



PUBLIC NOTIFICATIONS
CASE#: C15-2017-0002



SUBJECT TRACT

ZONING BOUNDARY

1" = 85.73'

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.





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1000 South 2nd Street

Subdivision Legal Description:

Lots 1-3, Block 3, Oak Cliff Addition

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-6-NP

I/We Jarred Corbell on behalf of myself/ourselves as
authorized agent for PSW affirm that on
Month December, Day 2, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: 10-ft setback

Type of Structure: residential

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

LDC 25-2-492 - Site Development Regulations

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.

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.

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:

As the topography exists today, the highest level of the home allowed by code will put the
home below street level. The existing topography from the back of curb along South 2nd Street
to the top of bank at East Bouldin Creek is approximately a 20-ft decline. Currently, a 25-ft
setback from South 2nd Street is required and this requirement, coupled with the topography
places proposed home locations too close to the creek and encroaches the CWQZ and CEF.
There will also be a future trail/public recreation easement located behind the homes that
causes an additional hindrance.

Hardship

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

There is an existing Critical Environmental Feature, Critical Water Quality Zone and extreme
topography which limits location of proposed homes.

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

The existence of a Critical Environmental Feature and Critical Water Quality Zone

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:

This property has been approved for a SF-6 Zoning and as a result, Townhomes have been
approved along a portion of the street on what is formerly South 2nd Street ROW but was
vacated and will utilize an approx setback of 5-10 feet. The townhomes, coupled with the
adjacent property to the south which has a 0' setback from South 2nd will provide a uniform
street scene. Access to the adjacent property will not be impaired.

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:

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:

Section 3: Applicant Certificate

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

Applicant Signature: [Signature] Date: _____

Applicant Name (typed or printed): Jarred Corbell

Applicant Mailing Address: 2003 South 1st Street

City: Austin State: TX Zip: 78704

Phone (will be public information): (318) 230-4084

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: [Signature] Date: 12/02/2016

Owner Name (typed or printed): Ryan Diepenbrock

Owner Mailing Address: 2003 South 1st St

City: Austin State: TX Zip: 78704

Phone (will be public information): (318) 230-4084

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Jarred Corbell

Agent Mailing Address: 2003 South 1st St

City: Austin State: TX Zip: 78704

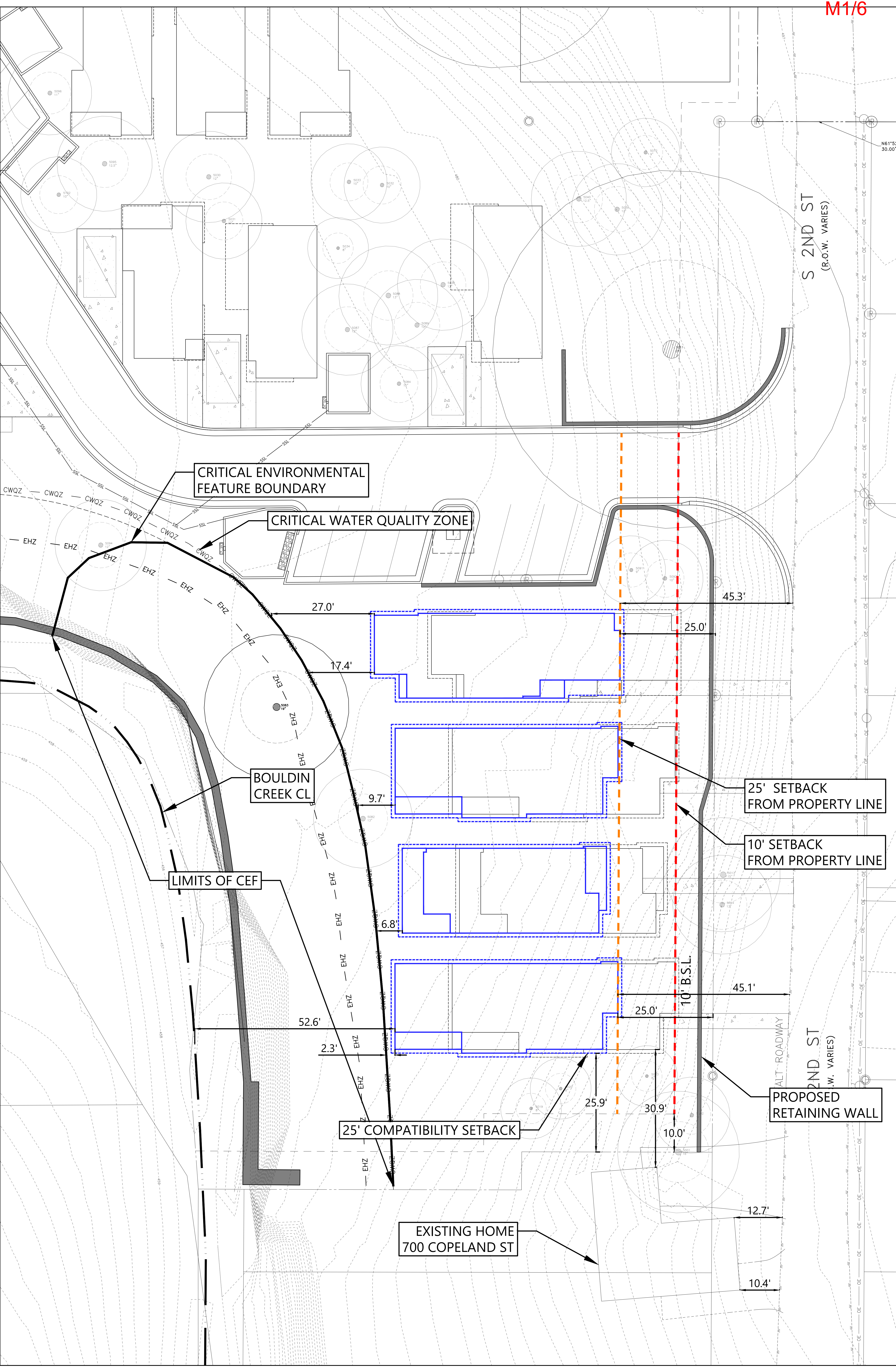
Phone (will be public information): (318) 230-4084

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).

The subject property has just gone through an upzoning process, from SF-3 to SF-6, with neighborhood support. All parties have executed a private restrictive covenant and within this covenant, the BCNA supports the 10-ft front yard setback to allow for the proposed homes to be located further from the creek.











2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

March 29, 2017

Board of Adjustments
City of Austin

Re: 1000 South 2nd Street 10-ft Front Yard Setback Variance Request

Board Members:

PSW has submitted an application for your consideration regarding LDC 25-2-492, Site Development Regulations, as it pertains to four single family homes to be located generally at 1000 South 2nd Street. The property is currently Zoned SF-6-NP and must adhere to a private restrictive covenant (RC) which was executed by PSW and the Bouldin Creek Neighborhood Association. Within the private RC, the BCNA has approved the requested variance which is to allow for the four single family homes to utilize a 10-foot front yard setback in lieu of the 25-foot setback as suggested by LDC 25-2-492.

The proposed homes are located on the south end of the property, bordered by South 2nd Street and East Bouldin Creek and contain numerous site conditions that limit the development of the proposed homes. From South 2nd Street to the creek, there is an approximate 30-foot change in elevation which in its current state would place the homes below South 2nd Street. There is an existing Critical Environmental Feature (CEF) Buffer, which coincides with the Critical Water Quality Zone that coupled with the 25-foot setback and existing topography pushes the homes inside the buffer. There is also a 10-foot Public Recreation easement that will be dedicated outside the CEF Buffer further limiting the development.

It is with these hardships that we respectfully request the Board of Adjustments to grant the requested variance to allow for a 10-foot front yard setback.

Please feel free to contact me with me any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jarred Corbell', is written on a light blue background.

Jarred Corbell, P.E.
jarred.corbell@pswrealestate.com
318-230-4084

Bouldin Creek Neighborhood Association
P.O. Box 3683, Austin, Texas 78703

January 31, 2017

Via Email - leane.heldenfels@austintexas.gov

Board of Adjustment
City of Austin
c/o Leane Heldenfels, Board Liaison
505 Barton Spring Road, 1st Floor
Austin, Texas 78704

RE: 900 South 2nd Street, Austin, Texas (the "Property"); Future Request for Setback Variance

Dear Ms. Heldenfels:

We are providing this letter supporting the variance request submitted in connection with the development by PSW Real Estate's entity, 1st Street Highlands, LP, ("Developer") of the above-referenced Property, which will consist of thirty single-family residential dwelling units (the "Development"). Provided that a proposed Restrictive Covenant and Agreement is executed and recorded in connection with the rezoning of the Property, BCNA hereby confirms that it supports Developer's request for a variance to modify the front yard setback for Residences 1 through 4 as depicted in Exhibit A attached hereto to ten (10) feet.

Sincerely,

BOULDIN CREEK NEIGHBORHOOD ASSOCIATION



Charles C. Walton, President

EXHIBIT A

