

AUSTIN ENERGY REPORT



June 27, 2019

Brian Copland
2710 San Pedro St
Austin TX, 78705

Property Description: LOT 1 OLT 66 DIV D BLUFF SIDE ADDN

Re: C15-2019-0041

Dear Brian,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the Garage Placement requirement of Section 25-2-1604 (C)(1) for a carport in order to erect a single family residential use in a "SF-3NP", Family Residence – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The Land Development Code states that for a parking structure with an entrance that faces the front yard: may not be closer to the front lot line than the front-most exterior wall of the first floor of the building façade.

Austin Energy does not oppose request provided any proposed and existing improvements are in compliance with AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

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




BOA REVIEW COVERSHEET**CASE:** C15-2019-0041**BOA DATE:** July 8, 2019**ADDRESS:** 2710 San Pedro St**COUNCIL DISTRICT:** 9**OWNER:** Brian Copland**AGENT:** N/A**ZONING:** MF-3-NP (West University)**LEGAL DESCRIPTION:** LOT 1 OLT 66 DIV D BLUFF SIDE ADDN**VARIANCE REQUEST:** Garage Placement**SUMMARY:** remodel existing carport**ISSUES:** topography

	ZONING	LAND USES
<i>Site</i>	MF-3-NP	Multi-Family
<i>North</i>	MF-3-NP	Multi-Family
<i>South</i>	MF-4-NP	Multi-Family
<i>East</i>	MF-4-NP	Multi-Family
<i>West</i>	P-NP	Public

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District; Austin Neighborhoods Council; Bike Austin; CANPAC (Central Austin Neigh Plan Area Committee); Central Austin Community Development Corporation; Friends of Austin Neighborhoods; Hill Country Conservancy; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Preservation Austin; SEL Texas; Shoal Creek Conservancy; Sierra Club, Austin Regional Group; University Area Partners; West Campus Neighborhood Association



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0041

LOCATION: 2710 SAN PEDRO ST



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" = 333'



CITY OF AUSTIN

Development Services Department

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

I-7/3

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 2710 San Pedro Street Austin, TX 78705

Subdivision Legal Description:

LOT 1 OLT 66 DIV D BLUFF SIDE ADDN

Lot(s): 1 Block(s): _____

Outlot: 66 Division: D

Zoning District: MF-3-NP

I/We BRIAN COPLAND on behalf of myself/ourselves as
authorized agent for BRIAN COPLAND, BERNARD AND BELINDA REINGOLD affirm that on
Month June , Day 11 , Year 2019 , 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 DUPLEX

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

LDC 25-2-1604 (C) (1) - The parking structure in need of remodel with an entrance that faces the front yard abutting public right-of-way is closer to the front lot line than the front-most exterior wall of the first floor of the building facade. The property was permitted under the old code and the new code prevents the owner from remodeling the existing parking structure.

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 25-2-1604 and ORDINANCE NO. 20160505-051 - Owner needs to remodel existing carport and current code doesn't allow front-facing carport to be in front of the principal structure on the lot. Current building was built in 1992 and met existing code at that time. The new code prevents the owner from remodeling the carport without a variance. The lot has steep topography and there is no room with the principal structure to allow for any other on-site parking.

Hardship

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

The property doesn't provide for any other location to move parking. The owner needs to remodel the existing carport and the 2016 passed ordinance prevents this from occurring without a variance. The carport is an integral part of the property and there are not other options with the topography and existing structures except to remodel what is existing.

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

The property directly to the north has the same carport. Due to the age of the structures in the neighborhood, remodeling the front-facing carport would not provide any special privilege to this property over others similarly situated. In addition, there are many apartment complexes on the street, across the street, and next door. Many residential homes have front-facing parking in front of the principal structure.

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 area is full of front-facing parking but also surrounded by large apartment complexes. This is one of the few residential homes still remaining as its one property outside of the University Neighborhood Overlay. A large apartment development is being permitted 2 properties to the north of the subject property. Remodeling and maintaining the existing carport keeps the same layout as the property directly to the north and has no impact on the apartment complexes and fraternity house in the area. Directly to the south is a large apartment complex not impacted.

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:  Date: 06/11/2019

Applicant Name (typed or printed): Brian Copland

Applicant Mailing Address: 3401 Guadalupe Street

City: Austin State: TX Zip: 78705

Phone (will be public information): (512) 576-0288

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:  Date: 06/11/2019

Owner Name (typed or printed): Brian Copland

Owner Mailing Address: 3401 Guadalupe Street

City: Austin State: TX Zip: 78705

Phone (will be public information): -

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Brian Copland

Agent Mailing Address: 3401 Guadalupe Street

City: Austin State: TX Zip: 78705

Phone (will be public information):

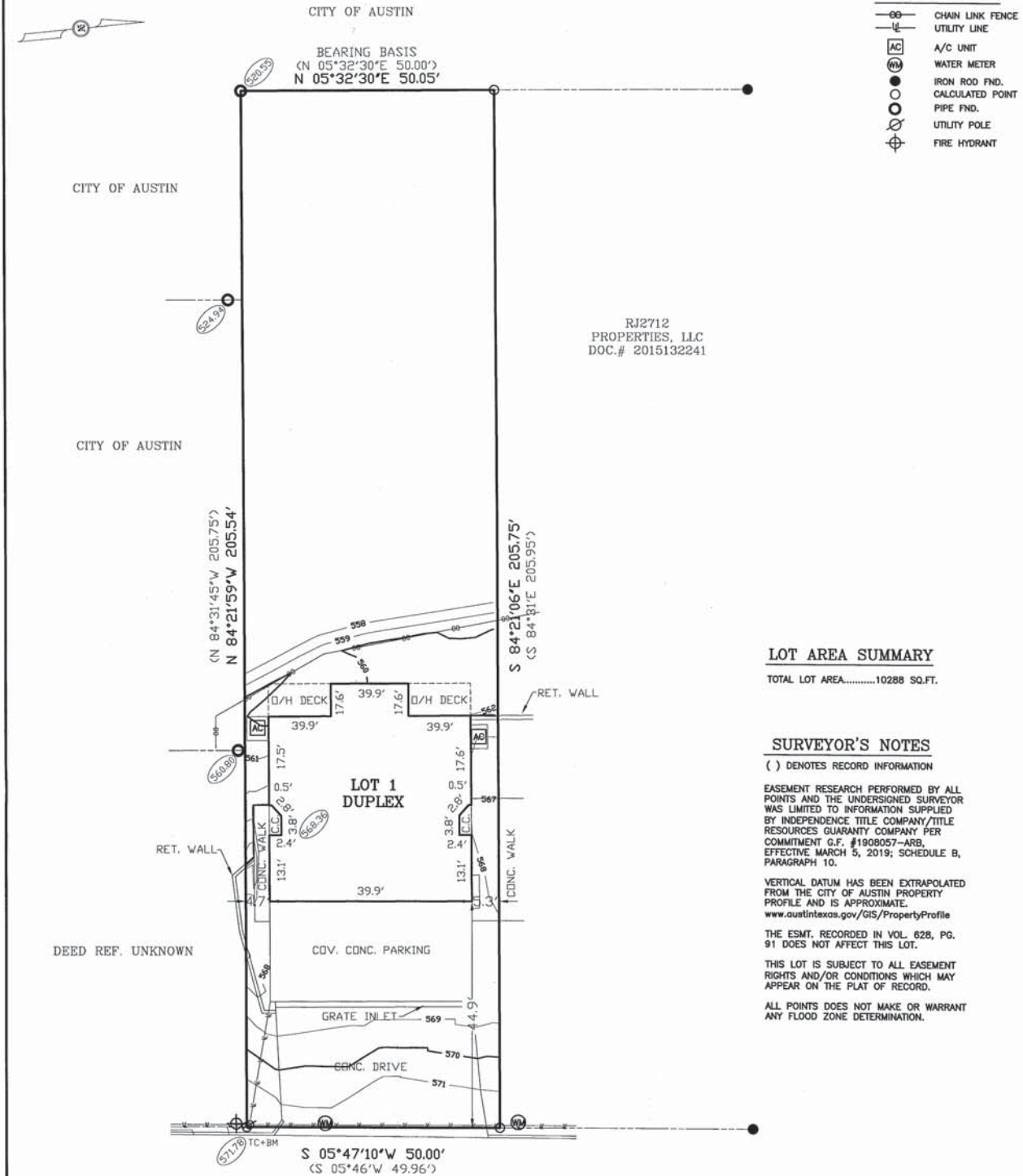
Email (optional – will be public information):

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).

SCALE: 1"=20'

1-7/7



LEGEND

- CHAIN LINK FENCE
- UTILITY LINE
- A/C UNIT
- WATER METER
- IRON ROD FND.
- CALCULATED POINT
- PIPE FND.
- UTILITY POLE
- FIRE HYDRANT

LOT AREA SUMMARY

TOTAL LOT AREA.....10288 SQ.FT.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY INDEPENDENCE TITLE COMPANY/TITLE RESOURCES GUARANTY COMPANY PER COMMITMENT G.F. #1908057-ARB, EFFECTIVE MARCH 5, 2019; SCHEDULE B, PARAGRAPH 10.

VERTICAL DATUM HAS BEEN EXTRAPOLATED FROM THE CITY OF AUSTIN PROPERTY PROFILE AND IS APPROXIMATE. www.austintexas.gov/GIS/PropertyProfile

THE ESMT, RECORDED IN VOL. 628, PG. 91 DOES NOT AFFECT THIS LOT.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

2710 SAN PEDRO STREET (30' R.O.W.)

LEGAL DESCRIPTION:

10290 SQUARE FEET (0.236 OF AN ACRE), MORE OR LESS, BEING A PORTION OF OUTLOT 65, DIVISION "D", ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ALSO KNOWN AS KNOWN AS LOT 1 OF BLUFFSIDE ADDITION, AND BEING THE SAME TRACT OF LAND CONVEYED IN DOCUMENT NO. 2008054692, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: BRAD DREYFUS AND LAUREN DREYFUS

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR INDEPENDENCE TITLE COMPANY/TITLE RESOURCES GUARANTY COMPANY
The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



Roger L. Way



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

FIELD WORK	By	Date
DRAFTING	WW	02-20-19
	SCN	

SURVEY DATE: 03-19-19
Job No. 1845319A
SCALE: 1"=20'



F.A.R. CALCULATIONS

EXIST. 1st FLOOR GROSS AREA	1502
EXIST. 2nd FLOOR GROSS AREA	640
EXIST. CARPORTS	186
Subtract 200 for attached carport	-200
TOTAL GROSS FLOOR AREA	3728
TOTAL GROSS GROSS AREA OF LOT	10,281.1
FLOOR AREA RATIO (max. 0.4% of lot area)	36.2%

NOTE: F.A.R. CALCULATION NUMBERS ARE COMBINED SQUARE FOOTAGES FOR BOTH DUPLEX UNITS.

BUILDING COVERAGE

LOT SQ. FT.	10,281.1 = 100.0%
EXIST. 1st FLOOR COND. AREA	1502
EXIST. CARPORTS	186
EXIST. COV. ENTRY STOOPS	28
EXIST. COV. PORCHES	160
EXIST. CANTILEVERED DECKS	40

TOTAL BUILDING COVERAGE 2566 = 24.5%

IMPERVIOUS COVERAGE

TOTAL BUILDING COV.	2566
EXIST. DR. VEWAY	485
EXIST. WALK	30
NEW WALK	117
EXIST. A/C PADS	18

TOTAL IMPERV. COVERAGE 3766 = 36.6%

NOTE: BUILDING IMPERVIOUS COVERAGE CALCULATION NUMBERS ARE COMBINED SQUARE FOOTAGES FOR BOTH DUPLEX UNITS.

NOTES:

PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE.
FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.
FINAL DRAINAGE AT HOUSE TO BE DETERMINED BY CONTRACTOR & VERIFIED BY OWNER.

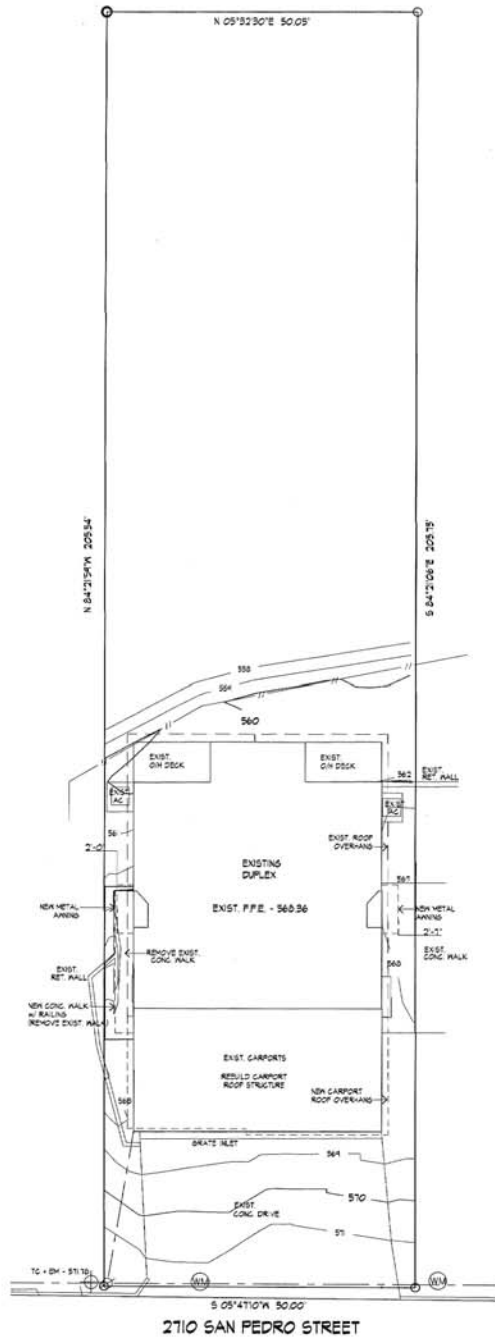
LEGAL DESCRIPTION

BLUFFSIDE ADDITION
DIVISION D
LOT 1
2710 SAN PEDRO STREET
TRAVIS COUNTY, TX



SITE PLAN

SCALE: 1"=20'



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN, TX 78704
TEL: (512) 440-0011 • FAX: (512) 440-0199
E-MAIL: info@allpointssurveying.com

2710 SAN PEDRO
RENOVATION

AUSTIN DESIGN GROUP
residential designers
4020 Capital of Texas Highway, Suite 300, Austin, TX 78704, Phone No. (512) 544-0000

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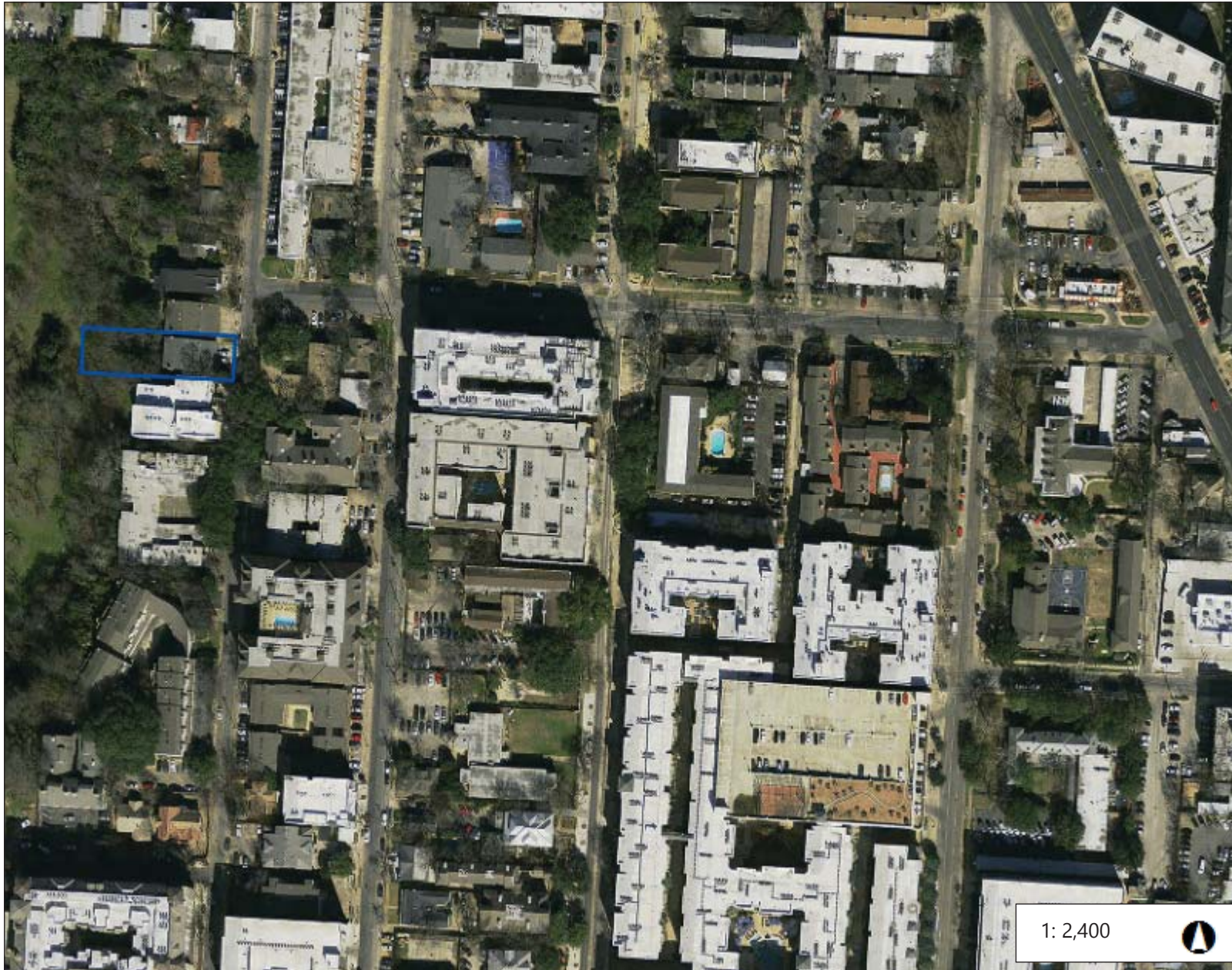
PREPARED BY:
Checked by: Glenn A. Hanson
Drawn by: [Name]

1 of 5



Property Profile

1-7/11
Legend



Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

1: 2,400



Notes

0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Property Profile

1-7/12

Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ



1:1,200



0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes