

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

**DATE:** Monday January 8, 2018

**CASE NUMBER:** C15-2017-0068

<input type="checkbox"/> Y	Brooke Bailey
<input type="checkbox"/> Y	William Burkhardt
<input type="checkbox"/> Y	Christopher Covo
<input type="checkbox"/> Y	Eric Goff
<input type="checkbox"/> Y	Melissa Hawthorne
<input type="checkbox"/> Y	Bryan King
<input type="checkbox"/> Y	Don Leighton-Burwell
<input type="checkbox"/> -	Rahm McDaniel
<input type="checkbox"/> Y	Veronica Rivera
<input type="checkbox"/> Y	James Valadez
<input type="checkbox"/> -	Michael Von Ohlen
<input type="checkbox"/> -	Kelly Blume (Alternate)
<input type="checkbox"/> Y	Martha Gonzalez (Alternate)
<input type="checkbox"/> Y	Pim Mayo (Alternate)

**APPLICANT:** Jessica, Braun

**OWNER:** Garden Villas Roots, LP

**ADDRESS:** 1116 3RD ST

**VARIANCE REQUESTED:** The applicant has requested variance(s) to:

A. Section 25-2-774 (A) (*Two-Family Residential Use*) to decrease the minimum lot area from that equivalent to a standard lot, or in this case 5,750 square feet (required) to 3,450 square feet (requested); and to

B. Section 25-2-774 (C) (5) (*Two-Family Residential Use*) to increase floor-to-area ratio of .15 to 1 (required) to .20 to 1 (requested); and to

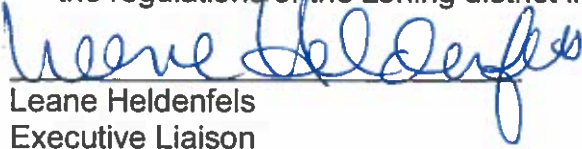
C. Section 25-2-1406 (5) (d) (*Ordinance Requirements*) to allow a lot that is aggregated with other property to form a site to be disaggregated

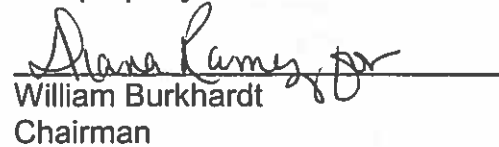
in order to allow a new single family home and additional dwelling unit (ADU) on each lot in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

**BOARD'S DECISION:** Jan 8, 2018 The public hearing was closed on Board Member Veronica Rivera motion to Postpone to February 12, 2018, Board Member Eric Goff second on a 11-0 vote; POSTPONED TO FEBRUARY 12, 2018. Feb 12, 2018

**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

January 29, 2018

ATTN: Members  
City of Austin Board of Adjustment  
City Council Chambers  
301 West 2nd Street  
Austin, Texas

RE: Request for Variance from City of Austin Land Development Code  
Section 25-2-774 (A) and (C) (5), 25-2-1406 (5) (d)  
Case Number – C15-2017-0068  
LOTS 6-7 BLK 13 OLT 2 DIVISION O  
1116 E 3rd Street  
Austin, Texas 78702

To the members of the City of Austin Board of Adjustment—

We have taken into consideration the board members' comments and concerns regarding the case, which were raised at the hearing on January 8th. We have also carefully reviewed the BOA guidebook and hope to offer new findings that address these concerns while meeting the board's standard for variance requirements.

On the question of rezoning as an alternative to a variance, we have spoken with city staff regarding TOD zoning and confirmed that there is no opportunity for this lot to be included in the Plaza Saltillo Regulating Plan. The TOD plan amended the city's Land Development Code, so any change would constitute a code amendment, not simply a rezoning request.

In addition, rezoning to any other higher density zoning would necessitate additional variance requests (e.g. min. lot size requirement) and would trigger compatibility setbacks on this parcel that would reduce its buildable area by more than half.

No other zoning allows use of the lots as originally platted except for SF3 with small lot amnesty, therefore we must pursue this case as a variance with the Board of Adjustments.

We want to be clear that the variance for disaggregation is our priority. While we appreciate the opportunity to present our variance requests pertaining to minimum lot size for an ADU and FAR distribution, we understand these requests to be separate from the disaggregation request and hope the board also considers them separately.

Respectfully,



Jessica Braun

Architect  
641 Tillery Street  
Austin, Texas 78702

## Variance Request from LDC 25-2-1406 (5d)

- We would like to request a variance from the Board of Adjustment regarding LDC 25-2-1406 (5d) as it pertains to 1116 E 3rd Street (Lots 6 and 7 Block 13 Division O) in order to disaggregate the property.
- The South Half of Outlot Number 2 in Division "O" in the City of Austin was originally recorded on October 18th, 1873 (Vol Y page 640).
- Lot 6 and 7 are each 3,450 square feet.
- A structure was built across these lots at an unknown time, as no building permit records exist for this construction.

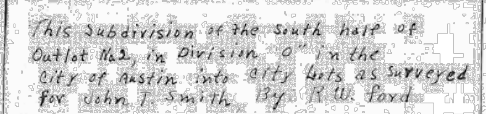


## Existing Structure

- A structure was built across these lots at an unknown time, as no building permit records exist for this construction. TCAD records suggest it was built in 1954 and it begins to appear in aerial photographs of the neighborhood after 1964.
- Earliest COA permitted activity was in 1981 when a permit to 'repair to minimum standards' was issued (1981-002777 BP).
- In addition to being unpermitted, the building was of substandard construction, had not been maintained for many years and was in a state of extreme disrepair.
- Material from the building was carefully salvaged and reused or recycled prior to demolition in December 2017 (2017-133986 BP).

## Plat Conformity

- Based on the original plat, the intent was for Lots 6 and 7 to be single, stand alone lots.
- Lot 6 and 7 are each 3,450 square feet and both would qualify for Small Lot Amnesty.
- In Division "O" there were 169 lots platted similarly (approximately 25'x140' and 3500-4000sf).
- 55 of these lots are part of the Plaza Saltillo development currently under construction.
- Of the remaining 114 lots, 57 were never aggregated and 57 have been aggregated.
- Of the 57 aggregated lots, this is the only pair surrounded by disaggregated lots. These are also the only lots zoned SF3, yet surrounded by higher intensity zoning.





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2017-0068  
LOCATION: 1116 E 3rd Street



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" = 141'





## CITY OF AUSTIN

### Development Services Department

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

006/9

## 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 # CL5-2017-0068 ROW # 11824461 Tax # 0204051809  
TAD ✓

### Section 1: Applicant Statement

Street Address: 1116 E. 3RD STREET

Subdivision Legal Description:

SUBDIVISION OF THE SOUTH HALF OF OUTLOT NO. 2, IN DIVISION "O" VOLUME Y, PAGE 640

Lot(s): LOTS 6-7

Block(s): 13

Outlot: 2

Division: O

Zoning District: SF3 - NP (East Cesar Chavez)

I/We JESSICA BRAUN

on behalf of myself/ourselves as

authorized agent for GARDEN VILLAS ROOTS, LP

affirm that on

Month November

, Day 14

, Year 2017

, 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: RESIDENTIAL

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

We are seeking a variance from City Code Section 25-2-1406 - Ordinance Requirements (5) (d) 'a lot that is aggregated with other property to form a site may not be disaggregated to satisfy this subsection'.

Additionally, we believe a variance from 25-2-774 (B) is appropriate. 'For a two-family residential use, the minimum lot area is equivalent to a standard lot.'

## 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:

These lots were legally platted and we are seeking a reinstatement of the original plat. The lots' narrow width is reasonable because of their adjacency to downtown and to the rail line. The density implied by the original plat is appropriate to this area and would allow more housing closer to downtown, amenities and transit.

The aggregation of these lots was caused unintentionally by former owners building a house over the property line. While a single house built over two lots may have been best use in 1954, when the population of Austin was 18% of its current size, This is no longer the case in 2017. The current restriction on disaggregation has a negative impact on density and affordability in a growing city.

### Hardship

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

These lots were legally platted early in Austin's history. Had the house not been built over the property line, or had it been removed before 2007, or had the new building permit application been submitted before March 2016, the lots could have been developed with the entitlements the original plat provided.

The Plaza Saltillo TOD Plan boundary is notched around this portion of the north half of the 1100 block of E 3rd Street, making this property unique in its location between higher density development and single family residential neighbors.

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

There are very few of these narrow lots that are not already absorbed by the Plaza Saltillo TOD Plan. This unique set of conditions (immediate TOD adjacency + narrow legal lots) only appears in this portion of the north half of the 1100 block of E 3rd Street. The only other pair of lots ~~that have~~ aggregated similarly is part of a larger parcel owned and occupied by an active church.

**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:

The variance requested will adhere to area character, not disrupt it. The character of the area is mixed: residential, industrial, commercial and civic with buildings ranging from cottage to warehouse. This property is situated between a high density residential and commercial development (under construction) and single family homes. This variance will allow the property to match its immediate neighbors while mediating a drastic jump in density.

**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:

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

**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: 11/14/17

Applicant Name (typed or printed): JESSICA BRAUN

Applicant Mailing Address: 641 TILLERY ST.

City: AUSTIN State: TX Zip: 78702

Phone (will be public information): 512-705-5897

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.

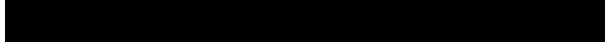
Owner Signature:  for Garden Villas Roots LP Date: 11/14/17

Owner Name (typed or printed): GARDEN VILLAS ROOTS, LP

Owner Mailing Address: 641 TILLERY ST.

City: AUSTIN State: TX Zip: 78702

Phone (will be public information): 512-705-5897

Email (optional – will be public information): 

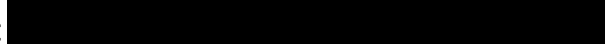
**Section 5: Agent Information**

Agent Name: JESSICA BRAUN

Agent Mailing Address: 641 TILLERY ST.

City: AUSTIN State: TX Zip: 78702

Phone (will be public information): 512-705-5897

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).

SEE NEXT PAGE

---

---

---

---



**Additional Space (continued)****Reasonable Use:**

Two family use is reasonable on these lots. The lots are a standard length and are served by an alley which allows for the site separation, outdoor living space, parking and access that are necessary for successful two family residential use. The resulting mid-sized primary dwellings and smaller secondary dwellings on the alley side would provide a scale and type of housing that is most needed in Austin's recent development.

**Hardship:**

These lots are unique in both their immediate adjacency to higher density development and their proportions -- standard lot length but narrow width. These lots are similar to those on which two-family use is permitted, except in their width and smaller lot area. The factors of narrower width and smaller lot area do not negatively impact successful two family use.

**Area Character:**

Two family use is common in this neighborhood. The result of allowing two family use on these lots would be smaller primary and secondary dwelling units which is in keeping with the surrounding neighborhood.

These lots are located 2 blocks from I-35, between the Commercial Mixed Use corridor of Cesar Chavez and the Plaza Saltillo Development, and immediately adjacent to both TOD zoning, as well as a church, all of which make them particularly well-suited for higher density use.



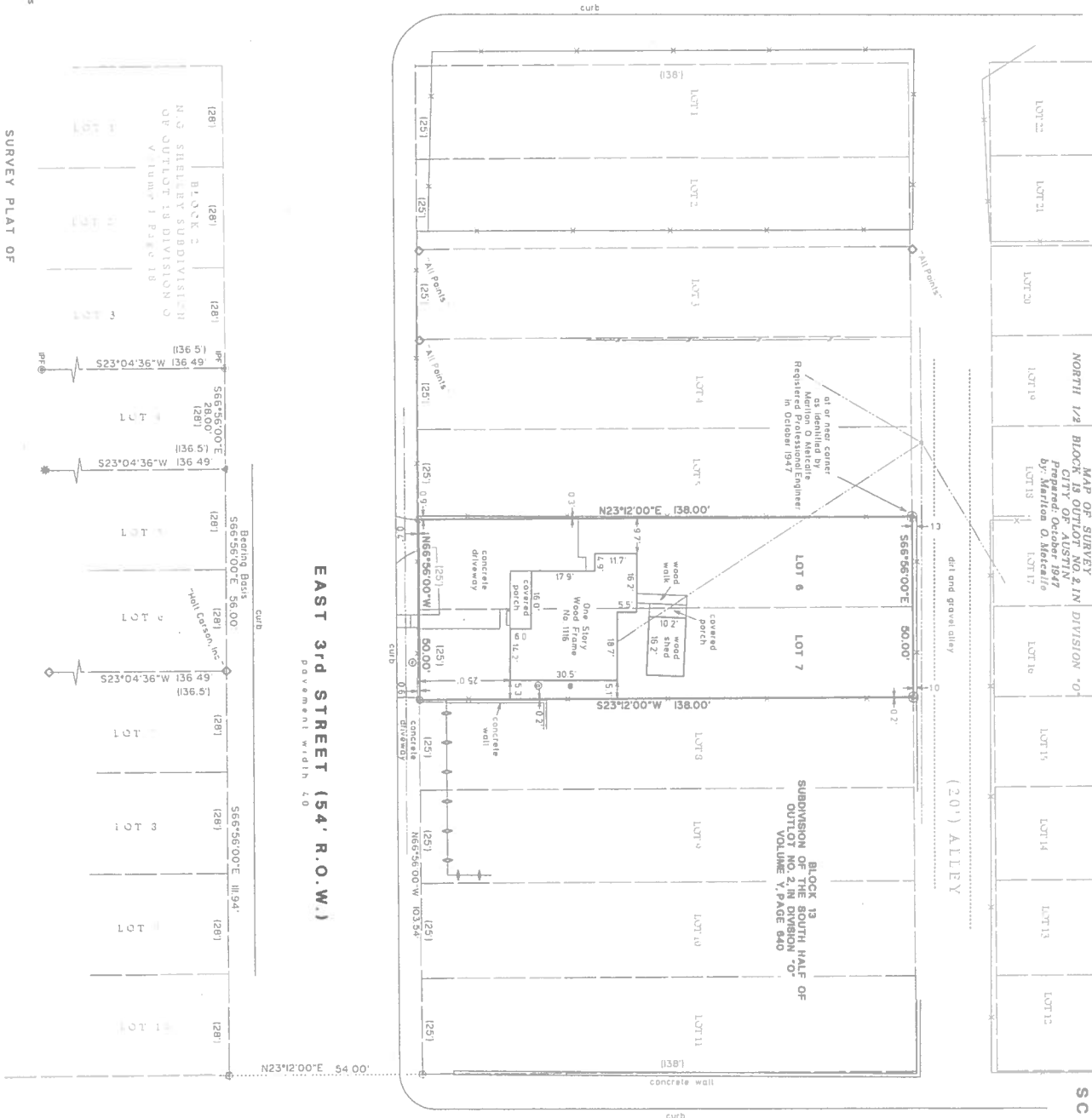
SCALE: 1" = 20'

### Legend

- ③ Calculated Point
- ④ Cut "x" Set
- ⑤ X-torn Rod Set with plastic cap  
imprinted with "Hill Country, Inc."
- ⑥ X-torn Rod
- ⑦ X-torn Rod
- ⑧ Caped Iron Rod Found (as noted)
- ⑨ PK Nail Found
- ⑩ Corroded Tin Sinker Found
- ⑪ Water Meter
- ⑫ Sanitary Cleanup
- ⑬ Chain Link Fence
- ⑭ Wood Beed Fence
- ⑮ Wrought Iron Fence
- ⑯ Recycled Utility Line  
(Freedom Demolition)

MEDINA STREET (60' R.O.W.)  
pavement width 30'

WALLER STREET (60' R.O.W.)  
pavement width 40'



GF no 1730599-ROL  
To Placeholder Projects, LLC  
Independence Title Company  
Title Resources Guaranty Company

STATE OF TEXAS  
COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was made of the above described land, and that the same is in accordance with the laws of this State, and that the same is correct and that there are no boundary line conflicts, encroachments, shortholds or areas overlapping of improvements, visible utility lines, or rights in place except as shown hereon, and said property abuts a dedicated road. This property is within the boundaries of the City of Austin, Texas, and the same is subject to the Federal Emergency Management Agency's Flood Insurance Rate Map Panel No. 17453-010-5, dated January 6, 2016 and the day of AUGUST 4, 2017.

## SURVEY PLAT OF

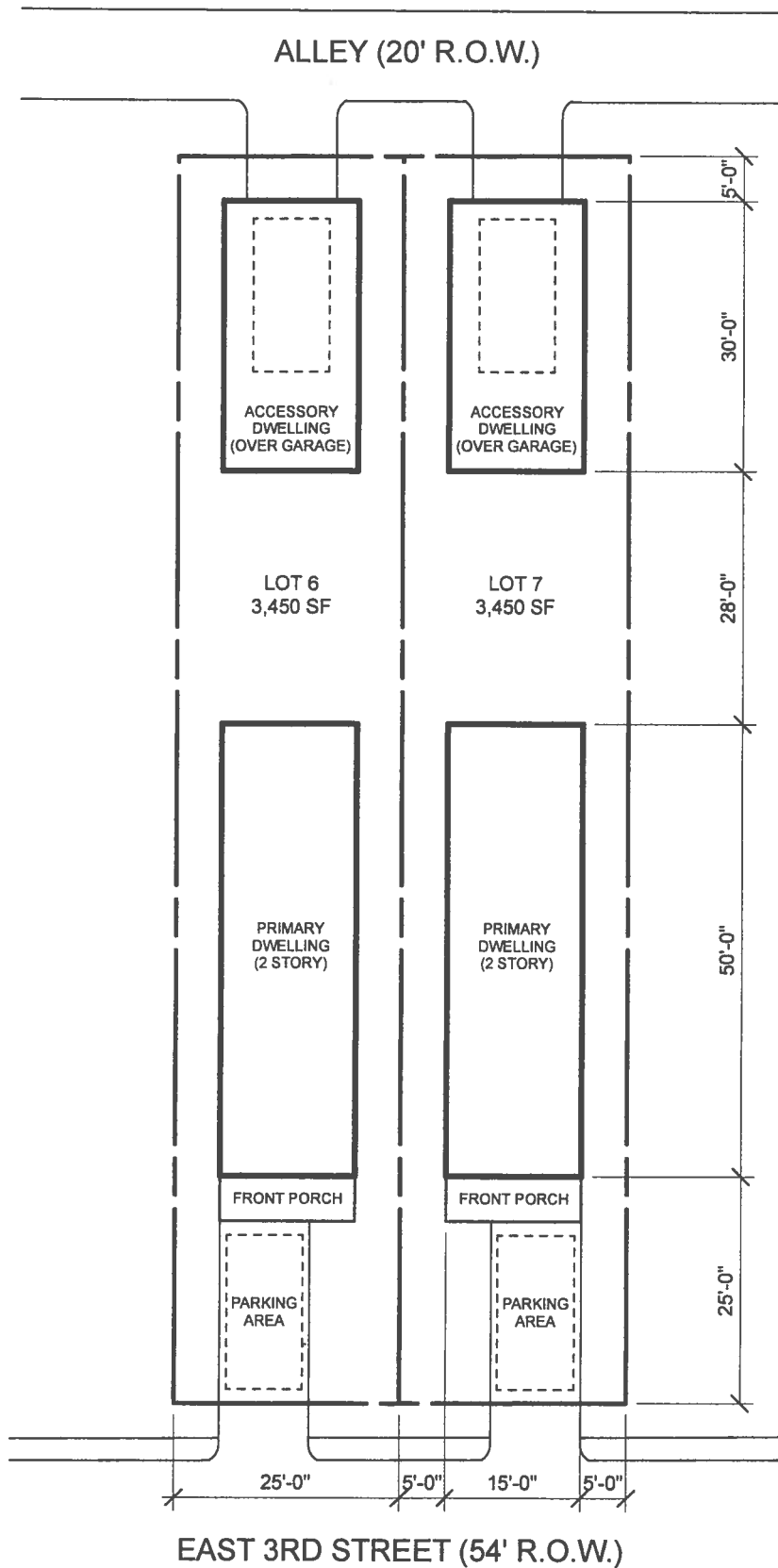
LOTS 6 AND 7, BLOCK 13, SUBDIVISION OF THE SOUTH HALF OF OUTLOT NO. 2, IN DIVISION "O", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Y, PAGE 640 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 1116 EAST 3rd STREET.

Registered Professional Land Surveyor No 5166

Reference: 995060 dgr

Testa Licensed Surveying Firm Registration No. 10050700  
© copyright 2017 A1000130



#### PROPOSED FLOOR AREA

PRIMARY 1ST FLOOR	750
PRIMARY 2ND FLOOR	750
ACCESSORY 1ST FLR.	150
ACCESSORY 2ND FLR.	350
GARAGE	300

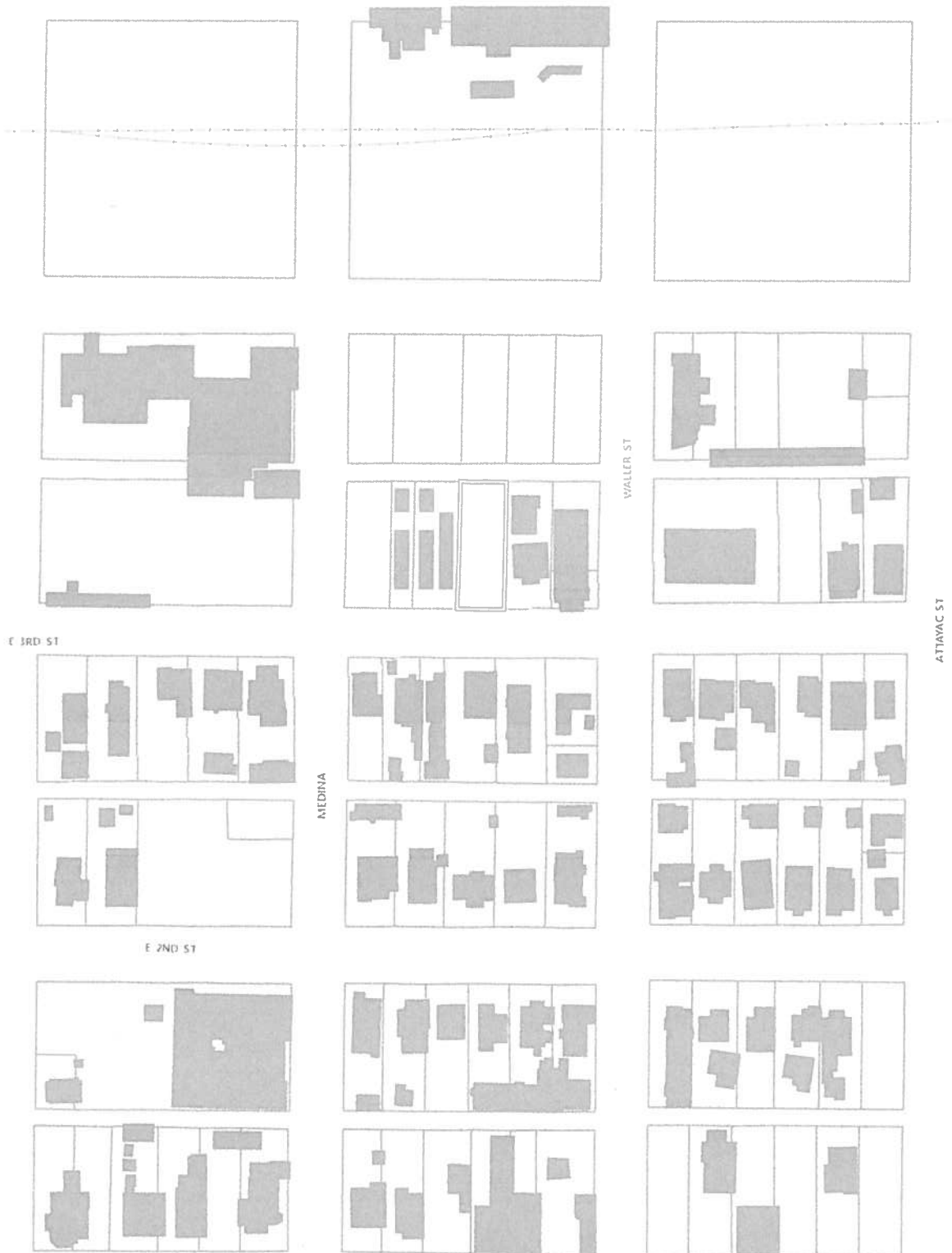
**TOTAL:** 2,300

#### PROPOSED IMPERVIOUS

PRIMARY 1ST FLOOR	750
PORCH	75
DRIVEWAY	200
ACCESSORY 1ST FLR.	150
GARAGE	300
DRIVEWAY	50

**TOTAL:** 1,525

**1116 EAST 3RD STREET / AUSTIN TX 78702**  
**PROPOSED SITE PLAN**



**1116 EAST 3RD STREET / AUSTIN TX 78702  
SURROUNDING STRUCTURES**





DEVELOPMENT STANDARDS COMPARISON					
	SF-3	Small Lot Amnesty	TOD - Low Density	TOD - Live/Work	1116 E. 3rd Proposed
Min. Lot Size	5,750 sf	2,500 sf	2,500 sf	2,500 sf	3,450 sf
Min. Lot Width	50 feet	25 feet	20 feet	20 feet	25 feet
Max. Dwelling Units per lot	2	1 or 2 (per NP)	2	3	2
Max. Floor Area	40%	2,300 sf	200%	200%	2,300 sf
Max. Impervious	45%	65%	85%	95%	42%
Building Height	32 feet	32 feet	40 feet	40 feet	25 feet
Front Setback	25 feet	25 feet	—	—	25 feet
Side Setback	5 feet	5 feet	—	—	5 feet
Alley Setback	5 feet	5 feet	—	—	5 feet
Required Parking Spots	2	2	0	0	2

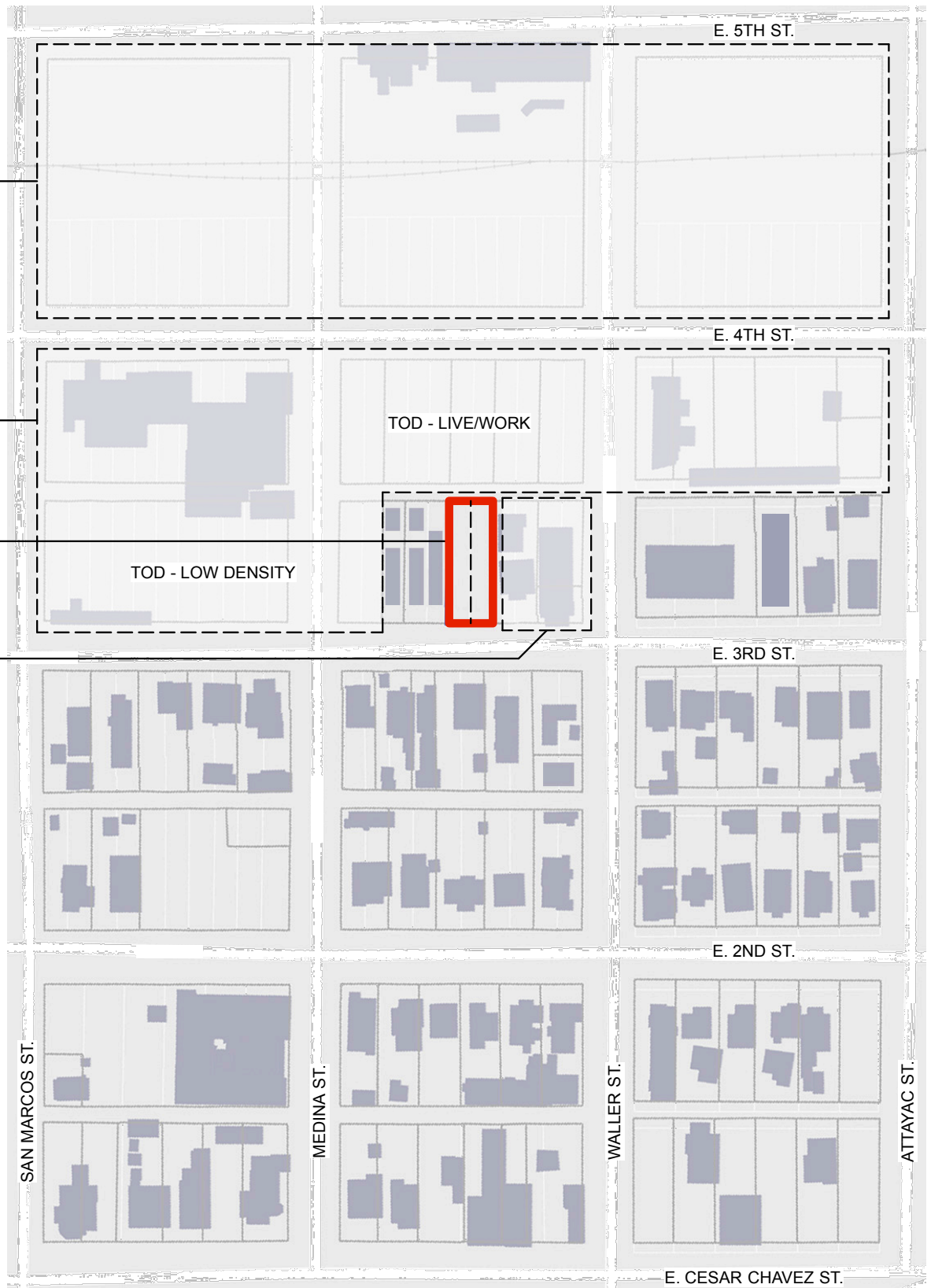
1116 EAST 3RD STREET / AUSTIN TX 78702  
DEVELOPMENT STANDARDS

PLAZA SALTILLO  
DEVELOPMENT

SCRAP METAL  
YARD

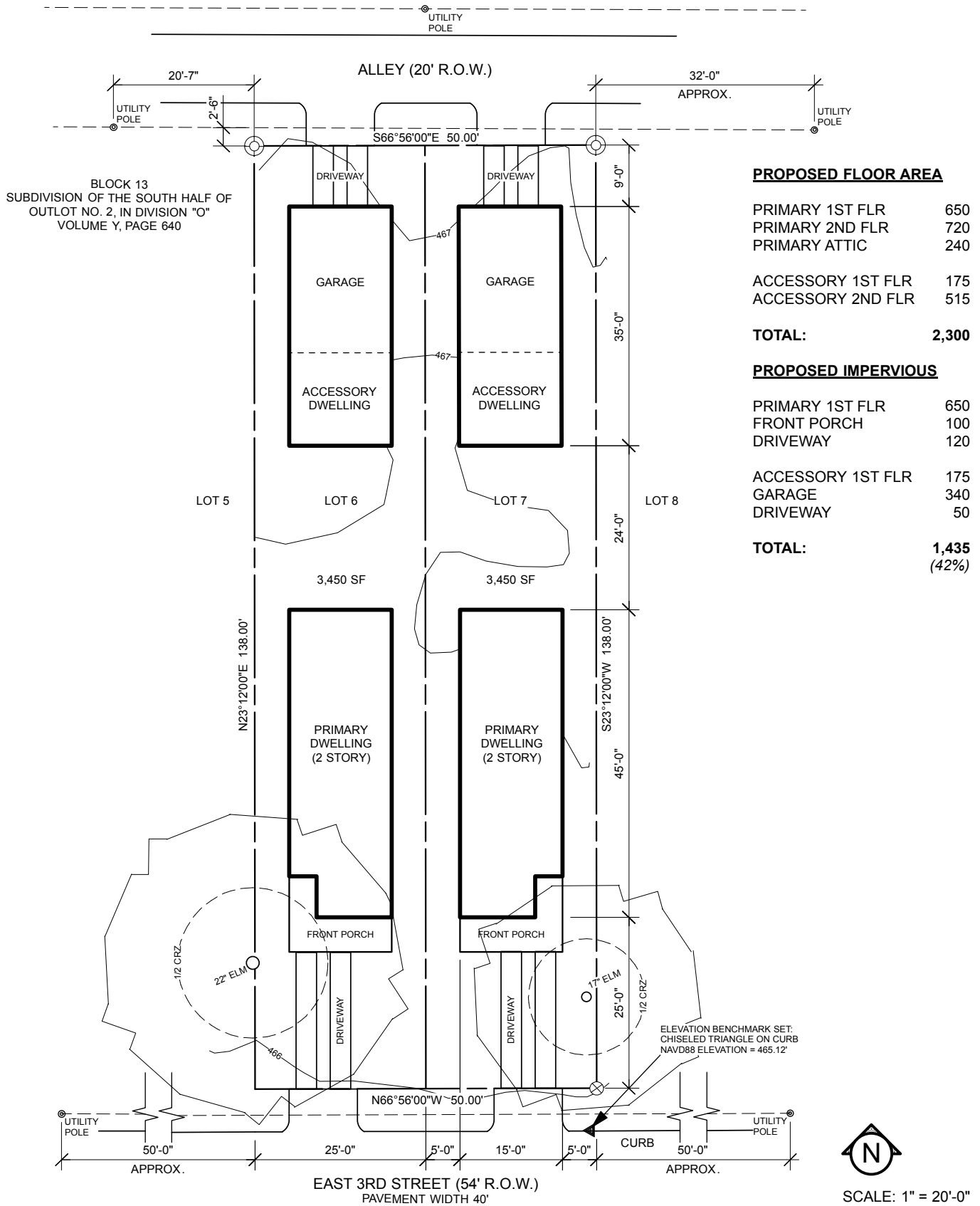
SUBJECT  
PROPERTY

CHURCH



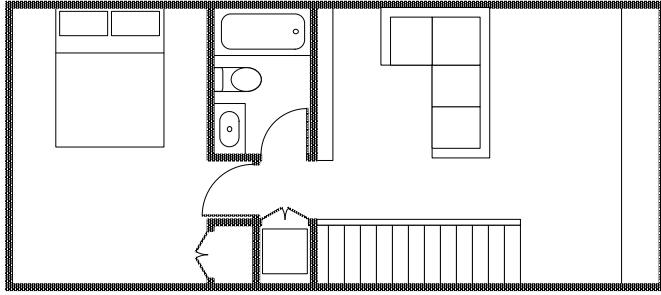
**1116 EAST 3RD STREET / AUSTIN TX 78702**  
**SURROUNDING STRUCTURES**



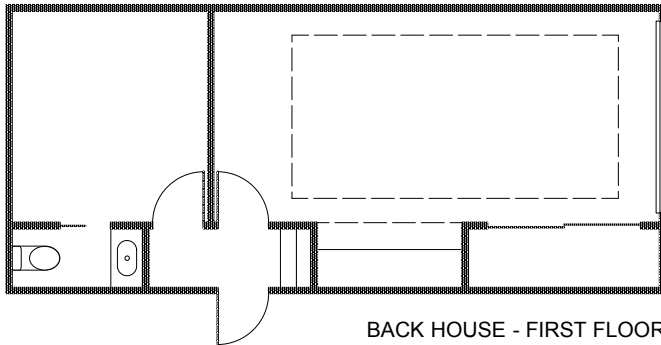


**1116 EAST 3RD STREET / AUSTIN, TX 78702**  
**PROPOSED SITE PLAN**

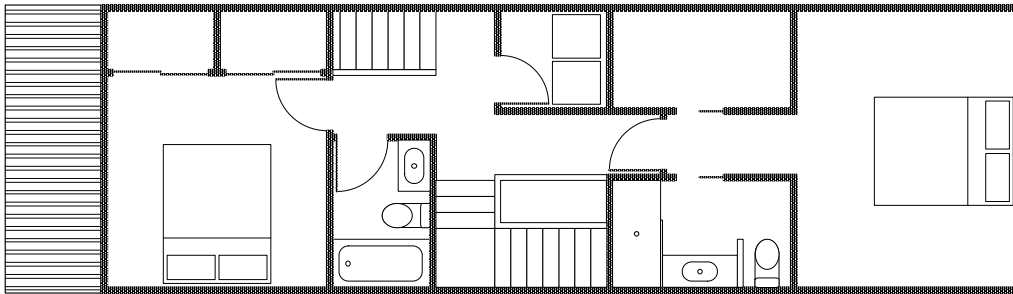




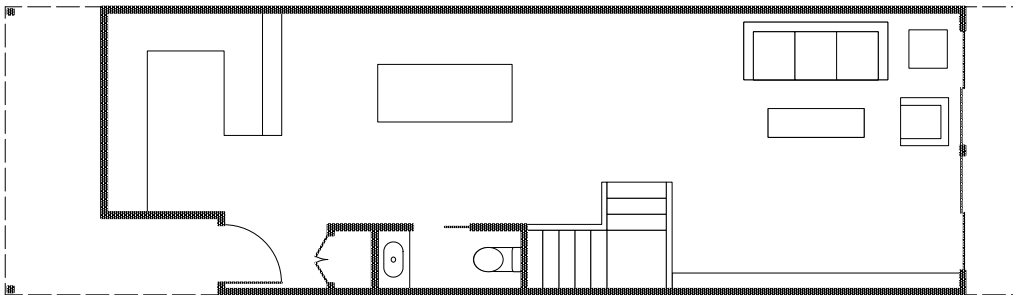
BACK HOUSE - SECOND FLOOR



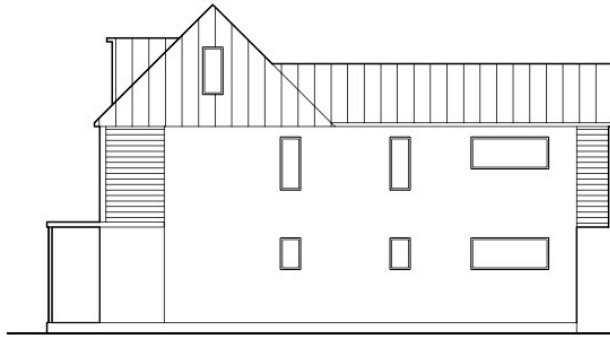
BACK HOUSE - FIRST FLOOR



FRONT HOUSE - SECOND FLOOR



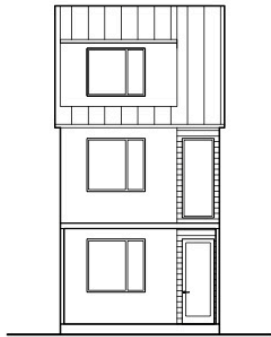
FRONTY HOUSE - FIRST FLOOR



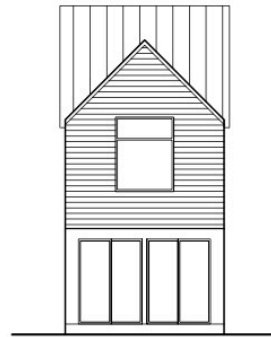
PRIMARY DWELLING - SIDE ELEVATION



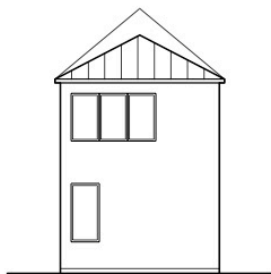
ACCESSORY DWELLING - SIDE ELEVATION



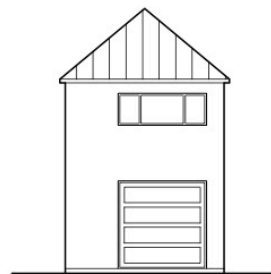
PRIMARY DWELLING - FRONT ELEVATION



PRIMARY DWELLING - REAR ELEVATION



ACCESSORY DWELLING - REAR ELEVATION



ACCESSORY DWELLING - FRONT ELEVATION



*Schematic Rendering - Front Elevation*

**1116 EAST 3RD STREET / AUSTIN, TX 78702**  
**SCHEMATIC RENDERING**

From: [REDACTED]  
Subject: Re: AE\_BOA\_20180108\_1116 EAST 3RD ST\_REVISED  
Date: Monday, January 08, 2018 10:10:07 AM

---

What a relief!  
Let me know if I should bring 15 copies of the approved site plan.  
Thanks!

On Mon, Jan 8, 2018 at 9:47 AM, Kellogg, Eben [REDACTED] wrote:

Jessica Braun

**Garden Villas Roots, LP**

1116 East 3<sup>rd</sup> Street

Austin TX, 78751

Lots 6 & 7, Block 13

Subdivision of the South Half

Outlot No. 2 – Division O

Vol. Y, Pg. 640

D.R.T.C.TX

Dear Jessica,

January 8, 2018

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variances from the following regulations of the Land Development Code;

- Section 25-2-774 (A) (Two-Family Residential Use) to decrease the minimum lot area from that equivalent to a standard lot, or in this case 5,750 square feet (required) to 3,450 square feet (requested); and to
- Section 25-2-774 (C) (5) (Two-Family Residential Use) to increase floor-to-area ratio of .15 to 1 (required) to .20 to 1 (requested); and to
- Section 25-2-1406 (5) (d) (Ordinance Requirements) to allow a lot that is aggregated with other property to form a site to be disaggregated;

In order to allow a new single family home and additional dwelling unit (ADU) on each lot in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

Austin Energy does not oppose your application for the requested variance, which is shown on the attached electronic stamped sketch, provided that all proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. If you require further electric design assistance, I encourage further communication with AE Design Team South Lead, Darren Vicknair. [\(512-505-7636\)](tel:512-505-7636) or [REDACTED]

If you require further information or have any questions regarding the above comments, please let me know. Thank you for contacting our office.

**Eben Kellogg | Property Agent**

Austin Energy

Public Involvement | Real Estate Services

2500 Montopolis Drive

Austin, TX 78741

[\(512\) 322-6050](tel:512-322-6050)

From: [REDACTED]  
[REDACTED]  
Subject: Revised Report \_  
Date: Monday, January 08, 2018 9:50:54 AM  
Attachments: [AE COMMENTS BOA AGENDA 20180108 REVISED.DOC](#)

---

Hi Leane & Diana -

Here is a revised report for the recent amended approval for 1116 East 3<sup>rd</sup> St.  
Hope you all had a good weekend.

**Eben Kellogg | Property Agent**  
Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6050



January 5, 2017

ATTN: Members, City of Austin Board of Adjustment  
City Council Chambers  
301 West 2nd Street  
Austin, Texas

RE: Request for Variance from City of Austin Land Development Code  
Section 25-2-774 (A) and (C) (5), 25-2-1406 (5) (d)  
Case Number – C15-2017-0068  
LOTS 6-7 BLK 13 OLT 2 DIVISION O  
1116 E 3rd Street  
Austin, Texas 78702

To the members of the City of Austin Board of Adjustment—

My name is Kristen Heaney, and I am a residential representative of the East Cesar Chavez Neighborhood Contact Team (ECCNCT). The East Cesar Chavez Neighborhood includes the lots at issue in City of Austin Case C15-2017-0068 and the neighborhood has an interest in the decision made by the Board of Adjustment.

We respectfully request that the Board of Adjustment consider the following:

The ECCNCT met on December 20, 2017. Jessica Braun and Mason Moore attended the meeting to provide details about their variance request for the property located at 1116 E 3rd Street. Ms. Braun and Mr. Moore presented their plans and asked for the contact team's support. They explained their request to disaggregate lots 6 and 7 to use them as originally platted, and build two new primary residences. They also requested support for a variance to allow ADUs to be built on the resultant lots under small lot amnesty and that these garage apartments have an increased FAR of .20. Braun and Moore presented a development plan that offers potentially less expensive housing options by designing smaller homes and distributing the cost of the land across 4 units. After review of the plans and evidence, the item was discussed, and the ECCNCT voted to support the request and to provide written confirmation of the same.

The East Cesar Chavez Neighborhood Contact Team does hereby support the variance request for 1116 E 3rd Street as described above.

We invite you join us in support of this project.

Sincerely,

*Kristen Heaney*

**Kristen Heaney**  
Sector 8, Residential Rep  
East Cesar Chavez Neighborhood Contact Team  
ECCNCT via e-mail  
Jessica Braun via e-mail



NUMBER	STREET	USE* (other than SF)	ZONING* (other than SF3)	LOT SIZE
911	E 2nd			6073
912	E 2nd			6073
1000	E 2nd		CIVIC (FLUM)	7780
1004	E 2nd		CIVIC (FLUM)	7780
1010	E 2nd	church	CIVIC (FLUM)	17169
1100	E 2nd	3 unit		7780
1101	E 2nd			6370
1102	E 2nd			7780
1103	E 2nd	2 unit		6370
1104	E 2nd			7780
1105	E 2nd	2 unit		6370
1106	E 2nd			7780
1108	E 2nd			7780
1111	E 2nd	SF + warehouse		6370
1109	E 2nd			6370
1200	E 2nd	SF + art studio		6555
1202	E 2nd			6555
1203	E 2nd	duplex		6555
1204	E 2nd			6555
1205	E 2nd			5656
1206	E 2nd			6555
1207	E 2nd	duplex		6555
1208	E 2nd	2 unit		6555
1211	E 2nd			6555
1212	E 2nd			3800
1213	E 2nd	SF + accessory		6555
1300	E 2nd			6555
1301	E 2nd			4892
911	E 3rd			3051
918	E 3rd			3450
1001	E 3rd			7780
1003	E 3rd			7780
1007	E 3rd			7780
1013	E 3rd	3 unit		7780
1015	E 3rd	2 unit		7780
1100	E 3rd	industrial	TOD	6900
1101	E 3rd			5835
1104	E 3rd	2 unit	MF (FLUM)	3450
1105	E 3rd	2 unit		5835
1107	E 3rd	church		3890

NUMBER	STREET	USE* (other than SF)	ZONING* (other than SF3)	LOT SIZE
1111	E 3rd	2 unit		7780
1112	E 3rd	2 unit	MF (FLUM)	3450
1112 B	E 3rd	2 unit	MF (FLUM)	3450
1113	E 3rd	4 unit	MF3	7971
1115	E 3rd			5307
1118	E 3rd	church		6900
1120	E 3rd	church	CIVIC (FLUM)	2000
1201	E 3rd	2 unit		6555
1203	E 3rd			6555
1205	E 3rd	2 unit		6555
1207	E 3rd			6555
1209	E 3rd			6555
1210	E 3rd			6555
1212	E 3rd	2 unit + accessory	GR	6555
1208	E 3rd	2 unit + accessory		6551
1200	E 3rd	office	TOD	19667
1301	E 3rd			4275
1000	E 4th	Cap Metro	TOD	78252
1101-1119	E 4th	industrial	TOD	37950
1201-1209	E 4th	industrial	TOD	31396
1217	E 4th	industrial	TOD	3277
1109	E 5th	Cap Metro	TOD	79209
1201	E 5th	Cap Metro	TOD	80582
111	Attayac			1662
202	Attayac			2755
204	Attayac	art studio		6555
205	Attayac			2280
304	Attayac	industrial	TOD	3277
112	Medina	church	CIVIC (FLUM)	35562
206	Medina	church	CIVIC (FLUM)	2550
300	Medina	industrial	TOD	75900
105	San Marcos	church		2660
206	San Marcos			2420
208	San Marcos			2584
302	San Marcos	industrial	TOD	4450
104	Waller	fourplex		6370
115	Waller	duplex		6555
206	Waller			2280
304	Waller	church	CIVIC (FLUM)	4900

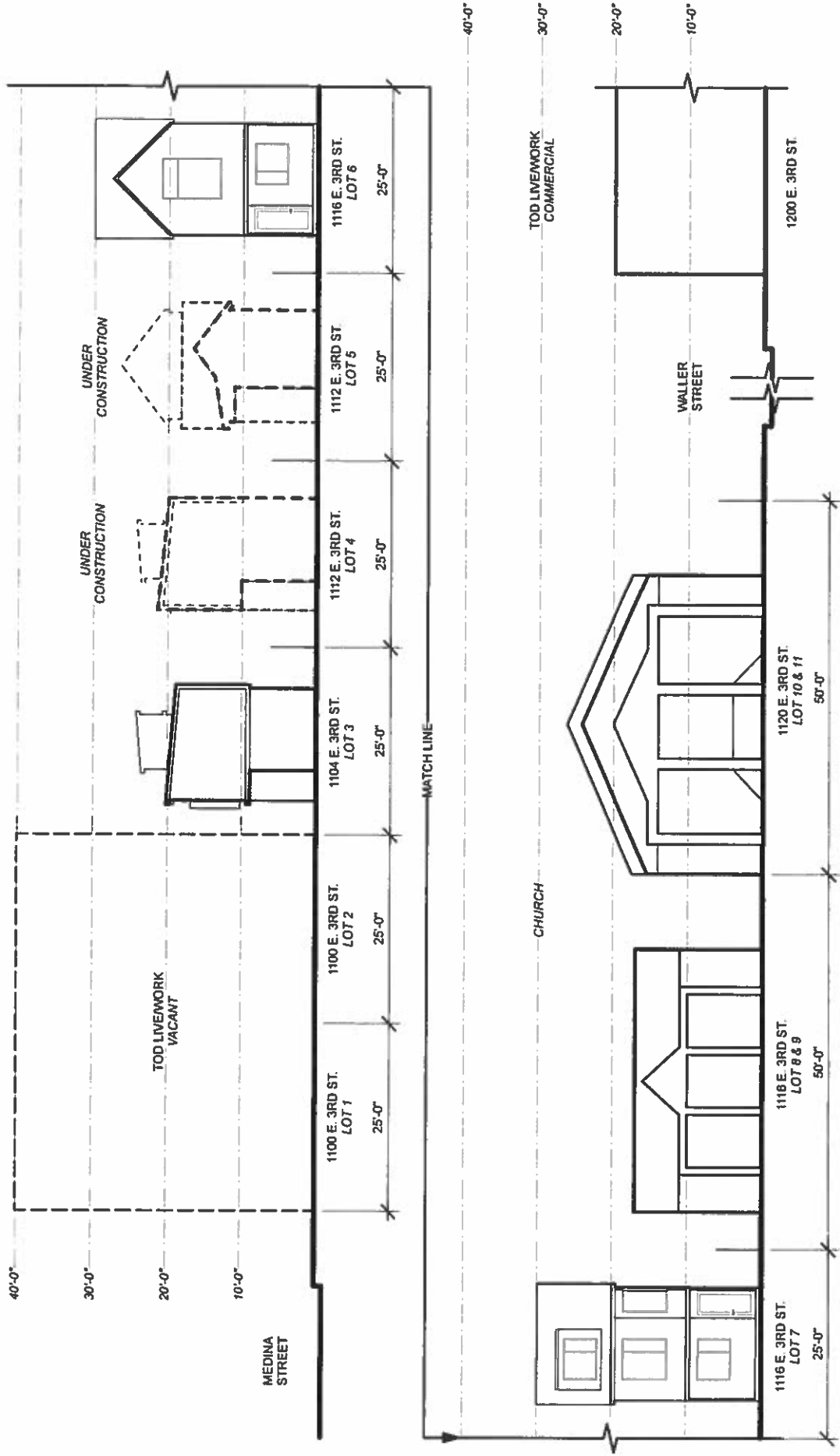
Total Lots	85	100%
Single Family Residential	36	42%
2 or more units	21	25%
Non-residential Use	28	33%
Small Lots	24	28%

Total Land (SF)	853,496	100%
Residential	330,019	39%
Non-Residential (incl. TOD + MF)	523,477	61%

1116 EAST 3RD STREET / AUSTIN, TX 78702  
NEIGHBORHOOD LAND USE

C15-2017-0068





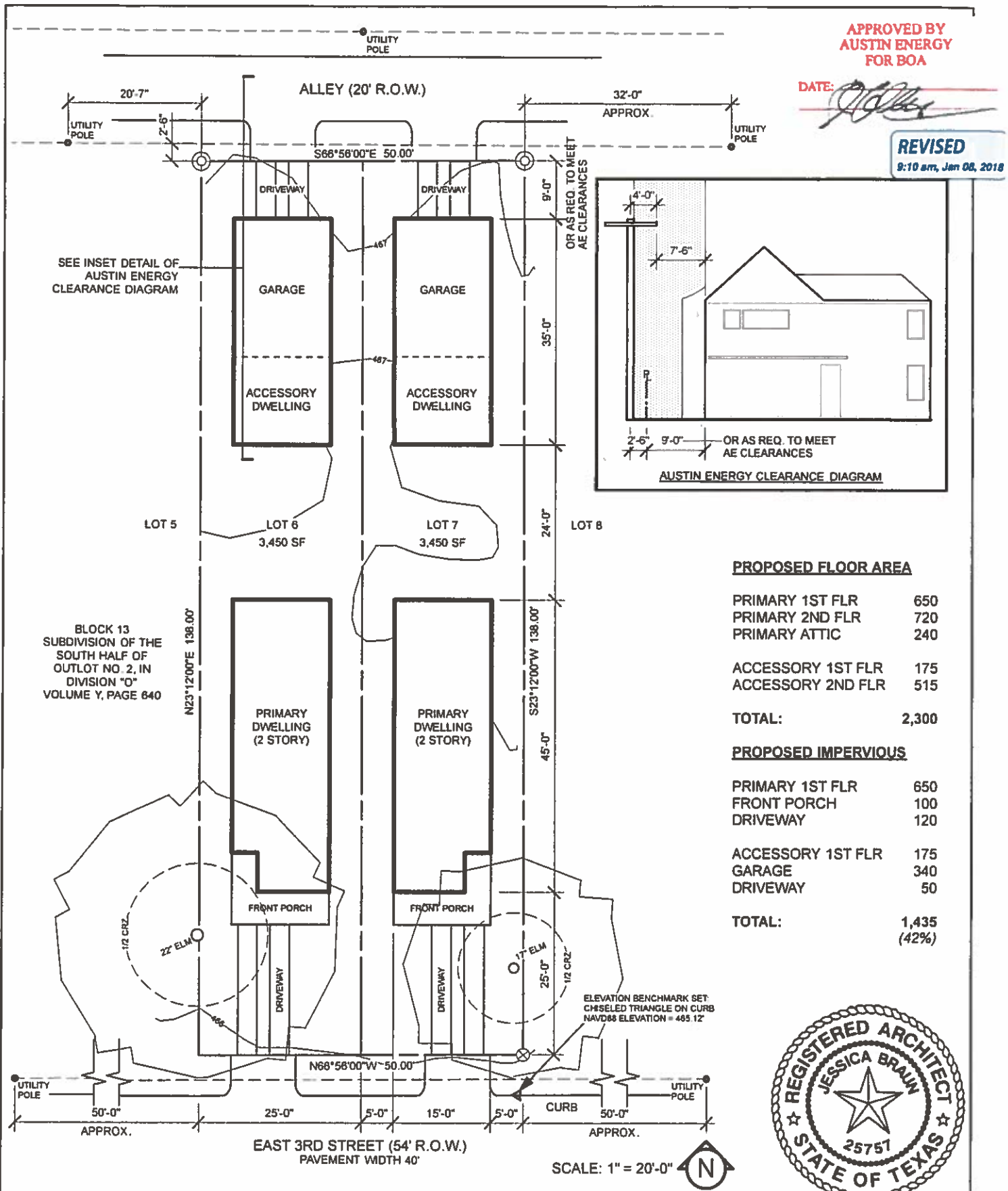
1116 EAST 3RD STREET / AUSTIN TX 78702  
STREET ELEVATION

APPROVED BY  
AUSTIN ENERGY  
FOR BOA

DATE: *[Signature]*

REVISED

9:10 am, Jan 08, 2018



#### PROPOSED FLOOR AREA

PRIMARY 1ST FLR	650
PRIMARY 2ND FLR	720
PRIMARY ATTIC	240
ACCESSORY 1ST FLR	175
ACCESSORY 2ND FLR	515
<b>TOTAL:</b>	<b>2,300</b>

#### PROPOSED IMPERVIOUS

PRIMARY 1ST FLR	650
FRONT PORCH	100
DRIVEWAY	120
ACCESSORY 1ST FLR	175
GARAGE	340
DRIVEWAY	50
<b>TOTAL:</b>	<b>1,435</b>
	<b>(42%)</b>



1/08/18



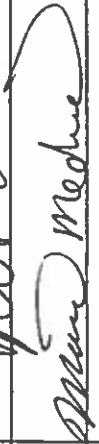




1116 EAST 3RD STREET / AUSTIN, TX 78702  
PROPOSED SITE PLAN



I, Jessica Braun, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land

Development Code. The variance would allow me the ability to build 2 homes with garage apartments (gross)  
at 1116 E 3rd Street.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Nicholas Parent	1210 E. 3rd Street	
Justine Braun	206 E Waller	
Maria Medina	1206 E 2nd st	
Verma Garcia	1204 E. 2nd. St.	
Jennifer Chenoweth	1200 E 2nd	
Alfredo Lopez (Tenant)	1104 E 2nd st	
Jordan Smith (tenant)	1100 E 2nd St	

006/31





1013 E. 3RD ST. (TRIPLEX)



1401 E. 4TH ST. (MULTIFAMILY)



1203, 1205 & 1207 E. 2ND ST. (DUPLEXES)



1300 & 1302 E. 3RD ST. (PRIMARY RESIDENCES W/ ADUs)



1113 E. 3RD ST. (FOURPLEX)



104 WALLER (TRIPLEX W/ ADU)

1116 EAST 3RD STREET / AUSTIN, TX 78702  
CONTEXT PHOTOS





1104, 1112 & 1112B E. 3RD ST. (SMALL LOTS)



1118 & 1120 E. 3RD ST. (CHURCH)



1200 E. 3RD ST. (COMMERCIAL)



1015 E. 3RD ST. (LARGE PRIMARY RESIDENCE W/ ADU)

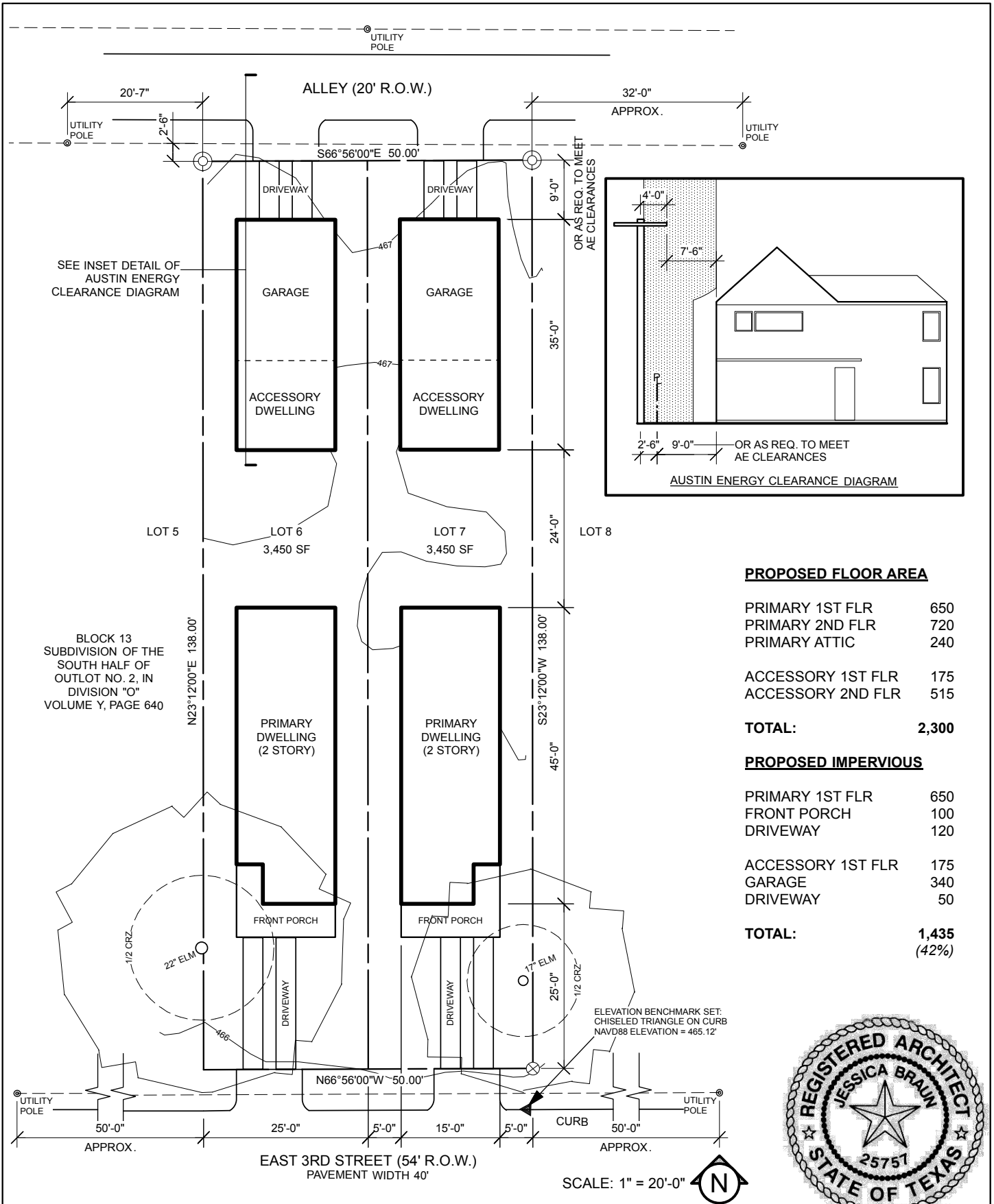


1000 E. 4TH ST. (INDUSTRIAL)



FUTURE PLAZA SALTILLO DEVELOPMENT

1116 EAST 3RD STREET / AUSTIN, TX 78702  
CONTEXT PHOTOS

**PROPOSED FLOOR AREA**

PRIMARY 1ST FLR	650
PRIMARY 2ND FLR	720
PRIMARY ATTIC	240

ACCESSORY 1ST FLR	175
ACCESSORY 2ND FLR	515

**TOTAL:** 2,300

**PROPOSED IMPERVIOUS**

PRIMARY 1ST FLR	650
FRONT PORCH	100
DRIVEWAY	120

ACCESSORY 1ST FLR	175
GARAGE	340
DRIVEWAY	50

**TOTAL:** 1,435  
(42%)



1/08/18

**1116 EAST 3RD STREET / AUSTIN, TX 78702**  
**PROPOSED SITE PLAN**