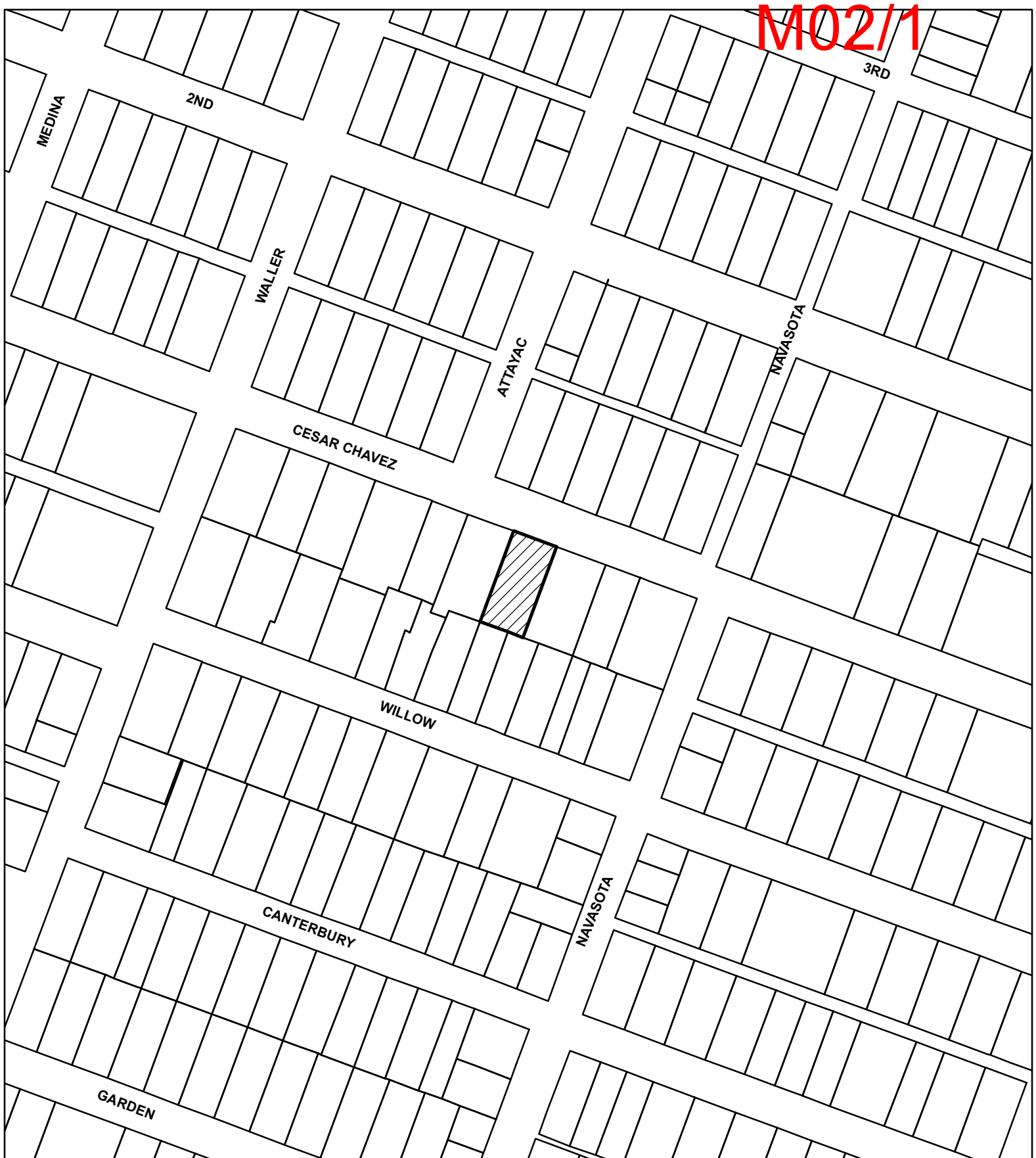


M02/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0046

LOCATION: 1303 E Cesar Chavez St.



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" = 167'



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: _____

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): [REDACTED] _____

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): _____

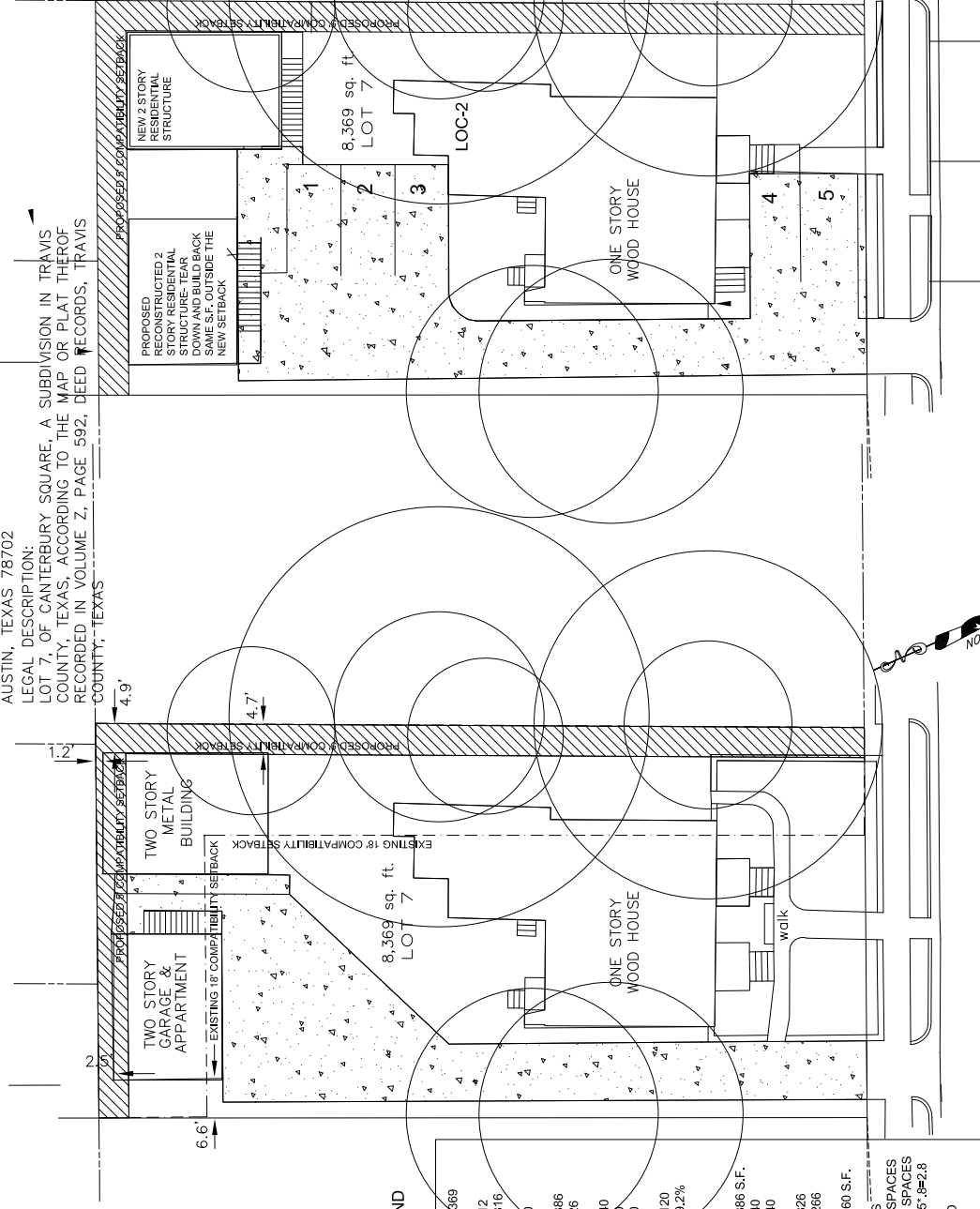
Email (optional – will be public information): _____

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).

ADDRESS:
1303 EAST CESAR CHAVEZ STREET,

AUSTIN, TEXAS 78702
LEGAL DESCRIPTION:



EXISTING SURVEY AND CALCULATIONS

LOT SIZE	PERCENT
8,369	8.369%
212	2.12%
1816	18.16%
PARKING DRIVEWAY/	
REAR STAIRS	
20	0.20%
FRONT HOUSE	
1386	13.86%
PORCHES/STAIRS	
126	1.26%
TWO STORY	
GARAGE APARTMENT	
440	4.40%
GARAGE STAIRS	
50	0.50%
LOW WALL	
60	0.60%
TOTAL EXISTING	
4120	41.20%
% IMPERVIOUS COVER	
49.2%	49.2%

BUILDING COVERAGE	1386 S.F.
FRONT HOUSE	
BACK APT GARAGE	440
BACK APT (2ND FLR)	440
TOTAL BUILDING COVERAGE	1826
TOTAL S.F.	2266
METAL STORAGE SHED 560 S.F.	
=====	
PARKING REQUIREMENTS	2 SPACES
2- EFFICIENCIES	1.5 SPACES
1- 1B BEDROOM	3.5 ¹ 8=2.8
TOTAL REQUIRED	
3 REQUIRED/ 3 PROVIDED	

LOT SIZE	8,369
SIDEWALK	18
DRIVEWAY/PARKING	2139
REAR STAIRS	30
FRONT HOUSE	1386
PORCHES/ STAIRS	122
TWO STORY	
GARAGE APARTMENT	440
GARAGE STAIRS	31
NEW DUPLEX	490
NEW STAIRS	31
TOTAL EXISTING	
IMPERVIOUS COVER	4687
%IMPERVIOUS COVER	56%

BUILDING COVERAGE	1386 S.F.
FRONT HOUSE	
BACK APPT (1ST FLR)	440
BACK APPT (2ND FLR)	440
NEW DUPLEX (1ST FLR)	490
NEW DUPLEX (2ND FLR)	490
TOTAL BUILDING COVERAGE	2316
TOTAL S.F.	3246
METAL STORAGE SHED 660 S.F.	
PARKING REQUIREMENTS	
5-EFFICIENCIES	5 SPACES
1-1 BEDROOM	15 SPACES
TOTAL REQUIRED	6.5 * 9=52

DELTA BETWEEN EXISTING,
PROPOSED AND ALLOWABLE

INCREASED IMP COVER		INCREASED BUILDING		INCREASED BUILDING SF	
EXISTING	4126 43%	EXISTING	1826 22%	EXISTING	2266 27%
PROPOSED	4687 56%	PROPOSED	2316 28%	PROPOSED	3246 39%
DELTA	560 7%	DELTA	490 5%	DELTA	980 23%
ALLOWABLE	7950 95%	ALLOWABLE	7950 95%	ALLOWABLE	16,738 200%

PROPOSED SETBACKS AND CALCULATIONS

LOT SIZE	8,369
SIDEWALK	18
DRIVEWAY/PARKING	2139
REAR STAIRS	30
FRONT HOUSE	1386
PORCHES/ STAIRS	122
TWO STORY	
GARAGE APARTMENT	440
GARAGE STAIRS	31
NEW DUPLEX	490
NEW STAIRS	31
TOTAL EXISTING	
IMPERVIOUS COVER	4687
%IMPERVIOUS COVER	56%

BUILDING COVERAGE	1386 S.F.
FRONT HOUSE	
BACK APPT (1ST FLR)	440
BACK APPT (2ND FLR)	440
NEW DUPLEX (1ST FLR)	490
NEW DUPLEX (2ND FLR)	490
TOTAL BUILDING COVERAGE	2316
TOTAL S.F.	3246
METAL STORAGE SHED 660 S.F.	
PARKING REQUIREMENTS	
5-EFFICIENCIES	5 SPACES
1-1 BEDROOM	15 SPACES
TOTAL REQUIRED	6.5 * 9=52

East 1st Street

East 1st Street

SCALE 1"=30'

SHEET:

1303 EAST CESAR CHAVEZ
AUSTIN TX 78702



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01/10/2010

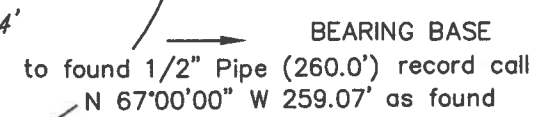
DRAWN BY: R/W
CHECKED BY: R/W

REVISION		
NO.	DATE	REVISION
1		
2		
3		

SHEET CONTENTS

M02/6

Dated this the 10TH day of JULY, 2017.



East 1st Street
S 66°58'25" E 64.99' as found
(S 67°00'00" E 65.0') record call

Waterloo Surveyors Inc.

J15173

ADDRESS:
1303 EAST CESAR CHAVEZ STREET,
AUSTIN, TEXAS 78702

LEGAL DESCRIPTION:

LOT 7, OF CANTERBURY SQUARE, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME Z, PAGE 592, DEED RECORDS, TRAVIS
COUNTY, TEXAS

PROPOSED DEVELOPMENT
AND CALCULATIONS

INCREASED IMP COVER
EXISTING 4120 49%
PROPOSED 4687 56%
DELTA 550 7%

INCREASED BUILDING
COVERAGE
EXISTING 1826 22%
PROPOSED 2316 28%
DELTA 490 6%

INCREASED BUILDING SF
EXISTING 2266
PROPOSED 3246
DELTA 980 29%

LIMITS OF CONSTRUCTION
ZONE 1 508
ZONE 2 1702

TOTAL LOC 2210 S.F.

HERITAGE TREE IMPACT ON
NEIGHBOR'S TREE

CRITICAL ROOT ZONE ON
PROPERTY
1815 S.F.
EXISTING ENCROACHMENT
IN TO CRITICAL ROOT ZONE
534 SF (29.4%)

PROPOSED ENCROACHMENT
TOTAL IN TO CRITICAL ROOT
ZONE
838 S.F. (46%)

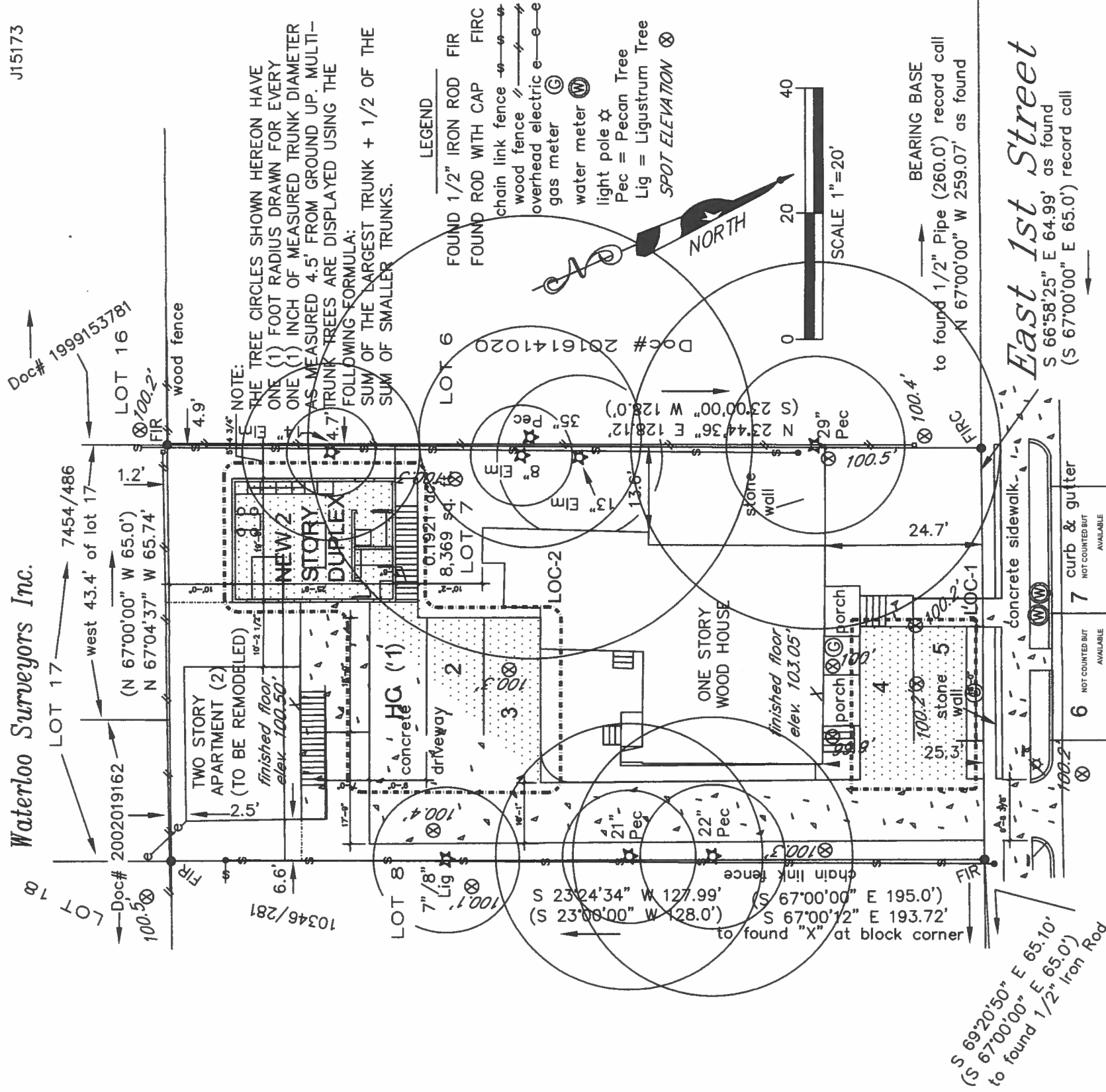
PARKING REQUIREMENTS
5- EFFICIENCIES 5 SPACES
1-1 BEDROOM 1.5 SPACES
TOTAL REQUIRED 6.5 *8=5.2
5 REQUIRED/ 5 PROVIDED (2 ON STREET PROVIDED
BUT NOT COUNTED)

ZONING CS-MU-CO-NP
COMPATIBILITY WITH HISTORIC ZONING TO THE WEST AND
SF-3 COMPATIBILITY TO THE SOUTH ARE NOT TRIGGERED IF
DEVELOPMENT STANDARDS DO NOT EXCEED SF-5MAX
IMPERVIOUS COVER 55%
MAX BUILDING COVERAGE 40%

NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE
ONE (1) FOOT RADIUS DRAWN FOR EVERY
ONE (1) INCH OF MEASURED TRUNK DIAMETER
AS MEASURED 4.5' FROM GROUND UP. MULTI-
TRUNK TREES ARE DISPLAYED USING THE
FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2 OF THE
SUM OF SMALLER TRUNKS.

LEGEND

FOUND 1/2" IRON ROD FIR
FOUND ROD WITH CAP FIR
chain link fence
wood fence
overhead electric
gas meter
water meter
light pole
Pec = Pecan Tree
Lig = Ligustrum Tree
SPOT ELEVATION



WEISS ARCHITECTURE
1905 CETONA COURT
AUSTIN TX 78746
(512) 447-4806 TEL
(512) 651-2005 FAX
WEISSARCHITECTURE.COM

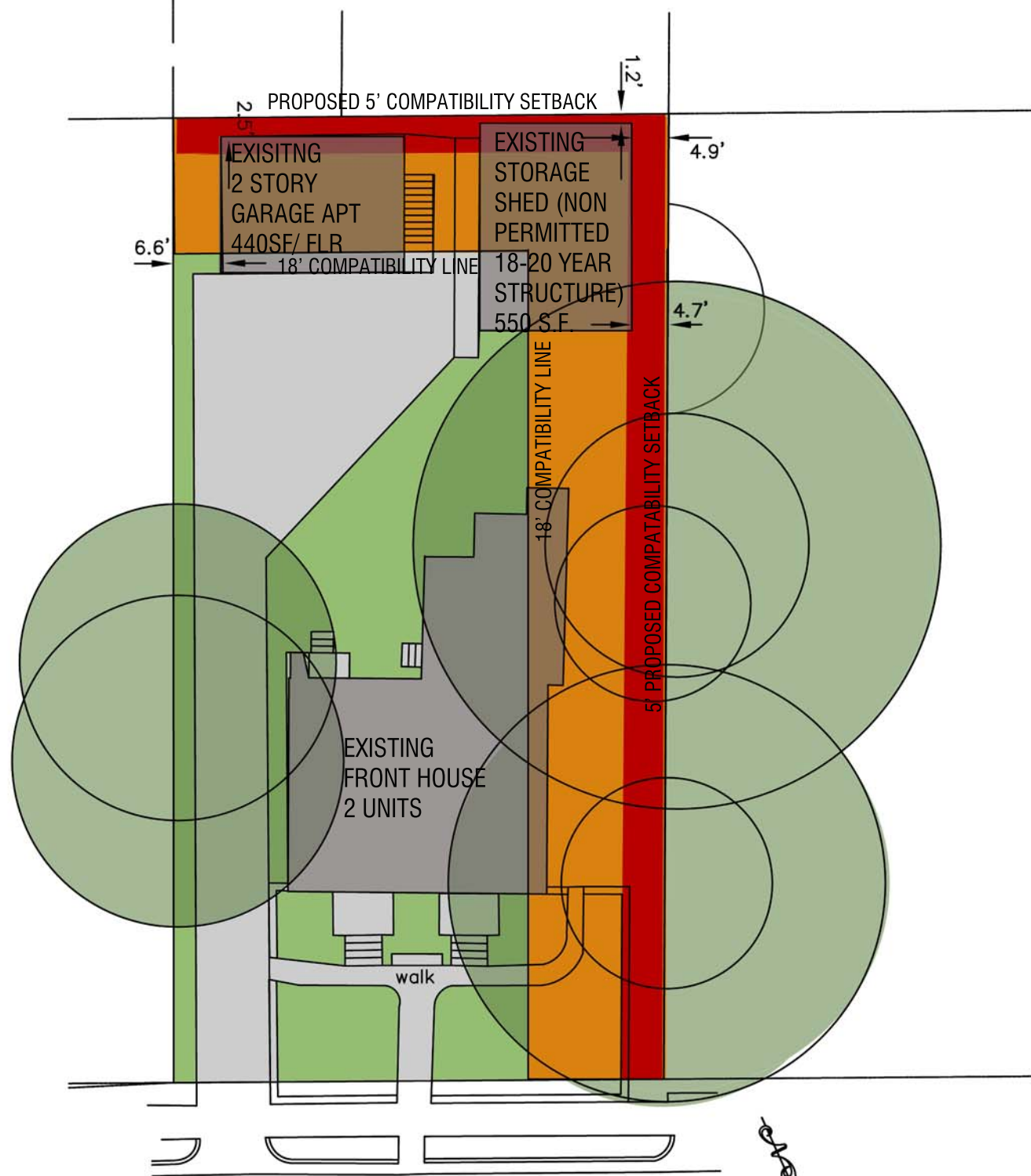
1303 EAST CESAR CHAVEZ
AUSTIN TX 78702

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CHECKED BY RW
REVISIONS:
1
2
3
SHEET CONTENTS

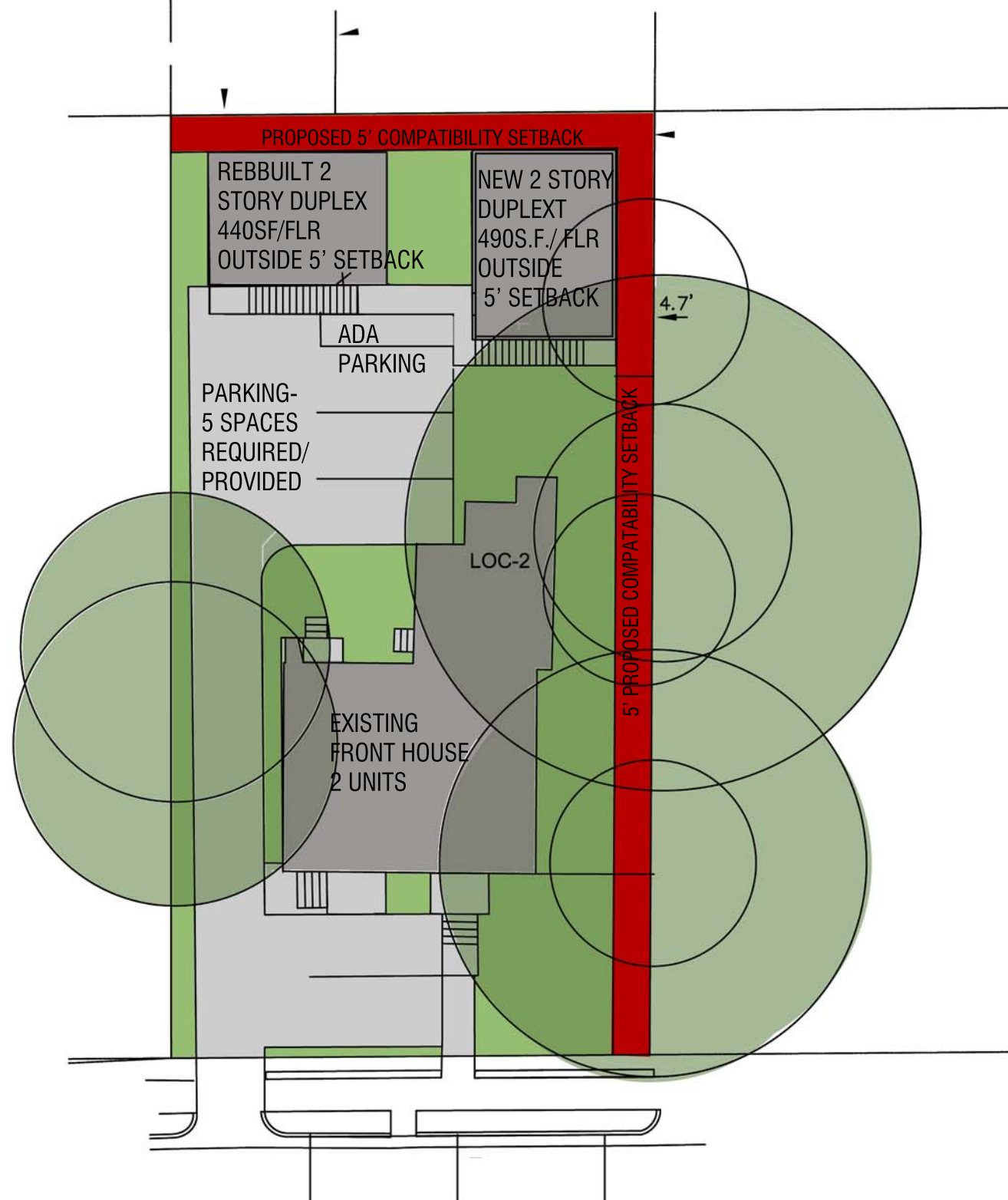
SHEET:
2 OF 2

EXISTING CONDITIONS



East 1st Street

PROPOSED VARIANCE



East 1st Street

PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION | PRELIMINARY - NOT FOR CONSTRUCTION



WEISS ARCHITECTURE
1905 CETONA COURT
AUSTIN TX 78746
(512) 447-6806 TEL
(512) 851-2005 FAX
WEISSARCHITECTURE.COM

1303 EAST CESAR CHAVEZ
AUSTIN TX 78702

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07/20/17

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CHECKED BY: RV

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NO.	DATE	REVISION
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2		
3		

SHEET CONTENTS:

SHEET 1