

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

DATE: Monday April 9, 2018

CASE NUMBER: C15-2017-0067

_____ 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: Jeff Mosley and Hector Avila

OWNER: Sheila Stallings

ADDRESS: 702 ZENNIA ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2 492 (D) (Site Development Regulations) to decrease:

- A. the minimum lot width from 50 feet (required) to 34 feet (requested, existing); and to
- B. the minimum lot size from 5,750 (required) to 2,584 (requested, existing) in order to add a 2nd story accessory residential use to the current 1 story commercial use in a "CS-CO-NP", General Commercial Services - Conditional Overlay - Neighborhood Plan zoning district. (North Loop)

BOARD'S DECISION: Dec 11, 2017 POSTPONED TO JANUARY 8, 2018; Jan 8, 2018 POSTPONED TO FEBRUARY 12, 2018 (RENOTICE REQUIRED)

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

- A. Section 25-2 492 (D) (Site Development Regulations) to decrease the minimum lot width from 50 feet (required) to 34 feet (requested, existing); and to
- B. decrease the minimum lot size from 5,750 (required) to 2,584 (requested, existing); and to
- C. decrease the minimum front setback from 10 feet (required) to 8.4 feet (requested, 1st floor existing); and to

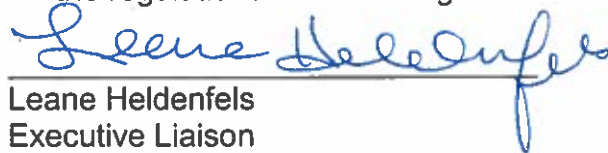
D. Article 10, Compatibility Standards, Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) (B) to decrease the minimum distance from property in a urban family residence (SF-5) or more restrictive district or which a use permitted in SF-5 or more restrictive zoning district is located that a person may construct a structure from 15 feet (required) to 11.7 feet (requested) on the east side property line

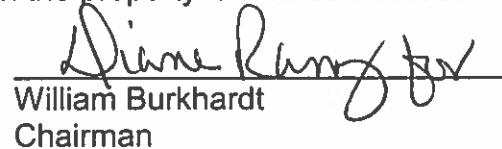
in order to add a 2nd story accessory residential use/structure to the current 1-story commercial use/structure next to both single family zoning and use in a "CS-CO-NP", General Commercial Services - Conditional Overlay - Neighborhood Plan zoning district. (North Loop)

RENOTIFICATION REQUEST: February 12, 2018 Feb 12, 2018 POSTPONED TO APRIL 9, 2018, April 9, 2018 POSTPONED TO JUNE 11, 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

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

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ADDRESS: 702 ZENNIA ST

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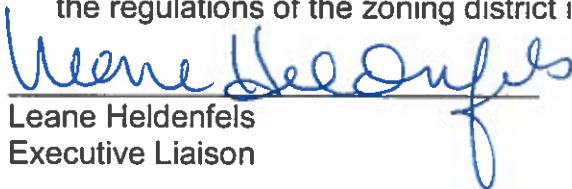
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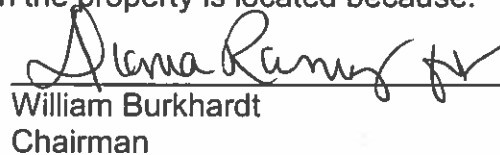
in order to add a 2nd story accessory residential use/structure to the current 1-story commercial use/structure next to both single family zoning and use in a "CS-CO-NP", General Commercial Services - Conditional Overlay - Neighborhood Plan zoning district. (North Loop)

RENOTIFICATION REQUEST: February 12, 2018 Feb 12, 2018 POSTPONED TO APRIL 9, 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

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

DATE: Monday January 8, 2018

CASE NUMBER: C15-2017-0067

____ Brooke Bailey
____ William Burkhardt
____ Christopher Covo
____ Eric Goff
____ Melissa Hawthorne
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OWNER: Sheila Stallings

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BOARD'S DECISION: Dec 11, 2017 POSTPONED TO JANUARY 8, 2018; Jan 8, 2018 POSTPONED TO FEBRUARY 12, 2018 (RENOTICE REQUIRED)

RENOTIFICATION REQUEST: February 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:

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

DATE: Monday December 11, 2017

CASE NUMBER: C15-2017-0067

_____ Brooke Bailey
 _____ William Burkhardt
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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:
(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:



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0067
702 ZENNIA 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" = 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 # C15-2017-0067 ROW # 11824432 Tax # 0224070319

Section 1: Applicant Statement

Street Address: 702 ZENNIA STREET, AUSTIN TX 78751

Subdivision Legal Description:

MURRAY PLACE

Lot(s): W32FT OF LOT 40-43

Block(s): B

Outlot: ---

Division: ---

Zoning District: CS-CO-NP (North Loop)

I/We JEFF MOSLEY on behalf of myself/ourselves as
authorized agent for SHEILA STALLINGS affirm that on
Month November, Day 10, 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: Add 2nd Floor

Type of Structure: Commercial building to Neighborhood Mixed Use building

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

25-2-1504 Neighborhood Mixed Use Building Regulations
Minimum Lot Size of 5,750' and Minimum Lot Width of 50'

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:

North Loop Neighborhood Plan (Section 6) designates 702 Zennia (Tract 4c) as eligible to be
developed as a neighborhood mixed use building special use but the lot is less than the
minimum size and width prescribed by the Land Development Code.

Hardship

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

702 Zennia has been in its current configuration since at least as far back as September 1959,
long before the neighborhood plan designated it as eligible for Neighborhood Mixed Use.

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

Most of the tracts designated as eligible for Neighborhood Mixed Use in the North Loop
Neighborhood Plan are not smaller than the minimum lot size and width.

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 adjacent property to the West is commercial (CS-CO-V-NP); directly across the street to the South is a mixed use development (CS-MU-V-CO-NP); adjacent property to the South and North is residential (SF-3-NP) and the owner has provided a letter of support for this variance request.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

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

Applicant Signature: [Signature] Date: 11/13/17

Applicant Name (typed or printed): JEFF MOSLEY

Applicant Mailing Address: 1601 SWEETBRIAR AVE

City: AUSTIN State: TX Zip: 78723

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: See attached Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: 7805 RIDGELINE

City: AUSTIN State: TX Zip: 78731

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: HECTOR AVILA

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).

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: Sheila Birden Stallings TTE Date: Nov 13 2017

Owner Name (typed or printed): SHEILA BIRDEN STALLINGS, TRUSTEE, BIRDEN TRUST

Owner Mailing Address: 7805 RIDGELINE

City: AUSTIN State: TX Zip: 78731

Phone (will be public information): (512) 247-7436

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: HECTOR AVILA

Agent Mailing Address: _____

City: AUSTIN State: TX 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).

Legend

- **Addresses**
- Jurisdiction**
 -  FULL PURPOSE
 -  LIMITED PURPOSE
 -  EXTRATERRITORIAL JURISDICTION
 -  2 MILE ETJ AGRICULTURAL AGR
 -  OTHER CITY LIMITS
 -  OTHER CITIES ETJ
 -  TCAD Parcels
 -  TCAD Parcel ID's

Notes



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0.0 Miles

0.02

0.

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

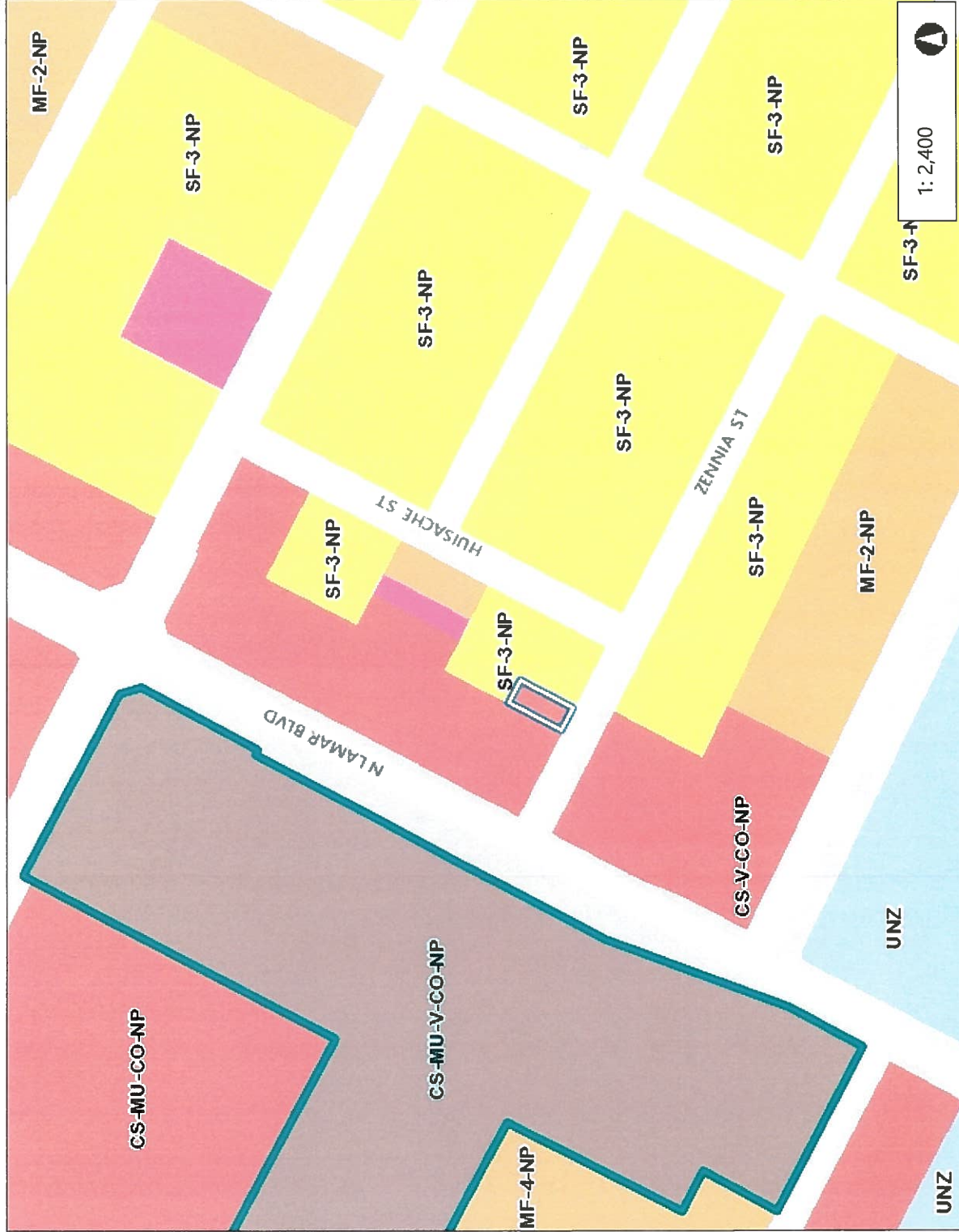


Property Profile

Legend

- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Zoning**
- Single Family (SF)
 - Multi-family (MF)
 - LA, RR
 - Mobile Home (MH)
 - Commercial (CH, CS, GR, LR, L)
 - Office (GO, LO, NO)
 - Industrial (IP, LI, MI, PDA, RD, RD, WIL)
 - CBD, DMU
 - TND, TOD, NBG, ERC
 - PUD
 - AG, DR
 - AV, P, UNZ
 - County/Missing Value

Notes



1: 2,400

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0.1 Miles

0.04

0

0.1

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

ORDINANCE NO. 020523-31

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 614.97 ACRES OF LAND GENERALLY KNOWN AS THE NORTH LOOP NEIGHBORHOOD PLAN AREA ("NORTH LOOP") AND TO CHANGE THE BASE ZONING DISTRICTS ON 101 TRACTS OF LAND IN NORTH LOOP.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 101 tracts of land within the property described in File C14-02-0009, as follows:

Approximately 614.97 acres of land, in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A", (the "Property"),

generally known as the North Loop Neighborhood Plan (NP) combining district, locally known as the property bounded by Koenig Lane on the north, IH-35 on the east, Lamar Boulevard on the west and 45th Street, Red River Street and 51st Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 101 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, limited office (LO) district, general office (GO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overly (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, and commercial-liquor sales-conditional overlay (CS-1-CO) combining district to family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-neighborhood plan (NO-NP) combining district, limited office-neighborhood plan (LO-

NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed used-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT	ADDRESS	FROM	TO
1a	5607 LAMAR BV N	CS	CS-CO-NP
1a	5501 LAMAR BV N	CS & GR	CS-CO-NP
1b	600 NELRAY BV	CS	CS-CO-NP
1c	5555 LAMAR BV N	CS, CS-1, & LO	CS-CO-NP, CS-1-CO-NP
1d	700 NELRAY BV	LO	LO-MU-NP
2	707, 709 NELRAY BV; 0 LAMAR BV N (LOT 38 NORTHFIELD ADDITION); 5403, 5409, 5415, 5417 LAMAR BV N	CS	CS-CO-NP
3	5301, 5319 LAMAR BV N	CS	CS-CO-NP
4a	701 NORTH LOOP BV E	CS	CS-MU-CO-NP
4a	5237, 5241 LAMAR BV N; 5253 LAMAR BV N (LOT 18-19, 20-21 LOT 22 *LESS 987 SF INTO ROW BLK B MURRAY PLACE)	CS	CS-CO-NP
4b	5225 LAMAR BV N	CS, LR, LO, MF-3	CS-CO-NP, LR-MU-NP, LO-MU-NP, MF-3-NP
4c	0 LAMAR BV N (LOT 6-7 BLK B MURRAY PLACE); 0 LAMAR BV N (LOT 8-9 BLK B MURRAY PLACE); 5201 & 5209 LAMAR BV N; 702 ZENNIA ST	CS	CS-CO-NP
5a	5101, 5115, 5117 LAMAR BV N; 620 51 ST W	CS	CS-CO-NP
5b	703 ZENNIA ST	LO	LO-NP
6	703, 705 NELRAY BV ; 702, 704, 710, 712 FRANKLIN BV	SF-3	MF-3-NP

PART 4. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

PART 5. Corner store special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1482 through 25-2-1485 of the Code.

PART 6. Tracts 2, 3, 4a, 4b, 4c, 5a, 5b, 9 through 22, 24, 25a, 25b, 26a, 26b, 26c, 27a, 27b, 28 through 35, 36a, 36b, 36c, 37, 38, 39a, 39b, 39c, 40, 41a, 41b, 42 through 49, 51 through 58, 59a, 59b, 60, 61, 66 through 69, 84, and 99 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

PART 7. Tracts 1a, 1b, 1c, 11 through 22, 24, 25a and 25b may be developed as neighborhood urban center special use as set forth in Sections 25-2-1521 through Section 25-2-1524 of the Code.

PART 8. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions.

1. The following uses are conditional uses on Tracts 1a, 1b, 1c, 2, 3, 4a, 4b, 4c, 5a, 8, 9, and 10:

Adult oriented businesses

Automotive sales

Commercial blood plasma center

Convenience storage

Equipment sales

Vehicle storage

Agricultural sales and services

Campground

Construction sales and services

Equipment repair services

Kennels

2. The following uses are prohibited uses on Tracts 11 through 22, 23a, 23b, 23c, 23d, 24, 25a, 25b, 26a, 26c, 27a, 28, 29, 30, 32, 33, 34, 36b, 36c, 37, 38, 39a, 39c, 80a, 85, 86a, 86b, 86c, 86d, 87, 88a, 89b, 91, 92b, 93, 94, 95a, 95b, 96, 97, and 98:

Adult oriented businesses

Residential treatment

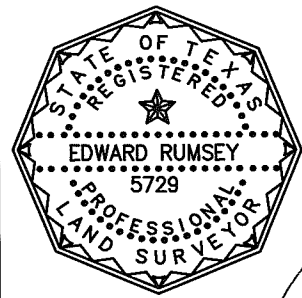
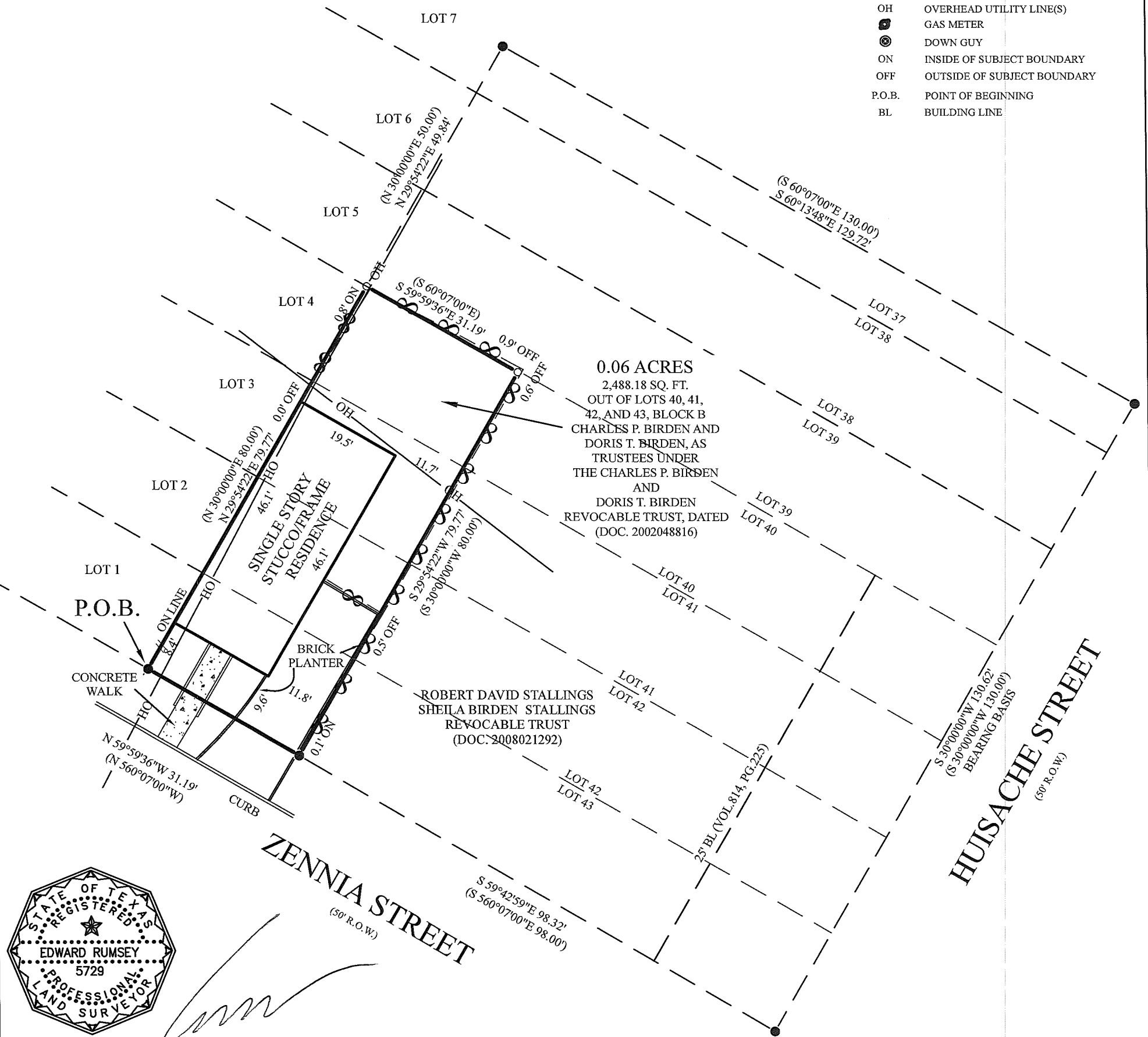
Pawn shop services

Transitional housing

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- CALCULATED POINT
- RECORD INFORMATION
- CHAIN LINK FENCE
- WOOD FENCE
- FIRE HYDRANT
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- GAS METER
- DOWN GUY
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- BL BUILDING LINE

NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

INDEPENDENCE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 814, PG. 225 AND VOL. 908, PG. 17.
BUILDING LINES RECORDED IN VOL. 814, PG. 225, DOES NOT AFFECT SUBJECT PROPERTY.

LEGAL DESCRIPTION

BEING 0.06 OF AN ACRE OF LAND, OUT OF LOTS 40, 41, 42 AND 43, BLOCK B, MURRAY PLACE, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 197, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN CHARLES P. BIRDEN AND DORIS T. BIRDEN, AS TRUSTEES UNDER THE CHARLES P. BIRDEN AND DORIS T. BIRDEN REVOCABLE TRUST, DATED. TRACT RECORDED IN DOCUMENT NUMBER 2002048816, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.06 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

F.I.R.M. MAP INFORMATION		ADDRESS			
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. 48453C0455J PANEL: 0455J DATED: 01/06/2016 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.		RH HOLDINGS, LLC 702 ZENNIA STREET AUSTIN, TRAVIS COUNTY, TEXAS.			
		SURVEY DATE:	JULY 20, 2017	FIELD BY:	JAKE NOWLIN
		TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	CHRIS ZOTTER
		G.F. NO.:	1726902-BAL	DRAWN BY:	ADRIEL LOPEZ
		JOB NO.:	A0705617	RPLS CHECK:	EDWARD RUMSEY

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 0.06 OF AN ACRE OF LAND, OUT OF LOTS 40, 41, 42 AND 43, BLOCK B, MURRAY PLACE, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 197, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN CHARLES P. BIRDEN AND DORIS T. BIRDEN, AS TRUSTEES UNDER THE CHARLES P. BIRDEN AND DORIS T. BIRDEN REVOCABLE TRUST, DATED. TRACT RECORDED IN DOCUMENT NUMBER 2002048816, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.06 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of Zennia Street, at the southeast corner of lot 1, Block B, of said subdivision, same being the southwest corner of said lot 43, for the southwest corner hereof;


THENCE North 29 degrees 54 minutes 22 seconds East, along the easterly line of Lots 1, 2, 3 and 4, Block B, of said subdivision, along the westerly line of said Lots 40, 41, 42 and 43, 79.77 feet to an iron rod set at the common corners of Lots 5, 6, 39 and 40, Block B, of said subdivision, for the northwest corner hereof;

THENCE South 59 degrees 59 minutes 36 seconds East, along the common line of said Lots 39 and 40, 31.19 feet to an iron rod set in said line, for the northeast corner hereof;

THENCE South 29 degrees 54 minutes 22 seconds West, through said Lots 40, 41, 42 and 43, 79.77 feet to an iron rod found in said right-of-way line, same being in the southerly line of said Lot 43, for the southeast corner hereof, from which an iron rod found at the southeast corner of said Lot 43 bears, South 59 degrees 42 minutes 59 seconds East, 98.32 feet;

THENCE North 59 degrees 59 minutes 36 seconds West, along said right-of-way line and the southerly line of said Lot 43, 31.19 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


Edward Rumsey
TX R.P.L.S #5729
Job # A0705617



07/20/2017
Date

From: [REDACTED]
Subject: Comments on variance request
Date: Tuesday, February 06, 2018 8:31:24 PM

Case No. C15-2017-0067, 702 Zennia St.
Contact: Leane Heldenfels
Board of Adjustment
February 12, 2018

Marcus Denton
5200 N. Lamar Blvd Apt N101
Austin, Texas 78751
512-716-9559

I am in favor of the proposed requested variances to add an ADU to 702 Zennia St. This is right on Lamar, we have a desperate need for more housing in this city, and this is a very unobtrusive way to get it.

Thanks,
Marcus Denton