

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, October 9, 2017

CASE NUMBER: C15-2017-0037

☐ Y ☐ Brooke Bailey
☐ N ☐ William Burkhardt
☐ Y ☐ Christopher Covo
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne
☐ N ☐ Bryan King
☐ N ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Veronica Rivera
☐ N ☐ James Valadez
☐ Y ☐ Michael Von Ohlen
☐ - ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate)
☐ - ☐ Pim Mayo (Alternate)

APPLICANT: Henry Juarez

OWNER: Sal Martinez

ADDRESS: 3012, 3014 East 14TH HALF ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-943 (D) (Substandard Lot) to permit a substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirements (required) to be disaggregated (requested) in order to permit a new single family home on each lot and one additional dwelling unit on one lot in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Rosewood)

BOARD'S DECISION: July 10, 2017 POSTPONED TO AUGUST 14, 2017 BY APPLICANT; August 18, 2017 REQUESTING POSTPONEMENT TO SEPTEMBER 18, 2017 BY APPLICANT; Aug 14, 2017 POSTPONED TO SEPTEMBER 18, 2017 BY APPLICANT; Sept 18, 2017 POSTPONED TO OCTOBER 9, 2017 BY APPLICANT; October 9, 2017 The public hearing was closed on Board Member Veronica Rivera motion to Postpone to November 13, 2017, Board Member Eric Goff second on a 7-4 vote (Board members William Burkhardt, Bryan King, Don Leighton-Burwell, James Valadez nay); POSTPONED TO NOVEMBER 13, 2017.

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:

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, September 18, 2017

CASE NUMBER: C15-2017-0037

____ Brooke Bailey
____ William Burkhardt
____ Christopher Covo
____ Eric Goff
____ Melissa Hawthorne
____ Bryan King
____ Don Leighton-Burwell
____ Rahm McDaniel
____ Veronica Rivera
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Martha Gonzalez (Alternate)
____ Pim Mayo (Alternate)

APPLICANT: Henry Juarez

OWNER: Sal Martinez

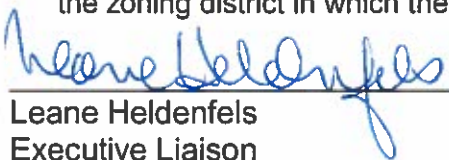
ADDRESS: 3012, 3014 East 14TH HALF ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-943 (D) (Substandard Lot) to permit a substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirements (required) to be disaggregated (requested) in order to permit a new single family home on each lot and one additional dwelling unit on one lot in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Rosewood)

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August 18, 2017 REQUESTING POSTPONEMENT TO SEPTEMBER 18, 2017 BY APPLICANT;
Aug 14, 2017 POSTPONED TO SEPTEMBER 18, 2017 BY APPLICANT; Sept 18, 2017
POSTPONED TO OCTOBER 9, 2017 BY APPLICANT

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

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, August 14, 2017

CASE NUMBER: C15-2017-0037

_____ Brooke Bailey
 _____ William Burkhardt
 _____ Christopher Covo
 _____ Eric Goff
 _____ Melissa Hawthorne
 _____ Bryan King
 _____ Don Leighton-Burwell
 _____ Rahm McDaniel
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 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ Martha Gonzalez (Alternate)
 _____ Pim Mayo (Alternate)

APPLICANT: Henry Juarez

OWNER: Sal Martinez

ADDRESS: 3012, 3014 East 14TH HALF ST

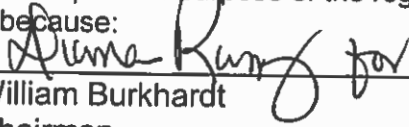
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FINDING:

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:
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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

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, July 10, 2017

CASE NUMBER: C15-2017-0037

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APPLICANT: Henry Juarez

OWNER: Sal Martinez

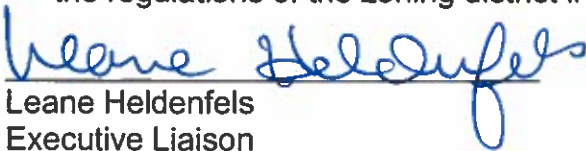
ADDRESS: 3012, 3014 East 14TH HALF ST

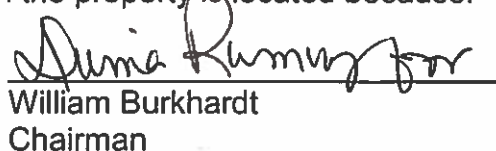
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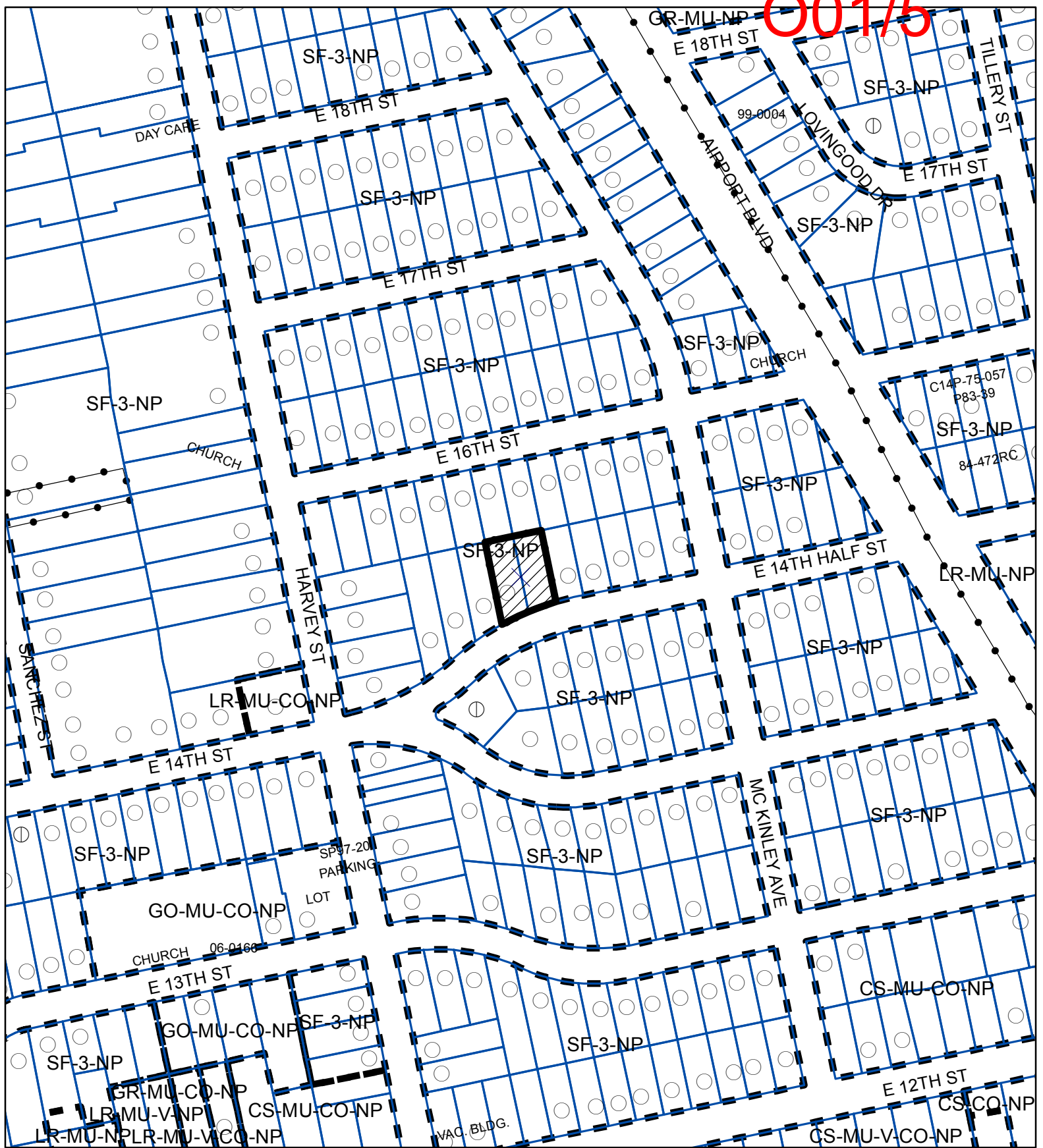
BOARD'S DECISION: POSTPONED TO AUGUST 14, 2017 BY APPLICANT

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



PUBLIC NOTIFICATIONS

CASE#: PN-2017-074967

-  SUBJECT TRACT
-  ZONING BOUNDARY



1" = 200'

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:

Review Cases

Stormwater Infrast

Transportation

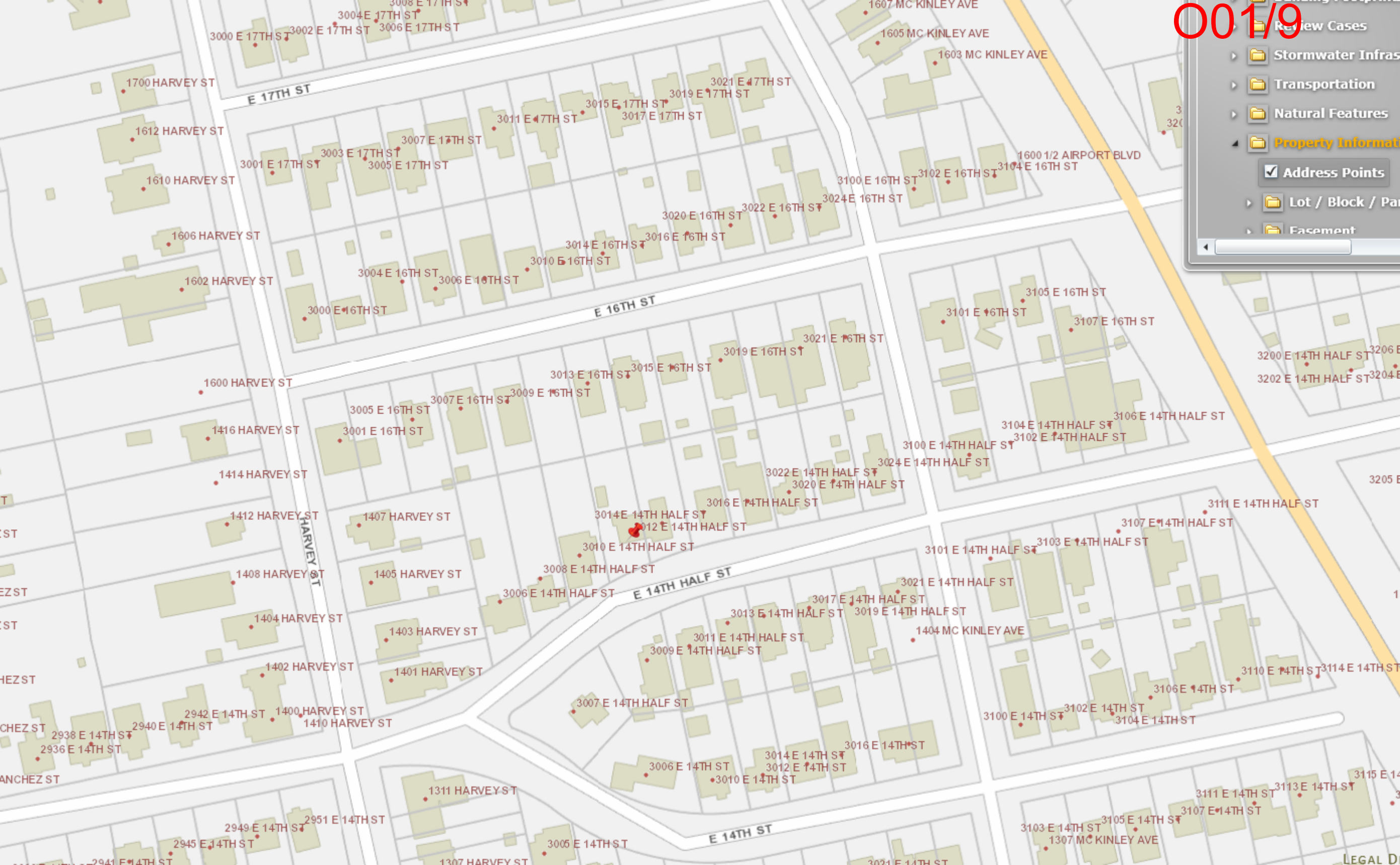
Natural Features



Property Information

☒ Address Points

Lot / Block / Par

Easement



Address Matches				
3012 E 14TH HALF ST, AUSTIN, TX	Score: 100	Address		
3100 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3101 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3102 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3019 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3024 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3021 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3103 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3107 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		
3109 E 14TH HALF ST, AUSTIN, TX	Score: 68	Address		

001/10

Review Case

- Stormwater Infrastructure
- Transportation
- Natural Features
- Property Information
 - ☒ Address Points
- Lot / Block / Parcels
- Easement



3012 E 14th Half Surrounding Lot Information

Address Point	Street	Use	Lot Size (TCAD) sq ft	TCAD Prop ID
3000	E 16th	Single Family	5,256	200894
3001	E 16th	Single Family, 2 lots	10,684	200850
3002	E 16th	Single Family	5,221	200893
3004	E 16th	Single Family	5,221	200892
3005	E 16th	Single Family	5,312	200851
3006	E 16th	Single Family	5,221	200891
3007	E 16th	Single Family	5,303	200852
3008	E 16th	Single Family	5,221	200890
3009	E 16th	Single Family	5,303	200853
3010	E 16th	Single Family	5,221	200889
3011	E 16th	Single Family	5,298	200854
3012	E 16th	Single Family	5,221	200888
3013	E 16th	Single Family	5,298	200855
3014	E 16th	Single Family	5,221	200887
3015	E 16th	Single Family	5,394	200856
3016	E 16th	Single Family	5,221	200886
3017	E 16th	Single Family	5,289	200857
3018	E 16th	Single Family	5,221	200885
3019	E 16th	Single Family	5,284	200858
3020	E 16th	Single Family	5,221	200884
3021	E 16th	Single Family, 2 lots	10,569	200869
3022	E 16th	Single Family	5,221	200883
3024	E 16th	Single Family	4,594	200882
3101	E 16th	Single Family	5,282	200962
3102	E 16th	Single Family	5,223	200926
3103	E 16th	Single Family	5,296	200963
3104	E 16th	Single Family	5,060	200925
3105	E 16th	Single Family	5,314	200964
3107	E 16th	Single Family	6,329	200965
3006	E 14th Half	Single Family	8,444	200868
3007	E 14th Half	Single Family	8,415	200844
3008	E 14th Half	Single Family	No TCAD Profile	No TCAD Profile
3009	E 14th Half	Single Family	5,673	200845
3010	E 14th Half	Single Family	6,514	200866
3011	E 14th Half	Single Family	4,949	200832
3012	E 14th Half	Mobile Home, 2 lots	11,350	200865
3013	E 14th Half	Single Family	5,175	200833
3015	E 14th Half	Single Family	5,221	200834
3016	E 14th Half	Single Family	5,266	200864
3017	E 14th Half	Single Family	5,221	200835
3018	E 14th Half	Single Family	5,221	200863
3019	E 14th Half	Single Family	5,221	200836
3020	E 14th Half	Single Family	5,221	200862
3021	E 14th Half	Single Family	5,221	200837
3022	E 14th Half	Single Family	5,221	200861
3024	E 14th Half	Single Family	5,221	200860
3100	E 14th Half	Single Family	5,221	200969
3101	E 14th Half	Single Family	5,221	200979
3102	E 14th Half	Parking/Church	5,221	200968
3103	E 14th Half	Single Family	5,221	200980
3104	E 14th Half	Parking/Church	5,221	200967

3105	E 14th Half	Single Family	5,221	200981
3106	E 14th Half	Parking/Church	10,695	200966
3107	E 14th Half	Single Family	5,221	200982
3109	E 14th Half	Single Family	5,221	200983
3111	E 14th Half	Single Family	6,785	200984
3005	E 14th	Single Family	7,244	200815
3006	E 14th	Single Family	7,905	200843
3009	E 14th	Single Family	5,575	200816
3010	E 14th	Single Family	5,221	200842
3011	E 14th	Single Family	5,337	200817
3012	E 14th	Single Family	5,221	200841
3013	E 14th	Single Family	5,243	200818
3014	E 14th	Single Family	5,221	200840
3015	E 14th	Single Family	5,295	200819
3016	E 14th	Single Family	5,221	200839
3017	E 14th	Single Family	5,246	200820
3019	E 14th	Single Family	5,221	200821
3020	E 14th	Single Family, 2 lots	10,442	200838
3021	E 14th	Single Family	5,221	200822
3100	E 14th	Single Family	5,221	200992
3102	E 14th	Single Family	5,221	200991

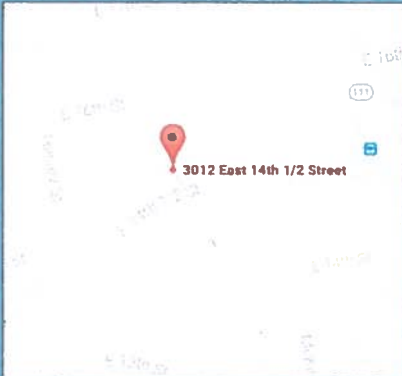




PREPARED BY:



7416 Canal Drive, Lake Worth, FL 33467
LB# 10193731 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



PROPERTY ADDRESS: 3012 E 14TH 1/2 STREET AUSTIN, TEXAS 78702

SURVEY NUMBER: 1611.0481

FIELD WORK DATE: 11/14/2016 REVISION DATE(S): (REV.0 11/15/2016)

1611.0481
BOUNDARY, TREE & TOPO SURVEY
TRAVIS COUNTY

NOTES:
1.) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY, THE UNDERSIGNED DID NOT PERFORM A SEARCH FOR EASEMENTS OR SETBACKS, THAT MAY AFFECT THIS PROPERTY.

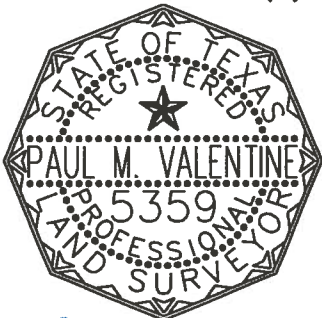
C-1
R= 439.56(P#M)
L= 40.56(P) 40.62(M)
Δ = 5°17'15(P) 5°17'15(M)
S 78°19' W, 40.55(P)
S 78°20'59" W, 40.61(M)

C-2
R= 439.56(P#M)
L= 45.86(P) 45.92(M)
Δ = 5°58'40(P) 5°58'40(M)
S 72°37' W, 45.84(P)
S 72°55'23" W, 45.90(M)

C-3
R= 439.56(P#M)
L= 46.86(P) 46.92(M)
Δ = 6°06'30(P) 6°06'30(M)
S 66°35' W, 46.84(P)
S 66°53'23" W, 46.90(M)

C-4
R= 439.56(P#M)
L= 48.47(P) 48.53(M)
Δ = 6°19'07(P) 6°19'07(M)
N 60°20' E, 48.45(P)
S 60°38'23" W, 48.51(M)

TABLE:
LI S 80°54' W 4.91' (P)
S 80°55'59" W 4.92' (M)



Paul M. Valentine

TREE TABLE:
T1 - 12" HACKBERRY
T2 - 8" YAPOUN
T3 - 7" HACKBERRY
T4 - 6" 7" TWIN HACKBERRY
T5 - 6" HACKBERRY
T6 - 10" HACKBERRY
T7 - 6" 6" 7" 6" TWIN YAPOUN
T8 - 7" HACKBERRY
T9 - 4" 3" 2" TWIN YAPOUN
T10 - 10" HACKBERRY
T11 - 7" HACKBERRY
T12 - 7" CHINABERRY
T13 - 20" LIVE OAK
T14 - 7" HACKBERRY
T15 - 8" 8" 8" TWIN PECAN
T16 - 6" HACKBERRY
T17 - 7" 6" YAPOUN

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 14th DAY OF NOVEMBER 2016; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A FULL TITLE REPORT, THEREFORE THE PROPERTY MAY BEAR ENCUMBRANCES NOT SHOWN HEREON.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/16.

POINTS OF INTEREST

1. WOOD FENCE OVER 3' P.U.E.

POWERED BY:



www.surveystars.com



LB# 10193731
exacta365.com
p: 866.735.1916
f: 866.744.2882
7416 Canal Drive, Lake Worth, FL 33467

GENERAL SITE NOTES

ZONING FOR THIS BUILDING SITE IS: SF-3-NP
LOT ADDRESS IS: 3014 E 14TH 1/2 STREET LOT 19
VERIFY THAT ALL SITE DRAINAGE IS AWAY FROM BUILDINGS

BUILDING COVERAGE

1ST FLOOR CONDITIONED AREA	1,181 SQ. FT.
2ND FLOOR CONDITIONED AREA	1,116 SQ. FT.
ATTACHED COVERED PARKING (GARAGE)	252 SQ. FT.
DETACHED COVERED PARKING (CARPORT)	221 SQ. FT.
COVERED PATIO, PORCH OR DECK	87 SQ. FT.
TOTAL BUILDING AREA	2,857 SQ. FT.
TOTAL BUILDING COVERAGE	1,741 SQ. FT.

IMPERVIOUS COVERAGE

RIVEWAY	796 SQ. FT.
SIDEWALKS	34 SQ. FT.
UNCOVERED WOOD DECK (COUNTED @ 50%)	0 SQ. FT.
DRIVE PADS	36 SQ. FT.
TOTAL SITE IMPERVIOUS COVERAGE	2,607 SQ. FT.

BUILDING COVERAGE INFORMATION

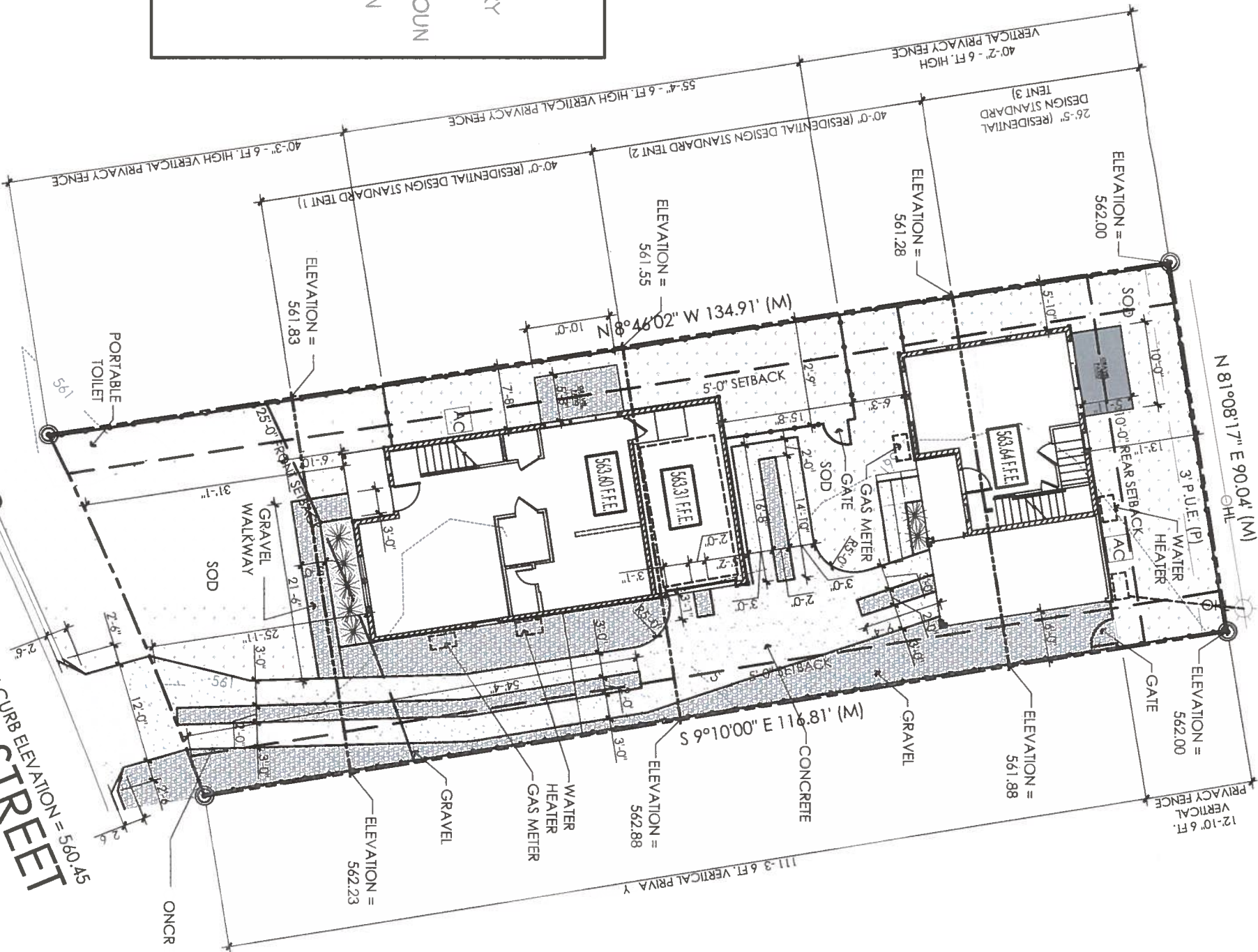
TOTAL AREA	5,873 SQ. FT.
BUILDING COVERAGE	1,174 SQ. FT.
PERCENTAGE COVERAGE % OF LOT	29.64 %
(1,174 SQ. FT. / 5,873 SQ. FT.) X 100 =	

IMPERVIOUS COVERAGE INFORMATION

IMPERVIOUS COVERAGE	2,607 SQ. FT.
PERCENTAGE COVERAGE % OF LOT	44.39 %
(2,607 SQ. FT. / 5,873 SQ. FT.) X 100 =	

TREE TABLE:

T1 - 12" HACKBERRY
T2 - 8" YAPOUN
T3 - 7" HACKBERRY
T4 - 6 1/2" TWIN HACKBERRY
T5 - 6" HACKBERRY
T6 - 10" HACKBERRY
T7 - 6 1/2" 7 1/2" 6" TWIN YAPOUN
T8 - 7" HACKBERRY
T9 - 4 1/2" 3 1/2" 2" TWIN YAPOUN
T10 - 10" HACKBERRY
T11 - 7" HACKBERRY
T12 - 7" CHINABERRY
T13 - 20" LIVE OAK
T14 - 7" HACKBERRY
T15 - 8 1/2" 5 1/2" 8" TWIN PECAN
T16 - 6" HACKBERRY
T17 - 7 1/2" 6" YAPOUN



TBM-SET SQUARE CUT ON CURB ELEVATION = 560.45
E 14TH 1/2 STREET
150' R.O.W.

3014 E. 14TH.5 STREET
AUSTIN, TEXAS 78702



AS1

SCALE 1/16" = 1'
ARCHITECTURAL SITE

GENERAL SITE NOTES

- 1. ZONING FOR THIS BUILDING SITE IS: SF-3-NP
- 2. LOT ADDRESS IS: 3014 E 14TH 1/2 STREET LOT 19
- 3. VERIFY THAT ALL SITE DRAINAGE IS AWAY FROM BUILDINGS

BUILDING COVERAGE

1ST FLOOR CONDITIONED AREA	1,279 SQ. FT.
2ND FLOOR CONDITIONED AREA	876 SQ. FT.
ATTACHED COVERED PARKING (GARAGE)	226 SQ. FT.
DETACHED COVERED PARKING (CARPORT)	00 SQ. FT.
COVERED PATIO, PORCH OR DECK	172 SQ. FT.
TOTAL BUILDING AREA	2,464 SQ. FT.
TOTAL BUILDING COVERAGE	1,588 SQ. FT.

IMPERVIOUS COVERAGE

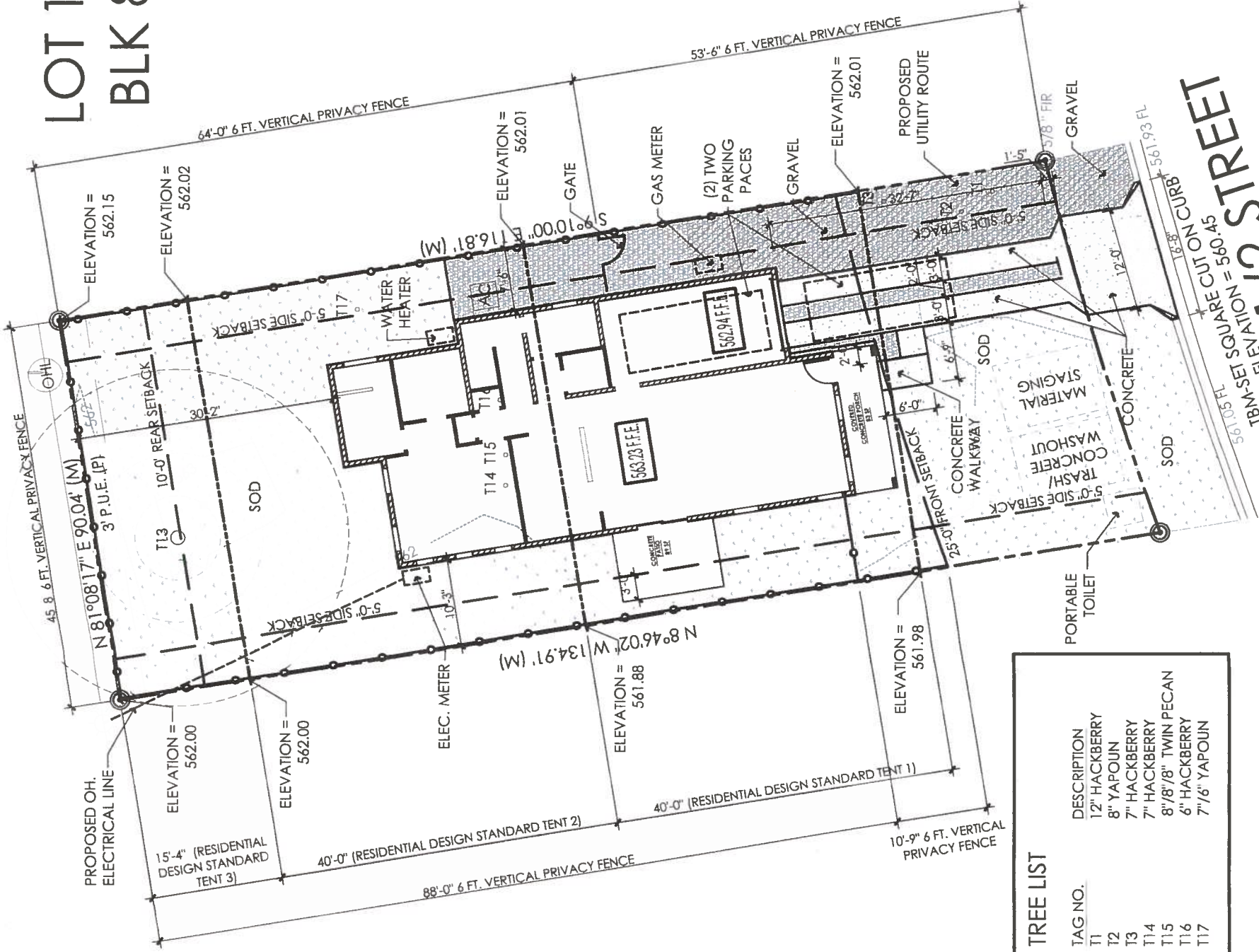
DRIVEWAY	215 SQ. FT.
SIDEWALKS	31 SQ. FT.
UNCOVERED WOOD DECK (COUNTED @ 50%)	89 SQ. FT.
AC PADS	36 SQ. FT.
TOTAL SITE IMPERVIOUS COVERAGE	1,959 SQ. FT.

BUILDING COVERAGE INFORMATION

LOT AREA	5,495 SQ. FT.
BUILDING COVERAGE	1,588 SQ. FT.
FINAL COVERAGE % OF LOT	28.90 %
(1,588 SQ. FT. / 5,495 SQ. FT.) X 100 =	

IMPERVIOUS COVERAGE INFORMATION

IMPERVIOUS COVERAGE	1,959 SQ. FT.
FINAL IMPERVIOUS COVERAGE % OF LOT	35.65 %
(1,959 SQ. FT. / 5,495 SQ. FT.) X 100 =	



TREE LIST

TAG NO.	DESCRIPTION
T1	12" HACKBERRY
T2	8" YAPOUN
T3	7" HACKBERRY
T14	7" HACKBERRY
T15	8"/8" TWIN PECAN
T16	6" HACKBERRY
T17	7"/6" YAPOUN

LOT 19
BLK 8

E 14TH-1 1/2 STREET
TBM-SET SQUARE = 560.45
ELEVATION = 561.93 FL
(50' R.O.W.)



3012 E. 14.5th STREET

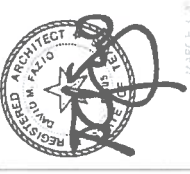
DATE	MARCH 3, 2017
DESIGNED BY	KC
DRAWN BY	JDB
JOB NO.	MA2002
REVISIONS	

AS1.0

SCALE 1/16" = 1'-0"

ARCHITECTURAL SITE PLAN

21/100



CONTRACT NO. 14000
PROJECT NAME: 14.5TH STREET
TBM-SET SQUARE = 560.45
ELEVATION = 561.93 FL
REVISIONS



STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS } That I, Paul O. Simms, owner of the hereon
subdivided tract of land hereby adopt this plat as my subdivision known as
Metairie Heights, being 30.0 acre tract of land, out of a certain 26
Division B Government Tract adjoining the City of Austin, Travis
County, Texas, being conveyed to me by deed, recorded in Volume 633
Page 65 of Travis County Deed Records, and I hereby adopt this
plat as my subdivision, and do hereby designate and set apart for
Public Use as street, the streets shown on this plat.
Witness my hand this 8th day of March A.D. 1940

Paul O. Simms (owner)

STATE OF TEXAS } Before me the undersigned, a Notary Pub-
lic in and for said County and State, on this
day personally appeared Paul O. Simms known to me to be the person
whose name is subscribed to the foregoing instrument, and acknow-
ledged to me that he executed the same for the purposes and consid-
eration therein expressed.
Given Under My Hand and Seal of Office this the 8th
day of March A.D. 1940.

(Notary Seal)
Paul Osterling
Notary Public in and for Travis County, Texas

STATE OF TEXAS } That I, Paul O. Simms, owner of the fifteen subdivided
COUNTY OF TRAVIS } tract of land, hereby adopt this plat as my subdivision
land out of lot 4, 4th Division B Government Tracts adjoining the City of
Austin, Travis County, Texas, and I hereby adopt this plat of my subdivision
hereby designate and set apart to public use as streets the streets shown on
this plat, and I hereby declare that the following restrictions shall be appli-
cable to each and all of the lots in said subdivision, to wit: I shall after, change
modify or waive, in a deed, or by some other means, some one or more of the
hereinafter restrictions on some lot or lots owned by me or hereafter sold by
me, which (I say) I reserve the following restrictions with respect to each lot
in this subdivision, to wit: I shall by the binding on the purchaser and on his heirs,
executors, administrators and assigns, and each of them, as covenants
running with the land and such restrictions shall be deemed incorpo-
rated in each deed as though written therein word for word.
No lot shall be used except for residence purposes. Only one residence
shall be erected upon any lot. The residence must not be of box construction,
but of frame construction or better, and must cost the owner at least seven
hundred (\$700.00) dollars. The residence excluding front porches and steps,
and of all abutting buildings must set back at least twenty-five (25)
feet from the front property line of the lot. Should the owner or other
party in possession of any lot violate or attempt to violate any one or
more of these restrictions or covenants (which have not been waived or
modified by me in the manner hereinbefore stated), it shall be lawful for
me, or any other person owning a lot in this addition to institute and
prosecute proceedings, in law or in equity, or both to enjoin such viola-
tion, and to collect damages, if any sustained by him.

Paul O. Simms

Filed for record March 18th A.D. 1940 at 10:15 A.M.
Recorded March 23rd A.D. 1940 at 9 A.M.

Curve Data	Curve Data	Curve Data
N 45° 5' E P.C. to P.T. 54'	N 45° 5' E P.C. to P.T. 54'	N 45° 5' E P.C. to P.T. 54'
L, 35.34' T, 116.04' R, 361.78' L.C., 160.25' L, 224.58'	L, 35.34' T, 100.0' R, 311.78' L.C., 170.45' L, 193.54'	L, 35.34' T, 100.0' R, 311.78' L.C., 170.45' L, 193.54'
P.R.C. to P.T. 54'	P.R.C. to P.T. 54'	P.R.C. to P.T. 54'
L, 35.32' T, 84.16' R, 262.65' L.C., 160.25' L, 165.89'	L, 35.32' T, 100.18' R, 312.65' L.C., 190.80' L, 193.90'	L, 35.32' T, 100.18' R, 312.65' L.C., 190.80' L, 193.90'
P.R.C. to P.T. 54'	P.R.C. to P.T. 54'	P.R.C. to P.T. 54'
L, 16.33' T, 32.83' R, 44.803' L.C., 16.78' L, 76.61'	L, 50.390' T, 100.0' R, 212.03' L.C., 160.89' L, 166.08'	L, 50.390' T, 100.0' R, 212.03' L.C., 160.89' L, 166.08'
P.R.C. to P.T. 54'	P.R.C. to P.T. 54'	P.R.C. to P.T. 54'
L, 29.34' T, 116.0' R, 458.55' L.C., 224.78' L, 226.83'	L, 29.34' T, 102.80' R, 389.78' L.C., 198.80' L, 204.03'	L, 29.34' T, 102.80' R, 389.78' L.C., 198.80' L, 204.03'
P.R.C. to P.T. 54'	P.R.C. to P.T. 54'	P.R.C. to P.T. 54'
L, 1.30' 21' T, 25.0' R, 11.56' L.C., 20.08' L, 26.50'	L, 1.30' 21' T, 25.0' R, 11.56' L.C., 20.08' L, 26.50'	L, 1.30' 21' T, 25.0' R, 11.56' L.C., 20.08' L, 26.50'

APPROVED BY CITY PLAN COMMISSION

W. H. Hutchins, Chair.

W. H. Hutchins, Chair.

G. B. Hudson.

APPROVED FOR ACCEPTANCE

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G. B. Hudson.

APPROVED FOR ACCEPTANCE

From: [REDACTED]
Subject: Re: 3012 E 14th and Half Postponement Request Board of Adjustment Meeting
Date: Friday, August 04, 2017 8:37:27 AM
Attachments: [image001.png](#)

Good Morning Leane,

We have finally got a meeting set with the neighborhood on August 15th...a day after the BOA meeting. Hahaha, sorry to request (again) but i would like to postpone our case to the next meeting in Sept so we could have ample time to obtain the letter from the neighborhood contact team.

Thanks

Henry Juarez
Development Manager

[512-270-2900](tel:512-270-2900) (office)
[512-576-4399](tel:512-576-4399) (cell)
[512-373-8900](tel:512-373-8900) (fax)
mx3homes.com



On Mon, Jul 10, 2017 at 9:35 AM, Heldenfels, Leane [REDACTED] wrote:

Hi Henry – I will request postponement to the 8/14 Board hearing. Thanks for letting me know before 10 am.

Take care,

Leane Heldenfels, Planner Senior

Board of Adjustment Liaison

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor, Development Assistance Center

505 Barton Springs Road

Office: [512-974-2202](tel:512-974-2202)



Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX

We want to hear from you! Please take a few minutes to complete our [online customer survey](#).

Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).

Scheduled Meeting Disclosure Information (not applicable to walk-in consultations from 9a-12p weekdays in the Development Assistance Center where I office): In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: **DSD Survey**. Please note that all information provided is subject to public disclosure via DSD's open data portal.

From: [REDACTED]
Sent: Sunday, July 09, 2017 7:12 PM
To: Heldenfels, Leane
Subject: 3012 E 14th and Half Postponement Request Board of Adjustment Meeting

Good Afternoon Leane,

We have finally heard back from the neighborhood contact team and they will place us on their agenda. I would like to postpone our BOA request until the August 14th meeting in hopes of obtaining neighborhood support for our request. Please let me know if you have any questions or would like to discuss further.

Thank you!

Henry Juarez
Development Manager

From: [REDACTED]
To: [REDACTED]
[REDACTED] agenda, back up
Date: Friday, September 15, 2017 3:40:45 PM
Attachments: [image001.png](#)

Hey Leane,

Sorry but need to post pone...still don't have the promised letter from neighborhood.

Thanks

Henry Juarez
Development Manager

512-270-2900 (office)
512-576-4399 (cell)
512-373-8900 (fax)
mx3homes.com

On Sep 13, 2017 2:22 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Greetings 9/18 Board of Adjustment Applicants:

Please see attached 9/18 meeting agenda and Austin Energy report.

NOTE: the Chair has requested that the Lake Austin cases be heard ahead of non-Lake Austin cases to make best use of watershed protection staff's time. So agenda items **M3** and **M4** will be be called out of order, most likely directly after item I-1.

If you would like to request to have your case postponed or withdrawn from the Board's agenda please **reply to just me (not all)** by 10 am Monday and advise.

I will then announce any known requests for postponement or withdraw at the beginning of the hearing, 5:30, and then these requests are voted on by the Board at that time.

If your case is proceeding on Monday please print out a copy of the agenda and bring to the hearing to keep track of cases as we will **not** have paper copies at the hearing.