- T-321 12" LIVE OAK
- T-322 16" LIVE OAK
- T-323 13" LIVE OAK (R)
- T-324 16" LIVE OAK
- T-325 13" LIVE OAK
- T-326 9" HACKBERRY
- T-327 23" CEDAR ELM
- T-328 9" 8" HACKBERRY (M)
- T-329 28" LIVE OAK (H)
- T-330 9" 10" HACKBERRY



0.991 ACRE
 WILLIAM E. KIRK AND
 BELINDA L. BOSTICK
 DOC. NO. 2006247969

LOT 3, RESUBDIVISION
 OF A PORTION OF
 LOTS 17 & 18
 BANISTER HEIGHTS
 VOL. 6 PG. 44

1.664 ACRES
 IDWEST TRUST COMPANY
 C. NO. 2003045676

