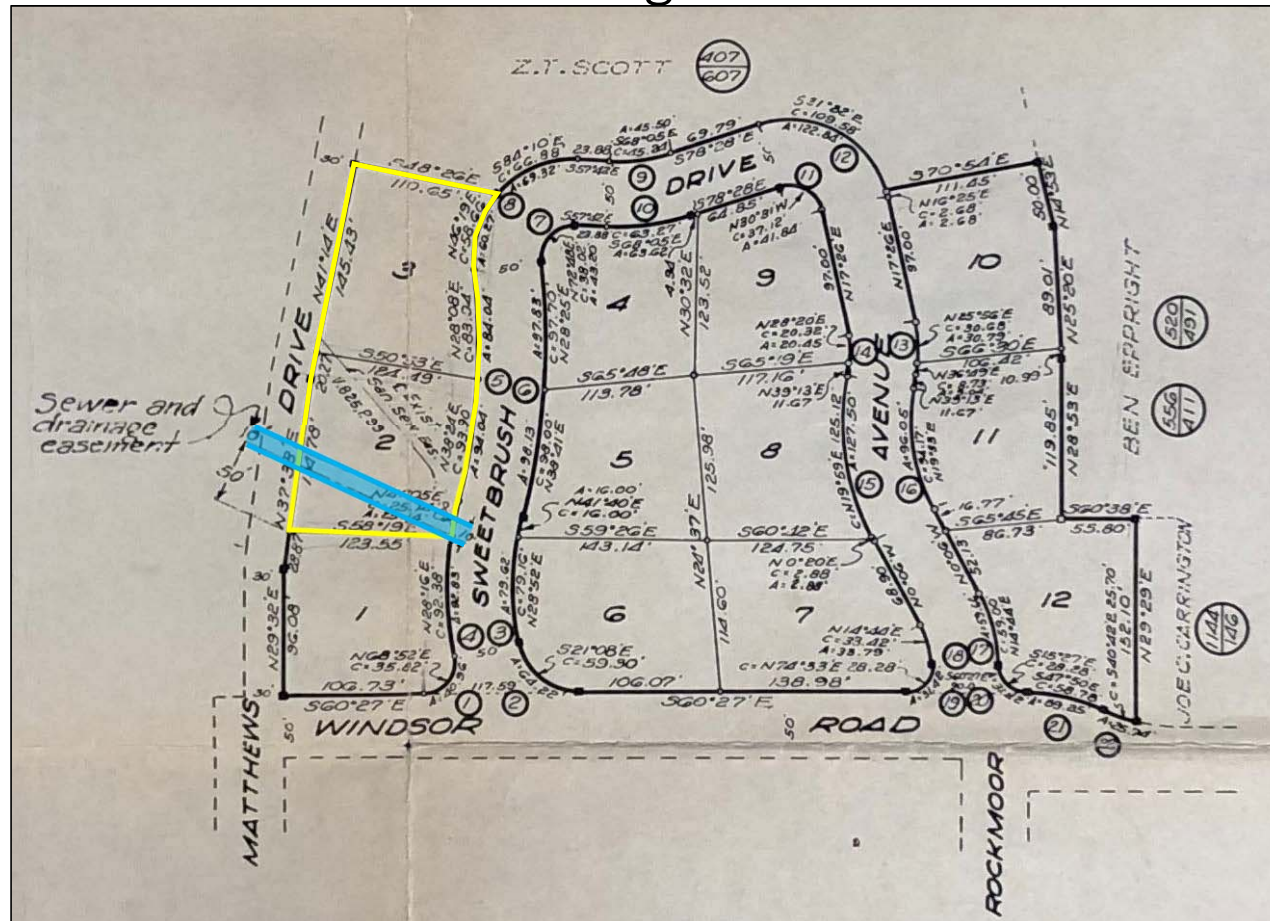


2404 Sweetbrush  
C15-2019-0025  
Item I-2

Variance Request from Section 25-2-515 (*Rear Yard Through Lot*) to allow a 10 foot rear setback

2404 Sweetbrush  
1955 Original Plat



# 2404 Sweetbrush

GRACY-TRAVIS COUNTY ABSTRACT CO., AUSTIN, TEXAS	
R. MAX BROOKS, ET AL	RESTRICTIONS
TO	DATED NOVEMBER 28, 1955
	FILED DECEMBER 13, 1955
THE PUBLIC	RECORDED IN VOL. 1645 PAGES 376-380
	RECORDS OF TRAVIS COUNTY, TEXAS
THE STATE OF TEXAS	
COUNTY OF TRAVIS	KNOW ALL MEN BY THESE PRESENTS, That we, R. Max Brooks and wife, Marietta Moody Brooks, and Edgar H. Perry, III, and wife, Kathleen Miller Perry, and George Anne Perry Little and husband, Lewis N. Little, all of Travis County, Texas, being the owners of Sweetbrush, a subdivision out of the Daniel J. Gilbert Survey No. 8, in the City of Austin, Travis County, Texas, as shown by a map or plat thereof recorded at Book 7, Page 118, Plat Records of Travis County, Texas, do hereby impress upon the property contained in said subdivision the following restrictions, conditions and covenants:

8

8. No house or part thereof shall be located nearer than 10 feet to the west line of Lots 1, 2 and 3.

-3-1645/376 bb

9. The set back requirement appearing on the plat of Sweetbrush, as recorded at Book 7, Page 118, Plat Records of Travis County, Texas, is amended insofar as it is inconsistent with these restrictions, conditions and covenants.

10

10. These covenants are to run with the land and shall be binding on all lot owners and all persons claiming under them until January 1, 1976, at which time said covenants shall be automatically extended for successive periods of ten years unless changed of record by persons representing a majority of the lots or building plots at that time. Such changes may relate to all or any part of the said covenants.



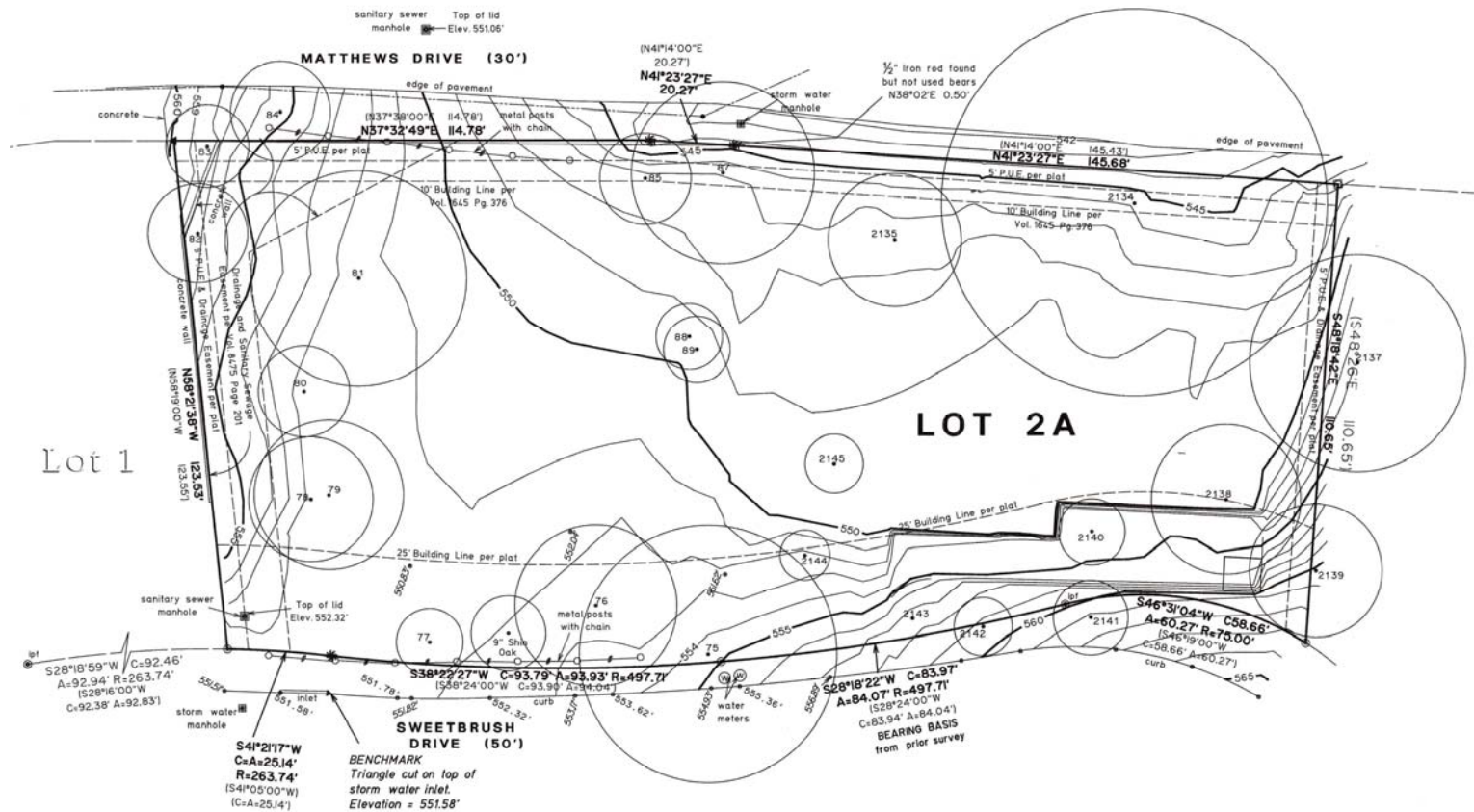
# 2404 Sweetbrush

Water Damage to Previous Residence on Lot 3



# 2404 Sweetbrush

## Topography and Trees





# 2404 Sweetbrush

## Topography and Trees

Standing on north portion  
looking south



Standing on Matthews Drive  
looking south



Standing on south portion  
looking at Matthews Drive





# 2404 Sweetbrush

## Topography and Trees

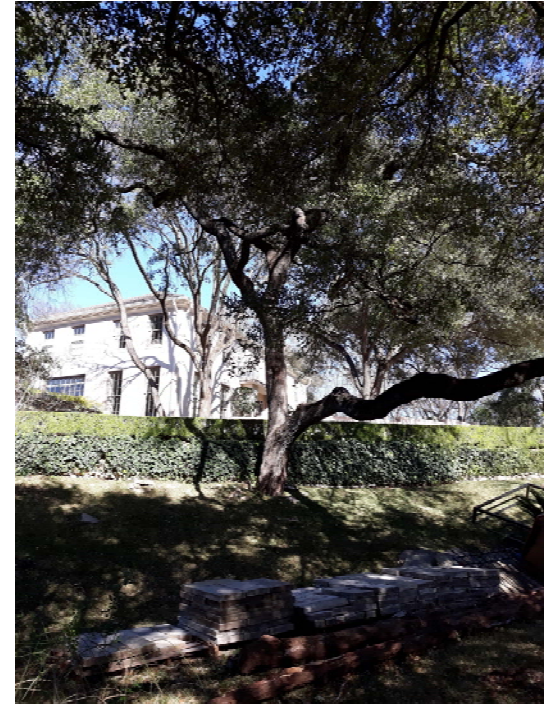
Standing on north portion  
looking south



Standing on Matthews Drive  
looking north across Property



Standing on north portion  
looking at adjacent residence



# 2404 Sweetbrush

## Drainage after April Rain Event





# 2404 Sweetbrush

AUSTIN

## ORDINANCE

PASSED: SEPTEMBER 27, 1951

APPROVED: SEPTEMBER 27, 1951

RECORDED IN VOL. 1202 PAGES 172-175

RECORDS OF TRAVIS COUNTY, TEXAS

## AN ORDINANCE

AN ORDINANCE PERPETUALLY ABANDONING, CLOSING AND VACATING THE WEST TWENTY-FIVE (25) FEET OF MATTHEWS DRIVE, BEING A CERTAIN FIFTY (50) FOOT STRIP OF LAND AS HEREIN DESCRIBED: RETAINING AND RESERVING A PERPETUAL EASEMENT FOR UTILITIES THEREIN: AND SUSPENDING THE ORDINANCE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

4-1202/172 hb

subject to being made a public street until such time as the land was annexed to the City of Austin; and

WHEREAS, said 50-foot strip of land has never been opened, constructed, or maintained by the City of Austin as a public street, but has been used exclusively by the owners of private property abutting thereon; and

WHEREAS, said 50-foot strip of land is separated from Scenic Drive, a public street, by a series of residence lots approximately 130 feet in depth, and runs approximately parallel to Scenic Drive for the greater distance of such strip, thereby obviating the necessity of a public street at the location of said 50-foot strip; and

WHEREAS, the owners of private property abutting said 50-foot strip have requested the City Council to vacate and abandon the west one-half of said 50-foot strip of land, reserving therein to the City of Austin the right to maintain and repair such utility lines as may be in place, and to leave for the passage of said private owners and of the public the remaining east 25 feet of said 50-foot strip; and

WHEREAS, it is apparent that there exists a doubt as to the legal status of the 50-foot strip as a public street in the City of

AUSTIN, AND

WHEREAS, the City Council deems it to the best interests of the public and of the owners of private property abutting said 50-foot strip to vacate and abandon the west 25 feet of said strip and assume control of the east 25 feet for the use and benefit of the public; Now, Therefore,

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

SECTION 1. That the west 25 feet of Matthews Drive (or Laurel Avenue), extending from the northeast corner of Lot 1, Block 3, Laurel Heights, northerly to the south line of the Lyndon Johnson et ux. tract of land as described in Volume 602, page 293, of the Deed Records of Travis County, Texas, same being a portion of that certain 50-foot strip of land described by E. C. Fallwell and wife, in a deed to B. F. Rowe, recorded September 8, 1924, in Volume 361, page 621, of the Deed Records of Travis County, Texas, be and the same is hereby abandoned, closed, and vacated; but the City of Austin hereby reserves therein a perpetual easement and right to maintain and repair such utility lines as may now be in place in said vacated strip.

SECTION 2. That the rule requiring that ordinances shall be read on three separate days be hereby suspended, and this Ordinance shall become effective as provided in the Charter of the City of Austin.



# 2404 Sweetbrush

Matthews Drive

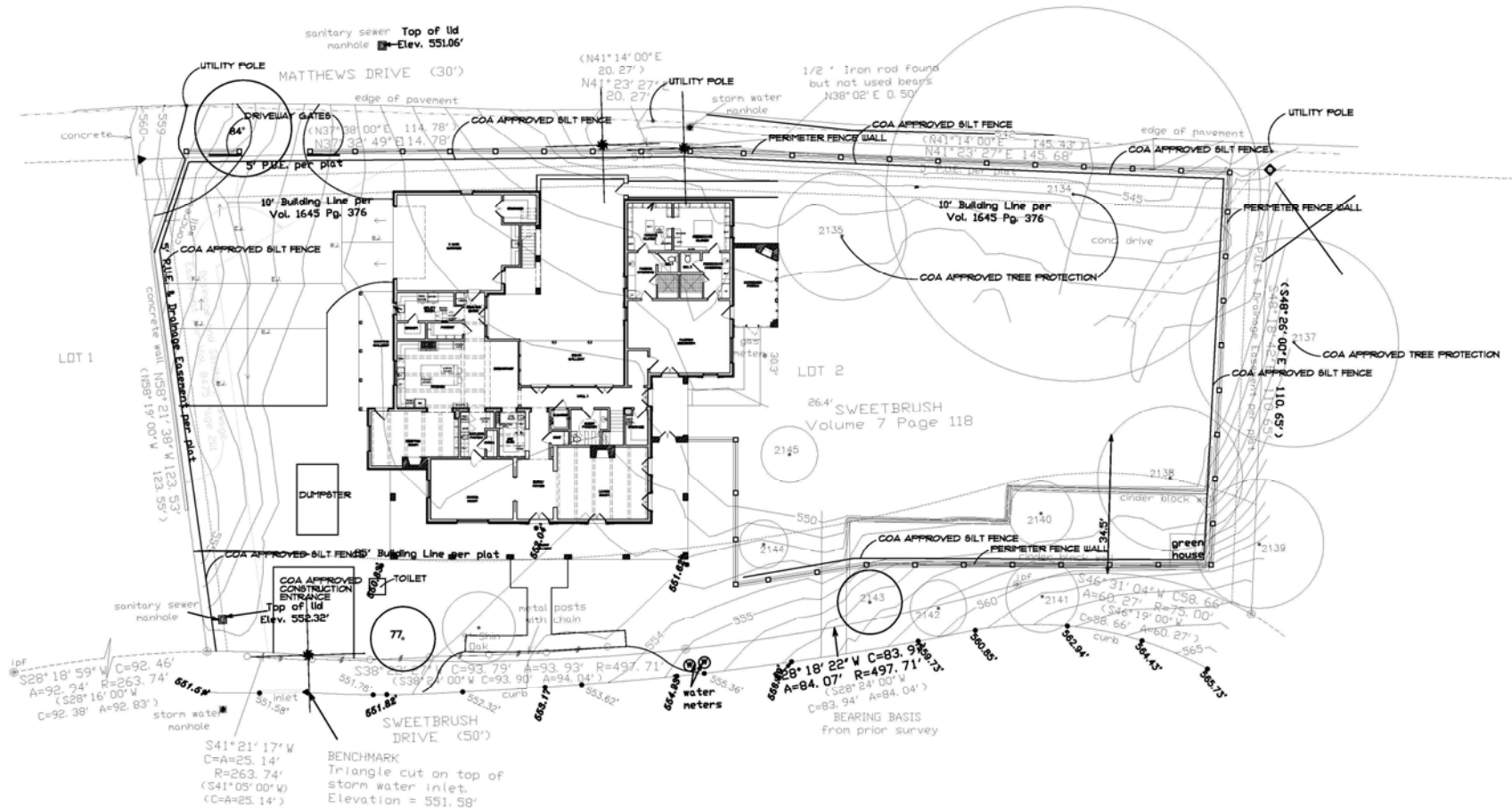




[illegible]

# 2404 Sweetbrush

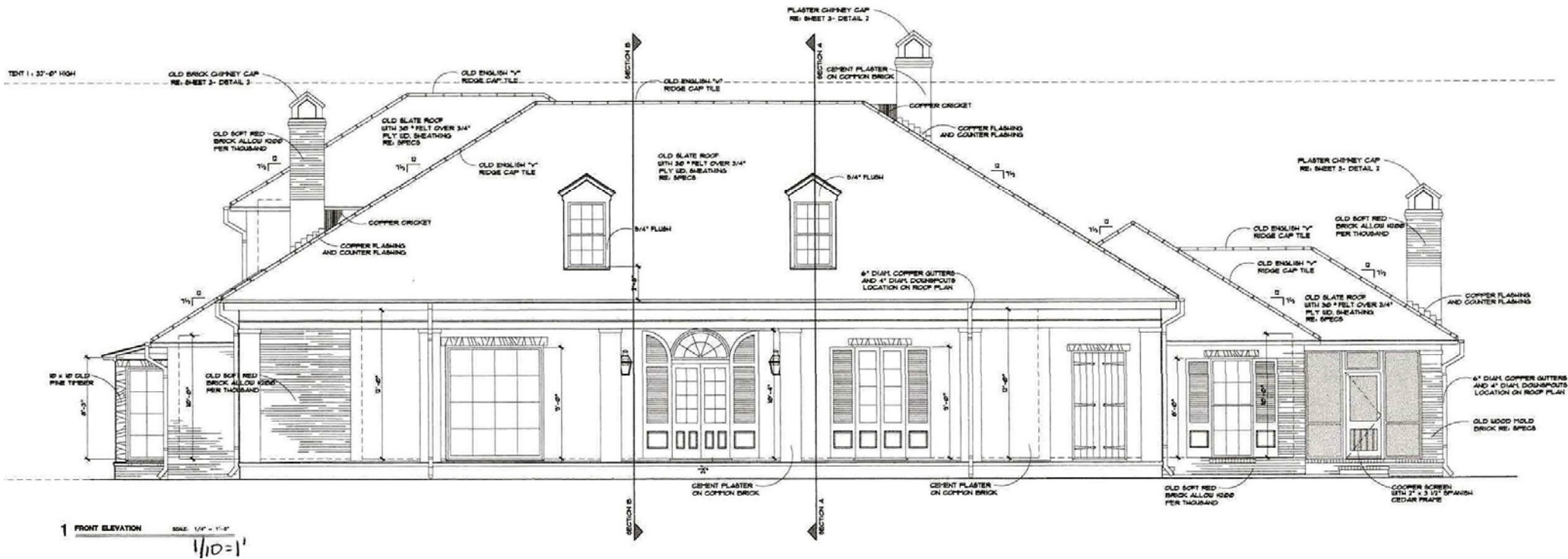
## Proposed Development





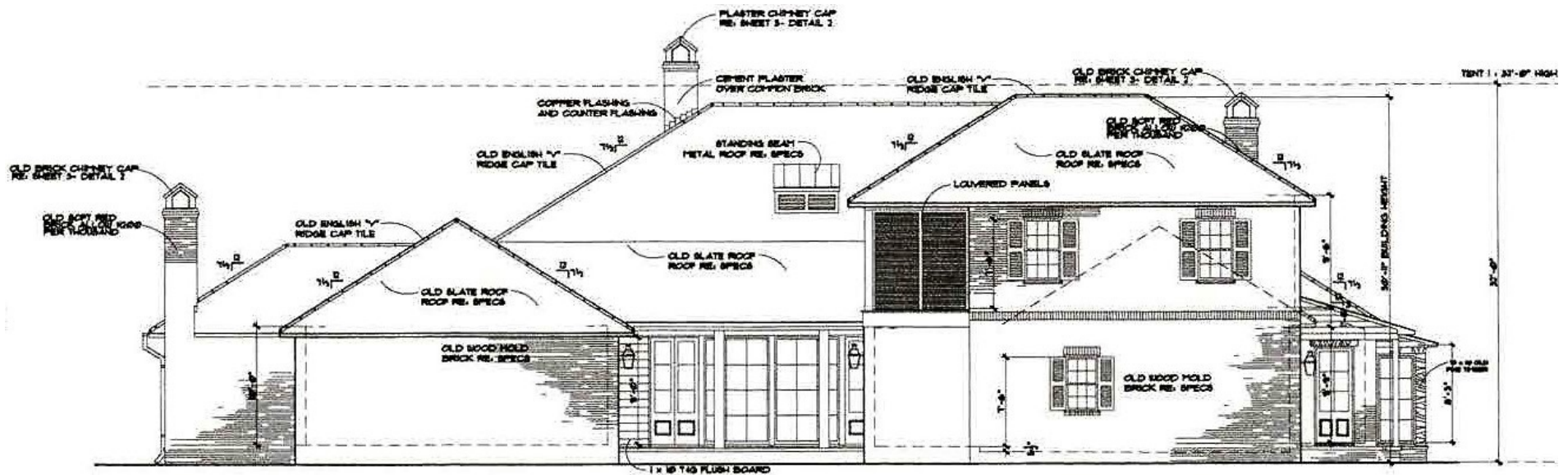
# 2404 Sweetbrush

## Proposed Development



# 2404 Sweetbrush

## Proposed Development



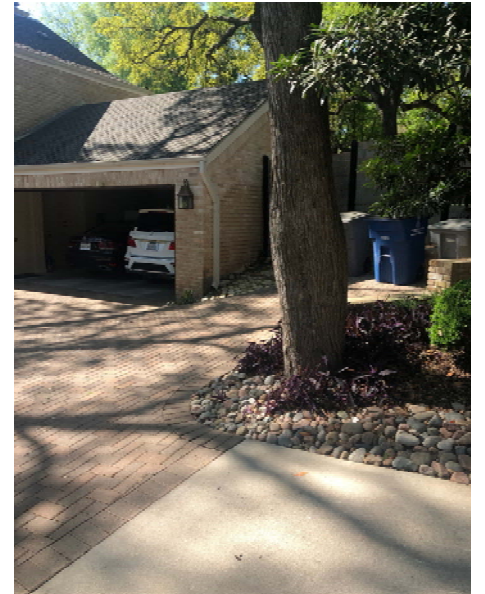
3 REAR ELEVATION

SCALE: 1/8" = 1'-0"



# 2404 Sweetbrush

Matthews Drive



# 2404 Sweetbrush

## Proposed Development

	Allowed	Proposed
Impervious Cover	45%	36.12%
Floor to Area Ratio (FAR)	40%	26.3%
Building Coverage	40%	21.7%

\*FAR is gross floor area to gross site area. Gross floor area is the total enclosed area of all floors measured to the outside surface of the exterior walls. Up to 200 square feet of garage, ground floor porch, and attic are exempt from the calculation.

\*Building coverage is the area of a lot covered by buildings or roofed area, but excludes paving, eaves, balconies, and similar features.