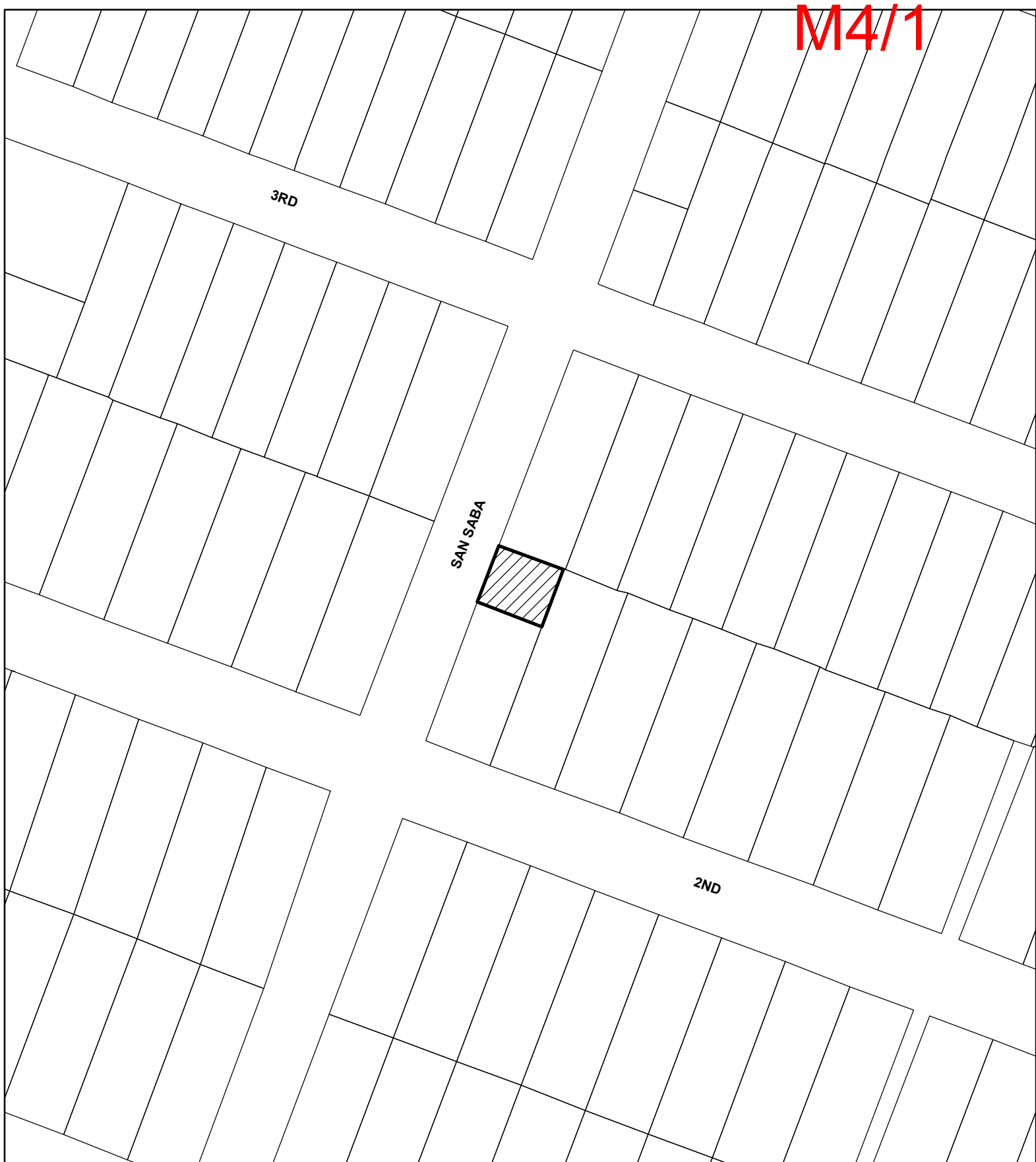


M4/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0014
LOCATION: 205 San Saba



1" = 91'

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.



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: _____

Subdivision Legal Description:

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

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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:

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: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

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): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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).

From: [REDACTED]
To: [Heldenfels, Leane](#)
Subject: Re: Impervious cover
Date: Tuesday, March 28, 2017 9:58:16 PM

Leane -

Existing impervious coverage is 25.5%

Total impervious coverage is 48.50% — this is for the rebuild minus a driveway.

T.

On Mar 28, 2017, at 11:24 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Ok - I'll take a look at them, too, but do confirm tonight.
Thanks,
Leane

-----Original Message-----

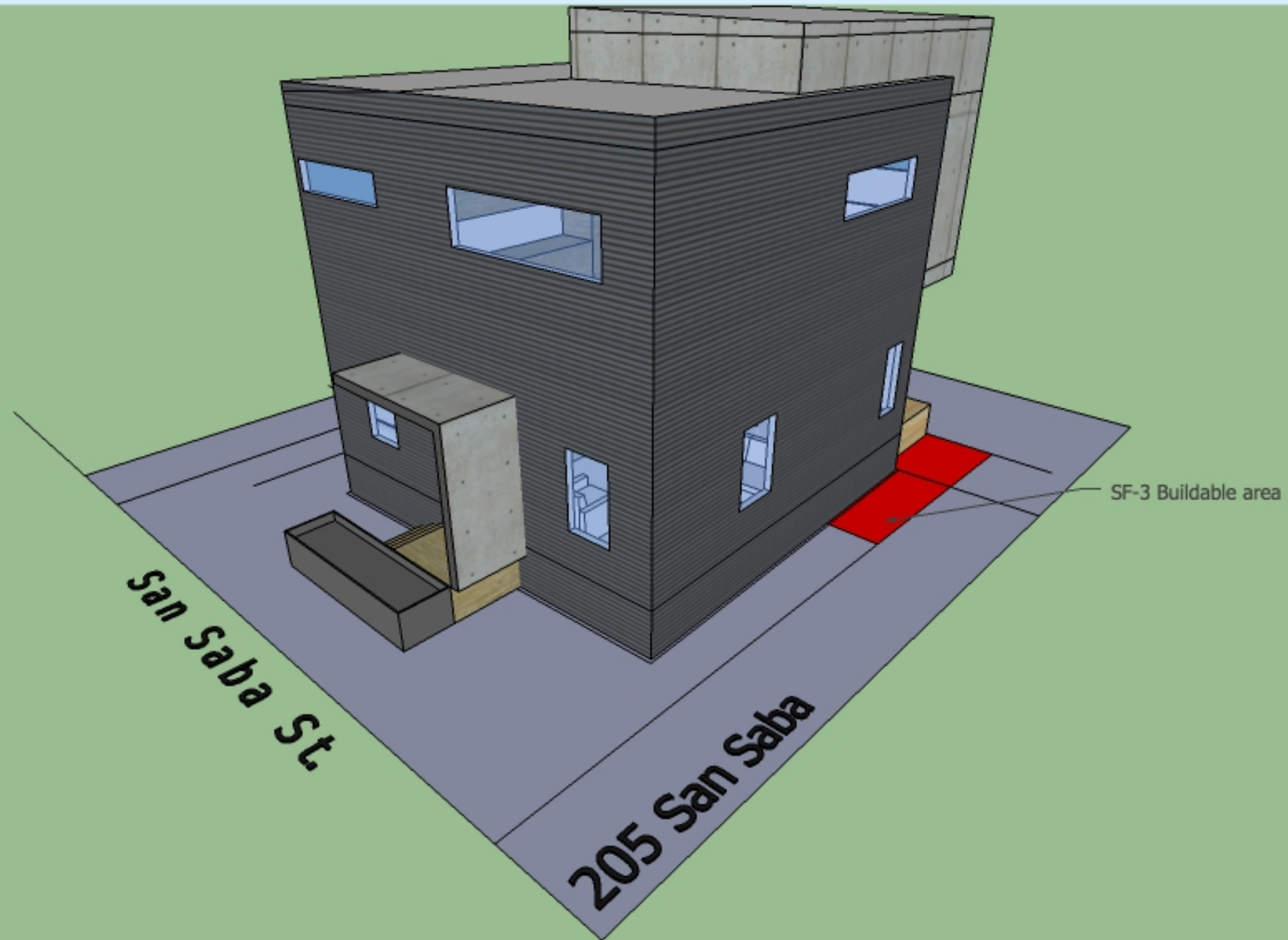
[REDACTED]
Sent: Tuesday, March 28, 2017 11:20 AM
To: Heldenfels, Leane
Subject: Re: Impervious cover

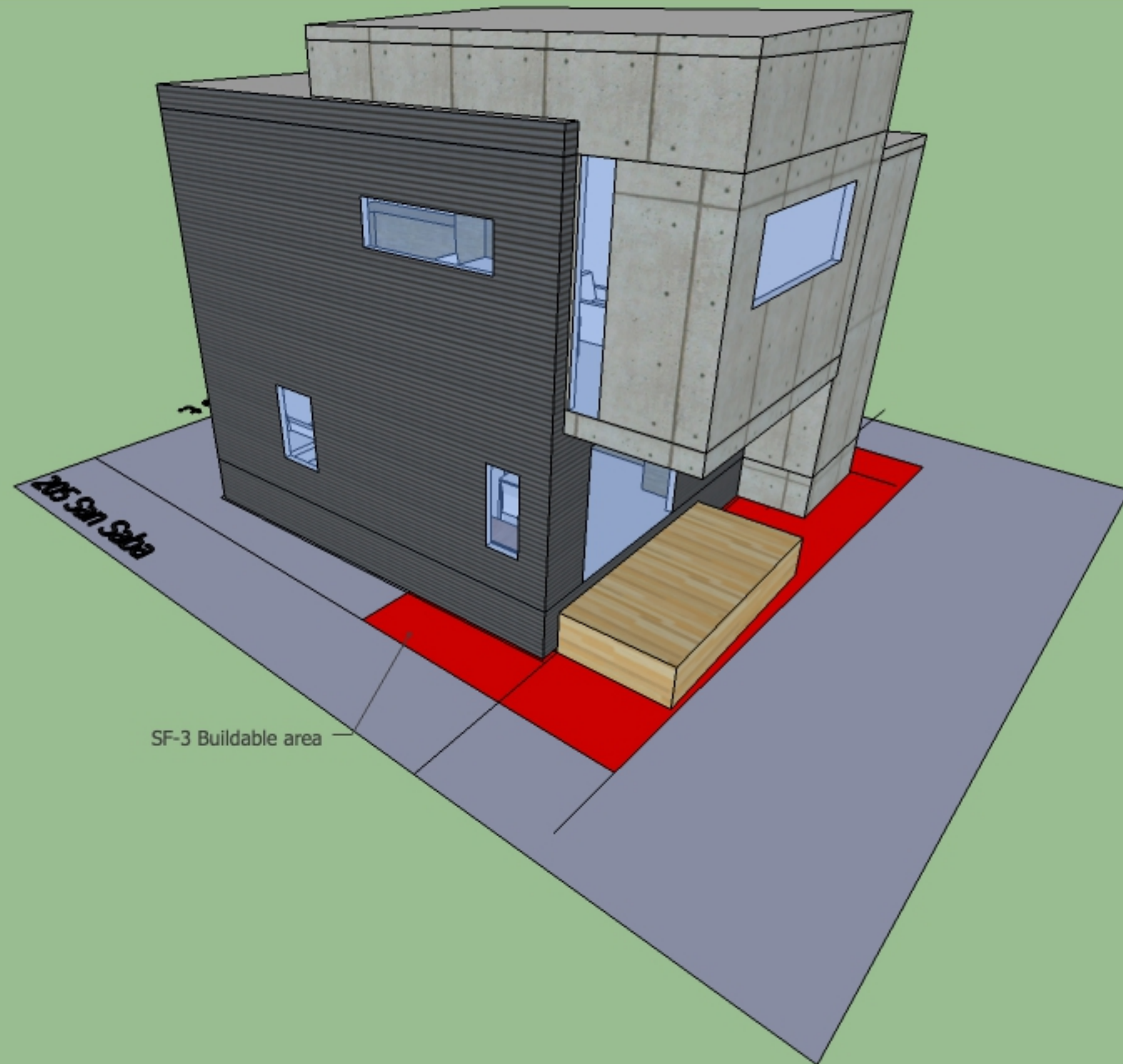
Leane -
I'm pretty sure the impervious cover is currently 48%.
Architect is on vacation right now and I'm closest to the plans.
I could confirm tonight; I don't have the plans with me currently.

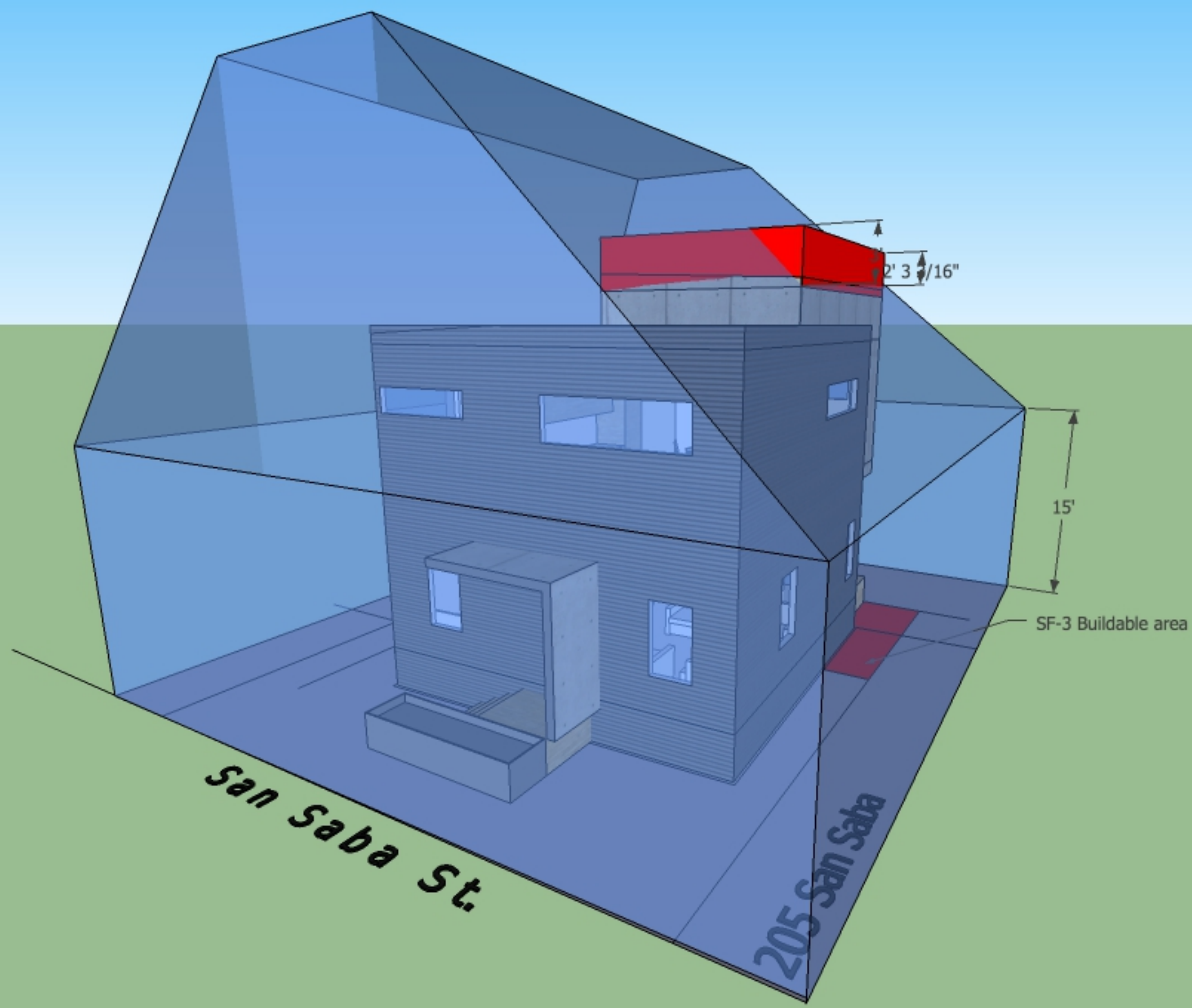
T.

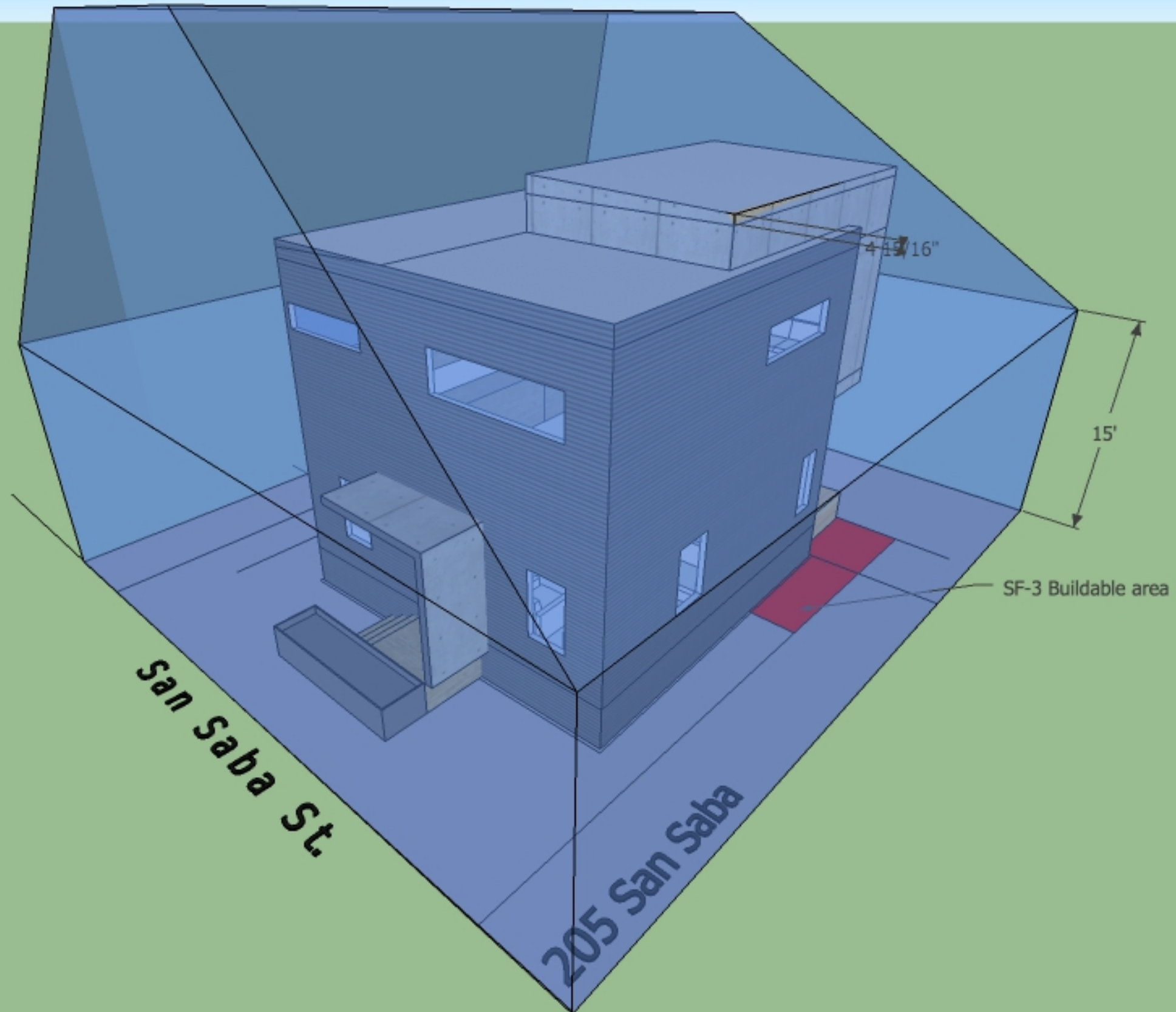
On Mar 28, 2017, at 10:48 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

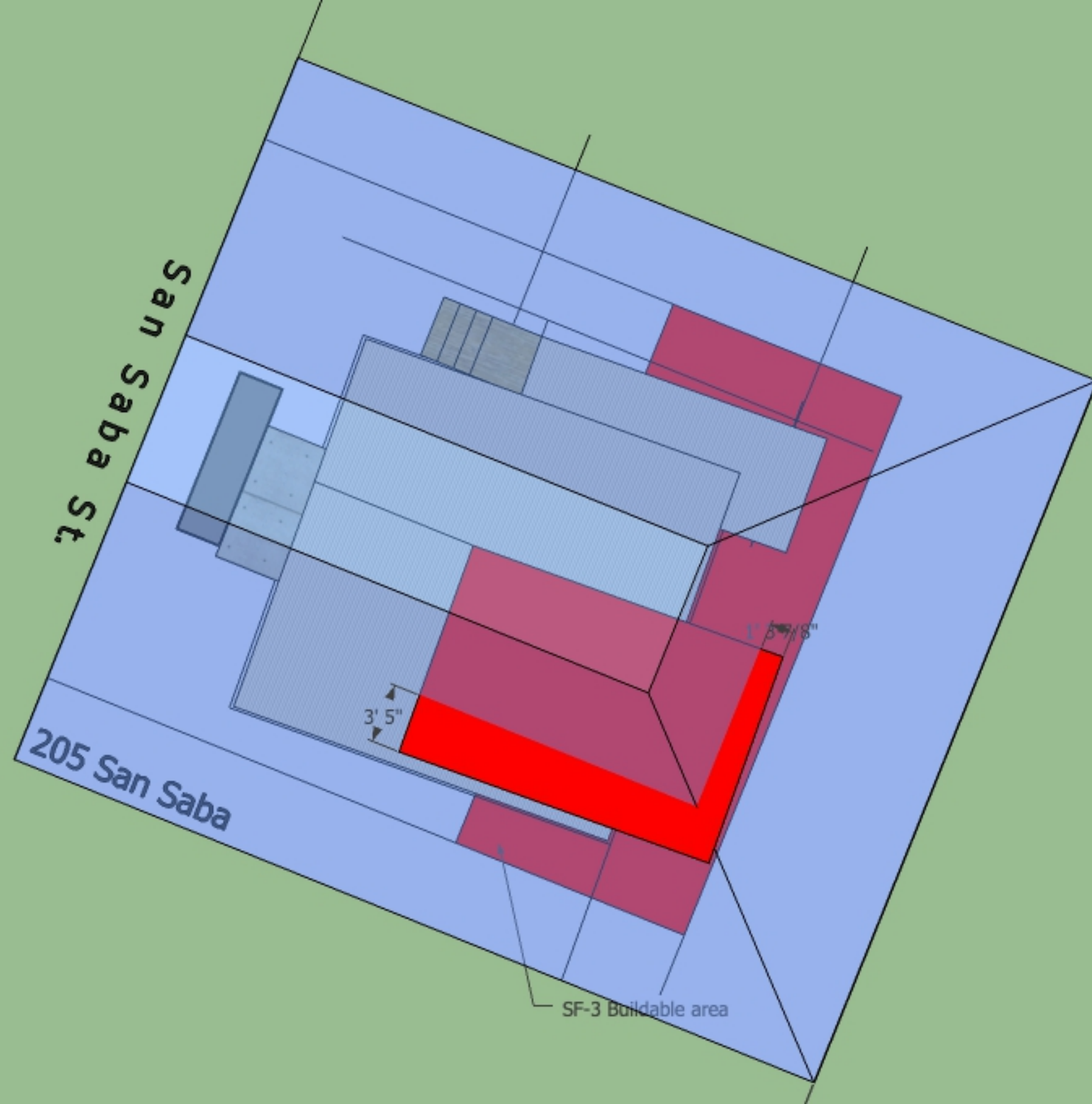
<205 san saba.doc>







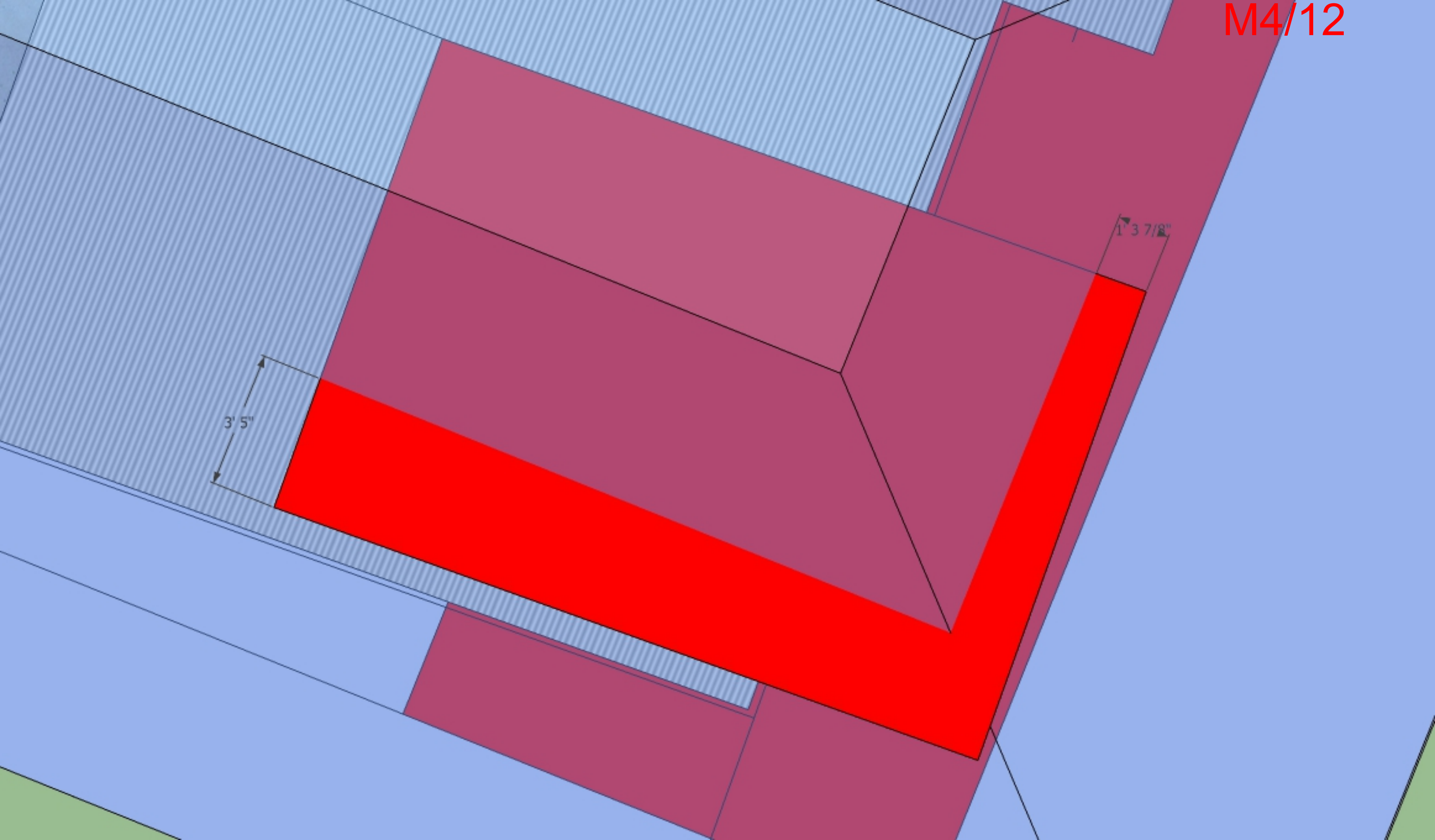


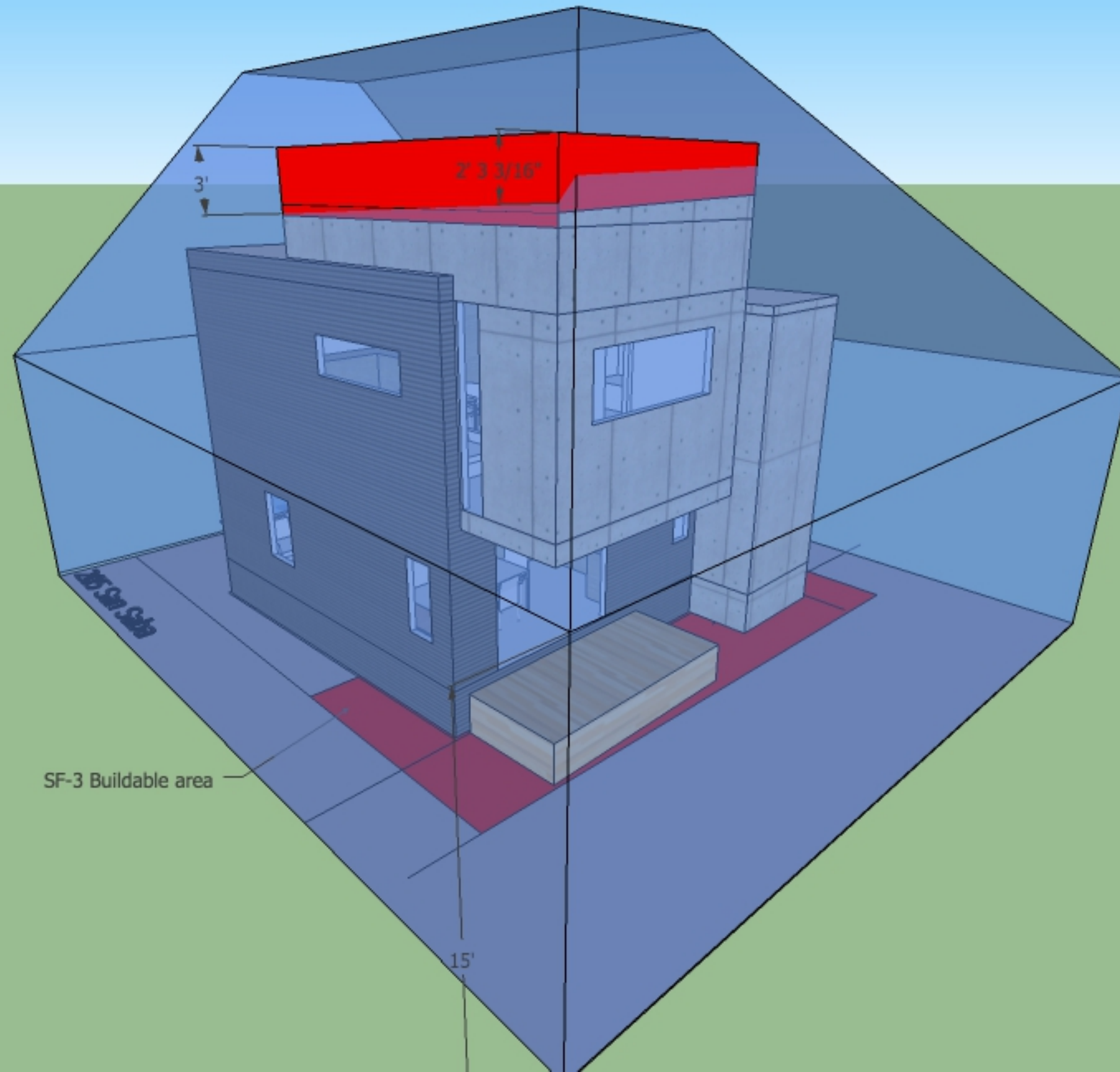


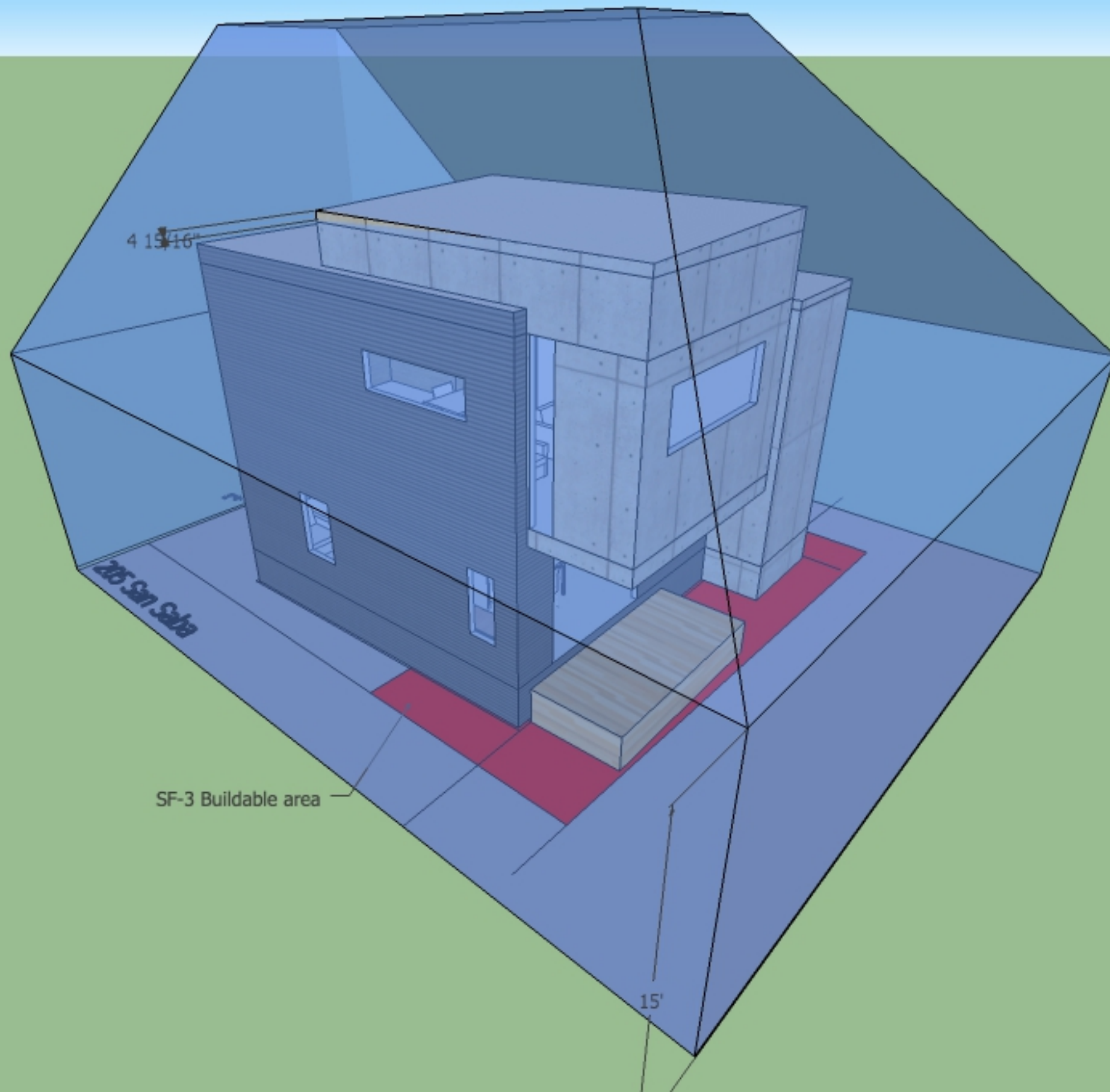
M4/12

3' 5"

1' 3 7/8"







LEGEND

- CALCULATED POINT
- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- BOLT FOUND
- CHAIN LINK FENCE
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- WATER METER
- GAS METER
- AIR CONDITIONER
- ON
- OFF
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY

SURVEYOR NOTE
THE BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED LINE FROM AN IRON ROD FOUND AT THE SOUTH EAST CORNER OF LOT 3, BLOCK AND A BOLT FOUND AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 HAVING A CALCULATED BEARING AND DISTANCE OF N 68°00'00" W 197.00' AND A FOUND DISTANCE OF 197.11'.

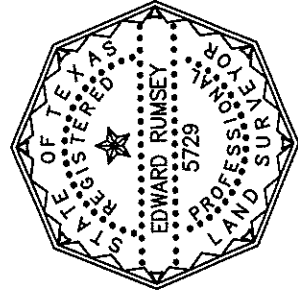
S. 107' OF LOT 1
ANGELA GUERRA
0.1204 ACRES
(DOC. NO. 2003130563)

HELD

N 68°00'00" W 50.00'
(N 68°00'00" W 50.00')

N 68°00'00" W 49.04'
(N 68°00'00" W 49.00')

E. 2nd STREET
(60' R.O.W.)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

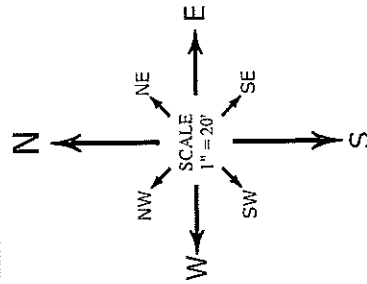
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

NORTH 43 FEET OF LOT 1, BLOCK 3, HIGHWAY ADDITION, A SUBDIVISION OF PARTS OF OUTLOTS 27 AND 28 DIV. "A" OF THE OUTLOTS IN THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 149, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

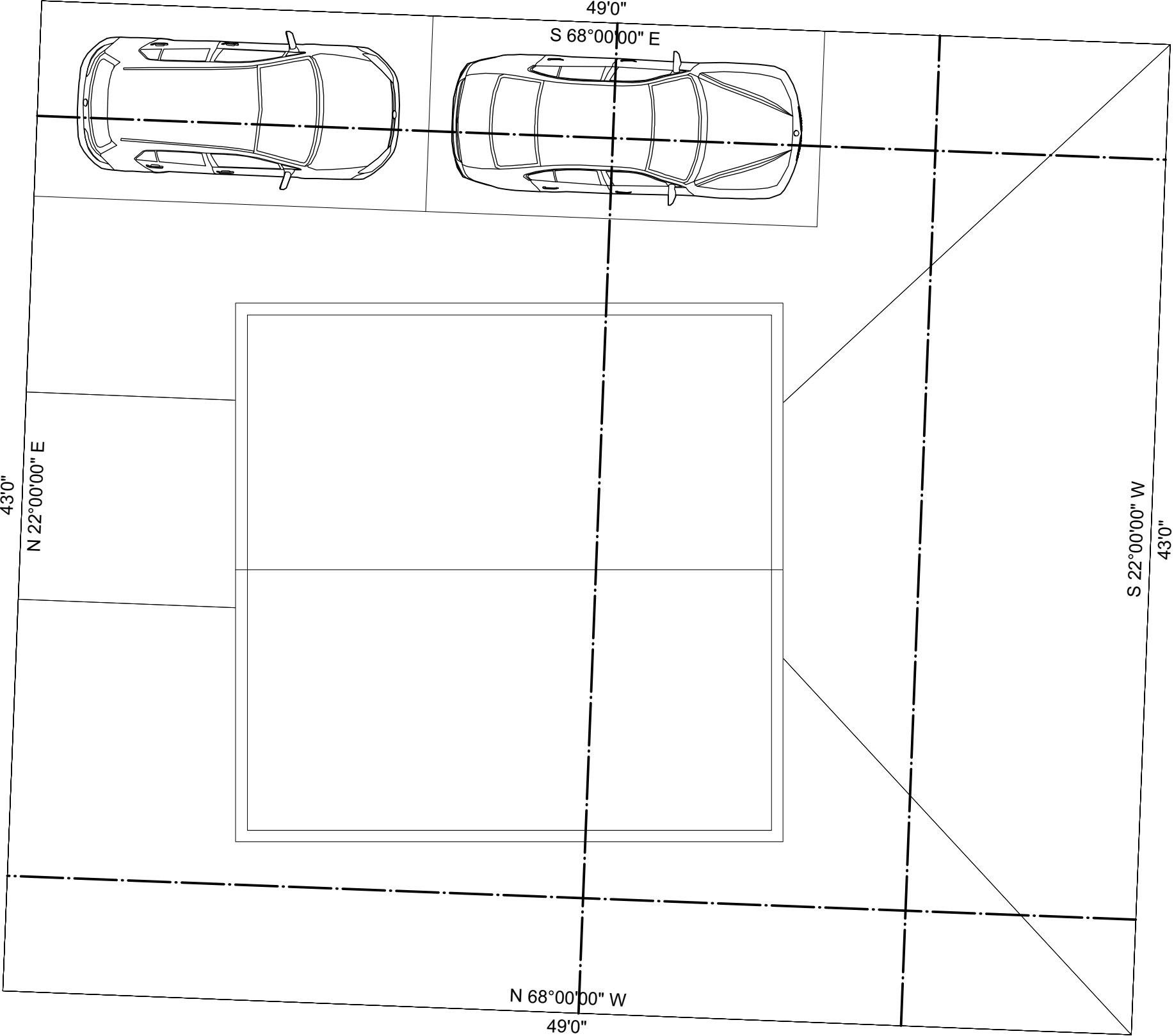
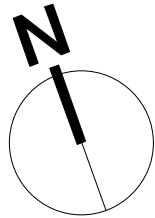


THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0465H PANEL: 0465H
DATED: SEPTEMBER 26, 2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

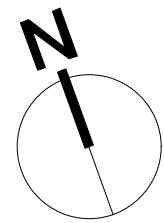
OSCAR ESTRADA and MARIA ESTRADA
205 SAN SABA STREET
AUSTIN, TRAVIS COUNTY, TEXAS

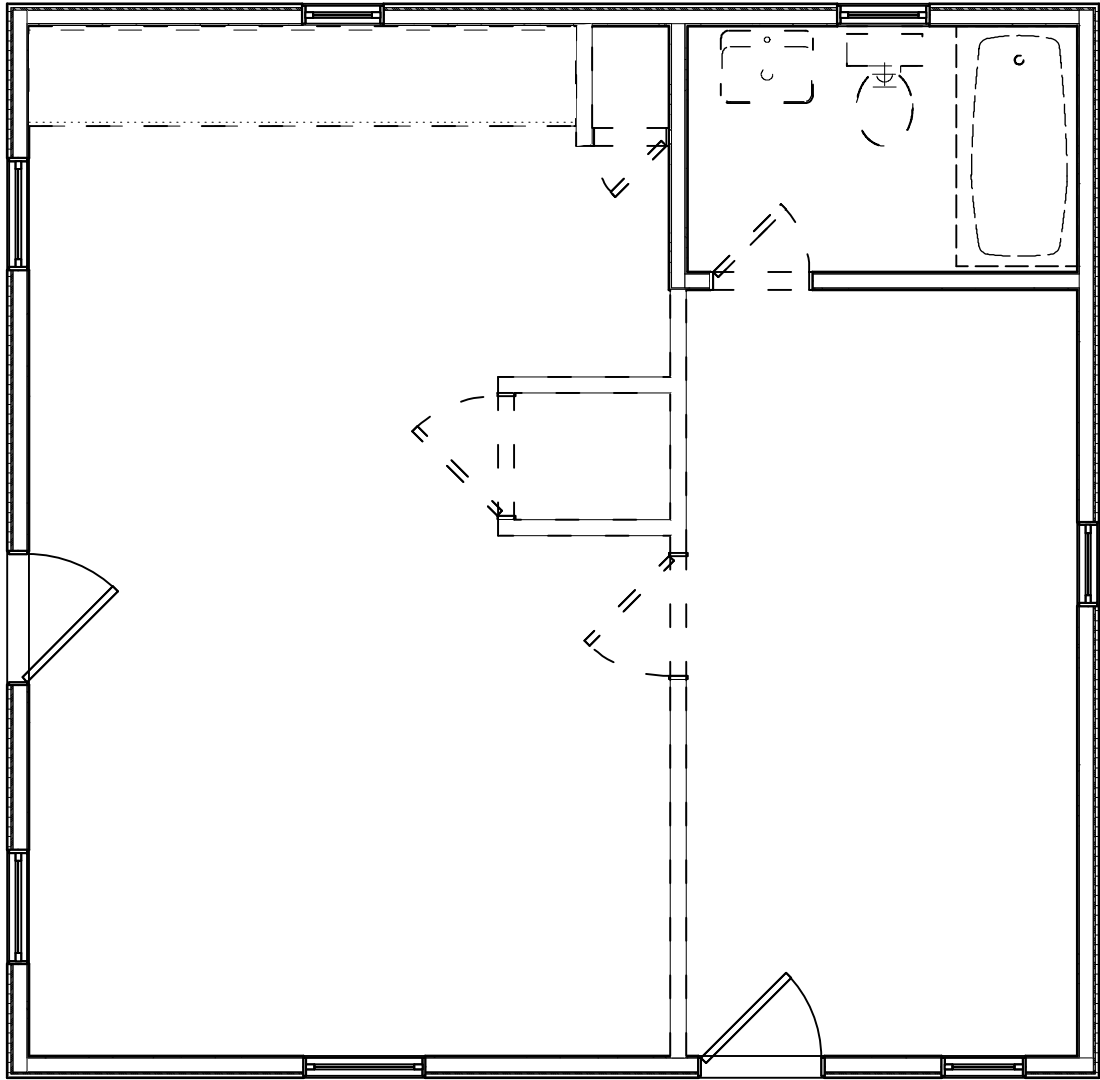
SURVEY DATE:	DECEMBER 05, 2014	FILED BY:	DERICK SOLOMON	12/04/2014
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	12/05/2014
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	12/05/2014
JOB NO.:	A1200114	RPLS CHECK:	EDWARD RUMSEY	12/05/2014



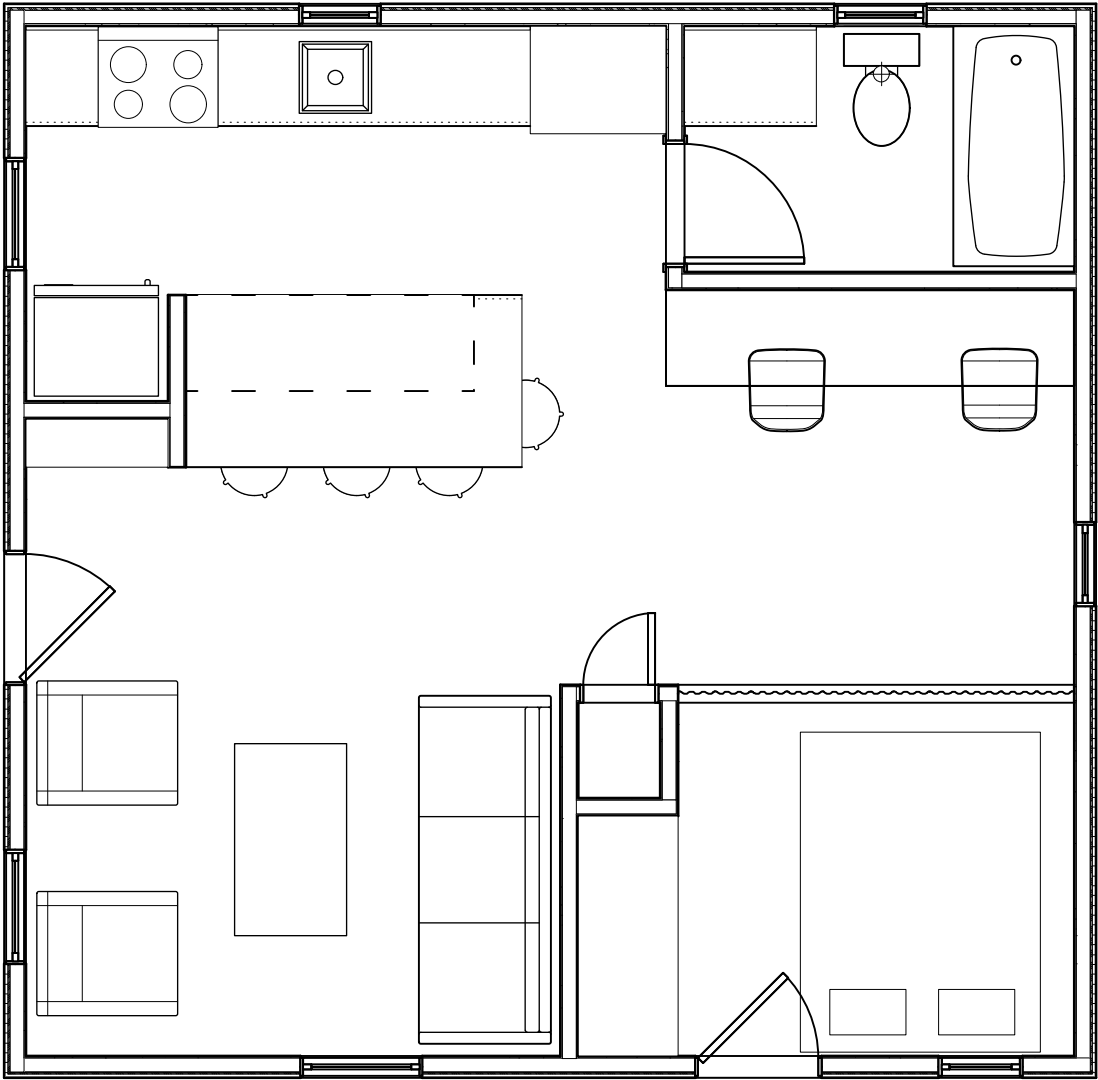
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SAN SABA				Drawn By		Revision					
				md.		Revision					
				Checked By		Project ID					
				Reviewed By		SAN SABA					
				Submitted By		Drawing Code					
				Project Manager		CAD File Name					
						File Name					
						File Date		00/00/00			
								No.		Date	
										Issue Notes	

Scale		3/16" = 1'-0"	
Sheet No.		0.1	
		of	
		Total Sheets	



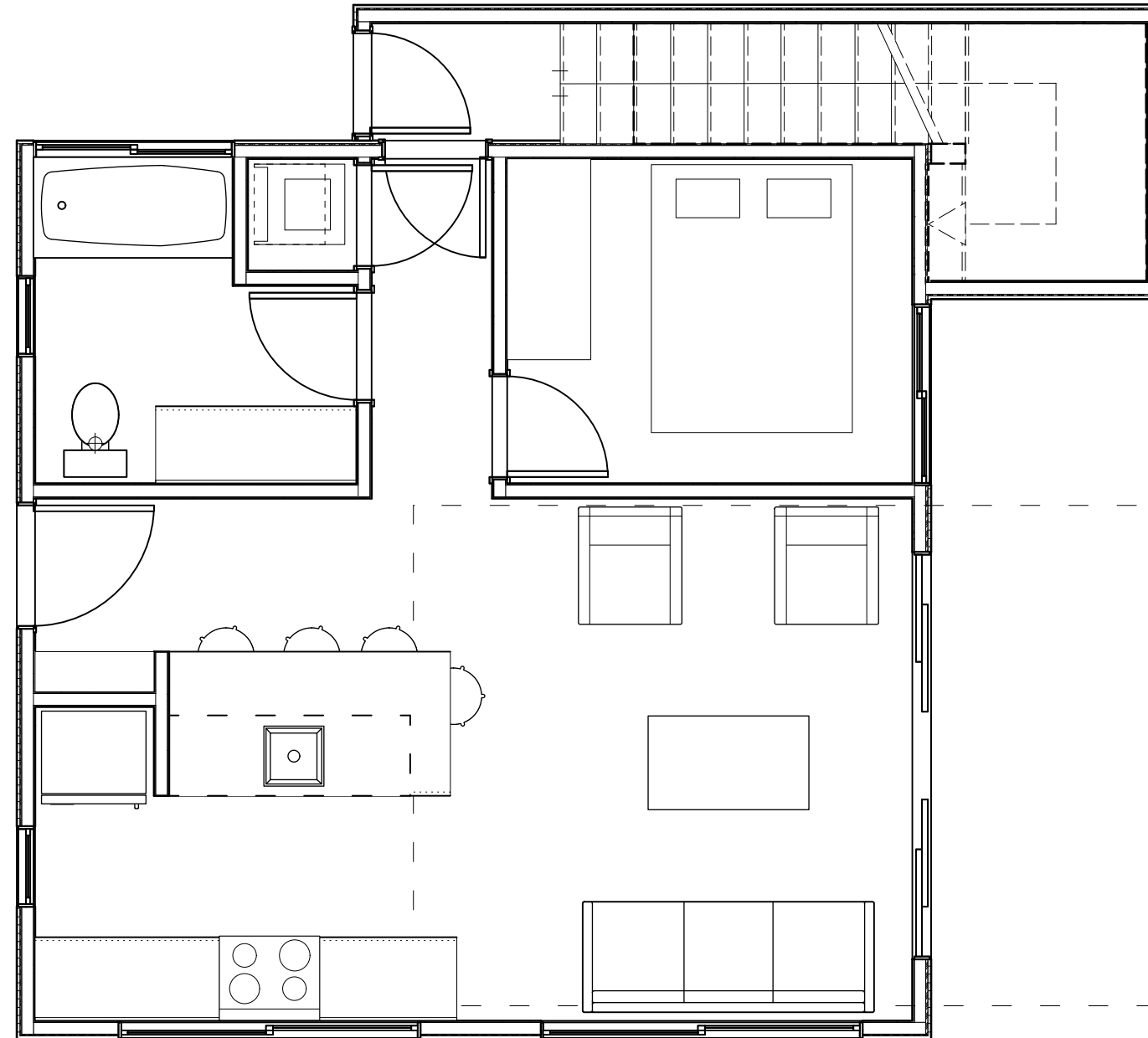


1 Demolition Plan
Scale: 1/4" = 1'-0"

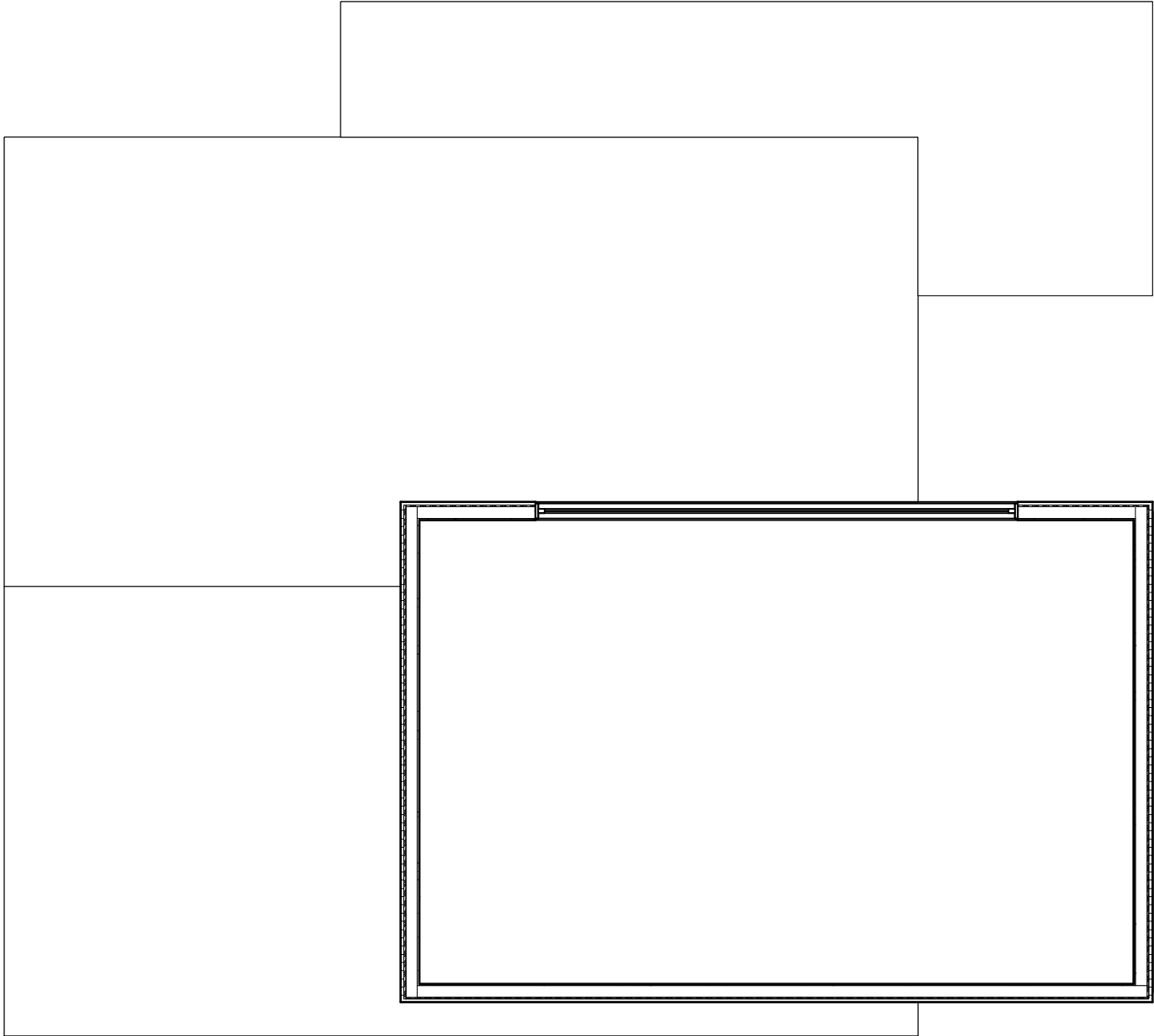


2 Proposed Remodel Plan
Scale: 1/4" = 1'-0"

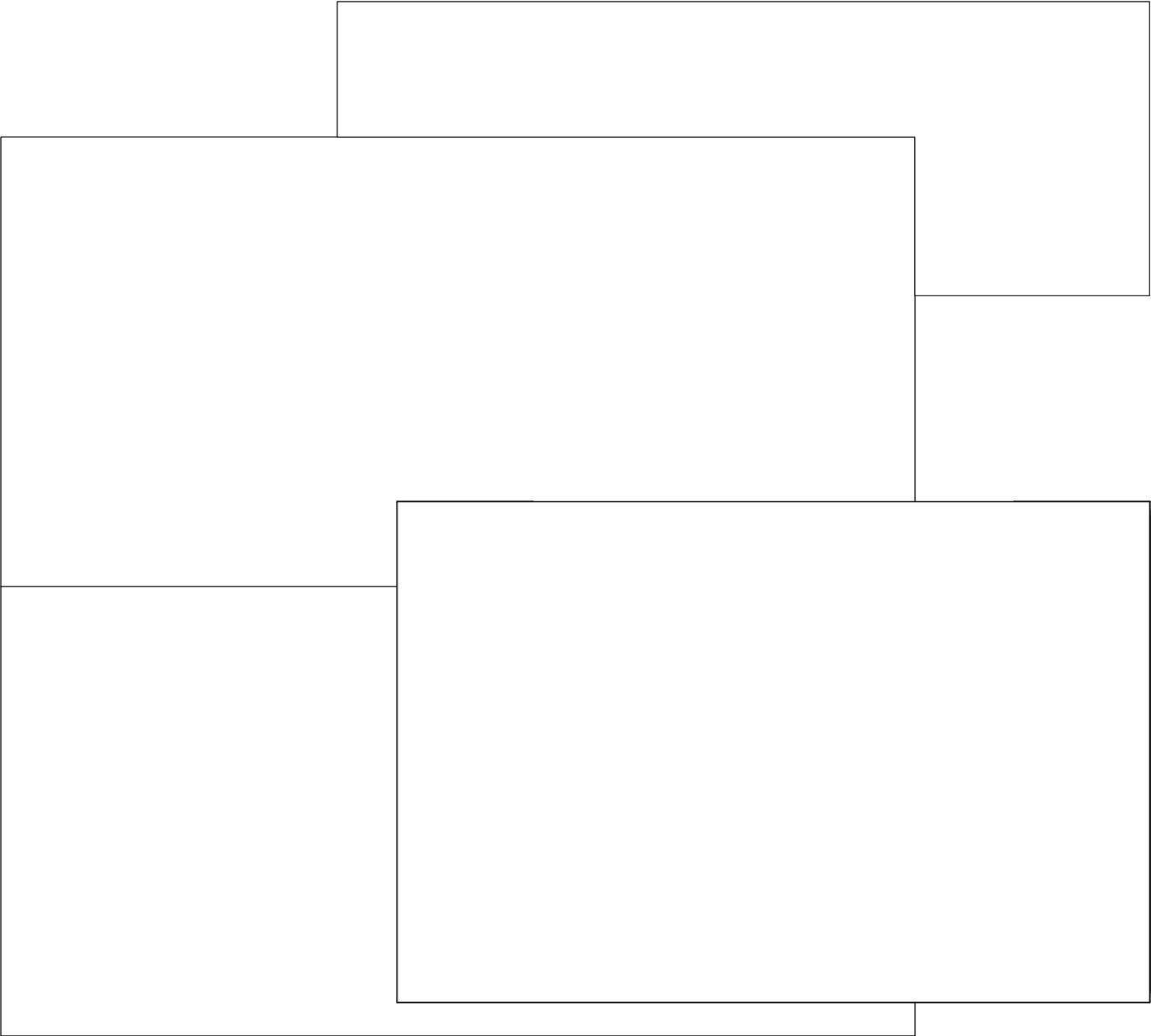
SAN SABA		Project Title		Design Firm		Designed By		Date									
						Drawn By		00/00/00									
Demo & Proposed Plan		Scale		1/4" = 1'-0"		Consultant		Revision		00/00/00							
								md.		Revision							
								Checked By		Project ID							
								Reviewed By		SAN SABA							
								Drawing Code		Drawing Code							
								Submitted By		CAD File Name							
								Filename		Filename							
								Project Manager		Project Date							
1.0		Sheet No.						00/00/00		00/00/00		No.		Date		Issue Notes	
								of		Total Sheets							



Project Title SAN SABA	Client Name Design Firm	Drawn By md.	Revision	00/00/00			
Sheet Title Proposed First Floor Plan	Scale 1/4" = 1'-0"	Drawn By	Checked By	SAN SABA	Drawing Code Drawing Code	CAD File Name Filename	Plot Date 00/00/00
Sheet No. 1.1 of Total Sheets		Submitted By	Project Manager	No.	Date	Issue Notes	



SAN SABA		Project Title		Scale		1/4" = 1'-0"		Sheet No.		1.3		of		Total Sheets	
SAN SABA		Designed By		Date		00/00/00									
		Drawn By		Revision											
		Checked By		Project ID		SAN SABA									
		Reviewed By		Drawing Code		Drawing Code									
		Submitted By		CAD File Name		CAD File Name									
		Project Manager		Plot Date		Plot Date									
Proposed Clerestory Plan															

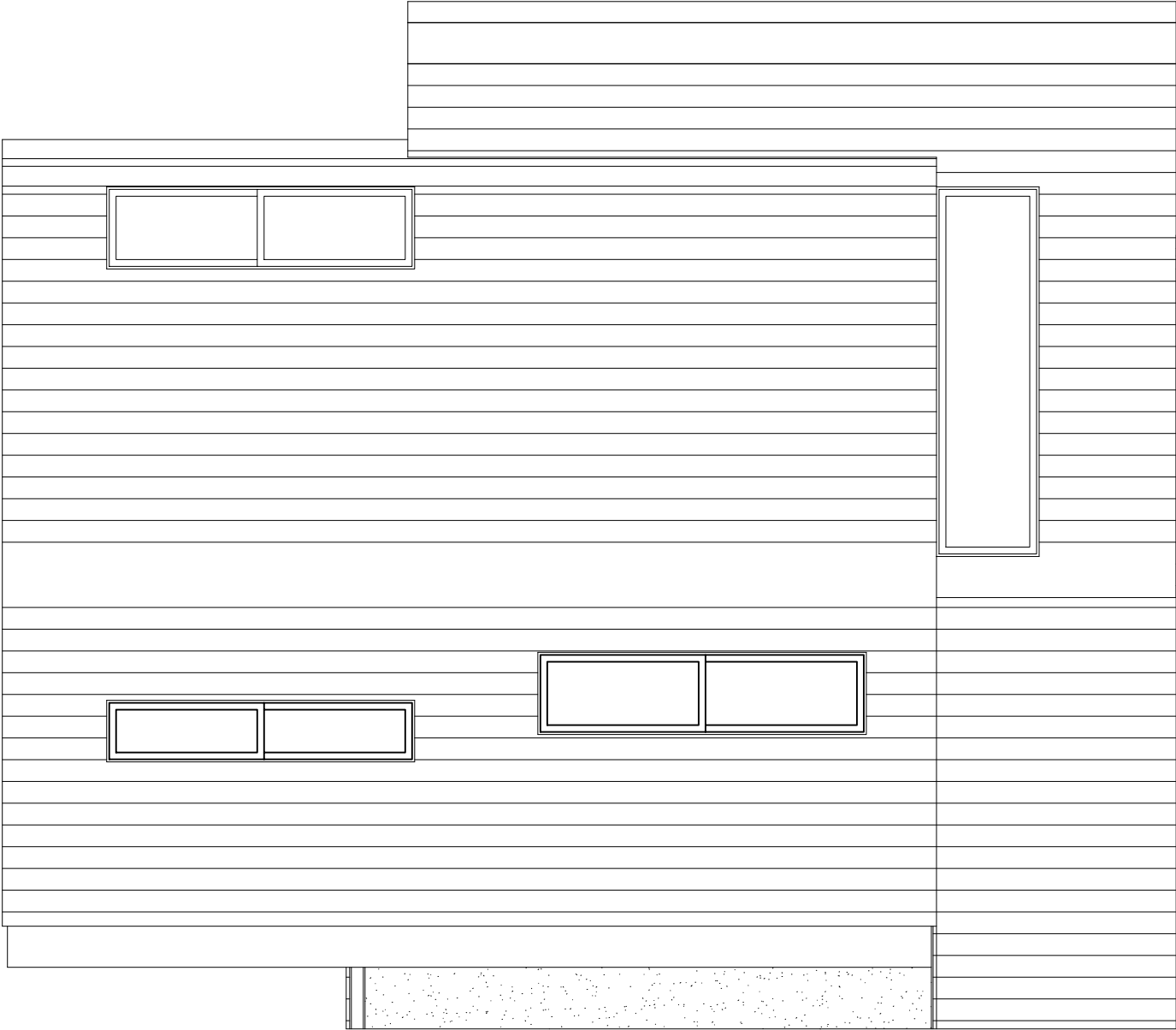


Project Title		SAN SABA		Design Firm		Designed By		Date		00/00/00		Revision		Project ID		SAN SABA		Drawing Code		Filename		No.		Date		Issue Notes	
Sheet Title		Proposed Roof Plan		Consultant		Drawn By		md.		Revision		Project ID		SAN SABA		Drawing Code		Filename		No.		Date		Issue Notes			
Scale		1/4" = 1'-0"		Project Manager		Reviewed By		SAN SABA		Drawing Code		Filename		No.		Date		Issue Notes		No.		Date		Issue Notes			
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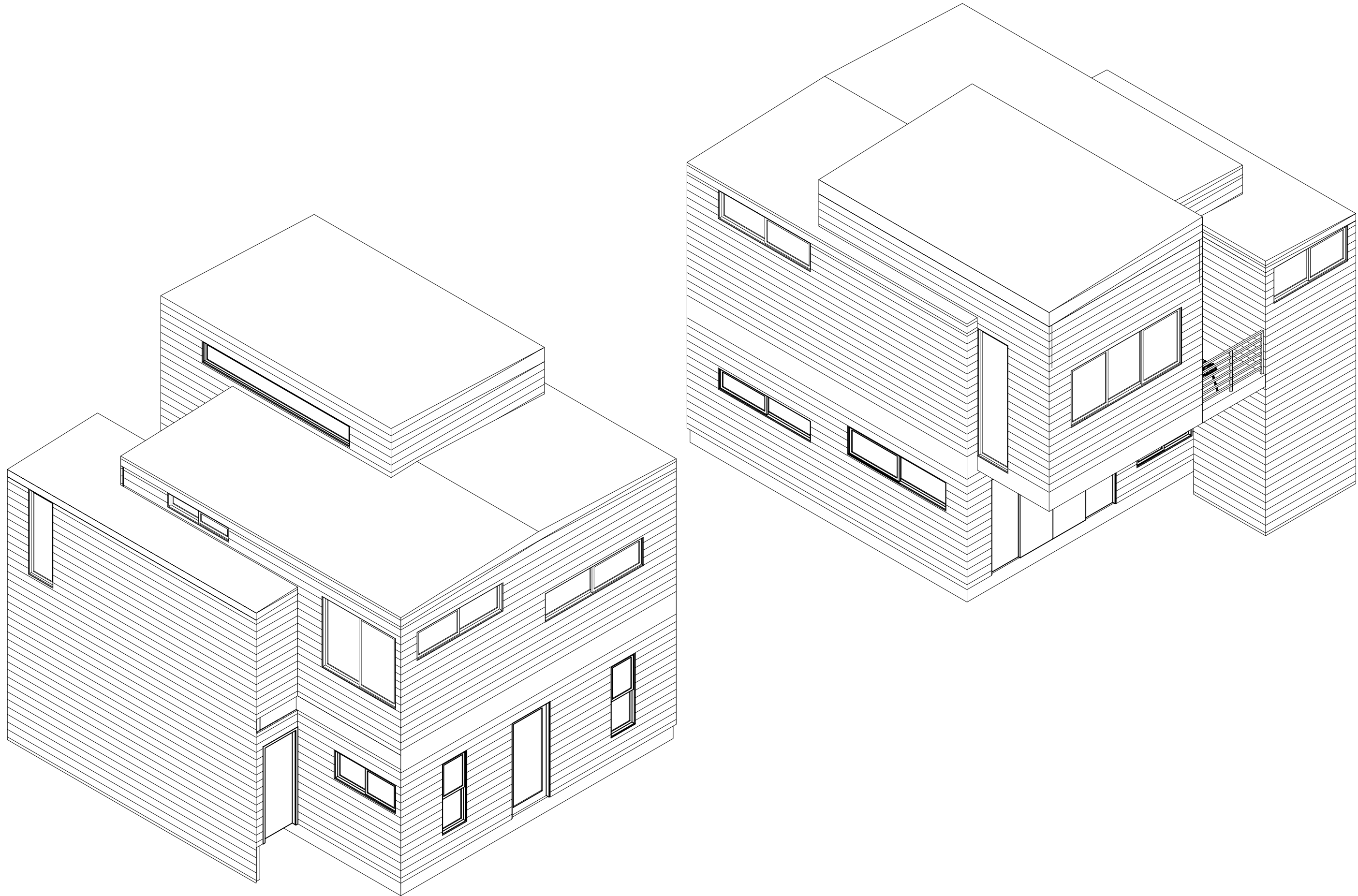
M4/23



<div>SAN SABA</div>	<div>Project Title</div>	<div>Design Firm</div>	<div>Drawn By</div>	<div>Date</div>	00/00/00			
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					<div>Project Manager</div>			CAD File Name
					<div>Filename</div>			
<div>Proposed Exterior Elevations</div>	<div>Sheet Title</div>		<div>Drawn By</div>	<div>Date</div>	00/00/00	<div>No.</div>	<div>Date</div>	
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					<div>Checked By</div>			Project ID
					<div>Reviewed By</div>			SAN SABA
					<div>Submitted By</div>			Drawing Code
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		<div>of</div>						
		<div>Total Sheets</div>						



Project Title		SAN SABA		Designed By		Date		Issue Notes	
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Sheet No.		2.1		Checked By		Project ID		Date	
of		Total Sheets		Reviewed By		SAN SABA			
				Submitted By		Drawing Code			
				Project Manager		File Name			
						Plot Date		00/00/00	

[illegible]

Door Schedule											
			Nominal Size						Door Data		
Mark			Width	Height	Thickness	Door Operation	Slab Style	HW Set	Mfr	Model No.	Comments

Window Schedule							
			Nominal Size			Window Data	
Mark			O.A. Width	O.A. Height	Sash Operation	Mfr	Model No. Comments

Project Title

SAN SABA

Design Firm

Drawn By

md.

Checked By

Reviewed By

Submitted By

Project Manager

Date

00/00/00

Revision

Project ID

SAN SABA

Drawing Code

Drawing Code

CAD File Name

Filename

Plot Date

00/00/00

Issue Notes

Date

No.

Scale

nts

Sheet No.

7.0
of
Total Sheets