




H01/1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0036

LOCATION: 2713 HEMPHILL PARK



1" = 250'

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.

**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 OnlyCase # 015-2018-0036 ROW # 12005839 Tax # 0215030114**Section 1: Applicant Statement**Street Address: 2713 & 2715 Hemphill Park, Austin, TX 78705

Subdivision Legal Description:

N 25FT OF W 1/2 OF LOT 7 & W 1/2 OF LOT 8 BLK 13 OLT 13 DIV D WHITIS SUBDLot(s): 7, 8Block(s): 13Outlot: 13Division: D WHITIS SUBDIVISIONZoning District: MF-5-NCCD-NP

I/We GREGG ANDRULIS on behalf of myself/ourselves as
authorized agent for 2713 HEMPHILL, LLC affirm that on
Month July, Day 18, Year 2018, 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: Multi-family Residence

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

We are seeking a variance from LDC 25-2-492 (D) Site Development Regulation Table: "MF-5
Minimum Lot Size = 8,000 SF".

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:

LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000
SF. The subject property is comprised of 7,772 SF.

Hardship

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

The property was zoned for a dense multi-family use (MF-5) but lacks the minimum required
area to develop the property for a multi-family use.

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

Other properties on Hemphill Park between Guadalupe and 29th St are zoned MF-5 and MF-6,
are less than 8,000 SF, and are currently supporting multi-family use.

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 property's proximity to the University of Texas makes it an excellent candidate for high density student housing. The vast majority of properties on Hemphill Park between 27th St and 29th St are currently supporting multi-family uses similar to the proposed project.

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: [Signature] Date: 07/18/2018

Applicant Name (typed or printed): Gregg Andrulis / Civil Insite, LLC

Applicant Mailing Address: 12600 Hill County Blvd, Suite R-275

City: Austin State: TX Zip: 78738

Phone (will be public information): (512) 820-0643

Email (optional – will be public information): [Redacted]

Section 4: Owner Certificate

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

Owner Signature: [Signature] Date: 8/8/2018

Owner Name (typed or printed): 2713 Hemphill, LLC

Owner Mailing Address: 16105 Chateau Ave

City: Austin State: TX Zip: 78734

Phone (will be public information): (512) 820-0643

Email (optional – will be public information): [Redacted]

Section 5: Agent Information

Agent Name: Gregg Andrulis / Civil Insite, LLC

Agent Mailing Address: SEE SECTION 3

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).

CIVIL INSITE, LLC
AGENT DESIGNATION LETTER

July 17, 2017

City of Austin
505 Barton Springs Road
One Texas Center
Austin, TX 78704

Re: Letter Appointing Agent for 2713 & 2715 Hemphill Park, Austin, TX 78705 (the "Property")

To Whom it May Concern:

The undersigned, as the Property Owner of the above referenced Property, hereby appoints Civil Insite, LLC (Gregg Andrulis), as agent for the Property, and authorizes agent to apply for, sign for, and conduct business for permits, plans and/or other legal documents with the City of Austin Development Services Department.

Name of agent: GREGG ANDRULIS

Signature of agent:  Date: 7/17/18

Name of Property Owner: DEBBIE OUTLAW PROPERTIES LLC

Signature of Property Owner:  Date: 8/8/2018

August 24, 2018

Ms. Leane Heldenfels
Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Variance Request to 25-2-492 (D) MF-5 Minimum Lot Size for 2713 Hemphill Park

Ms. Heldenfels,

On behalf of 2713 Hemphill Park, LLC, we are requesting approval of a variance to develop a multi-family project on a lot zone MF-5-NCCD-NP that does not meet the minimum size requirements of LDC 25-2-492 (D) Site Development Regulation Table: "MF-5 Minimum Lot Size = 8,000 SF". The existing lot size is 7,772 SF.

Reasonable Use

LDC 25-2-492 (D) states that for the MF-5 base zoning district the minimum lot size is 8,000 SF. The subject property is comprised of 7,772 SF.

Hardship

The property was zoned for a dense multi-family use (MF-5) but lacks the minimum required area to develop the property for a multi-family use. Other properties on Hemphill Park between Guadalupe and 29th St are zoned MF-5 and MF-6, are less than 8,000 SF, and are currently supporting multi-family use.

Area Character

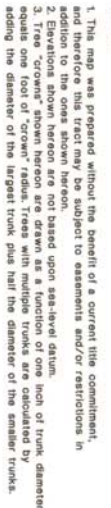
The property's proximity to the University of Texas makes it an excellent candidate for high density student housing. The vast majority of properties on Hemphill Park between 27th St and 29th St are currently supporting multi-family uses similar to the proposed project.

Please feel free to contact me if you have any questions.

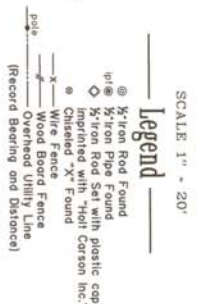
Sincerely,



Gregg Andrulis, P.E.



1. This map was prepared without the benefit of a current title commitment, and therefore this tract may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Elevation shown hereon are not based upon sea-level datum.
3. Tree "crown" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.



Legend

- ③ ½-Iron Rod Found
 ④ ½-Iron Pipe Found
 ⑤ ½-Iron Rod Set with plastic cap
 imprinted with "Holt Corson Inc."
 ♦ Chiseled "X" Found
 — X — Wire Fence
 — X — Wood Board Fence
 — X — Overhead Utility Line
 pole
 (Record Bearing and Distance)

TREE LIST

| | |
|------|--|
| 5565 | two-6-, 7- and 8- Tree Of Heaven (17.5-10.0) |
| 5566 | 12- Tree Of Heaven |
| 5567 | 18- Pecan |
| 5568 | 18- Pecan |
| 5569 | 28- Pecan |
| 5570 | 14- Pecan |
| 5571 | 20- Pecan |
| 5572 | 16- Pecan |
| 5573 | 13- and 15- Pecan (21.5-10.0) |
| 5574 | 12- Pecan |
| 5575 | 12- Pecan |
| 5576 | 10- American Elm |
| 5577 | 19- Pecan |

75 FEET 13.50 SO FEET OF LOTS 7 AND 8, BLOCK 13, RAMOND & WHITT'S SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF, RECORDED IN VOLUME 1 PAGE 1 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALTHAT CERTAIN TRACT OF LAND AS CONVEYED TO BROCKHOLOM MANAGEMENT, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004192563 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2713 AND 2715 HEMPHILL PARK.

75 FEET 13.50 SO FEET OF LOTS 7 AND 8, BLOCK 13, RAMOND & WHITT'S SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF, RECORDED IN VOLUME 1 PAGE 1 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALTHAT CERTAIN TRACT OF LAND AS CONVEYED TO BROCKHOLOM MANAGEMENT, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004192563 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2713 AND 2715 HEMPHILL PARK.

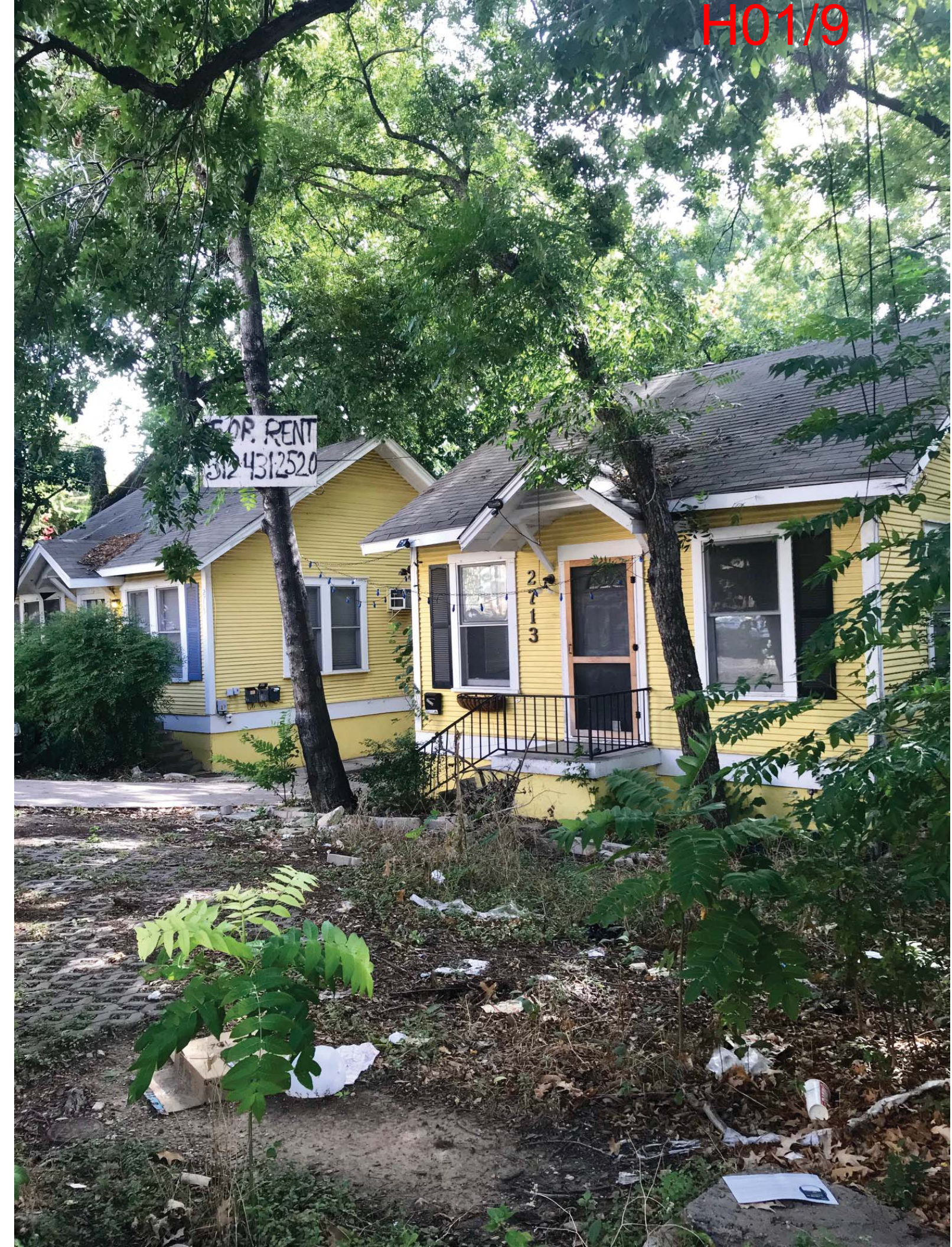
BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990
Firm Registration Number 10050700

H01/9

FOR RENT
312 431 2520

2713





③ SE AXON



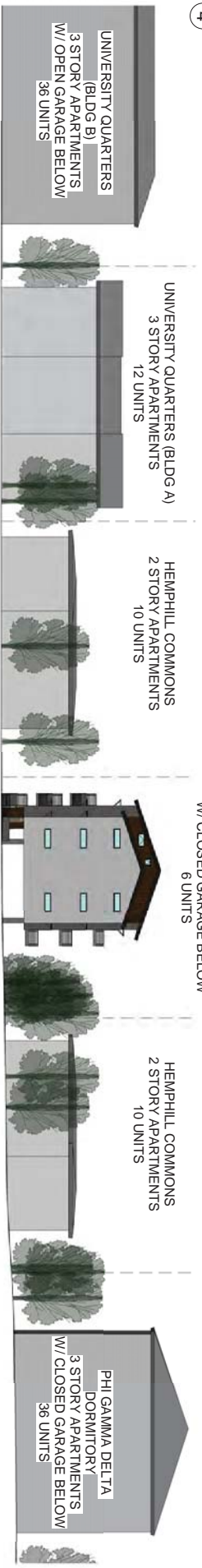
② NW AXON



① ENTRY AXON



④ SW AXON



⑤ WEST ELEVATION PANORAMIC
1/32" = 1'-0"

UNIVERSITY QUARTERS (BLDG A)
3 STORY APARTMENTS
12 UNITS

HEMPHILL COMMONS
2 STORY APARTMENTS
10 UNITS

PROPOSED
3 STORY APARTMENTS
W/ CLOSED GARAGE BELOW
6 UNITS

HEMPHILL COMMONS
2 STORY APARTMENTS
10 UNITS

PHI GAMMA DELTA
DORMITORY
3 STORY APARTMENTS
W/ CLOSED GARAGE BELOW
36 UNITS

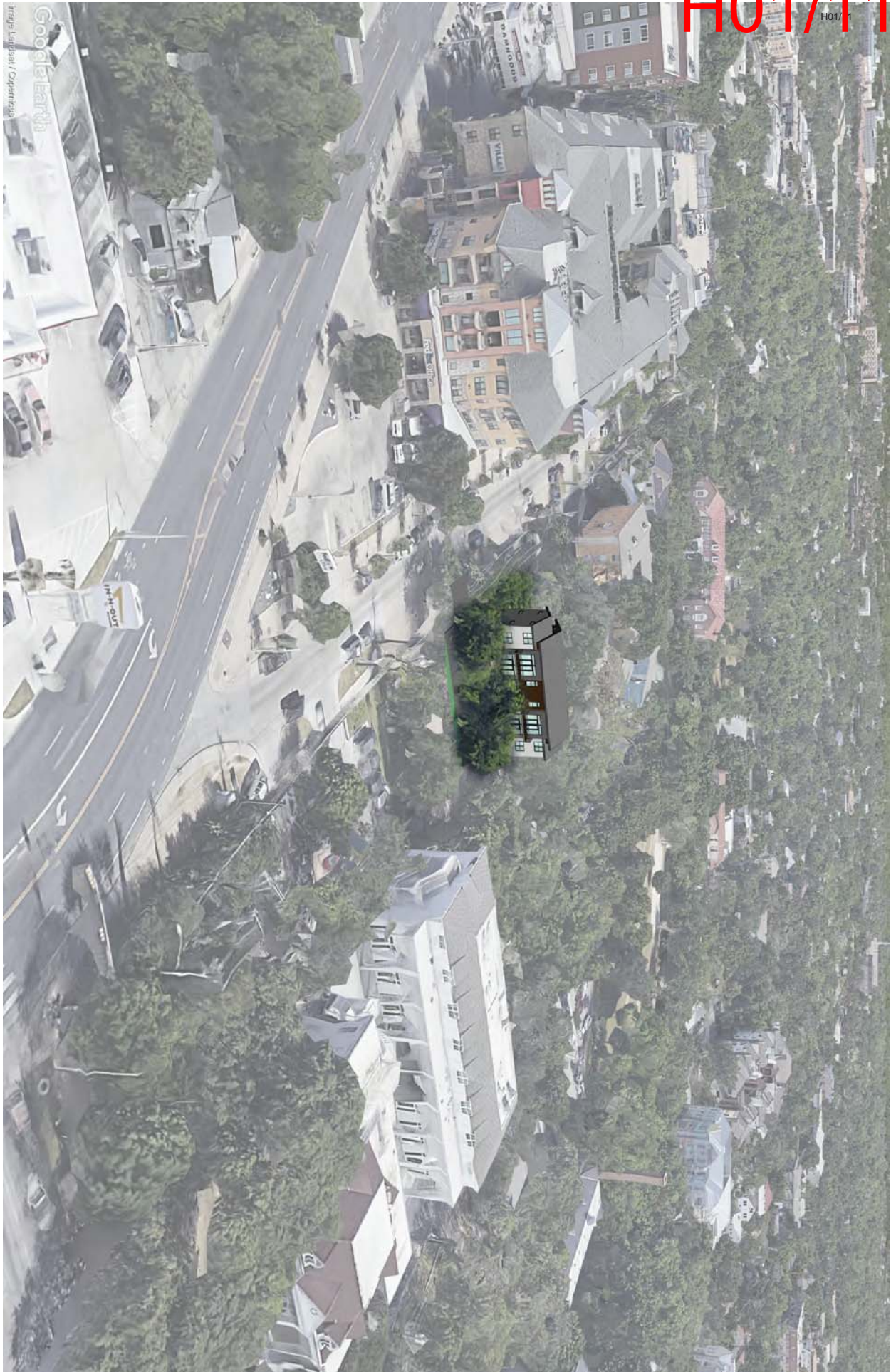
UNIVERSITY QUARTERS
(BLDG B)
3 STORY APARTMENTS
W/ OPEN GARAGE BELOW
36 UNITS

HEMPHILL APARTMENTS

2713 & 2715 HEMPHILL PARK
AUSTIN, TX 78705

AXONS

A901



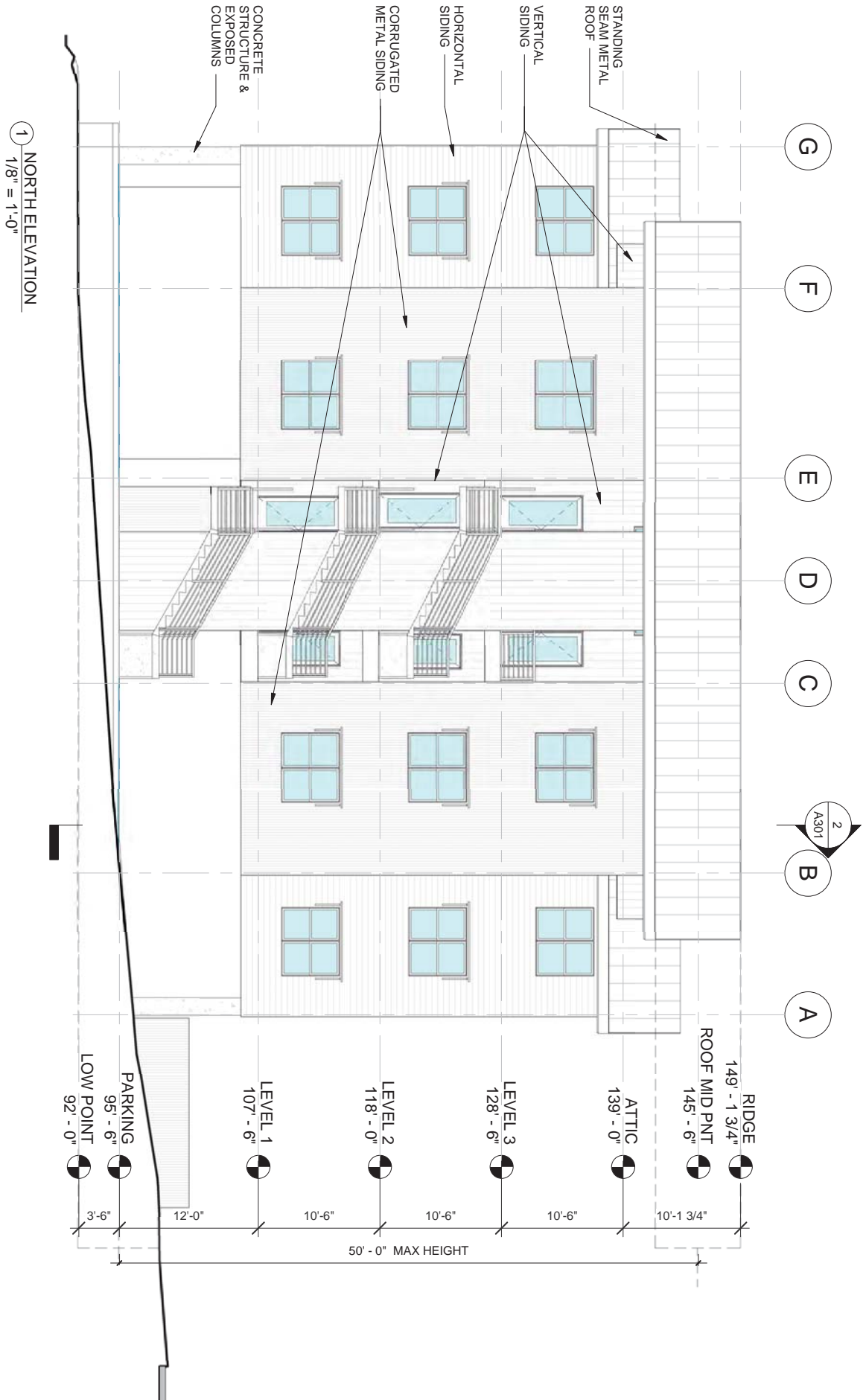
HEMPHILL APARTMENTS

2713 & 2715 HEMPHILL PARK
AUSTIN, TX 78705

BIRDS
EYE
AXON

SHEET
NUMBER

A902



HEMPHILL APARTMENTS

2713 & 2715 HEMPHILL PARK
AUSTIN, TX 78705

ELEVATIONS

A201

SHEET
NUMBER

8/12/2018 6:03:18 PM

DATE:
2018.08.12 ZONING
REVIEW

PROJECT: 1075
DATE: 08/12/18
P: 1010667145
COURTESY: @gma.com

ARCHITECTURAL²

① SOUTH ELEVATION
1/8" = 1'-0"



A202

SHEET
NUMBER

8/12/2018 6:03:21 PM

HEMPHILL APARTMENTS

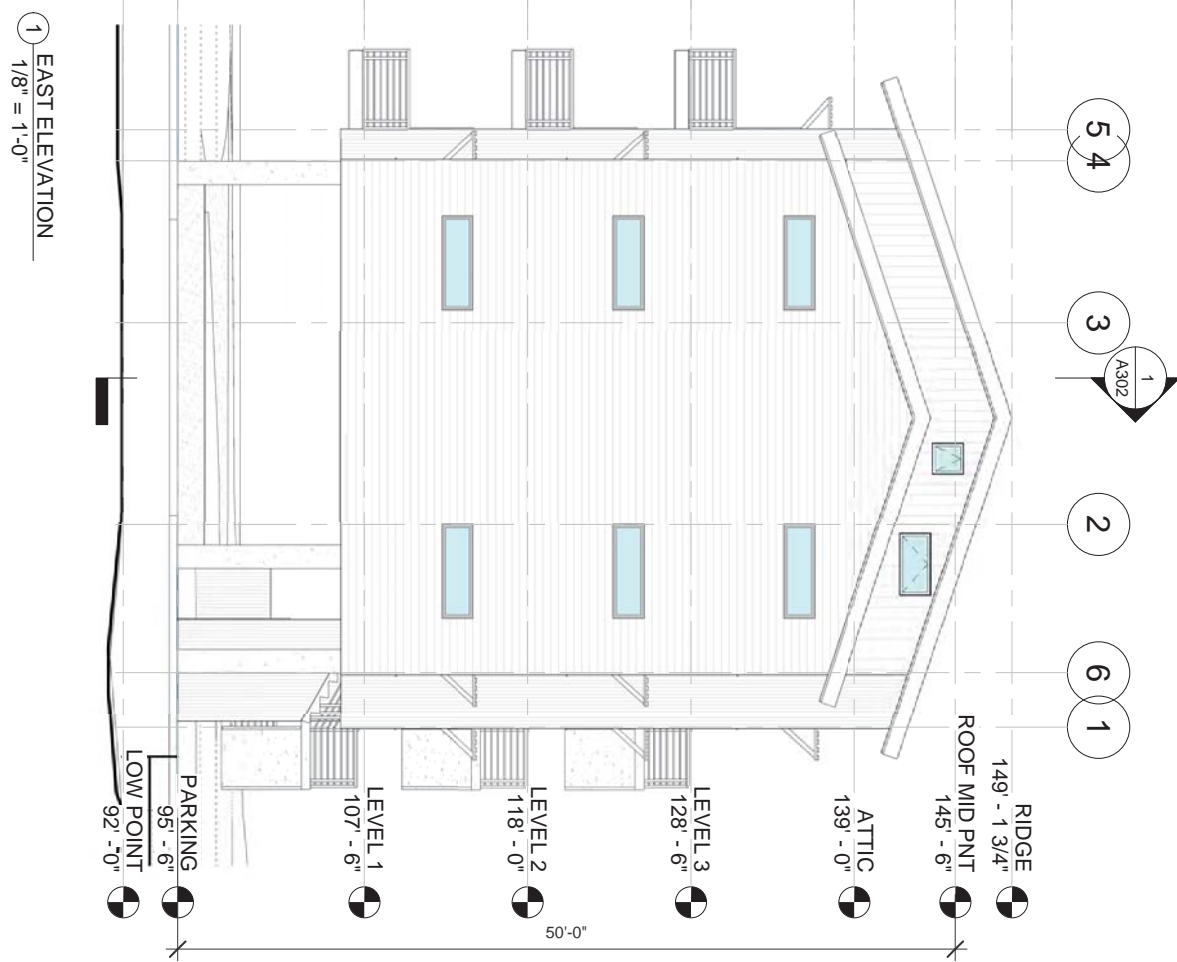
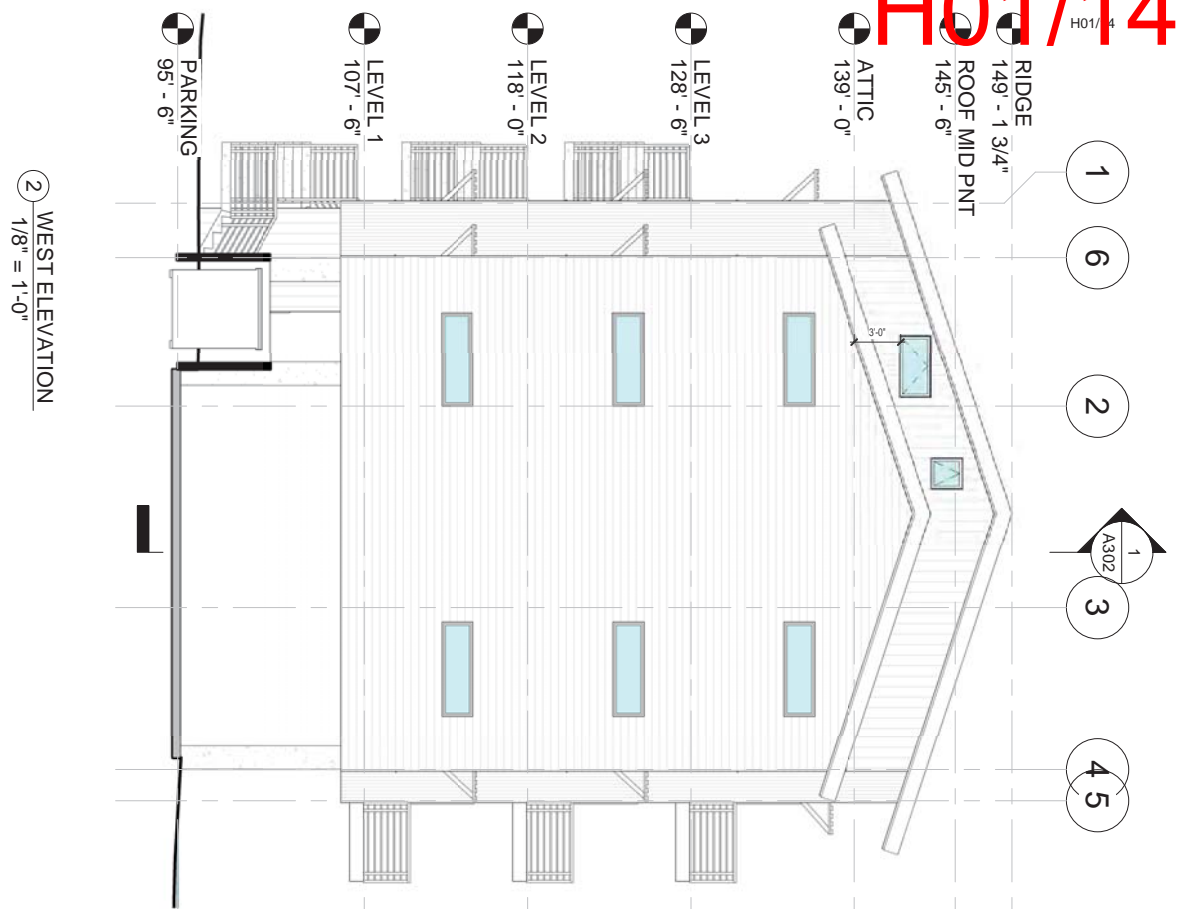
2713 & 2715 HEMPHILL PARK
AUSTIN, TX 78705

ELEVATIONS

DATE:
2018.08.12 ZONING
REVIEW

PROJECT: 1075
PAUL CHAMBERS
P. 512.666.7145
cousins@paulchambers.com

ARCHITECTURAL²



*Tree to be removed

LOCATED AT 2713 AND 2715 HEMPHILL PARK.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5166

HEMPHILL PARK (60' R.O.W.)
31' PAVEMENT WIDTH, ONE-WAY NORTH

CONSULTING ENGINEERS

FIRM REGISTRATION NO. F-19463

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet 03 of 12
SITE PLAN RELEASE
EUE NUMBER: SP-2018-XXXX EXPIRATION DATE:

APPLICATION DATE: August 22, 2018

APPROVED BY PLANNING COMMISSION ON: _____

OF CROPS? OF THE HUMANITY OF THE

Rev. 1 _____ Correction 1 _____

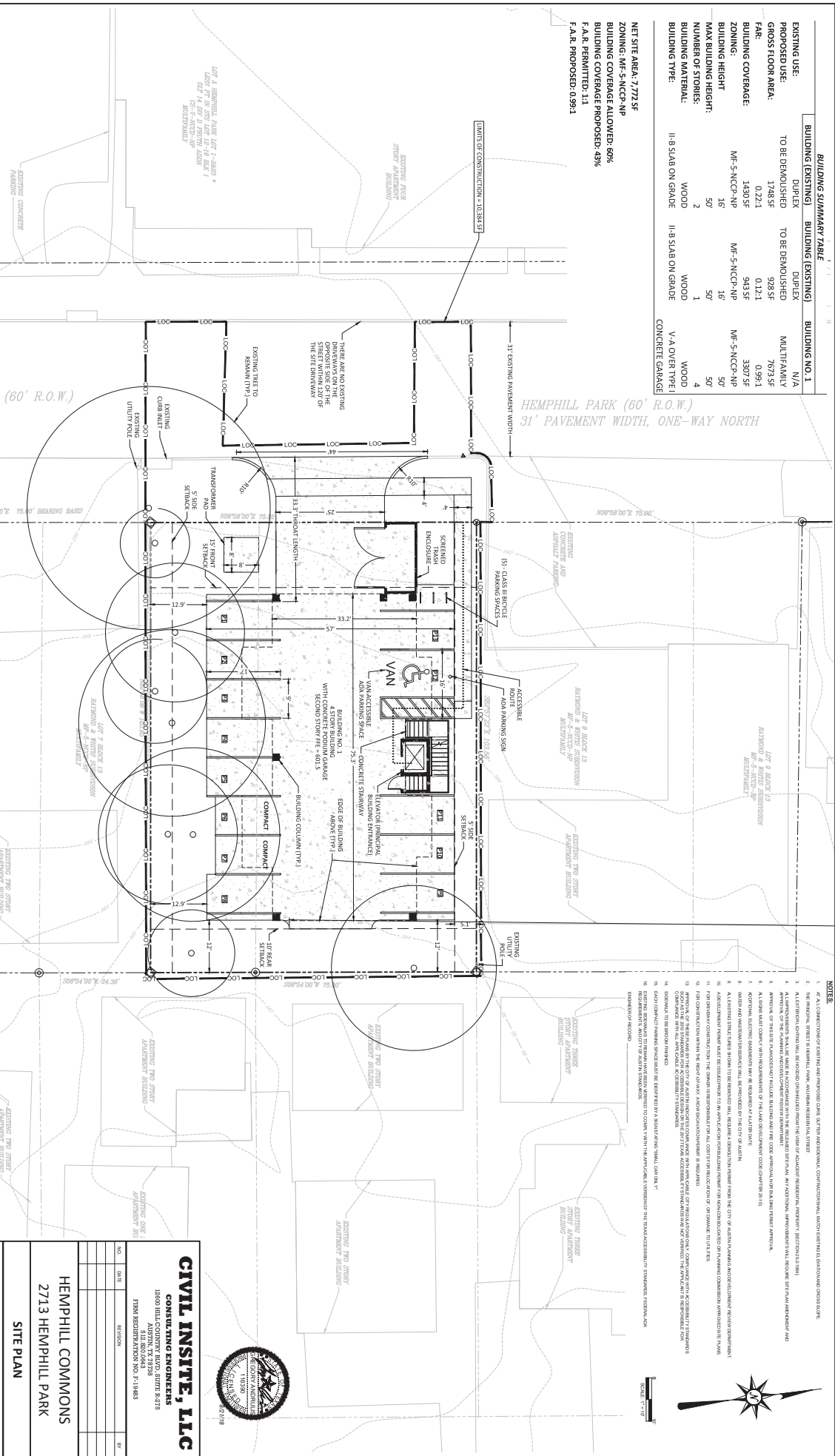
REV. 3 COLLECTION 3

CASE: SP-2018-XXXX SHEET:03 OF: 12

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:06 11 November 2014

| BUILDING SUMMARY TABLE | | | |
|------------------------|---------------------|---------------------|----------------------------------|
| | BUILDING (EXISTING) | BUILDING (EXISTING) | BUILDING NO. 1 |
| EXISTING USE: | DUPLEX | DUPLEX | N/A |
| PROPOSED USE: | TO BE DEMOLISHED | TO BE DEMOLISHED | MULTIFAMILY |
| GROSS FLOOR AREA: | 1748 SF | 928 SF | 7673 SF |
| FAR: | 0.22.1 | 0.12.1 | 0.99.1 |
| BUILDING COVERAGE: | 1430 SF | 943 SF | 3307 SF |
| ZONING: | MF-5-NCP-NP | MF-5-NCP-NP | MF-5-NCP-NP |
| BUILDING HEIGHT: | 16' | 16' | 50' |
| MAX BUILDING HEIGHT: | 50' | 50' | 50' |
| NUMBER OF STORIES: | 2 | 1 | 4 |
| BUILDING MATERIAL: | WOOD | WOOD | WOOD |
| BUILDING TYPE: | II-B SLAB ON GRADE | II-B SLAB ON GRADE | V-A OVER TYPE CONCRETE GARAGE |

NET SITE AREA: 7,772 SF
ZONING: MF-5-NCCP-NP
BUILDING COVERAGE ALLOWED: 60%
BUILDING COVERAGE PROPOSED: 43%
F.A.R. PERMITTED: 1:1
F.A.R. PROPOSED: 0.99:1



| SITE IMPERVIOUS COVER TABLE | | | | |
|--|----------|---------------------------|-----------------------|---------------------------|
| NET SITE AREA (=GROSS SITE AREA) 7.777 SF | | FAR: 0.99 (1:1 ALLOWABLE) | | |
| TOTAL BUILDING COVERAGE: 3.307 SF OR 42.66% OF MF-5 SITE | | | | |
| BUILDING SQUARE FOOTAGE (G.F.A.): 2,679.7 SF | | | | |
| IMPERVIOUS COVER | EXISTING | TO BE REMOVED | PROPOSED CONSTRUCTION | PROPOSED IMPERVIOUS COVER |
| ROOF/PORCHES | 2373 | 2373 | 3307 | 42.55% |
| CONCRETE | 982 | 982 | 1755 | 22.59% |
| COMPACTED GRAVEL | 1168 | 1168 | 0 | 0.00% |
| TOTAL | 4523 | 4523 | 5062 | 65.13% |

| PARKING SUMMARY | | | |
|--|------------|---------------------|-----------------|
| UNIT TYPE | # OF UNITS | PARKING SPACES/UNIT | SPACES REQUIRED |
| 2 BEDROOM | 4 | 2 | 8 |
| 3 BEDROOM | 2 | 3 | 6 |
| REQUIRED SPACES | | | 14 |
| REQUIRED ADA SPACES | | | 11 |
| ADA SPACES PROVIDED | | | |
| REGULAR SPACES PROVIDED | | | |
| COMPACT SPACES PROVIDED | | | |
| TOTAL SPACES PROVIDED | | | |
| BICYCLE PARKING REQUIRED (2% OR 5 MINIMUM) | | | |
| BICYCLE PARKING PROVIDED | | | |

RAYMOND & HIRSH SUBSTITUTION
BP-5-507CS-10P
KODAK SAFETY FILM

DESIGN # _____ CHECKED GA APPROVED GA DATE: 8/27/2018
SUPPLEMENTAL RELEASE
 FILE NUMBER _____ EXAMINATION DATE _____ SHEET 06 of 12
 DATE MONITORED _____ EXAMINATION DATE _____
 APPLICATION DATE: August 22, 2018
 ZONING: MFL 5-NC(2)B
 APPROVED ADMINISTRATIVE ON _____
 APPROVED ENGINEERING ON _____
 APPROVED PLANNING ON _____
 under Section _____ of Chapter _____ of the Austin City Code

Developed at Service Department Review
 DATE OF SERVICE _____
 No. 1 _____ Correction 1 _____
 No. 2 _____ Correction 2 _____
 No. 3 _____ Correction 3 _____

CASE: 9P-2018-XXXX SHEET: 06 OF: 12

[illegible]

SCALE: 1" = 10'



CIVIL INSITE, LLC
CONSULTING ENGINEERS

12500 HILLCOUNTRY BLVD., SUITE 202
AUSTIN, TX 78738
512.820.0643
FIRM REGISTRATION NO. F-19483

HEMPHILL COMMONS
2713 HEMPILL PARK

SITE PLAN

DESIGN: GA CHECKED: GA APPROVED: GA DATE: 8/22/2018

SITE PLAN RELEASE Sheet 06 of 12

7/20/2018 10:00 AM

FILE NUMBER: 3F-2018-0000 EXPIRATION DATE: _____
CASE MANAGER: RTBD
APPLICATION DATE: August 22, 2018
ZONING: MF-5-NCCP-1P

APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____

under section _____ of Chapter _____ of the Austin City Code.

Development Services Department Review

DATE OF RELEASE: _____

Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

CASE: SP-2018-XXXX SHEET: 06 OF: 12

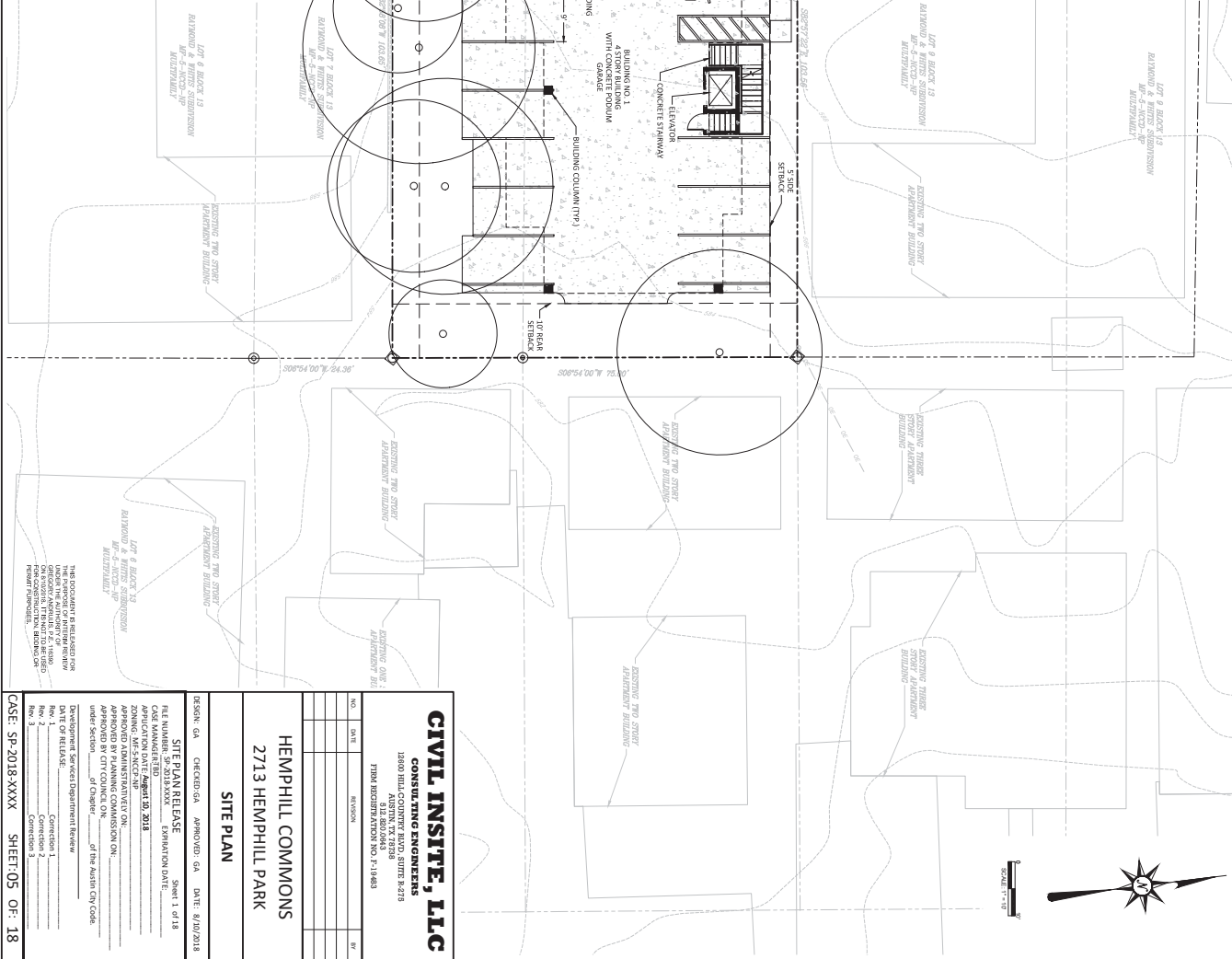
| BUILDING SUMMARY TABLE | | | |
|------------------------|---------------------|--------------------|---------------------------------|
| BUILDING (EXISTING) | BUILDING (EXISTING) | BUILDING NO. 1 | |
| EXISTING USE: | DUPLEX | DUPLEX | N/A |
| PROPOSED USE: | TO BE DEMOLISHED | TO BE DEMOLISHED | MULTI-FAMILY |
| GROSS FLOOR AREA: | 1748 SF | 928 SF | 7673 SF |
| F.A.R.: | 0.221 | 0.121 | 0.991 |
| BUILDING COVERAGE: | 1430 SF | 943 SF | 3307 SF |
| ZONING: | MF-5-NCP-NP | MF-5-NCP-NP | MF-5-NCP-NP |
| BUILDING HEIGHT: | 16' | 16' | 50' |
| MAX BUILDING HEIGHT: | 16' | 50' | 50' |
| NUMBER OF STORIES: | 2 | 1 | 4 |
| BUILDING MATERIAL: | WOOD | WOOD | WOOD |
| BUILDING TYPE: | II-B SLAB ON GRADE | II-B SLAB ON GRADE | V-A OVER TYPE I CONCRETE GARAGE |

NET SITE AREA: 7,772 SF
ZONING: MF-5-NCP-NP
BUILDING COVERAGE ALLOWED: 60%
BUILDING COVERAGE PROPOSED: 43%
F.A.R. PERMITTED: 1.1
F.A.R. PROPOSED: 0.991

| SITE IMPERVIOUS COVER TABLE | |
|---|----------|
| NET SITE AREA (GROSS SITE AREA): | 7,772 SF |
| FAR: 0.991 (1.1 ALLOWABLE) | |
| TOTAL BUILDING COVERAGE: 3,307 SF OR 42.6% OF MF-5 SITE | |
| BUILDING SQUARE FOOTAGE (G.L. A.): 7,673 SF | |

| IMPERVIOUS COVER | | TO BE | | PROPOSED | |
|------------------|------------------|----------|--------------|----------|------------------|
| EXISTING | IMPERVIOUS COVER | PROPOSED | CONSTRUCTION | PROPOSED | IMPERVIOUS COVER |
| ROOF/POUCHES | 2373 | 3037 | 3307 | 42.55% | |
| CONCRETE | 982 | 1264 | 982 | 12.59% | |
| COMPACTED GRAVEL | 1168 | 15.03% | 1168 | 0.00% | |
| TOTAL | 4523 | 58.20% | 4523 | 58.20% | 65.13% |

| PARKING SUMMARY | | | SPACES REQUIRED | |
|--|------------|----------------------|-----------------|------|
| UNIT TYPE | # OF UNITS | (RATIO) (SPACE/UNIT) | 2 | 6 |
| 2 BEDROOM | 4 | | 8 | |
| 3 BEDROOM | 2 | | 3 | |
| REQUIRED SPACES | | | | 14 |
| SEC 25-6-478 URBAN CORE REDUCTION (20%) | | | | 11.2 |
| REQUIRED ADA SPACES | | | | 1 |
| ADA SPACES PROVIDED | | | | 1 |
| REGULAR SPACES PROVIDED | | | | 10 |
| COMPACT SPACES PROVIDED | | | | 2 |
| TOTAL SPACES PROVIDED | | | | 13 |
| BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM) | | | | 5 |
| BICYCLE PARKING PROVIDED | | | | 5 |



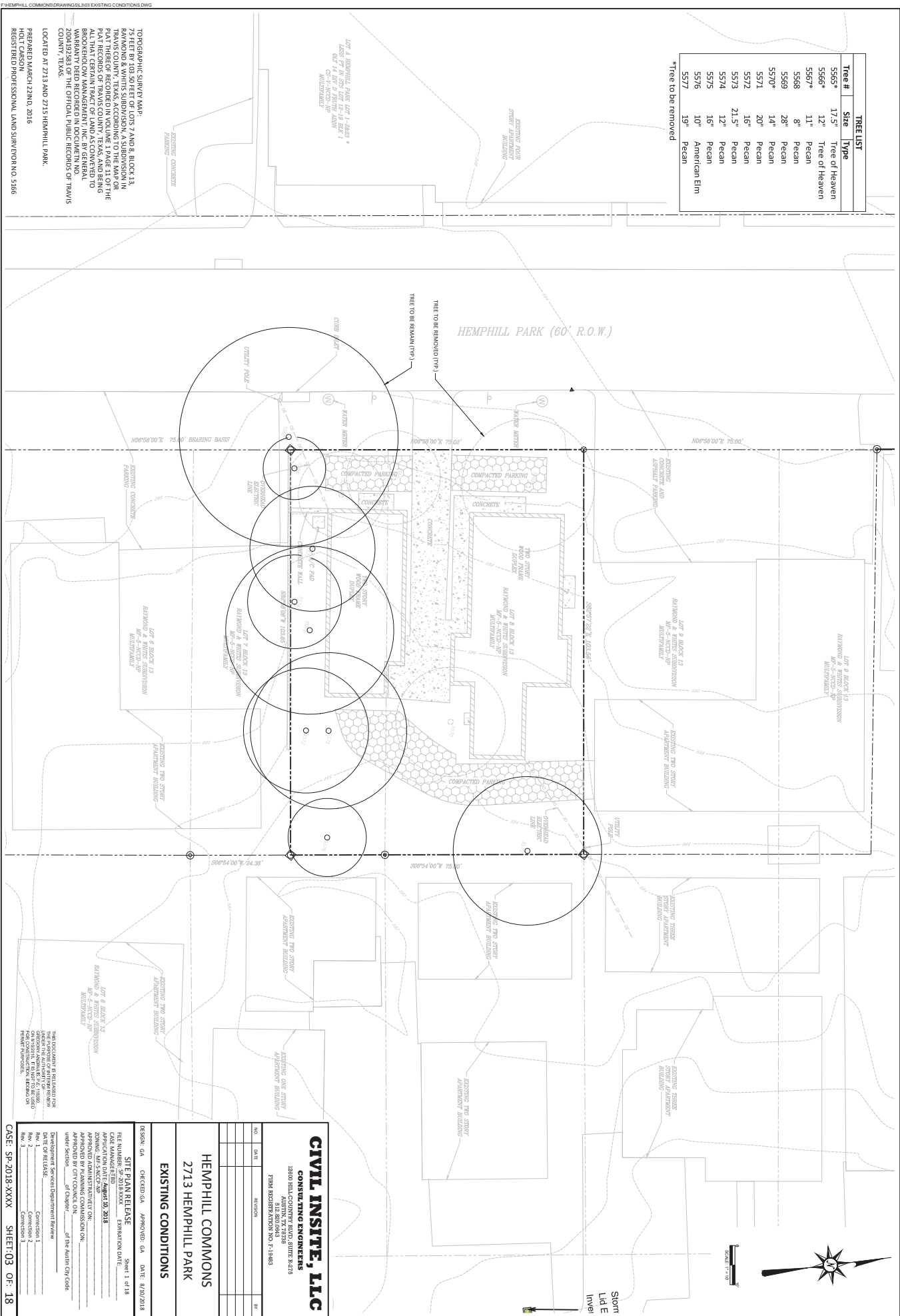
CIVIL INSITE, LLC
CONSULTING ENGINEERS
18601 BELL COUNTY ROAD, SUITE 3475
516 BELL COUNTY
TYLER, TEXAS 75703
TEL: 936.283.1111
FAX: 936.283.1112
WWW.CIVILINSITE.COM

HEMPHILL COMMONS
2713 HEMPHILL PARK
SITE PLAN

DESIGN: CA CHECKED: CA APPROVED: CA DATE: 8/29/2018
SHEET 1 OF 18
PROJECT: HEMPHILL COMMONS
LOCATION: 2713 HEMPHILL PARK, TYLER, TX 75703
ZONING: MF-5-NCP-NP EXAMINATION DATE: 8/29/2018
APPROVED BY: CIVIL ENGINEER
APPROVED BY: CITY CLERK, ON: _____
UNDER SECTION _____ OF THE AMERICAN CIVIL ENGINEERING CODE
DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____
DATE OF RELEASE: _____
REVISION: _____
CASE: SP-2018-XXXX SHEET 05 OF: 18

| TREE LIST | | |
|-----------|-------|----------------|
| Tree # | Size | Type |
| 5565* | 17.5" | Tree of Heaven |
| 5566* | 12" | Tree of Heaven |
| 5567* | 11" | Pecan |
| 5568 | 8" | Pecan |
| 5569 | 28" | Pecan |
| 5570* | 14" | Pecan |
| 5571 | 20" | Pecan |
| 5572 | 16" | Pecan |
| 5573 | 21.5" | Pecan |
| 5574 | 12" | Pecan |
| 5575 | 16" | Pecan |
| 5576 | 10" | American Elm |
| 5577 | 19" | Pecan |

*Tree to be removed



CIVIL INSITE, LLC
CONSULTING ENGINEERS

18601 BELL COUNTY ROAD, SUITE 5275
518 BELLVIEW
TYLER, TEXAS 75703
PHONE: 936.283.1000
FAX: 936.283.1001
WWW.CIVILINSITE.COM

HEMPHILL COMMONS
2713 HEMPILL PARK
EXISTING CONDITIONS

| | | | |
|---|-------------|--------------|----------------|
| DESIGN: CA | CHECKED: CA | APPROVED: CA | DATE: 8/2/2018 |
| SITE PLAN RELEASE | | | |
| SHEET 1 OF 18 | | | |
| DATE: 8/2/2018 | | | |
| APPLICATION DATE: August 10, 2018 | | | |
| ZONING: M-2 (MEDIUM DENSITY RESIDENTIAL) | | | |
| APPROVED BY PLANNING COMMISSION ON: _____ | | | |
| APPROVED BY CITY COUNCIL ON: _____ | | | |
| DATE OF RELEASE: _____ | | | |
| REVISION: _____ | | | |
| REVISION 1: _____ | | | |
| REVISION 2: _____ | | | |
| REVISION 3: _____ | | | |

CASE: SP-2018-XXXX SHEET 03 OF: 18

Properties Zoned MF-5 in the vicinity of 2713 Hemphill Park

| Address | Name | Owner | Area |
|--------------------|----------------------------------|-----------------------|---------|
| 2721 Hemphill Park | Hemphill Park Apartments | Paul Barr | 7763 SF |
| 2711 Hemphill Park | Hemphill Park Apartments | Paul Barr | 7763 SF |
| 2707 Hemphill Park | Phi Delta Gamma | Purple Own House Corp | 9936 SF |
| 2801 Hemphill Park | University Quarters Apartments A | Quarters Venture LTD | 7753 SF |
| 2803 Hemphill Park | University Quarters Apartments B | Quarters Venture LTD | 9936 SF |
| 2802 Whitis Ave | "Apartment 5-25" per TCAD | 2802 Whitis Ave LLC | 5175 SF |
| 2800 Whitis Ave | "Apartment 5-25" per TCAD | Somerset Partners | 6521 SF |